

# PRELIMINARY PLAT OF VILLASANA HORIZON

**FLOOD NOTE:**

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0725E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).

**PLAT NOTES:**

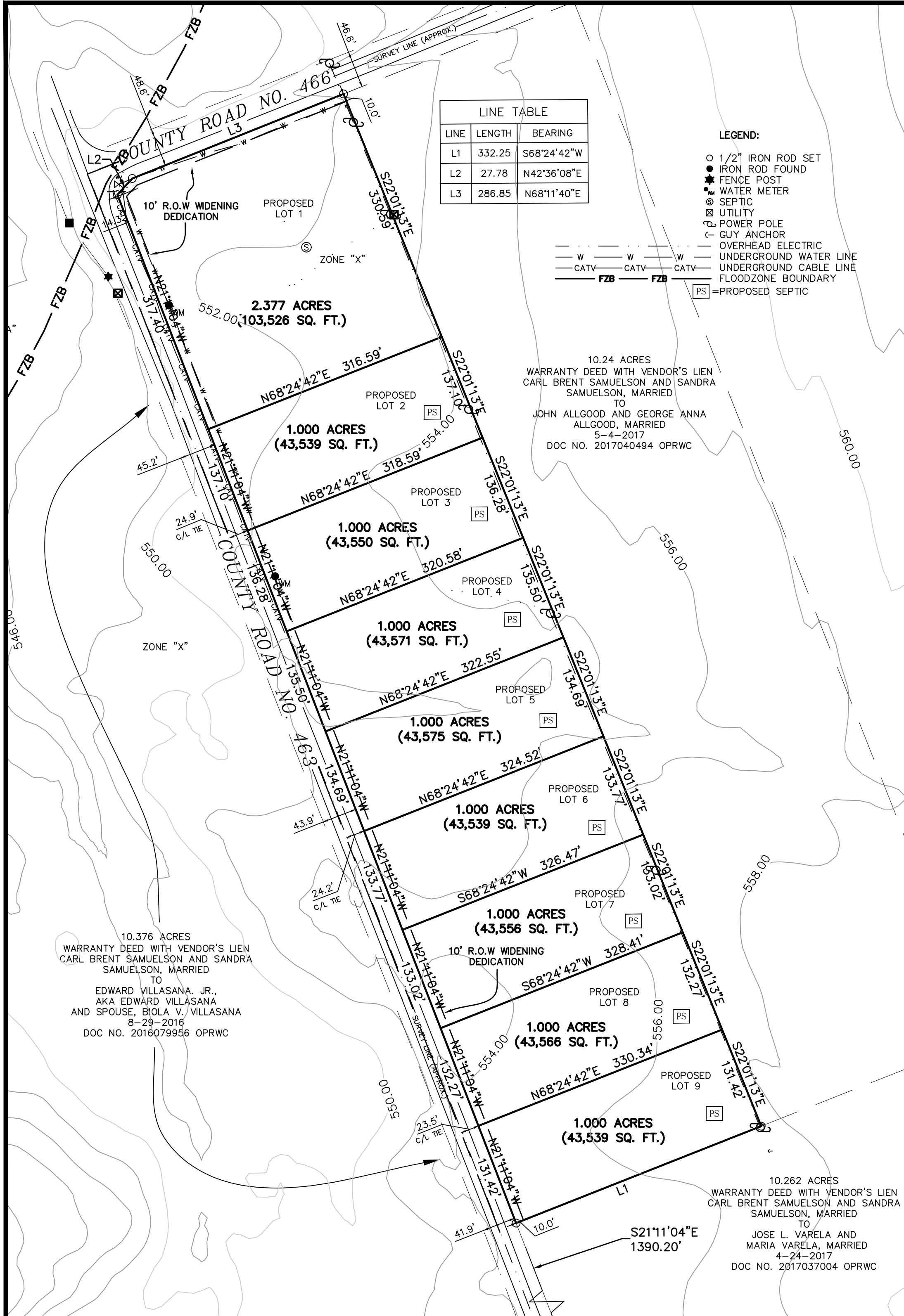
