

NOTE:
* DENOTES APPROXIMATE ACREAGE OF LOT LOCATED OUTSIDE
OF THE EXISTING RIGHT-OF-WAY AND O.S.S.F.
AS DEFINED BY THE WILLIAMSON COUNTY ENGINEERS OFFICE.

NOTE:
* DENOTES APPROXIMATE ACREAGE OF LOT LOCATED OUTSIDE
OF THE EXISTING RIGHT-OF-WAY AND O.S.S.F.
AS DEFINED BY THE WILLIAMSON COUNTY ENGINEERS OFFICE.

ALLAN R. TOMASEK AND WIFE, MARY ANN TOMASEK
CALLED 15.9122 ACRES
DOC. NO. 2012023363
O.P.R.W.C.TX.

P.O.B.
OD FOUND
(NATE)
57.31
16.96

0.143 ACRE
(6,224 SQ.FT.)
ACCESS EASEMENT
DEDICATION
(SEE DETAIL "A")

0.035 ACRE
RIGHT-OF-WAY DEDICATION
PER THIS PLAT
(HATCHED

20' DRAINAGE
EASEMENT DEDICATION

0.035 ACRE
RIGHT-OF-WAY DEDICATION
PER THIS PLAT
(HATCHED)

0.035 ACRE
RIGHT-OF-WAY DEDICATION
PER THIS PLAT
(HATCHED)

0.035 ACRE
RIGHT-OF-WAY DEDICATION
PER THIS PLAT
(HATCHED)

LOT 1, BLOCK A
2.71 ACRES
*2.674 ACRES

15' PUBLIC UTILITY EASEMENT
DOCUMENT NO. 2023081744
P.R.W.C.T.

CR 333 SUBDIVISION
DOCUMENT NO. 2023081744
O.P.R.W.C.T.

CALLER 3.10 ACRES
MARIA VALENZUELA & DANIA ARGUELLES VALENZUELA
DOC NO. 2023086013
O.P.R.W.C.TX.

ACREAGE OF TOTAL SITE: 10.84 ACRES
TOTAL NUMBER OF BLOCKS: 1 BLOCK (A)
TOTAL NUMBER OF LOTS: 4 LOTS TOTAL

MINOR PLAT
SALINAS PROPERTY SUBDIVISION
I. & G.N.R.R. CO. SURVEY
ABSTRACT 769
WILLIAMSON COUNTY, TEXAS

PLAN #: 1252

Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Suite 350,
Austin, TX 78746
Phone: (512) 327-1180
www.bowmanconsulting.com ©
Bowman Consulting Group, Ltd.

Bowman
CONSULTING

DATE: 09-10-2024	DRAWN BY: C.T. R.E.	CREW:
SCALE: 1"=60'	CHECKED BY: D.C.	FB #:
JOB #: 210125	DRAWING: FINAL PLAT	PLAN #: 1252
NO.	REVISION	BY DATE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S77°21'11"W	50.59'
L2	N21°23'27"W	120.66'
L3	N68°36'33"E	50.00'
L4	S21°23'27"E	128.35'
L5	S21°23'27"E	32.33'
L6	S68°39'37"W	50.00'
L7	N21°24'06"W	37.78'
L8	N74°52'48"E	50.31'

60 0 60
SCALE: 1"=60'
NOVEMBER 8, 2023
WILLIAMSON COUNTY, TEXAS

CALLED 65.088 ACRES
 ALLAN R. TOMASEK AND WIFE, MARY ANN TOMASEK
 VOL. 580, PAGE 344
 O.P.R.W.C.TX.

LEGEND

- | | |
|---------------|--|
| ▲ | CALCULATED POINT |
| ● | 1/2" IRON ROD FOUND
CAP STAMPS NOTED |
| ○ | 1/2" IRON ROD W/ PLASTIC
CAP STAMPED "BCG" SET |
| () | RECORD INFORMATION |
| R.O.W. | RIGHT-OF-WAY |
| O.P.R.W.C.TX. | OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| — — — — — | ADJOINER LINE |
| O.S.S.F. | ON-SITE SEWAGE FACILITIES |

BEARING BASIS:

BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83.

VERTICAL DATUM:
NAVD 88 (GEOID18) BASED ON MULTIPLE, REPEATED OBSERVATIONS
ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK.
WITH A VERTICAL CONTROL CHECK TO NGS BM# E1304;
N=1022464.1
E=3187845.1
EL=632.19 (632.22)

CALLED 4.49 ACRES
 OSCAR LOPEZ & JUAN MARIN VAZQUEZ
 & JUAN ARREOLA
 DOC NO. 2023086088
 O.P.R.W.C.TX.

