

NOTES:

1. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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.48491C0150E SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS
2. ELECTRIC SERVICE PROVIDED BY ONCORE.
3. 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.
4. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
5. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
6. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
7. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
8. 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.
9. 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 THE PROPERTY. 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.
10. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
11. 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.
12. NO ON SITE SEWAGE FACILITY (OSSF) WILL BE INSTALLED ON LOT 1 BLOCK 1.
13. LOT 1 BLOCK 1 IS NOT FOR RESIDENTIAL USE.
14. LOT 1 BLOCK 1 SHALL NOT BE FURTHER SUBDIVIDED.
15. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
16. 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.

FINAL PLAT
FOR
LSRWA LESTER SITE

BEING A 1.002 ACRE TRACT OF LAND LOCATED IN THE I. & G.N.R.R. SURVEY, ABSTRACT NO. 819, WILLIAMSON COUNTY, TEXAS AND ALL OF THAT CERTAIN 1.002 ACRE TRACT OF LAND AS CONVEYED TO LONESTAR REGIONAL WATER AUTHORITY, OF RECORD UNDER DOCUMENT NO. 2017106021 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

I, J. TOM RAY, REPRESENTATIVE OF LONE STAR REGIONAL WATER AUTHORITY, SOLE OWNER OF THE CERTAIN 0.929 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017106021 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 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 LSRWA LESTER SITE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF April, 2018

J. Tom Ray
C/O J. TOM RAY
LONE STAR REGIONAL WATER AUTHORITY
P.O. BOX 554
JARRELL, TX 76537

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 OF TEXAS, PERSONALLY APPEARED J. TOM RAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF April, 2018

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11/9/20



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2nd DAY OF April, 2018 D.

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR Teresa Baker

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 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 INSTRUMENT 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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

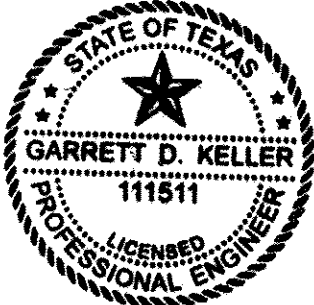
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND



[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER, R.P.L.S.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. NO PART OF THIS TRACT IS LOCATED WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE NOR THE RECHARGE ZONE.



[Signature]
LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE

OWNER(S):

LONE STAR REGIONAL WATER AUTHORITY
C/O J. TOM RAY
P.O. BOX 554
JARRELL, TEXAS 76537
(512) 375-2423

SURVEYOR:

MATKIN HOOVER
C/O JEFF BOERNER, R.P.L.S.
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TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: MARCH 2018
MHES JOB NO. - 2900.01

NOTES:

- 1) FIELD WORK PERFORMED IN: SEPTEMBER, 2017
- 2) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4803, US SURVEY FOOT, GRID.
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) THERE WAS NO WATER WELL OR ON-SITE SEWAGE FACILITY FOUND TO EXIST ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED. PLEASE REFER TO THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT FOR ALL ON-SITE SEWAGE FACILITY REGULATIONS.
- 5) VERTICAL DATUM BASED ON NAVD 0F 1988.

LEGEND

P.O.B.	POINT OF BEGINNING
⊙	TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MARKER
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY;" PLASTIC CAP
●	FOUND 1/2" IRON ROD
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELD NOTES FOR A 0.929 OF ONE ACRE TRACT OF LAND

BEING A 0.929 ACRE TRACT OF LAND, LOCATED IN THE I. & G.N.R.R. SURVEY, ABSTRACT NO. 819, WILLIAMSON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 1.002 ACRE TRACT OF LAND AS CONVEYED TO LONE STAR REGIONAL WATER AUTHORITY OF RECORD IN DOCUMENT NO. 2017106021 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.929 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" IN THE WESTERLY LINE OF SAID 1.002 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" IN THE CURRENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 382 AND FOR THE NORTHWEST CORNER SAID 1.002 ACRE TRACT BEARS, N 21° 40' 41" W, A DISTANCE OF 11.00 FEET;

