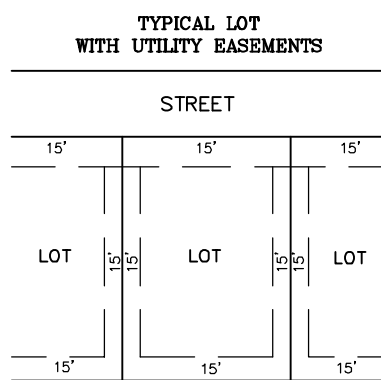


RICHARD McCLUNEY
DOC. # 2013062119
110 KATHY ROAD
TAYLOR, TEXAS 76574

WILLIAMSON PATTERSON SURVEY
ABSTRACT NO. 513



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

- 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

STATE HIGHWAY 95
S.W.

FINAL PLAT



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

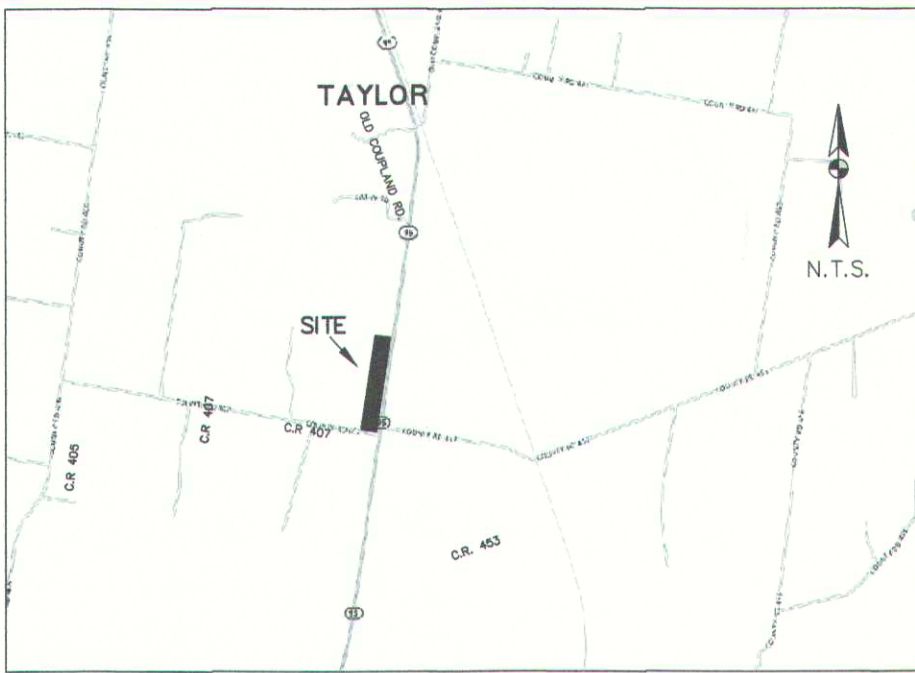
4	08-14-2018	ADDRESSED ADDITIONAL COMMENTS	
3	08-06-2018	ADDED 100' OSSF ESMNT TO LOT 15	
2	05-11-2018	FINAL PLAT SUBMITTAL	
1	03-23-2018	SUBMITTAL	
<i>NO</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>BY</i>

SHEET 2 OF 2

COUNTY ROAD 407
50' EXISTING R.O.W.

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

JOB NO. 17-0405



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 THE LAND DESCRIBED IN A CONVEYANCE TO E6 LAND & CATTLE, LLC IN THE DEED OF RECORD IN DOCUMENT NO. 2018007409 OF THE OFFICIAL PUBLIC 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:

E6 LAND & CATTLE, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRENTY DEED RECORDED IN DOCUMENT NO. 2018007409 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 AND 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 14th DAY OF August, 2018.

E6 LAND AND CATTLE COMPANY LLC
145 AXIS TRAIL
BASTROP, TEXAS 78602

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF August, 2018.

NOTARY PUBLIC, STATE OF TEXAS

Vicki Tate

(PRINTED NAME)

COMMISSION EXPIRES: 7-30-22



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 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.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES

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 DOCUMENTS ASSOCIATED WITH IT.

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

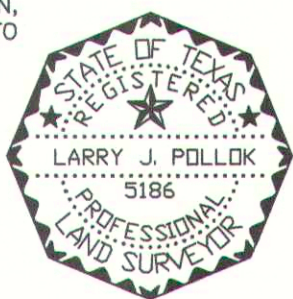
8/16/18 DATE

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 AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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



RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LAND OWNER 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 LAND OWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT. 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 OWNING 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 IMPROVEMENTS SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

DEVELOPER ENSURES THAT POSITIVE DRAINAGE WILL OCCUR THROUGHOUT THE ENTIRE TRACT AND IMPROVEMENTS WILL BE MADE IF DRAINAGE PROBLEMS BECOME APPARENT.

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.

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 THE LAND DESCRIBED IN A CONVEYANCE TO E6 LAND & CATTLE, LLC IN THE DEED OF RECORD IN DOCUMENT NO. 2018007409 OF THE OFFICIAL PUBLIC 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 southwesterly 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 southwesterly corner of the Benito Chaldez, et ux land as described in Document No. 1999044634 of the Deed Records of Williamson County, Texas and the northwesterly corner of this tract;

THENCE South 83° 48' 37" East, with the common line of said Chaldez 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.

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUE FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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, WHICHEVER IS HIGHER.

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) Teresa Baker 8/16/18
Teresa Baker

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 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 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)

FINAL PLAT