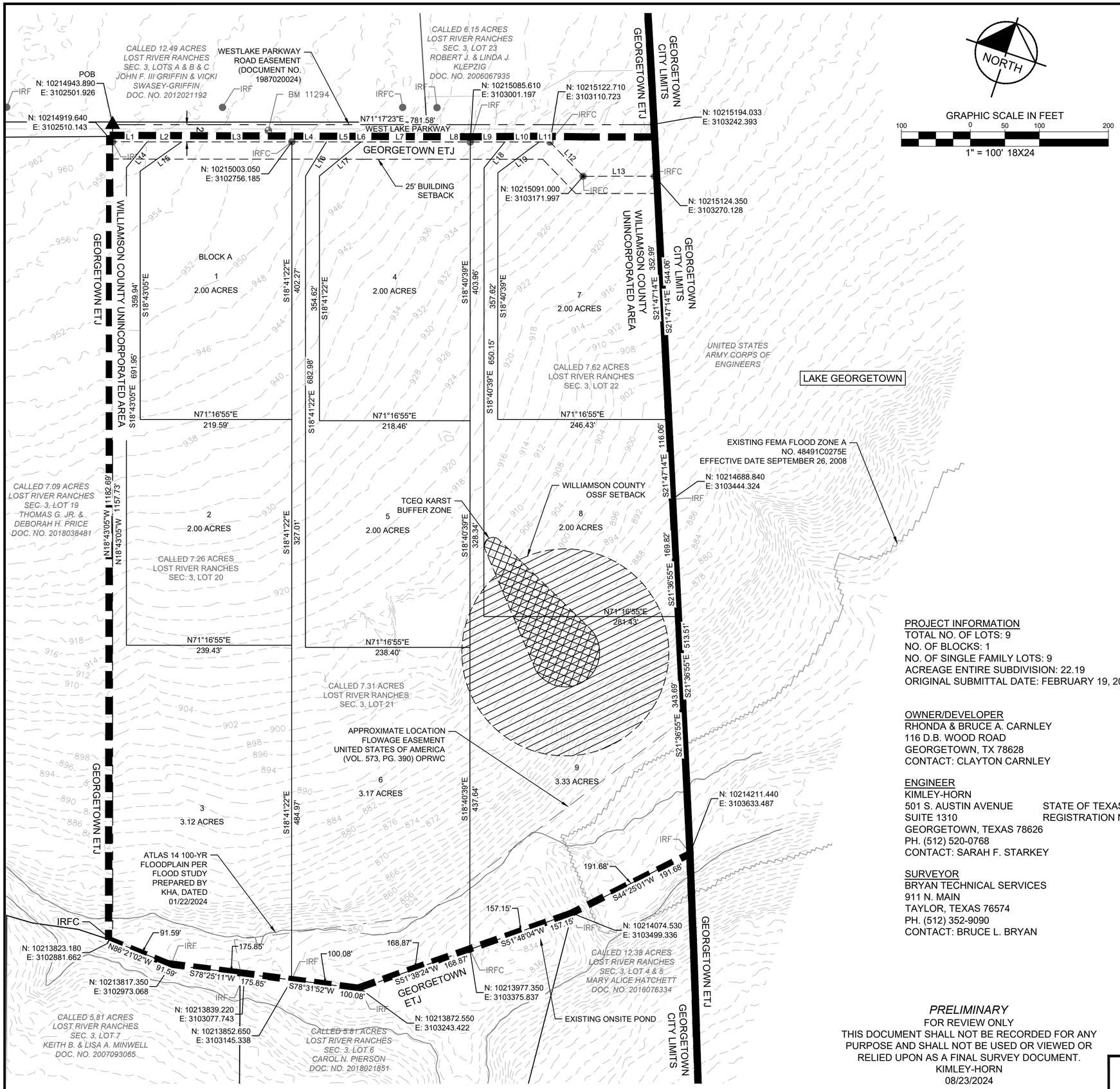

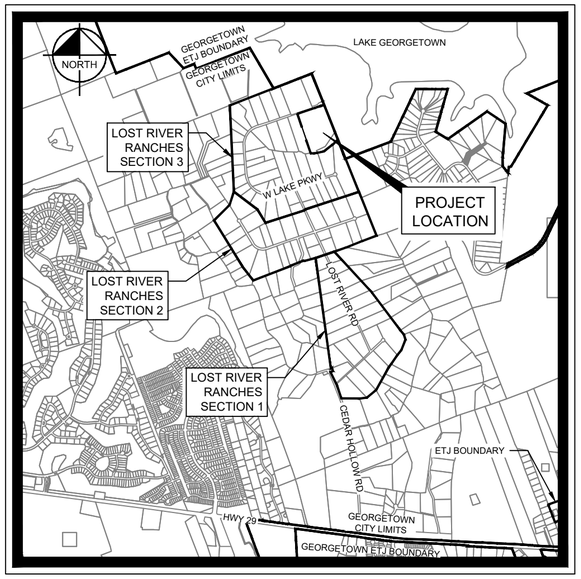

VICINITY MAP

SCALE: 1" = 3,000'

BENCHMARKS:
BM-11294: COTTON GEAR SPINDLE SET, APPROXIMATELY 0.7 FEET NORTH OF THE EDGE OF ASPHALT OF WEST LAKE PARKWAY, AND APPROXIMATELY 8.5 FEET SOUTH OF THE PROPOSED CENTERLINE OF WEST LAKE PARKWAY.
NORTHING: 10215008.644
EASTING: 3102719.586
ELEV: 952.227

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
	ROW
632	EXISTING CONTOUR
	PROPOSED LOT LINE
	ACCESS EASEMENT
	ATLAS 14 100-YEAR FLOOD PLAIN
	EXISTING FEMA FLOOD ZONE A
	BUILDING SETBACK
	TCEQ BUFFER ZONE
	WILLIAMSON COUNTY BUFFER ZONE

PROJECT INFORMATION
TOTAL NO. OF LOTS: 9
NO. OF BLOCKS: 1
NO. OF SINGLE FAMILY LOTS: 9
ACREAGE ENTIRE SUBDIVISION: 22.19
ORIGINAL SUBMITTAL DATE: FEBRUARY 19, 2024

OWNER/DEVELOPER
RHONDA & BRUCE A. CARNLEY
116 D.B. WOOD ROAD
GEORGETOWN, TX 78628
CONTACT: CLAYTON CARNLEY

ENGINEER
KIMLEY-HORN
501 S. AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 520-0768
CONTACT: SARAH F. STARKEY
STATE OF TEXAS
REGISTRATION NO. F-928

SURVEYOR
BRYAN TECHNICAL SERVICES
911 N. MAIN
TAYLOR, TEXAS 76574
PH. (512) 352-9090
CONTACT: BRUCE L. BRYAN

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KIMLEY-HORN
08/23/2024

