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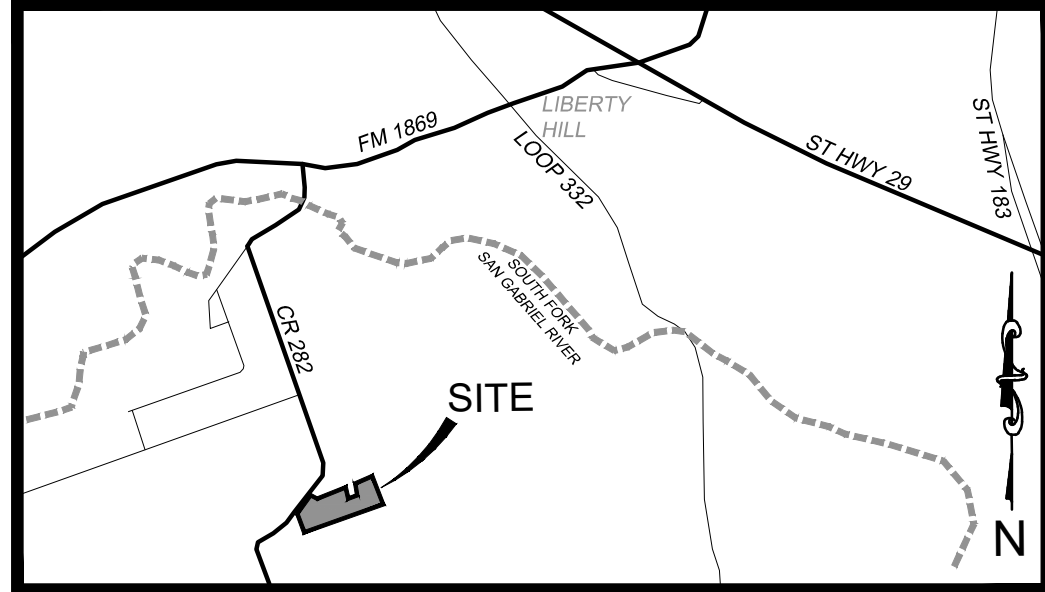
EXISTING BOUNDARY LINE TABLE		
NUMBER	BEARING	DISTANCE
L104	N36°54'30"E	199.68'
L105	S53°05'30"E	126.58'
L106	N58°23'46"W	27.53'
L107	N23°21'23"E	154.09'
L108	N76°42'19"E	128.23'
L109	N04°49'07"W	39.86'
L110	N83°02'39"E	204.44'

TOTAL PROPERTY:	25.820 ACRES
TOTAL LOTS:	11
TOTAL LF ROAD:	1217 LF

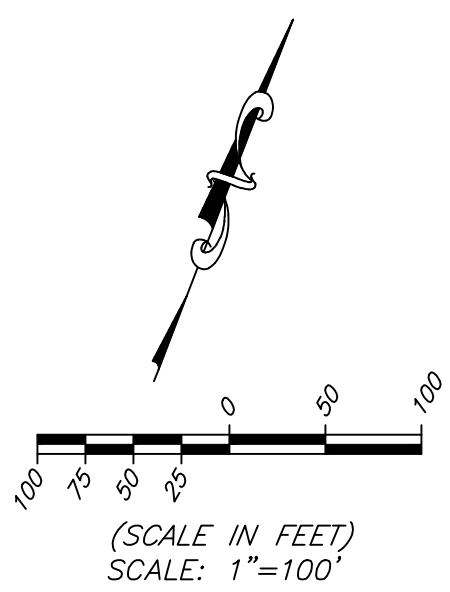
LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING CONTOURS
	EXISTING CITY E.T.J. LINE

15 TOTAL LOTS x 8 = 144 ADT

ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-658-8055 gelijones@gmail.com	SURVEYOR ABRAM C. DASHNER, R.P.L.S. NO. 5901 6448 HWY 290 EAST, SUITE B-105 AUSTIN, TX 78723 512-244-3395	GAS SERVICE PRIVATE PROPANE SERVICE PER LOT
OWNER RIVER RANCH ESTATES, LLC 621 CR 175 LEANDER, TX 78641 CONTACT: JOSH BECKER 512-909-4744 josh@dannendev.com	WATER PRIVATE WELL PER LOT	TELEPHONE AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-6651
ELECTRIC PEDERNALES ELECTRIC COOPERATIVE 10625 WEST STATE HWY 29 LIBERTY HILL, TEXAS 78642 512-778-5470	WASTEWATER PRIVATE ON-SITE SEWAGE FACILITY PER LOT	FIRE DEPARTMENT WILLIAMSON COUNTY E.S.D. #4 301 LOOP 332 LIBERTY HILL, TEXAS 78642 512-515-5165
OWNER DANIEL & KRISTY MILLHOLLAND 469 SPOONTS LANE LIBERTY HILL, TEXAS 78642		



LOCATION MAP
N.T.S.



