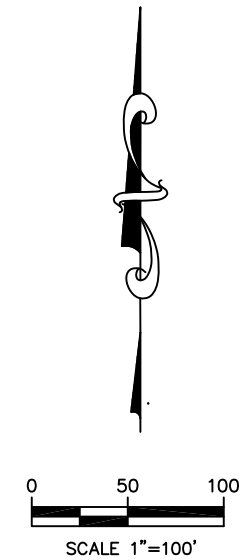
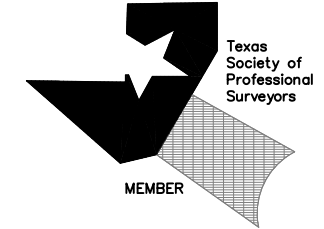


# Wm. J. Turner Subdivision

## A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

4.536 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.W. BRANCH SURVEY, ABSTRACT No. 117  
IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 4.536 ACRE TRACT CONVEYED TO SHANE AND  
MINDY HENRIE BY INSTRUMENT OF RECORD IN DOCUMENT No. 2016013726 OF THE OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS.



### LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ▲ NAIL FOUND
- △ CALCULATED POINT
- IRON PIPE FOUND

### TOPO/BEARING/COORDINATE BASIS

ELIPSOID: WGS 1984/GRS 1980  
PROJECTION: TEXAS CENTRAL NAD 83  
GEOID MODEL: GEOID 12

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOT 1 IN THIS SUBDIVISION.  
THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS  
FLOODPLAIN BOUNDARIES IN THIS AREA.

EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE  
MINIMUM 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.

Round Mountain Road

CR 282

Patricia Tarver  
2008005873  
2.00 Ac.

Rene Wettengal  
2014011680  
5.68 Ac.

Michael Supulski  
9547132  
2.64 Ac.

Michael Supulski  
9546991  
2.00 Ac.

Warren Thomas  
2012101422  
25.551 Ac.

John Turner  
9546992  
2.55 Ac.

John Turner  
2010060662  
0.34 Ac.

Ryan Randal  
2010060661  
7.911 Ac.

Gregory Brown  
2013008402  
5.18 Ac.

Lot 1  
4.536 Acres

THESE TRACTS ARE NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE  
STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER  
MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH  
SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND  
THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

