

## SUBDIVISION PLAT ESTABLISHING COUPLAND ESTATES

PLAT OF 56.90 ACRES OF LAND OUT OF THE WILLIAMSON PATTERSON SURVEY, ABSTRACT NO. 513, WILLIAMSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOE F. HURTA AND WIFE ANGELINA HURTA IN THE DEED OF RECORD IN VOLUME 430, PAGE 546 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

THIS PLAT CONTAINS A TOTAL OF 18 LOTS CONSISTING OF A TOTAL OF 56.90 ACRES OF LAND IN WILLIAMSON COUNTY, TEXAS.

NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "X" AS DELINEATED ON COMMUNITY-PANEL NO. 48491C0545E, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR UNINCORPORATED AREAS OF WILLIAMSON COUNTY, TEXAS.

OWNERS DEDICATION  
STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

\_\_\_\_\_ OWNER OF THE CERTIAN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRENTY DEED RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HERBY SUBDIVIDED SAID TRACT AS SHOWN HEREON AND DO HERBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON AN DO HERBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-OF-WAY AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS COUPLAND ESTATES.

TO CERTIFY WHICH, WITNESS BY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

E6 LAND AND CATTLE COMPANY LLC  
PATRICK JAEHNE  
350 FM 969  
BASTROP, TEXAS 78602

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

(PRINTED NAME)  
COMMISSION EXPIRES: \_\_\_\_\_

### OWNERS RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE OWNER NOT THE COUNTY TO ASSURE COMPLIANCE WITH THE PROVISION OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN 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 EXPENCE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTANCE BY THE COUNTY.

### HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATION OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE 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 REPRESENTATION AND SHOULD NOT BE RELIED UPON FOR VERIFICATION 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 DOCUMENTS ASSOCIATED WITH IT.

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

DATE

### DEVELOPEMENT NOTES

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY, FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISH 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 WHICH EVER IS HIGHER.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 29TH DAY OF NOVEMBER, 2017 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. POLLOK, R.P.L.S. #5186  
P.O. BOX 475, FLORESVILLE, TEXAS 78114  
(830) 393-4770



STATE OF TEXAS  
COUNTY OF WILLIAMSON

### FIELD NOTES FOR 56.90 ACRES OF LAND

BEING 56.90 ACRES OF LAND OUT OF THE WILLIAMSON PATTERSON SURVEY, ABSTRACT NO. 513, WILLIAMSON COUNTY, TEXAS AND BEING PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOE DANIEL HURTA, ET AL IN THE DEED OF RECORD IN VOLUME 430, PAGE 546 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2" rebar with a "Pollok & Sons" cap at the intersection of the westerly right-of-way of State Highway 95 and the northerly right-of-way of County Road 407 for the southeasterly corner of this tract;

THENCE North 82° 29' 37" West, with said right-of-way of County Road 407, a distance of 640.89 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the southeasterly corner of the Artie B. Roznovak land as described in Document No. 2005092681 of the Deed Records of Williamson County, Texas and the southwestery corner of this tract;

THENCE North 07° 19' 23" East, with the common line of said Roznovak land, a distance of 3885.80 feet to a found 1/2" pin for the southwestery corner of the Benito Chaidex, et ux land as described in Document No. 1999044634 of the Deed Records of Williamson County, Texas and the northwestery corner of this tract;

THENCE South 83° 48' 37" East, with the common line of said Chaidex land and of the Richard McCluney land as described in Document No. 2013062119 of the Deed Records of Williamson County, Texas, in all a distance of 623.39 feet to a found 1/2" pin on the aforementioned westerly right-of-way of State Highway 95 for the southeasterly corner of said McCluney land and the northeasterly corner of this tract;

THENCE with said right-of-way of State Highway 95 as follows:  
South 06° 11' 23" West, a distance of 600.00 feet to a set 1/2" rebar with a "Pollok & Sons" cap;  
South 07° 13' 23" West, a distance of 3300.31 feet to the POINT OF BEGINNING and containing 56.90 acres of land.

