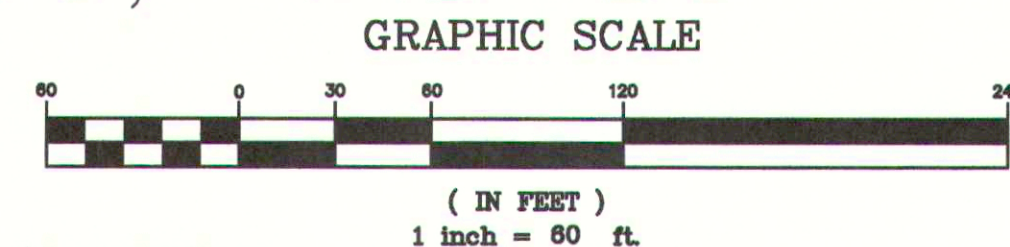


# RIO ANCHO SECTION II REPLAT OF LOTS 54, 55, AND 56 INTO LOTS 54-A AND 55-A

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	119.40	205.00	117.72	S51°08'07"E
(C1)	119.28	205.00	117.60	S51°10'28"E
C2	64.95	203.52	64.67	S76°53'39"E
(C2)	-----	203.52	-----	-----
C3	12.11	203.52	12.11	S87°44'28"E
(C3)	-----	203.52	-----	-----
C4	27.05	600.00	27.05	N03°57'49"W
(C4)	27.10	600.00	27.10	S89°20'14"E

LEGEND  
● = IRON ROD FOUND  
○ = IRON ROD SET



- (1) DEVELOPMENT IN THIS SUBDIVISION IS HEREBY RESTRICTED TO ONE (1) SINGLE FAMILY RESIDENCE PER LOT.
- (2) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- (3) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- (4) ALL STREETS, DRAINAGE, WATERLINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH WILLIAMSON COUNTY STANDARDS.
- (5) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF WILLIAMSON COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. (LDC 25-4-83)
- (6) FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY WILLIAMSON COUNTY.
- (7) ALL NOTES AND RESTRICTIONS FOR RIO ANCHO, SECTION II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2015012171, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, APPLY TO THIS PLAT.
- (8) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A WATER AND WASTEWATER UTILITY SYSTEM.
- (9) BY APPROVING THIS PLAT, WILLIAMSON COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS SITE PLAN APPROVALS, AND OR CERTIFICATES OF OCCUPANCY.
- (10) A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE LOMR 16-06-1135P, EFFECTIVE FEBRUARY 13, 2017.
- (11) EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND WILLIAMSON COUNTY.
- (12) WATER IS PROVIDED BY AQUA-TEXAS, INC.
- (13) ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- (14) TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
- (15) THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF LOTS 54, 55 AND 56 OF RIO ANCHO SUBDIVISION, SECTION 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2015012171, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- (16) 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.
- (17) LANDSCAPING IS PROHIBITED WITHIN THE COUNTY RIGHT-OF-WAY.
- (18) THE MINIMUM FINISHED FLOOR ELEVATION SHOWN ON THIS PLAT WERE DETERMINED BY ADDING 2 FEET TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY S. K. NELSON ENGINEERING, L.L.C., PROJECT NO. 14-1003, DATED 10/01/2014 AND SUBSEQUENTLY ADOPTED BY FEMA LOMR 16-06-1135P.
- (19) 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.
- (20) 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.
- (21) 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.
- (22) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- (23) THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LOT 56-A  
RIO ANCHO, SECTION II  
DOCUMENT NO. 2015012171

LOT 52  
RIO ANCHO, SECTION II  
DOCUMENT NO. 2015012171

LOT 53  
RIO ANCHO, SECTION II  
DOCUMENT NO. 2015012171

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT WE, RODNEY L. ANDREWS, JR. AND KENDRA L. ANDREWS, ARE OWNERS OF LOT 56, OF RIO ANCHO SUBDIVISION, SECTION 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2015012171, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO ME IN DOCUMENT NUMBER 2015078647, OF THE WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

RE-SUBDIVISION OF LOTS 54, 55, AND 56, RIO ANCHO, SECTION II SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 5 DAY OF May, 2019 A.D.

RODNEY L. ANDREWS, JR.  
780 BUFFALO TRAIL  
LIBERTY HILL, TEXAS 78642

KENDRA L. ANDREWS  
780 BUFFALO TRAIL  
LIBERTY HILL, TEXAS 78642

THAT WE, DAVID QUINN TIEMANN AND MARY JACQUELINE TIEMANN, ARE OWNERS OF LOTS 54 AND 55, OF RIO ANCHO SUBDIVISION, SECTION 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2015012171, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO ME IN DOCUMENT NUMBER 2018009809, OF THE WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

RE-SUBDIVISION OF LOTS 54, 55, AND 56, RIO ANCHO, SECTION II SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 5 DAY OF May, 2019 A.D.

DAVID QUINN TIEMANN  
1441 HAMILTONS WAY  
LEANDER, TEXAS 78641

MARY JACQUELINE TIEMANN  
1441 HAMILTONS WAY  
LEANDER, TEXAS 78641

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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.

