

PROPERTY DESCRIPTION

BEING 40.874 ACRES OF LAND IN THE T. A. GRAVES THREE-QUARTER LEAGUE AND LABOR, WILLIAMSON COUNTY, TX. AND BEING A REMAINING PORTION OF A CALLED FIRST TRACT, 146.5 ACRES AND REMAINING PORTION OF A CALLED SECOND TRACT 105 ACRES OF LAND AS DESCRIBED IN A DEED FROM MRS, CARRIE L. JOHNSON TO MRS EMMA K. JOHNSON AND KARL A. JOHNSON, JANUARY 10, 1949 AND RECORDED IN VOLUME 352, PAGE 635 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 40.874 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 4203.

THENCE, AT AN IRON ROD WITH CAP STAMPED "WILCO." FOUND AT THE INTERSECTION OF THE EASTERLY LINE OF COUNTY ROAD 464 AND THE SOUTHERLY LINE OF COUNTY ROAD 466 IN THE EASTERLY LINE OF SAID 3.565 ACRE AS DEDICATED FOR RIGHT-OF-WAY, SAME BEING THE WESTERLY CORNER OF SAID REMAINING 105 TRACT, AND OF THE HEREIN DESCRIBED TRACT ;

THENCE, WITH SAID SOUTHERLY LINE OF SAID COUNTY ROAD 466, SAME BEING SAID EASTERLY LINE OF CALLED 3.565 ACRE TRACT DESCRIBED IN A DEED TO WILLIAMSON COUNTY AND RECORDED IN DOCUMENT NO. 2012068919 OF SAID OFFICIAL PUBLIC RECORDS, THE FOLLOWING COURSES AND DISTANCES;

1. N23°38'52"E, 28.41 FEET, TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. N68°24'03"E, AT A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING, AT A DISTANCE OF 1026.25 FEET TO A CALCULATED POINT FOR THE WEST CORNER OF SAID REMAINING 146.5 ACRE, SAME BEING THE NORTHWEST CORNER OF SAID REMAINING PORTION OF CALLED 105 ACRES , HAVING A TOTAL DISTANCE OF 1275.65 FEET, TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S23°25'38"E, AT A DISTANCE OF 394.12 FEET, CROSSING THE COMMON LINE OF SAID 146.5 ACRES AND SAID 105 ACRES, HAVING A TOTAL DISTANCE OF 1346.24 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S66°34'22"W, FOR A DISTANCE OF 1308.06 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET ON SAID EASTERLY LINE OF COUNTY ROAD 464, IN THE SOUTHEAST LINE OF SAID CALLED 3.565 ACRE TRACT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID EASTERLY LINE, THE FOLLOWING COURSES AND DISTANCES;

1. N22°58'49"W, FOR A DISTANCE OF 1319.22 FEET, TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET, AND
2. N 21°06'15" W A DISTANCE OF 48.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.874 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION

SAVE AND EXCEPT, A 20' WIDE STRIP OF LAND HEREBY DEDICATED FOR PROPOSED FUTURE RIGHT-OF-WAY, AS FOLLOWS:

BEING 27,747 SQ. FT. (0.637 ACRES) OF LAND IN THE T. A. GRAVES THREE-QUARTER LEAGUE AND LABOR, WILLIAMSON COUNTY, TX. AND BEING A PORTION OF A CALLED 40.874 ACRE TRACT, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO 19.01 JOHNSON 40, LP A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2019096528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAME BEING A PORTION OF CALLED SECOND TRACT 105 ACRES AS DESCRIBED IN A DEED FROM MRS, CARRIE L. JOHNSON TO MRS EMMA K. JOHNSON AND KARL A. JOHNSON, JANUARY 10, 1949 AND RECORDED IN VOLUME 352, PAGE 635 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 27,747 SQ. FT. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 4203.

