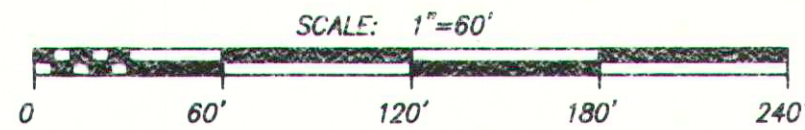
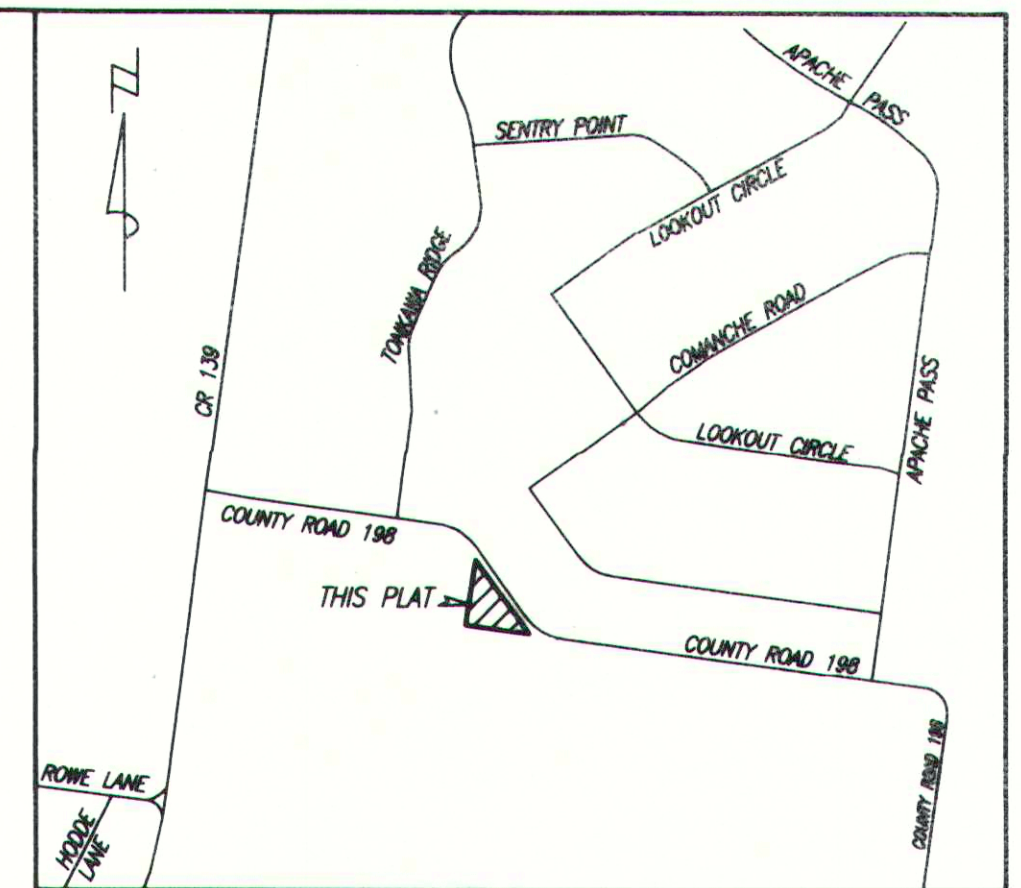


FINAL PLAT OF  
**CR 198 - MANVILLE WATER TANK SITE**  
WILLIAMSON COUNTY, TEXAS



- LEGEND:**
- = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - △ = CALCULATED POINT
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - ROW = RIGHT-OF-WAY
  - = APPROXIMATE ETJ LINE
  - ⊕ = BENCHMARK
  - BL = BUILDING LINE

BEARING BASIS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)



LOCATION MAP  
SCALE: 1" = 1000'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	83.06'	300.00'	015°51'50"	S43°02'29"E	82.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°33'36"E	27.96'
L2	N82°32'08"E	36.53'

