

DRAGONFLY ESTATES SUBDIVISION
AN AMENDED PLAT OF THE RESUBDIVISION OF LOTS
13 & 13A SWEET FARMS

DEDICATION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

A 7.87 ACRE SUBDIVISION SITUATED IN THE JOHN DILLARD SURVEY, ABSTRACT NO. 179
WILLIAMSON COUNTY, TEXAS

THAT WE, JOE FIACCO AND CASSAUNDR A GRACE REDMAN FIACCO, THE OWNERS OF 2.01 ACRES BEING A PORTION OF LOTS 13 AND 13A, RESUBDIVISION OF LOT 13, SWEET FARMS AS RECORDED IN CABINET L, SLIDES 251-252 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PAUL CHAD RANKIN AND VANESSA CAROLYN RANKIN, OWNERS OF 2.86 ACRES BEING A PORTION OF SAID LOTS 13 AND 13A, AND JASON C. MONGARAS AND ALICIA A. MONGARAS, OWNERS OF 3.00 ACRES BEING A PORTION OF SAID LOTS 13 AND 13A, DO HEREBY AGREE TO SUBDIVIDE SAID TRACT AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

Joe V. Fiaco
Cassandra Grace Redman Fiaco

JOSEPH V. FIACCO
ADDRESS: 108 RALEY ROAD
CEDAR PARK, TEXAS 78613
PHONE: 259-0303

CASSAUNDR A GRACE REDMAN FIACCO
108 RALEY ROAD
CEDAR PARK, TEXAS 78613
PHONE: 924-7473

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13TH DAY OF December, 2007.

BY: George Myrick
NOTARY PUBLIC, STATE OF TEXAS

George Myrick
PRINTED NAME
MY COMMISSION EXPIRES 7-12-2008

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

THAT I, MARK C. BROWN LICENSED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, 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 WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER 48491C0225D, ZONE X, DATED NOVEMBER 02, 1995.

Mark C. Brown
MARK BROWN R.P.L.S. 5059
611 SOUTH CONGRESS, SUITE 100
AUSTIN, TEXAS 78704
PHONE: (512) 440-0071

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

APPROVED BY WILLIAMSON COUNTY ADDRESSING COORDINATOR ON THE 13TH DAY OF Dec, 2007, A.D. AT 4 OCLOCK

Shawn Dick
WILLIAMSON COUNTY ADDRESSING COORDINATOR

Shawn Dick
WILLIAMSON COUNTY ADDRESSING COORDINATOR SIGNATURE
PLAT APPROVAL

COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS:

I, _____, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND 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 IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THIS SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS :

COUNTY OF WILLIAMSON :

HEALTH DEPARTMENT APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEDGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Paulo Pinto
PAULO PINTO
DIRECTOR ENVIRONMENTAL SERVICES
WILLIAMSON COUNTY, TEXAS

1/23/08
DATE

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

THAT I, NANCY RISTER, CLERK, WILLIAMSON 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 _____, 20____ A.D.,

AT _____ O'CLOCK ____ M., AND DULY RECORDED THIS THE DAY OF _____, 20 ____ A.D.,

AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY,

IN DOCUMENT NO. _____, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY CLERK OF SAID COUNTY,

AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Jason C. Mongaras
JASON C. MONGARAS
ADDRESS: 4003 SENDERO SPRINGS DR.
ROUND ROCK, TEXAS 78681
PHONE: 244-5458

Alicia A. Mongaras
ALICIA A. MONGARAS
4003 SENDERO SPRINGS DR.
ROUND ROCK, TEXAS 78681
PHONE: 254-5458

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF March, 2008

BY: Christi C. Horne Jason C. Mongaras and Alicia A. Mongaras
Christi C. Horne
NOTARY PUBLIC, STATE OF TEXAS

Christi C. Horne
PRINTED NAME
MY COMMISSION EXPIRES March 17, 2009

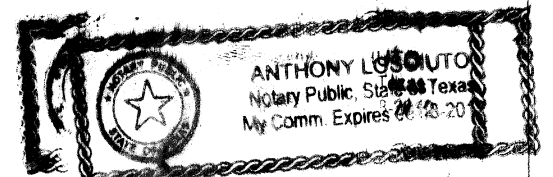
PAUL CHAD RANKIN
ADDRESS: 1502 S. LYNNWOOD
CEDAR PARK, TEXAS 78613
PHONE: 260-7106

