

# FINAL PLAT OF WALSH SUBDIVISION WILLIAMSON COUNTY, TEXAS

## PLAT NOTES:

1. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY/COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
2. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LOTS ARE TO BE SERVED BY BRUSHY CREEK M.U.D. FOR WATER.
4. LOTS ARE TO HAVE WASTEWATER / SEWAGE-ON SITE SEWAGE FACULTY.
5. ALL DRIVEWAYS SHALL INCLUDE AN 18" CULVERT FOR DRAINAGE PURPOSES.
6. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATION OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. THE SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8. NO CONSTRUCTION IN THE SUBDIVISION MAY BE BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
9. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

I, EDWARD RUMSEY, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE PERIMETER FIELD NOTES HEREON HAVE A MATHEMATICAL CLOSURE IN COMPLIANCE WITH STANDARDS AS SET OUT IN THE "MANUAL OF PRACTICE" OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EDWARD RUMSEY RPLS # 5729  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78759  
(512)249-8149



DATE 4-26-17

OWNER'S CERTIFICATION  
STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

§  
§  
§  
THAT KEITH MAXWELL, CO-OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 9645277, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS WALSH SUBDIVISION. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS OWNER, NOT THE COUNTY'S RESPONSIBILITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

KEITH MAXWELL  
2409 WALSH DRIVE  
ROUND ROCK, TEXAS

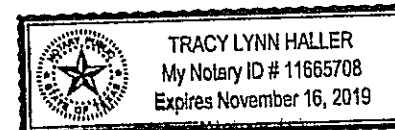
DATE: 4/26/2017

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 26 DAY OF April 2017, PERSONALLY APPEARED KEITH MAXWELL KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tracy Lynn Haller  
PRINTED NAME OF NOTARY AND NOTARY STAMP

11/16/2019  
DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

## OWNERS RESPONSIBILITY:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, 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 AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

## LIEN FREE RIGHT OF WAY:

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

## MAIL BOXES:

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES 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.

WILLIAMSON COUNTY 911 ADDRESSING:  
ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED  
THIS DAY 26 OF April 2017 A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

"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, OS0029596  
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

## COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, DAN A. GATTIS, SR., 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 OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID 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.

DAN A. GATTIS, SR. COUNTY JUDGE DATE APPROVED DATE SIGNED WILLIAMSON COUNTY, TEXAS

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 THE DAY OF 2017 A.D., AT O'CLOCK, M. AND DULY RECORDED THIS THE DAY OF 2017 A.D. AT O'CLOCK M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET SLIDE(S).

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.

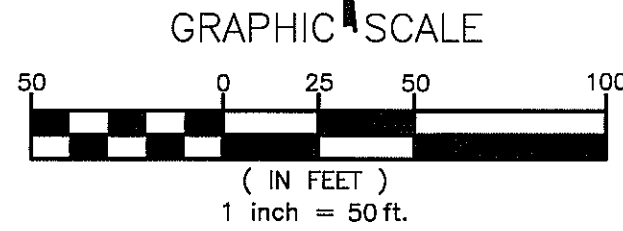
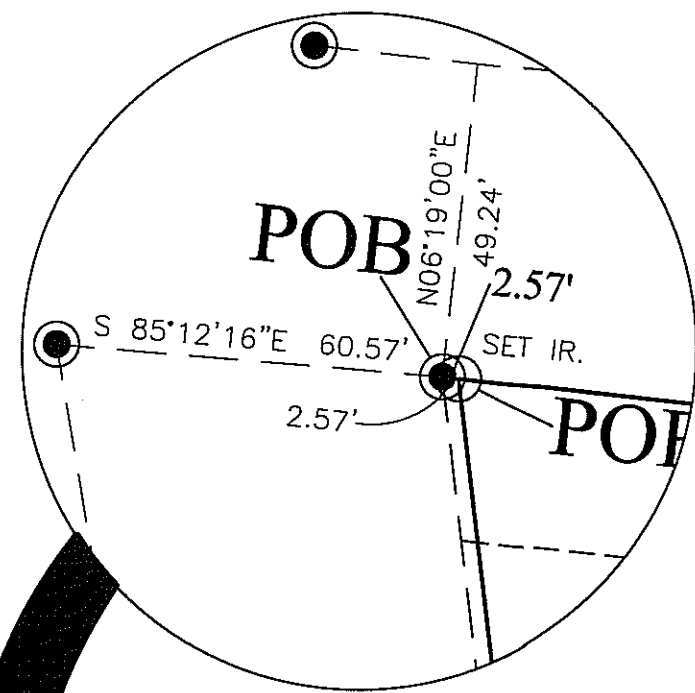
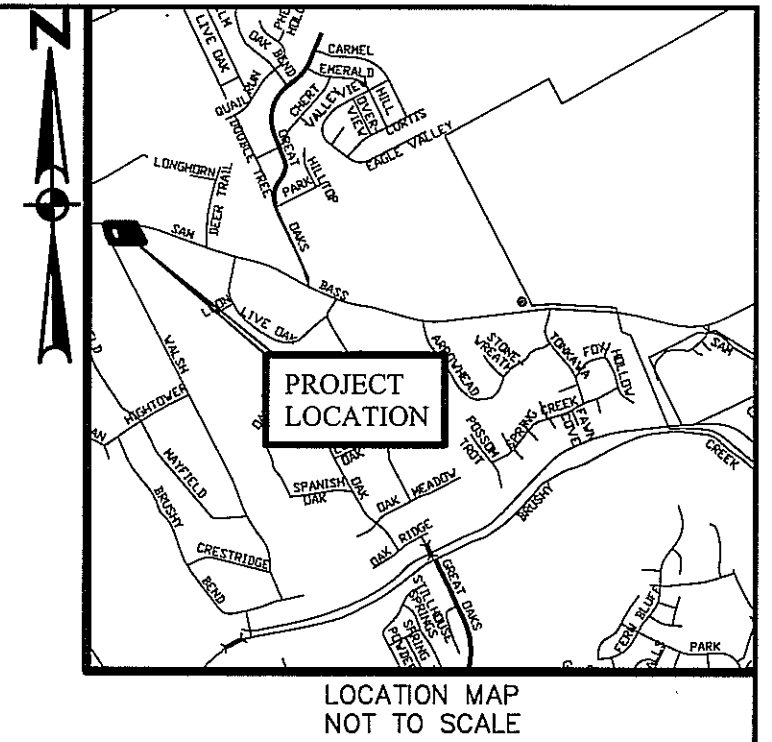
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

