

PRELIMINARY

AVERY ACRES ADDITION - PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS

RUTHERSVILLE COLLEGE
SURVEY, A-528

J. WELCH
SURVEY, A-677

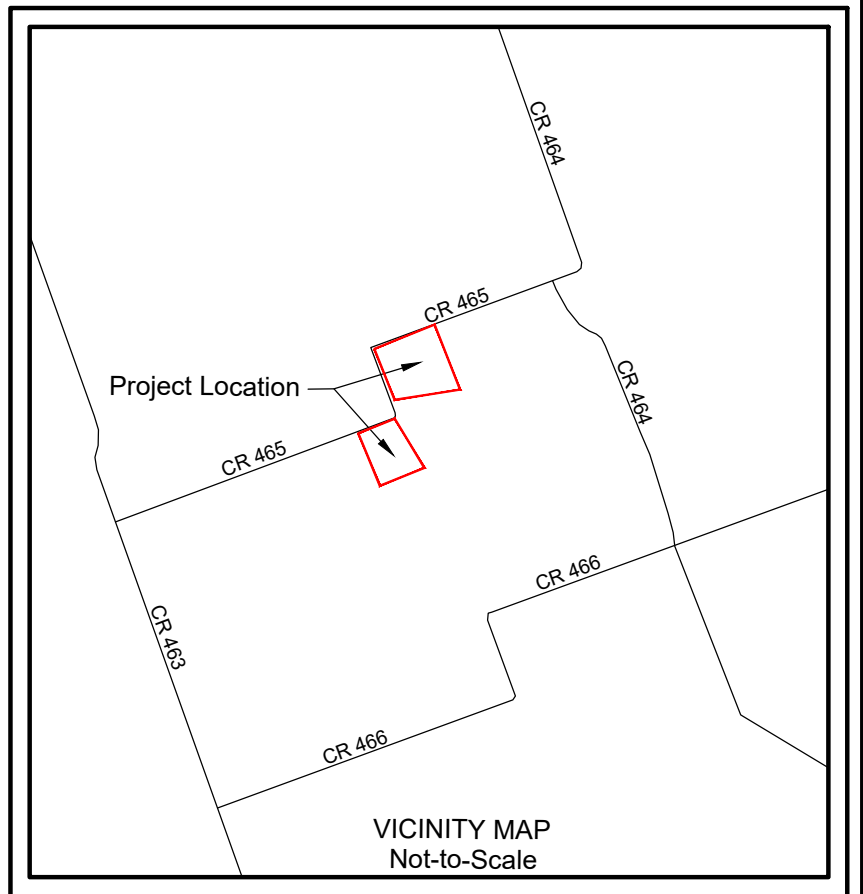
J. CRYER
SURVEY, A-133

R. BISSET
SURVEY, A-57

R. BISSET SURVEY
A-58

PRELIMINARY

PRELIMINARY



BLOCK 1: DRAINAGE COURSE		BLOCK 2: DRAINAGE COURSE			
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE		
L1 S 68°09'00" E	228.63	L46 S 21°32'06" E	50.01	L95 S 68°14'08" W	50.53
L2 S 21°32'06" E	228.63	L47 S 69°39'08" W	28.19	L96 N 13°28'34" W	169.47
L3 S 68°09'00" W	228.63	L48 S 67°51'15" W	46.77	L97 N 12°11'57" W	163.74
L4 N 21°32'06" W	228.63	L49 S 65°08'12" W	54.36	L98 N 17°42'21" W	76.93
L5 N 68°09'00" E	228.63	L50 S 62°58'27" W	64.10	L99 N 74°03'57" W	179.68
L6 S 21°32'06" E	228.63	L51 S 49°09'28" W	32.40	L100 N 68°21'52" W	177.16
L7 S 68°09'00" W	228.63	L52 S 61°14'14" W	60.30	L101 N 81°46'54" W	80.92
L8 N 21°32'06" W	228.63	L53 S 69°43'57" W	39.30	L102 N 66°29'40" W	143.01
L9 N 68°09'00" E	254.04	L54 S 78°45'13" W	79.37	L103 N 57°21'33" W	375.40
L10 N 68°09'00" E	324.45	L55 S 66°11'12" W	199.53	L104 N 68°14'08" W	61.49
L11 N 68°09'00" E	324.45	L56 S 71°46'21" W	74.48	L105 S 57°21'33" W	335.62
L12 S 21°32'06" E	234.24	L57 N 73°11'01" W	48.56	L106 S 68°29'40" W	142.31
L13 S 21°32'06" E	234.24	L58 S 67°05'22" W	108.91	L107 S 81°46'54" W	79.65
L14 S 21°32'06" E	297.40	L59 N 63°49'09" W	55.69	L108 S 69°21'32" W	180.55
L15 N 21°32'06" W	151.05	L60 N 77°10'27" W	79.84	L109 S 74°03'57" W	204.41
L16 N 21°32'06" W	150.00	L61 N 85°25'55" W	77.04	L110 S 17°42'21" W	106.12
