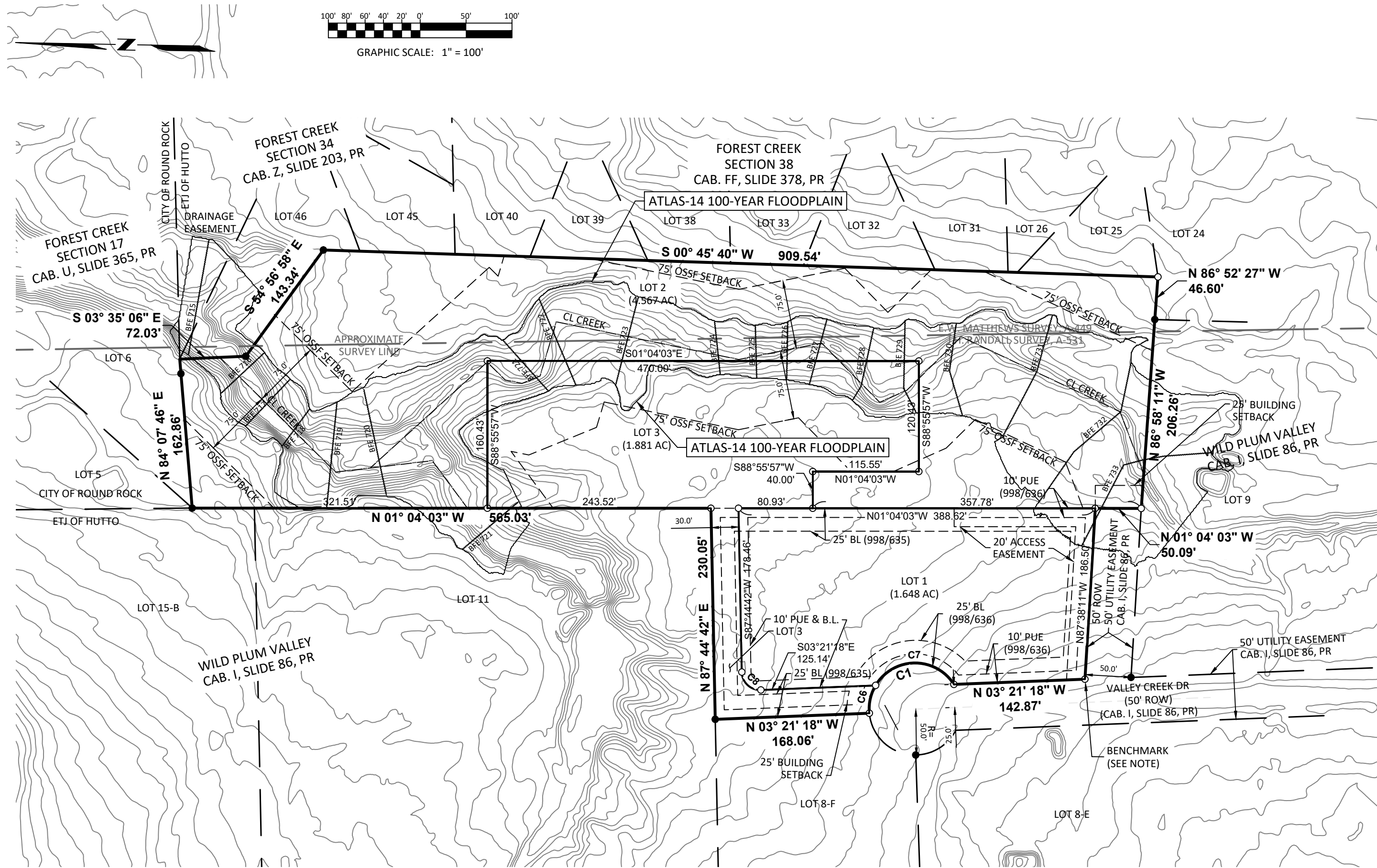


P:\22000-22999\22689-Valley Creek Survey Data\CAD\22689-Re-Plat\_Valley Creek.dwg, 11/14/2023 10:10:51 AM, AutoCAD PDF (General Documentation).pc3  
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- NOTES**
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
  - BUILDING SETBACKS SHALL CONFORM TO WILLIAMSON COUNTY REQUIREMENTS.
  - A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
  - A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
  - A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES (SEE NOTE 13).
  - WATER WILL BE AVAILABLE THROUGH MANVILLE W.S.C. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. MANVILLE W.S.C. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
  - NO LOTS ARE 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 NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
  - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4 INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
  - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
  - THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
  - SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
  - THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.
  - FLOOD STUDY PREPARED BY STEGER & BIZZELL, INC. ON JANUARY 10, 2023 FOR THE ATLAS-14 RAINFALL STORM FREQUENCIES PER THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS (WCSR 4.23).
  - 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 THE BFE.

