

LINE TABLE LINE LENGTH BEARING 60.03 N07\*34'05"E L2 30.04 N07°34'05"E 116.66 N07\*34'05"E 116.59 S07°34'05"W 116.64 N07'34'05"E 116.59 S07\*34'05"W 116.67 N07\*34'05"E L8 116.58 S07°34'05"W L9 29.98 N07\*34'05"E L10 30.02 N07\*34'05"E L11 116.64 N07\*34'05"E L12 116.58 S07\*34'05"W L13 | 116.64 | N07\*34'05"E L14 116.58 S07\*34'05"W L15 116.65 N07°34'05"E L16 116.60 S07\*34'05"W L17 30.01 N07°34'05"E L18 60.02 N07\*34'05"E

> O 1/2" IRON ROD SET ● IRON ROD FOUND - BARBED WIRE FENCE

LEGEND:

SERVICE PROVIDERS GAS - PROPANE TANKS

WATER - MANVILLE WATER SUPPLY CORPORATION

ELECTRIC - ONCOR

TELECOMMUNICATION - CHARTER

SEWER — SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES

## BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090

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

NO.	DATE	REVISIONS		BY	
1.	8/16/2017	1ST REVIEW		PT	
2.	8/28/2017	2ND REVIEW		PT	
DRAWN BY: PT			CHECKED BY: BLB		
SCA	\LE: 1" =	150'	APPROVED BY: BLB		
PROJECT NO. 17-420			DATE: JUNE 14, 2017		

## COUPLANDIA PRELIMINARY PLAT

COUNTY OF WILLIAMSON \$ THAT, YUPEL, LLC, OWNER OF THE CERTAIN TRACT OF DESCRIBED IN DOCUMENT NO. 2017034567, OF THE OFF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THRIGHTS—OF—WAY, EASEMENTS AND PUBLIC PLACES SHOPURPOSES AS CITY OF COUPLAND MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CITY OF COUPLAND, WILLIAMSON COUNTY, TEXAS.	FICIAL PUBLIC RECORDS OF E SAID TRACT AS SHOWN E REQUIREMENTS SHOWN HERE HE ROADS, ALLEYS, DWN HEREON FOR SUCH PUBLI
TO CERTIFY WHICH, WITNESS BY MY HAND THIS	DAY OF,
	AUTHORIZED PERSON
THE STATE OF TEXAS COUNTY OF WILLIAMSON	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON, 2017.	THEDAY OF
NOTARY PUBLIC, STATE OF TEXAS	
PRINTED NAME MY COMMISSION EXPIRES:	
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33.892 Acres

These notes describe that certain tract of land situated in located in the B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 109, and the E. BEADER SURVEY ABSTRACT NO. 80, located in Williamson County, Texas; subject tract being part of a called "33.892 Acres" conveyed in a General Warranty Deed from James E. Bailey aka James Ethridge Bailey and Margaret Dianne Bailey to Yupel, LLC, a Texas Limited Liability Company dated 4–20–2017 and recorded in Document No. 2017034567 Official Public Records of Williamson County (OPRWC), subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on June 20, 2017 and being more fully described as follows:

COMMENCING at a found 1/2"Iron Rod at the Southwest corner of a called "33.892 Acres" conveyed in a Warranty Deed from James E. Bailey aka James Ethridge Bailey and Margaret Dianne Bailey to Jona Enterprise, a Texas Limited Liability Company dated 4-20-2017 and recorded in Document No. 2017034438, Official Public Records of Williamson County (OPRWC), THENCE North 07° 34'09"East with the East line of County Road 406, a distance of 939.97 feet to a found 1/2"Iron Rod at the Southwest corner of subject, same being the PLACE OF BEGINNING of this description;

THENCE North 07° 34'09"East along the East line of County Road 406, a distance of 939.97 feet to a found 1/2"Iron Rod being the Northwest corner of subject, same being the Southwest corner of a called "18.067 Acres" conveyed in a General Warranty Deed from James E. Bailey aka James Ethridge Bailey and Margaret Dianne Bailey to Ferma Enterprise, LLC, a Texas Limited Liability Company dated 4–19–2017 and recorded in Document No. 201703492 Official Public Records of Williamson County (OPRWC):

THENCE South 80° 45'12" East with the South line of said "18.067 Acres" passing the common survey line of B.B.B. & R.R.C.O. SURVEY ABSTRACT NO. 109 and E. BEADER SURVEY ABSTRACT NO. 80 at an approximate distance of 1050.38 feet, continuing a total distance of 1572.67 feet to a found 1/2" Iron Rod being the Northeast corner of subject, same being the Southeast corner of said "18.067 Acres";

THENCE South 07° 38'49" West with the West line of a called "236.85 Acres" conveyed in a Deed of Gift from Carlyn Grau Poole to Henry Elbert Poole, Jr., and Hays William Poole dated 1-3-2006 and recorded in Document No. 2006000011, Official Public Records of Williamson County (OPRWC), a distance of 939.03 feet to a found 1/2" Iron Rod being the Southeast corner of subject, same being the Northeast corner of aforementioned "33.892 Acres";

THENCE North 80° 47'11" West with the North line of said "33.892 Acres" a distance of 1571.36 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 33.892 Acres.

SURVEYOR'S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HERON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,, VISIBLE UTILITY LINES OR ROADS PLACE, EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

"THIS TRACT IS NOT LOCATED IN THE EDWARD AQUIFER RECHARGE ZONE"

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS



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 ENGINEER'S OFFICE 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.

J. TERRON EVERTSON, PE, DR, CFM Date
COUNTY ENGINEER

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.

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS 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 WITHIN IT.

DATE

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ A.D.

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

I, DAN 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 GATTIS, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

DAVID ZWERNEMANN, PE, CFM

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE

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

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\_\_\_\_\_\_, 20\_\_\_\_\_, A.D., AT\_\_\_\_\_\_O'CLOCK,\_\_\_\_,M., AND DULY RECORDED THIS THE DAY OF\_\_\_\_\_\_\_, 20\_\_\_\_\_, A.D., AT\_\_\_\_\_O'CLOCK,\_\_\_\_,M., IN THE OFFICIAL PUBLIC 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:

BY: \_\_\_\_\_ DEPUTY

SHEET 2 OF 2

GENERAL PLAT NOTES

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. 93 ADJUSTMENT.
- ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
- LOTS 2, 6, 7 AND 11 MAY NOT BE FURTHER SUBDIVIDED.
- DIP-TYPE" DRIVEWAYS WILL BE UTILIZED ON ALL LOTS
- ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED
- 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 AFFA
- 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 BFE, WHICHEVER IS HIGHER.
- 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 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
- 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.

BRYAN TECHNICAL SERVICES, INC.



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REGISTERED PROFESSIONAL ENGINEER

NO. \_\_\_\_\_ STATE OF TEXAS

DENNIS W. HILL

COUNTY, TEXAS, THIS \_\_\_\_ DAY OF\_\_\_\_\_2017

VONAL ENGIN

DENNIS WADE HILL

84679