SALINAS PROPERTY SUBDIVISION
MINOR PLAT

OWNER'S CERTIFICATION:

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, MANUEL SALINAS MENDOZA, CO-OWNER OF THAT CERTAIN CALLED 10.84 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020127134 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS SALINAS PROPERTY SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7th DAY OF July, 2025

MANUEL SALINAS MENDOZA
512-983-1591
7018 ETNA WAY
ROCK, TEXAS, 78665
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

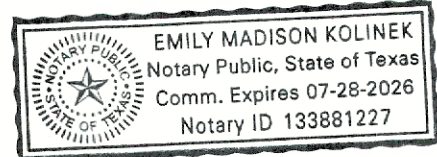
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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL SALINAS MENDOZA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF July, 2025

Emily Madison Kolinek
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 7/28/26



STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, SUSANA GONZALEZ, CO-OWNER OF THAT CERTAIN CALLED 10.84 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020127134 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS SALINAS PROPERTY SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8th DAY OF July, 2025

Susana Gonzalez
SUSANA GONZALEZ
CO-OWNER
512-216-5440
7018 ETNA WAY
ROCK, TEXAS, 78665
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

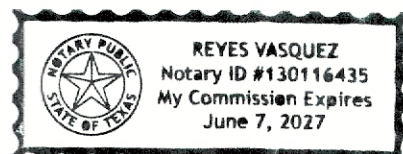
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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSANA GONZALEZ, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF July, 2025

Reyes Vasquez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, CAPITAL FARM CREDIT, ACA, LIEN HOLDER OF THAT CERTAIN CALLED 10.84 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020127134 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS SALINAS PROPERTY SUBDIVISION.

Capital Farm Credit, ACA
CAPITAL FARM CREDIT, ACA

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

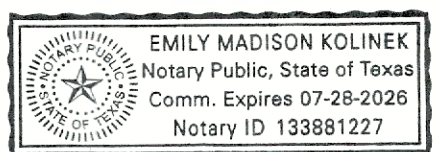
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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAPITAL FARM CREDIT, ACA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF July, 2025

Emily Madison Kolinek
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 7/28/26



IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

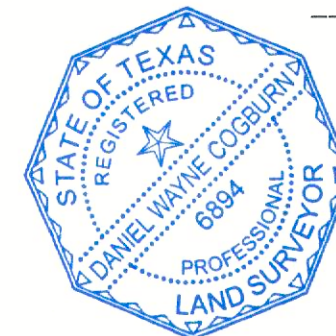
§

COUNTY OF WILLIAMSON

§

I, DANIEL WAYNE COGBURN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS AND THAT THIS TRACT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Daniel Wayne Cogburn
DANIEL WAYNE COGBURN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6894 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
807 LAS CIMAS PKWY, SUITE 350
AUSTIN, TEXAS 78746
512-327-1180



7/26/2024

DATE

COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Steven Snell COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Steven Snell COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

NOTE:

INITIAL BOUNDARY SOLVED, DESIGNED AND SUBMITTED FOR REVIEW BY: JASON PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6643.

COMMENTS ADDRESSED AND FINALIZED BY: DANIEL WAYNE COGBURN.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6894.

SHEET 2 OF 3

FILE: V:\210125-01-001(SURV)\WORKING\Granger_Plat.dwg

DATE: 09-10-2024	DRAWN BY: C.T. R.E.	CREW:
SCALE: 1"=60'	CHECKED BY: D.C.	FB #:
JOB #: 210125	DRAWING: FINAL PLAT	PLAN #: 1252
NO.	REVISION	BY
		DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Suite 350, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

MINOR PLAT
SALINAS PROPERTY SUBDIVISION
I. & G.N.R.R. CO. SURVEY
ABSTRACT 769
WILLIAMSON COUNTY, TEXAS

SALINAS PROPERTY SUBDIVISION
MINOR PLAT

ENGINEER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF WILLIAMSON

202

202

202

§ KNOW ALL MEN BY THESE PRESENTS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam Boatright 09/16/2025
ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER

THIS IS TO CERTIFY THAT:

I, JOSEPH P. COHAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND THIS 15 DAY OF November, 2024

JOSEPH P. COHAN
STATE OF TEXAS PROFESSIONAL ENGINEER NO. 115224
BOWMAN CONSULTING GROUP, LTD.
807 LAS CIMAS PKWY. LAS CIMA II #350
AUSTIN, TX 78746



