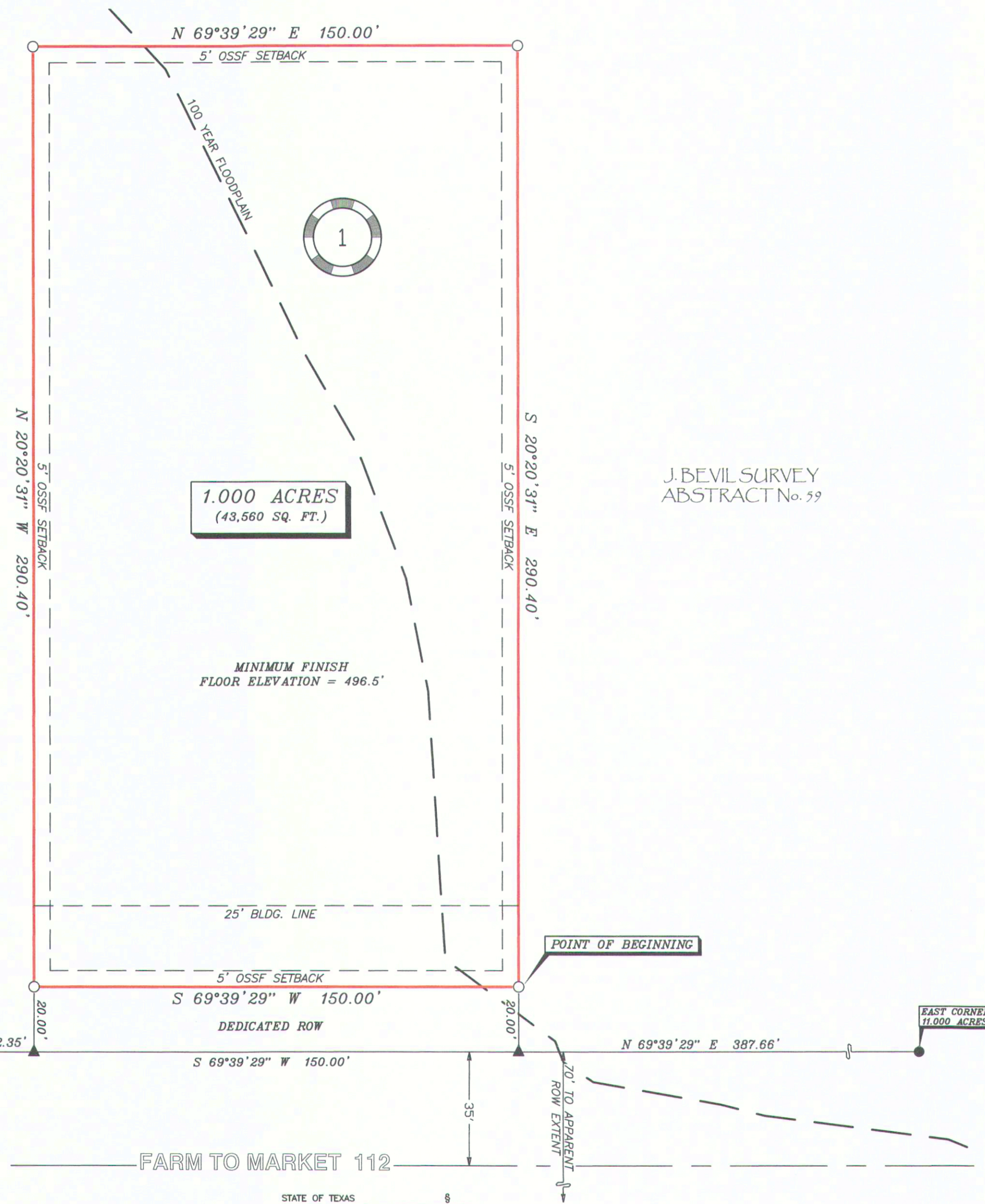
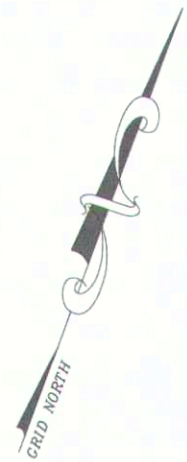