VANESSA CAROLYN RANKIN
1502 S. LYNNWOOD
CEDAR PARK, TEXAS 78613
PHONE: 260-7106

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF October, 2008

BY: Vanessa Carolyn Rankin
Anthony Loscent
NOTARY PUBLIC, STATE OF TEXAS

Anthony Loscent
PRINTED NAME
MY COMMISSION EXPIRES 06-18-2012



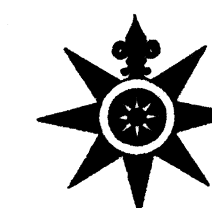
GENERAL NOTES:

1. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FLOOD INSURANCE RATE MAP PANEL 48491C0225D, DATED NOVEMBER 02, 1995, ZONE X.
3. NO STRUCTURE OR LAND ON THIS SURVEY SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
4. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE WATER WELL.
5. ON-SITE SEWAGE FACILITIES MUST BE LOCATED AT LEAST 100 FEET FROM ANY EXISTING WATER WELL. SEWAGE DRAIN FIELDS MUST BE AT LEAST 50 FEET FROM ANY ADJOINING LOT.
6. THIS SUBDIVISION IS LOCATED IN WILLIAMSON COUNTY
7. BUILDING SETBACKS IN THIS SUBDIVISION WILL BE IN ACCORDANCE WITH WILLIAMSON COUNTY.
8. ALL OF THE NOTES AND RESTRICTIONS FROM THE PRIOR RESUBDIVISION, RESUBDIVISION OF LOT 13 SWEET FARMS, RECORDED AT CAB. L, SL. 251-252, SHALL APPLY TO THE SAID SUBDIVISION, INCLUDING FLOOD PLAIN NOTES/EASEMENTS.
9. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY
10. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.

THAT I, PERRY C. STEGER, REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE DRIVEWAY DRAINAGE PIPES ARE NOT REQUIRED FOR LOTS WITHIN THIS SUBDIVISION.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS THE 13TH DAY OF DECEMBER, 2007 A.D.

Perry C. Steger
PERRY C. STEGER
DATE 12/13/07
PROFESSIONAL ENGINEER, NO. 65772
STATE OF TEXAS



ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199

Sheet 2 Of 2
Job No: 08R26007
PLAT CREATED: 08-09-07

100 0 100 200 300 Feet

DRAGONFLY ESTATES SUBDIVISION AN AMENDED PLAT OF THE RESUBDIVISION OF LOTS 13 & 13A SWEET FARMS

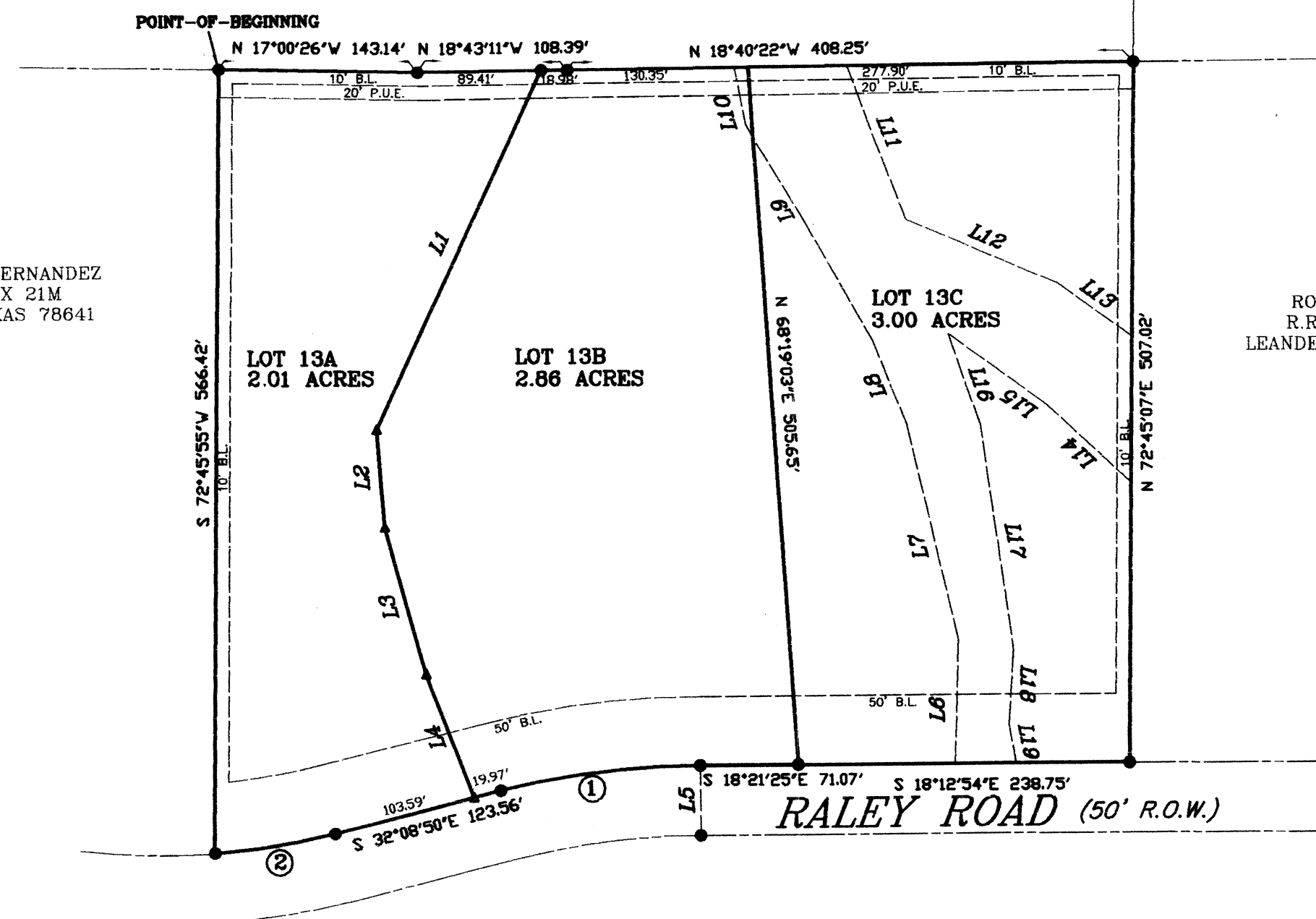
A 7.87 ACRE SUBDIVISION SITUATED IN THE JOHN DILLARD SURVEY, ABSTRACT NO. 179
WILLIAMSON COUNTY, TEXAS