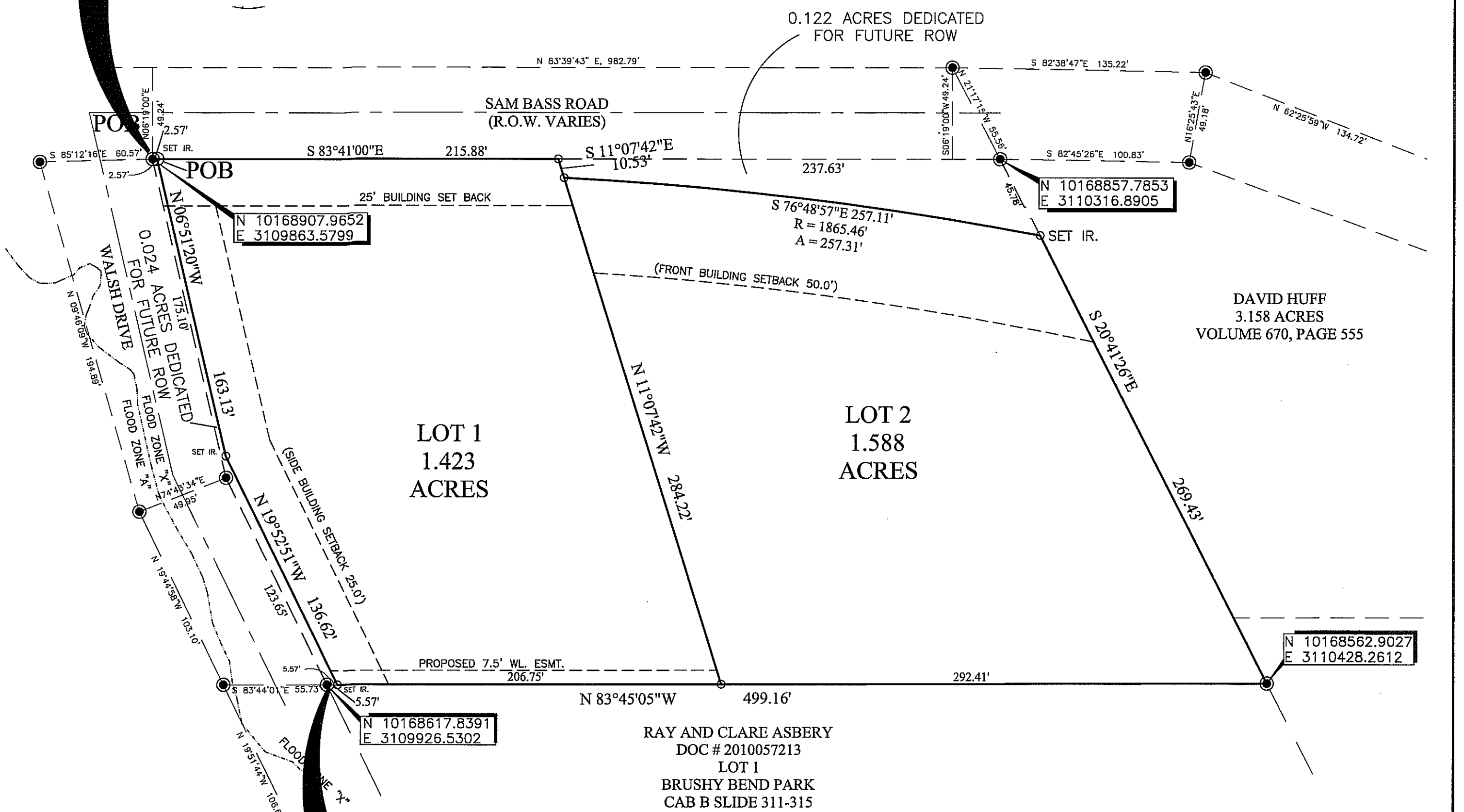
ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE DAY OF 2017.

