

LOCATION MAP
NTS

LEGEND
○ IRON ROD SET W/CAP "ASH 5687"
● IRON ROD FOUND
P.U.E. PUBLIC UTILITY EASEMENT
(BRG.-DIST.) RECORD CALL

STATE OF TEXAS *
COUNTY OF WILLIAMSON *
KNOW ALL MEN BY THESE PRESENTS

THAT WE, GABINO AVILA OROZCO, MIGUEL ANGEL REYES CRUZ, AND DIMAS PEREZ JARAMILLO, OWNERS OF LOT 3, ELGIN ACRES, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018024764, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2018046475 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY REPLAT SAID LOT 3, ELGIN ACRES 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 PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "LOT 3A, LOT 3B & LOT 3C, ELGIN ACRES".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14th DAY OF December, 2019.

GABINO AVILA OROZCO

MIGUEL ANGEL REYES CRUZ

DIMAS PEREZ JARAMILLO

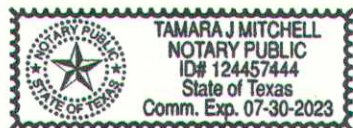
STATE OF TEXAS *
COUNTY OF WILLIAMSON *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GABINO AVILA OROZCO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF

December, A.D., 2019.

NOTARY PUBLIC



STATE OF TEXAS

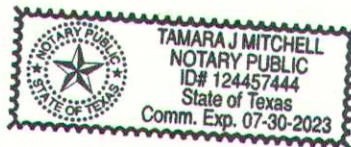
STATE OF TEXAS *
COUNTY OF WILLIAMSON *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL ANGEL REYES CRUZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF

December, A.D., 2019.

NOTARY PUBLIC



STATE OF TEXAS

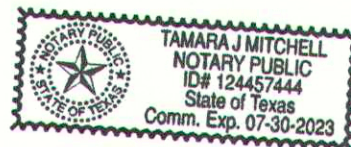
STATE OF TEXAS *
COUNTY OF WILLIAMSON *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIMAS PEREZ JARAMILLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF

December, A.D., 2019.

NOTARY PUBLIC



STATE OF TEXAS

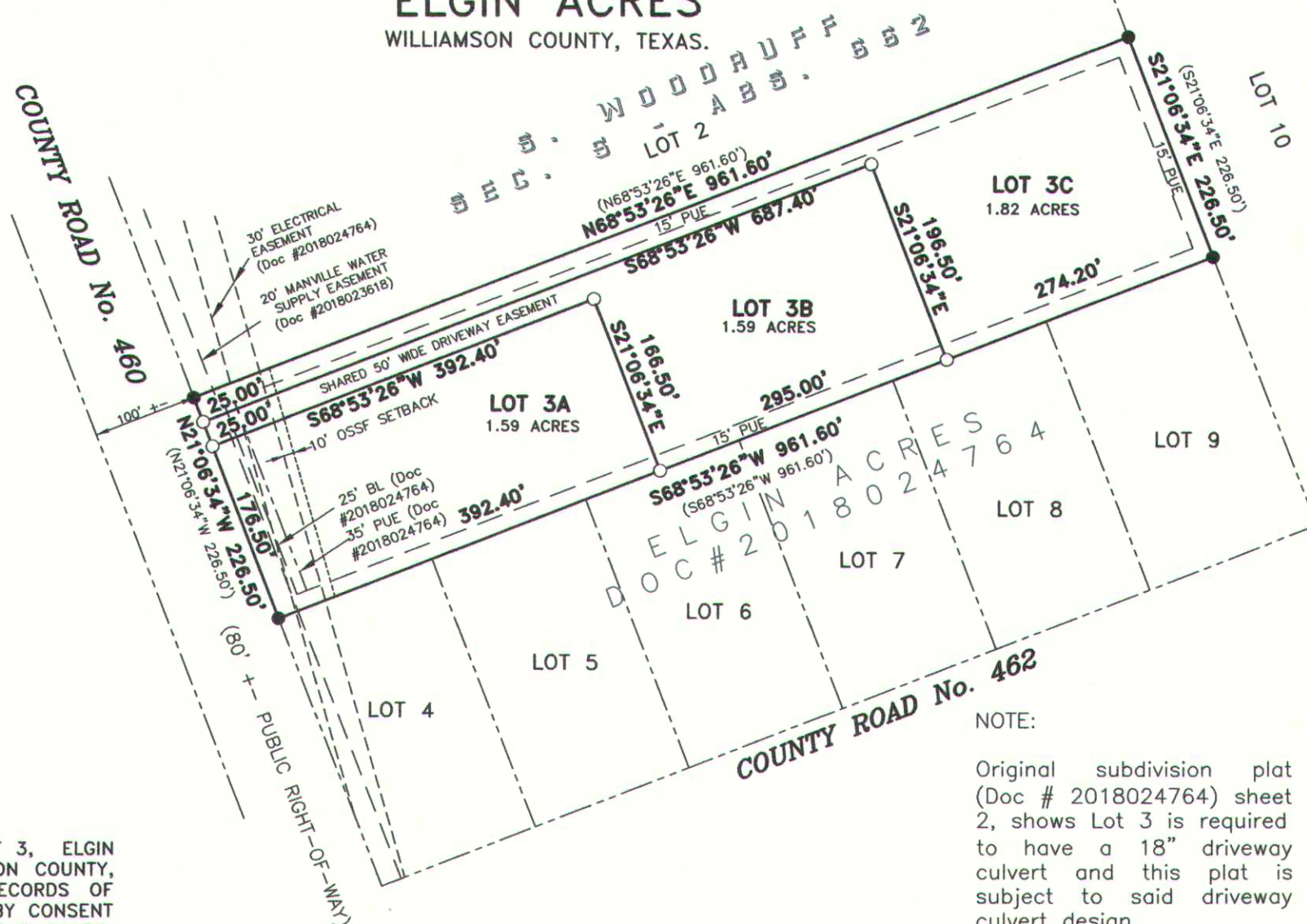
OWNER'S RESPONSIBILITIES

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 PLATING 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 THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

LOT 3A, LOT 3B & LOT 3C ELGIN ACRES

WILLIAMSON COUNTY, TEXAS.