13.93 ACRES
KATHERINE GALLOWAY
R.R. 7, BOX 20L
LEANDER, TEXAS 78641
VOL. 1284, PG. 353

3.07 ACRES
G.K. GALLOWAY
R.R. 7, BOX 50
LEANDER, TEXAS 78641
VOL. 2385, PG. 649

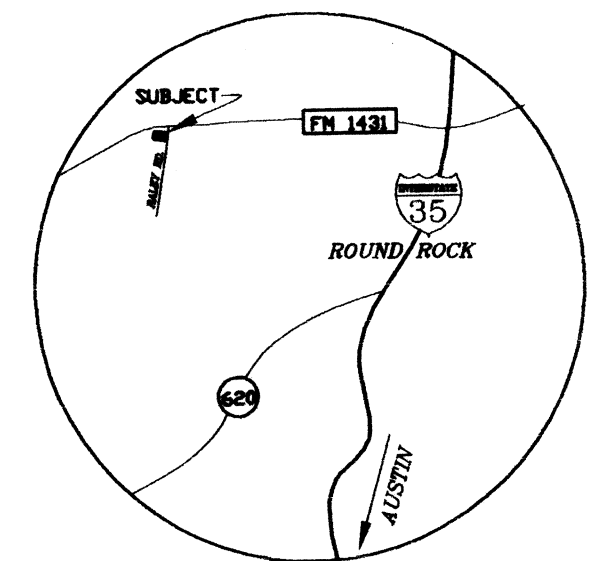
11A
FLORENTINO HERNANDEZ
R.R. 7, BOX 21M
LEANDER, TEXAS 78641

14(PT.)
ROBERT EWAN
R.R. 7, BOX 21
LEANDER, TEXAS 78641



LEGEND

●	IRON ROD FND.
○	IRON ROD SET
○	NO MONUMENT RECOVERED
△	NAIL SET
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY MAP
NOT TO SCALE

LINE TABLE

L1	S 63°10'16"E 287.43'	L11	S 61°31'00"W 119.35'
L2	N 67°30'44"E 70.80'	L12	S 06°12'00"W 117.80'
L3	N 66°48'23"E 110.35'	L13	S 18°04'30"W 66.92'
L4	N 50°59'51"E 94.20'	L14	S 24°40'00"W 85.06'
L5	N 71°38'64"E 49.86'	L15	S 17°38'00"E 84.13'
L6	S 74°01'00"W 89.59'	L16	N 52°49'00"E 70.03'
L7	S 58°56'00"W 160.02'	L17	N 64°09'30"E 163.39'
L8	S 50°18'00"W 63.56'	L18	N 76°04'00"E 52.87'
L9	S 41°27'30"W 82.18'	L19	N 62°08'30"E 29.18'
L10	S 60°50'00"W 42.02'		

