STEFEK SUBDIVISION

A FINAL PLAT OF 1.033 ACRES OUT OF THE J.B. ROGERS SURVEY, ABSTRACT NO. 543
BEING A PORTION OF 218.43 ACRES (DOCUMENT No. 2014006669 OPRWC)
AND ALL OF 0.591 ACRES (DOCUMENT No. 2016064930 OPRWC)

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

That, CGS FARMS, LLC, by Christopher G. Stefek, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2014006669 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 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 STEFEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 13th day of April, 2017.

Christopher G. Stefek
owner
17924 Alligator Road
Bartlett, Texas 76511

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Christopher G. Stefek, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13th day of April, 2017.

NOTARY PUBLIC in and for the State of Texas

JENNIFER S. GOODENOW NOTARY PUBLIC STATE OF TEXAS COMMISSION # 3089604 OCT. 19, 2020

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

I, George D. Stefek, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2016064930 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 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 STEFEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 13th day of April, 2017.

George D. Stefek
co-owner
1900 CR 354
Granger, Texas 76530

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared George D Stefek, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13th day of April, 2017.

NOTARY PUBLIC in and for the State of Texas

JENNIFER S. GOODENOW NOTARY PUBLIC STATE OF TEXAS COMMISSION # 3089604 OCT. 19, 2020

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

I, Dorothy K. Stefek, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2016064930 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 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 STEFEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 13th day of April, 2017.

Dorothy K. Stefek
co-owner
1900 CR 354
Granger, Texas 76530

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

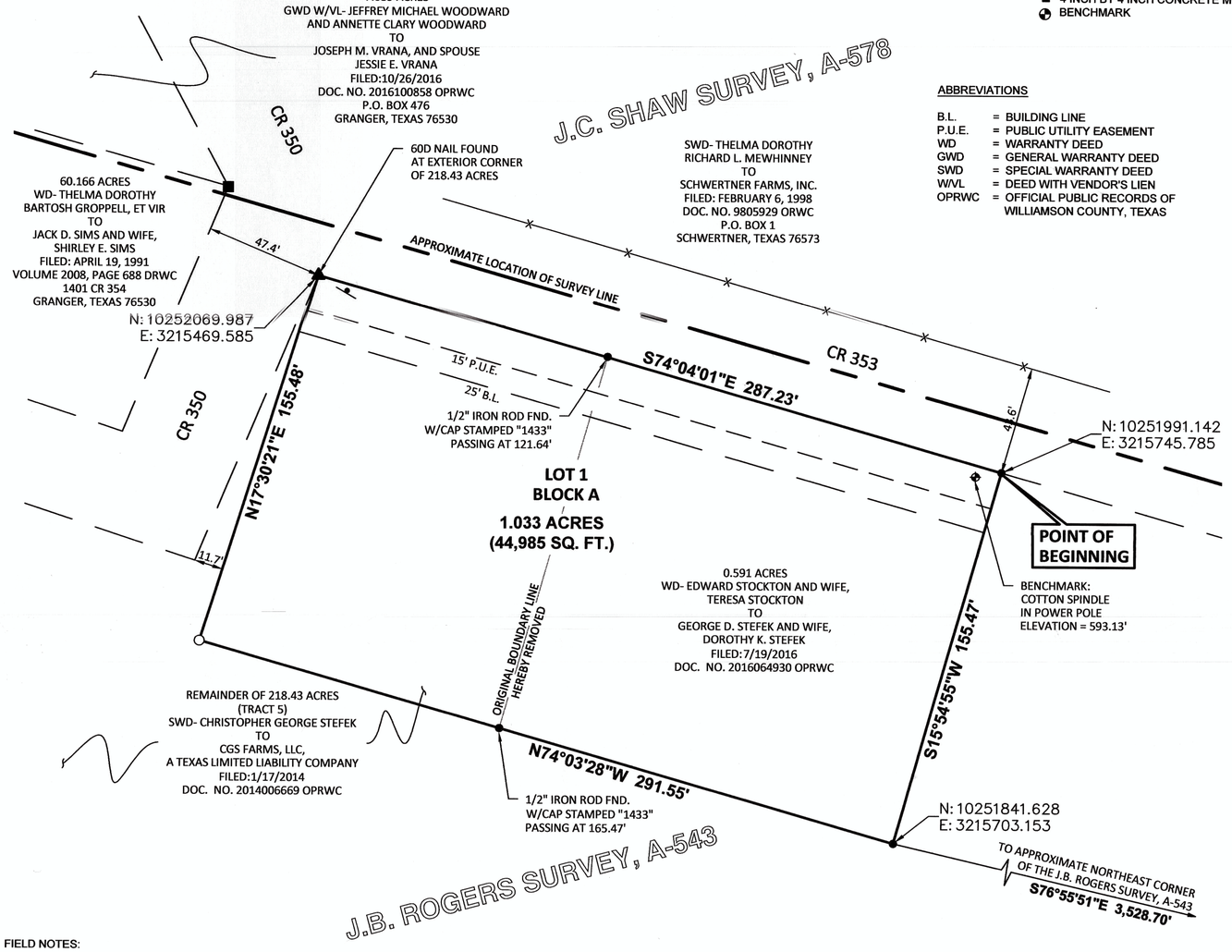
Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Dorothy K. Stefek, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13th day of April, 2017.

