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DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, MARK BRYANT HOES, OWNER OF THE "75.95 ACRES" AS CONVEYED IN A DEED DATED 7-10-1990 RECORDED IN VOLUME 191, PAGE 169 OF THE OFFICIAL RECORDS, WILLIAMSON COUNTY, DO HEREBY SUBDIVIDE SAID "75.95 ACRES" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

MARK BRYANT HOES
8719 SILVERHILL LANE
AUSTIN, TX 78759
PHONE: 512-663-2986

DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, THERESA MARIE HOES, OWNER OF THE "75.95 ACRES" AS CONVEYED IN A DEED DATED 7-10-1990 RECORDED IN VOLUME 191, PAGE 169 OF THE OFFICIAL RECORDS, WILLIAMSON COUNTY, DO HEREBY SUBDIVIDE SAID "75.95 ACRES" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

THERESA MARIE HOES
8719 SILVERHILL LANE
AUSTIN, TX 78759
PHONE: 512-663-2986

NOTES:

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

ELEVATIONS BASED ON NAVD 88 DATUM.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

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 ANY 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, RS, 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

FINAL PLAT OF THE MARK AND THERESA HOES SUBDIVISION
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014,
BY _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

ADDRESSING COORDINATOR APPROVAL
ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2014 A.D.

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.

COREY JOSEPH HALL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6362
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:

THIS TRACT **IS NOT** LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

A PORTION OF THIS SUBDIVISION IS ENCROACHED BY A 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. **48491C0345E**, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS. ZONE "A"

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 W. HILL
LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TX.



75.956 ACRES

These notes describe that certain tract of land located in the **WILLIAM MCFADDIN SURVEY, ABSTRACT NO. 432 & JOSEPHINE MILTHORNE SURVEY, ABSTRACT NO. 433**, situated in Williamson County, Texas; subject tract being all of a called "75.95 Acres" conveyed in a General Warranty Deed from Elmore B. Hoes, Jr., et ux to Mark Bryant Hoes, et ux dated 7-10-1990 and recorded in Volume 1919, Page 169, Official Records Williamson County, Texas (ORWC); being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on November 19, 2014 and being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found in the North Right-of-Way of C.R. 410 for the Southwest corner of said "75.95 Acres", the Upper Southeast corner of a called "64.223 Acres" conveyed in a General Warranty Deed from Sidney R. Khovjak, et ux, Co-Trustees of the Sidney R. Khovjak and Joan C. Khovjak Living Trust and Nettie M. Khovjak, Harry Khovjak and Clarence Khovjak to Mark Hoes, et ux, dated 8-12-2005 and recorded in Document No. 2005063136 Official Public Records Williamson County, Texas (OPRWC), and marking the Southwest corner of herein described tract;

THENCE North 2011'02" West, with the East line of said "64.223 Acres" and the West line of said "75.95 Acres", a distance of **678.72 feet**, to a 1/2" Iron Rod set (capped "Bryan Tech Services"), being in the East line of said "64.223 Acres", in the West line of said "75.95 Acres" and marking a corner in the West of herein described tract;

THENCE North 2050'03" West, with the East line of said "64.223 Acres" and the West line of said "75.95 Acres", a distance of **727.39 feet**, to a 1/2" Iron Rod set (capped "Bryan Tech Services") at the Northeast corner of said "64.223 Acres", in the West line of said "75.95 Acres", the Southeast corner of a called "99.851 Acres" conveyed in a Quitclaim Deed from The Estate of Elaine Kallus to Kathryn Anderson, dated 8-13-1998 and recorded in Document No. 9853792 ORWC, and marking a corner in the West line of herein described tract;

THENCE North 1958'22" West, with the lower East line of said "99.851 Acres" and the West line of said "75.95 Acres", a distance of **559.85 feet**, to a 1/2" Iron Rod found at the Northwest corner of said "75.95 Acres", an Interior corner of said "99.851 Acres", and marking the Northwest corner of herein described tract;

THENCE North 6834'51" East, with the North line of said "75.95 Acres" and the upper South line of said "99.851 Acres" and the South line of a called called "9.55 Acres" to Nicki Mebane, "Probated Will - R006432" and the South line of a called "88.800 Acres" to Nicki Mebane, "Probated Will - R006445", a distance of **1677.57 feet**, to a 1" Iron Stake found, at the Northeast corner of said "75.95 Acres", in the South line of said "88.800 Acres", being the Northwest corner of a called "87.214 Acres" conveyed in a Special Warranty Deed from Larry Safarik, et ux to Arnie P. Safarik, et ux, dated 9-8-2014 and recorded in Document No. 20144072076 OPRWC, and marking the Northeast corner of herein described tract;

THENCE South 2115'32" East, with the East line of said "75.95 Acres" and the West line of said "87.214 Acres", a distance of **1958.18 feet**, to a 1/2" Iron Rod found at the Southeast corner of said "75.95 Acres", the Southwest corner of said "87.214 Acres", in the North Right-of-Way of Farm-to-Market 619, and marking the Southeast corner of herein described tract;

THENCE South 7215'39" West, with the South line of said "75.95 Acres" and the North Right-of-Way of Farm-to-Market 619, a distance of **500.17 feet**, to a 1/2" Iron Rod set (capped "Bryan Tech Services") in the South line of said "75.95 Acres", in the North Right-of-Way of Farm-to-Market 619, and marking a corner in the South line of herein described tract;

THENCE following along the North Right-of-Way of Farm-to-Market 619, a non-tangent curve to the left, with the **radius of 1,186.28 feet**, a **tangent of 172.92 feet**, a **delta angle of 1635'12"**, an **arc length of 343.42 feet**, and a **chord bearing of North 6134'12" West**, with a **chord distance of 342.22 feet**, to a 1/2" Iron Rod set (capped "Bryan Tech Services") in the South line of the herein described tract;

THENCE South 6843'47" West, with the North Right-of-Way line of County Road 410 and the South line of said "75.95 Acres", a distance of **869.48 feet**, to the **POINT OF BEGINNING** containing according to the dimensions herein stated an area of **75.956 Acres (3,308,646 sq. ft.) of Land**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values.

Corey Joseph Hall Registered Professional Land Surveyor No. 6362

Bryan Technical Services, Inc.
911 North Main
Taylor, Texas 76574
512-352-9090
Firm No. 10128500

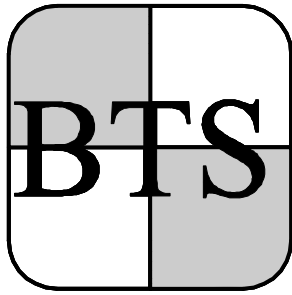
STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON

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 _____, 2014 A.D., AT _____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF _____, 2014, A.D., AT _____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC 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



BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.rr.com
FIRM# 10128500

DRAWN BY: SAH CHECKED BY: CJH

SCALE: 1" = 150'

DATE: NOVEMBER 19, 2014

JOB NUMBER SHEET

14-631 2 OF 2