

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

THAT MOLLY ANN BOWMAN THOMAS, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018100194 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 WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS PSALM 23 SUBDIVISION, LOCATED IN WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF April, 2019.

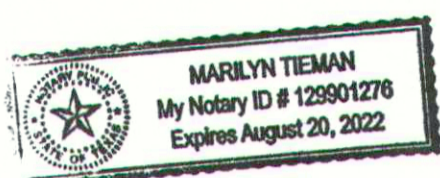
Molly Ann Bowman Thomas
MOLLY ANN BOWMAN THOMAS, AUTHORIZED PERSON
100 VICKSBURG LOOP
ELGIN, TEXAS 78621

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE 23 DAY OF April, 2019.

Notary Public, State of Texas
Marilyn Tieman

PRINTED NAME: Marilyn Tieman
MY COMMISSION EXPIRES: 8-20-2022



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 OR REPRESENTATIONS BY ANY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE.

NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE [FLOODPLAIN DEVELOPMENT PERMIT] FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Teresa Baker
Teresa Baker
Williamson County Addressing Coordinator

THAT I, BRUCE LANE BRYAN, 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, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

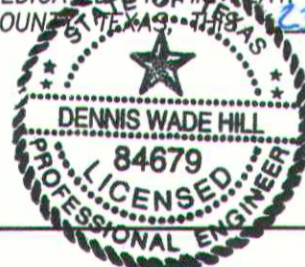
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS
TBPLS FIRM REGISTRATION NO. 10128500



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 48491C0725E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE COUNTY OF WILLIAMSON 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 TO THIS PLAT, TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS 23 DAY OF April, 2019.

DENNIS W. HILL
REGISTERED PROFESSIONAL ENGINEER
NO. 54409 STATE OF TEXAS



COUNTY ENGINEER'S CERTIFICATION

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

LEGAL DESCRIPTION

3.000 ACRES

These notes describe that certain tract of land located in the THOMAS A. GRAVES SURVEY, A-252, situated in Williamson County, Texas; subject tract being a part of and out of a called '108.46 Acres' conveyed in an Executor's Special Warranty Deed from Paula C. Bryant, Independent Executor, to Paula Chrisanne Brown Bryant dated 6-6-2002 as recorded in Document No. 2002043640 of the 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 October 30, 2018 and being more fully described as follows:

COMMENCING at a found 1/2" iron rod at the Southeast corner of said '108.46 Acres' (North = 10,132,571.454 feet, East = 3,250,361.772 feet) in the North line of County Road No. 464; THENCE with the South line of said '108.46 Acres' and said North line of County Road No. 464 as follows:

North 61° 33' 32" West 376.14 feet to a found 1/2" iron rod (capped '2218') and North 61° 14' 55" West 297.22 feet to a set 1/2" iron rod (capped Bryan Technical Services) at the Southeast corner of subject tract, same being the PLACE OF BEGINNING of this description;

THENCE North 61° 14' 55" West, continuing with the South line of said '108.46 Acres' and said North line of County Road No. 464, a distance of 39.89 feet to a found 1/2" iron rod (capped '2218') at an exterior corner of said '108.46 Acres';

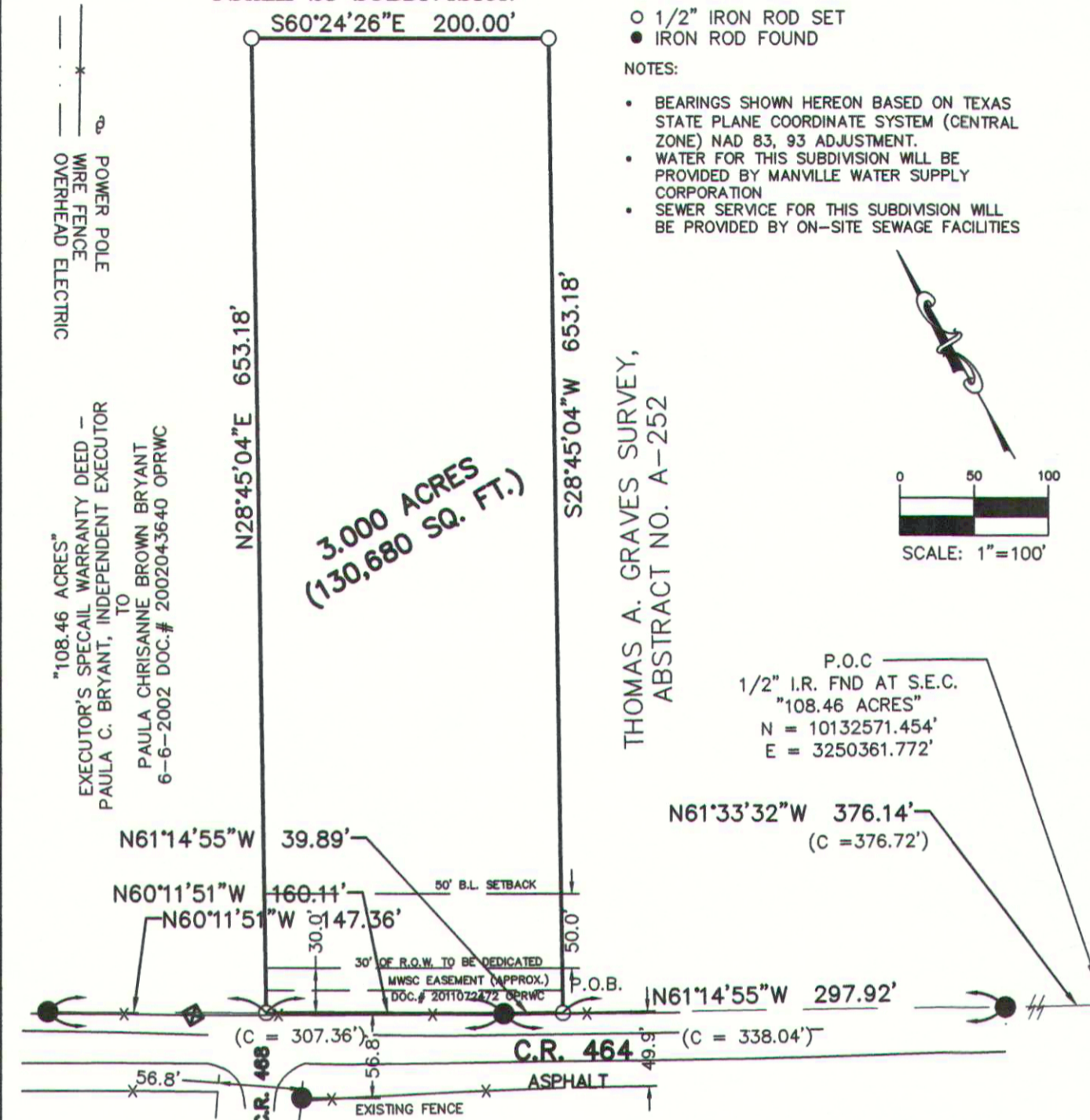
THENCE North 60° 11' 51" West, continuing with the South line of said '108.46 Acres' and said North line of County Road No. 464, a distance of 160.11 feet to a set 1/2" iron rod (capped Bryan Technical Services) at the Southwest corner of subject tract; found a 1/2" iron rod (capped '2218') at an exterior corner of said '108.46 Acres' bearing North 60° 11' 51" West a distance of 147.36 feet;

THENCE North 28° 45' 04" East with the West line of subject tract, over and across said '108.46 Acres', a distance of 653.18 feet to a set 1/2" iron rod (capped Bryan Technical Services) at the Northwest corner of same;

THENCE South 60° 24' 26" East with the North line of subject tract, over and across said '108.46 Acres', a distance of 200.00 feet to a set 1/2" iron rod (capped Bryan Technical Services) at the Northeast corner of same;

THENCE South 28° 45' 04" West with the East line of subject tract, over and across said '108.46 Acres', a distance of 653.18 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 3.000 Acres of Land.

FINAL PLAT
PSALM 23 SUBDIVISION



- LEGEND:
1/2" IRON ROD SET
IRON ROD FOUND
NOTES:
BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.
WATER FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.



OWNERS CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

THAT BRUCE PHILLIP THOMAS JR., OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018100194 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 WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS PSALM 23 SUBDIVISION, LOCATED IN WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF April, 2019.