NOTARY PUBLIC in and for the State of Texas

JENNIFER S. GOODENOW NOTARY PUBLIC STATE OF TEXAS COMMISSION # 3089604 OCT. 19, 2020

CivilCorp
ENGINEERS • SURVEYORS
116 E. MAIN STREET, ROUND ROCK, TEXAS 78664
TEL: (512) 828-0406 FAX: (512) 828-0429
TBPE REGESTRATION #F-10283 TBPLS REGISTRATION #10194152



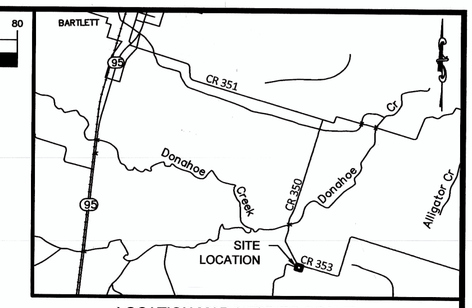
SCALE: 1"= 40'

LEGEND

- ● 1/2 INCH IRON ROD FOUND
- ○ 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED (CIVILCORP) SET
- ■ 4 INCH BY 4 INCH CONCRETE MONUMENT
- BENCHMARK

ABBREVIATIONS

B.L.	=	BUILDING LINE
P.U.E.	=	PUBLIC UTILITY EASEMENT
WD	=	WARRANTY DEED
GWD	=	GENERAL WARRANTY DEED
SWD	=	SPECIAL WARRANTY DEED
W/VL	=	DEED WITH VENDOR'S LIEN
OPRWC	=	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)

OWNER: CGS FARMS, LLC., GEORGE D. STEFEK, & DOROTHY K. STEFEK
ACREAGE: 1.033 ACRES (44,985 SQ. FT.)
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREET: NONE
SURVEY: J.B. ROGERS SURVEY, ABSTRACT 543
SUBMITTAL DATE: MARCH 1, 2017

OWNER: CGS FARMS, LLC
17924 ALLIGATOR ROAD
BARTLETT, TEXAS 76511
512-818-5013
jccstefek@yahoo.com

OWNERS: GEORGE D. STEFEK
DOROTHY K. STEFEK
1900 CR 354
GRANGER, TEXAS 76530
512-818-5012

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUE. TO CONVERT TO SURFACE VALUES MULTIPLY BY THE RECIPROCAL COMBINED SCALE FACTOR OF 0.999866420.
2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012A), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.
   BENCH MARK — COTTON SPINDLE SET IN POWER POLE LOCATED AT THE NORTHEAST CORNER OF SUBJECT TRACT. ELEVATION = 593.13 FEET (NAVD88).
3. WATER SERVICE FOR THIS SUBDIVISION IS AND WILL BE PROVIDED BY BELL MILAM FALLS WSC.
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES.
5. ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. 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.
7. 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.
8. RURAL MAILBOXES SHALL BE SET THREE (3) 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.
9. 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.