BEGINNING, AT AN IRON ROD WITH CAP STAMPED "WILCO." FOUND AT THE INTERSECTION OF THE EASTERLY LINE OF COUNTY ROAD 464 AND THE SOUTHERLY LINE OF COUNTY ROAD 466 IN THE EASTERLY LINE OF SAID 3.565 ACRE AS DEDICATED FOR RIGHT-OF-WAY, SAME BEING THE WESTERLY CORNER OF SAID REMAINING 105 TRACT, AND OF THE HEREIN DESCRIBED TRACT ;

THENCE, WITH SAID SOUTHERLY LINE OF SAID COUNTY ROAD 466, SAME BEING SAID EASTERLY LINE OF CALLED 3.565 ACRE TRACT DESCRIBED IN A DEED TO WILLIAMSON COUNTY AND RECORDED IN DOCUMENT NO. 2012068919 OF SAID OFFICIAL PUBLIC RECORDS, THE FOLLOWING COURSES AND DISTANCES;

1. N 23°38'52" E A DISTANCE OF 28.41 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 68°24'03" E A DISTANCE OF 20.00 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID COUNTY ROAD 466, OVER AND ACROSS SAID 40.874 ACRES THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS;

1. S 23°38'54" W A DISTANCE OF 28.40 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR AN ANGLE POINT;
2. S 21°06'10" E A DISTANCE OF 48.30 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR AN ANGLE POINT;
3. S 22°58'49" E A DISTANCE OF 1318.73 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 66°34'19" W A DISTANCE OF 20.00 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" ON THE SAID EASTERLY LINE OF COUNTY ROAD 464, SAME BEING SAID EASTERLY LINE OF CALLED 3.565 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 40.874 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 40.874 ACRE SAME BEING SAID EASTERLY LINE OF COUNTY ROAD 464 AND 3.565 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS;

1. N 22°58'49" W A DISTANCE OF 1319.22 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "ATWELL" SET FOR AN ANGLE POINT;
2. N 21°06'15" W A DISTANCE OF 48.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 27,247 SQ. FT. OF LAND, MORE OR LESS.

FLOOD NOTE:
NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0725E DATED 09/26/2008.

BENCHMARK:
ELEVATIONS SHOWN WERE DERIVED USING GLOBAL POSITIONING VIRTUAL REFERENCE STATION AND HIGH ACCURACY REFERENCE NETWORK (HARN), NAVD 88 DATUM.

GENERAL NOTES:

1. THIS PLAT LIES IN WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT (ESD) #10.
2. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ.
4. WATER SERVICE FOR THIS SUBDIVISON WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
5. SEWAGE SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
6. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

7. THE FOLLOWING LOTS MAY NOT BE FURTHER SUBDIVIDED 11, 12, 13, 16, 17, 18, 21, 22, & 23.

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

9. 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.

10. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

11. 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.

12. DRIVEWAY SPACING ON ROADS WITHOUT CURB AND GUTTER SHALL BE NO CLOSER THAN 100 FEET MEASURED FROM CENTER TO CENTER.

13. ANY COMMERCIAL DEVELOPMENT ON ANY LOT WITHIN THIS SUBDIVISION IS SUBJECT TO WILLIAMSON COUNTY'S REQUIREMENTS FOR DRAINAGE AND FLOOD CONTROL.