The bearing system is based on NAD83, Texas Central.

DEBORAH L. MARLOW, RS, 050029596  
DIRECTOR, ENVIROMENTAL HEALTH SERVICES, (WCCHD)

### MAILBOXES

RURAL MAILBOXES SHALL BE THREE FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN THE 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.

WILLIAMSON COUNTY ADDRESSING COORDINATOR,

(PRINTED NAME) \_\_\_\_\_

### 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 HERBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WHERE 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

### COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HERBY CETIFY 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 COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, COUNTY CLERK COURT  
OF WILLIAMSON COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY  
(PRINTED NAME)

REFERENCE:  
VOL. 430, PG. 546 - DEED  
VOL. 127, PG. 338 - ACCESS ESMNT.  
VOL. 286, PG. 289 - ELEC. ESMNT. (BLNKT.)  
VOL. 286, PG. 298 - ELEC. ESMNT.  
VOL. 286, PG. 300 - ELEC. ESMNT.  
VOL. 355, PG. 281 - ELEC. ESMNT.

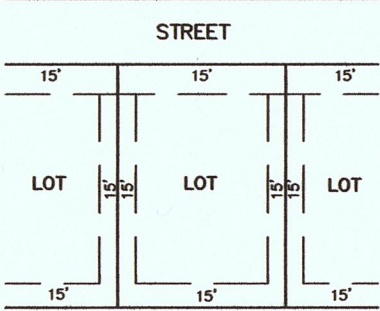
BENITO CHAIDEZ, ET UX  
 DOC. # 1999044634  
 C/O MIGUEL & CARMELA CHAIDEZ  
 121 KATHY ROAD  
 TAYLOR, TEXAS 76574-5464

RICHARD McCLUNEY  
 DOC. # 2013062119  
 110 KATHY ROAD  
 TAYLOR, TEXAS 76574

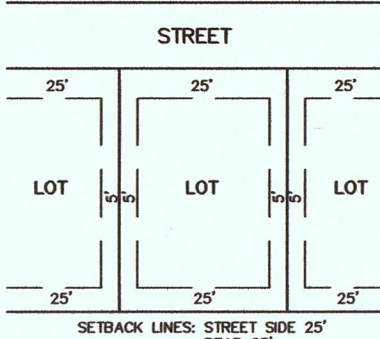
WILLIAMSON PATTERSON SURVEY  
 ABSTRACT NO. 513

