

| EXISTING BOUNDARY LINE TABLE | | |
|------------------------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L101 | N88°42'46"W | 69.92' |
| L102 | S86°57'25"W | 110.18' |
| L103 | N21°05'46"W | 179.09' |
| 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' |

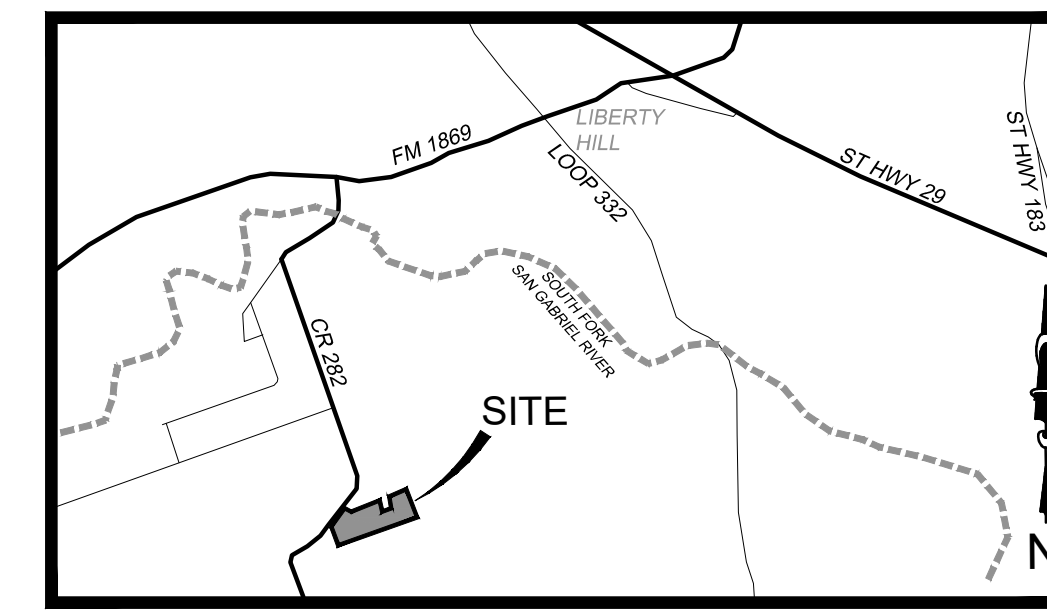
TOTAL PROPERTY: 28.175 ACRES
 TOTAL LOTS: 12
 TOTAL LF ROAD: 1217 LF

| 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 | | SURVEYOR | | GAS SERVICE | |
|--|--|---|--|---|--|
| ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F.512-532-0560 gelijones@gmail.com | | ABRAM C. DASHNER, R.P.L.S. NO. 5901 6448 HWY 280 EAST, SUITE B-105 AUSTIN, TX 78723 512-244-3385 | | PRIVATE PROPANE SERVICE PER LOT | |
| OWNER BETTE SPOONTS ESTATE 700 THERESA COVE CEDAR PARK, TEXAS 78613 512-918-0819 jonesfamily.austin@gmail.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 | |

