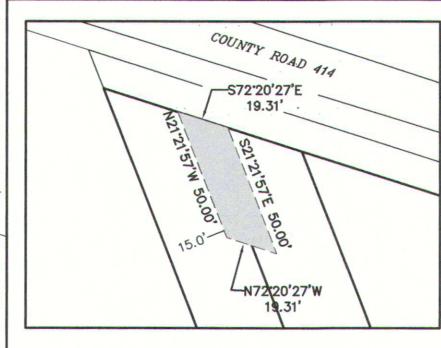
P.O.B. BENCHMARK COTTON SPINDLE SET S72°20'27"E IN POWER POLE 38.62 -S72°20'27"E 430.06' ELEV=592.52' (C=430.00')S72'20'27"E (ORIGINAL TOTAL) 38.62 LEGEND: O 1/2" IRON ROD SET S72'20'27"E IRON ROD FOUND 38.62' **☑** UTILITY D POWER POLE (- GUY ANCHOR S72'20'27"E — OVERHEAD ELECTRIC 38.62 FLOODZONE BOUNDARY 15' WIDE SHARED ACCESS EASEMENT (SEE DETAIL) 5140 SQ FT (12' WIDE) RIGHT OF WAY LOT 1 DEDICATION BLOCK A 1.001 ACRES (43,594 SQ. FT.) 1.214 ACRES (\$2,884 SQ. AT.) LOT 2 BLOCK A TOTAL TRACT "10.010 ACRES" 10,007 ACRES GENERAL WARRANTY DEED BILLY ROEGLIN AND PENNY HANSEN (435,922 SQ. FT.) ROEGLIN, HUSBAND AND WIFE LOT 3 LYNN DERRICK, A MARRIED PERSON, BLOCK A OWNING, OCCUPYING AND CLAIMING 1.506 ACRES OTHER PROPERTY AS HOMESTEAD (65,588 SQ. FT.) % 10-26-2018 DOC # 2018096139 OPRWC S21'21'58"E 1169.35 (C=1169.52')(ORIGINAL TOTAL) "60.00 ACRES" QUITCLAIM DEED BLOCK A LEROY ROEGLIN 1.600 ACRES BILLY ROEGLIN (69,709 SQ. FT.) DOC # 2007043216 OPRWC N21'21'57"W 1440.19 (C=1440.12')(ORIGINAL TOTAL) BLOCK A "65.65 ACRES" WARRANTY DEED - LARRY ZEPLIN, 2.100 ACRES (91,455 SQ. FT.) INDEPENDENT EXECUTOR OF THE ESTATE OF ALBERT PRIESMEYER, DECEASED LESTER W. WESTBERG H.T. ADSTRICT. 12-28-2012 DOC.# 2012108368 OPRWC BLOCK A 2.469 ACRES (107,552 SQ. FT.) (C=334.17') "60.00 ACRES" ZONE "X" QUITCLAIM DEED LEROY ROEGLIN BILLY ROEGLIN 5-8-2007 DOC # 2007043216 OPRWC ZONE "A"

FINAL PLAT OF

GREEN HAVEN ESTATES



SHARED ACCESS

EASEMENT DETAIL

SCALE: 1"=100'

SURVEY: H.T. & B.R.R. CO. A-322 TOTAL AREA OF SITE: 10.007 ACRES LINEAR FEET OF NEW STREETS: NONE NUMBER OF LOTS: 6 NUMBER OF BLOCKS: 0

UTILITY PROVIDERS: ONCOR - (ELECTRIC) OSSF - (SEWER) SOUTHWEST MILAM - (WATER)

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SOUTHWEST MILAM

SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

ENGINEER'S NOTE:

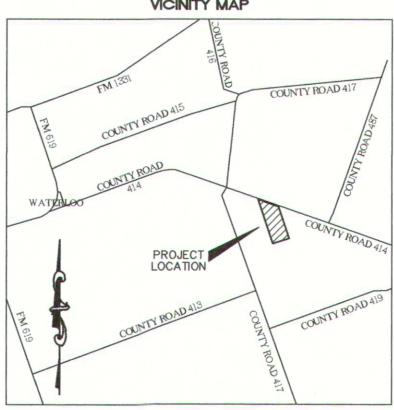
THE PROPOSED SUBDIVISION DRIVEWAYS RECEIVE DRAINAGE FROM APPROXIMATELY 1.5 ACRES AND DRAINAGE IS GENERALLY FLOWING AWAY FROM THE PUBLIC ROAD TO THE SOUTH. DIP-TYPE DRIVEWAYS WILL BE INSTALLED FOR THE MINIMAL DITCH THAT DOES EXIST ALONG THE COUNTY ROAD. THESE DRIVEWAYS WILL BE CONSTRUCTED OF CONCRETE OR ASPHALT FOR A MINIMUM OF 20 FEET FROM THE EDGE OF THE EXISTING ROADWAY AND WILL BE CONSTRUCTED WITH SLOPES NO GREATER THAN 10H: 1V IN AND OUT OF THE DIP PORTION OF THE DRIVEWAY. DIPS WILL BE CONSTRUCTED SUCH THAT ANY EXISTING FLOWLINES ARE MAINTAINED ALONG THE COUNTY ROAD TO INSURE FLOWS CONTINUE UNIMPEDED.

DRIVEWAY NOTE:

THE OWNERS OF EACH LOT WILL SUBMIT COUNTY AND WILL ONLY BE PLACED

A DRIVEWAY APPLICATION TO WILLIAMSON WITHIN THE SHARED ACCESS EASEMENTS AS SHOWN ON THIS PLAT.

