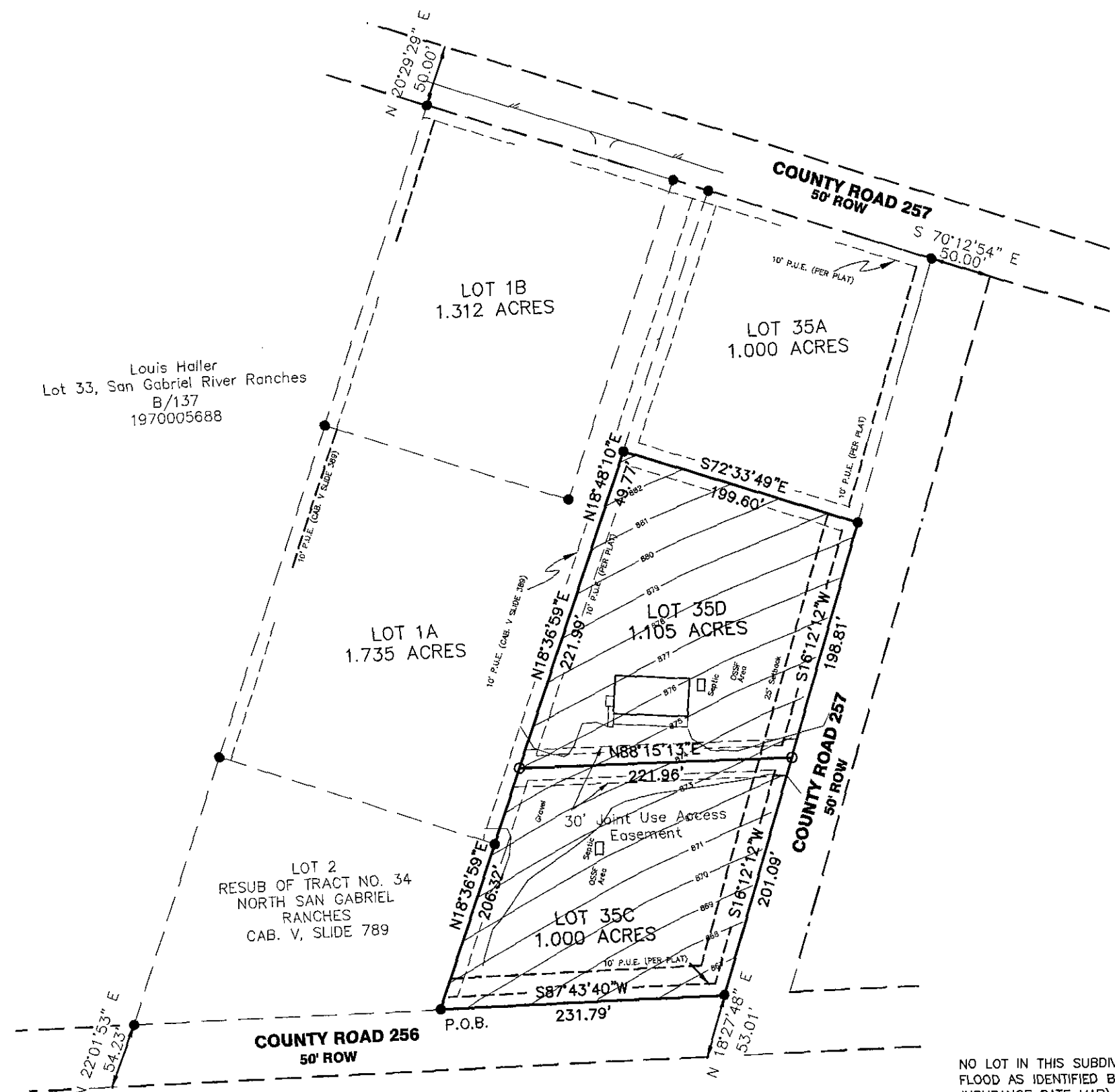


LOCATION MAP
(N.T.S.)

REPLAT OF NORTH SAN GABRIEL RANCHES WILLIAMSON COUNTY, TEXAS

RESUBDIVISION OF LOT 35B OF THE RESUBDIVISION OF TRACT NO. 34 AND 35, NORTH SAN GABRIEL RANCHES, AS RECORDED IN CABINET DD, SLIDE 382, AND DOCUMENT NO. 2007091637 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- IRON ROD FOUND
- IRON ROD SET

STREET L.F. = 0
LOTS = 2
TOTAL ACREAGE = 2.105

OWNER:
JOHN P. SOLIS, VICKIE SOLIS,
SONNY SOLIS AND STEPHANIE SOLIS
1125 CR 257
LIBERTY HILL, TX 78642
PH. 512-844-9394

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
PHONE: (512) 638-0220

NO LOT IN THIS SUBDIVISION IS ENROACHED 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. 48492C0275E EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS 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.