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 8 DAY OF July 2025

WILLIAMSON COUNTY ADDRESSING COORDINATOR

LEGAL DESCRIPTION:

DESCRIPTION OF 10.84 ACRES C/LAND BEING OUT OF THE I AND G.N.R.R. CO. SURVEY, ABSTRACT NO. 769, WILLIAMSON COUNTY, TEXAS; SAID 10.84 ACRES OF LAND BEING ALL OF THAT CERTAIN CALLED 10.84 ACRE TRACT OF LAND DESCRIBED IN DEED TO MANUEL SALINAS MENDOZA AND SUSANA GONZALES, OF RECORD IN DOCUMENT NO. 2020127134, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.84 TRACT OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. BEING MORE PARTICULARLY DESCRIBED BY THE LEGAL DESCRIPTION AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.84 ACRE TRACT, FROM WHICH AN IRON ROD FOUND WITH CAP STAMPED "RPLS4946" BEARS N 20° 53' 47" W, A DISTANCE OF 508.17 FEET, SAID 1/2" IRON ROD FOUND AT A POINT IN THE WEST LINE OF COUNTY ROAD 333, A FORTY FOOT RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF A CERTAIN CALLED 15.9122 ACRE TRACT OF LAND, DESCRIBED IN DEED TO ALLAN ROY TOMASEK AND MARY ANN TOMASEK, OF RECORD IN DOCUMENT NO. 2012023363, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 21° 23' 27" E, WITH THE EAST LINE OF SAID 10.84 ACRE TRACT, SAME BEING THE WEST LINE OF COUNTY ROAD 333, A DISTANCE OF 609.98 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "HOLLAND 5421" AT THE SOUTHEAST CORNER OF SAID 10.84 ACRE TRACT, AT A POINT IN THE WEST LINE OF COUNTY ROAD 333, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK A, CR 333 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023081744, O.P.R.W.C.T., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 73° 38' 01" W, WITH THE SOUTH LINE OF SAID 10.84 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 2, BLOCK A, AND WITH THE NORTH LINE OF LOT 3, BLOCK A, OF SAID CR 333 SUBDIVISION, A DISTANCE OF 737.76 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "HOLLAND 5421" AT THE SOUTHWEST CORNER OF SAID 10.84 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK A, ALSO BEING A POINT IN THE EAST LINE OF A CERTAIN CALLED 65.088 ACRE TRACT OF LAND, DESCRIBED IN DEED TO ALLEN R. TOMASEK AND MARY ANN TOMASEK, OF RECORD IN VOLUME 580, PAGE 344, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 21° 24' 48" W, WITH THE WEST LINE OF SAID 10.84 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 65.088 ACRE TRACT, A DISTANCE OF 674.58 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "HOLLAND 5421" AT THE NORTHWEST CORNER OF SAID 10.84 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 65.088 ACRE TRACT, ALSO BEING A POINT IN THE SOUTH LINE OF SAID 15.9122 ACRE TRACT, AND ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 78° 34' 39" E, WITH THE NORTH LINE OF SAID 10.84 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 15.9122 ACRE TRACT, A DISTANCE OF 746.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.84 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY BOWMAN CONSULTING GROUP, LTD. TO DETERMINE THE EXISTENCE OF ANY OTHER ENCUMBRANCES.

2. NO LOT IN THIS SUBDIVISION IS ENCOACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0325F EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.

3. BEARINGS HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NATIONAL AMERICAN DATUM (NAD83). DISTANCES HEREON ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99988045.

4. UNDERGROUND UTILITIES AS SHOWN HEREON ARE DERIVED FROM FIELD SURVEYS, AND/OR RECORD DRAWINGS. CONTRACTOR TO VERIFY ACTUAL LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

5. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

6. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH SPECIAL UTILITY DISTRICT.

7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

8. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

9. LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.

10. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

11. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY AND LOTS 3 AND 4 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

12. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

13. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.

14. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS

15. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

16. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

17. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

FILE: V:\210125-01-001(SURV)\WORKING\Granger_Plat.dwg			
DATE: 09-10-2024	DRAWN BY: C.T, R.E.	CREW:	
SCALE: 1"=60'	CHECKED BY: D.C.	FB #:	
JOB #: 210125	DRAWING: FINAL PLAT	PLAN #: 1252	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Suite 350, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

MINOR PLAT
SALINAS PROPERTY SUBDIVISION
I. & G.N.R.R. CO. SURVEY
ABSTRACT 769
WILLIAMSON COUNTY, TEXAS