L17 N 21°32'06" W	150.00	L62 S 88°30'29" W	74.96	L111 S 12°11'57" W	65.59
L18 N 21°32'06" W	183.72	L63 S 87°44'50" W	87.37	L112 S 13°28'34" W	161.62
L19 N 21°32'06" W	142.89	L64 S 89°26'39" W	92.43		
L20 N 21°32'06" W	142.89	L65 S 75°53'48" W	58.57		
L21 S 68°09'00" W	324.45	L66 N 41°10'31" W	99.24		
L22 S 68°09'00" W	324.45	L67 N 28°14'41" W	249.15		
L23 N 21°32'06" W	183.72	L68 N 41°09'52" W	67.25		
L24 S 68°09'00" W	254.04	L69 N 44°58'27" W	80.65		
L25 N 68°09'00" E	457.26	L70 N 21°32'06" W	21.65		
L26 S 21°32'06" E	142.89	L71 N 68°08'59" E	44.01		
L27 S 68°09'00" W	457.26	L72 S 44°58'27" W	84.50		
L28 N 68°09'00" E	457.26	L73 S 41°09'52" W	74.30		
L29 S 21°32'06" E	142.89	L74 S 28°14'41" W	249.14		
L30 S 68°09'00" W	457.26	L75 S 41°10'31" W	78.22		
L31 S 68°14'09" W	275.28	L76 S 75°53'48" W	56.50		
L32 S 68°14'09" W	183.15	L77 N 89°26'39" W	75.26		
L33 S 68°14'09" W	183.15	L78 N 87°44'50" W	86.96		
L34 S 68°14'09" W	183.15	L79 N 88°30'29" W	77.94		
L35 S 68°14'09" W	183.14	L80 S 85°25'55" W	83.29		
L36 N 68°14'09" E	183.14	L81 S 77°10'27" W	89.80		
L37 N 68°14'09" E	183.15	L82 S 63°49'09" W	60.11		
L38 N 68°14'09" E	183.15	L83 S 67°05'22" W	104.82		
L39 N 68°14'09" E	183.15	L84 S 73°11'01" W	30.11		
L40 N 68°14'09" E	90.95	L85 N 71°46'21" W	56.25		
L41 N 44°15'25" W	51.85	L86 N 66°11'12" W	202.60		
L42 N 12°26'10" W	61.30	L87 N 78°45'13" W	80.94		
L43 S 68°14'09" W	50.00	L88 N 69°43'57" W	31.64		
L44 N 21°48'26" W	48.21	L89 N 61°14'14" W	51.29		
L45 N 21°53'38" W	51.30	L90 N 49°09'28" E	33.16		
		L91 N 62°58'27" W	71.10		
		L92 N 65°08'12" W	56.51		
		L93 N 67°51'15" W	48.74		
		L94 N 69°39'08" W	27.94		

