

SAN GABRIEL RIVER RANCH
CABINET B/ SLIDE 94-P.R.W.C.

SAN GABRIEL RIVER RANCH
CABINET B/ SLIDE 94-P.R.W.C

LOT 272
THOMAS RAY WHITLOW
DOC. NO. 2012108267-O.P.R.W.C.

LOT 273
VICTOR M. MARTINEZ & MARIA C. MARTINEZ
DOC. NO. 2013048662-O.P.B.W.C.

LOT 274
KATHY McCOY
DOC NO 2007040560-0 P R W C

LOT 275
MICHELLE DEANN JOHNSON & GARY RAY JOHNSON
DOC. NO. 2014057651-O.P.R.W.C.

LOT 276
SHEILA JANETT LUCAS & DAVID ERNEST LUCAS
DOC. NO. 9859925-O.R.W.C.

LOT 277
DARRYL C. WINSTEAD
DOC. NO. 2001085426-O.P.R.W.C.

(N88°18'E)
N88°56'32"E 762.83'
(150') 149.63'

338.39

N:10234456.91
E:3057169.47

1274.81

—N88°56'32"E 435.66'

LOT 271A
2.255±AC.

LOT 271B
2.254±AC.

LOT 271
JOSE ADAME
DOC. NO. 2009035229-O.P.R.W.C.

LOT 271
JOSE ADAME
DOC. NO. 2009035229-O.P.R.W.C.

LOT 259
BERTHA LAVON HOLDER
1346/929-O.R.W.C.

(500°39'E 262.17'-OVERALL)
S03°52'17"E 262.99'-OVERALL
179.91'

SAN GABRIEL RIVER RANCH
CABINET B/ SLIDE 94-P.R.W.C.

LOT 260
TERI JANETTE SUKUP & FRANK SUKUP
DOC. NO. 2000028873-O.P.R.W.C.

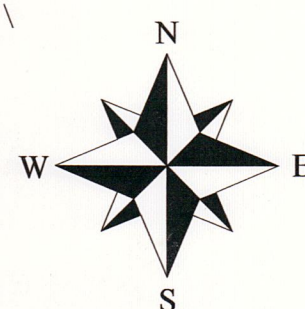
N:10234208.6
E:3057949.9

OWNER: JOSE ADAME
TOTAL PLAT AREA: 4.509± ACRES
NO. OF LOTS: 2 LOTS
BEARING BASIS: TEXAS STATE COORDINATE SYSTEM,
CENTRAL ZONE NAVD 83.
SURVEYOR: CUPLIN AND ASSOCIATES, INC
1932 WEST RR 1431
KINGSLAND, TX 78639
PHONE: (325) 388-3300
FAX: (325) 388-3320

SAN GABRIEL RIVER RANCH
CABINET B/ SLIDE 94-P.R.W.C.


LOT 270
CHARLES R. NICKLE & DEBRA NICKLE
DOC. NO. 2009079912-O.P.R.W.C.

LOCATION MAP
NOT TO SCALE



SCALE: 1"=40'

0' 40' 80'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '40' at the midpoint, and '80' at the right end.

1/2" IRON PIN FOUND
 SET 1/2" IRON PIN
 WITH 5938 PROPERTY CAP
 .../... VOLUME/PAGE
 P.R.W.C. PLAT RECORDS WILLIAMSON CO.
 D.R.W.C. DEED RECORDS WILLIAMSON CO.
 R.P.R.W.C. REAL PROPERTY RECORDS
 WILLIAMSON COUNTY
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY
 C.M. CONTROLLING MONUMENT
 () RECORD INFO/SUBJECT
 B.S.L. BLDG. SETBACK LINE
 U.E. UTILITY EASEMENT
 WIRE FENCE


PLAT OF
LOT NOS. 271A & 271B, SECTION ONE, SAN GABRIEL RIVER RANCH
BEING A REPLAT OF LOT 271, SECTION ONE, SAN GABRIEL RIVER RANCH, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE
94 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

WILLIAMSON COUNTY, TEXAS.

