

NOTES:

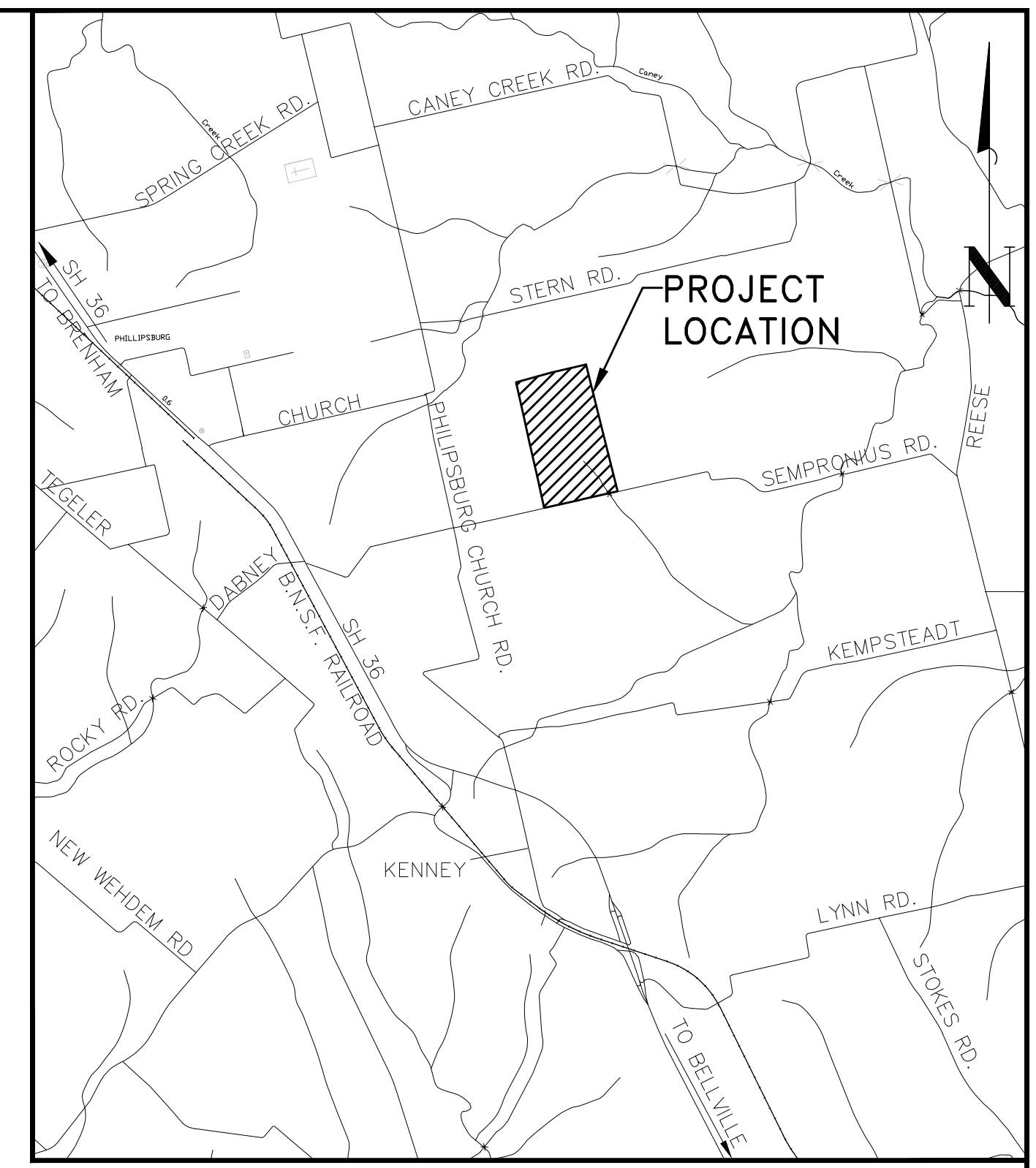
1. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 as determined from GPS observations. All distances are surface value.
2. This survey is valid only if it bears the seal and original signature of the surveyor.
3. The County has no responsibility or obligation to construct, maintain, or operate the detention basins, associated structures, or drainage channels contained within any "Detention, Drainage, & Access Easement" or any "Drainage Easement" located within the subdivision. However, the County may exercise the right to enter upon said easements and perform said construction, maintenance, and operation of the detention basins, associated structures, and drainage channels at the County's sole discretion.
4. Property is subject to rain water sheet flow from adjoining properties and property owner shall not divert or block sheet flow.
5. Lots 1-7 shown hereon are for single family residential.
6. Front building setback lines shall be 25' and side building setback lines shall be 15'.
7. Lots shall be served by private water wells and on-site septic facilities.

