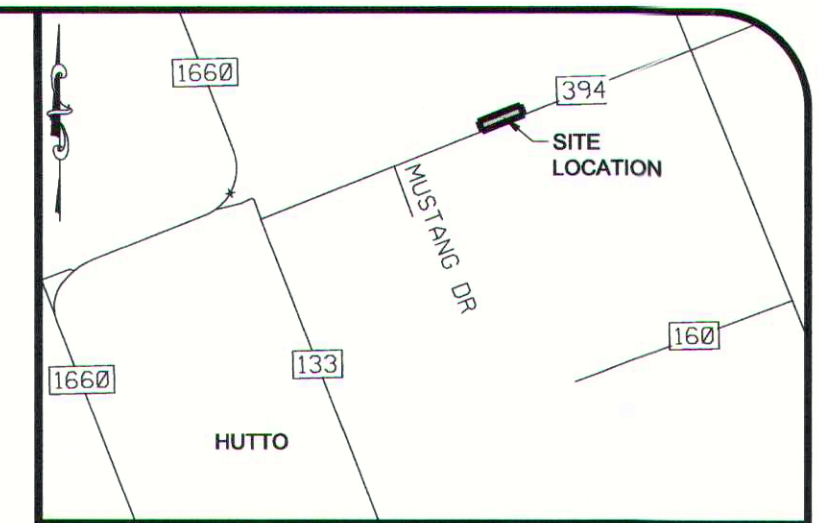
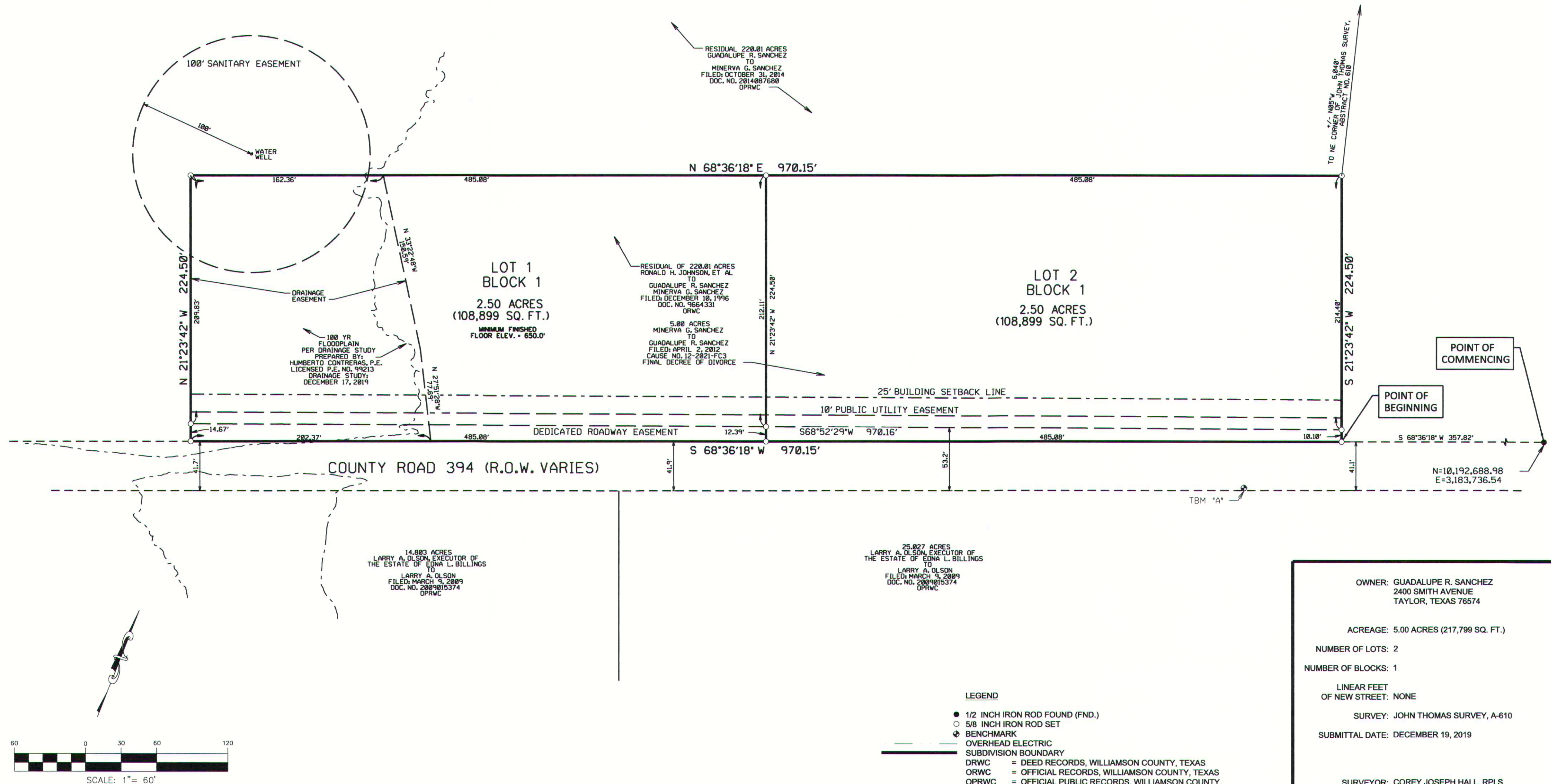