**OWNER:**

ROBERT M. TIEMANN  
4421 ROWE LANE  
PFLUGERVILLE, TX 78660  
TRAVIS COUNTY

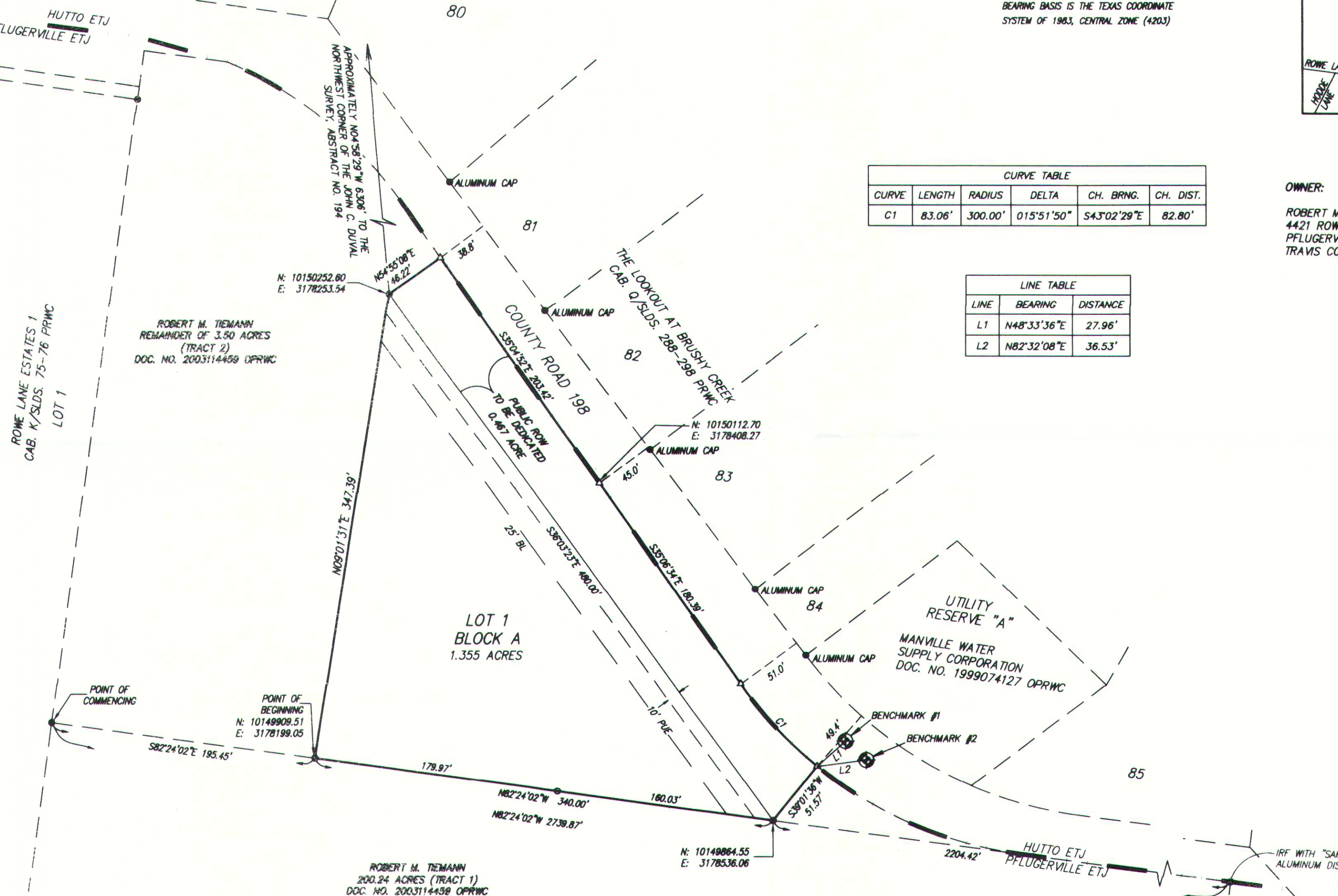
**BENCHMARKS:**

**BENCHMARK #1**  
"X" ON CONCRETE HEADWALL  
N: 10,149,923.12  
E: 3,178,589.50  
ELEV: 654.540' NAVD 88

**BENCHMARK #2**  
"TRIANGLE" ON CONCRETE HEADWALL  
N: 10,149,909.36  
E: 3,178,604.76  
ELEV: 654.68' NAVD 88

CULVERT TABLE				
DRIVEWAY	CULVERT SIZE	CULVERT LENGTH	INVERT IN	INVERT OUT
1	18"	22'	654.2	654.0

CULVERT SHALL BE INSTALLED WITH SAFETY END TREATMENT.