OWNERS CERTIFICATE

WHEREAS, SJRW RANCH INVESTMENTS, LLC IS THE OWNER OF A TRACT OF LAND IN THE R. BISSET SURVEY, ABSTRACT NUMBERS 57 AND 58, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

SUBDIVISION OF A PORTION OF A CALLED 309.99 ACRE TRACT, LOCATED IN THE R. BISSET SURVEY, ABSTRACT NUMBERS 57 AND 58, WILLIAMSON COUNTY, TEXAS, BEING DESCRIBED IN DEED FROM TRACY MCGONNIE TO SJRW RANCH INVESTMENTS, LLC, DATED JULY 2, 2019 AND RECORDED IN DOCUMENT NO. 2019060797, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES

According to F.E.M.A. flood insurance rate map community panel no. 48491C0225E, dated September 26, 2008, this property lies within Zone X, being defined as "areas determined to be outside the 0.2% annual chance floodplain"

The bearings hereon were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas Central Zone - NAD 27).

All iron rods set are capped with plastic caps stamped (JDS).

** denotes 1/2" iron rod set with plastic cap stamped (JDS) unless otherwise noted.

Electric service to be provided by Oncor Electric, through TXU. Sewer service for this subdivision will be provided by on-site sewage facilities. Water service to be provided by Manville Water Supply.

Any development on a lot for other than single family residential use, will require a site development permit, from Williamson County and on-site detention will be provided as required or needed.

Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited; and, the existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels; and, Williamson County will not be responsible for any property damage, property loss, personal injury or loss of life by flooding or flooding conditions; and Williamson County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.

Total acreage for subdivision shown is 65.80 acres.

All maintenance responsibilities for public roads shall be provided by Williamson County.

All private roads (drives and streets) will be signed in a manner that indicates its private status. Williamson County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Williamson County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

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 assures 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 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.

The intent of the right-of-way easement for road, drainage and utility purposes and the 20' wide Manville WSC waterline easement as shown hereon are as follows: Block 1 - along the north line of Block 1, the right-of-way easement is 2 feet south of and parallel with the north boundary line of Block 1, the 20' wide Manville WSC waterline easement is 20 feet south of and parallel with the south line of the 2' wide right-of-way easement, along the west line of Block 1, the right-of-way easement is 18.50 feet east of and parallel with the west boundary line of Block 1 from the south line of Lot 8 to the north line of Lot 7, then extending northerly from a point 18.50 feet east of the west boundary line to a point in the north line of Lot 4, being 10 feet east of the west boundary line and remaining 10 feet for the remainder of the west boundary line, the 20' wide Manville WSC waterline easement is 20 feet east of and parallel with the east line of the 18.50' wide right-of-way easement. Block 2 - along the north line of Block 2, the right-of-way easement is 3 feet south of and parallel with the north boundary line of Block 2, the 20' wide Manville WSC waterline easement is 20 feet south of and parallel with the south line of the 3' wide right-of-way easement.

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.

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.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.

All public roadways and easements shown on this plat are free of liens.

This subdivision is subject to storm-water management controls as required by Williamson County subdivision regulations, section 01.1, on new development that would evoke such controls beyond existing conditions.

Except in certain isolated areas required 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 certificate of compliance from the Williamson County floodplain administrator.

The bearings hereon were oriented to agree with Grid North and were derived using g.p.s. equipment. (TX Central Zone - NAD 83).

J. Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of June 2019.

GIVEN UNDER MY HAND & SEAL, this the 7th day of February, 2020.

PRELIMINARY

NOTE: This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE WILLIAMSON COUNTY COMMISSIONERS COURT, BY APPROPRIATE MINUTE ORDER, DID FIND THAT THIS FINAL PLAT IS IN COMPLIANCE WITH APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS, AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CERTIFIED THIS _____ DAY OF _____, 20____.

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, ACCORDING TO AN OSSF REPORT AND SUBDIVISION REVIEW DATED SEPTEMBER 26, 2019.

