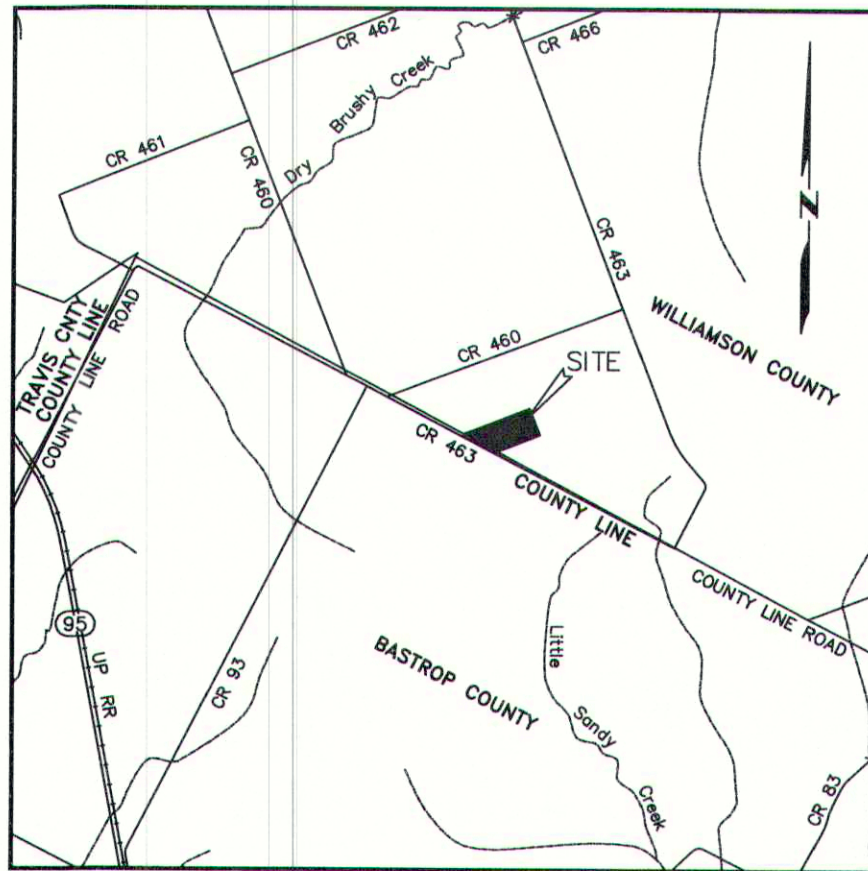
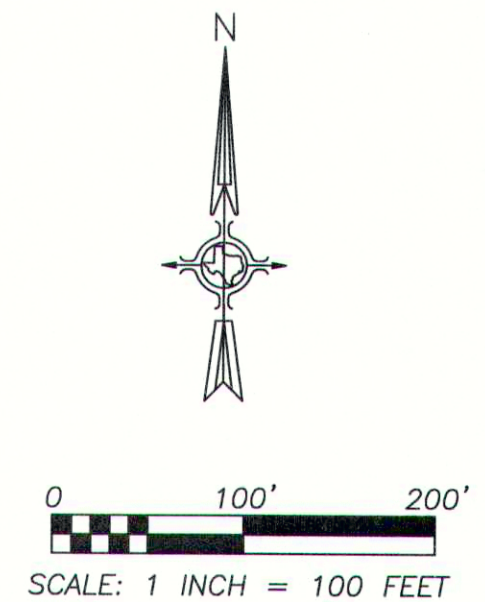


FINAL PLAT OF TERRI GOMEZ SUBDIVISION



VICINITY MAP
(NOT TO SCALE)



METES AND BOUNDS DESCRIPTION

FOR A 10.450 ACRE TRACT OF LAND SITUATED IN THE MARCUS HANNIBL SURVEY, ABSTRACT NO. 299, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 10.444 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO TERRI GOMEZ, RECORDED IN DOCUMENT NO. 2018029626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "RPLS 1753" (Grid Coordinates: N=10,125,721.28 US Feet, E=3,236,656.22 US Feet), monumenting the southwest corner of said 10.444 acre Gomez tract and the northwest corner of the called 14.746 acre tract of land described in a Warranty Deed with Vendor's Lien to Adriana Esquivel and Hermeregildo Alvarez-Sanchez, recorded in Document No. 2015105290 of the Official Public Records of Williamson County, Texas, same being on the northeasterly right-of-way line of County Road 463 (County Line Road) a variable with right-of-way, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, with the west boundary line of said 10.444 acre Gomez tract and said northeasterly right-of-way line of County Road 463, the following two (2) courses and distances:

1. N 62°18'20"W for a distance of 390.59 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
2. N 62°39'30"W for a distance of 231.61 feet to an iron rod found with cap marked "RPLS 1753" monumenting the northwest corner of said 10.444 acre Gomez tract and the southwest corner of the called 10.838 acre tract of land described in a General Warranty Deed with Vendor's Lien to Maria Velazquez, recorded in Document No. 2016036873 of the Official Public Records of Williamson County, Texas, for the northwest corner hereof;

