

VICINITY MAP  
(SCALE: 1"=3000')  
ADDRESS OF SITE: 5911 FM 972 GEORGETOWN, TX 78626  
ACREAGE OF TOTAL SITE: 1.377 ACRES  
TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 2 (Residential)  
LINEAR FEET OF NEW STREETS: 0

OWNER: Martha Kurio Faske, Gerald Kurio & Sammy Kurio  
5901 and 5911 FM 972  
Georgetown, Texas 78626

SURVEYOR: William F. Forest, Jr.,  
Registered Professional Land Surveyor No. 1847,  
State of Texas  
Forest Surveying and Mapping Company TBPLS,  
Firm Registration No. 1002000  
1002 Ash Street  
Georgetown, TX 78626  
(512)930-5927

ENGINEER: Shane Cannon  
Registered Professional Engineer No.130531,  
State of Texas  
Cannon Consulting Engineers, LLC  
Firm Registration No. F-21943  
8049 Bassano Dr.  
Round Rock, TX 78665

**PERIMETER DESCRIPTION 1.377 ACRES**

BEING 1.377 acres of land, situated in the Francis Bradley Survey, Abstract No. 77, in Williamson County, Texas, said 1.377 acres being a 1.72 acre tract, of record to Martha Kurio Faske, Gerald Kurio & Sammy Kurio, Second Tract, Volume 2117, Page 144, Official Records Williamson County, Texas (ORWCT), said 1.72 being a save & except tract of a 120 acre tract, in a deed dated January 31, 1992, not yet recorded. This tract was surveyed on the ground in June of 2025 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

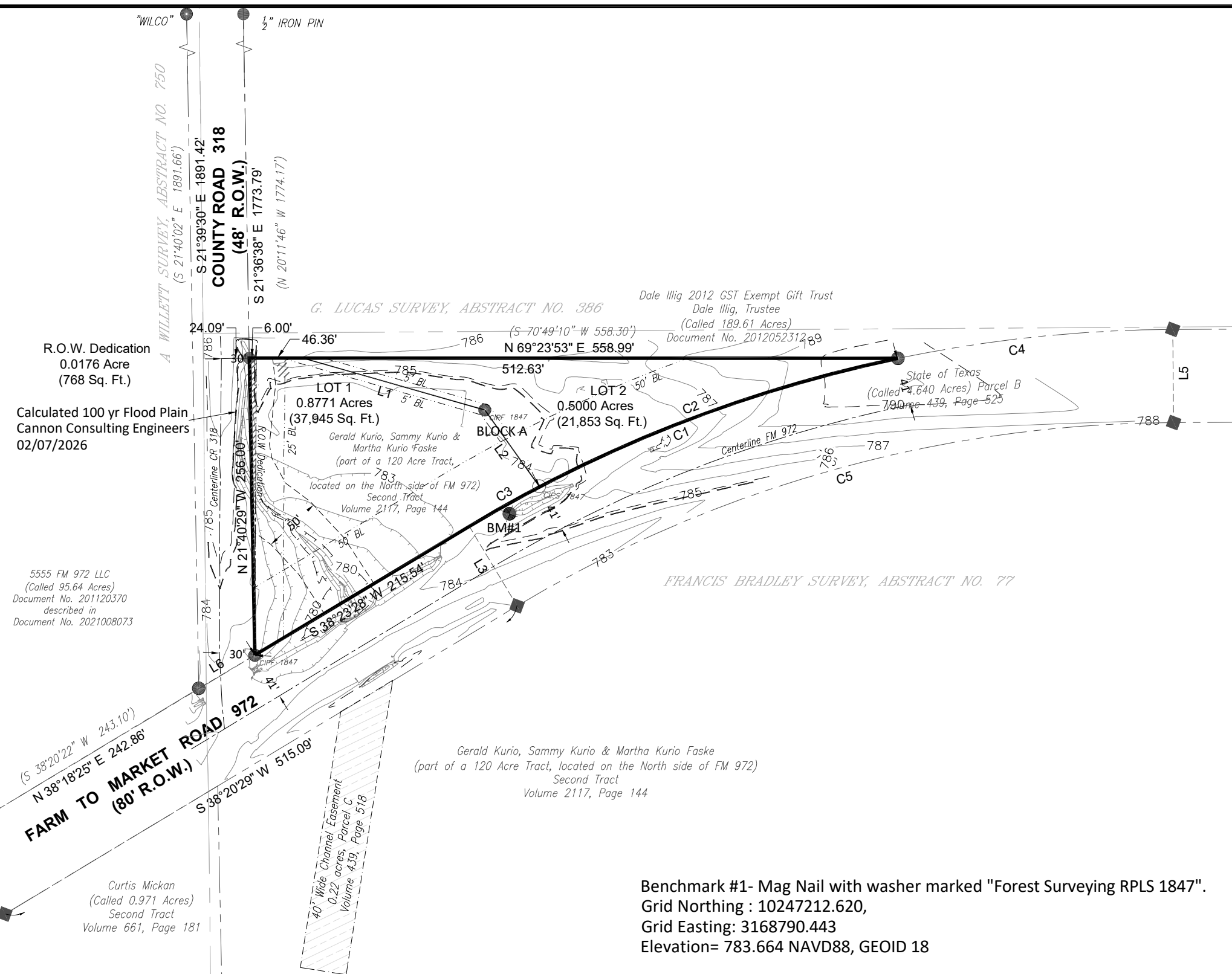
BEGINNING, at a ½" capped iron pin found (steel pin), marked "FOREST RPLS 1847", said point being a point in the North Right-of-Way line of Farm to Market Road 972 (FM 972), said point being the Northeast corner of said 1.72 acre tract, said point being a point in the South boundary line of a 189.61 acre tract, of record to the Dale Illig 2012 GST Exempt Gift Trust, Dale Illig Trustee, Document No. 2012052312, Official Public Records Williamson County, Texas (OPRWCT), for the Northeast corner hereof, from which a TXDOT Type I concrete marker found, bears: in a northeasterly direction, with a non-tangent curve to the right, (C4) with a Radius of 1185.92 feet, having a Chord Bearing of N 63°22'04" E, 237.86 feet, having a Central Angle of 11°30'41" and an Arc Length of 238.26 feet,