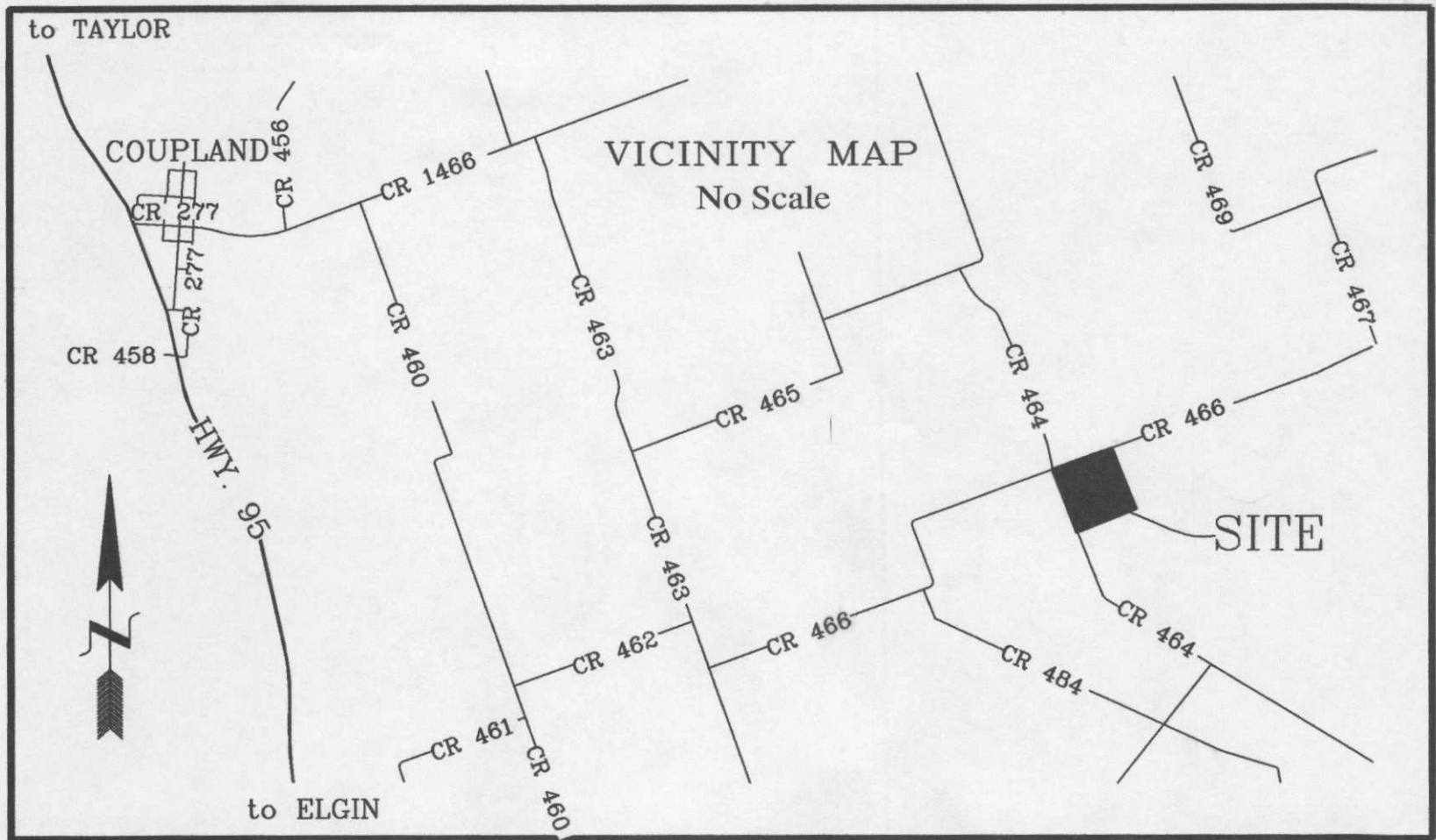
14. ALL RESIDENTIAL DEVELOPMENT IS LIMITED TO 6.7% IMPERVIOUS COVER. ANY RESIDENTIAL DEVELOPMENT THAT EXCEEDS 6.7% IMPERVIOUS COVER IS SUBJECT TO WILLIAMSON COUNTY'S REQUIREMENTS FOR DRAINAGE AND FLOOD CONTROL.

15. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT COMPLY WITH THE ALLOWABLE IMPERVIOUS COVER LIMITATIONS. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES WITHIN THE LIMITS OF THIS SUBDIVISION PLAT AREA.

16. 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 BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.

17. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

18. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.



PROJECT INFORMATION

ENGINEER :
THOMAS J. GROLL, P.E.
TOM GROLL ENGINEERING, PC
5208 PRYOR LANE
AUSTIN, TX 78734
(512) 848-5796

SURVEYOR :
PAUL SAUVE, JR. RPLS
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HWY,
SUITE 300
AUSTIN, TX 78704
(512) 904-0505

OWNER:

19.01 JOHNSON 40 LP
715 DISCOVERY BLVD. SUITE 306
CEDAR PARK TEXAS 78613
(512) 797-0501

SUBMITTAL DATE:
JANUARY, 2020

GEOREFERENCE:
ALL BEARINGS SHOWN
HEREON ARE BASE ON THE
TEXAS COORDINATE SYSTEM,
NAD83, CENTRAL ZONE 4203.
ALL DISTANCES SHOWN
HEREON ARE GRID
DISTANCES.