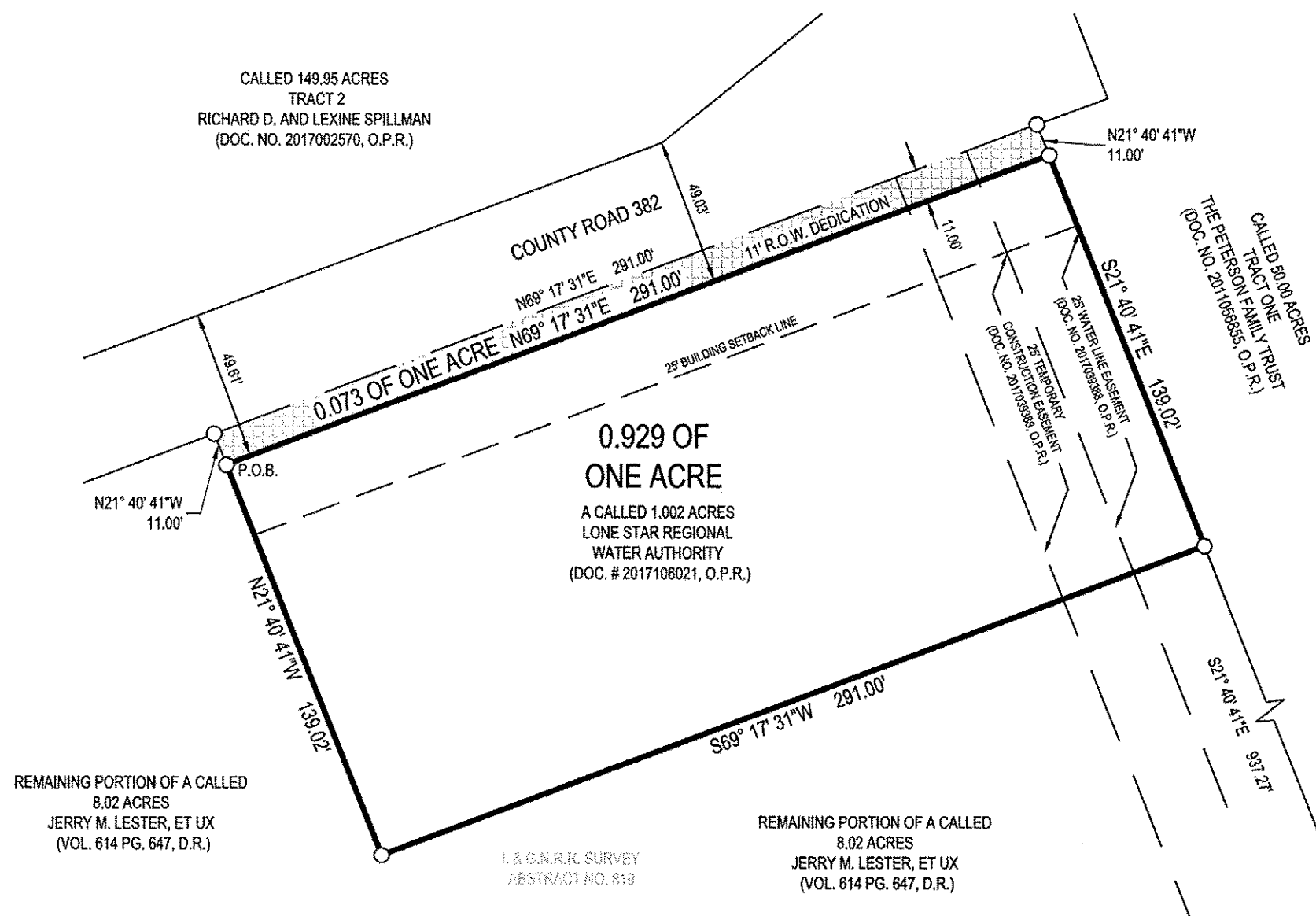
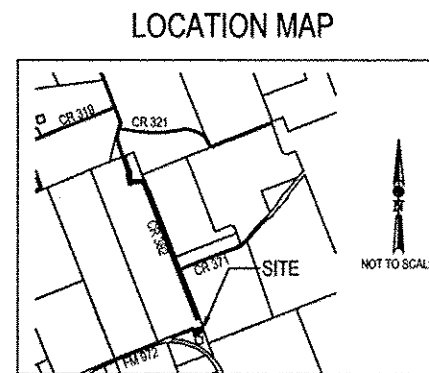
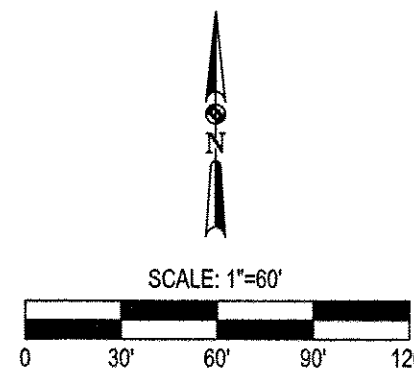
THENCE: N 69° 17' 31" E, 11' SOUTHEAST OF AND PARALLEL TO THE CURRENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 382 AND THE NORTH LINE OF SAID 1.002 ACRE TRACT, A DISTANCE OF 291.00 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" IN THE WEST LINE OF A CALLED 50.00 ACRE TRACT OF LAND AS CONVEYED TO THE PETERSON FAMILY TRUST OF RECORD IN DOCUMENT NO. 2011056855 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE EAST LINE OF SAID 1.002 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" IN THE CURRENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 382 AND FOR THE NORTHEAST CORNER OF SAID 1.002 ACRE TRACT BEARS, N 21° 40' 41" W, A DISTANCE OF 11.00 FEET;

THENCE: S 21° 40' 41" E, WITH THE COMMON LINE BETWEEN SAID 50.00 ACRE TRACT AND SAID 1.002 ACRE TRACT, A DISTANCE OF 139.02 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 972 AND FOR THE SOUTH CORNER OF A CALLED 8.02 ACRE TRACT OF LAND AS CONVEYED TO JERRY M. LESTER, ET UX, OF RECORD IN VOLUME 614 PAGE 647 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS, S 21° 40' 41" E, A DISTANCE OF 937.27 FEET;

THENCE: INTO AND ACROSS SAID 8.02 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. S 69° 17' 31" W, A DISTANCE OF 291.00 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N 21° 40' 41" W, A DISTANCE OF 139.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.929 OF ONE ACRE OF LAND, MORE OR LESS, SITUATED IN WILLIAMSON COUNTY, TEXAS.

FINAL PLAT FOR LSRWA LESTER SITE



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