Street Widening Easements

Right-of-way easements for widening streets or improving drainage shall be maintained by the owner until a street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

Owner's Responsibilities

The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and Signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.



VICINITY MAP
SCALE: 1"=4000'

FLOOD PLAIN CERTIFICATE

The subject property as shown on the plat lies within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps of Austin County, Texas Map No. 480150075F, effective October 18, 2019.

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by Commissioners Court of Austin County, Texas, this ____ day of _____, 20__.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

CERTIFICATE OF COUNTY CLERK

I, Carrie Gregor, County Clerk of Austin County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20__ at _____ o'clock, and in Volume _____ Page _____ of the Map Records of Austin County for said county. Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

Carrie Gregor, County Clerk
Austin County, Texas

Deputy

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder _____
County Clerk File No. _____
Plat Cabinet No. _____, Page No. _____

ON-SITE SANITARY WASTE CERTIFICATION

This plat is generally in compliance with the Austin County Private Sewage Regulations and current T.C.E.Q. Regulations.

Date _____ Austin County Environmental Office _____

CERTIFICATE OF COUNTY ENGINEER

I, _____, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Date _____ Engineer _____

CERTIFICATE OF SURVEYOR

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this plat of SEMPRONIUS SUBDIVISION as shown hereon was prepared from an actual survey made on the ground; and that all block corners and lot corners will be set upon completion of construction of the streets, drainage, and utility improvements, and that this plat correctly represents a survey made under my control and supervision.

Robert C. Schmidt
Registered Professional Land Surveyor No. 4705

This document is released for the purpose of review under the authority of Hallie A. Jonecko, P.E. 135892 on June 4, 2021. It is not to be used for construction, bidding, or permit purposes.

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the under signed authority, on this day personally appeared Jesse Byler, President, and Merlene Byler, Secretary of Austin County Pin Oak Holdings, LLC, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__

Notary Public
State of Texas

Notary's Name (Printed):
Notary's Commission
Expires: _____

OWNER'S RELEASE

We, Jesse Byler and Merlene Byler, President and Secretary respectively, of Austin County Pin Oak Holdings, LLC, owner of the property subdivided in this plat of Sempronius Subdivision, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks, and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easement dedicated, or occasioned by the alteration of the surfaces, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

There is hereby dedicated a twenty (20) foot utility easement along and adjacent to all interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