*Steven W. Momack*

STEVEN W. WOMACK  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

3 April 2017

DATE

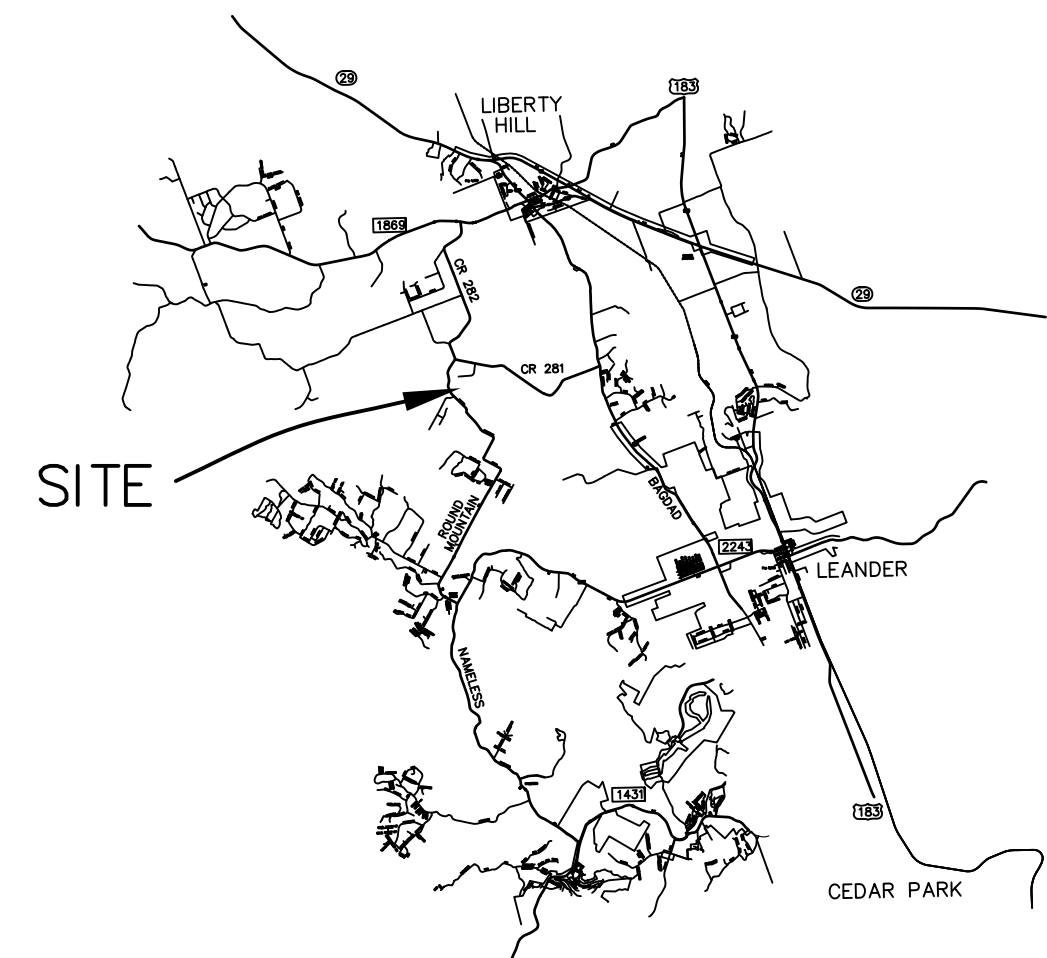


OWNER(S):  
SHANE AND MINDY HENRIE  
2115 WOODWAY DRIVE  
LEANDER, TEXAS 78641

STREET L.F.=0  
LOTS= 1  
TOTAL ACREAGE= 4.536

SURVEYOR:  
STEVEN W. WOMACK  
10703 SIERRA OAKS  
AUSTIN, TEXAS 78759  
512.638.0220  
swrpls@gmail.com

THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES WILLIAMSON COUNTY, TEXAS, AND THAT NO  
PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOODPLAIN AS  
RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE  
MAP (FIRM) PANEL 48453C0450 E, FOR WILLIAMSON COUNTY, TEXAS DATED 9/26/08, UNLESS  
OTHERWISE CONTAINED WITHIN DRAINAGE EASEMENTS, AS SHOWN HEREON.



LOCATION MAP  
(N.T.S.)

Steven Warner Womack, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor # L-5043  
E-Mail: [SWRPLS@gmail.com](mailto:SWRPLS@gmail.com) Phone/text: (512) 638-0220

Wm. J. Turner Subdivision  
WILLIAMSON COUNTY, TEXAS  
PRELIMINARY PLAT

SCALE: 1" = 100' DATE: 4/3/17  
Final Plat  
DRAWN BY: Staff  
FILE NAME: FINAL PLAT  
APPROVED BY: S.W.  
PROJECT NO.: 15-006

SHEET

1

OF 2

METES AND BOUNDS DESCRIPTION

4.536 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.W. BRANCH SURVEY, ABSTRACT No. 117 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 4.536 ACRE TRACT CONVEYED TO SHANE AND MINDY HENRIE BY INSTRUMENT OF RECORD IN DOCUMENT No. 2016013726 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS;

BEGINNING at an iron rod found at the southeast corner of a 5.68 acre tract of land conveyed to Rene Wettengal by instrument of record in Document 2014011680 OPRWC, being also the southwest corner of a 2.64 acre tract of land conveyed to Michael Supulski by instrument of record in Document 9547132 OPRWC, for a point on the most easterly north line of the herein described tract and POINT-OF-BEGINNING;

Thence S 82 deg 45 min 53 sec E 222.97 feet to an iron rod set on the west line of a 2.35 acre tract conveyed to John Turner by instrument of record in Document No. 9546992 OPRWC, for the northeast corner of the herein described tract;