30S, INC.
P.O. BOX 1899
LIBERTY HILL, TEXAS 78642

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

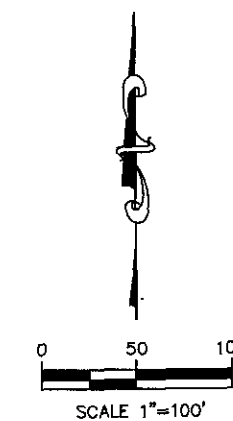
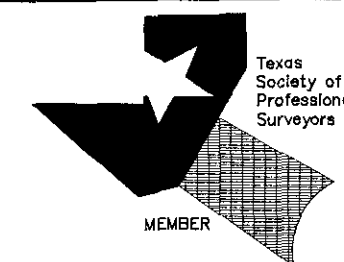
6 April 2017
DATE

NOTE: THE USE OF CONCRETE "DIP TYPE" DRIVEWAYS IS ENCOURAGED. THE MAXIMUM GRADE BREAK AT THE VERTICAL LOW POINT OF INTERSECTION SHALL BE 15% (9" RISE OR FALL IN 10 FEET). CONCRETE WILL BE 3000PSI WITH A MINIMUM THICKNESS OF FOUR INCHES. MINIMUM REINFORCEMENT SHALL BE #3 AT 18" OCEW.

AS AN ALTERNATIVE, A DRIVEWAY DRAINPIPE WITH A MINIMUM SIZE OF 18" ROUND OR 21"x15" ELLIPTICAL AND A MINIMUM LENGTH OF 22 FT. WILL BE ACCEPTABLE.

NOTES:

1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN.
2. WASTEWATER SERVICE WILL BE PROVIDED BY ONSITE TREATMENT.
3. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.
4. EXISTING SLOPES ARE 0% - 15%.
5. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOTS 35C AND 35D WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
6. THERE ARE NO DRAINWAYS OR WATERCOURSES ON THIS PROPERTY.
7. THE PROPERTY HAS POSITIVE DRAINAGE.



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

NORTH SAN GABRIEL RANCHES

WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 100'	DATE: 4-6-17
REVISED:	DISK:
DRAWN BY: C.P.	
FILE NAME: 06-230REPLAT	
APPROVED BY: S.W.	
PROJECT NO.: 06-230	

SHEET

1

OF 2

FIELD NOTES

BEING A 2.105 ACRE TRACT OF LAND, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 35B, OF THE RESUBDIVISION OF TRACT 34, AND ALL OF TRACT 35 OF NORTH SAN GABRIEL RANCHES, A SUBDIVISION OF RECORD, AS RECORDED IN CABINET DD, SLIDE 382, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Point of Commencement being at an iron rod found along the existing North right-of-way line of County Road 256, said point being the Southwest corner of said Tract 35, and also being the Southeast corner of Lot 2 of the Resubdivision of Tract 34, North San Gabriel Ranches, recorded in Cabinet V Slide 389; From which this corner being N⁸⁹ 55' W 231.78 feet from iron pin found at the intersection of the West line of County Road No. 257 and the North line of County Road No. 256. The Northeast corner of Samuel Smith Survey, bears S 11'15" W 1865 feet, Thence N 20'50" 42" 10.70 feet to the Point of Beginning;

Beginning at an iron rod set in the Northern right-of-way of County Road 256, and being the Southwest corner of Tract 35B;

Thence N 18' 36' 59" E for a distance of 428.31 feet to an iron rod found and being on the west line of Lot 35B at the extension of the north line of the "flag" portion of Lot 1A;

Thence N 18' 48' 10" E along the east boundary line of Lot 1A, for a distance of 49.77 feet to an iron rod and being the southwest corner of Lot 35A, and northwest corner of Lot 35B;

Thence S 72' 33' 49" E along the south boundary line of said of Lot 35A for a distance of 199.60 feet to an iron rod found on the westerly right-of-way of County Road 257;

Thence S 16' 12' 12" W along the Western right-of-way line of County Road 257 for a distance of 399.90 feet to an iron rod found and in the Northern right-of-way of County Road 256, same point being the Southeast corner of Tract 35B;

Thence S 87' 43' 40" W along the Northern right-of-way of County Road 256 for a distance of 231.79 feet to Point of Beginning, and containing 2.105 Acres of land, more or less.

