

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

ADAM M. WADE, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2005030859 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RE-PLAT SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS RE-PLAT OF LOT 6, HIGH VIEW MEADOW.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12 DAY OF JONEY , 2017.

ADAM M. WADE OWNER 4153 GREENBRIER DRIVE, BETTENDORF, IA. 52722

THE STATE OF TEXAS COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE_ 12 DAY OF ______, 2017,

NOTARY PUBLIC, STATE OF TEXAS

Tyler Rundie PRINTED NAME MY COMMISSION EXPIRES: __ 7/22/2017

Tyler Rundle State of lowa Commission No. 779458 My Commission Expires: July 22, 2017

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ROAD WIDENING EASEMENTS

ROAD WIDENING EASEMENTS
RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE
LANDOWNER UNTIL 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 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) 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 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.

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

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

DEVELOPMENT NOTES

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

ROAD NAME AND 911 ADDRESS APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 1810 DAY OF SANGAY, 2017 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

HEALTH DISTRICT APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT 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 PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DEBORAH L. MARLOW, RS, OSO029596

DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

RE-PLAT OF LOT 6 HIGH VIEW MEADOW

RURAL MAILBOXES SHALL BE SET THREE FEET FROM THIE 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.

LEGAL DESCRIPTION

2.255 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 243 LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED LOT 6 OF HIGH VIEW MEADOW CONVEYED IN A WARRANTY DEED FROM CHAD SJOLANDER, ET UX, TO ADAM WADE, DATED 4-6-2005 AND RECORDED IN DOCUMENT NO. 2005030859, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPIRWC); AND ALL OF A CALLED "0.039 ACRE TRACT" CONVEYED IN A GENERAL WARRANTY DEED FROM DUNCAN FOREST & WIFE DIANNA FOREST TO ADAM WADE, DATED 12-2-2016 AND RECORDED IN DOCUMENT NO. 2016114096, (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERIVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF DECEMBER, 2016; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS (BEARINGS: AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, 93 JADJ. 1:

BEGINNING AT THE NORTHEAST CORNER OF SAID "0.039 ACRE" TRACT IN THE WEST MARGIN OF COUNTY ROAD NO. 251, FOUND A 16"HACKBERRY TREE (A STREING MAGNETIC SIGNAL WAS RECEIVED INSIDE SAID TREE) AT THE SAME CORNER;

THENCE SOUTH 21' 04' 28"EAST WITH THE COMMON LINE OF SAID "0.039 ACRES" AND THE WEST MARGIN OF SAID COUNTY ROAD NO. 251, A DISTANCE OF 5.96 IFEET TO A "MAG" NAIL SET AT THE EASTERNMOST CORNER OF SAID "0.039 ACRE" TRACT; FOUND A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF A CALLED "14.97 ACRES" CONVEYED IN A WARRANTY DEED FROM VICTOR DAVIS & DAVID DAVIS TO DUNCAN FOREST & WIFE DIANNA FOREST, DAVIED 10-22-2002 AND RECORDED IN DOCUMENT NO. 2002082484, (OPRWC), BEARING SOUTH 21' 04' 28"EAST, 481.40 FEET;

THENCE SOUTH 67' 17' 05" WEST WITH THE SOUTH LINE: OF SAID "0.039 ACRE", GENERALLY WITH FENCE LINE, A DISTANCE OF 134.38 FEET TO A 1/2"IRON ROW SET (CAPPED BRYAN TECHNICAL SERVICES") AT FENCE ANGLE, BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 76'_14'_06"WEST WITH THE SOUTH LINE OF SAID '0.039 ACRE", GENERALLY WITH FENCE LINE, A DISTANCE OF 67.84 FEET TO A 1/2"IRON ROD' SET (CAPPED BRYAN TECHNICAL SERVICES") AT FENCE ANGLE, BEING AN INTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 72' 43' 30" WEST WITH THE SOUTH LINE OF SAID "0.039 ACRE", GENERALLY WITH FENCE LINE, A DISTANCE OF 54.08 FEET TO A 1/2"IRON ROD SET (CAPPED BRYAN TECHNICAL SERVICES") AT THE INTERSECTION OF THE NORTH LINE OF SAID "14.97" ACRES" AND THE SOUTH LINE OF A CALLED LOT 6 OF HIGH VIEW MEADOW" CONVEYED IN A WARRANTY DIEED FROM CHAD SJOLANDER, ET UX, TO ADAM WADE, DATED 4-6-2006 AND RECORDED IN DOCUMENT NO. 2005030859, (OPRWC); AND BEING AN INTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 69' 27' 56" WEST WITH THE COMMON LINE OF SAID "LOT 6 OF HIGH VIEW MEADOW" AND SAID "14.97 ACRES", GENERALLY WITH FENCE LINE, A DISTANCE OF 411.70 FEET TO A FOUND 1/2"IRON ROD, AT THE NORTHWEST CORNER OF SAID "14.97 ACRES", SAME BEING THE SOUTHWEST CORNER OF SAID 'LOT 6 OF HIGH VIEW MEADOW", BEING THE SOUTHIERNMOST CORNER OF SUBJECT TRACT;

