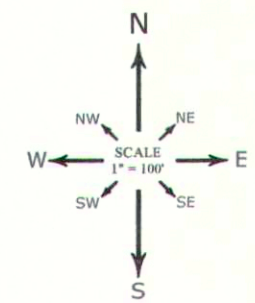


REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION

WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- PUE PUBLIC UTILITY ESMT
- BL BUILDING LINE
- ⊙ SEPTIC TANK



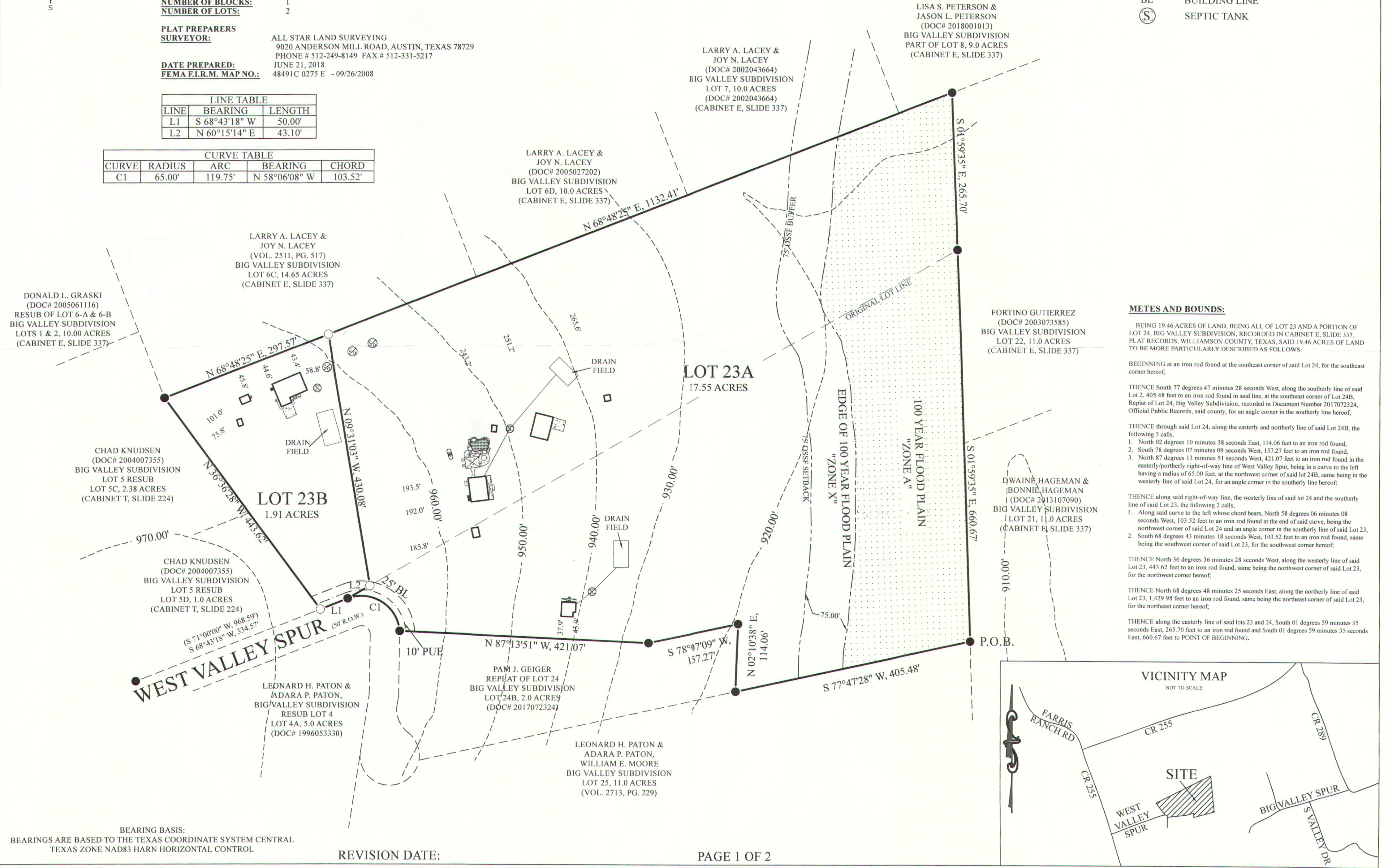
OWNER: RICHARD F. GEIGER AND PAMELA J. GEIGER
ACREAGE: 19.46 ACRES
SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2