Thence S 19 deg 00 min 43 sec E 218.82 feet to an iron rod set at the southwest corner of the said 2.35 acre tract, being also the northeast corner of a 5.18 acre tract conveyed to Gregory Brown by instrument of record in Document 2013008402 OPRWC, for the southeast corner of the herein described tract;

Thence S 84 deg 37 min 40 sec W 205.78 feet to an iron rod set on the north line of a 5.18 acre tract conveyed to Gregory Brown by instrument of record in Document 2013008402 OPRWC, for a point on the south line of the herein described tract;

Thence S 84 deg 38 min 19 sec W 899.88 feet to an iron rod found on the easterly right-of-way of County Road 282 (Round Mountain Road), being also at the northwest corner of the said 5.18 acre tract, for the southwest corner of the herein described tract;

Thence N 23 deg 40 min 31 sec W 135.16 feet to an iron rod found at the southwest corner of a 2.00 acre tract conveyed to Patricia Torver by instrument of record in Document 2008005873 OPRWC, for the northwest corner of the herein described tract;

Thence N 84 deg 20 min 10 sec E 628.94 feet to an iron rod found on the south line of the said 2.00 acre tract;

Thence N 84 deg 09 min 16 sec E 49.82 feet to an iron rod set at the southeast corner of the said 2.00 acre tract, for an interior ell corner of the herein described tract;

Thence N 23 deg 54 min 20 sec W 135.12 feet to an iron rod found on the south line of the said 5.68 acre tract, being also at the northeast corner of the said 2.00 acre tract, for the northerly northwest corner of the herein described tract;

Thence N 84 deg 22 min 11 sec E 243.11 feet to the POINT-OF-BEGINNING containing 4.536 acres of land more or less.

GENERAL NOTES:

1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WELL. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE-SEWAGE FACILITIES.
2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
7. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS SURVEY, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND THE EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
8. 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 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 WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
9. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS. SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD ENVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

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

THAT WE, SHANE AND MINDY HENRIE, BEING THE SOLE OWNERS OF THE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016013726 THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "WM. J. TURNER SUBDIVISION", AND DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE 5<sup>th</sup> DAY OF May, 20 17, A.D.

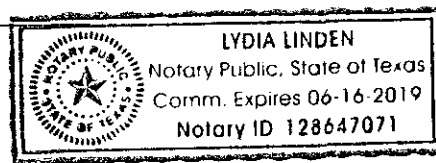
BY: Shane Henrie  
SHANE HENRIE

BY: Mindy Henrie  
MINDY HENRIE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHANE HENRIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 5<sup>th</sup> DAY OF May, 20 17, A.D.

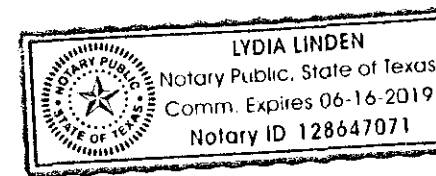
Lydia Linden  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MINDY HENRIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 5<sup>th</sup> DAY OF May, 20 17, A.D.

Lydia Linden  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



THIS PLAT HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ADDRESSING COORDINATOR.

BY: Teresa Baker (Teresa Baker)  
REPRESENTATIVE 4/27/2017

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE 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 DISCLAIMS 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 4/27/2017  
DEBORAH L. MARLOW, RS, OS0029596 DATE  
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

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 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 CULVERTS 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 SINAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE STATE OF TEXAS  
THE 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 WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "BRIDLE GATE", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID 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

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF 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 WAS DULY RECORDED ON THIS THE DAY OF 20 A.D., AT O'CLOCK M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET SLIDES  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: \_\_\_\_\_  
NANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

Steven Warner Womack, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor # L-5043  
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

Wm. J. Turner Subdivision

WILLIAMSON COUNTY, TEXAS  
PRELIMINARY PLAT

SCALE: 1" = 100' DATE: 4/3/17

Final Plat

DRAWN BY: Staff

FILE NAME: FINAL PLAT

APPROVED BY: S.W.

PROJECT NO.: 15-006

SHEET

2

OF 2