FINAL PLAT

BIG SKY VISTAS
IN THE T. A. GRAVES ¾ LEAGUE AND LABOR
WILLIAMSON COUNTY, TEXAS

SHEET
1
OF 3



DATE :	DEC., 2019	REVISIONS:	DATE	BY
SCALE :	NA			
CHECKED BY :	PCS			
DRAFTED BY :	SAR			
JOB NUMBER :	19000			

(36.878 acres)
MICHAEL AND PEGGY WELCH
DOC. NO. 2005041759 OPRWCT

(3.565 ACRES)
RIGHT-OF-WAY DEED TO WILLIAMSON COUNTY, TEXAS
DOC. 2012068919 OPRWCT

(104.316 acres)
KOCH REFINING COMPANY LP
DOC. NO. 9556503 OPRWCT

ROBERT B. BISSETT SURVEY, ABSTRACT 57

CR 466

POINT OF BEGINNING
N:10137655.75
E:3245561.58
BENCHMARK:
ELEVATION=566.34'
"WilCo." Cap

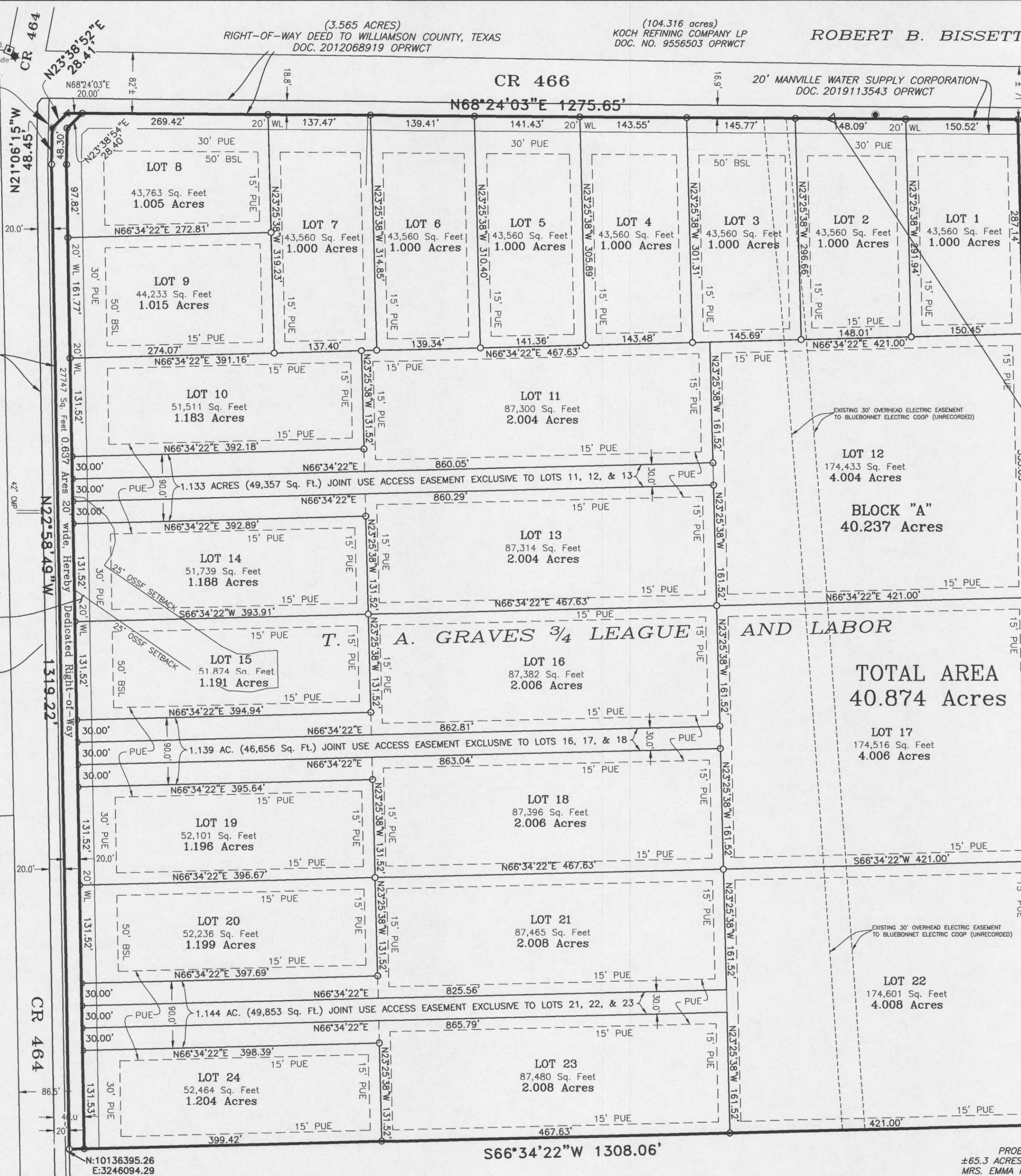
(3.565 ACRES)
RIGHT-OF-WAY DEED TO
WILLIAMSON COUNTY, TEXAS
DOC. 2012068919 OPRWCT