WILLIAMSON COUNTY ADDRESS COORDINATOR

# FINAL PLAT OF WALSH SUBDIVISION WILLIAMSON COUNTY, TEXAS



LEGEND  
○ I.R.S. = IRON ROD SET  
● I.R.F. = IRON ROD FOUND  
( ) = RECORD INFORMATION  
B.L. = BUILDING LINE  
P.U.E. = PUBLIC UTILITY EASEMENT



OWNER: KEITH MAXWELL AND  
DRU NELL MAXWELL  
2409 WALSH DRIVE  
ROUND ROCK, TEXAS  
(512) 415-6210

ACREAGE: GROSS 3.157  
LOT 1 1.423 ACRES  
LOT 2 1.588 ACRES  
ROW 0.146 ACRES  
=====  
TOTAL: 3.157 ACRES

NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE

DATE: SUBMITTAL, JANUARY 28, 2013

SURVEYOR: ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78759  
(512)249-8149

BENCHMARK: VERTICAL DATUM IS REFERENCED  
TO THE CITY OF ROUND ROCK'S GPS CONTROL  
NETWORK MONUMENT NO. 01-015 ELEVATION =  
718.9330 NAVD 88 (GEOID99).

## NOTES:

1. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD  
HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S.  
FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE  
RATE MAP), COMMUNITY PANEL NO. 48491C0490E, EFFECTIVE DATE SEPTEMBER  
26, 2008, FROM WILLIAMSON COUNTY TEXAS.

2. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR  
ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE  
WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

## METES AND BOUNDS

BEING A 3.157 ACRES OF LAND, OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NUMBER 170, WILLIAMSON  
COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN DANNY AND DRU MAXWELL 3.158 ACRE TRACT RECORDED IN  
DOCUMENT NUMBER 9845277, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3.157 ACRES OF LAND TO  
BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAM BASS  
ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF WALSH DRIVE, SAME BEING THE NORTHWEST CORNER OF THE  
SAID 3.158 ACRE TRACT;

THENCE SOUTH 83 DEGREES 41 MINUTES 00 SECONDS EAST, ALONG SAID SAM BASS ROAD AND THE NORTH LINE  
OF THE SAID 3.158 ACRE TRACT, A DISTANCE OF 2.57 FEET TO AN IRON ROD SET IN THE NORTH LINE OF THE SAID  
3.158 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF  
BEGINNING;

THENCE SOUTH 83 DEGREES 41 MINUTES 00 SECONDS EAST, ALONG THE SAID SAM BASS ROAD AND THE NORTH  
LINE OF THE SAID 3.158 ACRE TRACT, A DISTANCE OF 215.88 FEET TO AN IRON ROD SET ON THE NORTHERLY  
RIGHT-OF-WAY OF SAM BASS ROAD;

THENCE SOUTH 11 DEGREES 07 MINUTES 42 SECONDS EAST, ACROSS THE SAID 3.158 ACRE TRACT, A DISTANCE  
OF 10.53 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1865.46 FEET, AN ARC LENGTH OF 257.31 FEET, A  
CHORD BEARING OF SOUTH 76 DEGREES 48 MINUTES 57 SECONDS EAST, TO AN IRON ROD SET ON THE EAST LINE  
OF THE SAID 3.158 ACRE TRACT, SAME BEING ON THE WEST LINE OF THAT CERTAIN DAVID HUFF 28.27 ACRE  
TRACT RECORDED IN VOLUME 670, PAGE 555, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE  
NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 41 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF THE SAID 28.27 ACRE  
TRACT AND THE EAST LINE OF THE SAID 3.158 ACRE TRACT, A DISTANCE OF 269.43 FEET TO AN IRON ROD FOUND  
AT THE NORTHEAST CORNER OF LOT 1, BRUSHY BEND PARK, A SUBDIVISION RECORDED IN CABINET B, SLIDE 311,  
PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE SAID 3.158 ACRE  
TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 83 DEGREES 45 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID LOT 1 AND  
THE SOUTH LINE OF THE SAID 3.158 ACRE TRACT, A DISTANCE OF 499.16 FEET TO AN IRON ROD SET ON THE  
NORTH LINE OF THE SAID LOT 1, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 19 DEGREES 52 MINUTES 51 SECONDS WEST, ACROSS THE SAID 3.158 ACRE TRACT, A DISTANCE  
OF 136.62 FEET TO AN IRON ROD SET FOR A BEND IN THE LINE;  
THENCE NORTH 06 DEGREES 51 MINUTES 20 SECONDS WEST, ACROSS THE SAID 3.158 ACRE TRACT A DISTANCE  
OF 163.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.157 ACRES MORE OR LESS.

