

COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS;
I, LEO D. BRINGMAN, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015093285 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, *[AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY SUBDIVIDE SAID TRACT AS 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 L & D ACRES.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF April , 2017.
teo El 3 un proces: <owner's signature=""></owner's>
LEO D. BRINGMAN WORKER
308 VELA WAY, LITTLE RIVER, TX 76554
THE STATE OF TEXAS COUNTY OF WILLIAMSON THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF Agril, 2017., Yarol. Karoly Public, State of TEXAS Marolin Kopnel Puccio PRINTED NAME MY COMMISSION EXPIRES: July 18, 2019 KAROLYN KOPPEL PUCCIO Notary Public, State of Texas My Commission Expires July 18, 2019
OWNER'S DEDICATION STATE OF TEXAS COUNTY OF WILLIAMSON §

, DIANE BRINGMAN, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED

RECORDED IN DOCUMENT NO. 2015093285 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, *[AND

DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], 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 L & D ACRES. TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF April , 2017 DIANE M. BRINGMAN

THE STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

308 VELA WAY, LITTLE RIVER, TX 76554

OWNER'S DEDICATION STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF April , 2017.,

Karah Korpel Puccio
NOTARY PUBLIC, STATE OF TEXAS



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 ONSTRUCTION, 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 RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

OWNER'S RESPONSIBILITIES

"舍,是最快的设备有数10m的设备数三字对于30000多数1的交通数10m的数10m。"(1965)——1965)(1965)——1966)——1966)——1966)——1966)——1966)——1966)——1966

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. 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.

MAILBOXES

RURAL MAILBOXES 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.

PROFESSIONAL ENGINEER'S CERTIFICATION:

THAT I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES 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. 48491C0150E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED). THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AGUIFER RECHARGE ZONE.

Jamis Warl Offin 4/18/17 DENNIS W. HILL LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TEXAS HILL ENGINEERING PLLC, TBPE FIRM REGISTRATION NO. 3532

DEVELOPMENT NOTES

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

DENNIS WADE HILL

84679

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

LEGAL DESCRIPTION

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE W. J. BYBEE SURVEY, ABSTRACT NO. 91, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING A PART OF AND OUT OF A CALLED "61.72 ACRES" (RESIDUAL PORTION) CONVEYED IN A WARRANTY DEED FROM EDMUND E. HAVELKA TO THE EDMUND HAVELKA FAMILY TRUST, EDMUND E. HAVELKA AND MONICA S. HAVELKA, TRUSTEES, DATED 5-2-2001 AND RECORDED IN DOCUMENT NO. 2001042153, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC). BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON OCTOBER 13, 2015 AND BEING MORE FULLY

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST TERMINUS OF FREEDOM DRIVE, A PUBLIC ROAD CREATED BY THE PLAT OF "FOX DEN ACRES", A DEDICATED SUBDIVISION IN WILLIAMSON COUNTY AS RECORDED IN CABINET "I", SLIDE 41, PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), SAME BEING IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF WILLIAMSON COUNTY ROAD NO. 316 AND THE OCCUPIED SOUTH LINE OF SAID "61.72 ACRES"; A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID "61.72 ACRES" (NO EVIDENCE FOUND)

BEARS NORTH 67" 22' 37" EAST, 19.93 FEET; THENCE WITH THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF WILLIAMSON COUNTY ROAD NO. 316 AND THE OCCUPIED SOUTH LINE OF SAID "61.72 ACRES". GENERAL SOUTH OF AN EXISTING HOG WIRE FENCE, ALONG OLD BARBED WIRE FENCE REMNANTS, AS FOLLOWS:

SOUTH 67° 22' 37" WEST 106.37 FEET TO A SET 1/2" IRON ROD (CAPPED), SOUTH 65° 27' 08" WEST 201.60 FEET TO A 12" LIVE OAK TREE AND SOUTH 69° 18' 38" WEST 104.38 FEET TO A SET 1/2" IRON ROD (CAPPED) AT THE SOUTHWEST CORNER OF SUBJECT TRACT; FOUND A 1/2" IRON ROD AT THE NORTHEAST CORNER OF A CALLED "1.68 ACRES" AS RECORDED IN VOLUME 1697, PAGE 881, OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC) BEARING SOUTH 69° 18' 38" WEST, A DISTANCE OF 849.61 FEET; AN ADDITIONAL 1/2" IRON ROD FOUND (CAPPED 1966, NO RECORD INFORMATION FOUND) BEARS SOUTH 69° 35' 12" WEST, 409.84 FEET;

THENCE NORTH 24° 59' 55" WEST WITH THE NON-FENCED WEST LINE OF SUBJECT TRACT, OVER AND ACROSS SAID "61.72 ACRES", A DISTANCE OF 314.54 FEET TO A SET 1/2" IRON ROD (CAPPED) AT THE NORTHWEST CORNER

THENCE NORTH 68° 34' 19" EAST WITH THE NON-FENCED NORTH LINE OF SUBJECT TRACT, OVER AND ACROSS SAID "61.72 ACRES", A DISTANCE OF 432.69 FEET TO A RAIL ROAD SPIKE SET AT THE NORTHEAST CORNER OF SAME IN THE WEST LINE OF AFOREMENTIONED FREEDOM DRIVE; A 1/2" IRON ROD FOUND AT THE LOWER NORTHWEST CORNER OF LOT 1 OF SAID "FOX DEN ACRES" BEARS NORTH 21° 13' 23" WEST, A DISTANCE OF 889.01 FEET; THENCE SOUTH 21° 13' 23" EAST WITH SAID WEST LINE OF AFOREMENTIONED FREEDOM DRIVE, A DISTANCE OF 302.09 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 3.000 ACRES OF LAND.

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 BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 STATE OF TEXAS TBPLS FIRM REGISTRATION NO. 10128500



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, 050029596

DATE

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, 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.

N A. GATTIS, COUNTY JUDGE LLIAMSON COUNTY, TEXAS	DATE
DUNTY CLERK'S CERTIFICATION	
TATE OF TEXAS \$ DUNTY OF WILLIAMSON \$ NOW ALL MEN BY THESE PRESEN	.TS:
STRUMENT IN WRITING, WITH ITS IE DAY OF IE DAY OF	COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
CORDS OF SAID COUNTY IN INS	TRUMENT NO AND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN
	ICY RISTER, CLERK COUNTY COURT WILLIAMSON COUNTY. TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN **TAYLOR, TX 76574**

PHONE: (512) 352-9090

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

FAX: (512) 352-9091

NO.	DATE	REVISIONS BY		
DRA	WN BY: BLB	CHECKED BY: BLB		
SCALE: NONE		APPROVED BY: BLB		
PROJECT NO. 15-652		DATE: NOVEMBER, 2015		

L & D ACRES FINAL PLAT SHEET 2 OF 2