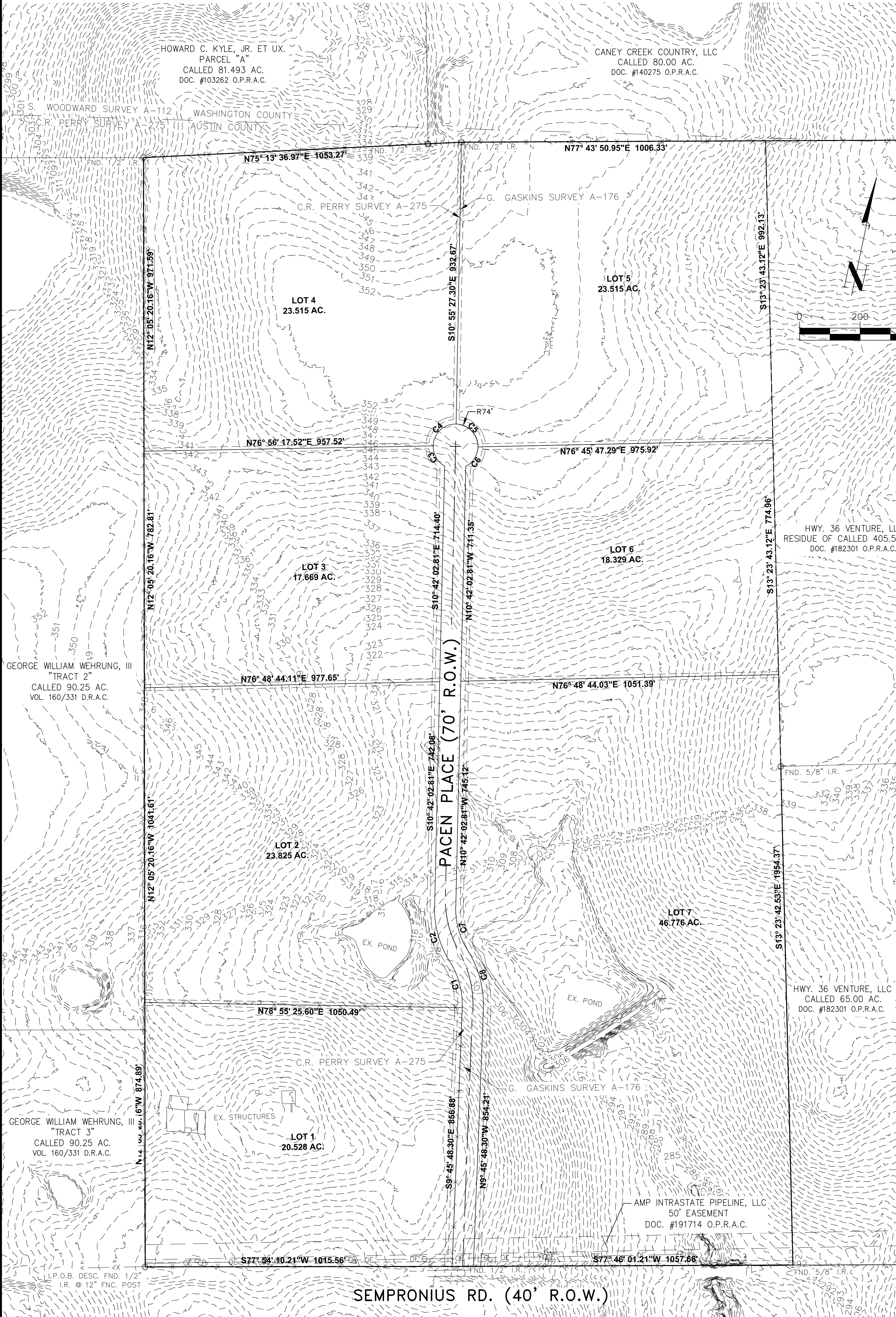
There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lots and tracts within the subdivision.

In Testimony, hereto, Austin County Pin Oak Holdings, LLC, has caused to be signed by Jesse Byler, its President, attested by its Secretary, Merlene Byler, and its seal, this ____ day of _____, 2021.

Austin County Pin Oak Holdings, LLC

By: _____
Jesse Byler
President

Attest: _____
Merlene Byler
Secretary



SEMPRONIUS RD. (40' R.O.W.)

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
1	265.00'	159.01'	34°22'44"	N26°53'50"W	156.63'
2	335.00'	192.20'	3°23'09"	S27°23'38"E	192.45'
3	74.00'	79.78'	61°46'21"	S41°34'47"E	75.97'
4	74.00'	116.24'	90°00'00"	S34°18'24"W	104.65'
5	74.00'	116.24'	90°00'00"	N55°41'36"W	104.65'
6	74.00'	79.78'	61°46'21"	N20°11'34"E	75.97'
7	264.00'	154.41'	33°23'09"	S27°23'38"E	152.24'
8	335.00'	200.68'	34°19'24"	N26°55'30"W	197.70'

PROPERTY OWNERS
Austin County Pin Oak Holdings, LLC
11235 Jones Wilke Road
Chappell Hill, Texas 77426
TEL: (979) 865-9311

PLAT PREPARED BY
Strand Associates, Inc.
1906 Neibuhr
Brenham, Texas 77833
TEL: (979) 836-7937

PRELIMINARY PLAT
SEMPRONIUS SUBDIVISION

A SUBDIVISION OF 178.829 ACRES
SITUATED IN THE C. R. PERRY SURVEY, ABSTRACT 275
and G. GASKINS SURVEY, ABSTRACT 176
AUSTIN COUNTY, TEXAS
CONTAINING 7 LOTS

Strand Associates
STRAND ASSOCIATES

1906 NEIBUHR BRENHAM, TEXAS
(979) 836-7937 FAX (979) 836-7936