

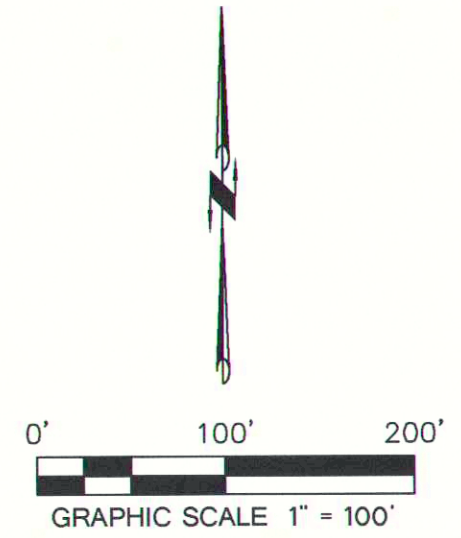
WATERLOO RANCH

FINAL PLAT

WILLIAMSON COUNTY, TEXAS

JOSEPHINE MILHRON SURVEY
ABSTRACT No. 433

BRYAN McDANIEL and
CANDICE J. McDONALD
10.01 ACRES (TRACT D)
DOC. No. 2019007070
O.P.R.W.C.T.



Bearing Basis: TEXAS STATE PLANE COORDINATE SYSTEM
(4203) TEXAS CENTRAL ZONE. COORDINATES SHOWN
HEREON ARE GRID VALUES, DISTANCES SHOWN
HEREON HAVE BEEN SCALED TO SURFACE BY DIVIDING
THE GRID VALUE BY A COMBINED SCALE FACTOR OF
0.999873

- LEGEND
- 1/2" IRON ROD FOUND
 - IRON ROD FOUND W/CAP
 - IRON PIPE FOUND
 - TxDOT TYPE I CONCRETE MONUMENT
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TX
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TX
- () RECORD INFORMATION

AURIEL AAA
DRYWALL, LLC
10.01 ACRES (TRACT E)
DOC. No. 2019011009
O.P.R.W.C.T.

WATERLOO RANCH

OWNERS: SJPW RANCH INVESTMENTS, LLC
P. O. BOX 1249
SAN MARCOS, TEXAS 78667
TYLER WILLIAMS
(512) 738-6882
tylerwgl@gmail.com

ACREAGE:

NUMBER

OF BLOCKS:

LINEAR FEET OF

NEW STREET:

NUMBER OF LOTS:

PATENT SURVEY:

1

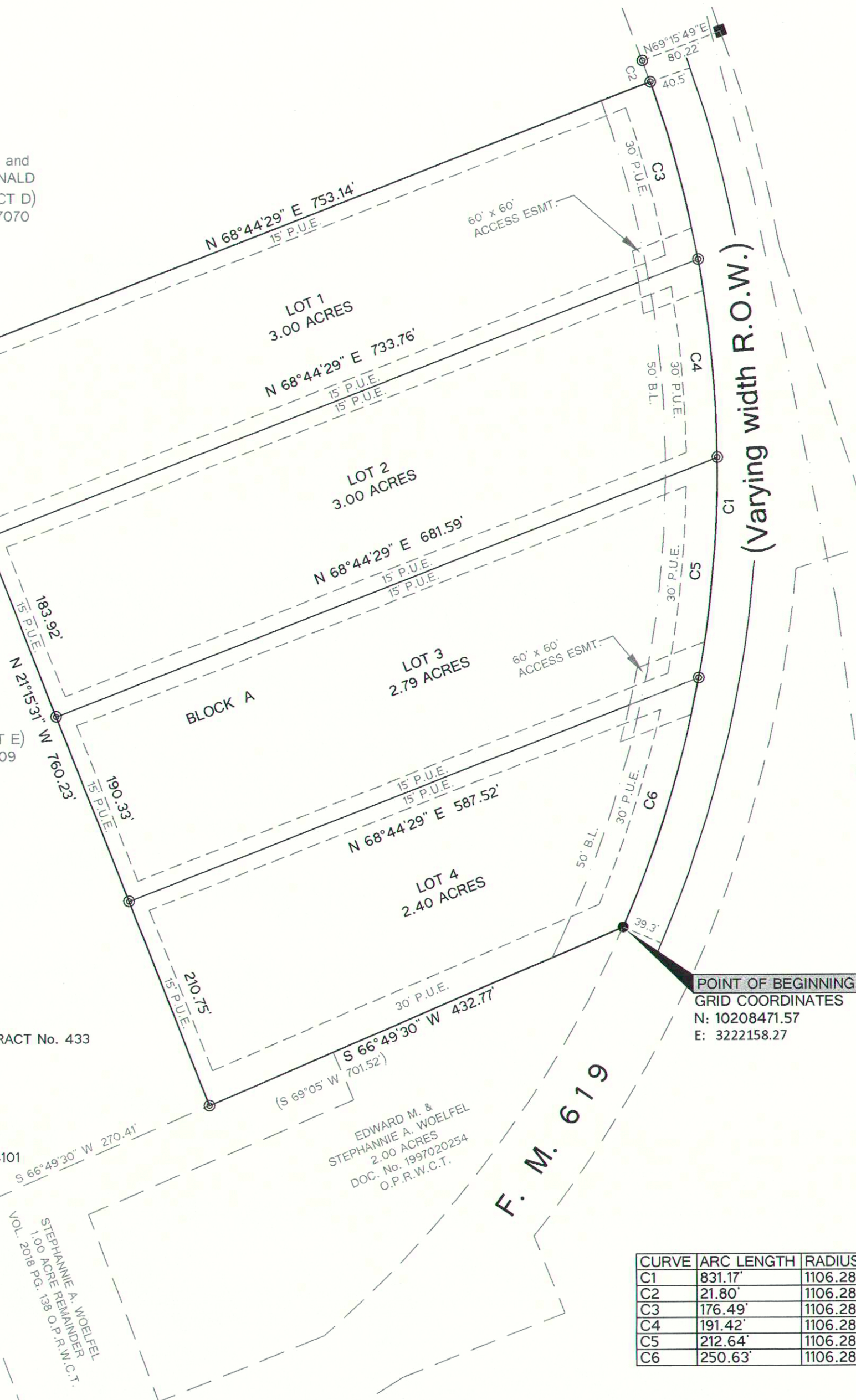
0'

4

JOSEPHINE MILHRON SURVEY, ABSTRACT No. 433

SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516
LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696
TBPLS FIRM REGISTRATION No. 10194101
jeff.curci@landdevconsulting.com

ENGINEER: BANKS & ASSOCIATES
820 CURRIE RANCH ROAD
WIMBERLEY, TX 78676
ERIN K. BANKS
TEXAS REGISTRATION No. 84248
(512) 801-9049
FIRM F-2002
erin.banks@vownet.net



APPROX. LOCATION
100 YEAR FLOODPLAIN
per FEMA FIRM 48491C0345E
dated 9/26/2008
ZONE 'A'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	831.17'	1106.28'	43°02'51"	S 02°00'17" W	811.76'
C2	21.80'	1106.28'	1°07'46"	N 20°05'01" W	21.80'
C3	176.49'	1106.28'	9°08'26"	S 14°56'56" E	176.30'
C4	191.42'	1106.28'	9°54'49"	N 05°25'18" W	191.18'
C5	212.64'	1106.28'	11°00'46"	N 05°02'29" E	212.31'
C6	250.63'	1106.28'	12°58'50"	S 17°02'17" W	250.10'

Driveway culverts were designed by a Registered Professional Engineer per B11.3 and B11.4
Elevations shown hereon are based on CAPCOG LIDAR, provided by the client, and DO NOT represent elevations from an on the ground survey.

LOT #	LENGTH (FT)	DIAMETER (FT)	INVERT IN	INVERT OUT
1	24	1.5	585.0	584.8
2	24	1.5	580.5	580.3
3	24	1.5	578.3	578.1
4	24	1.5	577.5	577.3

§THE STATE OF TEXAS
§THE COUNTY OF WILLIAMSON

I, Erin K. Banks, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and is true and correct to the best of my knowledge.

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

No portion of this subdivision is within the boundaries of the 100-year floodplain according to the Federal Flood Administration FIRM Panel 48491C0345E dated September 26, 2008.

