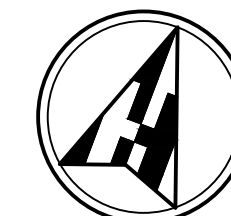
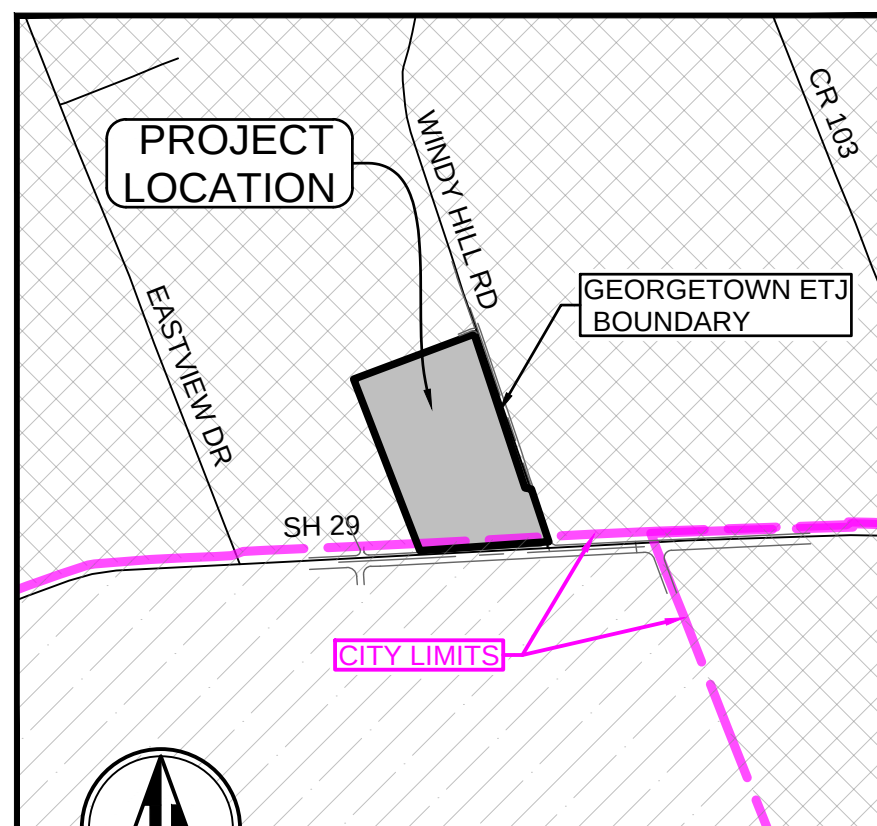


# PRELIMINARY PLAT OF REDEMPTION HILL CHURCH



0 100 200  
SCALE: 1"=100'