PROPOSED STREET SUMMARY TABLE								
STREET NAME	R.O.W WIDTH	PAVEMENT WIDTH	CURB TYPE	LENGTH	DESIGN SPEED	PUBLIC	RURAL/ URBAN	CLASSIFICATION
SPOONTS LANE	60'	20' FOC-FOC	18" RIBBON CURB	1217.34 LF	25 MPH	PUBLIC	RURAL	LOCAL RESIDENTIAL

LEGAL DESCRIPTION:
25.820 ACRES OUT OF THE JOHN P. KIMBALL SURVEY, ABSTRACT NO. 372, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE FOLLOWING TRACTS: THAT CERTAIN 23.22 ACRE TRACT CONVEYED TO TOM SPOONTS AND WIFE, BETTIE G. SPOONTS, BY DEED OF RECORD IN VOLUME 793, PAGE 740, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 16.00 ACRE TRACT CONVEYED TO TOM L. SPOONTS, BY DEED OF RECORD IN DOCUMENT NUMBER 1997058910, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°05'30"E	126.58'
L2	S07°18'54"E	48.97'
L3	N23°21'23"E	154.09'
L4	N76°42'19"E	128.23'
L5	N04°49'07"W	39.86'
L6	N83°02'39"E	204.44'
L7	N02°06'57"W	57.78'
L8	N55°51'26"W	167.83'
L9	N36°53'22"E	45.72'
L10	N36°54'30"E	14.35'
L11	N36°54'30"E	185.33'
L12	S55°51'26"E	164.95'
L13	N87°51'50"E	186.88'
L14	N75°18'41"E	210.84'
L15	N82°29'54"E	59.14'
L16	S75°18'41"W	219.52'
L17	N87°51'50"E	34.95'
L18	N87°51'50"E	19.26'
L19	N82°19'29"E	42.89'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	780.00'	17°03'45"	232.28'	N64°23'18"W	231.42'
C2	720.00'	36°16'45"	455.90'	S73°59'48"E	448.32'
C3	470.00'	12°33'09"	102.97'	N81°35'15"E	102.76'
C4	25.00'	53°50'51"	23.50'	N48°23'13"E	22.64'
C5	60.00'	61°18'30"	64.20'	S51°50'39"W	61.18'
C6	60.00'	138°25'27"	144.96'	N51°06'53"E	112.19'
C7	25.00'	45°00'55"	19.64'	N82°10'52"W	19.14'
C8	530.00'	12°33'09"	116.11'	N81°35'15"E	115.88'
C9	25.00'	62°10'55"	27.13'	S56°46'22"W	25.82'
C10	50.00'	124°21'49"	108.53'	N87°51'50"E	88.44'
C11	25.00'	62°10'55"	27.13'	N61°02'43"W	25.82'
C12	780.00'	19°12'59"	261.61'	S82°31'41"E	260.38'
C13	720.00'	26°14'39"	329.79'	S68°58'45"E	326.92'
C14	720.00'	10°02'06"	126.10'	S87°07'07"E	125.94'
C15	60.00'	30°28'12"	31.91'	N02°51'45"W	31.53'
C16	60.00'	29°03'21"	30.43'	N26°54'01"E	30.10'
C17	60.00'	78°53'55"	82.62'	N80°52'39"E	76.25'
C18	530.00'	9°31'09"	88.05'	N80°04'15"E	87.95'
C19	530.00'	3°02'00"	28.06'	N86°20'50"E	28.06'
C20	780.00'	3°40'55"	50.13'	N89°42'17"E	50.12'
C21	780.00'	51°32'04"	211.48'	S80°41'13"E	210.83'
C22	1127.80'	9°24'25"	185.17'	S28°20'16"W	184.96'
C23	1102.80'	8°14'03"	158.49'	N28°49'47"E	158.35'

NOTES:

- NO BUILDING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	PRIVATE WELL
WASTEWATER	PEDERNALES ELEC CORP
ELECTRIC	PROPANE
GAS	
- NO SIDEWALKS ARE PROPOSED FOR THIS PROJECT.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 100-YR FLOODPLAIN BASED ON FEMA PANEL NO. 48491C0240F & PANEL NO. 48491C0245F, DATED DEC. 20, 2019.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 282.
- 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.
- 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, ITS 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.
- 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.
- 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 ADJACENT STREETS.
- ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED ONTO COUNTY ROAD 282.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS IS PROHIBITED WITHOUT FIRST OBTAINING AND EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAN ARE FREE OF LIENS. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF LIBERTY HILL 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.
- 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 COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
- MAXIMUM OF 20% IMPERVIOUS COVER FOR THE SUBDIVISION. 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.
- 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. WHEN NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA), RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 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.
- LOTS 6, 7, AND LUKE AND KRISTIN SPOONTS PROPERTY SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
- THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS THE PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATED ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY. THE REQUIREMENT APPLIES TO ALL LOTS.
- A CERTIFICATION OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 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 2.0 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
- LOTS 6 AND 7 MAY NOT BE FURTHER SUBDIVIDED.
- ALL LOTS WILL BE SERVED BY PRIVATE ON-SITE WELLS.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATIONS, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC., PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 80 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

SUBMITTAL DATE: 08-18-26



SEP 04, 2026
TBPELS FIRM No. 17877
ELI ENGINEERING
GARY ELI JONES
REGISTERED PROFESSIONAL ENGINEER
NO. 79198
STATE OF TEXAS
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8055
gelijones@gmail.com

COUNTY OF WILLIAMSON TEXAS
SPOONTS RANCH
A PUBLIC SUBDIVISION
PRELIMINARY PLAN

DRAWING SCALE:	HORIZ =	VERT =
SURVEYED:		
FILE NAME:		
DATE:		
DRAWN:	GEJ/JTC	
DESIGNED:	EEI	

SHEET

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OF

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