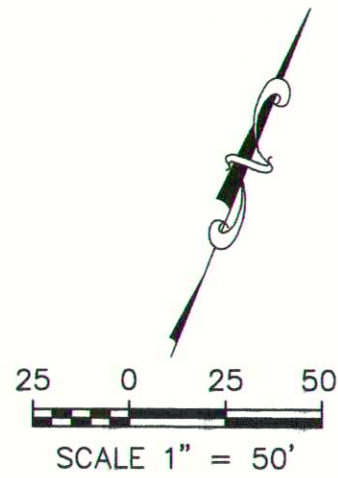
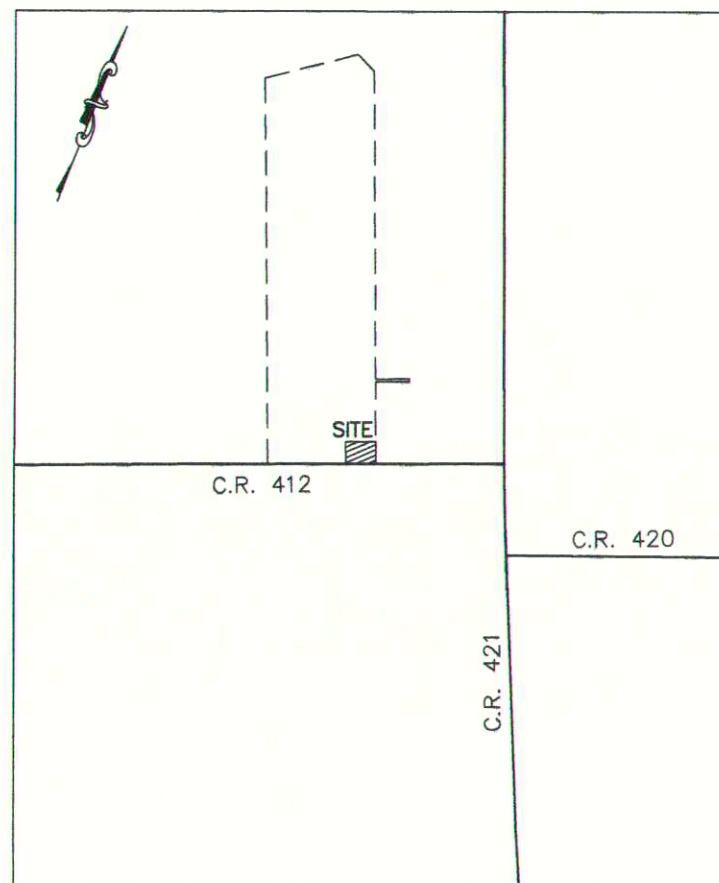


FINAL PLAT LENNICE JOHN SUBDIVISION



LEGEND	
⊙	1" IRON PIPE FOUND
⊗	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "INLAND-5050"
⊙	1/2" IRON ROD WITH PLASTIC CAP FOUND STAMPED "INLAND C.A. LLC"
●	1/2" IRON ROD FOUND
	UNLESS NOTED OTHERWISE
	MAILBOX
	POWER POLE
	DOWN GUY
Q _a	CLEANOUT
	ELECTRICAL METER
P.O.B.	POINT OF BEGINNING
P	PROPERTY LINE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION



LOCATION MAP
NOT TO SCALE

P.J. MAHAN SURVEY
ABSTRACT No. 451

LENNICE L. JOHN
REMAINDER OF 75 ACRE
TRACT
(EXHIBIT "A")
DOC. NO. 9606485
O.R.W.C.T.

KELLY KRUSE AND WIFE,
PENNY KRUSE
(22.00 AC.)
DOC. NO. 2016119182
O.P.R.W.C.T.

DAVID KNAPEK, a/k/a
DAVID R. KNAPEK and wife
LORETTA KNAPEK, a/k/a/
LORETTA KUBICEK KNAPEK
TRACT 2
(36.631 AC.)
DOC. NO. 2017038498
O.P.R.W.C.T.

GRID COORDINATES
N:10196801.71
E:3240768.47

GRID COORDINATES
N:10196825.55
E:3240839.59

1100' +/- To West ROW Line CR 421
N68°25'08"E 121.83'

P.O.B.

N68°25'35"E 260.00'

LOT 1
(1.134 AC.)

N21°59'07"W 190.00'

S21°59'07"E 190.00'

S68°25'35"W 674.45'

EXISTING R.O.W. (S68°25'12"W 934.45')

S68°25'35"W 260.00'

WILLIAMSON COUNTY
(0.315 AC.)
DOC. NO. 2002029722
& 2002060334
O.P.R.W.C.T.

C.R. 412
(80' R.O.W. WIDTH)

ASPHALT

EXISTING R.O.W.

GENERAL INFORMATION:

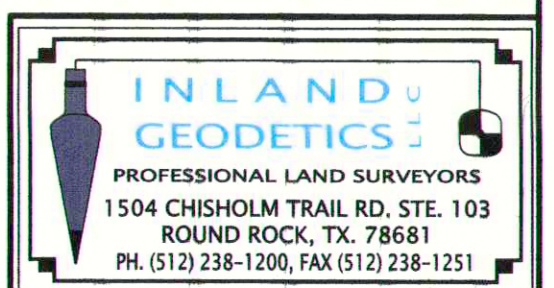
OWNER: LENNICE L. JOHN
3101 COUNTY ROAD 412
TAYLOR, TX 76574

SURVEYOR: INLAND GEODETICS, LLC
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681

TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 1.134 AC. (49,399 SQ. FT.)