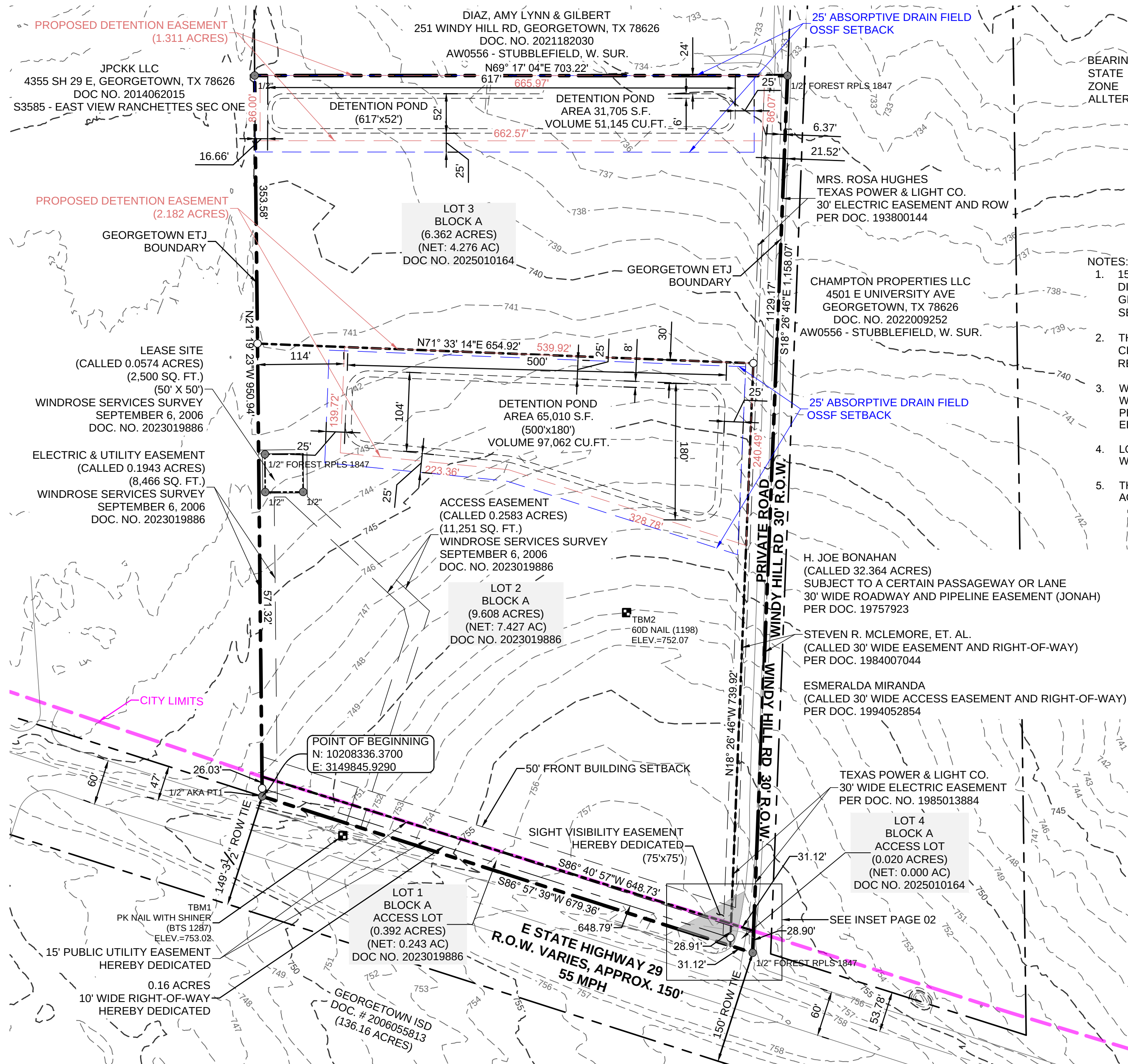
BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93 DATUM BASED ON ALLTERRA VIRTUAL REFERENCE NETWORK AND ARE GRID VALUES.



**VICINITY MAP**  
SCALE: 1"=1,000'

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- BENCHMARK
- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED LOT LINE
- - - EASEMENT
- - - EXISTING ROAD CENTERLINE
- CITY LIMITS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- VOL./PG. VOLUME/PAGE
- ▨ CITY OF GEORGETOWN ETJ
- ▨ CITY OF GEORGETOWN
- - - DETENTION EASEMENT
- - - DRAIN FIELD SETBACK



- NOTES:**
1. 15.97 ACRES OF THIS PROPERTY WAS DISANNEXED FROM THE CITY OF GEORGETOWN ETJ ON JUNE 11, 2024, AS SEEN IN RESOLUTION 061124-5-E.
  2. THIS PROPERTY WAS DISANNEXED BY THE CITY OF GEORGETOWN AS SEEN IN RESOLUTION 061124-5-E
  3. WATER SHALL BE PROVIDED BY JONAH SUD. WASTEWATER FOR LOTS 2 AND 3 SHALL BE PROVIDED BY ON-SITE SEPTIC FACILITIES. ELECTRIC WILL BE PROVIDED BY ONCOR.
  4. LOTS 1 AND 4 WILL NEVER HAVE OSSF FOR WASTEWATER SERVICE.
  5. THIS PROJECT IS WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.