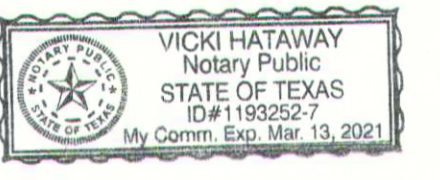
Bruce Phillip Thomas Jr.
BRUCE PHILLIP THOMAS JR., AUTHORIZED PERSON
100 VICKSBURG LOOP
ELGIN, TEXAS 78621

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF April, 2019.

Notary Public, State of Texas
Vicki Hataway

PRINTED NAME: Vicki Hataway
MY COMMISSION EXPIRES: 3-13-21



LIEN HOLDER

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

THAT PAULA CHRISANNE BROWN BRYANT, THE LIEN HOLDER OF THAT CERTAIN 3.000 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018100194 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.000 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

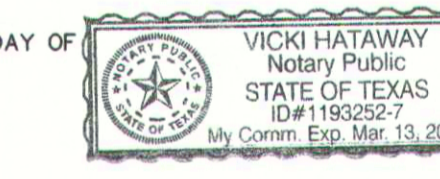
Paula Chrisanne Brown Bryant
BY: Paula Chrisanne Brown Bryant

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF April, 2019.

Notary Public, State of Texas
Vicki Hataway

PRINTED NAME: Vicki Hataway
MY COMMISSION EXPIRES: 3-13-21



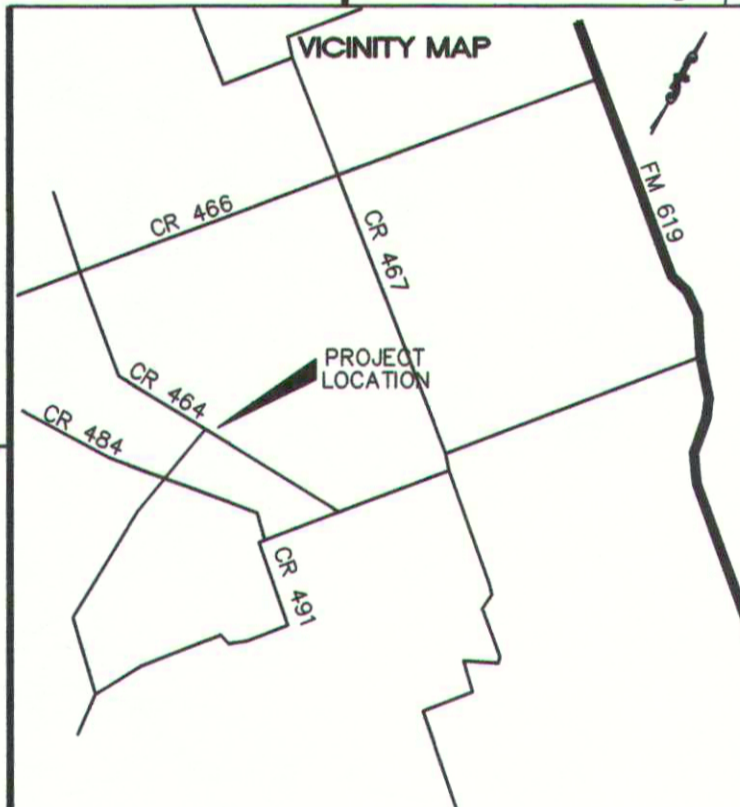
RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD. 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 THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OF NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (B10.1 2000 RULES), ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76754
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

Table with 4 columns: NO., DATE, REVISIONS, BY. It lists two revisions: 1. 01/29/19 COMMENTS ADDED PER REQUEST (BLB); 2. 03/12/19 COMMENTS ADDED PER REQUEST (BLB).

DRAWN BY: BM CHECKED BY: BLB
SCALE: 1" = 100' APPROVED BY: BLB
PROJECT NO. 18-879 DATE: MARCH 18, 2019

WILLIAMSON COUNTY JUDGE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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

WILLIAMSON COUNTY CLERK

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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 2019 A.D., AT O'CLOCK, .M., AND DULY RECORDED THIS THE DAY OF 2019 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