

THREE ANGELS SUBDIVISION

A PRELIMINARY PLAT OF A PORTION OF A 4.735 ACRE TRACT (DOCUMENT NO. 2017054128 OPRWC), AND ALL OF A 1.730 ACRE TRACT (DOCUMENT NO. 2017078850 OPRWC) OUT OF THE JAMES MC CLOUD SURVEY, ABSTRACT NO. 423 CITY OF FLORENCE ETJ., WILLIAMSON COUNTY, TEXAS

BEING A 4.733 ACRE (206,175 SQ FT) TRACT OF LAND OUT OF THE JAMES MC CLOUD SURVEY, ABSTRACT NO. 423, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 1.730 ACRE TRACT AS CONVEYED IN A WARRANTY DEED FROM RENE MONTANEZ AND SONIA CANTU TO TRINIDAD CAVAZOS QUINTERO AND EVA CAVAZOS CANTU, RECORDED IN DOCUMENT NO. 2017078850, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND ALL OF THE RESIDUAL PORTION OF A 4.735 ACRES CONVEYED IN A GENERAL WARRANTY DEED FROM MELISSA SIMPSON TO RENE MONTANEZ AND SONIA CANTU, AS RECORDED IN DOCUMENT NO. 2017054128, (OPRWC), AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch diameter iron rod found for the East corner of the herein described tract, said iron rod being the South corner of a 13.33 acre tract of land as conveyed in a Warranty Deed from Dora Mae Stone, a single person to Gene A. Theriot, II and Diane W. Theriot, filed 7-15-2016 as recorded in Document No. 2016063684 OPRWC, the East corner of the said 4.735 acre tract, and in the North line of County Road 219 from which a 1/2 inch diameter iron rod with a plastic cap stamped "1847" found at the base of an 8 inch cedar post for the East corner of the said Theriot Tract bears North 68°40'35" E, 828.06 feet;

THENCE, South 68°45'03" West, with the South line of said 4.735 acre tract and the North line of County Road 219, a distance of 352.79 feet (deed called 353.03 feet), to a 1/2 inch iron rod with a plastic cap stamped "1847" found for an exterior corner of the herein described tract;

THENCE, South 68°56'46" West, continuing with the North line of the said County Road 219 and the South line of the said 4.735 acre tract, a distance of 294.35 feet, to a 1/2 inch iron rod with plastic cap stamped "1847" found for the South corner of the herein described tract, said iron rod being the South corner of the said 4.735 acre tract, the Southeast corner of a 13.34 acre tract conveyed in a Warranty Deed with Venor's Lien from Connie B. Hall to Robert Ortega and Dora Ortega, filed 5-18-2017 as recorded in Document No. 2017044614 OPRWC from which the Southwest corner of said 13.34 acre tract bears South 68°53'26" W, a distance of 494.96 feet;

THENCE, North 20°52'15" West, generally along a barbed wire fence with the common line of the said 4.735 acre tract and the said 13.34 acre tract, a distance of 319.46 feet, to a 1/2 inch iron rod with a plastic cap stamped "1847" found at a fence corner for the West corner of the herein described tract, said iron rod being the West corner of the said 4.735 acre, and an interior corner of the said 13.34;

THENCE, North 69°01'15" East, generally along a barbed wire fence with the North line of the said 4.735 acres, passing at a distance of 285.79 feet, a 1/2 inch iron rod with a plastic cap stamped "1847" found for the East corner of the said 13.34 acres, the Southwest corner of a 13.33 acre tract conveyed in a Warranty Deed from Dora Mae Stone to Gene A. Theriot, II and Diane W. Theriot, filed 7-15-2016 as recorded in Document No. 2016063684 OPRWC, and continuing with the South line of the said 13.33 acre tract and the North line of the 4.735 acre tract for a total distance of 646.70 feet, to a 1/2 inch iron rod stamped "1847" found for the North corner of the herein described tract, said iron rod being an interior corner of the said 13.33 acre tract;

THENCE, South 20°56'53" East, continuing with the common line of said 13.33 acre tract and the said 4.735 acre tract, a distance of 317.41 feet (deed called 317.18 feet), to the POINT OF BEGINNING, CONTAINING within these metes and bounds 4.733 acres (206,175 square feet) of land, more or less.