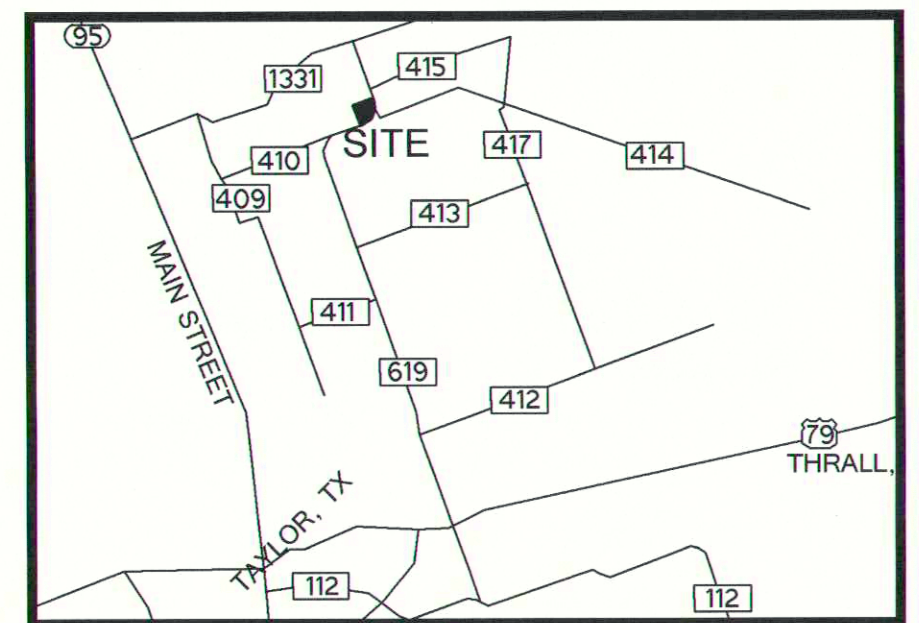
Erin K. Banks, P.E.
Texas Registration No. 84248
Banks & Associates
820 Currie Ranch Road
Wimberley, TX 78676
(512) 801-9049
FIRM F-2002



§THE STATE OF TEXAS
§THE COUNTY OF WILLIAMSON

I, Jeffrey J. Curci, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground during the month of August 2018.

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 917-0184



VICINITY MAP

LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: (512) 872-6696
TBPLS FIRM NO. 10194101

WATERLOO RANCH

FINAL PLAT

WILLIAMSON COUNTY, TEXAS

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLIAMSON

That I, Tyler Williams, acting herein by and through SJPW RANCH INVESTMENTS, LLC, sole owner of 87.26 acres of land in the Josephine Milhron Survey, Abstract 433, situated in Williamson County, Texas, as conveyed by Warranty Deed with Vendor's Lien from Arnie P. Safarik and Paula Safarik to SJPW Ranch Investments, LLC and recorded as Document No. 2018084080 of the Official Public Records of Williamson County, Texas, do hereby subdivide 11.19 acres and do hereby consent to all plat note requirements shown hereon. This subdivision to be known as:

WATERLOO RANCH

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, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS BY MY HAND this the 30 day of July, 2019 A.D.

Tyler Williams
Tyler Williams
SJPW Ranch Investments, LLC
P. O. Box 1249
San Marcos, Texas 78667

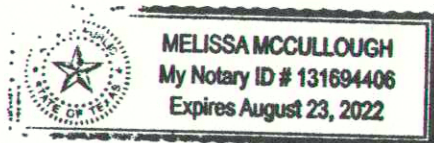
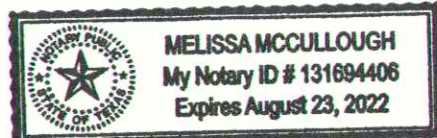
§THE STATE OF TEXAS
§THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the 30 day of July, 2019 A.D. did personally appear Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and consideration therein expressed.

Melissa McCullough
Notary Public

Printed Name

8-23-22
Commission Expires



Crockett National Bank, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Lara Cooper
Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

§THE STATE OF TEXAS

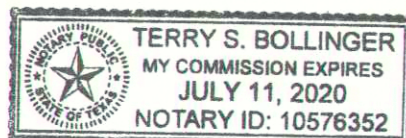
§THE COUNTY OF Tom Green

I, the undersigned authority, on this the 29th day of July, 2019 A.D. did personally appear Lara Cooper, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and consideration therein expressed.