PATENT SURVEY: P.J. MAHAN SURVEY ABSTRACT 451
DATE OF PREPARATION: 03/21/2018
SUBMITTAL DATE: 06/13/2018

SHEET 1 OF 2



FINAL PLAT LENNICE JOHN SUBDIVISION

LEGAL DESCRIPTION

DESCRIPTION OF A 1.134 ACRE (49,399 SQUARE FOOT) TRACT OF LAND SITUATED IN THE P.J. MAHAN SURVEY, ABSTRACT NO. 451, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 75 ACRE TRACT OF LAND (EXHIBIT "A") DESCRIBED IN CASH WARRANTY DEED TO LENNICE L. JOHN IN DOCUMENT NO. 9606485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.134 ACRE (49,399 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "INLAND C.A. LLC." FOUND IN THE EXISTING NORTHERLY RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD (C.R.) 412, (80' ROW WIDTH), BEING THE SOUTHWESTERLY CORNER OF A 36.631 ACRE TRACT (TRACT 2) OF LAND DESCRIBED IN A OWELTY OF PARTITION TO DAVID KNAPEK, A/K/A DAVID R. KNAPEK AND WIFE, LORETTA KNAPEK, A/K/A, LORETTA KUBICEK KNAPEK IN DOCUMENT NO. 2017038498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID 75 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN THE NORTHERLY ROW LINE OF SAID CR 412 BEARS N68°25'08"E AT A DISTANCE OF 121.83 FEET;

1) THENCE, DEPARTING SAID 36.631 ACRE TRACT, WITH SAID EXISTING NORTHERLY ROW LINE, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID 75 ACRE TRACT, S68°25'35"W, FOR A DISTANCE OF 260.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "INLAND-5050" SET, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "INLAND C.A. LLC." FOUND, FOR THE SOUTHWESTERLY CORNER OF SAID 75 ACRE TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CALLED 22 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO KELLY KRUSE AND WIFE, PENNY KRUSE IN DOCUMENT NO. 2016119182 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS S68°25'35"W, AT A DISTANCE OF 674.45 FEET;

THENCE, DEPARTING SAID EXISTING NORTHERLY ROW LINE, THROUGH THE INTERIOR OF SAID 75 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

2) N21°59'07"W, FOR A DISTANCE OF 190.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "INLAND-5050" SET, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

3) N68°25'35"E, FOR A DISTANCE OF 260.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "INLAND-5050" SET, BEING IN THE COMMON BOUNDARY LINE OF SAID 36.631 ACRE TRACT, AND SAID 75 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A 1 INCH IRON PIPE FOUND FOR AN ELL CORNER IN SAID COMMON BOUNDARY LINE BEARS N21°59'07"W, AT A DISTANCE OF 503.93 FEET;

4) THENCE, WITH SAID COMMON BOUNDARY LINE, S21°59'07"E, FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.134 ACRES (49,399 SQUARE FEET) OF LAND, MORE OR LESS.

PROFESSIONAL SURVEYORS CERTIFICATE

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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo DATE 08/23/2018
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



NO PORTION OF LOT 1 IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL # 48491C0575E DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

Owner's Dedication

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

I, Lennice L. John of the certain tract of land shown hereon and described in a deed recorded in Document No. 9606485 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 subdivide said tract as shown hereon, 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 Lennice John Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this 4 day of Sept, 2018.

Lennice John Ex Bruce John POA Lennice L. John
Owner
3101 COUNTY ROAD 412
TAYLOR, TX 76574

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Bruce John, known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the 4 day of Sept, 2018.

Carolyn R Cayson
NOTARY PUBLIC in and for the State of Texas



Owner's Responsibilities

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.

Road Name and 911 Addressing Approval

Road name and address assignments verified this the 6th day of September, 2018 A.D.

Williamson County Addressing Coordinator Jeresa Baker
Teresa Baker

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY SAID 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 CERTIFICATE 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 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 WITH IT.

J. Terron Evertson DATE 9/6/18
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

PLAT NOTES:

1) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, AND CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

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

3) EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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 THE BFE, WHICHEVER IS HIGHER

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 0.9998834

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

3) THIS PROPERTY DOES NOT LIE WITHIN ANY ETJ OR CITY LIMITS.

4) RIGHT OF WAY EASEMENT TO SW. MILAM WATER SUPPLY RECORDED IN VOL. 626, PG. 47, LOCATION CANNOT BE DETERMINED.

5) OSSF MUST HAVE A 25 FOOT SETBACK FROM ANY DRAINAGE WAY OR DRAINAGE EASEMENTS AND A 75 FOOT SETBACK FROM ANY WATER COURSES.

WATER SERVICE FOR THIS SUBDIVISION WILL BE BY SOUTHWEST MILAM WATER SUPPLY CORPORATION.

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

MAILBOXES

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.

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 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

COUNTY CLERK CERTIFICATION

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

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authorization was filed for record in my office on the _____ day of _____, 2018 A.D., at _____ o'clock, ____M., and duly recorded this the day of _____, 2018 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