THENCE, departing said northeasterly right-of-way line of County Road 463, N 68°48'24"E with the north boundary line of said 10.444 acre Gomez tract and the south boundary line of said 10.838 acre Velazquez tract for a distance of 1177.42 feet to an iron rod found with cap marked "RPLS 1753" (Grid Coordinates: N=10,126,434.78 US Feet, E=3,237,202.37 US Feet), monumenting the northeast corner of said 10.444 acre Gomez tract and the southeast corner of said 10.838 acre Velazquez tract, same being on the west boundary line of the called 15.103 acre tract of land described in a General Warranty Deed with Vendor's Lien to Angel Sanchez, recorded in Document No. 2016010166 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof, from which an iron rod found with cap monumenting the northeast corner of said 10.838 acre Velazquez tract, bears N 21°24'28"W for a distance of 354.16 feet;

THENCE, S 21°20'51"E with the east boundary line of said 10.444 acre Gomez tract and the west boundary line of said 15.103 acre Sanchez tract for a distance of 468.61 feet to an iron rod found with cap marked "RPLS 1753" monumenting the southeast corner of said 10.444 acre Gomez tract and the southwest corner of said 15.103 acre Sanchez tract, same being on the north boundary line of said 14.746 acre Alvarez-Sanchez tract, for the southeast corner hereof;

THENCE, S 68°51'49"W with the south boundary line of said 10.444 acre Gomez tract and the north boundary line of said 14.746 acre Alvarez-Sanchez tract for a distance of 768.49 feet to the POINT OF BEGINNING hereof, and containing 10.450 acres of land, more or less.

BEARING BASIS: NAD-83 TEXAS CENTRAL (4203) STATE PLANE SYSTEM. All distances shown hereon are surface values in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00009.

OWNERS:
TERRI ANN GOMEZ
1785 CR 460
COUPLAND, TX 78615
(512) 590-5718
tgomez001@yahoo.com

SURVEYOR:
DIAMOND SURVEYING, INC.
TX BOARD OF PROFESSIONAL LAND SURVEYING
FIRM #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
SHANE SHAFFER, R.P.L.S.
(512) 931-3100
shane@diamondsurveying.com

ENGINEER:
JENNIFER L. HENDERSON, P.E.
M&S ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-1394
102 W. MORROW STREET, STE. 101
GEORGETOWN, TX 78626
(512) 942-5310
jhenderson@msengr.com

NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
TOTAL LINEAR FEET OF NEW STREETS: NONE
TOTAL STREET R.O.W. AREA TO BE DEDICATED: 0.071 ACRE
TOTAL ACREAGE: 10.450 ACRES

DATE SUBMITTED: JULY 23, 2018
REVISED: OCTOBER 10, 2018
REVISED: OCTOBER 24, 2018
REVISED: NOVEMBER 1, 2018

LEGEND

- IRON ROD FOUND WITH CAP
- 1/2" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
LT	N 62°39'30"W	W 24.61'

DRIVEWAY CULVERT DESIGN TABLE				
LOT #	CULVERT SIZE (IN)	CULVERT LENGTH (FT.)	INVERT ELEVATION (IN)	INVERT ELEVATION (OUT)
1	18	44'		
2	18	44'		



FINAL PLAT OF TERRI GOMEZ SUBDIVISION

I, Jennifer Henderson, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is not located within the Edwards Aquifer Recharge Zone and is not encroached by a special flood hazard area inundated by the 100-year flood as identified by the U.S. Federal Emergency Management Agency (FEMA) Boundary Map, (Flood Insurance Rate Map), Community Panel Number 48497C0725E, Dated September 26, 2008 for Williamson County, Texas. I have verified the size of the driveway drainage pipes.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 11TH DAY OF NOVEMBER, 2018.

Jennifer L. Henderson
JENNIFER L. HENDERSON, P.E.
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS
DATE 11/11/18



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.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

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 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 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.

J. Terron
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER
DATE 11/15/18

GENERAL NOTES

- THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0725E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 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, WHICHEVER IS HIGHER.
- 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.
- LANDSCAPING IS PROHIBITED WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- A 10-FOOT WIDE WILLIAMSON COUNTY UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORP.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

I, SHANE SHAFER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE CODES AND ORDINANCES; IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

Shane Shafer
SHANE SHAFER
REGISTERED PROFESSIONAL LICENSED SURVEYOR, NO. 5281
STATE OF TEXAS
DATE Nov. 13, 2018



STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, TERRI ANN GOMEZ, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018029626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE 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 FINAL PLAT OF TERRI GOMEZ SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13TH DAY OF November, 2018

Terri Ann Gomez
TERRI ANN GOMEZ
OWNER
1785 COUNTY ROAD 460
COUPLAND, TX 78615

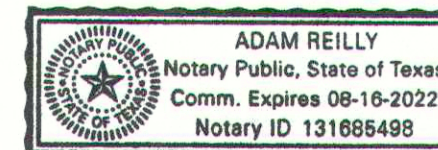
STATE OF TEXAS {
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRI ANN GOMEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 13TH DAY OF November, 2018.

Adam Reilly
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 8/16/22



ROAD WIDENING EASEMENTS

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL A 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.

ALL PUBLIC DEDICATION SHALL BE ACCOMPLISHED FREE OF LIENS.

OWNERS 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 OR 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.

ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15TH DAY November, 2018 A.D.

Jeresa Bak
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 §

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 DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____M., IN THE PLAT 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 AND WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 2