VICINITY MAP



MAP NOT TO SCALE

SHEET 1 OF 2

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. 48491C0375E, 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.

LOTS 3, 4, 5, & 6 MAY NOT BE FURTHER SUBDIVIDED.

EXCEPT IN CERTAIN ISOLATED AREAS 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.

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

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.

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 CONVEYED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE 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. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON

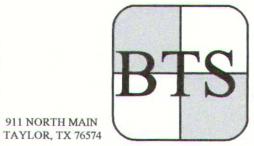
ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO COUNTY ROAD 414.

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

SUBMITTED MAY 21, 2019 RE-SUBMITTED AUGUST 6. 2019

OWNER INFORMATION: LYNN DERRICK 3104 ZACHARY LANE TAYLOR, TX 76574 LDTX@PROTONMAIL.COM 512-657-3987

BRYAN TECHNICAL SERVICES, INC.



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

PHONE: (512) 352-9090

FAX: (512) 352-9091

	NO. DATE	REVISIONS BY	BY	
	DRAWN BY: AVC	CHECKED BY: BLB		
	SCALE: 1" = 100'	APPROVED BY: BLB	_	
	PROJECT NO. 18-862	DATE: JANUARY 25, 2019		

FINAL PLAT OF

GREEN HAVEN ESTATES

OWNERS CERTIFICATION

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §
THAT, LYNN DERRICK, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND
DESCRIBED IN DOCUMENT NO. 2018096139, 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 GREEN HAVEN ESTATES, LOCATED IN WILLIAMSON COUNTY, TEXAS.

THERE ARE NO LIEN(S) THAT EXIST ON THIS PROPERTY

TO CERTIFY WHICH	H, WITNESS B	Y MY HAND	THIS	7th	DAY OF	August
20_19	0 -	4				
Lynn	Nerica	2			AUTH	ORIZED PERS

LYNN DERRICK Address 3104 Zachary Lr. Taylor Tx76574

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF

DUSTIN POTTER

My Notary ID # 129335478

Expires March 27, 2021

NOTARY PUBLIC, STATE OF TEXAS

Dustin Potter PRINTED NAME

PRINTED NAME
MY COMMISSION EXPIRES: Murch 27, 202 (

LEGAL DESCRIPTION

10.007 Acres

These notes describe that certain tract of land, situated in the H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 322, located in Williamson County, Texas; subject tract being all of a called "10.010 Acres" conveyed in a General Warranty Deed from Billy Roeglin and Penny Hansen Roeglin, husband and wife to Lynn Derrick, a married person, owning, occupying and claiming other property as homestead dated 10–26–2018 and recorded in Document No. 2018096139 of the Official Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of January, 2019, subject tract being more fully described as follows:

BEGINNING at a 1/2"Iron rod found (capped GARRET 8154) in the South line of Williamson County Road No. 414, same being the Northeast corner of a called "65.65 Acres" conveyed in a Warranty Deed from Larry Zeplin, Independent Executor of the Estate of Albert Priesmeyer, Deceased to Lester W. Westberg, dated 12-28-2012 and recorded in Document No. 2012108368 OPRWC, also being the Northwest corner of subject tract;

THENCE South 72° 20' 27" East with the South line of said "Williamson County Road No. 414" and the North line of said "10.010 Acres", a distance of 430.06 feet to a 1/2" Iron rod found (capped GARRET 8154), being the upper Northwest corner of a called "60.00 Acres" (residual portion) conveyed in a Quitclaim Deed from Leroy Roeglin to Billy Roeglin, dated 5-8-2007 and recorded in Document No. 2007043216 OPRWC, also being the Northeast corner of subject tract;

THENCE South 21° 21' 58" East with the common line of said "10.010 Acres" and said "60.00 Acres" (residual portion) a distance of 1169.35 feet to a 1/2" Iron rod found (capped GARRET 8154), being an interior corner of said "60.00 Acres" (residual portion), and also being the Southeast corner of subject tract;

THENCE South 68° 37' 30" West with the common line of said "10.010 Acres" and said "60.00 Acres" (residual portion), a distance of 334.10 feet to a 1/2" Iron rod found (capped GARRET 8154), being in the East line of said "65.65 Acres", being the lower Northwest corner of said "60.00 Acres" (residual portion), and also being the Southwest corner of subject tract;

THENCE North 21° 21' 57" West with the common line of said "10.010 Acres" and said "65.65 Acres" a distance of 1440.19 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated an area of 10.007 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 _____, 2019

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

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



WCOSSF CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A 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 WITH IT.

J. TERRON EVERTSON, PE, DR, CFM

B/7/19

COUNTY ENGINEER

WILLIAMSON COUNTY JUDGE

Teresa Baker

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

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE THE DAY OF A.D.

DeusaBak Teresa Baker

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

DATE

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 2 DAY OF 2019

DENNIS W. HILL
REGISTERED PROFESSIONAL ENGINEER
NO. GUO 9 STATE OF TEXAS

TBPE FIRM NO. 3532



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:

Y: ______ DEF

PRINTED NAME: ____

SHEET 2 OF 2

BRYAN TECHNICAL SERVICES, INC.

FIRM No. 10128500

surveying@austin.rr.com

www.bryantechnicalservices.com

REVISIONS

CHECKED BY: BLB

APPROVED BY: BLB

DATE: JANUARY 25, 2019

911 NORTH MAIN

TAYLOR, TX 76574

DRAWN BY: AVC

SCALE: 1" = N/A

PROJECT NO. 18-862

NO. DATE

PHONE: (512) 352-9090

FAX: (512) 352-9091