**AREAS OBSERVED OUTSIDE OF WET WEATHER BANKS**

LOT 1	LOT 2	LOT 3
73,474 S.F.	108,585 S.F.	58,626 S.F.
1.69 ACRES	2.54 ACRES	1.35 ACRES

**BENCHMARK**  
 1/2 INCH IRON ROD LOCATED AT THE  
 SOUTHWEST CORNER OF LOT 1.  
 NORTHING: 10157777.0511  
 EASTING: 3156744.0139  
 ELEVATION: 738.46

**PRELIMINARY**  
**FOR REVIEW ONLY**  
 THIS DOCUMENT SHALL NOT BE RECORDED  
 FOR ANY PURPOSE AND SHALL NOT BE  
 USED OR VIEWED OR RELIED UPON AS A  
 FINAL SURVEY DOCUMENT.  
 STEGER BIZZELL  
 08/31/2023

## LOWE FAMILY SUBDIVISION PRELIMINARY PLAT

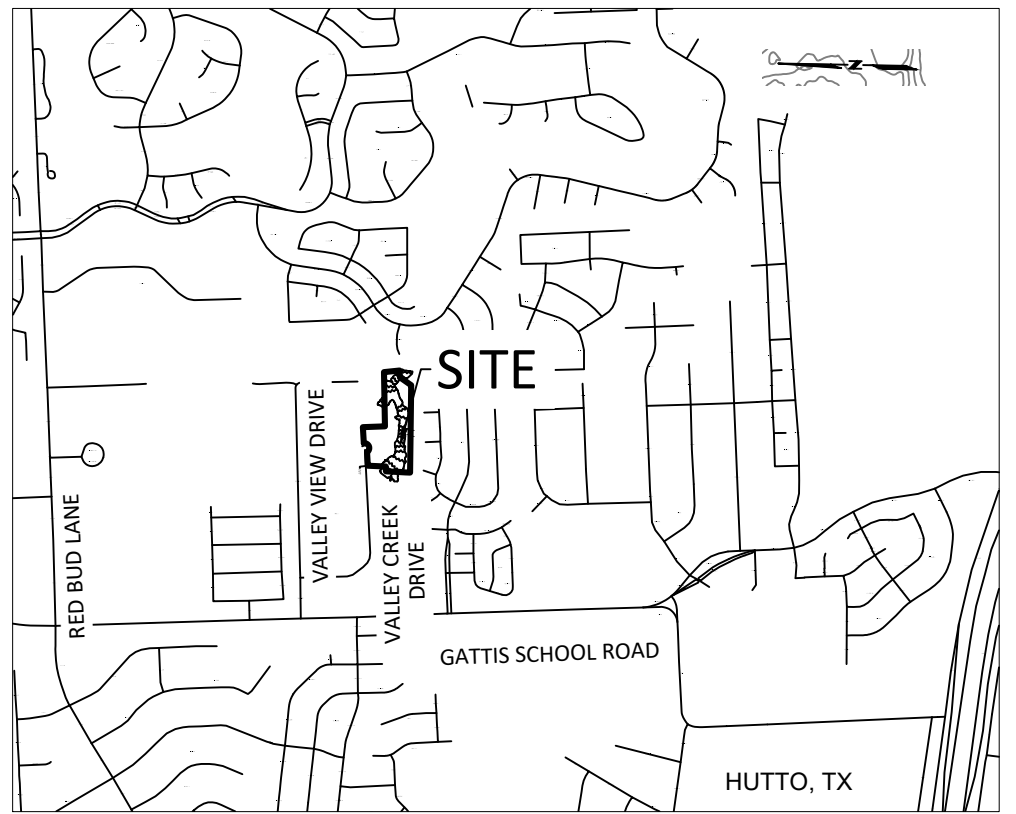
A 8.097 Acre Subdivision situated in the  
 E.W. Matthews Survey, A-449  
 And J.H. Randall Survey, A-531  
 Williamson County, Texas



**Low Family Subdivision Culvert Table**

Lot No.	Q10 cfs	Q25 cfs	Pipe Dia., In.	Pipe Material	Min. Pipe Length	Culvert Type	Headwall Type
1&2	2.75	3.6	18	RCP	24	3	1 or 3
3	8.42	11.28	2-18", or 24"	RCP	24	3	1 or 3

- Culvert Types**
- Straight Tie-In
  - Dip Style
  - Culvert Style
  - Curb & Gutter
- Headwall Type (if Used)**
- S.E.T. Round Parallel
  - S.E.T. Arch Parallel
  - Precast End Treatment P/D Round
  - Precast End Treatment P/D Arch



**OWNER**  
 RANDALL LOWE AND  
 ANH PHUONG LOWE  
 17 VALLEY CREEK DRIVE  
 ROUND ROCK, TX, 78664

AND  
 LOWE FAMILY TRUST DATED SEPTEMBER 17, 2013  
 4309 MERRIOT BLVD  
 LA MESA, CA 91941  
 512-876-0007  
 RLOWE@gmail.com

**ENGINEER/SURVEYOR/AGENT**  
 STEGER BIZZELL  
 1978 S. AUSTIN AVE  
 GEORGETOWN, TX  
 512-930-9412  
 INFO@STEGEBISSELL.COM

TOTAL NO. BLOCKS 1  
 TOTAL NO. LOTS 3  
 TOTAL ACREAGE 8.097 AC  
 TOTAL AREA OF LOTS 8.097 AC  
 TOTAL AREA OF ROW 0

**Curve Table**

Curve #	Length	Radius	Delta	Bearing	Chord
C1	133.54'	50.00'	153°01'49"	N 19°55'18" W	97.24'
C5	31.80'	20.00'	091°06'00"	S 42°11'42" W	28.55'
C6	31.58'	50.00'	036°11'28"	N 78°20'29" W	31.06'
C7	101.96'	50.00'	116°50'21"	S 01°49'35" E	85.19'
C8	31.80'	20.00'	091°06'00"	S 42°11'42" W	28.55'

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
SERVICES	>>ENGINEERS	>>PLANNERS >>SURVEYORS
DRAWN BY:	MC	REVIEWED BY: MAE
APPROVED BY:	MAE	APPROVED BY: MAE