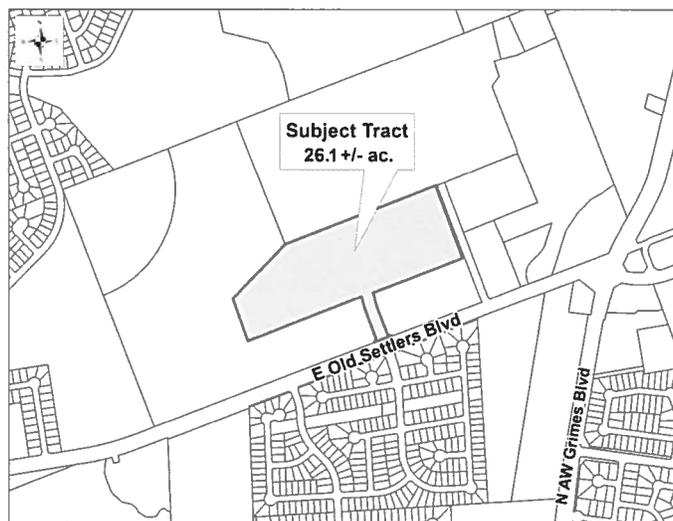


**Quick Tract Sec 1
FINAL PLAT FP1911-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 2 Development Lots and 1 Right-of-Way Lot

ZONING AT TIME OF APPLICATION: PUD No. 117 (Residential)

DESCRIPTION: 26.1 acres out of the GW Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot.

ADJACENT LAND USE:

North: Rural Residential - Zoned SF-R (Single Family - Rural)

South: Vacant and Undeveloped/E.Old Settlers Right-of-Way - Zoned C-1a (General Commercial Limited) and Unzoned

East: Senior Residential - Zoned PUD (Planned Unit Development) No. 73

West: Rural Residential - Unzoned ETJ

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	23.47
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.63
Parkland:	0	0
Other:	0	0
TOTALS:	3	26.1

Owner:
Quick Ranch Development, Inc.
Garrett Martin
9111 Jollyville Rd., Ste. 111
Austin, TX 78759

Agent:
BGE, Inc.
RJ Rychlik
7000 N. MoPac, Ste. 300
Austin, TX 78731

**Quick Farm Tract
FINAL PLAT FP1911-003**

HISTORY: On October 24, 2019, the City Council approved annexation (AN1909-001) for the Quick Tract, which is comprised of 86.65 acres. The accompanying zoning application was included on the same City Council agenda. The City Council approved the Quick Farm PUD (Planned Unit Development) No. 117, which includes a Concept Plan and allows for single family detached development (maximum 150 units) in a common lot and regulated by the TH (Townhouse) zoning district standards. The PUD allows for single family detached units on a common lot. The accompanying preliminary plat application is on the same Planning & Zoning Commission agenda.

DATE OF REVIEW: December 4, 2019

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 117, which allows approximately 26 acres to be developed with residential development in a common lot. The property is zoned PUD No. 117 and allows single family detached units in a common lot with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwelling units will be established as condominium units. Specific development standards are included in PUD No. 117. For requirements not mentioned in the PUD, the TH (Townhouse) zoning district standards will apply.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat ("PP1911-002") to be reviewed on December 4, 2019.

Traffic, Access and Roads: The City's Transportation Master Plan map indicates a proposed 4-lane extension of College Park Drive through the property from north to south. Both development lots will have access from the new College Park Drive extension. The developer will construct two (2) lanes and a hike and bike trail from E. Old Settlers Boulevard to the intersection of College Park Drive and the driveways to the development. The property also borders Bluff's Landing Way on its eastern boundary, where a second public street connection is proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Wastewater will be provided by connecting to an existing manhole along a 24-inch gravity line located southeast of E. Old Settlers Boulevard and Bluff's Landing Way. Water will be provided by an existing 16-inch waterline on the south side of E. Old Settlers Boulevard and a 12-inch line on the east side of Bluff's Landing Way.

