

FINAL PLAT OF JERRY STEFEK SUBDIVISION WILLIAMSON COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF WILLIAMSON

September 28, 2009

3.503 ACRES

These notes describe that certain tract of land situated in located in the PETER CARTWRIGHT SURVEY, ABSTRACT NO. 124, located in Williamson County, Texas; subject tract being a part of and out of a called "50.571 Acres" conveyed in a Warranty Deed from Curtis Minzemayer, et al to Jerry Stefek, et ux dated 9-27-80 and recorded in Volume 807, Page 421 of the Deed Records of Williamson County (DRWC), a part of and out of a "1.220 Acre" tract described in a Deed of Trust recorded in Document No. 2005097107, Official Public Records of Williamson County (OPRWC) and a part of and out of a "7.002 Acre" tract described in a Deed of Trust recorded in Document No. 2002069685, OPRWC; subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on September 28, 2009 and being more fully described as follows:

BEGINNING at a 1/2" iron rod set (capped) in the North line of Williamson County Road No. 448, same being the South line of said "50.571 Acres" and the South line of said "7.002 Acres"; being the Southwest corner of subject tract and the Southeast corner of a called "3.500 Acres" as conveyed in a Warranty Deed with Vendors Lien from Jerry Stefek, et ux to Gerald Cole, et ux dated 10-30-2009 as recorded in Document No. 2009079495 Official Public Records Williamson County (OPRWC); found a 1/2" iron rod at the Southwest corner of said "50.571 Acres" bearing South 69°53'34" West, 152.42 feet, same being an exterior corner of said "3.500 Acres";

THENCE with the common lines of subject tract and said "3.500 Acres" as follows:

North 18°42'21" West (Basis of Bearings) 428.64 feet to a 1/2" iron rod set (capped)

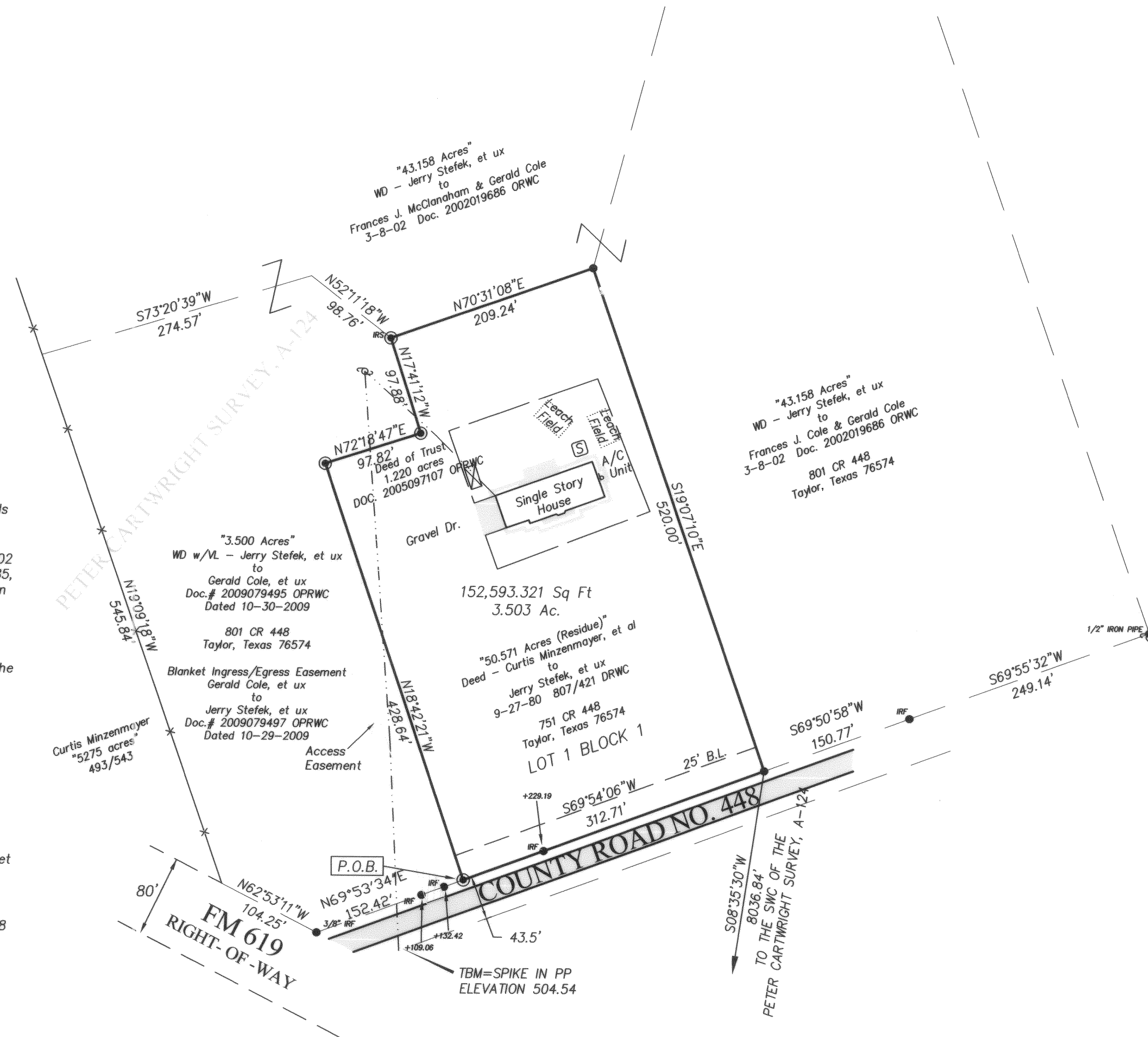
North 72°18'47" East 97.82 feet to a 1/2" iron rod set (capped) and