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PRELIMINARY PLAT OF
REPLAT OF LOTS 20, 21, AND 22 OF SECTION 3 OF LOST RIVER RANCHES SUBDIVISION, A PRIVATE SUBDIVISION

BEING 22.19 ACRE SUBDIVISION SITUATED IN THE A. H. PORTER SURVEY, ABSTRACT 490
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
STATE OF TEXAS
REGISTRATION # F-928
TEL. NO. (512) 520-0768
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	KAB	SFS	09/06/2024	069412700	1 OF 2

DWG NAME: K:\GEO_CIVIL\069412700 - LOST RIVER RANCHES\CAD\PRELIMINARY\PLANSHEETS\C-PRELIM PLAN.DWG PLOTTED BY GRANADOS, ALEX 9/6/2024 1:43 PM LAST SAVED 8/23/2024 10:19 AM

LEGAL DESCRIPTION:

DESCRIPTION OF A 22.19 ACRE TRACT OF LAND LOCATED IN THE A.H. PORTER SURVEY, ABSTRACT 490, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 20, 21, AND 22, LOST RIVER RANCHES SECTION 3 SUBDIVISION, RECORDED IN CABINET I, SLIDE 235, RECORDED AS DOCUMENT NO. 1987020024, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 22.19 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED CORNER IN THE CENTER OF WEST LAKE PARKWAY, SAME BEING THE NORTHWEST CORNER OF SAID "LOT 20" AND THE NORTHEAST CORNER OF A CALLED "LOT 19, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY, SAME BEING THE NORTHEAST CORNER OF SUBJECT TRACT:

THENCE NORTH 71° 17' 23" EAST, ALONG THE CENTER LINE OF WEST LAKE PARKWAY AND THE NORTH LINE OF SAID "LOTS 20, 21, 22", AT 259.81 FEET A FOUND 1/2" IRON ROD FOUND (CAPPED TLS) LIES 24.92 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION), AT 518.36 FEET A FOUND 1/2" IRON ROD FOUND LIES 25.32 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION), AT 633.99 FEET A FOUND 1/2" IRON ROD FOUND LIES 25.32 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION), AT 681.85 FEET A FOUND 1/2" IRON ROD FOUND (CAPPED TLS) LIES 75.00 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION) AND CONTINUING AN ADDITIONAL 99.73 FEET FOR A TOTAL DISTANCE OF **781.58 FEET**, TO A CALCULATED CORNER BEING THE NORTHEAST CORNER OF SAID "LOT 22" AND AN EXTERIOR CORNER OF A TRACT CONVEYED TO THE UNITED STATES OF AMERICA CORPS OF ENGINEERS (PER WCAD), ALSO BEING THE NORTHEAST CORNER OF SUBJECT TRACT;

THENCE SOUTH 21° 47' 14" EAST, ALONG AN EXTERIOR LINE OF SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT AND THE EAST LINE OF SAID "LOT 22", PASSING A 1/2" IRON ROD FOUND (CAPPED TLS) AT A DISTANCE OF 75.00 FEET, CONTINUING FOR A TOTAL DISTANCE OF **544.06 FEET**, TO A 1/2" IRON ROD FOUND IN AN EXTERIOR LINE OF A SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT AND THE EAST LINE OF SAID "TRACT 22", BEING AN EXTERIOR CORNER OF BOTH SAID "LOT 22" AND SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT , ALSO BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 21° 36' 55" EAST, ALONG AN EXTERIOR LINE OF SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT AND THE EAST LINE OF SAID "LOT 22", A DISTANCE OF **513.51 FEET**, TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID "LOT 22", AN EXTERIOR CORNER SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED "LOT 5, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY, ALSO BEING THE SOUTHEAST CORNER OF SUBJECT TRACT;

THENCE SOUTH 44° 25' 01" WEST, ALONG A SOUTHERN LINE OF SAID "LOT 22" AND THE NORTH LINE OF SAID "LOT 5", A DISTANCE OF **191.68 FEET**, TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID "LOT 22" AND THE NORTHWEST CORNER OF SAID "LOT 5", SAME BEING THE NORTHEAST CORNER OF A CALLED "LOT 6, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY", ALSO BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 51° 48' 04" WEST, ALONG A SOUTHERN LINE OF "LOT 22" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF **157.15 FEET**, TO A 1/2" IRON ROD FOUND (CAPPED TLS) BEING THE SOUTHWEST CORNER OF SAID "LOT 22" AND THE SOUTHEAST CORNER OF SAID "LOT 21" AND AN EXTERIOR CORNER OF SAID "LOT 6", SAME BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 51° 38' 24" WEST, ALONG A SOUTHERN LINE OF "LOT 21" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF **168.87 FEET**, TO A 1/2" IRON ROD FOUND BEING AN EXTERIOR CORNER OF SAID "LOT 21" AND SAID "LOT 6", SAME BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 78° 31' 52" WEST, ALONG A SOUTHERN LINE OF "LOT 21" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF **100.08 FEET**, TO A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID "LOT 20" AND THE SOUTHWEST CORNER OF SAID "LOT 21", SAME BEING AN EXTERIOR CORNER OF SAID "LOT 6" AND AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 78° 25' 11" WEST, ALONG A SOUTHERN LINE OF "LOT 20" AND A NORTHERN LINE OF SAID "LOT 6", PASSING THE NORTHWEST CORNER OF SAID "LOT 6" SAME BEING THE NORTHEAST FROM A CALLED "LOT 7, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY, AT A DISTANCE OF 68.92 FEET, CROSSING ONTO A NORTHERN LINE OF SAID "LOT 7" CONTINUING FOR A TOTAL DISTANCE OF **175.85 FEET**, TO A 1/2" IRON ROD FOUND BEING AN EXTERIOR CORNER OF SAID "LOT 20" AND SAID "LOT 7", SAME BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE NORTH 86° 21' 02" WEST, ALONG A SOUTHERN LINE OF "LOT 20" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF **91.59 FEET**, TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID "LOT 20" AND THE SOUTHEAST CORNER OF SAID "LOT 19", SAME BEING AN EXTERIOR CORNER OF SAID "LOT 7" AND THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE NORTH 18° 43' 05" WEST, ALONG THE EAST LINE OF SAID "LOT 19" AND THE WEST LINE OF SAID "LOT 21", PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 1157.69 FEET, CONTINUING FOR A TOTAL DISTANCE OF **1182.69 FEET**, TO THE **POINT OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **22.194 ACRES**.