Terry S. Bollinger
Notary Public

Printed Name

7/11/2020
Commission Expires



LEGAL DESCRIPTION:

A DESCRIPTION OF AN 11.19 ACRE TRACT OF LAND, LOCATED IN THE JOSEPHINE MILHON SURVEY, ABSTRACT No. 433 OF WILLIAMSON COUNTY, TEXAS. SAID 11.19 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 87.26 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED SEPTEMBER 19, 2018, FROM ARNIE P. SAFARIK AND PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2018084080, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 11.19 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod (Grid Coordinates: N 10,208,471.57, E 3,222,158.27) found monumenting the most easterly southeast corner of said 87.26 acre tract, the northeast corner of that certain tract or parcel of land described as containing 2.00 acres of land in a General Warranty Deed with Vendor's Lien, recorded May 6, 1997, from Emma S. Heselmeyer to Edward M. and Stephanie Woelfel, of record as Document No. 1997020254, Official Public Records, Williamson County, Texas, and the west right of way of F. M. 619, a varying width public right of way;

THENCE, S 66° 49' 30" W, departing said west right of way of said F. M. 619, with the south line of said 87.26 acre tract, the north line of said 2.00 acre tract, and the north line of the 1.00 acre remainder of that certain tract or parcel of land described as containing 3.00 acres of land in a Quitclaim Deed, recorded May 28, 1991, from J. T. Wright to Emma Heselmeyer, of record in Volume 2018, Page 138, Official Public Records, Williamson County, Texas, a distance of 432.77 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument said south line of said 87.26 acre tract and the easterly most southeast corner of that certain tract or parcel of land described as containing 10.01 acres of land in a General Warranty Deed, recorded February 12, 2019, from SJPW Ranch Investments, LLC to Auriel AAA Drywall, LLC, of record as Document No. 2019011009, Official Public Records, Williamson County, Texas, from which an iron rod found monumenting an interior corner of said 87.26 acre tract, an interior corner of said 10.01 acre Auriel AAA Drywall tract and the northwest corner of said 1.00 acre tract, bears, S 66° 49' 30" W, a distance of 270.41 feet;

THENCE, departing said north line of said 1.00 acre tract, over and across said 87.26 acre tract, the following two (2) courses:

- N 21° 15' 31" W, with the east line of said 10.01 acre Auriel AAA Drywall tract, a distance of 760.23 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the northeast corner of said 10.01 acre Auriel AAA Drywall tract and the south line of that certain tract or parcel of land described as containing 10.01 acres of land in a Warranty Deed with Vendor's Lien, recorded January 29, 2019, from SJPW Ranch Investments, LLC to Bryan McDaniel and Candice J. McDonald, of record as Document No. 2019007070, Official Public Records, Williamson County, Texas, and
- N 68° 44' 29" E, with said south line of said 10.01 acre McDaniel/McDonald tract, a distance of 753.14 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the curving east line of said 87.26 acre tract, and the curving west right of way of said F. M. 619, from which a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument a point of curvature of said west right of way of said F.M. 619, bears, N 20° 05' 01" W, a distance of 21.80 feet;

THENCE, along said curving east line of said 87.26 acre tract, and said west right of way of said F.M. 619, a curve to the right, an arc distance of 831.17 feet, having a radius of 1106.28 feet, a central angle of 43° 02' 51", and a chord which bears, S 02° 00' 17" W, a distance of 811.76 feet to the **POINT OF BEGINNING** of the herein described tract and containing 11.19 acres of land, more or less.

NOTES:

- There are no areas within the boundaries of the subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel 48491C0345E dated September 26, 2008.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- The water service for this subdivision will be provided by Southwest Milam Water Supply Corporation.
- Sewer services for this subdivision will be provided by On-Site Sewage Facilities.
- All public roadways and easements as shown on this plat are free of liens.
- All sidewalks are to be maintained by each of the adjacent property owners.
- 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 this subdivision have finally been accepted for maintenance by the county.
- Rural mailboxes shall be set three 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.
- 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.
- 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.

Based upon the above 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 disclaim 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 with it.

J. Terron Evertson
J. Terron Evertson, PE, DR, CFM
County Engineer

7-31-19
Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 19 day of August, 2019 A.D.

Cindy Bridges
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLIAMSON

I, Bill Gravell, Jr., County Judge of Williamson County, do hereby certify that this map or plat, with field notes hereon, a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, was on this day approved and plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

Bill Gravell, Jr.
Bill Gravell, Jr., County Judge
Williamson County, Texas

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of County Court, with and for the 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 _____ day of _____, 2019 A.D., at _____ o'clock _____ M., in the Official Public Records of said County as

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.

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