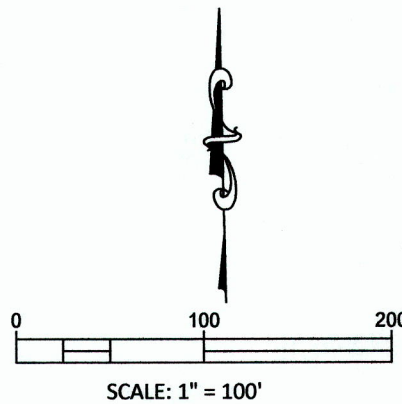
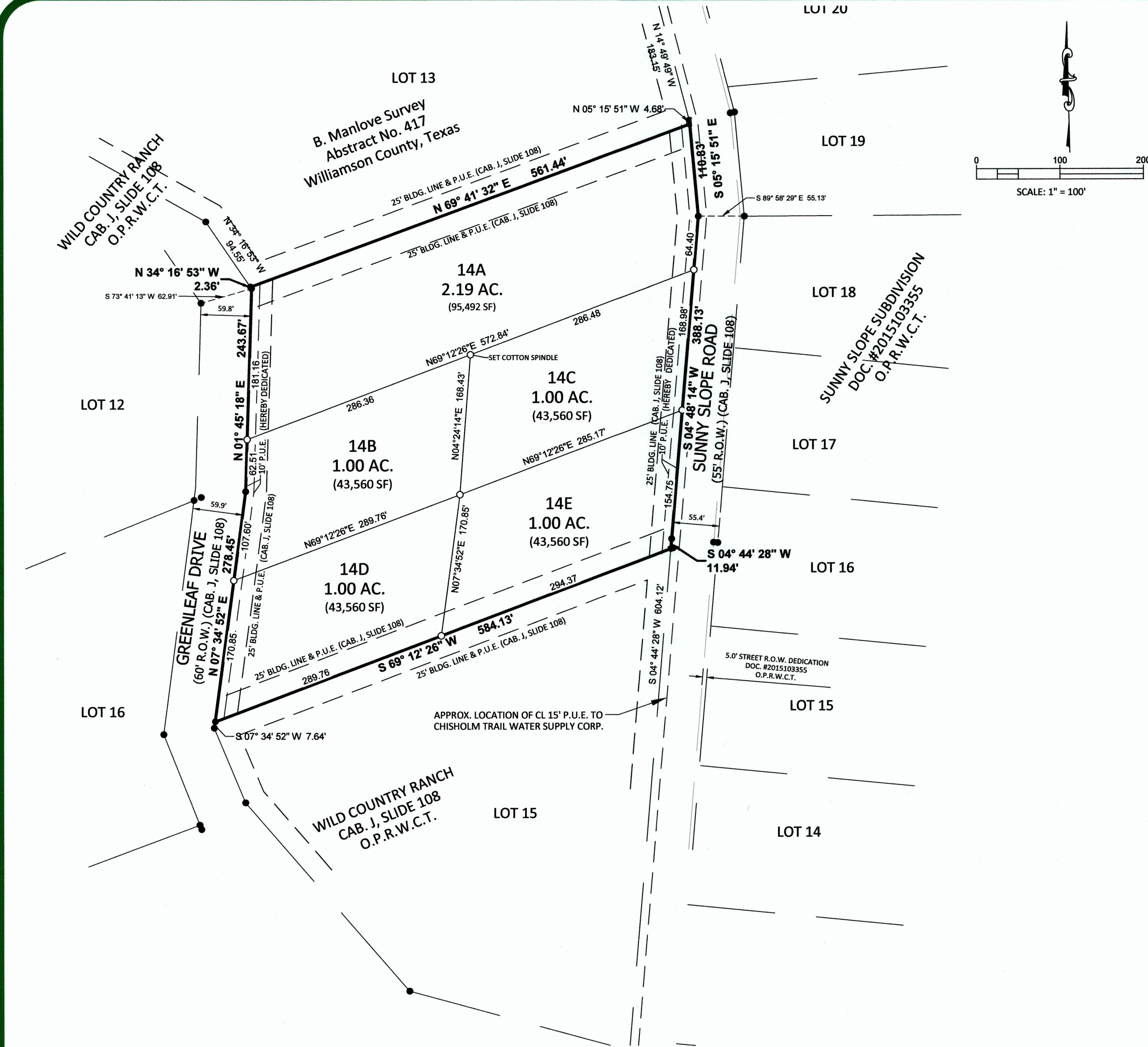


P:\22000-22999\22481-Trammell 5 lot subd\Survey Data\CAD\22481-plat-trammell.dwg, Plat, 6/1/2017 9:39:47 AM, DPLATT