**SANCHEZ ACRES**  
A FINAL PLAT OF 5.00 ACRES OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610  
(CAUSE NO. 12-2021-FC3 FINAL DECREE OF DIVORCE OF  
WILLIAMSON COUNTY, TEXAS) CITY OF HUTTO ETJ, WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)



OWNER: GUADALUPE R. SANCHEZ  
2400 SMITH AVENUE  
TAYLOR, TEXAS 76574

ACREAGE: 5.00 ACRES (217,799 SQ. FT.)

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

LINEAR FEET  
OF NEW STREET: NONE

SURVEY: JOHN THOMAS SURVEY, A-610

SUBMITTAL DATE: DECEMBER 19, 2019

SURVEYOR: COREY JOSEPH HALL, RPLS  
CIVILCORP, LLC.  
116 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664  
(512) 828-0406 / (512) 828-0429 fax

ENGINEER: LEON E. HOCH, PE  
CIVILCORP, LLC.  
116 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664  
(512) 828-0406 / (512) 828-0429 FAX



**SANCHEZ ACRES**  
**A FINAL PLAT OF 5.00 ACRES OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610**  
**(CAUSE NO. 12-2021-FC3 FINAL DECREE OF DIVORCE OF**  
**WILLIAMSON COUNTY, TEXAS) CITY OF HUTTO ETJ, WILLIAMSON COUNTY, TEXAS**

BEING A 5.00 ACRE (217,799 SQUARE FOOT) TRACT OF LAND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME 5.00 ACRE TRACT CONVEYED IN A FINAL DECREE OF DIVORCE FROM MINERVA G. SANCHEZ TO GUADALUPE R. SANCHEZ, FILED APRIL 2, 2012 AS RECORDED IN CAUSE NO. 12-2021-FC3 OF WILLIAMSON COUNTY, TEXAS, BEING THE RESIDUAL OF A 220.01 ACRE TRACT CONVEYED FROM RONALD H. JOHNSON, ET AL TO GUADALUPE R. SANCHEZ AND MINERVA G. SANCHEZ, FILED DECEMBER 10, 1996 AS RECORDED IN DOCUMENT NO. 1996064331 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC), SAID 5.00 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, at a 1/2 inch diameter iron rod found for the southeast corner of the residual 220.01 acre tract as conveyed in a General Warranty deed from Jerry Roznovak and Linda Roznovak to Guadalupe R. Sanchez and Minerva G. Sanchez, filed April 2, 2019, as recorded in Document No. 2019030291 of the Official Public Records of Williamson County, Texas OPRWC, said iron rod being in the North line County Road 394 (R.O.W. varies);

THENCE, South 68°36'18" West, with the North line of County Road 394, a distance of 357.82 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 68°36'18" West, continuing along the North line of County Road 394, a distance of 970.15 feet, to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract;

THENCE, North 21°23'42" West, through said residual 220.01 acre tract, a distance of 224.50 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described tract;

THENCE, North 68°36'18" East, through said residual 220.01 acre tract, a distance of 970.15 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract;

THENCE, South 21°23'42" East, through said residual 220.01 acre tract, a distance of 224.50 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 5.00 acres (217,799 square feet) of land, more or less.

