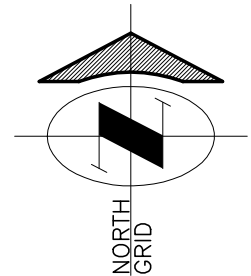


100 0 100



# DF ENTERPRISES SUBDIVISION PRELIMINARY PLAT

DATE: MAY 2018

OWNER(S): VICTOR DIAZ  
90 C.R. 153  
GEORGETOWN, TX. 78626

ACREAGE: 10.002 ACRES

SURVEY: SIMON MILLER SURVEY, A-418

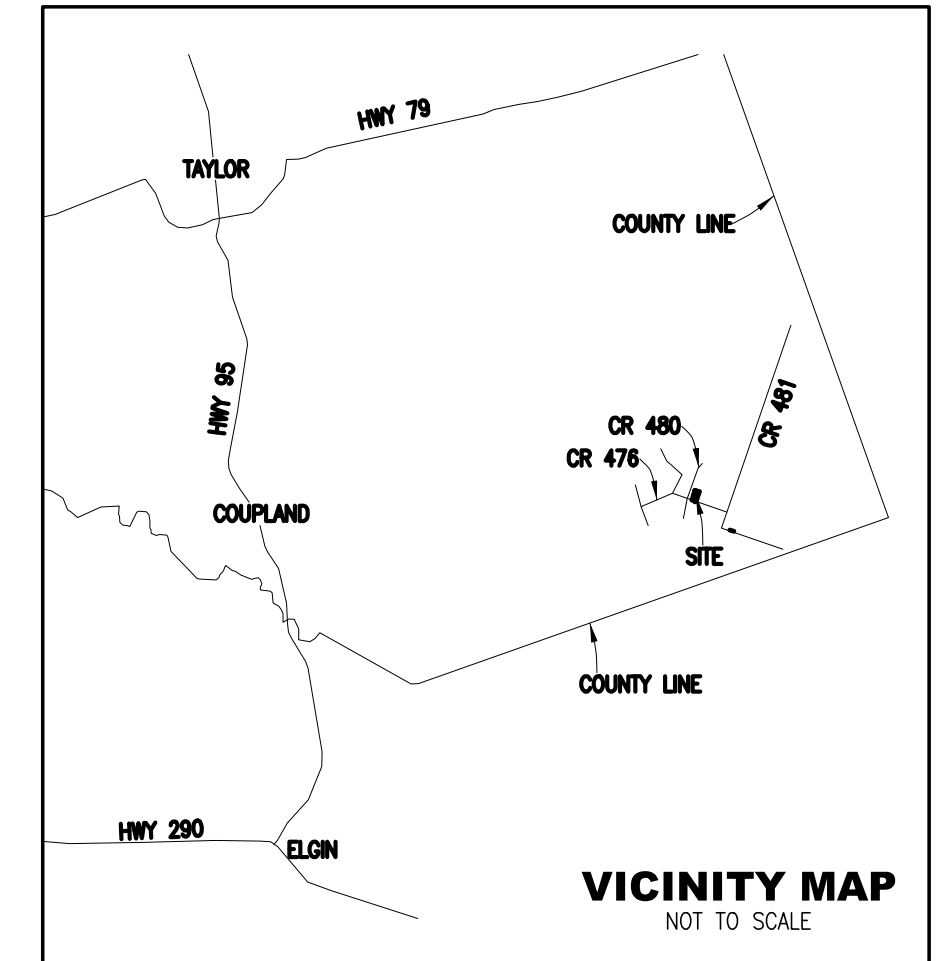
SITE ADDRESS: 1975 C.R. 475  
THRALL, TX 78678

