

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

THAT WE, Janardhana Korapala, and Veda Kumari Guggulla, owners of 1.106 acres out of the William Kincaid Survey, Abstract No. 374, located in Williamson County, Texas, as conveyed to us through Document No. 2013116948, of the Official Public Records of Williamson County, Texas, same being all of a called 0.591 acres and 0.514 acres also known as Lot 3 and Lot 4 respectively, Tonkawa Lake, a subdivision of record in Williamson County, Texas, as recorded in Plat Cabinet C, Slides 322 and 323, of the Plat Records of Williamson County, Texas, do hereby subdivide said 1.106 acres in accordance to the map or plat shown hereon to be known as "REPLAT OF LOTS 3 & 4, TONKAWA LAKE" and do dedicate to the public the use of all streets and easements as shown hereon.

WITNESS MY HAND, this the 16th day of August, 2014, A.D.

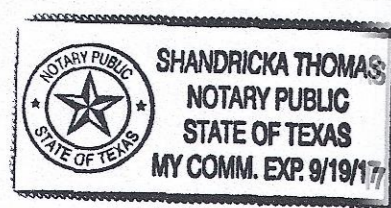
Janardhana Korapala Veda Kumari Guggulla  
2508 Mirasol Loop 2508 Mirasol Loop  
Round Rock, TX 78681 Round Rock, TX 78681

BEFORE ME, the undersigned authority personally appeared Janardhana Korapala and Veda Kumari Guggulla, known to me to be the persons whose names are sworn and subscribed to this instrument, and acknowledged to me that they have executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF August, 2014, A.D.

Shandricka Thomas Shandricka Thomas  
Notary Public, State of Texas Printed Name

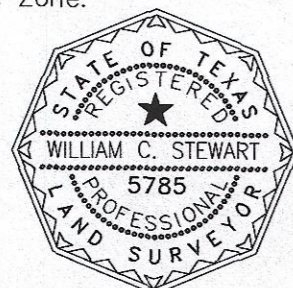
Exp. 19, 2017  
Expiration Date



STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

I, William C. Stewart am authorized under the laws of the State of Texas to practice the profession of land surveying and do hereby certify that this plat was prepared from an actual and accurate on-the-ground survey of the land shown hereon, that this survey was completed in compliance with the minimum standards of practice as promulgated by the Texas Board of Professional Land Surveying, and that the corner monuments shown hereon were properly placed under my direction and supervision. This subdivision is located within the Edwards Aquifer Recharge Zone.

William C. Stewart 08-06-14  
Registered Professional Land Surveyor  
No. 5785  
Date of Field Survey: May 22, 2014



REGULATIONS FOR FLOOD PLAIN MANAGEMENT FOR WILLIAMSON COUNTY:

No structure or land within this subdivision shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE application to the Williamson County Flood Plain Administrator.  
No lot within this subdivision is encroached by any special flood hazard areas inundated by 100 year floods as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel no. 48491C0490E, effective date September 26, 2008, for Williamson County, Texas.

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 plat complies with the requirements of the 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 verifications of the facts alleged. The Williamson County and Cities Health District (WCCHD) 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 with it.

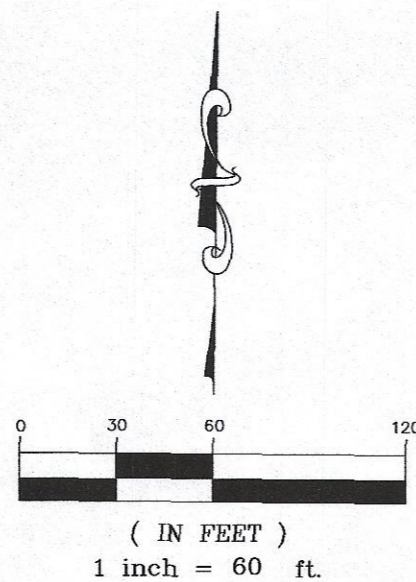
Deborah L. Marlow, RS, OS0029596  
Assistant Deputy Director  
Environmental Health Services, WCCHD

8/18/2014  
Date

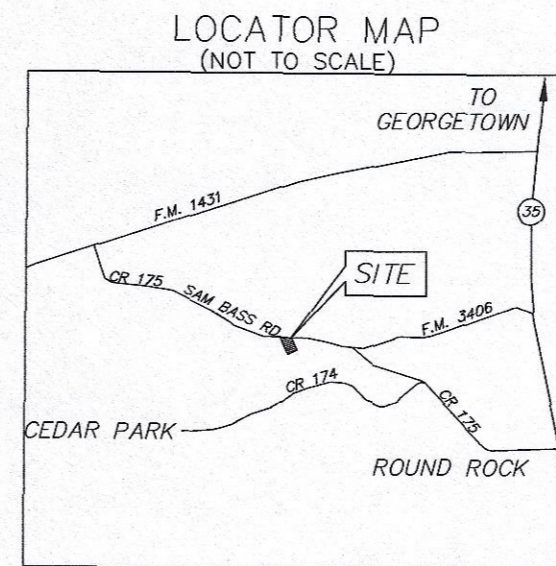
Williamson County and Cities Health District Notes:

- 1) Water service for this subdivision will be provided by Aqua Utilities, Inc.
- 2) Sewer service for this subdivision will be provided by On-Site Sewage Facilities (OSSF).
- 3) All lots are one (1) acre or greater in size.
- 4) No construction in this subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved the Water Pollution Abatement Plan (WPAP) in writing.
- 5) On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
- 6) On Site Sewage Facility shall have a 25 foot (25') setback from any drainage way or drainage easements and a 75 foot (75') setback from any watercourse.
- 7) A complete report detailing the types of (OSSF) to be considered and a site/soil evaluation report must be provided by a Registered Professional Engineer or Registered Sanitarian.
- 8) Maintenance of the drainage easements shall be the responsibility of the property owner.