(30.602 acres)
SAGE 101 LLC
DOC. NO. 2016010188
OPRWCT

20' MANVILLE WATER SUPPLY CORPORATION
DOC. 2019113543 OPRWCT

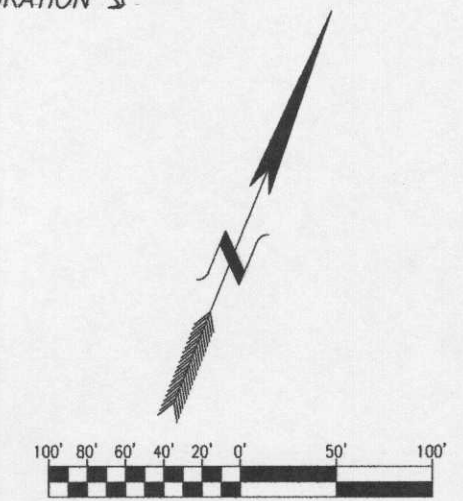
LOCATED MANVILLE WATER SUPPLY CORPORATION
(DOC. NO. 2012086379 OPRWCT)

(23.719 acres)
GEORGE H. & PAMELA J. COOK
DOC. NO. 2018009171 OPRWCT



20' MANVILLE WATER SUPPLY CORPORATION
DOC. 2019096530 OPRWCT

DIANE R. JOHNSON
PROBATE DOC. NO. 2005068614 OPRWCT
±145.4 ACRES REMAINDER OF
146.5 ACRES, FIRST TRACT
MRS. EMMA K. JOHNSON, WIDOW, AND
KARL A. JOHNSON
VOLUME 352, PAGE 635 WCDC



GRAPHIC SCALE
SCALE : 1"=100'

No. of Lots 24
No. of Blocks 1

Lot no.	sq. ft.	Acres
1	43,560	1.000
2	43,560	1.000
3	43,560	1.000
4	43,560	1.000
5	43,560	1.000
6	43,560	1.000
7	43,560	1.000
8	43,763	1.005
9	44,233	1.015
10	51,511	1.183
11	87,300	2.004
12	174,433	4.004
13	87,314	2.004
14	51,739	1.188
15	51,874	1.191
16	87,382	2.006
17	174,516	4.006
18	87,396	2.006
19	52,101	1.196
20	52,236	1.199
21	87,465	2.008
22	174,601	4.008
23	87,480	2.008
24	52,464	1.204
ROW	27,747	0.637

TOTAL LOTS 40.874 ACRES

LEGEND

- IRON ROD FOUND CAPPED AS NOTED
- BOLT AS NOTED
- 1/2" IRON ROD FOUND
- SET 1/2" IRON ROD W/CAP "ATWELL"
- "WilCo." Cap WILLIAMSON COUNTY CAP
- △ CALCULATED POINT
- () RECORD INFORMATION
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- CMP EXISTING CORRUGATED METAL PIPE
- OSSF ON SITE SEWAGE FACILITY SETBACK

N:10136916.09
E:3247294.29

DIANE R. JOHNSON
PROBATE DOC. NO. 2005068614 OPRWCT
±65.3 ACRES REMAINDER OF 105 ACRES, SECOND TRACT
MRS. EMMA K. JOHNSON, WIDOW, AND KARL A. JOHNSON
VOLUME 352, PAGE 635 WCDC