NUMBER OF LOTS: 4 RESIDENTIAL LOTS

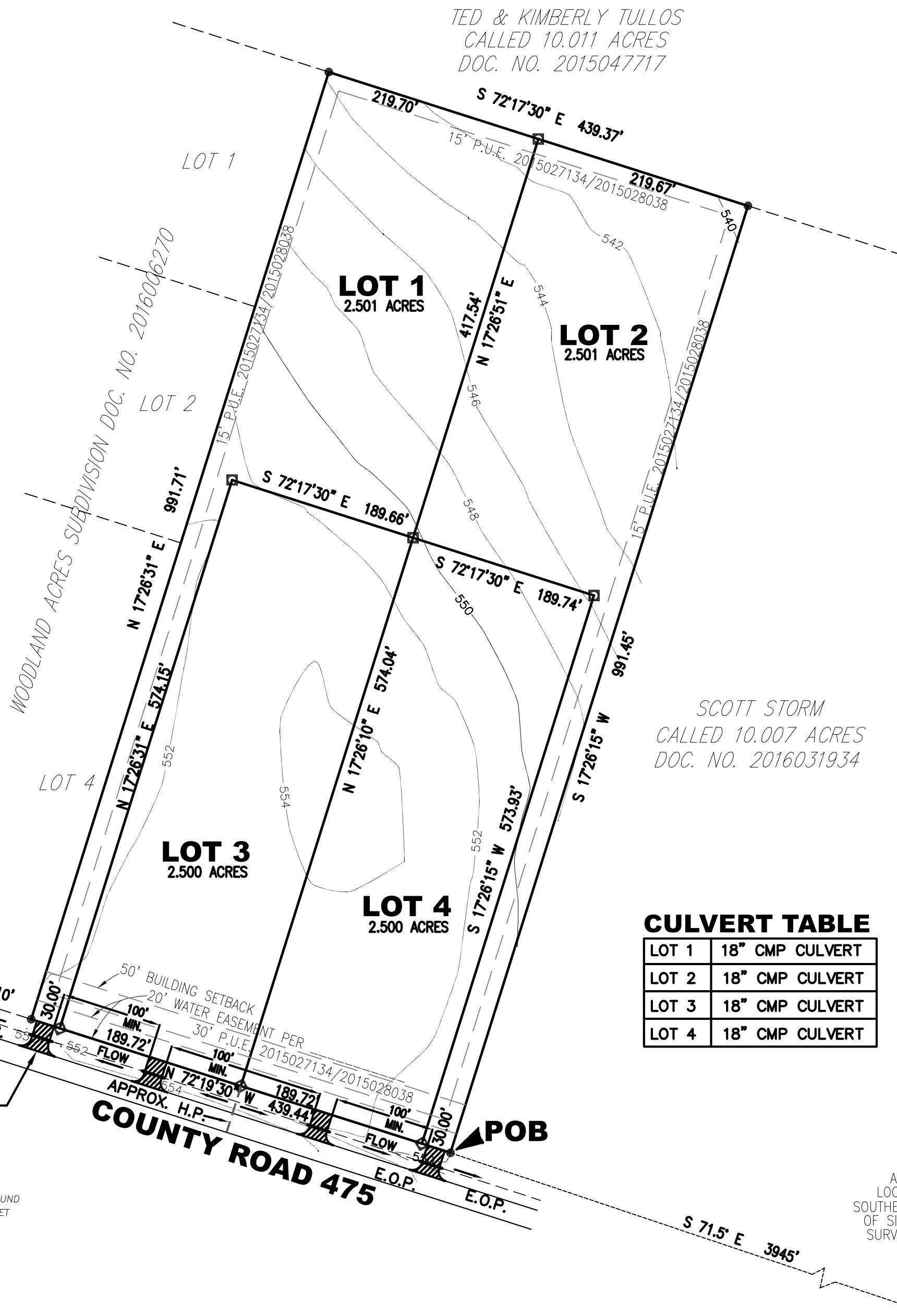
F.E.M.A. MAP NO. 48491C0750E  
WILLIAMSON COUNTY, TEXAS  
SEPTEMBER 26, 2008

SURVEYOR: B&G SURVEYING, LLC.  
1404 W. NORTH LOOP BLVD.  
AUSTIN, TX. 78756  
(512) 458-6969

ENGINEER: JAMISON CIVIL ENGINEERING, LLC  
13812 RESEARCH BLVD, #B-2  
AUSTIN, TEXAS 78750  
737-484-0880



TED & KIMBERLY TULLOS  
CALLED 10.011 ACRES  
DOC. NO. 2015047717



SCOTT STORM  
CALLED 10.007 ACRES  
DOC. NO. 2016031934

## CULVERT TABLE

LOT 1	18" CMP CULVERT
LOT 2	18" CMP CULVERT
LOT 3	18" CMP CULVERT
LOT 4	18" CMP CULVERT

STATE OF TEXAS §  
PRESENTS COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE

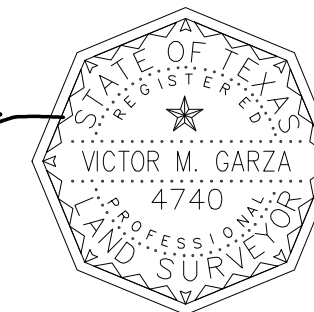
I, VICTOR M. GARZA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON.