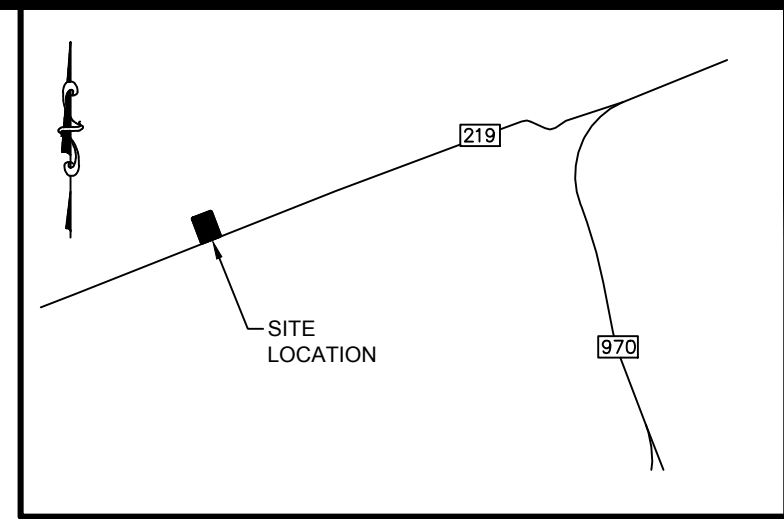
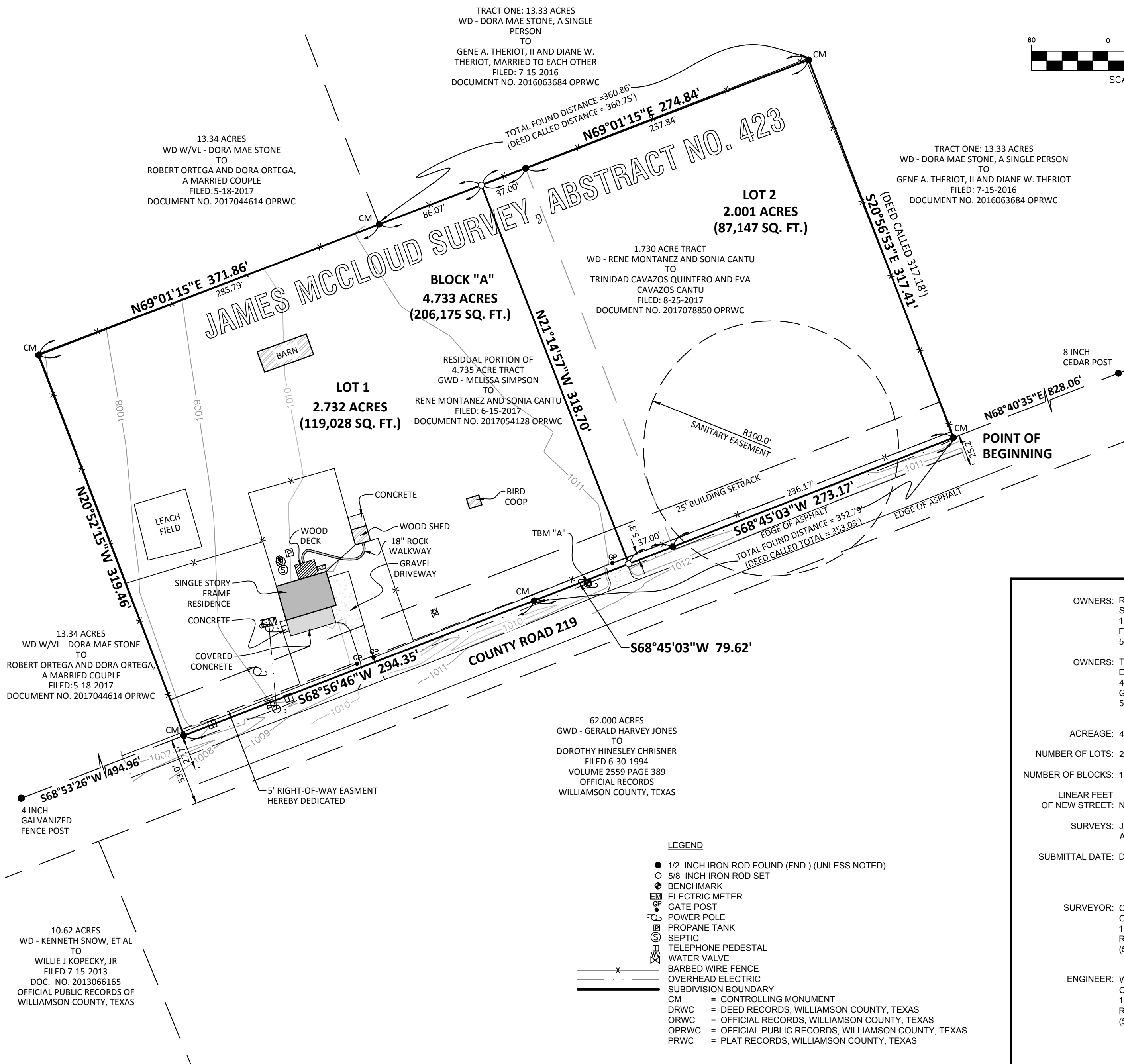
NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUE. USE A SCALE FACTOR OF 0.999840564 TO CONVERT TO SURFACE.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