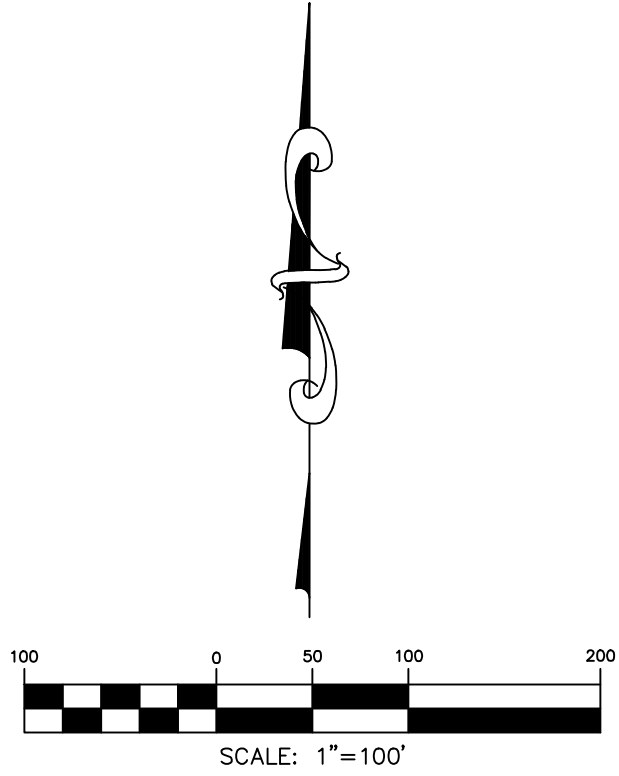
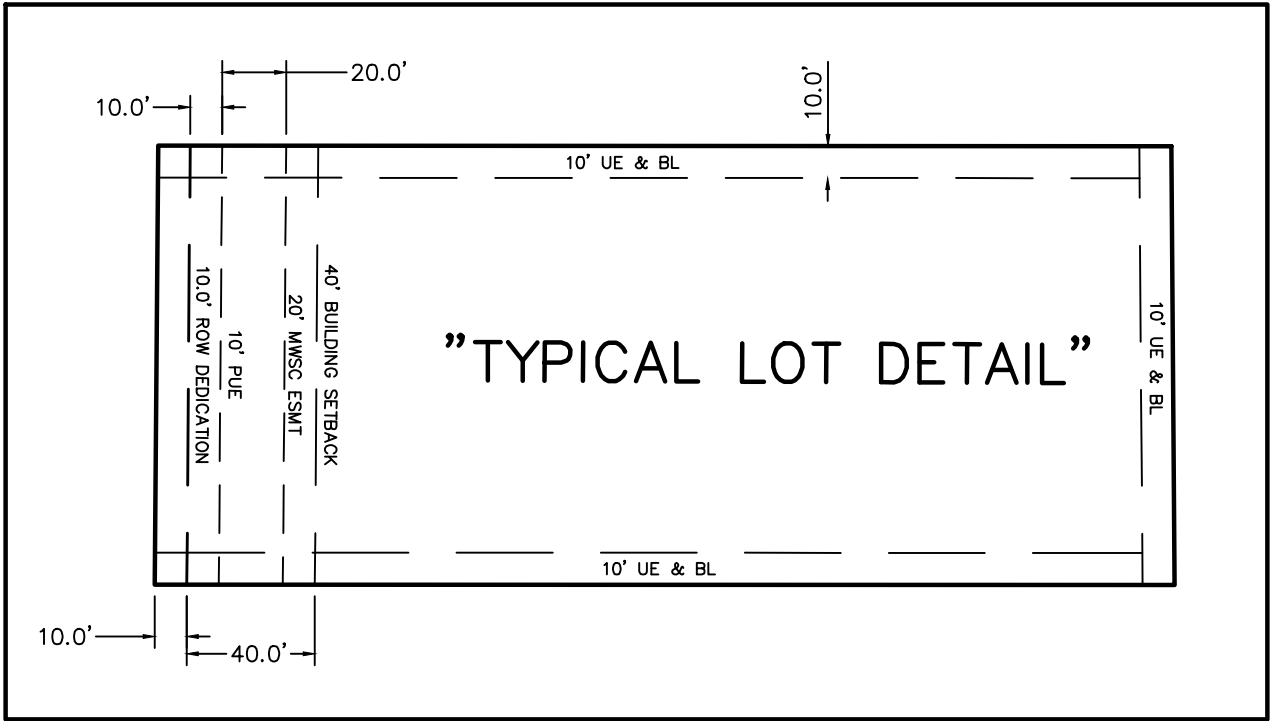
IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

(If any sidewalks) ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

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.