THENCE, with the North Right-of-Way line of said FM 972 and said 1.72 acre tract, the following two (2) courses and distances:

1. in a southwesterly direction, with a non-tangent curve to the left, (C1) with a Radius of 1185.92 feet, having a Chord Bearing of S 47°58'47" W, 396.87 feet, having a Central Angle of 19°15'53" and an Arc Length of 398.74 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", at the point of tangency, for an angle point hereof,
2. S 38°23'28" W, 215.54 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", said point being a point in the East Right-of-Way line of County Road 318, said point being the Southwest corner of said 1.72 acre tract, for the Southwest corner hereof, from which a ½" capped iron pin found, marked "TLS", in the West Right-of-Way line of County Road 318, bears: S 38°45'14" W, 56.10 feet,

THENCE, with the East Right-of-Way line of said County Road 318 and the West boundary line of said 1.72 acre tract, N 21°40'29" W, 256.00 feet, to a ½" iron pin found, at the Northwest corner of said 1.72 acre tract, same being the Southwest corner of said 189.61 acre tract, said point being on or near the common Survey line of said Francis Bradley Survey and the G. Lucas Survey, Abstract No. 386, for the Northwest corner hereof, from which a ½" iron pin found, bears: N 21°36'52" W, 1773.79 feet,

THENCE, departing said Right-of-Way line and said common Survey line, with the common boundary line of said 1.72 acre tract and said 189.61 acre tract, N 69°23'53" E, 558.99 feet, to the POINT OF BEGINNING, and containing 1.377 acres, more or less.



Benchmark #1- Mag Nail with washer marked "Forest Surveying RPLS 1847".  
Grid Northing : 10247212.620,  
Grid Easting: 3168790.443  
Elevation= 783.664 NAVD88, GEOID 18

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Central Angle	Arc Length
C1	1185.92'	S 47°58'47" W	396.87'	19°15'53"	398.74'
C2	1185.92'	S 49°39'36" W	328.13'	15°54'15"	329.19'
C3	1185.92'	S 40°01'40" W	69.55'	3°21'38"	69.56'
C4	1185.92'	S 63°22'04" W	237.86'	11°30'41"	238.26'
C5	1105.92'	S 53°46'32" W	587.24'	30°47'35"	594.37'