DATE	DEC., 2019	REVISIONS:	DATE	BY
SCALE:	1"=100'			
CHECKED BY:	PCS			
DRAFTED BY:	SAR			
JOB NUMBER:	19000			

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

WE, 19.01 JOHNSON 40 LP, OWNER OF THE CERTAIN 40.874 ACRE TRACT OF LAND, SHOWN HEREON IN THE T. A. GRAVES THREE-QUARTER LEAGUE AND LABOR, WILLIAMSON COUNTY, TX. AND BEING A REMAINING PORTION OF A CALLED FIRST TRACT, 146.5 ACRES AND REMAINING PORTION OF A CALLED SECOND TRACT 105 ACRES OF LAND AS DESCRIBED IN A DEED FROM MRS. CARRIE L. JOHNSON TO MRS EMMA K. JOHNSON AND KARL A. JOHNSON, JANUARY 10, 1949 AND RECORDED IN VOLUME 352, PAGE 635 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 40.874 ACRE 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, 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 "FINAL PLAT BIG SKY VISTAS".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF February 20 20

BEING 40.874 ACRES OF LAND

19.01 JOHNSON 40 LP
715 DISCOVERY BLVD. SUITE 306
CEDAR PARK TEXAS 78613
512-797-0501

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

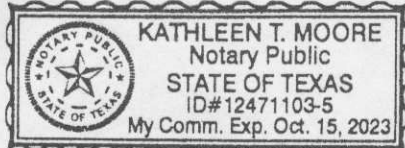
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Scott Ewell, KNOWN TO ME TO BE THE PERSON-WHSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 19 DAY OF February, 20 20 A.D.,

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINT OR TYPE NAME
MY COMMISSION EXPIRES: 10/15/23



LIEN HOLDER'S CERTIFICATION

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

WE, FRONTIER BANK, LIEN HOLDER OF THAT CERTAIN 40.874 ACRE TRACT OF LAND, SHOWN HEREON DO HEREBY CONSENT TO THE SUBDIVISION OF SAID 40.874 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CONSENT TO 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, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF February 20 20

FRONTIER BANK OF TEXAS
P O BOX 551
1213 US HWY 290
ELGIN, TX 78621

512 402-6995

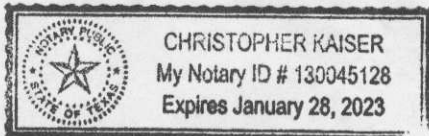
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Tommy R. Rivera, KNOWN TO ME TO BE THE PERSON-WHSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF February, 20 20 A.D.,

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINT OR TYPE NAME
MY COMMISSION EXPIRES: 01-28-2023



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

NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 48491C0725E DATED 09/26/2008. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, THOMAS J. GROLL, P.E., 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, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

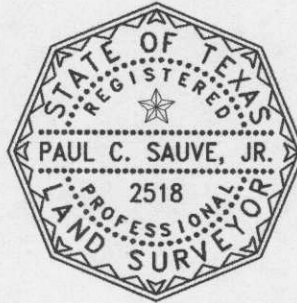
THOMAS J. GROLL, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90976
TOM GROLL ENGINEERING, PC
5208 PRYOR LANE, AUSTIN TEXAS 78734
(512) 848-5796



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

I PAUL C. SAUVE JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LAND SURVEYING RELATED PORTION OF THE WILLIAMSON COUNTY ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN SEPTEMBER, 2019, UNDER MY DIRECTION AND SUPERVISION. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED OF THE PLAT AS FOUND ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY STEWART TITLE GUARANTY COMPANY GF NO. 20190571, EFFECTIVE DATE, JUNE 14, 2019 AT 8:00 AM AND ISSUED JULY 11, 2019 AT 1:24 PM. IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE SUBJECT PROPERTY.

PAUL C. SAUVE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 2518
512-904-0505



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 WITHIN IT.

J. Terron Evertson 2/26/20
J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

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
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

2/26/20
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 20 DAY OF Feb, 20 20 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.

COUNTY JUDGE'S APPROVAL

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

I, JUDGE 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.

JUDGE BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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 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,, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

DATE :	DEC., 2019	REVISIONS:	DATE	BY
SCALE :	NA			
CHECKED BY :	PCS			
DRAFTED BY :	SAR			
JOB NUMBER :	19000			