**OWNER 1:** REDEMPTION HILL CHURCH  
51 WINDY HILL ROAD  
GEORGETOWN, TEXAS  
PHONE 717.503.2076  
E-MAIL KEN@RHCHURCH.COM

**OWNER 2:** ABIDING INVESTMENTS, LLC  
2227 FM 1473  
MERIDIAN, TX 76665

**SURVEYOR:** BRUCE L. BRYAN, RPLS  
BRYAN TECHNICAL SERVICES, INC.  
911 N. MAIN  
TAYLOR, TEXAS 76574  
PHONE 512.352.9091  
E-MAIL BRUCE@BRYANTECHNICALSERVICES.COM

**ENGINEER:** JENNIFER HENDERSON, PE  
HENDERSON PROFESSIONAL ENGINEERS  
PELS FIRM F-22208  
600 ROUND ROCK WEST DRIVE, SUITE 604  
ROUND ROCK, TEXAS 78681  
PHONE 512.350.6228  
E-MAIL JEN@HENDERSONPE.COM

**SUBMITTAL DATE:** 09/27/2024  
**REVISION DATE:** 10/29/2024  
**ACREAGE:** 16.38 ACRES  
**LOT/BLOCK:** LOTS 1, 2, 3, 4 / BLOCK A  
**ORIGINAL SURVEY:** W. STUBBLEFIELD SURVEY  
ABSTRACT NO. 556  
**FEMA FLOODPLAIN:** THERE IS NO ENCROACHMENT OF THE 100 YEAR  
FLOOD PLAIN AS SHOWN ON FIRM PANEL  
48491C0315F, DATED 12/20/2019  
**NEW STREETS:** NO NEW STREETS ARE PLANNED  
**BENCHMARKS:** TBM1- PK NAIL WITH SHINER (BTS 1287)  
N: 10208325.63, E: 3149963.71 ELEV.= 753.02'  
TBM2- 60D NAIL (1198)  
N:10208733.23, E: 3150209.94 ELEV.= 752.07'  
**WATER:** JONAH SUD  
**WASTEWATER:** O.S.S.F.

**POINT OF BEGINNING**  
N: 10208336.3700  
E: 3149845.9290

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	62.86	N78° 06' 49"E
L2	15.17	N78° 06' 49"E
L3	16.38	S84° 11' 32"E
L4	9.83	S18° 26' 46"E
L5	10.03	N18° 26' 46"W
L6	64.77	N86° 57' 39"E

LOT TABLE			
LOT	AREA (AC)	AREA (SF)	OWNER
LOT 1	0.392	17,062	REDEMPTION HILL CHURCH
LOT 2	9.608	418,538	REDEMPTION HILL CHURCH
LOT 3	6.362	277,109	ABIDING INVESTMENTS, LLC
LOT 4	0.020	867	ABIDING INVESTMENTS, LLC

LOT ACREAGE REDUCTION TABLE FOR OSSF				
	LOT 1	LOT 2	LOT 3	LOT 4
ROW DEDICATION	6,485 SF	-	33,733 SF	867 SF
POND. ESMT	-	95,032 SF	57,127 SF	-
NET AREA	10,577 SF	323,505 SF	186,249 SF	0 SF

NET - MINIMUM LOT SIZE CALCULATED FOR OSSF PURPOSES.

FOR REVIEW.  
THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF REVIEW UNDER  
THE AUTHORITY OF  
JENNIFER L. HENDERSON,  
P.E. 116883  
ON September 30, 2025  
IT IS NOT TO BE USED FOR  
BIDDING, PERMITTING OR  
CONSTRUCTION

**SHEET C01 OF 02**

**Henderson Professional Engineers**  
**HPE** Civil Engineering  
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PELS FIRM #F-22208  
www.hendersonpe.com  
WBE210166 | HUB 1853873845300

# PRELIMINARY PLAT OF REDEMPTION HILL CHURCH

**NOTES:**

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: JONAH SUD, WASTEWATER (LOTS 2 AND 3): O.S.S.F., AND ELECTRIC: ONCOR.
2. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0315F, EFFECTIVE DATE OF 12/20/2019.
3. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
5. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT.THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
6. A 15 FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
7. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. ELEVATIONS ARE BASED ON THE CITY OF GEORGETOWN CONTROL NETWORK, POINT NUMBER 96-006 SURVEY CONTROL POINT.
8. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
9. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
10. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
11. THESE EASEMENTS SHALL BE PERPETUAL AND SHALL BE BINDING ON GRANTOR AND ITS ASSIGNS, HEIRS, AND SUCCESSORS.
12. NO LOT IN THIS SUBDIVISION IS ENCRONCHED 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. 48491C0315F, EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.
13. 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.
14. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
15. 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.
16. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
17. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
18. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOTS SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
19. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
20. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS.  
THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS 1, 2, 3, 4 / BLOCK A PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 1, 2, 3, 4 / BLOCK A INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP.  
THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
21. MAXIMUM OF 80% IMPERVIOUS COVER ON LOT 3, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
22. 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.

16.381 ACRE

23. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
24. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
25. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
26. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE **WOODRUFF STUBBLEFIELD SURVEY, A-556** SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "16.36 ACRES" AS CONVEYED IN A SPECIAL WARRANTY DEED FROM JUSTIN BOHANAN, AS DEVISEE AND AS INDEPENDENT EXECUTOR OF THE ESTATES OF JOY BOHANAN AND JOE BOHANAN, DECEASED, AND JOEL BOHANAN, AS DEVISEE AND AS INDEPENDENT EXECUTOR OF THE ESTATES OF JOY BOHANAN AND JOE BOHANAN, DECEASED TO JUSTIN BOHANAN AND JOEL BOHANAN DATED 04-26-2022 AS RECORDED IN DOCUMENT NO. 2022053744 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF MAY, 2023 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" IRON ROD (NORTHING = 10,208,336.37 FEET, EASTING = 3,149,845.93 FEET) BEING IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 29, SAME BEING THE SOUTHWEST CORNER OF SAID "16.36 ACRES" AND THE SOUTHEAST CORNER OF "LOT 1 - EASTVIEW ESTATES" AS CONVEYED IN A SPECIAL WARRANTY DEED FROM DAVID W. KNIPE, INDEPENDENT EXECUTOR OF THE ESTATES OF STEVE GUTOSKI, DECEASED, TO JPCKK, INC. DATED 08-2014 AS RECORDED IN DOCUMENT NO. 2014062015, OPRWC; FOR REFERENCE A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID "LOT 1 - EASTVIEW ESTATES" IN SAID NORTH RIGHT-OF-WAY OF STATE HIGHWAY 29 BEARS SOUTH 87° 00' 07" WEST A DISTANCE OF 437.64 FEET;

**THENCE NORTH 21° 19' 23" WEST** WITH THE COMMON LINE OF SAID "16.36 ACRES" AND "LOT 1 - EASTVIEW ESTATES", GENERALLY ALONG A BARBED WIRE FENCE, A DISTANCE OF **950.94 FEET** TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID "16.36 ACRES" AND BEING THE SOUTHWEST CORNER OF A CALLED "3.00 ACRES" AS CONVEYED IN A GENERAL WARRANTY DEED FROM AMY LYNN DIAZ TO AMY LYNN DIAZ AND GILBERT DIAZ DATED 10-20-2021 AS RECORDED IN DOCUMENT NO. 2021182030, OPRWC; FOR REFERENCE A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID "LOT 1 - EASTVIEW ESTATES" BEARS NORTH 21° 16' 18" WEST A DISTANCE OF 166.33 FEET;