North 17°41'12" West 97.88 feet to a 1/2" iron rod found at an interior corner of said "7.002 Acres", same being an exterior corner of a called "43.158 Acres" conveyed in a Warranty Deed from Jerry Stefek, et ux to Frances J. McClanathan and Gerald Cole dated 3-8-2002 and recorded in Document No. 2002019686, OPRWC;

THENCE North 70°31'08" East with the North line of subject tract, same being the lower North line of said "7.002 Acres" and a line of said "43.158 Acres", a distance of 209.24 feet to a 1/2" iron rod found at an interior corner of said "43.158 Acres"; same being the Northeast corner of subject tract and said "7.002 Acres";

THENCE South 19°07'10" East with the East line of said "7.002 Acres", same being the lower West line of said "43.158 acres"; a distance of 520.00 feet to a 1/2" iron rod found at the Southeast corner of said "7.002 Acres", same being the Southwest corner of said "43.158 Acres" in said North line of Williamson County Road No. 448;

THENCE South 69°54'06" West with said North line of Williamson County Road No. 448, same being the South line of said "7.002 Acres" and "50.571 Acres", a distance of 312.71 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 3.503 Acres.



LEGEND:

- P.O.B. = POINT OF BEGINNING
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD SET (W/CAP)
- ⊗ WATER METER
- ⊠ POWER POLE
- ⊞ PROPANE TANK
- OVERHEAD ELECTRIC
- CHAIN-LINK FENCE

OWNER: JERRY AND CINDY STEFEK
751 COUNTY ROAD 448
TAYLOR, TEXAS 76574
512-924-1272

SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
PHONE: 512-352-9090
FAX: 512-352-9091
E-MAIL: Surveying@austin.rr.com

ENGINEER: DENNIS HILL
HILL ENGINEERING P.L.L.C.
204 C.R. 102
GEORGETOWN, TX 78626
PHONE - 512-948-5276
E-MAIL: dennis.w.hill@verizon.net

SITE DATA:
SURVEY: PETER CARTWRIGHT SURVEY,
ABSTRACT NO. 124
TOTAL AREA OF SITE: 3.503 ACRES
LINEAR FEET OF NEW STREETS: 0
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1

GRAPHIC SCALE



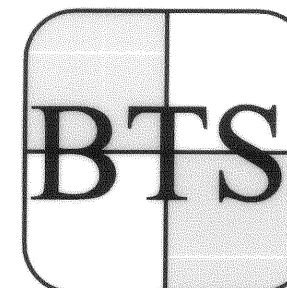
(IN FEET)
1 inch = 100 ft.

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: OCTOBER 2, 2009

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BRYAN TECHNICAL SERVICES,
INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.rr.com

DRAWN BY: JC/CJH	CHECKED BY: BLB
SCALE: 1" = 100'	
DATE: OCTOBER 1, 2009	
JOB NUMBER	SHEET
09-200	1 OF 2

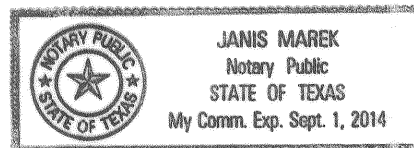
**FINAL PLAT OF
JERRY STEFEK SUBDIVISION
WILLIAMSON COUNTY, TEXAS**

DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JERRY STEFEK, OWNER OF THE "50.571 RESIDUE" AS CONVEYED IN A DEED DATED 9-27-1980 RECORDED IN VOLUME 807, PAGE 421 DEED RECORDS WILLIAMSON COUNTY, DO HEREBY SUBDIVIDE SAID "50.571 RESIDUE" TRACT AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