# REPLAT OF LOTS 3 & 4 TONKAWA LAKE



**LEGEND**  
● = IRON ROD FOUND  
○ = IRON ROD SET (RLS)  
△ = CALCULATED POINT  
BL = BUILDING SET BACK LINE  
PUE = PUBLIC UTILITY EASEMENT  
DRWCT = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
PRWCT = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
OPRWCT = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
XXX/XXX = VOLUME/PAGE  
( ) = RECORDED INFORMATION  
POB = POINT OF BEGINNING



Notes for Williamson County:

This subdivision is subject to covenants and restrictions as shown on the recorded plat of TONKAWA LAKE recorded in Cabinet C, Slides 322-323, of The Plat Records of Williamson County, Texas, and restrictions and reservations as set forth in Volume 893, Page 564, of the Deed Records of Williamson County, Texas, and amended in Volume 1354, page 691, of the official Public Records of Williamson County, Texas.

This subdivision is subject to the Williamson County Subdivision Regulations, last revised on August 20, 2013.

PERIMETER FIELD NOTE DESCRIPTION FOR 1.106 ACRES:

BEING 1.106 ACRES OF LAND OUT OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 0.590 ACRES AND 0.541 ACRES, ALSO KNOWN AS LOT 3 AND LOT 4, RESPECTIVELY, TONKAWA LAKE, A SUBDIVISION OF RECORD IN PLAT CABINET C, SLIDES 322 AND 323, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for reference in the South right-of-way line of County Road No. 175, also known as Sam Bass Road at the northeast corner of TONKAWA LAKE, a subdivision of record in Williamson County, Texas, as recorded in Plat Cabinet C, Slides 322 and 323, of the Plat Records of Williamson County, Texas, from which the approximate northwest corner of the William Kincaid Survey, Abstract No. 374 bears North 57°05'29" West, 3236.50 feet, said 1/2" iron rod also marking the northwest corner of 5.571 acres conveyed to Cynthia Bourland Olson as described and recorded in Document No. 2007055793, of the Official Public Records of Williamson County, Texas; THENCE with the south right-of-way line of Sam Bass Road and the north line of TONKAWA LAKE North 89°33'30" West, at a distance of 315.20 feet to a capped 1/2" iron rod found (5784) marking the northeast corner of Lot 4 of TONKAWA LAKE for the northeast corner and POINT OF BEGINNING hereof;

THENCE with a line common with the easterly line of said Lot 4 and the westerly line of Lot 5 of the said subdivision South 20° 26'46" East, at a distance of 222.03 feet to a calculated point marking an exterior angle point in said Lot 5, the north most corner of Lot 6 of the said subdivision and the southeast corner of said Lot 4 for the southeast corner hereof from which a capped 1/2" iron rod found bears North 07°40'53" East, at a distance of 0.48 feet;

THENCE with a line common with the northwesterly line of said Lot 6 South 69°34'10" West, at a distance of 186.93 feet to a 1/2" iron rod found marking the southwest corner of Lot 3 of the said subdivision and the southeast corner of Lot 2 of the said subdivision for the southwest corner hereof;

THENCE with a line common with the westerly line of said Lot 3 and the easterly line of said Lot 2 North 20°25'54" West at a distance of 140.16 feet passing a 1/2" iron rod and continuing for a total distance of 293.28 to a 1/2" iron rod found marking the northeast corner of said Lot 2 and the northwest corner of said Lot 3 for the northwest corner hereof from which a 1/2" iron rod found marking an interior angle point in Lot 1 of the said subdivision and an exterior angle point in the south right-of-way line of Sam Bass Road bears North 89°37'10" West, at a distance of 190.02 feet;

THENCE with the south right-of-way line of Sam Bass Road North 89°33'30" East, at a distance of 200.00 feet to the POINT OF BEGINNING and containing 1.106 acres of land, more or less.

Jeresa Bar 8/18/14  
Williamson County 911 Addressing Coordinator Date

Williamson County Commissioners Court Approval

In approving this plat by the Commissioners' Court of Williamson County, Texas it is understood that the building of all streets roads and public thoroughfares and all bridges or culverts necessary to be constructed or placed, is the responsibility of the owner covered by this plat in accordance with plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any 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 representation by other parties in this plat. Floodplain data in particular may change depending upon subsequent development. It is further understood that the owners of the tract 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 been finally accepted for maintenance by the county.

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, and subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said 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.

DAN A. GATTIS  
County Judge  
Williamson County, Texas

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

I NANCY E. RISTER, Clerk of the County Court of Williamson County, Texas, 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 \_\_\_, 20\_\_\_, A.D. at \_\_\_ o'clock\_\_\_M, and duly recorded on this the \_\_\_ day of \_\_\_, 20\_\_\_, A.D. AT \_\_\_ o'clock\_\_\_M, in the Plat Records of Williamson County, Texas, in Cabinet\_\_\_, Slide\_\_\_.

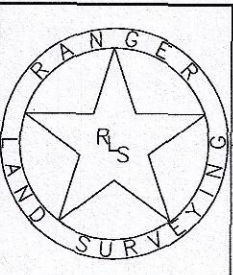
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Williamson County Texas, at my office in Georgetown, Texas, the date last shown written above.

NANCY E. RISTER  
Clerk, County Court of  
Williamson County, Texas

Deputy

PROJECT FILE: C:\1630114-Base1.dwg PLAT: C:\1630114-FINAL PLAT.dwg

SHEET 1 OF 1



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Construction, Design &  
Residential Surveying  
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