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION (EXCEPT LOTS\_\_\_\_ AND \_\_\_\_). THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. (A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATORS FOR LOTS\_\_\_\_ AND\_\_\_\_ PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.)

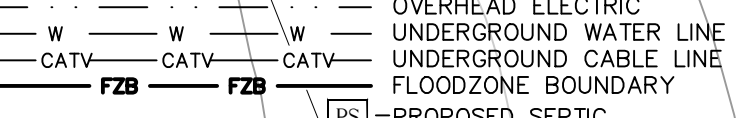
EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.



LINE	LENGTH	BEARING
L1	332.25	S68°24'42"W
L2	27.78	N42°36'08"E
L3	286.85	N68°11'40"E

**LEGEND:**

- 1/2" IRON ROD SET
- IRON ROD FOUND
- ◆ FENCE POST
- ⊙ WATER METER
- ⊙ SEPTIC
- ⊙ UTILITY
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- OVERHEAD ELECTRIC
- UNDERGROUND WATER LINE
- UNDERGROUND CABLE LINE
- FLOODZONE BOUNDARY
- PS = PROPOSED SEPTIC

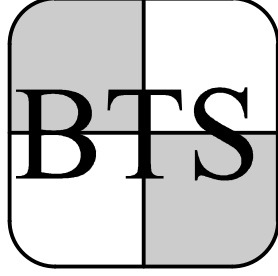


10.24 ACRES  
WARRANTY DEED WITH VENDOR'S LIEN  
CARL BRENT SAMUELSON AND SANDRA  
SAMUELSON, MARRIED  
TO  
JOHN ALLGOOD AND GEORGE ANNA  
ALLGOOD, MARRIED  
5-4-2017  
DOC NO. 2017040494 OPRWC

10.376 ACRES  
WARRANTY DEED WITH VENDOR'S LIEN  
CARL BRENT SAMUELSON AND SANDRA  
SAMUELSON, MARRIED  
TO  
EDWARD VILLASANA, JR.,  
AKA EDWARD VILLASANA  
AND SPOUSE, BIOLA V. VILLASANA  
8-29-2016  
DOC NO. 2016079956 OPRWC

10.262 ACRES  
WARRANTY DEED WITH VENDOR'S LIEN  
CARL BRENT SAMUELSON AND SANDRA  
SAMUELSON, MARRIED  
TO  
JOSE L. VARELA AND  
MARIA VARELA, MARRIED  
4-24-2017  
DOC NO. 2017037004 OPRWC

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

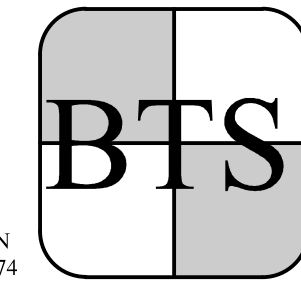
FIRM No. 10128500  
surveying@austin.rr.com  
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: A.CAZ	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-046	DATE: SEPTEMBER 13, 2018

# PRELIMINARY PLAT OF VILLASANA HORIZON

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500  
surveying@austin.rr.com  
www.bryantechnicalservices.com

NO.	DATE	REVISIONS

DRAWN BY: A.CAZ	CHECKED BY: BLB
SCALE: 1" = N/A	APPROVED BY: BLB
PROJECT NO. 18-046	DATE: MARCH 1, 2018

**OWNERS CERTIFICATION**

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §  
THAT, EDWARD VILLASANA, JR., OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2016079956, OF THE OFFICIAL PUBLIC 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 FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF ELGIN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VILLASANA HORIZON, LOCATED IN THE CITY OF ELGIN, WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
AUTHORIZED PERSON