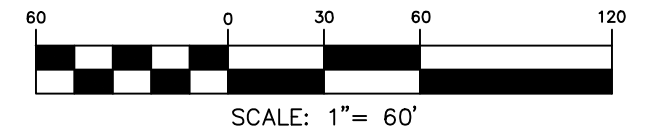
BENCHMARK:

TBM "A" = RAILROAD SPIKE SET IN POWER POLE LOCATED 72 FEET SOUTHWEST OF THE SOUTH COMMON CORNER OF LOT 1 AND LOT 2 BLOCK "A" IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 219. ELEVATION = 1012.78"

- WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS, LOT 1 IS CURRENTLY SERVICED BY GEORGETOWN UTILITY SYSTEMS, AND LOT 2 SHALL OBTAIN WATER BY PRIVATE WATER WELL.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES.
- ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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.
- RURAL MAILBOXES SHALL BE SET THREE (3) 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.
- 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.
- 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.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, AND CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.



LOCATION MAP (NOT TO SCALE)



SCALE: 1" = 60'

OWNERS:

RENE MONTANEZ
SONIA CANTU
1280 COUNTY ROAD 219
FLORENCE, TEXAS 76527
512-948-2086

OWNERS:

TRINIDAD CAVAZOS QUINTERO
EVA CAVAZOS CANTU
409 E 19TH STREET
GEORGETOWN, TEXAS 78626
512-639-0523

ACREAGE:

4.733 ACRES (206,175 SQ. FT.)

NUMBER OF LOTS:

2

NUMBER OF BLOCKS:

1

LINEAR FEET

OF NEW STREET: NONE

SURVEYS:

JAMES MC CLOUD SURVEY,
ABSTRACT NO. 423

SUBMITTAL DATE:

DECEMBER 2018

SURVEYOR:

COREY JOSEPH HALL, RPLS
CIVILCORP, LLC.
116 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 fax

ENGINEER:

WILLIAM H. REITMANN, PE
CIVILCORP, LLC.
116 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 FAX

THREE ANGELS SUBDIVISION

A PRELIMINARY PLAT OF A PORTION OF A 4.735 ACRE TRACT (DOCUMENT NO. 2017054128 OPRWC), AND ALL OF A 1.730 ACRE TRACT (DOCUMENT NO. 2017078850 OPRWC) OUT OF THE JAMES MCCLLOUD SURVEY, ABSTRACT NO. 423 CITY OF FLORENCE ETJ., WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

I, Rene Montanez, sole owner of the certain portion of 4.735 acre tract of land shown hereon and described in a deed recorded in Document No. 2017054128 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby replat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Florence the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Florence may deem appropriate. This subdivision is to be known as THREE ANGELS SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2019.