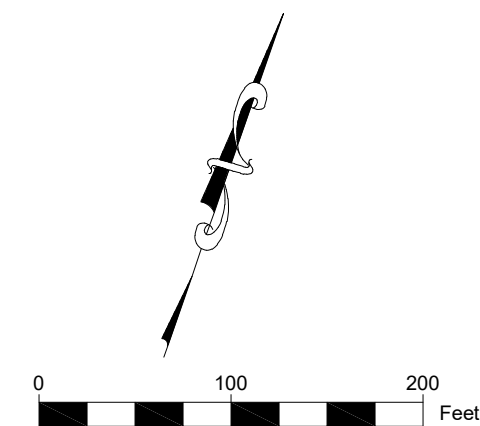
Line Table		
Line #	Bearing	Distance
L1	S 85°18'23" W	162.74'
L2	N 56°07'41" W	81.35'
L3	N 51°39'31" W	80.00'
L4	S 51°13'33" E	80.45'
L5	S 21°10'27" E	80.31'
L6	S 38°45'14" W	56.10'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

"For Review. This document is released for the purpose of review under the authority of Shane Cannon, P.E. 130531 on 2/11/2026

**General Plat Notes:**

1. Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with raining or protecting the road system. maintenance responsibility for storm water management controls will remain with the owner.
2. Water Service for Lots 1 and 2 of this subdivision will be provided by Jonah Water SUD. Blanket Waterline Easement to Jonah Water Supply in Volume 597, Page 855, 15' wide along centerline as installed.
3. Sewer Service for Lot 1 and 2 will be by on-site sewage facility.
4. On Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
5. 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.
6. 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.
7. 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.
8. Maximum of 20% impervious cover per lot, otherwise storm-water 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 storm-water management controls proposed on lot.
9. This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations section B11.1 and the Flood Damage Prevention Order, on new development that would evoke such controls beyond existing conditions.
10. 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.
11. 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.
12. Lots shall have separate a driveways. No more than three residences total shall be served by each driveway.
13. No lot in this subdivision is encroached 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, December 20, 2019 for Williamson County, Texas.
14. This Development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation B11.1.2 Plats with three or less lots for single family residential use, with less than 20% impervious cover per lot.
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. 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.



**SCALE: 1" = 100'**

Note:  
The bearing basis for this survey is the State Plane Coordinate System NAD83, Texas Central Zone, (4203)  
GEOID: 18  
DATUM: NAVD88  
CONVERGENCE: 1°19'02.04"

**LEGEND**

- POINT OF BEGINNING
- BUILDING SETBACK LINE
- TXDOT TYPE I CONCRETE MARKER
- ½" IRON PIN FOUND (STEEL PIN)
- ½" CAPPED IRON PIN SET "FOREST RPLS 1847"
- ½" CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND
- "X" FOUND IN CONCRETE/STONE
- BENCHMARK (MAG NAIL WITH WASHER "FOREST SURVEYING RPLS 1847" ELEVATION=783.664
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- ( ) Denotes Record Information
- All document references are in Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- P.R.W.C.T. Plat Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas

**PRELIMINARY PLAT**  
**KURIO ESTATE SUBDIVISION**  
**1.377 Acres**  
**Situated in the Francis Bradley Survey, Abstract No. 77**  
**Williamson County, Texas**