PLAT PREPARERS
SURVEYOR: ALL STAR LAND SURVEYING
 9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
 PHONE # 512-249-8149 FAX # 512-331-5217
 JUNE 21, 2018

DATE PREPARED: JUNE 21, 2018
FEMA F.I.R.M. MAP NO.: 48491C 0275 E - 09/26/2008

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 68°43'18" W	50.00'
L2	N 60°15'14" E	43.10'

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	65.00'	119.75'	N 58°06'08" W	103.52'



LISA S. PETERSON &
 JASON L. PETERSON
 (DOC# 2018001013)
 BIG VALLEY SUBDIVISION
 PART OF LOT 8, 9.0 ACRES
 (CABINET E, SLIDE 337)

LARRY A. LACEY &
 JOY N. LACEY
 (DOC# 2002043664)
 BIG VALLEY SUBDIVISION
 LOT 7, 10.0 ACRES
 (DOC# 2002043664)
 (CABINET E, SLIDE 337)

LARRY A. LACEY &
 JOY N. LACEY
 (DOC# 2005027202)
 BIG VALLEY SUBDIVISION
 LOT 6D, 10.0 ACRES
 (CABINET E, SLIDE 337)

LARRY A. LACEY &
 JOY N. LACEY
 (VOL. 2511, PG. 517)
 BIG VALLEY SUBDIVISION
 LOT 6C, 14.65 ACRES
 (CABINET E, SLIDE 337)

DONALD L. GRASKI
 (DOC# 2005061116)
 RESUB OF LOT 6-A & 6-B
 BIG VALLEY SUBDIVISION
 LOTS 1 & 2, 10.00 ACRES
 (CABINET E, SLIDE 337)

CHAD KNUDSEN
 (DOC# 2004007355)
 BIG VALLEY SUBDIVISION
 LOT 5 RESUB
 LOT 5C, 2.38 ACRES
 (CABINET T, SLIDE 224)

CHAD KNUDSEN
 (DOC# 2004007355)
 BIG VALLEY SUBDIVISION
 LOT 5 RESUB
 LOT 5D, 1.0 ACRES
 (CABINET T, SLIDE 224)

LEONARD H. PATON &
 ADARA P. PATON,
 BIG VALLEY SUBDIVISION
 RESUB LOT 4
 LOT 4A, 5.0 ACRES
 (DOC# 1996053330)

PAM J. GEIGER
 REPLAT OF LOT 24
 BIG VALLEY SUBDIVISION
 LOT 24B, 2.0 ACRES
 (DOC# 2017072324)

LEONARD H. PATON &
 ADARA P. PATON,
 WILLIAM E. MOORE
 BIG VALLEY SUBDIVISION
 LOT 25, 11.0 ACRES
 (VOL. 2713, PG. 229)

FORTINO GUTIERREZ
 (DOC# 2003073585)
 BIG VALLEY SUBDIVISION
 LOT 22, 11.0 ACRES
 (CABINET E, SLIDE 337)

DWAIN HAGEMAN &
 BONNIE HAGEMAN
 (DOC# 2013107090)
 BIG VALLEY SUBDIVISION
 LOT 21, 11.0 ACRES
 (CABINET E, SLIDE 337)

METES AND BOUNDS:

BEING 19.46 ACRES OF LAND, BEING ALL OF LOT 23 AND A PORTION OF LOT 24, BIG VALLEY SUBDIVISION, RECORDED IN CABINET E, SLIDE 337, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 19.46 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found at the southeast corner of said Lot 24, for the southeast corner hereof;