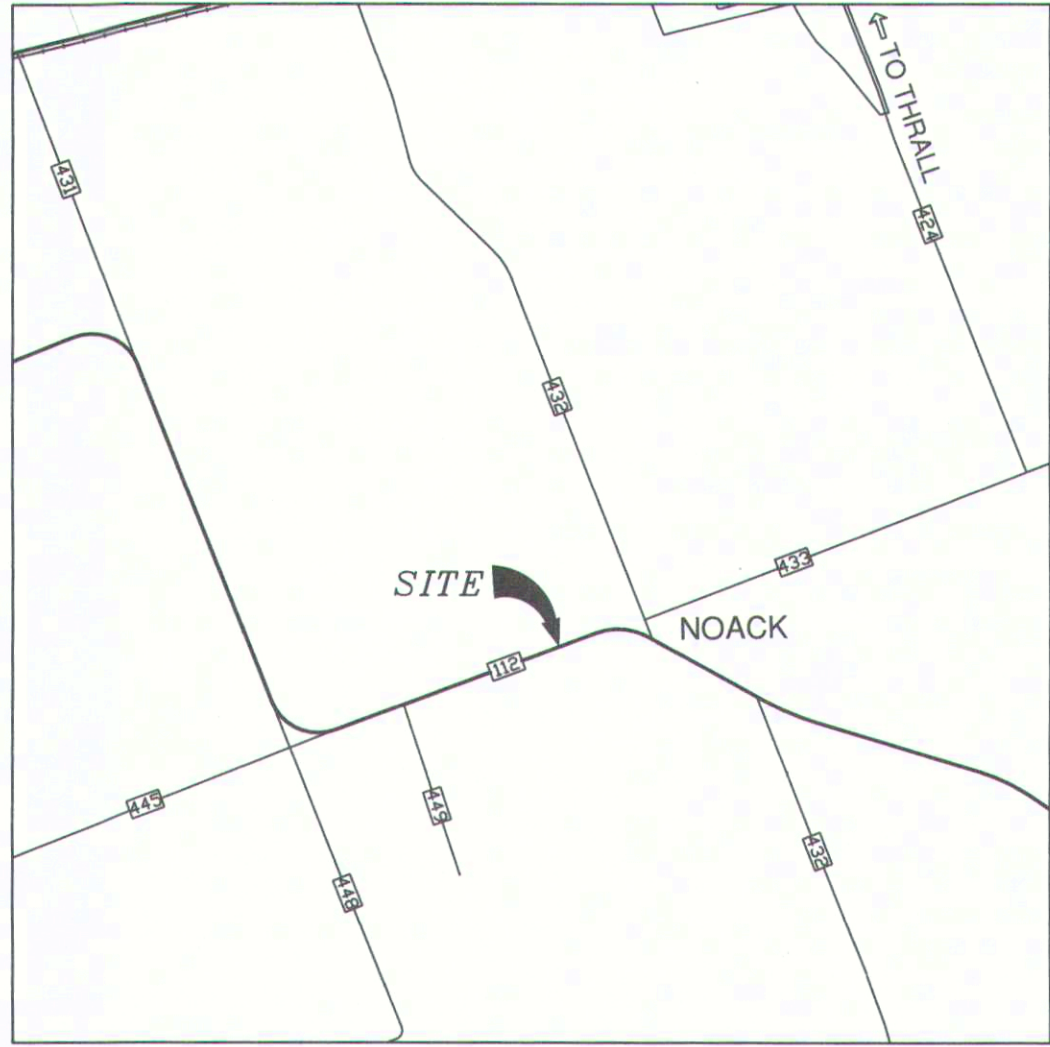