Drainage: Storm drainage is planned to be detained by two on-site ponds. Storm water runoff will also be collected along the arterial and conveyed towards E. Old Settlers Boulevard and tie into existing improvements.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

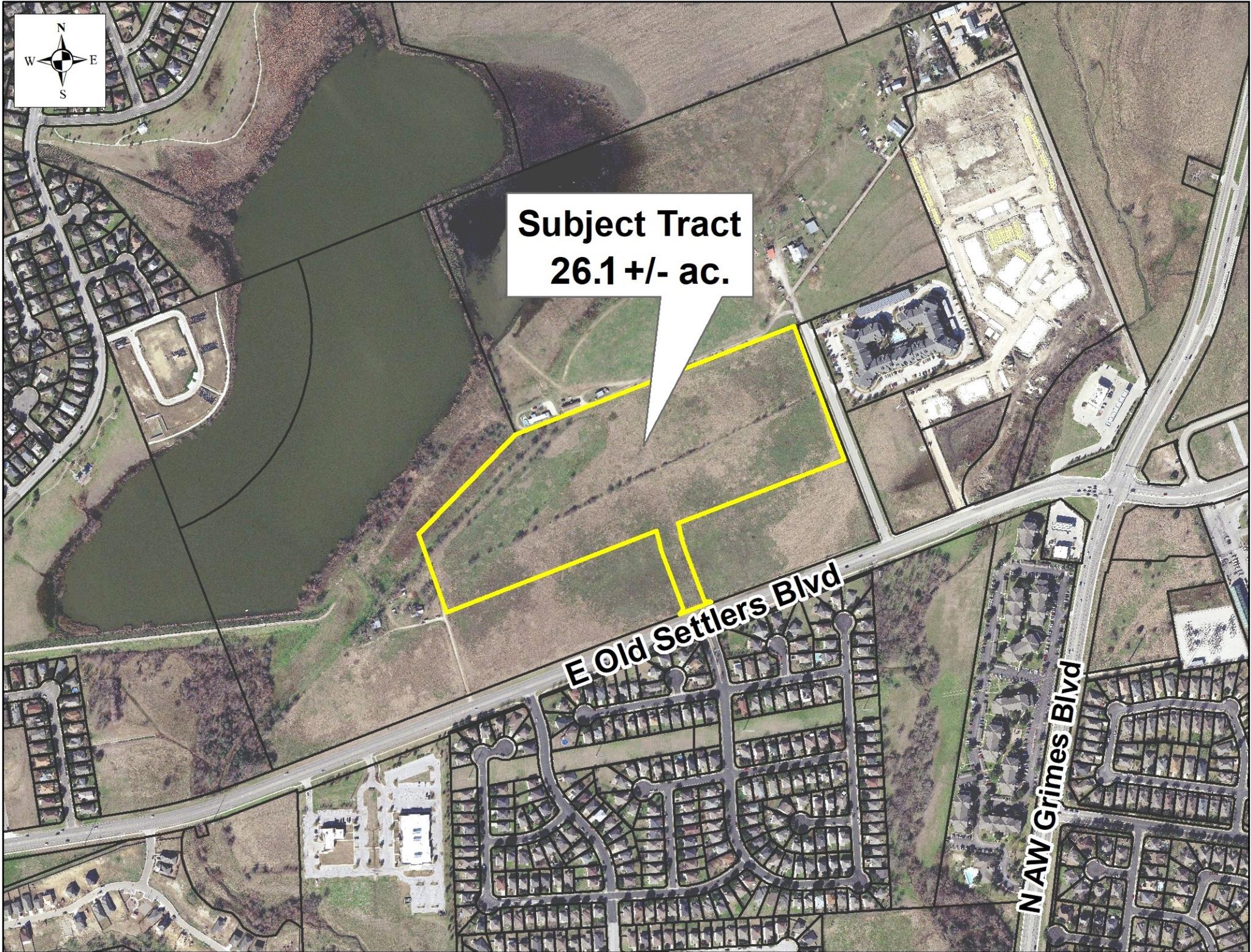
1. Prior to final plat recordation, City parkland dedication requirements shall be met.
2. Revise the city tracking number to FP1911-003 at the bottom right hand side of all sheets.
3. Provide approved copy of flood study.
4. Add notation stating: "No portion of this tract is encroached by the ultimate 1% annual floodplain".