THENCE South 77 degrees 47 minutes 28 seconds West, along the southerly line of said Lot 2, 405.48 feet to an iron rod found in said line, at the southeast corner of Lot 24B, Replat of Lot 24, Big Valley Subdivision, recorded in Document Number 2017072324, Official Public Records, said county, for an angle corner in the southerly line hereof;

THENCE through said Lot 24, along the easterly and northerly line of said Lot 24B, the following 3 calls,

1. North 02 degrees 10 minutes 38 seconds East, 114.06 feet to an iron rod found,
2. South 78 degrees 07 minutes 09 seconds West, 157.27 feet to an iron rod found,
3. North 87 degrees 13 minutes 51 seconds West, 421.07 feet to an iron rod found in the easterly/northerly right-of-way line of West Valley Spur, being in a curve to the left having a radius of 65.00 feet, at the northwest corner of said Lot 24B, same being in the westerly line of said Lot 24, for an angle corner in the southerly line hereof;

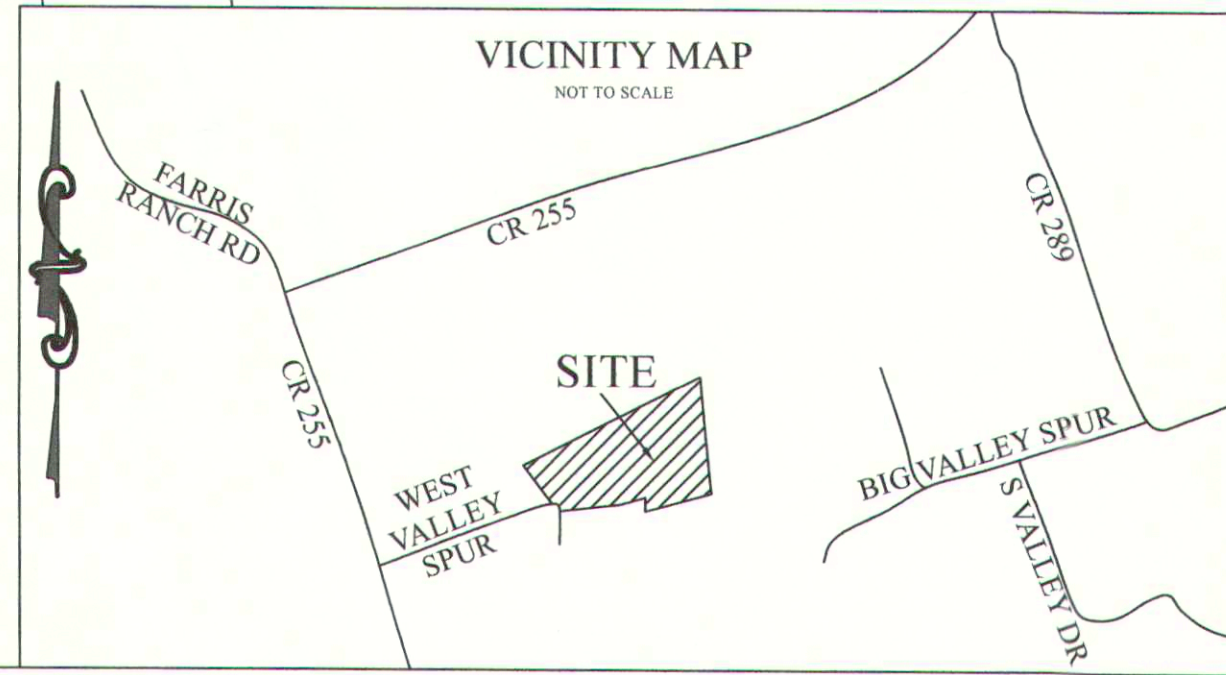
THENCE along said right-of-way line, the westerly line of said Lot 24 and the southerly line of said Lot 23, the following 2 calls,

1. Along said curve to the left whose chord bears, North 58 degrees 06 minutes 08 seconds West, 103.52 feet to an iron rod found at the end of said curve, being the northwest corner of said Lot 24 and an angle corner in the southerly line of said Lot 23,
2. South 68 degrees 43 minutes 18 seconds West, 103.52 feet to an iron rod found, same being the southwest corner of said Lot 23, for the southwest corner hereof;

