

VICINITY MAP
NTS

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

That SELF DIRECTED IRA SERVICES INC CUSTODIAN FBO CONNIE MAE REGIER, owner of Lot 1, Block 1, Wooden Nickel, a subdivision of record in cabinet J, Slide 2, Williamson County Plat records, as conveyed to SELF DIRECTED IRA SERVICES INC CUSTODIAN FBO CONNIE MAE REGIER, by deed recorded in Document No. 2016057924 of the Official Public Records of Williamson County, Texas, do hereby Replat said Lot 1, Block 1, Wooden Nickel, to be known as "LOT 1A, LOT 1B & LOT 1C, BLOCK 1, WOODEN NICKEL", and dedicate to the use of all public streets, alleys, parks, drains, watercourses, easements and public places shown on this plat.

McCormick
SELF DIRECTED IRA SERVICES INC
CUSTODIAN FBO CONNIE MAE REGIER
7901 WOODWAY DRIVE, SUITE 200
WACO, TX 76712

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

BEFORE ME, the undersigned authority, on this day personally appeared Melissa Coffman, of SELF DIRECTED IRA SERVICES INC CUSTODIAN FBO CONNIE MAE REGIER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of
December, A.D., 2016.

Alison Weeks
NOTARY PUBLIC

STATE OF TEXAS

ROAD WIDENING EASEMENTS

Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.

ROADWAY CONSTRUCTION

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridge or culverts necessary to be constructed or placed is the responsibility of the owner 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 roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage ways or easements in the subdivision, other than those draining or protecting the road system.

OWNER'S RESPONSIBILITIES

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. Floodplain data, in particular, may change. 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 roads in the subdivision have finally been accepted for maintenance by the County.

LEGEND

- IRON ROD SET W/CAP "ASH 5687"
- CONCRETE MONUMENT
- IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- (BRG.-DIST.) RECORD CALL

GARY REIGER
13.1 ACRES
DOC# 2005072587
O.P.R.W.C.TX.
R009852

JAMES BOREN
2.00 ACRES
DOC# 9817849
O.P.R.W.C.TX.
R009853

WILLIAM HERNDON
8.33 ACRES
DOC# 2014103754
O.P.R.W.C.TX.
R396894

AUBREY WALES
147.63 ACRES
DOC# 2008010160
O.P.R.W.C.TX.
R009912

CHONG HOON CHO
4.416 ACRES
DOC# 2007028255
O.P.R.W.C.TX.
R009840



EDWARDS AQUIFER NOTE:

This subdivision does not lie within the Edwards Aquifer Recharge Zone. This subdivision lies within the boundaries of the Contributing Zone of the Edwards Aquifer.

PLAT INFORMATION:

Total Area: 3.78 Acres
Total Number of Lots: 3
Blocks: 1

E.T.J. NOTE

This subdivision does not lie within the boundaries of any City or Extra Territorial Jurisdiction.

UTILITY INFORMATION

Water Service for this subdivision will be provided by Georgetown Utilities.
Sewer Service for this subdivision will be provided by On-Site Sewage Facilities.
Electrical Service for this subdivision to be provided by Pedernales Electric Cooperative, Inc.

PLAT NOTES:

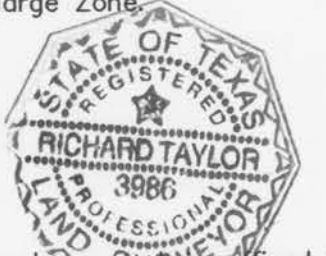
- 1) According to the National Flood Insurance Program, Flood Insurance Rate Map for Williamson County, Texas and Incorporated areas, Map No. 48491C0100E, Dated September 26, 2008, this property is located in zone "X", areas outside the designated 100-year floodplain.
- 2) Rural mailboxes shall be set 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.
- 3) Bearing basis derived by GPS measurements adjusted by Harin (High accuracy reference network) & projected to Texas State Plane Coordinates & NAD83.
- 4) Landscaping is prohibited within county road right-of-way.
- 5) This replat is subject to all applicable recorded easements and restrictions as set forth in the original plat of wooden Nickel, as recorded in document 8741905 of the Official public records of Williamson County.
- 6) Residential driveways are to be located no closer to the corner of intersecting right-of-way than 60 percent of the parcel frontage or 50 feet, whichever is less.
- 7) A defacto certificate of compliance is hereby issued for until all lots within this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- 8) 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.
- 9) Williamson County Driveway permits will be required for all lots in this subdivision.
- 10) Contours shown hereon were derived from Google Earth Surface Model.

STATE OF TEXAS *
COUNTY OF HAYS *

I, Richard H. Taylor, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property under my supervision on the ground and that corner monuments were properly placed under my supervision. This tract is not located within the Edwards Aquifer Recharge Zone.

Richard H. Taylor
Richard H. Taylor
Registered Professional Land Surveyor
State of Texas, No. 3986

12/07/16
Date



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., OS0029596
Director, Environmental Health Services, WCCHD

1/03/2017
Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 3rd day of January, 2017 A.D.

Deborah L. Marlow, R.S.
Williamson County Addressing Coordinator

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat for a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

DAN A. GATTIS
WILLIAMSON COUNTY, TEXAS

COUNTY JUDGE

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

I, Nancy C. Riser, 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 _____, 201____, at _____ o'clock _____ M., and duly recorded this the day of _____, 201____ 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 said County, at my office in Georgetown, Texas, the date last shown above written.

NANCY C. RISER
CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

By : _____, Deputy

REPLAT THE WOODEN NICKEL A SUBDIVISION OF RECORD IN CABINET J, SLIDE 2, WILLIAMSON COUNTY PLAT RECORDS WILLIAMSON COUNTY, TEXAS

0 100 200
SCALE 1" = 100'

CONNIE REGEIR
204 SARAHS LANE
LIBERTY HILL, TX 78642



132 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240

DRAWN: RMM SCALE: 1" = 100'
REVIEWED: RHT DATE: 7/01/16
©ASH & ASSOCIATES, L.L.C.

PROJECT No.
16-6250

SHEET 1 OF 1