LOCATION MAP
1" = 3,000'



J. BEVIL SURVEY
ABSTRACT No. 59

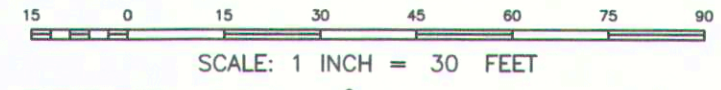
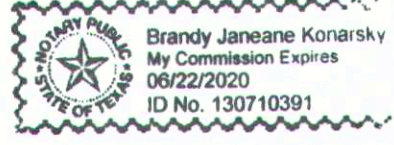
FIELD NOTES:
A 1.000 ACRE TRACT OUT OF AN 11.000 ACRE TRACT CONVEYED TO JONATHAN G. MCCLEERY AND SHANNON M. MCCLEERY IN DOCUMENT No. 2016041600 OF WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS; SITUATED IN THE J. BEVIL SURVEY IN WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BELOW:
BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GARRETT RPLS 6154" SET FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND AT THE EAST CORNER OF SAID 11.000 ACRE TRACT BEARS: S 20°20'31" E - 20.00 FEET AND N 69°39'29" E - 387.66 FEET;
THENCE: S 69°39'29" E - 150.00 FEET, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GARRETT RPLS 6154" SET FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND AT THE SOUTH CORNER OF SAID 11.000 ACRE TRACT BEARS: S 20°20'31" E - 20.00 FEET & S 69°39'29" E - 332.35 FEET;
THENCE: N 20°20'31" W - 290.40 FEET, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GARRETT RPLS 6154" SET FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE: N 69°39'29" E - 150.00 FEET, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GARRETT RPLS 6154" SET FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE: S 20°20'31" E - 290.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRES (43,560 SQ. FT.) OF LAND, MORE OR LESS.

REMAINDER OF 11.000 ACRES
JONATHAN G. & SHANNON M. MCCLEERY
DOC. No. 2016041600
W.C.O.P.R.

STATE OF TEXAS
COUNTY OF WILLIAMSON:
I, JORDAN R. GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "GLEE RANCH", WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18TH DAY OF DECEMBER, 2018.

Jordan R. Garrett
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6154



SCALE: 1 INCH = 30 FEET

WE, JONATHAN & SHANNON MCCLEERY, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2016041600 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 PLAT SAID TRACT AS SHOWN HEREON, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS TRACT IS TO BE KNOWN AS GLEE RANCH TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF January 2019.

JONATHAN MCCLEERY
7229 FM 112
TAYLOR, TX 75674

SHANNON MCCLEERY
7229 FM 112
TAYLOR, TX 75674

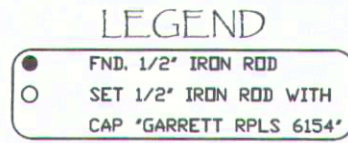
Brandy Konarsky
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brandy Konarsky
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- SURVEYOR'S NOTES:**
- THE PROPERTY SHOWN HEREON LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA FIRM No. 48491 C 0575 E, EFFECTIVE DATE: SEPTEMBER 26, 2008.
 - THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, DATED AUGUST 20, 2013.
 - BEARING, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83; GRID TO GROUND SCALE FACTOR: 1.0001122107.
 - THERE ARE NO NEW ROADS.
 - SELLING A PORTION OF THIS AREA BY METES AND BOUNDS IS A VIOLATION OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND IS SUBJECT TO THE PENALTIES PROMULGATED THEREIN.
 - SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES
 - WATER SERVICES PROVIDED BY: NOACK WATER SUPPLY.
 - ELECTRICAL SERVICES PROVIDED BY:
 - TELEPHONE SERVICES PROVIDED BY:
 - GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOR ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARTER-FENTRESS ENGINEERING, PROJECT No. 1057, DATED JANUARY 4, 2019.
 - RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF 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.
 - 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.
 - NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 17 DAY OF Jan 2018 A.D.

Chris Buden
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Andy Griggs
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.
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 Everson, PE, DR, CFM
COUNTY ENGINEER
DATE: 1/18/19



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

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A PLAT 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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON
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 AUTHENTICATION 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. ___

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____ DEPUTY

JOB NO:	171211.dwg	SURVEYED BY:	171211
DATE:	1/14/2019	DRAFTED BY:	JG/NP
FILE NAME:	171211.dwg	CHECKED BY:	JRG

SHEET: 1 OF 1

FINAL PLAT OF: GLEE RANCH

JAG GEOMATICS, Inc.
LAND SURVEYING & CONSULTING
4004 MERCER RD, GEORGETOWN, TEXAS 78628
PHONE: (844) 4-JAGGEO FAX: (866) 486-8395
WWW.JAGGEO.COM REQUEST@JAGGEO.COM
TBPLS FIRM No. 10170400