PROJ NO. 15603	
PREPARED FOR: JOSE ADAME	
TECH: C.FOSTER	
APPROVED: K.CUPLIN	
FIELDWORK PERFORMED ON: 08/18/2015	
COPYRIGHT-2015	PROFESSIONAL FIRM NO: 10126900

1932 WEST RR 1431
PO BOX 1095
KINGSLAND, TX. 78639
PH.325-388-3300 FAX 325-388-3320
WWW.CUPLINASSOCIATES.COM

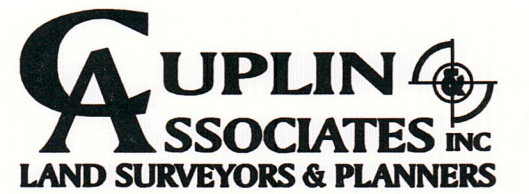
SCALE 1" = 40'



A horizontal scale bar with a black and white alternating pattern. It is marked with '0' at the left end, '20' in the middle, and '40' at the right end.

	2		1 OF 2 SHEET
	1		
DATE	NO.	DESCRIPTION	
REVISIONS			

PLAT OF
LOT NOS. 271A & 271B, SECTION ONE, SAN GABRIEL RIVER RANCH
WILLIAMSON COUNTY, TEXAS.



GENERAL NOTES:

- UTILITY PROVIDERS
WATER PROVIDER IS AQUA TEXAS, INC.
ELECTRIC PROVIDER IS PEDERNALES ELECTRIC CO-OP, INC.
EACH LOT WILL REQUIRE AN ON-SITE SEWAGE FACILITY, PER WILLIAMSON COUNTY REGULATIONS.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- SELLING OFF A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED WILLIAMSON COUNTY, IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS TEXAS COORDINATE SYSTEM - CENTRAL ZONE.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOODPLAIN) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48491C0250E, DATED 09/26/2008.
- THE DISTANCES SHOWN HEREON ARE GRID VALUES. FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.000131989.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM THE SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF SAN GABRIEL RIVER RANCH, SECTION ONE, AS RECORDED IN CABINET B, SLIDE 94 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- THE DIVISION OF LOT 271A BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT A VIOLATION OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- LOT 271B MAY NOT BE FURTHER SUBDIVIDED.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR THE LOT NOS. 271A & 271B WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 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 MAILBOXES THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. 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.
- THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FIELD NOTES of a 4.509 acre tract of land, and being a majority of Lot No. 271 of San Gabriel River Ranch, Section One, recorded in cabinet B, Slides 94 and 95 of the Plat Records of Williamson County, Texas and being further described by a General Warranty Deed with Vendor's Lien, conveyed to Jose Adame in Document No. 2009035229 of the Official Public Records of Williamson County, Texas.

BEGINNING at a 1/2" iron pin found in the south line of that certain Lot No. 272 of said San Gabriel River Ranch, for the northeast corner of a 50 ft. wide roadway easement and the northwest corner hereof;

THENCE, N88°56'32"E (called N88°18'E) with the south line of said Lot No. 272, the south line of those certain Lot Nos. 273 - 277 of said San Gabriel River Ranch, the north line of said Lot No. 271 and the north line hereof, a distance of 762.83 feet, to a 1/2" iron pin found in the south line of said Lot No. 277, for the northwest corner of that certain Lot No. 259 of said San Gabriel River Ranch, the northeast corner said Lot No. 271 and the northeast corner hereof;

THENCE, S03°52'17"E (called S00°39'E) with the west line of said Lot No. 259, the west line of that certain Lot No. 260 of said San Gabriel River Ranch, the east line of said Lot No. 271 and the east line hereof, a distance of 262.99 feet (called 262.17 feet), to a 1/2" iron pin found in the west line of said Lot No. 260, for the northeast corner of that certain Lot No. 270, the southeast corner of said Lot No. 271 and the southeast corner hereof;