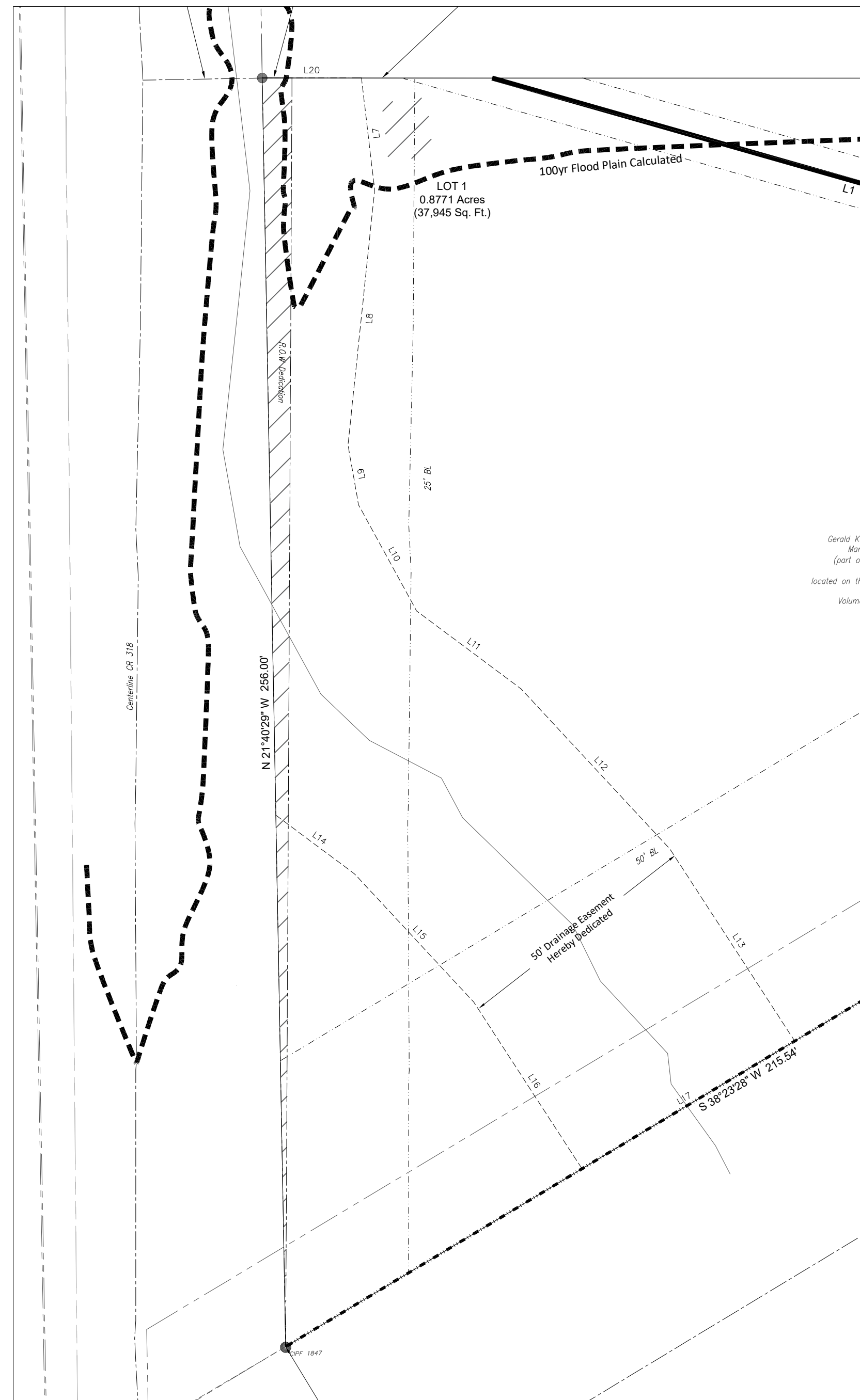
**Forest Surveying & Mapping Company**  
1002 Ash Street, Georgetown, Texas  
Phone: (512) 930-5927  
www.forestsurveying.com  
TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors  
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7123

1st Submittal February 18, 2026	Drawing Date: March 30, 2026
	Fieldwork Book/Page: 138/70
	PP: P:\KURIO ESTATE\5901 & 5911 FM972
	Dwg: KURIO ESTATES SUBDIVISION.dwg
	LO: SHEET ONE
	Forest Surveying & Mapping Co. © 2025

1st Submittal February 18, 2026	Drawing Date: March 30, 2026
	Fieldwork Book/Page: 138/70
	PP: P:\KURIO ESTATE\5901 & 5911 FM972
	Dwg: KURIO ESTATES SUBDIVISION.dwg
	LO: SHEET ONE
	Forest Surveying & Mapping Co. © 2025

Drainage Easement Detail  
Scale: 1"=20'



Drainage Easement Line Table		
Line #	Direction	Length
L7	S 27°19'46" E	22.74
L8	S 14°39'21" E	51.75
L9	S 30°38'25" E	12.28
L10	S 49°19'00" E	24.38
L11	S 73°53'20" E	26.25
L12	S 63°30'35" E	44.14
L13	S 53°36'17" E	46.18
L14	S 73°53'20" E	19.82
L15	S 63°30'35" E	35.27
L16	S 53°36'17" E	40.11
L17	S 38°23'28" W	50.03
L20	N 69°23'53" E	20.01

"For Review. This document is released for the purpose of review under the authority of Shane Cannon, P.E. 130531 on 2/11/2026

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

**PRELIMINARY PLAT**  
**KURIO ESTATE SUBDIVISION**  
**1.377 Acres**  
**Situated in the Francis Bradley Survey, Abstract No. 77**  
**Williamson County, Texas**



Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors  
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

**Forest Surveying & Mapping Company**  
1002 Ash Street, Georgetown, Texas  
Phone: (512) 930-5927  
www.forestsurveying.com  
TBPLS FIRM NO. 100020000

Drawing Date: March 30, 2026

Fieldwork Book/Page: 138/70

PP: P:\KURIO ESTATE\5901 & 5911 FM972

Dwg: KURIO ESTATES SUBDIVISION.dwg

LO: SHEET TWO

Forest Surveying & Mapping Co. © 2025