J. TERRON EVERTSON, PE, DR, CFM COUNTY ENGINEER  
DATE 5/9/19

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 5th DAY OF May, 2019 A.D.  
Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS  
COUNTY OF WILLIAMSON

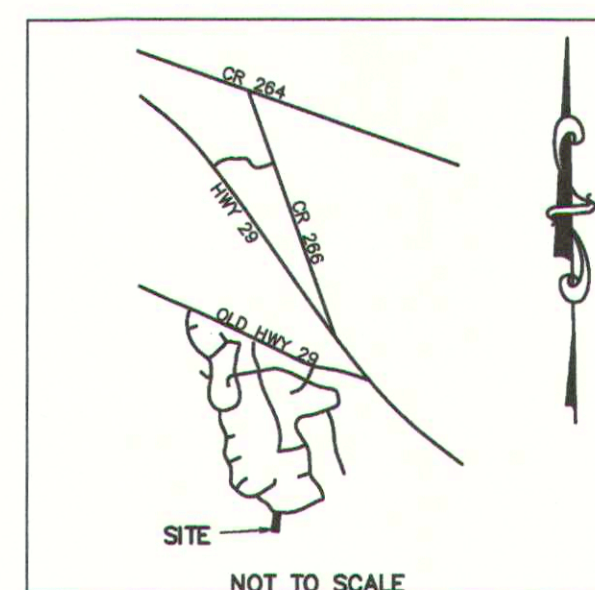
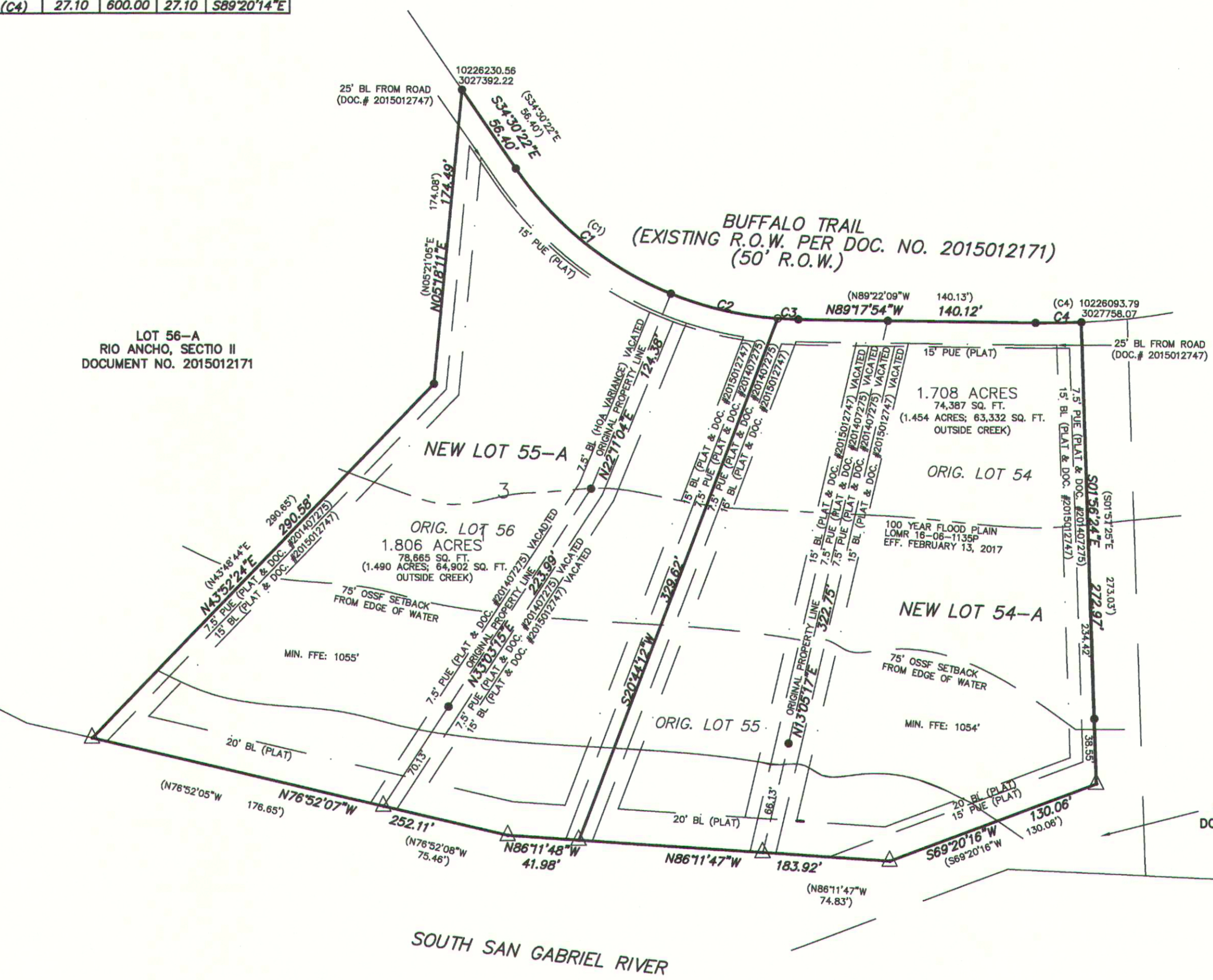
I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREOF, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND 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

STATE OF TEXAS §  
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 5 DAY OF May, 2019 A.D., AT 10:00 O'CLOCK, AM, AND DULY RECORDED THIS DAY OF May, 2019 A.D., AT 10:00 O'CLOCK, AM, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 20190222 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 E. RISTER, CLERK OF THE COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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



SURVEYOR'S CERTIFICATION:  
I, GEORGE LUCAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988, AS AMENDED; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CELCO SURVEYING

GEORGE LUCAS R.L.P.S. 4160, STATE OF TEXAS  
2205 STONECREST PATH  
NEW BRAUNFELS, TX 78130

MAY 1, 2019  
DATE



CASE NO. 2019-02-22  
ORIG. SUBMISSION JANUARY 9, 2019  
REVISION MAY 1, 2019