 Rene Montanez (owner)
 1280 CR 219
 Florence, Texas 78527

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 20__.

 Notary Public in and for the State of Texas

Notary Public printed or typed name SEAL

My commission expires on: _____

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

I, Trinidad Cavazos Quintero, sole owner of the certain 1.730 acre tract of land shown hereon and described in a deed recorded in Document No. 2017078850 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby replat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Florence the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Florence may deem appropriate. This subdivision is to be known as THREE ANGELS SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2019.

 Trinidad Cavazos Quintero (owner)
 409 E 19th Street
 Georgetown, Texas 78626

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 20__.

 Notary Public in and for the State of Texas

Notary Public printed or typed name SEAL

My commission expires on: _____

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

I, Eva Cavazos Cantu, sole owner of the certain 1.730 acre tract of land shown hereon and described in a deed recorded in Document No. 2017078850 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby replat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Florence the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Florence may deem appropriate. This subdivision is to be known as THREE ANGELS SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2018.

 Eva Cavazos Cantu (owner)
 409 E 19th Street
 Georgetown, Texas 78626

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 20__.

 Notary Public in and for the State of Texas

Notary Public printed or typed name SEAL

My commission expires on: _____

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 Everton, PE, DR, CFM
 County Engineer

 Date

Road Name and 911 Addressing Approval:

Road name and address assignments verified this the ___ day of _____, 2019 A.D.

 Williamson County Addressing Coordinator

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

I, Sonia Cantu, sole owner of the certain portion of 4.735 acre tract of land shown hereon and described in a deed recorded in Document No. 2017054128 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby replat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Florence the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Florence may deem appropriate. This subdivision is to be known as THREE ANGELS SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2019.

 Sonia Cantu (owner)
 1280 CR 219
 Florence, Texas 78527

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 20__.

 Notary Public in and for the State of Texas

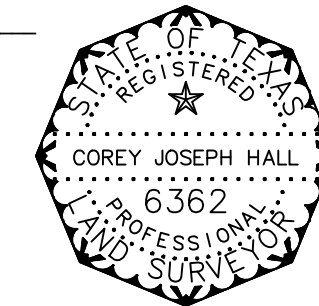
Notary Public printed or typed name SEAL

My commission expires on: _____

SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision. The attached Metes and bounds description results in a satisfactory mathematical closure.

 Corey Joseph Hall Date
 Registered Professional Land Surveyor 6362



STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

I, Bill Gravell, 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.

 Bill Gravell, County Judge
 Williamson County, Texas

 Date

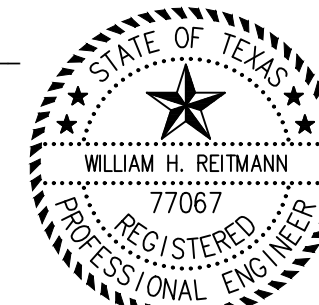
FLOOD NOTE:

This tract is not located within the Edwards Aquifer Recharge Zone.

No lot in this subdivision is encroached by any special flood hazard area inundated by the 100 year flood as identified by the U.S. Federal Emergency Management Agency (F.E.M.A.) flood insurance rate map, community panel number 48491C0100E, effective date September 26, 2008, for Williamson County, Texas, and indicates that the subject tract lies within Zone "X" unshaded (areas determined to be outside the 0.2% annual chance floodplain).

That I, William H. Reitmann, do hereby certify that the information contained on this plat complies with the subdivision ordinances adopted by Williamson County, Texas.

 WILLIAM H. REITMANN Date
 Licensed Professional Engineer No. 77067



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 the day of _____, 20__ A.D., at ___ o'clock, ___ M., in the Official Public 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 written.

 Nancy Rister, Clerk County Court
 of Williamson County, Texas
 By: _____, Deputy