BEARINGS DEPICTED HEREON ARE BASED ON THE STATE PLANCE COORDINATE SYSTEM CENTRAL ZONE.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS THIS 28TH DAY OF NOVEMBER 2018.

VICTOR M. GARZA, RPLS #740  
B&G Surveying, LLC  
Firm Reg. 100363-00



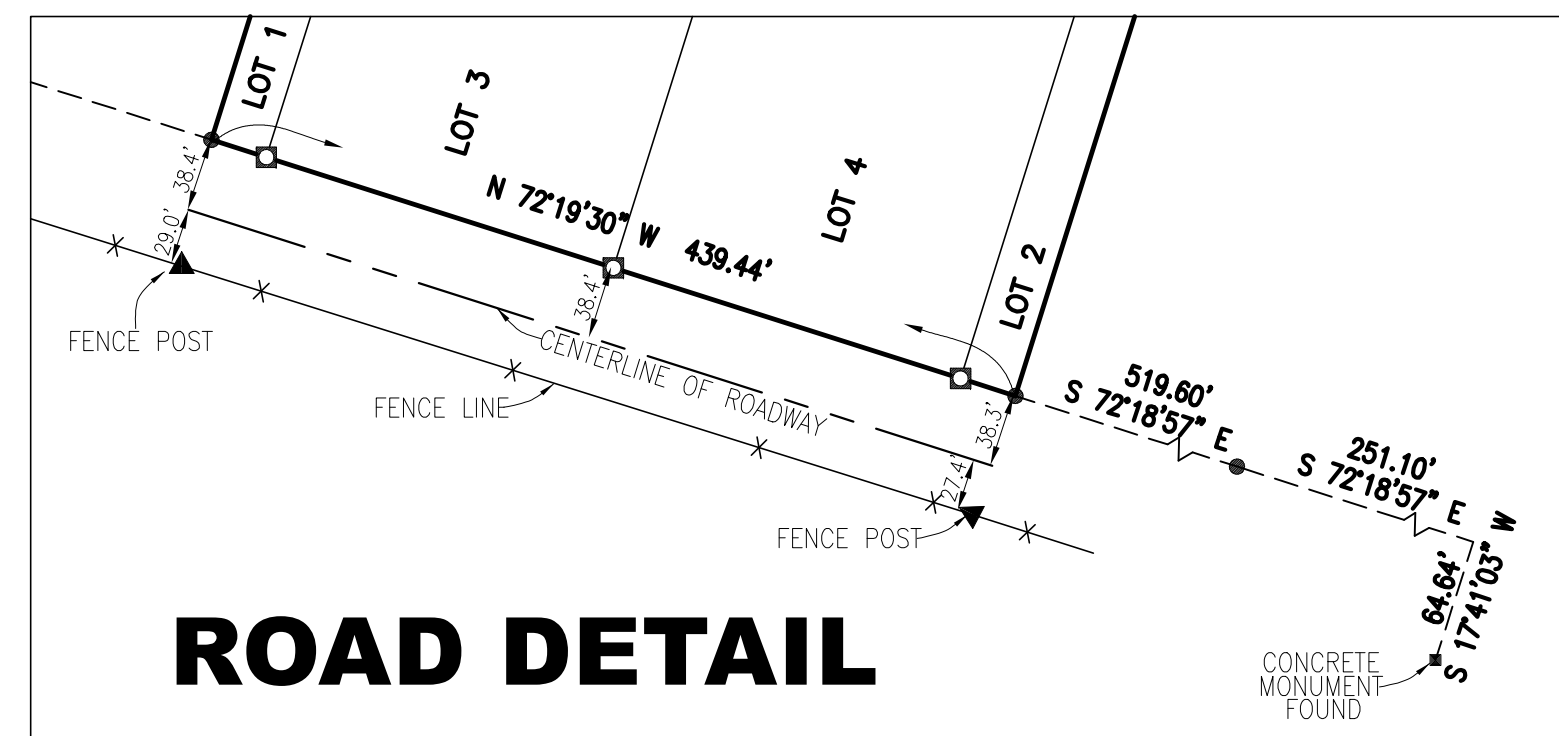
STATE OF TEXAS §  
PRESENTS COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE

I, STEPHEN R. JAMISON, P.E., AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING PORTIONS OF THE WILLIAMSON COUNTY REGULATIONS AND THAT SAID PLAT IS ACCURATE AND CORRECT WITH REGARDS TO ENGINEERING PRACTICES.

I FURTHER CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF ANY FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 48491C0250E EFFECTIVE DATE SEPTEMBER 26, 2008,

STEPHEN R. JAMISON, P.E. 86951

JAMISON CIVIL ENGINEERING, LLC  
T.B.P.E. REGISTERED FIRM # F-17756  
13812 RESEARCH BLVD, #B-2  
AUSTIN, TEXAS 78750  
737-484-0880



## ROAD DETAIL

rev. 09/24/18  
rev. 07/13/18  
JOB #: B0411718  
DATE: 05/18/18  
SCALE: 1"= 100'



B & G SURVEYING, LLC  
FIRM REGISTRATION NO. 100363-00  
WWW.BANDGSURVEYING.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512-458-6969

1) No portion of this subdivision lines within a designated Floor Hazard Area as shown on the Flood Insurance Rate Map No. 48491C0750E, Community No. 481079, for Williamson County, Texas. Effective date: 09/26/08. This subdivision lies within Zone "X". WARNING: The degree of flood protection required by the Williamson County Flood Damage Prevention Order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur, and flood height may be increased by man-made or natural causes. Acceptance of this plat by the Commissioners Court does not imply that the land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plat create liability on the part of Williamson County or any official or employee thereof for any flood damages that result from reliance on the information contained within this plat or any administration decision lawfully made hereunder.

2) Erosion / sediment controls are required for all construction on each lot, including construction of single and / or multi-family residences.

3) All driveways in this subdivision must be constructed to facilitate drainage along the ROW. The developer and/or property owner shall be responsible for installation and maintenance of driveways in accordance with Williamson County specifications, which will include culvert pipe installation. A permit must be obtained from Williamson County prior to the creation of driveway.

4) Property in, this subdivision shall be developed in accordance with applicable federal, state and local regulations including, but not limited to: Williamson County 9-1-1 Addressing Assignment, Driveway/ Culvert, Development, Floodplain and On-site Sewage Facility.

5) The owner of this subdivision, and his/her successors and assigns, assumes responsibility for plans and construction of subdivision improvements which comply with applicable regulations and requirements of Williamson County, the owner understands and acknowledge that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such regulations and requirements.

6) It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local law and regulations relating to the platting and development of this property.

7) The county assumes no responsibility for the accuracy of representation 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 road in the subdivision have finally been accepted for maintenance by the County.

8) Approval of this plat by Commissioner's Court of Williamson County, Texas, does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness accuracy and adequacy of his/her submittal whether or not the plat has been reviewed for compliance of regulations by the County Engineer and/or plat review staff.

9) Neither approval of a subdivision plat by the Williamson County Commissioner's Court, nor the the filing/recording of an approved plat constitute acceptance by Williamson county of any dedication of the roads/streets depicted on the plat. Only the Williamson County Commissioner's Court, acting as a body, has the authority to accept roads/streets into the Williamson County road system for county maintenance. Individual members of the Williamson Commissioner's Court have no authority to bind Williamson County by separate action. Until Williamson County through its Commissioner's Court accepts a road/street that has been dedicated in a plat, said road/street is not a County Road and is not subject to County maintenance.

10) This subdivision does not lie within the City limits or ETJ of any municipality.

11) This subdivision does not lie within the Edwards Aquifer Recharge Zone.

12) Sewer service for this subdivision will be provided by On-Site Sewage Facilities.

13) Water service is to be provided by Manville WSC.