CURVE TABLE

①

C=S 25°01'30"E 144.91'
A=145.26' R=607.00'

②

C=S 27°00'00"E 88.25'
A=88.36' R=508.49'

LEGAL DESCRIPTION OF A 7.86 ACRE (342,493 SQUARE FEET) TRACT OF LAND BEING ALL OF LOTS 13 AND 13A, RESUBDIVISION OF LOT 13, SWEET FARMS AS RECORDED IN CABINET L, SLIDES 251-252 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Southwesterly corner of said Lot 13A common with the Northwestery corner of Lot 11A and being in the Easterly line of a 13.93 acre tract of land as recorded in Volume 1284, Page 353 of the Deed Records of Williamson County, Texas for the Southwesterly corner of the herein described tract of land from which the Northeast corner of the John H. Dillard Survey, Abstract No. 179 bears approximately N65°54'00"E a distance of 7,732 feet more or less;

THENCE N17°00'26"W with the Easterly line of said 13.93 acre tract of land a distance of 143.14 feet to an iron rod found in the Easterly line of said 13.93 acre tract of land, same being the Northwestery corner of said Lot 13A same being an angle point in the Westerly line of the herein described tract of land;

THENCE N18°43'11"W with the Easterly line of said 13.93 acre tract of land a distance of 108.39 feet to an iron rod found at the Northwestery corner of said Lot 13A common with the Southwesterly corner of said Lot 13A for an angle point in the Westerly line of the herein described tract of land

THENCE N18°40'22" W with the Easterly line of said 13.93 acre tract of land a distance of 408.25 feet to an iron rod found at the Northeastery corner of said 13.93 acre tract of land, same being the Southeastery corner of a 3.07 acre tract of land as recorded in Volume 2385, Page 649 of the Deed Records of Williamson County, Texas, same being the Southwesterly corner of a tract of land conveyed to Robert Ewan known as Lot 14 (PT.), also being the Northwestery corner of said Lot 13 for the Northwestery corner of the herein described tract of land;

THENCE N72°45'07" E with the Southerly line of said Lot 14 (PT.) a distance of 507.02 feet to an iron rod found in the Westerly right-of-way line of Raley Road (50' R.O.W.), same being the Southeastery corner of said Lot 14 (PT.), also being the Northeastery corner of said Lot 13 for the Northeastery corner of the herein described tract of land;

THENCE S18°21'54" E with the Westerly right-of-way line of said Raley Road (50' R.O.W.) a distance of 238.75 feet to an iron rod found at the Southeastery corner of said Lot 13 common with the Northeastery corner of said Lot 13A for a point in the Easterly line of the herein described tract of land;

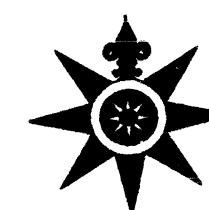
THENCE S18°21'25" E with the Westerly right-of-way line of said Raley Road (50' R.O.W.) a distance of 71.07 feet to an iron rod found at a point-of-curvature in the Easterly line of said Lot 13A for a point-of-curvature in the Easterly line of the herein described tract of land;

THENCE with the Westerly right-of-way line of said Raley Road (50' R.O.W.) and a curve to the left having a chord which bears S25°01'30"E a distance of 144.91 feet, an arc distance of 145.26 feet and a radius of 607.00 feet to an iron rod found at a point-of-curvature in the Easterly line of said Lot 13A for a point-of-curvature in the Easterly line of the herein described tract of land;

THENCE S32°08'50"E with the Westerly right-of-way line of said Raley Road (50' R.O.W.) a distance of 123.56 feet to an iron rod found at a point-of-curvature in the Easterly line of said Lot 13A for a point-of-curvature in the Easterly line of the herein described tract of land;

THENCE with the Easterly right-of-way line of said Raley Road (50' R.O.W.) and a curve to the right having a chord which bears S27°00'00"E a distance of 88.25 feet, an arc distance of 88.36 feet and a radius of 508.49 feet to an iron rod found at the Southeastery corner of said Lot 13A for the Southeastery corner of the herein described tract of land;

THENCE S72°45'55" W with the Northerly line of said Lot 11A common with the Southerly line of said Lot 13A a distance of 566.42 feet to the Point-Of-Beginning containing 7.86 acre (342,493 square feet) of land more or less.



ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199

Sheet 1 Of 2
Job No: 08R26007
PLAT CREATED: 08-09-07