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, RS 3/29/2017
Deborah L. Marlow, RS, OS0029596 Date
Director, Environmental Health Services, WCCHD

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS;**
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, 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 Date
Williamson County, Texas

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 _____, 20___ A.D., at _____ o'clock, __ .M., and duly recorded this the day of _____ 20___A.D., at _____o'clock,__.M., in the Official Public 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 County, Texas

By:_____, Deputy

FIELD NOTES:

Being a 1.033 acre (44,985 square feet) tract of land out of the J.B. ROGERS SURVEY, ABSTRACT NO. 543, and located in Williamson County, Texas, said 1.033 acre tract being out of and a part of the remainder of a 218.43 acre tract conveyed in a special warranty deed from Christopher George Stefek to CGS FARMS, LLC, a Texas limited liability company, filed January 17, 2014 as recorded in Document No. 2014006669 of the Official Public Records of Williamson County, Texas (OPRWC), and all of a 0.591 acre tract conveyed in a warranty deed from Edward Stockton and wife, Teresa Stockton to George D. Stefek and wife, Dorothy K. Stefek, filed July 19, 2016 as recorded in Document No. 2016064930 OPRWC, said 1.033 acre tract being more fully described by metes and bounds as follows;

BEGINNING, at a 1/2 inch diameter iron rod with cap stamped "1433" found for the Northeast corner of the herein described tract, said iron rod being the Northeast corner of the said 0.591 acre tract of land, an exterior corner of the said 218.43 acre tract, and being in the South line of county road 353;

THENCE, South 15°54'55" West, with the East line of the said 0.591 acre tract, a distance of 155.47 feet to a 1/2 inch diameter iron rod with cap stamped "1433" found for the Southeast corner of the herein described tract, said iron rod being the Southeast corner of said 0.591 acre tract, and an interior corner of the remainder of the said 218.43 acre tract;

THENCE, North 74°03'28" West, with the South line of the said 0.591 acre tract, passing a 1/2 inch iron rod with a cap stamped "1433" found for the Southwest corner of the said 0.591 acre tract at a distance of 165.47 feet, and continuing over and across the remainder of the said 218.43 acre tract for a total distance of 291.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "CIVILCORP" set for the Southwest corner of the herein described tract;

THENCE, North 17°30'21" East, over and across the remainder of the said 218.43 acre tract, a distance of 155.48 feet to a 60d nail found 6 inches under the existing said gravel road for the Northwest corner of herein described tract, said iron rod being the North corner of the remainder of the said 218.43 acre tract, and being at the Southeast intersection of County Road 353 and County Road 350;

THENCE, South 74°04'01" East, with the North line of the remainder of the said 218.43 acre tract and the South line of County Road 353, passing a 1/2 inch diameter iron rod with cap stamped "1433" found for the Northwest corner of the aforesaid 0.591 acre tract at a distance of 121.64 feet, and continuing with the South line of said County Road 353 and the North line of the said 0.591 acre tract for a total distance of 287.23 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 1.033 acres (44,985 square feet) of land, more or less.

FLOOD NOTE:
This tract is not located within the Edwards Aquifer Recharge Zone.

No lot in this subdivision is encroached by any special flood hazard area inundated by the 100 year flood as identified by the U.S. Federal Emergency Management Agency (F.E.M.A.) flood insurance rate map, community panel number 48491C0175E, effective date September 26, 2008, for Williamson County, Texas, and indicates that the subject tract lies within Zone "X" unshaded (areas determined to be outside the 0.2% annual chance floodplain).

That I, Leon E. Hoch, do hereby certify that the information contained on this plat complies with the subdivision ordinances adopted by Williamson County, Texas.

Leon E Hoch 3/28/2017
Leon E. Hoch Date
Licensed Professional Engineer No. 82670

STATE OF TEXAS LEON E. HOCH 82670 REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:
That I, Corey Joseph Hall, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision. The attached Metes and bounds description results in a satisfactory mathematical closure.

3/28/2017
Corey Joseph Hall Date
Registered Professional Land Surveyor 6362

STATE OF TEXAS REGISTERED COREY JOSEPH HALL 6362 PROFESSIONAL LAND SURVEYOR