THENCE North 36 degrees 36 minutes 28 seconds West, along the westerly line of said Lot 23, 443.62 feet to an iron rod found, same being the northwest corner of said Lot 23, for the northwest corner hereof;

THENCE North 68 degrees 48 minutes 25 seconds East, along the northerly line of said Lot 23, 1,429.98 feet to an iron rod found, same being the northeast corner of said Lot 23, for the northeast corner hereof;

THENCE along the easterly line of said lots 23 and 24, South 01 degrees 59 minutes 35 seconds East, 265.70 feet to an iron rod found and South 01 degrees 59 minutes 35 seconds East, 660.67 feet to POINT OF BEGINNING.

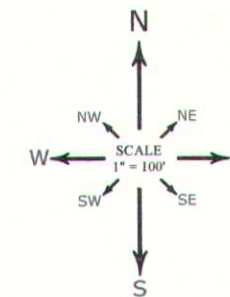
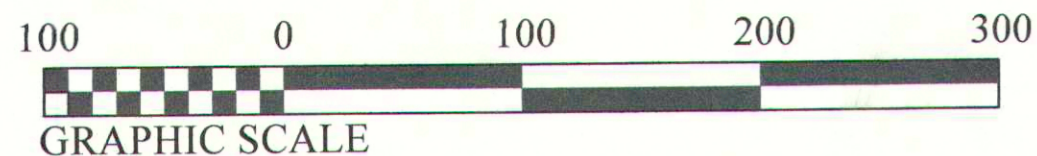


BEARING BASIS:
 BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL
 TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL

REVISION DATE:

PAGE 1 OF 2

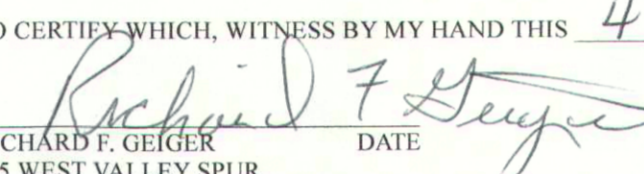
REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION WILLIAMSON COUNTY, TEXAS

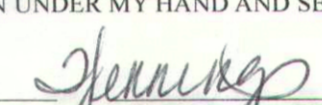


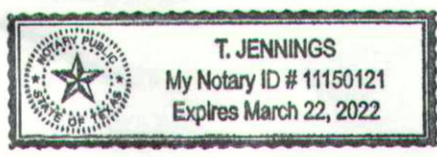
NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: OSSF, AND ELECTRIC: PEC.
2. ALL STRUCTURES / OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THE MINIMUM LOWEST 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.
4. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
5. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 1988 DATUM.
6. IMPERVIOUS COVERAGE PLAT NOTES:
THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 20%.
7. 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 WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS, 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 IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
8. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
9. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
10. 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.
11. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT, AND SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
12. A DRIVEWAY CULVERT PERMIT WILL BE REQUIRED PRIOR TO INSTALLATION. DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND 22 FEET IN LENGTH, AND DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. LARGER OR LONGER DRAINPIPES SHALL BE INSTALLED IF NECESSARY TO HANDLE DRAINAGE BASED UPON A 25-YEAR FLOW FREQUENCY. ALL CULVERTS SHALL INCLUDE A SAFETY END TREATMENT, AND SHALL BE INSTALLED PER WILLIAMSON COUNTY REQUIREMENTS.
13. THIS REPLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS SET FORTH IN THE ORIGINAL PLAT OF BIG VALLEY SUBDIVISION, AS RECORDED IN CABINET E, SLIDE 337 IN THE ORIGINAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
14. THERE MUST BE A 25 FOOT (25') OSSF SETBACK FROM ANY DRAINAGE WAY OR DRAINAGE EASEMENT AND A 75 FOOT (75') OSSF SETBACK FROM ANY WATERCOURSES.
15. 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.
16. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
17. 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.
18. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