THENCE, S87°18'51"W (called WEST) with the north line of said Lot No. 270, the south line of said Lot No. 271 and the south line hereof, a distance of 676.35 feet, to a 1/2" iron pin found the east line of said 50 ft. wide roadway easement, the north line of said Lot No. 270 and the south line of said Lot No. 271, for the southwest corner hereof;

THENCE, N20°31'43"W with the east line of said 50 ft. wide roadway easement and the west line hereof, a distance of 298.99 feet (called 300.0 feet) to the POINT OF BEGINNING. Containing 4.509 acres.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 7th DAY OF March, 2016A.D.

Cady Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

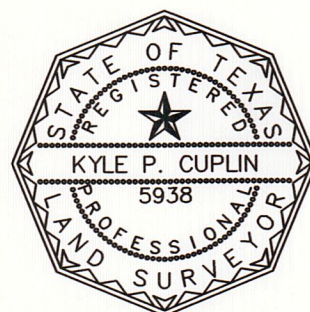
STATE OF TEXAS:
COUNTY OF LLANO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "LOT NOS. 271A & 271B, SECTION ONE, SAN GABRIEL RIVER RANCH", WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF MARCH, 2016.

I HEREBY CERTIFY THAT SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOODPLAIN) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48491C0250E, DATED 09/26/2008 AND THAT THE SUBJECT PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE (E.A.R.Z.).

K.P. Cuplin
KYLE P. CUPLIN, TEXAS R.P.L.S. NO. 5938



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT JOSE ADAME, BEING THE OWNER OF LOT NOS. 271, SAN GABRIEL RIVER RANCH, SECTION ONE, A SUBDIVISION LOCATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN PLAT CABINET B, SLIDE 94 THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT NO. 271 BEING FURTHER DESCRIBED IN DOCUMENT NUMBER 2009035229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE THIS PLAT, TO BE KNOWN AS, "LOT NOS. 271A & 271B, SECTION ONE, SAN GABRIEL RIVER RANCH" AS THE OFFICIAL PLAT OF THE SAME, AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL INTERNAL DRIVEWAYS AND PARKING AREAS SHOWN ON THE PLAT ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.

IN WITNESS WHEREOF, JOSE ADAME, AFORESAID, HAS CAUSED THE PRESENTS TO BE SIGNED ON

THIS 4th DAY OF March, 2016.

Jose Adame
JOSE ADAME - OWNER

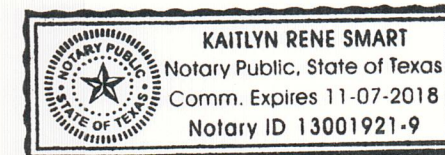
3-4-16
DATE

STATE OF TEXAS:
COUNTY OF LLANO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSE ADAME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY 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 4th DAY OF March, 2016.

Kaitlyn Rene Smart
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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 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 BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

Deborah L. Marlow, R.S.
DEBORAH L. MARLOW, R.S. 050029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

3/07/2016
DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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 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.

IN WITNESS WHEREOF HAS CAUSED THE PRESENTS TO BE SIGNED ON

THIS _____ DAY OF _____, 2016.

Dan A. Gattis
DAN A. GATTIS - COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY 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 THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. _____.

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

Nancy Rister
NANCY RISTER
COUNTY COURT CLERK
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

PROJ. NO. 15603
PREPARED FOR: JOSE ADAME
TECH: C.FOSTER
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: 08/18/2015
COPYRIGHT:2015 PROFESSIONAL FIRM NO: 10126900

1932 WEST RR 1431
PO BOX 1095
KINGSLAND, TX. 78639
PH.325-388-3300 FAX 325-388-3320
WWW.CUPLINASSOCIATES.COM

NOT TO SCALE

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

2 OF 2
SHEET