**Subject Tract
26.1 +/- ac.**

E Old Settlers Blvd

N AW Grimes Blvd



DESCRIPTION OF A 26.102-ACRE TRACT OF LAND SITUATED
WILLIAMSON COUNTY, TEXAS

STREET TABLE			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	AREA
COLLEGE PARK DRIVE	100 FT.	1,143 FT.	114,781 SQ. FT.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	161.15'	890.00'	10°22'29"	S 15°46'26" E	160.93'
C2	39.27'	25.00'	90°00'00"	S 65°57'41" E	35.36'
C3	39.27'	25.00'	90°00'00"	N 24°02'19" E	35.36'
C4	160.98'	990.00'	9°19'00"	S 16°18'10" E	160.81'
C5	905.58'	990.00'	52°24'37"	S 05°14'38" W	874.34'
C6	961.86'	890.00'	61°55'19"	S 09°59'59" W	915.73'
C7	744.60'	990.00'	43°05'36"	S 09°54'08" W	727.17'
C8	800.71'	890.00'	51°32'51"	S 15°11'13" W	773.98'
C9	15.00'	990.00'	0°52'05"	S 15°04'13" W	15.00'
C10	190.98'	300.50'	36°24'52"	S 87°00'16" W	187.78'
C11	92.04'	80.50'	65°30'26"	N 11°19'20" E	87.11'
C12	136.13'	315.50'	24°43'18"	N 56°26'11" E	135.08'
C13	200.52'	315.50'	36°24'52"	N 87°00'16" E	197.16'
C14	129.66'	300.50'	24°43'18"	S 56°26'11" W	128.65'
C15	74.89'	65.50'	65°30'26"	S 11°19'20" W	70.87'
C16	15.00'	890.00'	0°57'56"	N 15°03'15" E	15.00'
C17	295.07'	315.50'	53°35'08"	N 42°00'16" E	284.43'
C18	16.01'	890.00'	1°01'50"	N 02°49'08" W	16.01'
C19	117.80'	195.50'	34°31'26"	N 03°51'20" W	116.03'
C20	114.45'	180.50'	36°19'45"	S 02°57'11" E	112.54'
C21	281.04'	300.50'	53°35'08"	S 42°00'16" W	270.91'
C22	15.80'	990.00'	0°54'52"	S 04°57'45" E	15.80'
C23	394.92'	890.00'	25°25'25"	S 28°14'56" W	391.68'
C24	262.13'	890.00'	16°52'30"	S 06°08'02" W	261.18'
C25	112.65'	890.00'	7°15'09"	S 06°57'38" E	112.58'
C26	107.56'	990.00'	6°13'29"	S 08°31'55" E	107.50'
C27	330.74'	990.00'	19°08'29"	S 05°03'56" W	329.20'
C28	275.51'	990.00'	15°56'41"	S 23°28'36" W	274.62'

NUMBER	BEARING	DISTANCE
L1	S 74°47'18" E	49.13'
L2	N 74°47'18" W	49.17'
L3	S 20°55'42" E	15.00'
L4	N 15°12'42" E	96.60'
L5	S 21°12'10" E	15.00'
L6	S 69°02'19" W	4.15'
L7	S 21°04'18" E	120.50'
L8	N 21°04'18" W	110.50'
L9	S 66°44'02" W	31.47'
L10	N 66°44'02" E	26.18'
L11	N 69°02'19" E	19.97'
L12	N 20°57'41" W	10.00'
L13	N 21°07'03" W	35.15'
L14	S 21°07'03" E	35.19'
L15	S 15°12'42" W	105.44'
L16	S 68°47'50" W	79.81'
L17	S 66°44'02" W	63.14'
L18	S 69°04'35" W	17.65'
L19	N 20°55'25" W	15.00'
L20	N 69°04'35" E	17.35'
L21	N 66°44'02" E	67.80'