14) No on-site water well may be place within 100 ft. (50 ft. if encased of an on-site sewage facility (OSSF) and/or drain field, nor can any OSSF and/or drain field be placed within 100 ft. (50 ft. if encased of any on-site water well. Each lot shall have a 50 ft. (25 ft. if encased water well setback adjacent to side and rear property lines. Property owners are responsible to determine appropriate locations for same.

15) All public roadways, easement and ROW dedications, as shown on this plat are free of liens.

16) The landowner assumes all risk associated with improvements located in the right-of-way or road widening easements by placing anything in the right-of-way or road widening easement. The landowner indemnifies and holds the county, its officers and employees harmless from any liability owing to the property defects or negligence not attributable to them and acknowledges that the improvement's may be removed by the county and that the owner of the improvements shall be responsible for the relocation and/or replacement of the improvements.

17) Rural mailboxes shall be set three (3) feet from the edge of the pavement or behind the 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 Williams County.

18) Residential driveway are to be located no closer to the corner of intersection right of way than 60% of the parcel frontage or fifty (50) feet, whichever is less.

19) 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.

20) The minimum finished floor elevation shall be one foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or whichever is higher.

21) 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.

22) 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.

# DF ENTERPRISES SUBDIVISION PRELIMINARY PLAT

## FIELD NOTES

BEING 10.002 ACRES OF LAND OUT OF THE SIMON MILLER SURVEY, ABSTRACT 418 IN WILLIAMSON COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO VICTOR DIAZ IN WARRANTY DEED WITH LIENS RECORDED IN DOC. NO. 2018XXXXXX OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar found in the north right of way line of Williamson County Road 475 at the southeast corner of said Diaz tract, same being the southwest corner of that certain 10.007 acre tract conveyed to Scott Storm in Doc. No. 2016031934 of said Official Public Records and from which the approximate location of the southeast corner of said Simon Miller Survey bears S 71.5° E a distance of 3945 feet; said 1/2" iron rebar found being the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the north line of said County Road, N 72 19' 30" W a distance of 439.44 feet to a 1/2" iron rebar found at the southeast corner of Lot 4, Woodland Acres Subdivision, a subdivision recorded in Doc. No. 2016006270 of said Official Public Records for the southwest corner hereof;

THENCE with the east line of Lots 4, 2 and 1 of said Subdivision, N 17 26' 31" E a distance of 991.71 feet to a 1/2" iron rebar found in the south line of that certain 10.011 acre tract conveyed to Ted & Kimberly Tullos in Doc. No. 2015047717 of said Official Public Records, same being the northeast corner of said Lot 1 and the northwest corner hereof;

THENCE with the west line of said Storm tract S 17 26' 15" W a distance of 991.45 feet to the PLACE OF BEGINNING hereof containing a calculated area of 10.002 acres of land, more or less.

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

I, VICTOR HUGO DIAZ, owner of the certain tract of land shown hereon and described in Warranty Deed with Vendor's Lien recorded in Document No. 2018031765 of the Official Records of Williamson County, Texas, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the County of Williamson the streets, alleys, rights-ofway, easements and public places shown hereon for such public purposes as the County of Williamson may deem appropriate.

This subdivision is to be known as:

DF ENTERPRISE SUBDIVISION FINAL PLAT

TO CERTIFY WHICH, WITNESS by my hand this day \_\_\_\_ of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Victor H. Diaz  
90 C.R. 153  
GEORGETOWN, TX. 78626

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

Before me, the undersigned authority, on this day personally appeared VICTOR H. DIAZ, 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 this day \_\_\_\_ of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission expires on: \_\_\_\_\_

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 EVERTSON, PE, DR, CFM  
COUNTY ENGINEER

\_\_\_\_\_  
DATE

WILLIAMSON COUNTY JUDGE 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, that a subdivision having been fully presented to the Commissioners' Court of Williamson county, Texas, and by the said Court duly considered, were on this day approved and plot is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County Texas.

\_\_\_\_\_  
Dan A. Gattis, County Judge

\_\_\_\_\_  
Date

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 was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2017, A.D., at \_\_\_\_ o'clock, \_\_\_\_m. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 2017, A.D., at \_\_\_\_ o'clock, \_\_\_\_m. in the Plat Records of said County in Cabinet \_\_\_\_\_, Slide\_\_\_\_\_.

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