THENCE NORTH 20' 47' 00" WEST WITH THE WEST LINE (OF SAID "LOT 6 OF HIGH VIEW MEADOW", A DISTANCE OF 148.87 FEET TO A FOUND 1/2"IRON ROD; AT THE NORTHWEST CORNER OF SAID "LOT 6 OF HIGH VIEW MEADOW", SAME BEING THE SOUTHWEST CORNER OF A CALLED LOT 5 OF HIGH VIEW MEADOW" CONVEYED IN A WARRANTY DEED FROM DUNCAIN FOREST, ET AL, TO PATRICIA LYNN COUCH, DATED 10-5-2005 AND RECORDED IN DOCUMENT NO. 2005080551, (OPRWC); AND BEING THE WESTERNMOST CORNER OF SUBJECT TRACT:

THENCE NORTH 69' 21' 37"EAST WITH THE COMMON LINIE OF SAID "LOT 6 OF HIGH VIEW MEADOW" AND "LOT 5 OF HIGH VIEW MEADOW", A DISTANCE OF 657.09) FEET TO A FOUND 1/2" IRON ROD, AT THE NORTHEAST CORNER OF SAID "LOT 6 OF HIGH VIEW ME ADOW", SAME BEING THE SOUTHEAST CORNER OF SAID LOT 5 OF HIGH VIEW MEADOW", AND BEING THE NIORTHERNMOST CORNER OF SUBJECT TRACT:

THENCE SOUTH 20° 51' 26" EAST WITH THE COMMON LINIE OF SAID "LOT 6 OF HIGH VIEW MEADOW" AND WILIAMSON COUNTY ROAD NO. 251, A DISTANCE OF 1502.07 FEET TO A 1/2"IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") BEING IN THE SOUTH LINE OF SAID "LOT 6 OF HIGH VIEW MEADOW" AND IN THE NORTH LINE OF SAID "14.97 ACRES", BEING AN IINTERIOR CORNER OF SUBJECT TRACT;

THENCE NORTH 69° 27' 56"EAST A DISTANCE OF 10.00) FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 2.255 ACRES OF LAND (99,932 SQUARE FEET).

THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF HIGH VIEW MEADOW, AS RECORDED IN CABINET "O", SLIDE 170 IN THE PLAT RECORDS OF WILLIAMSON COUNTY.

PROFESSIONAL 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 BIOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSUFRE.

BRUCE LANE BRYAIL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 42/49 STATE OF TEXAS

TBPLS FIRM REGISTRATION NO. 10128500

PROFESSIONAL ENGINEER'S CERTIFICATION:

THAT I, LINA CHTAY, DO HEREBY CERTIFY THAT THIS INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORIDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0575E, EFFECTIVE DATE SEPTEMBER 26; 2008, LOCATED IN ZONE "X" (UNSHADED). THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

1-18-17 LINA CHTAY

LICENSED PROFESSIONAL ENGINEER NO. 107211 STATE OF TEXAS BELTON ENGINEERING INC., TBPE FIRM REGISTRATION NO. F-13392

COUNTY JUDGE'S APPROVAL

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, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE 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, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION

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 DAY OF _____ A.D., 'AT ___O'CLOCK, ___M., AND DULY RECORDED THIS THE DAY OF _______ 20____ A.D., /AT _____ O'CLOCK, _____M., AND BULY RECORDED THIS RECORDS OF SAID COUNTY IN INSTRUMENT NO. RECORDS OF SAID COUNTY IN INSTRUMENT 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 COUNTRY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

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BRUCE LANE BRYAN

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FIRM No. 10128500 surveying@austin.rr.com www.bryantechnicalservices.com

NO. DATE	REVISIONS BY
DRAWN BY: BLB	CHECKED BY: BLB
	APPROVED BY: BLB
PROJECT NO. 16-571	DATE: DECEMBER 6, 2016