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67-ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75-ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74-77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (variable width right-of-way) with the west right-of-way line of Bluffs Landing Way (65 feet wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W, pass a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, and continuing on for a total distance of 389.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 161.15 feet, having a radius of 890.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'26" E a distance of 160.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, S 20°57'41" E a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°57'41" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of said Old Settlers Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the southwest corner of said Quick 75-acre tract bears S 69°02'19" W a distance of 1,928.98 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°02'19" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the right, an arc distance of 160.98 feet, having a radius of 990.00 feet, a central angle of 09°19'00" and a chord which bears N 16°18'10" W a distance of 160.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67-acre tract and over and across said Quick 75-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most westerly southwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 21°25'53" W a distance of 357.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and at the southwest corner of a called 93.74-acre tract of land as conveyed to Ardalia Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

THENCE, with the north line of said Quick-32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick-32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2-inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 626.38 feet to the POINT OF BEGINNING and containing 26.102 acres of land, more or less

FINAL PLAT
**QUICK TRACT,
SECTION 1**

A SUBDIVISION OF 26.102 ACRES OF LAND LOCATED
IN THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS



BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, TX 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPE Registration No. F-1046

FP1911-03

TBPLS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT QUICK RANCH DEVELOPMENT INC., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GARRETT S. MARTIN, MANAGER, AS THE OWNER OF THAT CERTAIN 26.102 ACRE TRACT OF LAND OUT OF THE G.W. GLASSCOCK SURVEY, ABSTRACT NO. 267 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS: QUICK TRACT, SECTION 1

QUICK RANCH DEVELOPMENT INC., A TEXAS LIMITED LIABILITY COMPANY
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759

BY: MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

GARRETT S. MARTIN
MANAGER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____ BY, GARRETT S. MARTIN, AS MANAGER OF QUICK RANCH DEVELOPMENT INC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID QUICK RANCH DEVELOPMENT INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0495E, REVISED SEPTEMBER 26, 2008. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, JONATHAN O. NOBLES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION. PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

**PRELIMINARY PENDING
FINAL REVIEW**

JONATHAN O. NOBLES, R.P.L.S. DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, RICHARD L. RYCHLIK, JR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

**PRELIMINARY PENDING
FINAL REVIEW**

RICHARD L. RYCHLIK, JR. P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



FINAL PLAT QUICK TRACT, SECTION 1

A SUBDIVISION OF 26.102 ACRES OF LAND LOCATED
IN THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS

APPROVED THIS THE ____ DAY OF _____, 20____, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT _____, ACTING HEREIN BY AND THROUGH _____, SENIOR VICE PRESIDENT, LIEN HOLDER OF THAT CERTAIN 26.102 ACRE TRACT OF LAND OUT OF THE G.W. GLASSCOCK SURVEY, ABSTRACT 267 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 26.102 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BY: _____, ITS SENIOR VICE PRESIDENT

P.O. BOX _____
AUSTIN, TEXAS 78____

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____ BY,

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD #117.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCRACED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4, 2019.
- INUNDATION EASEMENT HAS BEEN SET BASED ON THE UPPER BRUSHY CREEK WCID SCS RESERVOIR 14 PLANS "MODIFICATIONS TO FLOOD PREVENTION DAM NO. 14 PHASE II" AND DATED DECEMBER 2010

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D., 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 20____, AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

FP1911-03

TBPLS Licensed Surveying Firm No. 10106502

G:\XC\Projects\Milestone\8773-00_Quick_Tract_Survey\04_Final\Drawings\8773-00_Quick_Tract_Plat_20191118.dwg, 11/20/2019 10:37 AM, mmilick, 1:1