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGAL DESCRIPTION**

10.376 Acres

These notes describe that certain tract of land, situated in the CHARLES C. SPEAR SURVEY, ABSTRACT NO. 577, located in Williamson County, Texas; subject tract being a called "10.376 Acres" conveyed to Edward Villasana, Jr. and spouse Biola V. Villasana from Carl Brent Samuelson and Sandra Samuelson in a Warranty Deed with Vendor's Lien, dated 8-29-2016 and recorded in Document No. 2016079956, Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 14, 2018, subject tract being more fully described as follows:

BEGINNING at the Northeast corner of subject tract in the occupied North line of said "158.9 Acres", same being in the South line of Williamson County Road No. 466; set a 1/2" iron rod (capped) at same corner; found a 1/2" iron rod capped at the occupied Northeast corner of said "158.9 Acres", same being the Northwest corner a called "91.442 Acres" as recorded in Document no. 2016032684, OPRWC;

THENCE South 22° 01' 13" East with the East line of subject tract, over and across said "158.9 Acres", a distance of 1404.64 feet to the Southeast corner of subject tract; set a 1/2" iron rod (capped) at same corner;

THENCE South 68° 24' 42" West with the South line of subject tract, over and across said "158.9 Acres", a distance of 332.25 feet to the Southwest corner of subject tract in the occupied West line of said "158.9 Acres", same being in the East line of Williamson County Road No. 463; set a 1/2" iron rod (capped) at same corner; found a 5/8" iron rod at the occupied Southwest corner of said "158.9 Acres" bearing South 21° 11' 04" East, 1390.20 feet;

THENCE North 21° 11' 04" West with the occupied West line of said "158.9 Acres", same being the East line of Williamson County Road No. 463, a distance of 1391.45 feet to an exterior corner of subject tract at the intersection with aforementioned South line of Williamson County Road No. 466; set a 1/2" iron rod (capped) at same corner;

THENCE North 42° 36' 08" East with the occupied North line of said "158.9 Acres", same being the South line of Williamson County Road No. 466, a distance of 27.78 feet to a set 1/2" iron rod (capped) at an exterior corner of subject tract;

THENCE North 68° 11' 40" East with the occupied North line of said "158.9 Acres", same being the South line of Williamson County Road No. 466, a distance of 286.85 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated an area of 10.376 Acres.

**SURVEYOR'S CERTIFICATION**

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HERON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,, VISIBLE UTILITY LINES OR ROADS PLACE, EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

"THIS TRACT IS NOT LOCATED IN THE EDWARD AQUIFER RECHARGE ZONE"

BRUCE LANE BRYAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4249 STATE OF TEXAS

**COUNTY ENGINEER'S CERTIFICATION**

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) 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 DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM  
COUNTY ENGINEER

**OWNERS CERTIFICATION**

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §  
THAT, BIOLA V. VILLASANA, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2016079956, OF THE OFFICIAL PUBLIC 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 FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF ELGIN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VILLASANA HORIZON, LOCATED IN THE CITY OF ELGIN, WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
AUTHORIZED PERSON

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §  
THAT, CAPITAL FARM CREDIT, THE LIEN HOLDER ON THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2016079956 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DOES 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 CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VILLASANA HORIZON SUBDIVISION, LOCATED IN THE CITY OF ELGIN, WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
AUTHORIZED PERSON

**ADDRESS COORDINATOR NOTE**

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

**ENGINEER'S CERTIFICATION**

I, DENNIS W. HILL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND / OR PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT.  
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018

DENNIS W. HILL  
REGISTERED PROFESSIONAL ENGINEER  
NO. \_\_\_\_\_ STATE OF TEXAS

**WILLIAMSON COUNTY JUDGE**

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

I, DAN 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 GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

**WILLIAMSON COUNTY CLERK**

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS;  
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 THE DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT 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 RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS BY:

BY: \_\_\_\_\_ DEPUTY

PRINTED NAME: \_\_\_\_\_