**STREET DATA:**

COUNTY ROAD 198  
RIGHT-OF-WAY: VARIABLE WIDTH  
LENGTH: 467'

**SITE DATA:**

LOT 1, BLOCK A: 1.355 ACRES  
ROW TO BE DEDICATED: 0.467 ACRE  
AREA OF THIS PLAT: 1.822 ACRES

LOTS: 1  
BLOCKS: 1

**SURVEY:**

JOHN C. DUVAL SURVEY, ABSTRACT NO. 194

DATE: MAY 21, 2019

SCALE: 1" = 60'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-10015400

SHEET 1 OF 2 SHEETS



FINAL PLAT OF  
**CR 198 - MANVILLE WATER TANK SITE**  
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194; BEING PART OF A 3.50 ACRE (TRACT 2) OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2003114459 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), TEXAS AND PART OF A 0.61 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NUMBER 2003114458, OPRWC; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/4" IRON ROD FOUND WITH CAP MARKED "RJS" SET MONUMENTING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 3.50 ACRE (TRACT 2) AND THE NORTHWEST CORNER OF A 200.24 ACRE (TRACT 1) CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2003114159, OPRWC;

THENCE WITH THE NORTH LINE OF SAID 200.24 ACRE (TRACT 1), S82°24'02"E A DISTANCE OF 195.45 FEET TO A 1/4" IRON ROD SET, FOR THE POINT OF BEGINNING OF THIS TRACT;

THENCE ACROSS SAID 3.50 ACRE TRACT, THE FOLLOWING TWO COURSES:

1. N09°01'31"E A DISTANCE OF 347.39 FEET TO A 1/4" IRON ROD SET, FROM WHICH THE NORTHWEST CORNER OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194 BEARS APPROXIMATELY N04°58'29"W A DISTANCE OF 6306 FEET;
2. N54°55'08"E A DISTANCE OF 46.22 FEET TO A CALCULATED POINT ON THE NORTHEAST LINE OF SAID 3.50 ACRE TRACT;

THENCE ALONG SAID NORTHEAST LINE, THE FOLLOWING THREE COURSES:

1. S35°04'52"E A DISTANCE OF 203.42 FEET TO A CALCULATED POINT;
2. S35°06'34"E A DISTANCE OF 180.39 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 83.06 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°51'50", AND A CHORD BEARING S43°02'29"E, 82.80 FEET TO A CALCULATED POINT;

THENCE ACROSS SAID 0.61 ACRE TRACT, S39°01'36"W A DISTANCE OF 51.57 FEET TO A 1/4" IRON ROD SET ON THE NORTH LINE OF SAID 200.24 ACRE TRACT;

THENCE ALONG SAID NORTH LINE, N82°24'02"W A DISTANCE OF 340.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.822 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.  
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT ROBERT M. TIEMANN, BEING THE OWNER OF THAT 3.50 ACRE (TRACT 2) TRACT OF LAND AND THAT 0.61 ACRE TRACT OF LAND, OUT THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT NOS. 2003114459 AND 2003114458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.822 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "CR 198 - MANVILLE WATER TANK SITE", DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO WILLIAMSON COUNTY AND THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 16 DAY OF September, 2019, A.D.

ROBERT M. TIEMANN

BY: [Signature]  
ROBERT M. TIEMANN  
4421 ROWE LANE  
PFLUGERVILLE, TX 78660

STATE OF TEXAS

COUNTY OF Williamson

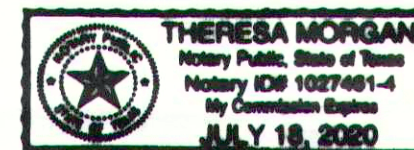
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF September, 2019, A.D.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: THERESA MORGAN

MY COMMISSION EXPIRES: 7-18-20



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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. 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.

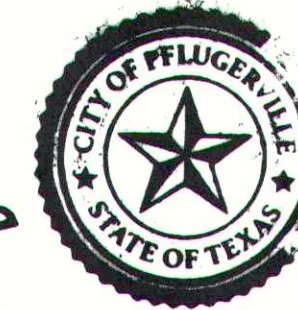
J. TERRYON EVERTSON, P.E., C.F.M.  
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

10/10/19  
DATE

APPROVED THIS 13 DAY OF September, 2019 BY THE  
PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY OF PFLUGERVILLE.

BY: [Signature]  
EMILY BARRON, MCP, PLANNING DIRECTOR

ATTEST:  
[Signature]  
KAREN THOMPSON, CITY SECRETARY



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

[Signature] 9/13/2019  
STEPHEN R. LAWRENCE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352  
STATE OF TEXAS



NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0675E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

[Signature] 9/13/19  
J. KEITH COLLINS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 80579  
STATE OF TEXAS



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 DAY OF September, 2019, A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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 DATE  
WILLIAMSON COUNTY, TEXAS

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: \_\_\_\_\_  
DEPUTY

DATE: MAY 21, 2019

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-10015400