Jerry Stefek
JERRY STEFEK
751 COUNTY ROAD 448
TAYLOR, TX 76574
PHONE 512-924-1272



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2 DAY OF June, ~~2010~~, 2012

BY: *Janis Marek*
NOTARY PUBLIC, STATE OF TEXAS

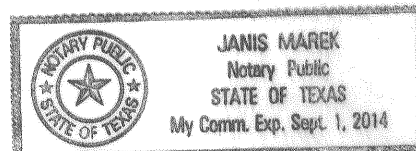
Janis Marek
PRINTED NAME
MY COMMISSION EXPIRES: Sept 1 2014

DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, CINDY STEFEK, OWNER OF THE "50.571 RESIDUE" AS CONVEYED IN A DEED DATED 9-27-1980 RECORDED IN VOLUME 807, PAGE 421 DEED RECORDS WILLIAMSON COUNTY, DO HEREBY SUBDIVIDE SAID "50.571 RESIDUE" TRACT AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

Cindy Stefek
CINDY STEFEK
751 COUNTY ROAD 448
TAYLOR, TX 76574
PHONE 512-924-1272



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2 DAY OF June, ~~2010~~, 2012

BY: *Janis Marek*
NOTARY PUBLIC, STATE OF TEXAS

Janis Marek
PRINTED NAME
MY COMMISSION EXPIRES: Sept 1 2014

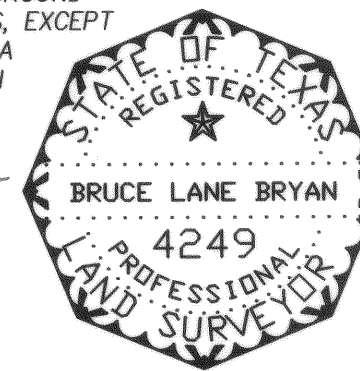
ADDRESSING COORDINATOR APPROVAL
ADDRESS ASSIGNMENTS VERIFIED THIS THE 21st DAY OF May, 2012 A.D.

Jenisa Bar
WILLIAMSON COUNTY ADDRESSING COORDINATOR

SURVEYOR'S CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

Bruce Lane Bryan 5/30/12
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS



SURVEYOR'S NOTE: ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR LOCATION OF IMPROVEMENTS, ADJOINER INFORMATION, VISIBLE UTILITIES AND ROADWAYS. COORDINATES AND BEARINGS RECITED HEREIN BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) AND ARE GRID VALUES.

FLOOD NOTE:

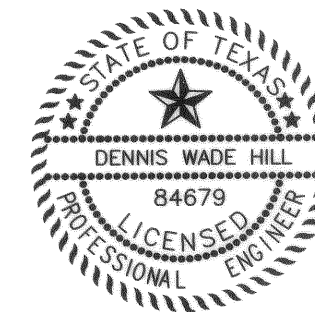
NO STRUCTURE OR LAND ON THIS PLAT SHALL BE HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA UNUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. **48491C0575C**, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS.

THAT I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Dennis Wade Hill 5/31/12
DENNIS W. HILL
LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TX.



NOTES:

ALL UTILITIES ARE CURRENTLY IN PLACE; THEREFORE NO PUBLIC UTILITY EASEMENTS ARE REQUIRED.

WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY A BY AN ON-SITE SEWER FACILITY (OSSF) AND WATER SERVICE PROVIDED BY NOACK WSC.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

ELEVATIONS BASED ON NAVD 88 DATUM.

POSITIVE DRAINAGE OCCURS THROUGHOUT THE ENTIRE TRACT, IMPROVEMENTS WILL BE MADE IF DRAINAGE PROBLEMS BECOME APPARENT.

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

Deborah L. Marlow, R.S. 05/24/2012
DEBORAH L. MARLOW, R.S. OS0029596 DATE
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

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

I, DAN A. GATTIS, 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 SAID COURT DULLY 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.

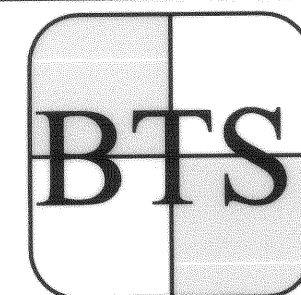
DAN A. GATTIS, COUNTY JUDGE DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 2010 A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE DAY OF _____, 2010, A.D., AT _____ O'CLOCK, _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT No. _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS BY:
BY: _____ DEPUTY



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