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUE. USE A SCALE FACTOR OF 0.999877693061 TO CONVERT TO SURFACE.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

**BENCHMARK:**

TBM "A" = COTTON SPINDLE SET IN POWER POLE LOCATED 91 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 394. ELEVATION = 660.72'

- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH SUD.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES.
- ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- RURAL MAILBOXES SHALL BE SET THREE (3) 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.
- 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.
- 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.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
- 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.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK 1 LOTS 1 AND 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOT 1, BLOCK 1 SHOWN ON THIS PLAT WAS DETERMINED BY A STUDY PREPARED BY HUMBERTO CONTRERAS, P.E., DATED DECEMBER 17, 2019.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD (1% CHANCE) AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO LOT SHALL HAVE MORE THAN 20% OF IMPERVIOUS COVER.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

**KNOW ALL MEN BY THESE PRESENTS;**

I, Guadalupe R. Sanchez, sole owner of the certain 5.00 acre tract of land shown hereon and described in Cause No. 12-2021-FC3 Final Decree of Divorce of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the Williamson County may deem appropriate. This subdivision is to be known as SANCHEZ ACRES.

TO CERTIFY WHICH, WITNESS by my hand this 30<sup>th</sup> day of January, 2020.

Guadalupe R. Sanchez  
Guadalupe R. Sanchez (owner)  
2400 Smith Avenue  
Taylor, Texas 76574

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

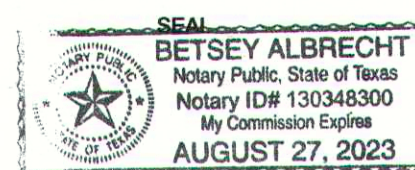
Before me, the undersigned authority, on this day personally appeared Guadalupe R. Sanchez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this 30<sup>th</sup> day of Jan., 2020

Betsey Albrecht  
Notary Public in and for the State of Texas

Notary Public printed or typed name

My commission expires on: \_\_\_\_\_



**FLOOD NOTE:**

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

No lot in this subdivision is encroached by any special flood hazard area inundated by the 100 year flood as identified by the U.S. Federal Emergency Management Agency (F.E.M.A.) flood insurance rate map, community panel number 48491C0510F, effective date December 20, 2019, for Williamson County, Texas, and indicates that the subject tract lies within Zone "X" unshaded (areas determined to be outside the 0.2% annual chance floodplain).

A floodplain development permit may be required for Block 1, Lot 1, and prior to any construction or development. The need for a floodplain development permit will be determined by Williamson County upon review of the proposed structure location.

That I, Leon E. Hoch, do hereby certify that the information contained on this plat complies with the subdivision ordinances adopted by Williamson County, Texas.

Leon E. Hoch  
Leon E. Hoch,  
Licensed Professional Engineer No. 82670

Date



**SURVEYOR'S CERTIFICATION:**

That I, Corey Joseph Hall, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision. The attached Metes and bounds description results in a satisfactory mathematical closure.

Corey Joseph Hall  
Corey Joseph Hall  
Registered Professional Land Surveyor 6362

Date



Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) 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 blue line (survey) and the documents associated with it.

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

Date

Road Name and 911 Addressing Approval:  
Road name and address assignments verified this the 30<sup>th</sup> day of Jan, 2020 A.D.

Cindy Bridges  
Williamson County Addressing Coordinator  
Cindy Bridges

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

**KNOW ALL MEN BY THESE PRESENTS;**

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

Date

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

**KNOW ALL MEN BY THESE PRESENTS;**

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 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.

Nancy Rister  
Nancy Rister, Clerk County Court  
of Williamson County, Texas

By: \_\_\_\_\_, Deputy