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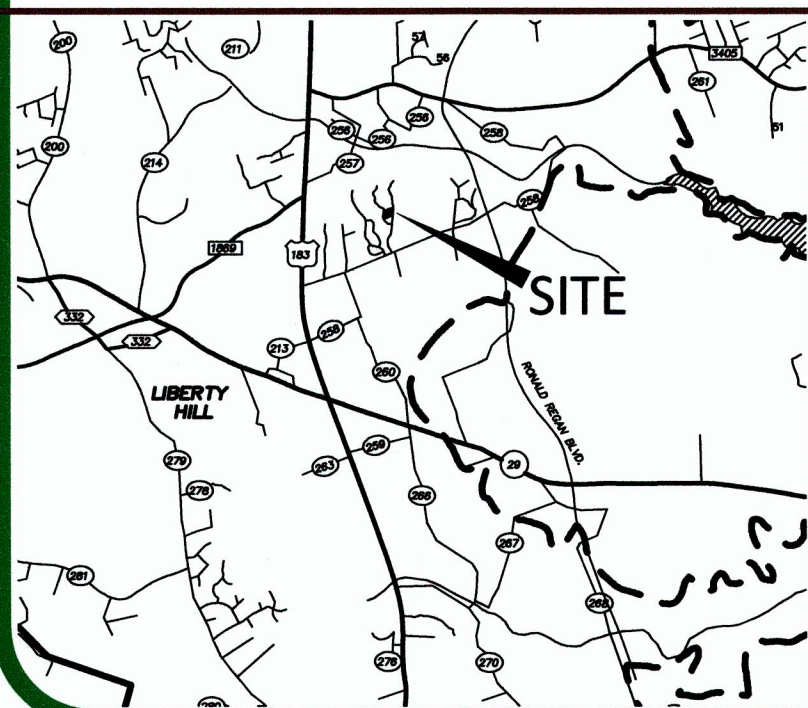


GENERAL NOTES:

- Proposed use: Residential
- Utility providers for this development are:
Water: City of Georgetown Utility System Western District
Electric: Pedernales Electric Coop.
Sewer service for this subdivision will be provided by On Site Sewage Facilities.
- On Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
- All structures/ obstructions are prohibited in drainage easements.
- There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number 48491C0275E, effective date of September 26, 2008.
- 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.
- In approving this plat 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(s) of the tract of land covered by this plat 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 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.
- 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.
- The minimum finished floor elevation for all lots 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.
- This REPLAT is subject to all applicable recorded easements and restrictions and as set forth in the original plat of WILD COUNTRY RANCH, AS RECORDED IN Volume "J", Slide 108 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY and a blanket easement AS RECORDED IN Volume 790, Page 590 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- 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.
- Residential Driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel frontage of 50 feet, whichever is less.
- Landscaping and irrigation is prohibited within the Greenleaf Drive and Sunny Slope Road right-of-ways.
- One-way "Circular" driveways shall be prohibited onto Greenleaf Drive and Sunny Slope Road.



LOCATION MAP - NOT TO SCALE



OWNERS:
SUSAN T. TRAMMELL, INDIVIDUALLY & TRUSTEE
OF THE TOMMY J. TRAMMELL FAMILY TRUST
651 SUNNY SLOPE RD.
LIBERTY HILL, TEXAS 78642

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

LEGEND

- IRON REBAR FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "STEGER BIZZELL") UNLESS STATED
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT

REPLAT OF LOT 14
WILD COUNTRY RANCH

A 6.19 Acre Subdivision situated in the
B. Manlove Survey Abstract No.417
Williamson County, Texas



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	

JOB No. 22481 DATE: 1-Jun-17 SHEET 1 of 2

DRAWN BY: gad REVIEWED BY: APPROVED BY:

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DESCRIPTION OF A 6.19 ACRE TRACT OF LAND LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 14, WILD COUNTRY RANCH SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET J, SLIDE 108, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 14 BEING CONVEYED TO TOMMY J. TRAMMELL AND SUSAN D. TRAMMELL, HUSBAND AND WIFE, BY GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 1995052811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.19 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found on the east right-of-way of Greenleaf Drive, a 60 foot wide roadway as dedicated on WILD COUNTRY RANCH SUBDIVISION, for the northwest corner of Lot 15, said WILD COUNTRY RANCH SUBDIVISION, same point being the southwest corner of said Lot 14 and the southwest corner of the herein described tract;

THENCE, with said east right-of-way line of Greenleaf Drive, same line being the west line of said Lot 14, the following three (3) courses and distances:

1. North 07°34'52" East, a distance of 278.45 feet, to a 1/2 inch iron rod found for a corner of said Lot 14;
2. North 01°45'18" East, a distance of 243.67 feet, to a 1/2 inch iron rod found for a corner of said Lot 14;
3. North 34°16'53" West, a distance of 2.36 feet, to a 1/2 inch iron rod found for the southwest corner of Lot 13, said WILD COUNTRY RANCH SUBDIVISION, same point being the northwest corner of said Lot 14 and the northwest corner of the herein described tract;

THENCE, North 69°41'32" East, with the south line of said Lot 13, same line being the north line of said Lot 14, a distance of 561.44 feet, to a 1/2 inch iron rod found on the west right-of-way line of Sunny Slope Road, a fifty-five foot wide roadway as dedicated on said WILD COUNTRY RANCH SUBDIVISION and SUNNY SLOPE SUBDIVISION, a map of which is recorded in Document No. 2015103355, said Official Public Records, for the southeast corner of said Lot 13, same point being the northeast corner said Lot 14, and the northeast corner of the herein described tract;

THENCE, with said west right-of-way line of Sunny Slope Road, same line being the east line of said Lot 14, the following four (4) courses and distances:

1. South 05°15'51" East, a distance of 110.83 feet, to a 1/2 inch iron rod found for a corner of said Lot 14;
2. South 04°48'14" West, a distance of 388.13 feet, to a 1/2 inch iron rod found for a corner of said Lot 14;
3. South 04°44'28" West, a distance of 11.94 feet, to a 1/2 inch iron rod found for a corner of said Lot 14;
4. South 69°12'26" West, a distance of 584.13 feet, to the **POINT OF BEGINNING**, and containing 6.19 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD 83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.99985445.

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 Williamson County Subdivision Regulations 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 on May 30, 2017.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this 1st day of JUNE, 2017.


MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630

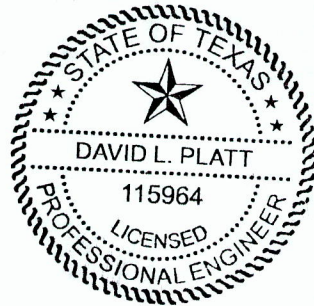
06/01/2017
DATE



I, David L. Platt, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Contributing Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0275E, effective date September 26, 2008, and that each lot conforms to the Williamson County Subdivision Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 1st day of JUNE, 2017.



David L. Platt
Registered Professional Engineer No. 115964
State of Texas




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

We, Susan T. Trammell, Individually, and as Trustee of the Tommy J. Trammell Family Trust, are the sole owners of the certain tract of land shown hereon and described in a deed recorded in Document No. 2016068116 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, resubdivide, 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 **REPLAT OF LOT 14 WILD COUNTRY RANCH**.

TO CERTIFY WHICH, WITNESS by my hand this 1 day of June, 2017.



Susan T. Trammell, individually
651 Sunny Slope Rd.
Liberty Hill, Texas 78642
Williamson County

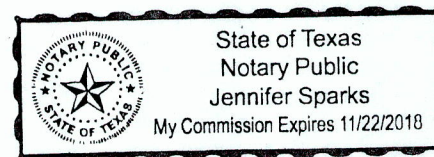

Susan T. Trammell, Trustee of the
Tommy J. Trammell Family Trust
651 Sunny Slope Rd.
Liberty Hill, Texas 78642
Williamson County

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 Susan T. Trammell, individually, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 1st day of June, 2017.



Notary Public in and for the State of Texas
My Commission expires on: 11/22/18

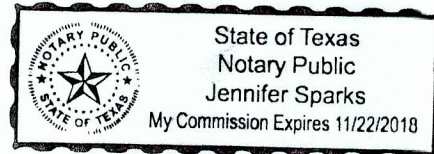


STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Susan T. Trammell, Trustee of the Tommy J. Trammell Family Trust, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 1st day of June, 2017.


Notary Public in and for the State of Texas
My Commission expires on: 11/22/18



COUNTY HEALTH DISTRICT CERTIFICATION

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

06/02/2017
Date

Road name and address assignments verified this the 2 day of June, 2017 A.D.


Williamson County Addressing Coordinator

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.

Dan A. Gattis, County Judge
Williamson County, Texas

Date

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 was filed for record in my office on the ____ day of _____, 20____, A.D., at ____ o'clock, ____ .m. and duly recorded on the ____ day of _____, 20____, A.D., at ____ o'clock, ____ .m. in the Plat Records of said County in Document 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

REPLAT OF LOT 14 WILD COUNTRY RANCH

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WEB		STEBERBIZZELL.COM