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
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. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT. 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.
7. THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL RECORDED PLAT FOR THIS PARCEL, DOCUMENT 1970005688 (CAB B, SLIDE 137) AND IN DOCUMENT 2007091637 (CAB DD, SLIDE 382), AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
8. THE RESIDENTIAL DRIVEWAY FOR LOT 35D SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE INTERSECTING RIGHTS OF WAY OF CR 256 AND CR 257.

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

THAT WE, JOHN P. SOLIS, VICKIE SOLIS, SONNY SOLIS AND STEPHANIE SOLIS, BEING THE SOLE OWNERS OF LOT 35B RECORDED IN CABINET DD, SLIDE 382, DOC. NO. 2007091637 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF TRACT NO. 34, NORTH SAN GABRIEL RANCHES, AS RECORDED IN CABINET V, SLIDE 389, WILLIAMSON COUNTY PLAT RECORDS, AND THE RESUBDIVISION OF TRACT NO. 35, NORTH SAN GABRIEL RANCHES AS RECORDED IN CABINET B, SLIDE 137, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 6.151 ACRES OF LAND BEING CONVEYED TO US, AND RECORDED IN 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 "REPLAT OF NORTH SAN GABRIEL RANCHES, RESUBDIVISION OF LOT 35B OF THE RESUBDIVISION OF TRACT NO. 34 AND THE RESUBDIVISION OF TRACT NO. 35, NORTH SAN GABRIEL RANCHES", 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 8 DAY OF August, 20 17 A.D.

BY: John P. Solis
JOHN P. SOLIS

BY: Vickie Solis
VICKIE SOLIS

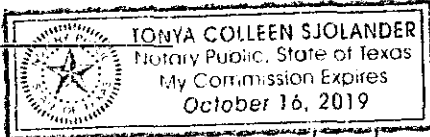
BY: Sonny Solis
SONNY SOLIS

BY: Stephanie Solis
STEPHANIE SOLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN P. SOLIS, 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 8 DAY OF August, 20 17 A.D.

Tonya Colleen Sjolander
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



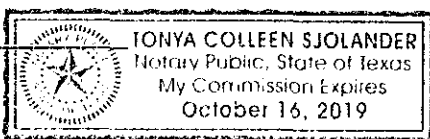
Tonya C. Sjolander MY COMMISSION EXPIRES ON 10/16/19
PRINTED NAME OF NOTARY

WITNESS MY HAND THIS THE 8 DAY OF August, 20 17 A.D.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICKIE SOLIS, 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 8 DAY OF August, 20 17 A.D.

Tonya Colleen Sjolander
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



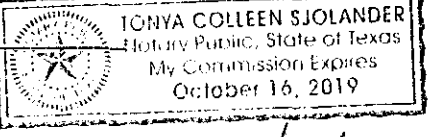
Tonya C. Sjolander MY COMMISSION EXPIRES ON 10/16/19
PRINTED NAME OF NOTARY

WITNESS MY HAND THIS THE 8 DAY OF August, 20 17 A.D.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SONNY SOLIS, 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 8 DAY OF August, 20 17 A.D.

Tonya Colleen Sjolander
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



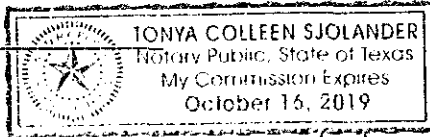
Tonya C. Sjolander MY COMMISSION EXPIRES ON 10/16/19
PRINTED NAME OF NOTARY

WITNESS MY HAND THIS THE 8 DAY OF August, 20 17 A.D.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHANIE SOLIS, 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 8 DAY OF August, 20 17 A.D.

Tonya Colleen Sjolander
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Tonya C. Sjolander MY COMMISSION EXPIRES ON 10/16/19
PRINTED NAME OF NOTARY

WITNESS MY HAND THIS THE 9th DAY OF August, 20 17 A.D.

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

BY: Cady Bridges
REPRESENTATIVE

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

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, R.S. 08/07/2017
Deborah L. Marlow, R.S., 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 SIGNAGE 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 "BRINSON SUBDIVISION", 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 Wornack, RPLS, PLS, NOCES
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/Fax: (512) 638-0220

NORTH SAN GABRIEL RANCHES
WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 100' DATE: 4-6-17

REVISED: _____ DISK: _____

DRAWN BY: C.P.

FILE NAME: 06-230REPLAT

APPROVED BY: S.W.

PROJECT NO.: 06-230

SHEET
2
OF 2