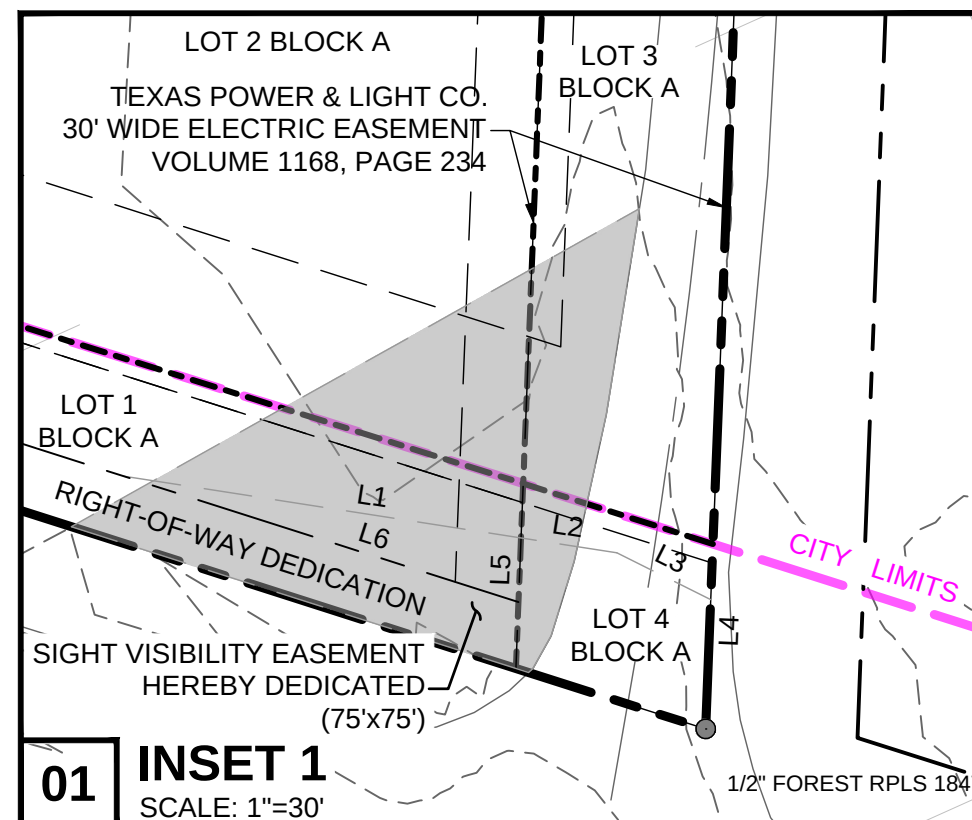
**THENCE NORTH 69° 17' 04" EAST** WITH THE COMMON LINE OF SAID "16.36 ACRES" AND "3.00 ACRES", GENERALLY ALONG A BARBED WIRE FENCE, PASSING THE WEST LINE OF A "30 FOOT WIDE INGRESS - EGRESS EASEMENT" AS RECORDED IN VOLUME 984, PAGE 550, DEED RECORDS OF WILLIAMSON COUNTY (DRWC) AT 673.20 FEET, AND CONTINUING AN ADDITIONAL 30.02 FEET FOR A TOTAL DISTANCE OF **703.22 FEET** TO A FOUND 1/2" IRON ROD (CAPPED "FOREST 1847") IN THE PAVEMENT OF WINDY HILL ROAD AT THE SOUTHEAST CORNER OF SAID "3.00 ACRES", THE NORTHEAST CORNER OF SAID "30 FOOT WIDE INGRESS - EGRESS EASEMENT" AND THE NORTHEAST CORNER OF SAID "16.36 ACRES";

**THENCE SOUTH 18° 26' 46" EAST** WITH THE EAST LINE OF SAID "16.36 ACRES" AND "30 FOOT WIDE INGRESS - EGRESS EASEMENT", WITHIN THE PAVEMENT OF WINDY HILL ROAD, A DISTANCE OF **1158.07 FEET** TO A FOUND 1/2" IRON ROD (CAPPED "FOREST 1847") IN THE PAVEMENT OF WINDY HILL ROAD AT THE SOUTHEAST CORNER OF SAID "16.36 ACRES" AND "30 FOOT WIDE INGRESS - EGRESS EASEMENT" IN THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF STATE HIGHWAY 29;

**THENCE SOUTH 86° 57' 39" WEST** WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 29, SOUTH LINE OF SAID "16.36 ACRES" AND "30 FOOT WIDE INGRESS - EGRESS EASEMENT", PASSING THE SOUTHWEST CORNER OF SAID "30 FOOT WIDE INGRESS - EGRESS EASEMENT" AT 31.12 FEET AND CONTINUING WITH SAID LINE AN ADDITIONAL 648.24 FEET FOR A TOTAL DISTANCE OF **679.36 FEET** TO THE **PLACE OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **16.381 ACRES**.

**SURVEYOR'S NOTE:** BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93 DATUM BASED ON ALLTERRA VIRTUAL REFERENCE NETWORK AND ARE GRID VALUES.

**SURVEYOR'S NOTE:** ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR VISIBLE UTILITIES, IMPROVEMENTS, INGRESS/EGRESS EASEMENTS, AND ROADWAYS.



**SHEET C02 OF 02**

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WBE210166 | HUB 1853873845300

Plotted by: Luis, Plot date: 30/09/2025, File name: H:\02 Projects\2022\221201\_Redemption Hill\07\_Sheet\PP\221201\_Preliminary Plat.dwg