NOTE:

Original subdivision plot (Doc # 2018024764) sheet 2, shows Lot 3 is required to have a 18" driveway culvert and this plat is subject to said driveway culvert design.

METES AND BOUNDS

BEING LOT 3, ELGIN ACRES, WILLIAMSON COUNTY, TEXAS, A SUBDIVISION OF RECORD, RECORDED IN INSTRUMENT #2018024764, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID LOT 3 AND THE SOUTHWEST CORNER OF LOT 2, OF THE SAID ELGIN ACRES IN THE EAST LINE OF COUNTY ROAD NO. 460, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID COUNTY ROAD NO. 460, WITH THE COMMON LINE OF SAID LOTS 2 AND 3, NORTH 68°53'26" EAST (RECORD) A DISTANCE OF 961.60 FEET (RECORD) TO A IRON STAKE FOUND AT THE NORTH EAST CORNER OF SAID LOT 3, THE SOUTHEAST CORNER OF SAID LOT 2, IN THE WEST LINE OF LOT 10, OF THE SAID ELGIN ACRES, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID LOT 2, WITH THE COMMON LINE OF SAID LOT 3 AND LOT 10, SOUTH 21°06'34" EAST (RECORD) A DISTANCE 226.50 FEET (RECORD) TO AN IRON STAKE FOUND AT THE SOUTHEAST CORNER OF LOT 3, SAME BEING THE NORTHEAST CORNER OF LOT 9 OF THE SAID ELGIN ACRES, IN THE WEST LINE OF THE SAID LOT 10, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SAID LOT 10, WITH THE COMMON LINE OF LOT 3 AND LOTS 9 THROUGH 4 OF THE SAID ELGIN ACRES, SOUTH 88°53'26" WEST (RECORD) A DISTANCE OF 961.60 FEET (RECORD) TO AN IRON STAKE FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 3, THE NORTHWEST CORNER OF SAID LOT 4 IN THE EAST LINE OF THE AFOREMENTIONED COUNTY ROAD NO. 460, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SAID LOT 4, WITH THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF THE SAID COUNTY ROAD NO. 460, NORTH 21° 06' 34" WEST (RECORD) A DISTANCE OF 226.50 FEET (RECORD) TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND.

EDWARDS AQUIFER NOTE:

THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES NOT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

PLAT INFORMATION:
TOTAL AREA: 5.00 ACRES
TOTAL NUMBER OF LOTS: 3
BLOCKS: 1

E.T.J. NOTE

THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF ANY CITY OR EXTRA TERRITORIAL JURISDICTION.

UTILITY INFORMATION:

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ADVANCED ON-SITE SEWAGE FACILITIES.
ELECTRICAL SERVICE FOR THIS SUBDIVISION TO BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.

PLAT NOTES:

- 1) ACCORDING TO THE NATIONAL FOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48491C0725E, DATED SEPTEMBER 26, 2008, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN.
- 2) 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.
- 3) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARIN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.
- 4) LANDSCAPING IS PROHIBITED WITHIN COUNTY ROAD RIGHT-OF-WAY.
- 5) THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF ELGIN ACRES, AS RECORDED IN DOCUMENT NO. 2018024764 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- 6) RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- 7) A DEFACIO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR UNTIL ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 8) 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.
- 9) WILLIAMSON COUNTY DRIVEWAY PERMITS WILL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.
- 10) A DRIVEWAY EXISTS TO SERVE ALL THREE LOTS WITHIN THE SUBDIVISION WHICH WAS APPROVED IN JUNE 2018.
- 11) NO MORE THAN 3 LOTS MAY SHARE A JOINT ACCESS DRIVEWAY.

STATE OF TEXAS *
COUNTY OF HAYS *

I, RICHARD H. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

RICHARD H. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 3986



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

DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12th DAY OF December, 2019 A.D.

Cindy Bridges
TERESA BAKER Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

I, BILL GRAVEL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY 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 GRAVEL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS *
COUNTY OF WILLIAMSON *
KNOW BY ALL THESE MEN PRESENTS:

I, NANCY C. RISER, 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 14th DAY OF December, 2019, AT 1:00 O'CLOCK P.M., AND DULY RECORDED THIS THE DAY OF December, 2019, AT 1:00 O'CLOCK P.M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN INSTRUMENT NO. 2018024764.

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 C. RISER
CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY : _____, DEPUTY

REPLAT
LOT 3, ELGIN ACRES
A SUBDIVISION OF RECORD
DOCUMENT NO. 2018024764
WILLIAMSON COUNTY PLAT RECORDS
WILLIAMSON COUNTY, TEXAS

0 150 300
SCALE 1" = 150'

OWNER: MIGUEL REYES
12609 DESSAU RD.
AUSTIN, TX. 78754.

ASH &
ASSOCIATES
SURVEYING - PLANNING - ARCHITECTURE
"SERVING THE COMMUNITY OF TEXAS"

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net
Surveying: 100847-00
Architecture: TX20240

DRAWN: RMM SCALE: 1" = 150'
REVIEWED: RHT DATE: 8/01/18 - REV. 12/09/19
©ASH & ASSOCIATES, L.L.C.

PROJECT No.
18-6989

SHEET 1 OF 1