WATERSHED STATUS

THIS SITE IS LOCATED IN THE NORTH FORK OF THE LAKE GEORGETOWN WATERSHED.
THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

LOTS WITHIN THIS SUBDIVISION ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INDICATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP #48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008.

C10 - DEVELOPMENT NOTES:

C10.1 DRAINAGE MAINTENANCE
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.

C10.2 UTILITY SERVICE PROVIDERS:
WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN
WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY

C10.3 IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS
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.

C10.4 RURAL MAILBOXES
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 HALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

C10.5 REPLATS
EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF 20, 21, AND 22 OF SECTION 3 , RECORDED IN CABINET I, SLIDE 235, RECORDED AS DOCUMENT NO. 1987020024 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

C10.6 SIGHT DISTANCE EASEMENTS
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.

C10.7 SIDEWALK MAINTENANCE
ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

C10.8 IMPERVIOUS COVER
MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.

C10.9 MINIMUM FINISHED FLOOR ELEVATION
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 VEHICHLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT
ABOVE BFE.

C10.10 PRIVATE SUBDIVISIONS

C10.11 NATURAL DRAINAGE PATTERN/SHEET FLOW SUBDIVISIONS
THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES 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. THIS REQUIREMENT APPLIES TO BLOCK A LOTS 1-9.

C10.12 DRIVEWAY MAINTENANCE
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.

C11 - FLOODPLAIN NOTES

C11.1 FLOOD HAZARD AREA
LOTS 4 AND 5 ARE 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. #48491C0275E, EFFECTIVE DATE SEPTEMBER, 2008 FOR WILLIAMSON COUNTY, TEXAS.

C11.2.2 NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

C12 – STORMWATER MANAGEMENT NOTES:

C12.3 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.

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N71°19'19.35"E
L2	50.00	N71°19'19.35"E
L3	159.80	N71°19'19.35"E
L4	50.00	N71°19'19.35"E
L5	50.00	N71°19'19.35"E
L6	1.66	N71°19'19.35"E
L7	110.00	N71°19'19.35"E
L8	46.89	N71°19'19.35"E
L9	50.00	N71°19'19.35"E
L10	50.00	N71°19'19.35"E
L11	15.64	N71°19'19.35"E
L12	68.99	S62°38'16.49"E
L13	103.75	N71°13'46.48"E
L14	48.01	S19°57'26.39"W
L15	73.49	S36°00'22.80"W
L16	57.87	S12°32'18.02"W
L17	77.77	S31°48'14.46"W
L18	48.02	S19°58'54.70"W
L19	74.71	S34°44'57.18"W

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KIMLEY-HORN
09/06/2024

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PRELIMINARY PLAT OF
REPLAT OF LOTS 20, 21, AND 22 OF SECTION 3 OF LOST RIVER RANCHES SUBDIVISION
BEING 22.19 ACRE SUBDIVISION SITUATED IN THE A. H. PORTER SURVEY, ABSTRACT 490
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
STATE OF TEXAS
REGISTRATION # F-928
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	KAB	SFS	09/06/2024	069412700	2 OF 2

DWG NAME: K:\GEO_CIVIL\069412700 - LOST RIVER RANCHES\CAD\PRELIMINARY\PLANSHEETS\C-PRELIM PLAN.DWG PLOTTED BY GRANADOS, ALEX 9/6/2024 1:43 PM LAST SAVED 8/23/2024 10:19 AM