ARTIE B. ROZNOVAK  
 DOC. # 2005092681  
 505 E. LAKE DRIVE, UNIT # 205  
 TAYLOR, TEXAS 76574-1815

TYPICAL LOT WITH UTILITY EASEMENTS



TYPICAL LOT WITH SETBACK LINES

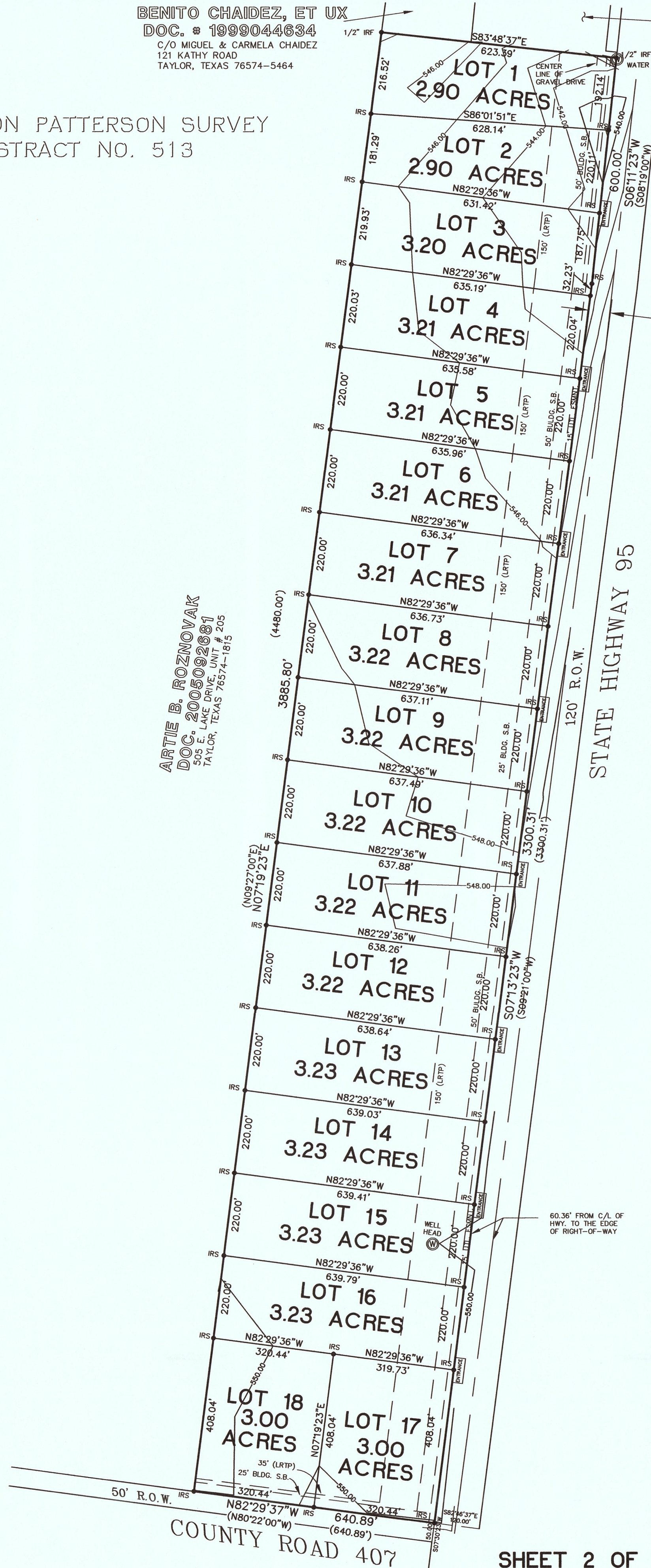


LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET
- WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD"MM"SS" DIST. - FIELD
- (DD"MM"SS" DIST.) - RECORD
- X - BARBED WIRE FENCE
- ⊙ - POWER/UTILITY POLE
- ⊕ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE
- ENTRANCE - DENOTES REQUIRED DRIVEWAY LOCATIONS

**POLLOK & SONS SURVEYING, INC**  
 FIRM NO. 10052700  
 FLORESVILLE, TEXAS  
 (830) 393-4770

JOB NO. 17-0405



58.11' FROM C/L OF HWY. TO THE EDGE OF RIGHT-OF-WAY.

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.

"SEWER SERVICE FOR THIS SUBDIVISION WILL BE BY ON-SITE SEWAGE FACILITY".

ENTRANCE DENOTES REQUIRED DRIVEWAY LOCATIONS

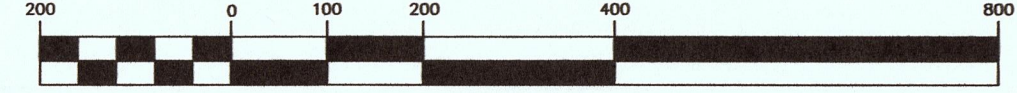
(LRTP) LONG RANG TRANSPORTATIONM CONTROL ACCESS EASEMENT

STATE HIGHWAY 95  
 120' R.O.W.

COUNTY ROAD 407



GRAPHIC SCALE



( IN FEET )  
 1 inch = 200 ft.

NO.	DATE	DESCRIPTION	BY
3			
2			
1	12-19-2017		