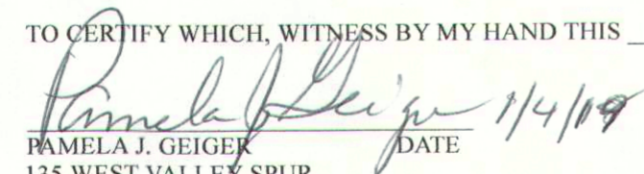
STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF WILLIAMSON {
 I, RICHARD F. GEIGER, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NOS. 2001053406 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE 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:


"REPLAT OF LOT 23, BIG VALLEY SUBDIVISION & 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION".
 TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4 DAY OF Jan, 2019.

 RICHARD F. GEIGER DATE
 135 WEST VALLEY SPUR
 GEORGETOWN, TX 78628

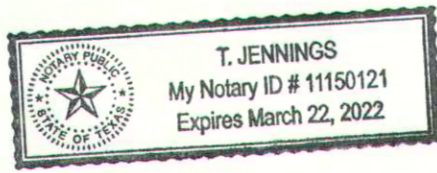
STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF WILLIAMSON {
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD F. GEIGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF Jan, 2019.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON: 3/22/22



STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF WILLIAMSON {
 I, PAMELA J. GEIGER, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NOS. 2001053406 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 RESUBDIVIDE 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:

"REPLAT OF LOT 23, BIG VALLEY SUBDIVISION & 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION".
 TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4 DAY OF January 2019.

 PAMELA J. GEIGER DATE
 135 WEST VALLEY SPUR
 GEORGETOWN, TX 78628

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF WILLIAMSON {
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAMELA J. GEIGER, 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 4 DAY OF Jan, 2019.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON: 3/22/22

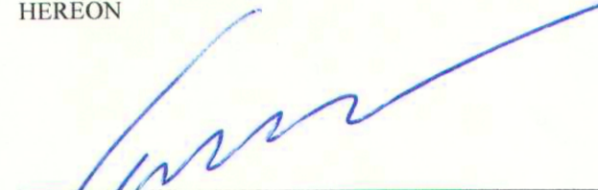


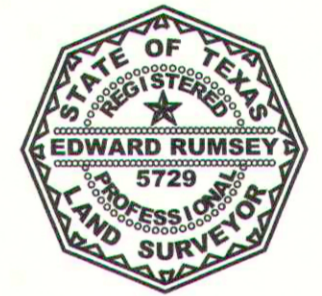
A PORTION OF LOTS 23 & 24A IS ENCRACHED BY A SPECIAL FLOOD HAZARD AREA, ONE (1) PERCENT CHANCE (ZONE A) FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS.

NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE (FLOODPLAIN DEVELOPMENT PERMIT) FOR LOTS 23A AND 23B FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

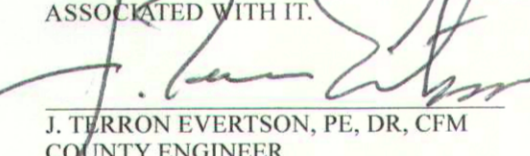
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY MONUMENTATION ARE IN PLACE AS INDICATED HEREON


 EDWARD C. RUMSEY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5729
 DATE 06/21/2018

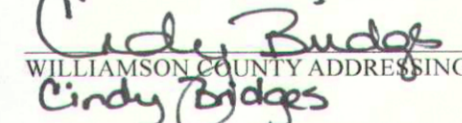


BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICIAL 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, PE, DR, CFM
 COUNTY ENGINEER

DATE 1/10/19

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 10th DAY OF Jan, 2019 A.D.


 CINDY BRIDGES
 WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS;
 COUNTY OF WILLIAMSON {
 I, DANA GATHIS, 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.

DANA GATHIS, COUNTY JUDGE
 WILLIAMSON COUNTY, TEXAS


DATE

STATE OF TEXAS {
 COUNTY OF WILLIAMSON {
 I, NANCY RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATIONS OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M. AND DULY RECORDED ON THIS THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT