

GRAPHIC SCALE
SCALE 1" = 200'

VER CREEK RANCH, PHASE FIVE
CAB. V, SLIDE 327-328
P.R.

1. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS FOR 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 LAND OWNER 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 OF NEGLIGENCE NOT ATTRIBUTED TO THEM AND ACKNOWLEDGES THAT 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.

2. IN APPROVING THIS PLAN 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 OF THE TRACT OF LAND COVERED BY THIS PLAN 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 PLAN, 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.

3. 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 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 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.

4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF 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.

5. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

6. A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" AS IDENTIFIED ON FEMA COMMUNITY PANEL NO. 48491C0250E, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL No.48491C0435E EFFECTIVE DATE SEPT. 26, 2008.

7. SEWER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE ON-SITE SEWAGE FACILITY. (OSSE)

8. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

9. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE WELL.

10. LOT 1 MAY NOT BE FURTHER SUBDIVIDED.

11. THIS LOT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

12. THERE IS AN EXISTING 18" CMP DRAIN PIPE AT THE ENTRANCE TO THIS PROPERTY.

13. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

14. 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. MINIMUM FINISHED FLOOR ELEVATION OF LOT 1 IS 1028.25'.

15. THE MINIMUM FIRST FLOOR ELEVATION SHOWN ON THIS PLAT WAS DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY STEGER BIZZELL, PROJECT No.22438, DATED NOVEMBER 30, 2016.

16. THIS LOT IS SUBJECT TO RESTRICTIONS AS LISTED IN DOC. #2016107188 OF THE O.P.B.W.C.T.

17. THERE SHALL BE A 75' OSSF SETBACK FROM THE CENTERLINE OF THE EXISTING CREEK ON LOT 1

FINAL PLAT OF *MELCHOR ESTATES*

A 6.00 ACRE SUBDIVISION SITUATED IN THE
J. JENKS SURVEY, ABSTRACT NO. 351,
WILLIAMSON COUNTY, TEXAS

STEEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10093700		WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS >>>PLANNERS >>>SURVEYORS			

JOB No. 22438

DATE: NOV. 2017

SHEET 1 of 2

DRAWN BY:

REVIEWED BY:

APPROVED BY:

OWNER:
SHAWN & LACEY MELCHOR
2833 GARNET RIDGE
LEANDER, TX 78641

ENGINEER/SURVEYOR:
STEGER BIZZELL
1978 S. AUSTIN AVE.
GEORGETOWN, TEXAS 78626

TOTAL AREA OF PLAT: 6.00 ACRES
TOTAL NUMBER OF LOTS: 1
TOTAL NUMBER OF BLOCKS: 0

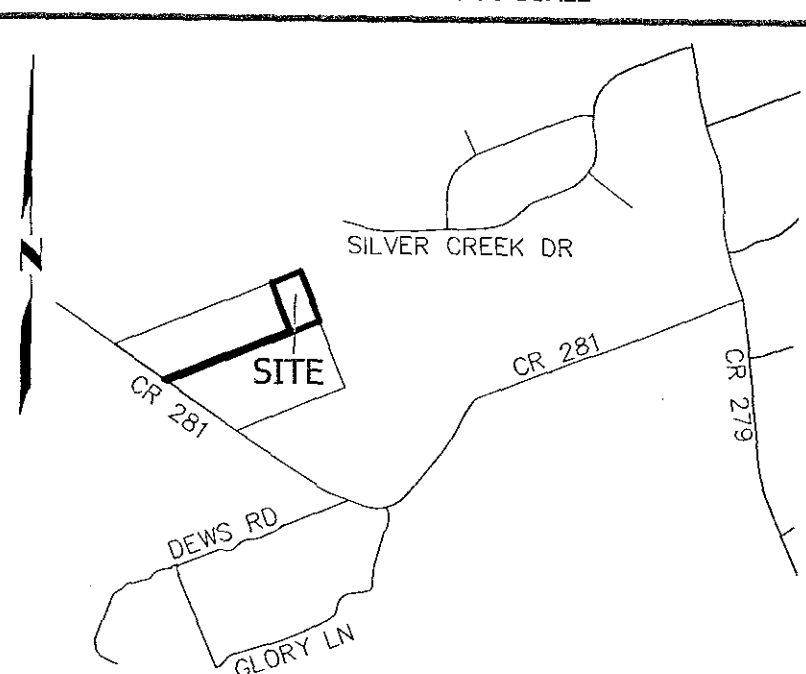
LEGEND

- | | |
|--------|--|
| ● | IRON REBAR WITH CAP FOUND
(STAMPED "CARSON") |
| ● | IRON REBAR FOUND
(1/2", OR AS NOTED) |
| ○ | IRON REBAR WITH CAP SET
(1/2" STAMPED "RPLS 5784") |
| ▲ | NAIL FOUND (60D, OR AS NOTED) |
| Q.R. | OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| D.P.R. | OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| D.R. | DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| P.R. | PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| R.O.W. | RIGHT-OF-WAY |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| OSSF | ON SITE SEWAGE FACILITY |

DRAINAGE EASEMENT

Line #	Direction	Length
L1	S21° 12' 00"E	247.53
L2	N80° 50' 11"W	38.72
L3	N79° 16' 46"W	75.34
L4	S89° 57' 56"W	125.73
L5	S78° 11' 32"W	116.64
L6	N21° 51' 43"W	262.53

LOCATION MAP - NOT TO SCALE



SURVEY NOTES

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM OF 1983(NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED
IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED
ADJUSTMENT FACTOR OF 0.99985696.

P:\22000-22999\22438-CR 281\Survey Data\CAD\Plat\22438-6.00Plat.dwg, Layout1, 3/10/2017 1:18:24 PM, Greg

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.

PROPERTY DESCRIPTION

BEING 6.000 ACRES OF LAND SITUATED IN THE J. JENKS SURVEY, ABSTRACT NO. 351, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 65.44 ACRE TRACT OF LAND REFERENCED IN A WARRANTY DEED TO BOODIDDLE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2016072101, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON REBAR FOUND FOR THE WEST CORNER OF SAID 65.44 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER PORTION OF A CALLED 103.87 ACRE TRACT OF LAND REFERENCED IN AN ASSIGNMENT OF CONTRACT OF VETERANS' LAND BOARD CONTRACT OF SALE AND PURCHASE TO EDMOND C. MCCRAY, RECORDED IN VOLUME 484, PAGE 651, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 444, PAGE 336, OF SAID DEED RECORDS, ALSO BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281 (A VARIABLE WIDTH RIGHT-OF-WAY, NO DEDICATION FOUND TO DATE);

THENCE, SOUTH 55°01'45" EAST, ALONG THE SOUTHWEST LINE OF SAID 65.44 ACRE TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, A DISTANCE OF 732.93 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, OVER AND ACROSS SAID 65.44 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 68°08'17" EAST, A DISTANCE OF 1665.14 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET;

2. NORTH 21°51'43" WEST, A DISTANCE OF 613.51 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET IN THE NORTHWEST LINE OF SAID 65.44 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF SAID REMAINDER PORTION OF THE 103.87 ACRE TRACT;

THENCE, NORTH 68°08'17" EAST, WITH SAID NORTHWEST LINE OF THE 65.44 ACRE TRACT AND SAID SOUTHEAST LINE OF THE REMAINDER PORTION OF THE 103.87 ACRE TRACT, A DISTANCE OF 332.25 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET FOR THE NORTH CORNER OF SAID 65.44 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID REMAINDER PORTION OF THE 103.87 ACRE TRACT, ALSO BEING IN THE SOUTHWEST LINE OF LOT 26, BLOCK B, SILVER CREEK RANCH, PHASE FIVE, A SUBDIVISION RECORDED IN CABINET V, SLIDE 327-328, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, SOUTH 21°23'49" EAST, WITH THE NORTHEAST LINE OF SAID 65.44 ACRE TRACT AND THE SOUTHWEST LINE OF SAID SILVER CREEK RANCH, PHASE FIVE, A DISTANCE OF 142.66 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF A CALLED 47.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BRUCE ALLAN BECKETT, RECORDED IN DOCUMENT NO. 2002096837, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 21°12'00" EAST, CONTINUING WITH SAID NORTHEAST LINE OF THE 65.44 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 47.00 ACRE TRACT, A DISTANCE OF 500.89 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8-INCH IRON REBAR FOUND FOR THE EAST CORNER OF SAID 65.44 ACRE TRACT BEARS SOUTH 21°12'00" EAST, A DISTANCE OF 851.44 FEET;

THENCE, SOUTH 68°08'17" WEST, OVER AND ACROSS SAID 65.44 ACRE TRACT, A DISTANCE OF 1970.84 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET IN SAID SOUTHWEST LINE OF THE 65.44 ACRE TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, FROM WHICH A 3/8-INCH IRON REBAR FOUND FOR THE SOUTH CORNER OF SAID 65.44 ACRE TRACT BEARS SOUTH 55°01'45" EAST, A DISTANCE OF 1029.92 FEET;

THENCE, NORTH 55°01'45" WEST, WITH SAID SOUTHWEST LINE OF THE 65.44 ACRE TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, A DISTANCE OF 35.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.000 ACRES OF LAND MORE OR LESS.

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

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE UNIFIED DEVELOPMENT CODE PUBLISHED BY WILLIAMSON COUNTY, TEXAS, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF, AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.

Miguel A. Escobar 3/10/2017
MIGUEL A. ESCOBAR, LSL, RPLS
TEXAS REG. NO. 5630



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

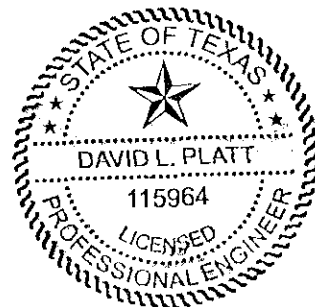
I, DAVID L. PLATT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCRACED BY A ZONE "A" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NUMBER 48491C0435E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48491C0250E, EFFECTIVE DATE SEPTEMBER 26, 2008.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS

THIS THE 20th DAY OF MARCH, 2017, A.D.

David L. Platt
DAVID L. PLATT
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS - NO. 115964



OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS;

WE, SHAWN MELCHOR & LACEY MELCHOR, SOLE OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016107188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC 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 NEW PUBLIC ROADWAYS AND EASEMENTS IF ANY AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS: "MELCHOR ESTATES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13th DAY OF March, 2017

Shawn Melchor
SHAWN MELCHOR
2833 GARNET RIDGE
LEANDER, TEXAS 78641

3.13.17
DATE

Lacey Melchor
LACEY MELCHOR
2833 GARNET RIDGE
LEANDER, TEXAS 78641

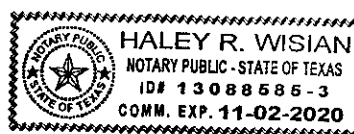
3.13.17
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHAWN MELCHOR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF March, 2017.

Hailey R. Wisian
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11-2-2020

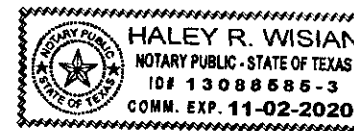


STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LACEY MELCHOR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF March, 2017.

Hailey R. Wisian
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11-2-2020



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, RONNIE SHOEMAKER, VICE PRESIDENT, INDEPENDENT BANK, LIEN HOLDER OF THE CERTAIN 6.00 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016107188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN OR WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS: "MELCHOR ESTATES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20th DAY OF March, 2017.

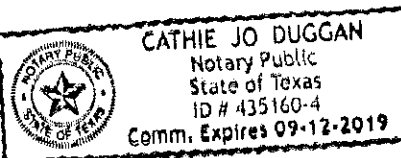
Ronnie Shoemaker
RONNIE SHOEMAKER, VICE PRESIDENT INDEPENDENT BANK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RONNIE SHOEMAKER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF March, 2017.

Cathie Jo Duggan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 9-12-19



CITY OF LIBERTY HILL APPROVAL

THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

Gregory H. Platt
CITY OF LIBERTY HILL, TEXAS

March 27, 2017
DATE

FLOODPLAIN ADMINISTRATOR APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THIS PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR THE INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. Terron Evertson
J. TERRON EVERTSON
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

3/28/17
DATE

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 THE CITY 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 PLAT AND DOCUMENTS ASSOCIATED WITH IT.

Deborah L. Marlow, R.S.
DEBORAH L. MARLOW, RS, OS0029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

03/21/2017
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 20th DAY OF March, 2017 A.D.

Cathy Bridge
TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL ME BY THESE PRESENTS;

I, DAN GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OF 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 AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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 THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 2017 A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN THE 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 COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT OF
MELCHOR ESTATES
A 6.00 ACRE SUBDIVISION SITUATED IN THE
J. JENKS SURVEY, ABSTRACT NO. 351,
WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	WEB STEGERBIZZELL.COM