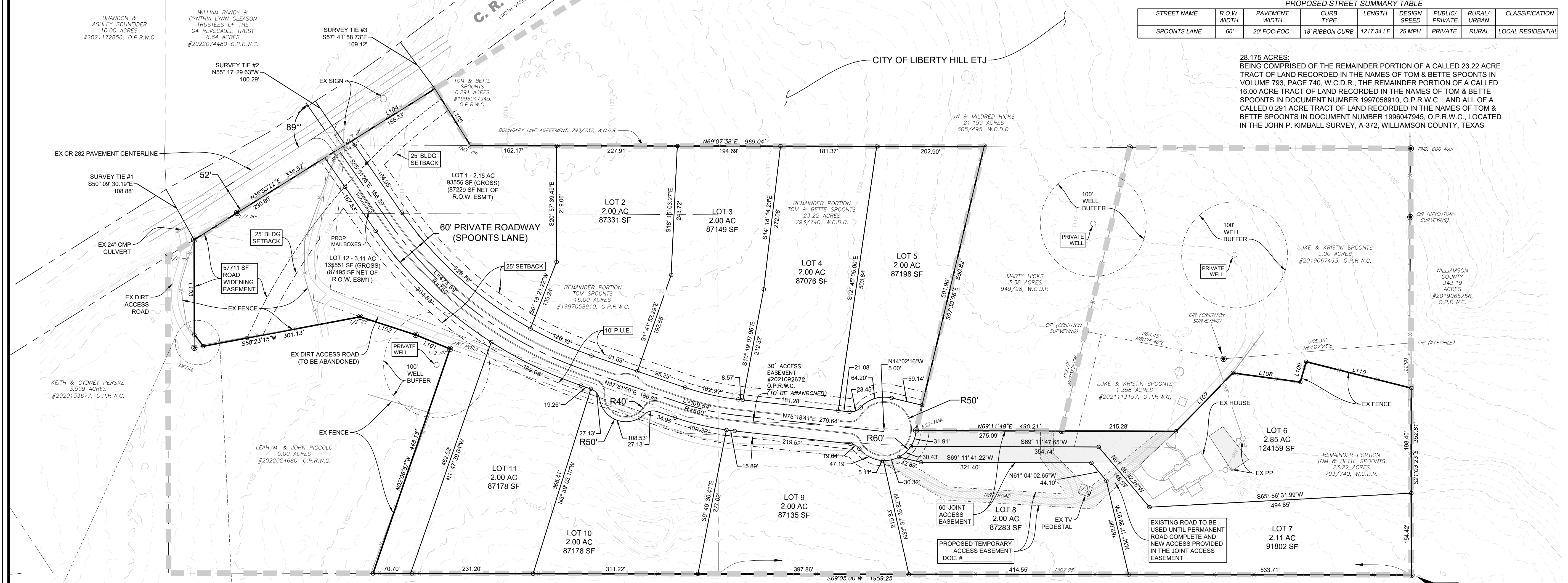
CONTACTS & UTILITIES



LOCATION MAP
N.T.S.

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

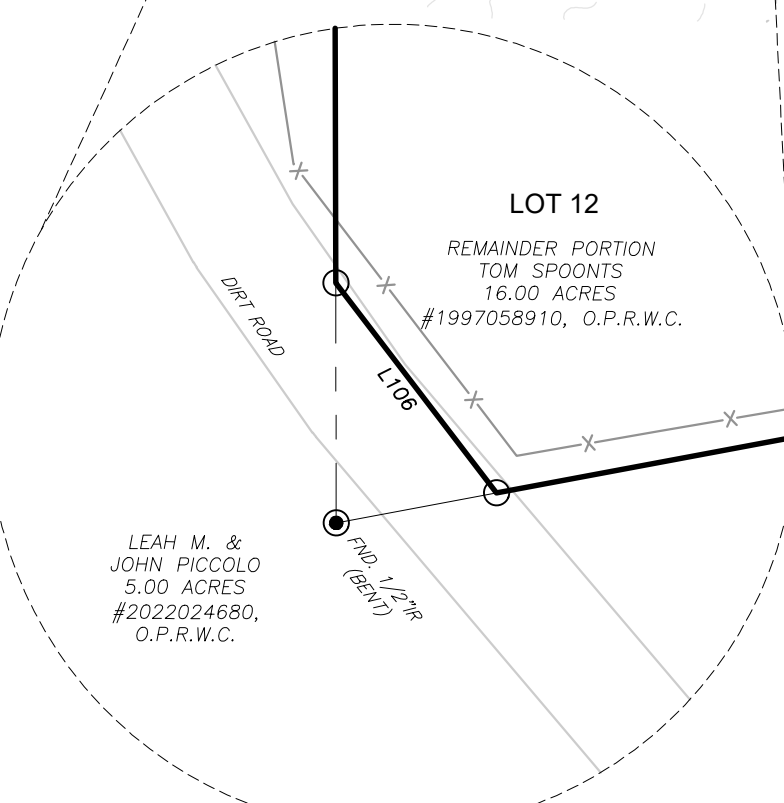
28.175 ACRES:
 BEING COMPRISED OF THE REMAINDER PORTION OF A CALLED 23.22 ACRE TRACT OF LAND RECORDED IN THE NAMES OF TOM & BETTE SPOONTS IN VOLUME 793, PAGE 740, W.C.D.R.; THE REMAINDER PORTION OF A CALLED 16.00 ACRE TRACT OF LAND RECORDED IN THE NAMES OF TOM & BETTE SPOONTS IN DOCUMENT NUMBER 1997058910, O.P.R.W.C., AND ALL OF A CALLED 0.291 ACRE TRACT OF LAND RECORDED IN THE NAMES OF TOM & BETTE SPOONTS IN DOCUMENT NUMBER 1996047945, O.P.R.W.C., LOCATED IN THE JOHN P. KIMBALL SURVEY, A-372, WILLIAMSON COUNTY, TEXAS



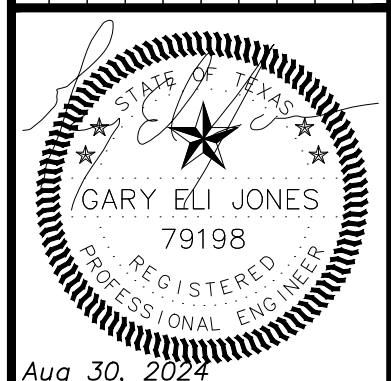
NOTES:

- 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 |
| GAS | PROPANE |
- 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 PLANNED 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.
- DESIGN SPEED OF PROPOSED PRIVATE ROADWAY TO BE 25 MPH.
- 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 BE. 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.
- THE ROADS IN THIS SUBDIVISION SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE PROPERTY OWNERS ASSOCIATION.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.



DETAIL A
SCALE: 1"=20'



Aug 30, 2024
 TPBELS FIRM No. 17877
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COUNTY OF WILLIAMSON TEXAS
SPOONTS RANCH
 A PRIVATE SUBDIVISION
 PRELIMINARY PLAN

| | | |
|----------------|------------|-----------|
| DRAWING SCALE: | HORIZ = | VERT = |
| SURVEYED: | FILE NAME: | DATE: |
| DRAWN: | GEL/JTC | DESIGNED: |
| SHEET | | |
| 1 | | |
| OF | | |
| 1 | | |