SUBMITTED BY:

ERIN K. BANKS, P.E.
TEXAS REGISTRATION NO. 84248
BANKS & ASSOCIATES
820 CURRIE RANCH ROAD
WIMBERLEY, TEXAS 78676
(512) 801-0049
FIRM F-2002

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, ZACHARY POTTS, PRESIDENT OF SJRW RANCH INVESTMENTS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019060797, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT 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 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 AVERY ACRES.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____.

ZACHARY POTTS
SJRW RANCH INVESTMENTS, LLC
PO BOX 1249, SAN MARCOS, TX 78667

APPROVED THIS _____ DAY OF _____, 20____, BY THE COMMISSIONERS
COURT OF WILLIAMSON COUNTY, TEXAS

COMMISSIONER _____
COMMISSIONER _____
COMMISSIONER _____
COMMISSIONER _____

HEALTH DEPARTMENT _____
J. TERRYON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

CALLLED 309.99 ACRES
TRACY MCGONNIE
TO
SJRW RANCH INVESTMENTS, LLC
JULY 2, 2019
DOCUMENT NO. 2019060797
(244.19 ACRES REMAINDER
OUTSIDE OF PLATTED AREA)
PO BOX 1249, SAN MARCOS, TX 78667

CALLLED 16.00 ACRES
ADAM CASTELLON AND
ALISON RAMOS-WILLEN
SEPTEMBER 30, 2019
DOCUMENT NO. 2019097709
1103 WEST 7TH STREET
MINNAPOLIS, MN 55401

CALLLED 21.192 ACRES
VETERANS LAND BOARD
OF THE STATE OF TEXAS
TO
MARK E. KROMREI
AUGUST 12, 2004
DOCUMENT NO. 2004-089299

CALLLED 16.467 ACRES
JACK D. CLAYTON AND
PAT FAY
TO
MARK E. KROMREI AND
ELIZABETH H. KROMREI
MAY 20, 1992
VOLUME 1358, PAGE 932

CALLLED 150.13 ACRES
JASON ALAN MCGONNIE
TO
MCGO LAND & CATTLE, LLC
APRIL 26, 2015
DOCUMENT NO. 2015-063663

CALLLED 120.217 ACRES
RENA L. LEACH, ET AL.
TO
EAGLE 519, LLC
APRIL 10, 2015
DOCUMENT NO. 2015-031322

CALLLED 11.58 ACRES
SJRW RANCH INVESTMENTS, LLC
TO
VERONICA GARDA
OCTOBER 4, 2019
DOCUMENT NO. 2019097707

CALLLED 11.50 ACRES
SJRW RANCH INVESTMENTS, LLC
TO
INELDA SALAZAR
AUGUST 20, 2019
DOCUMENT NO. 2019080673
1404 AVERYVIEW CIR A
AUSTIN, TX 78753

CALLLED 27.28 ACRES
SJRW RANCH INVESTMENTS, LLC
TO
THOMAS CHERNEY AND
KIMBERLY CHERNEY
OCTOBER 22, 2019
DOCUMENT NO. 2019101423
1100 CR 465, #C
ELGIN, TX 78615

CALLLED 11.32 ACRES
SJRW RANCH INVESTMENTS, LLC
AUGUST 9, 2019
DOCUMENT NO. 2019084015
106 MATTHEWS DRIVE
HUTTO, TX 78634

CALLLED 13.26 ACRES
SJRW RANCH INVESTMENTS, LLC
TO
BRUNN ROCHA
SEPTEMBER 19, 2019
DOCUMENT NO. 2019094252
2607 EASTWOOD LANE
ROUND ROCK, TX 78664

CALLLED 12.947 ACRES
JAMES EDWARD RIDDLES AND
SARA D. RIDDLES
DECEMBER 19, 2014
DOCUMENT NO. 2014-101439

CALLLED 17.300 ACRES
JAMES EDWARD RIDDLES AND
SARA D. RIDDLES
DECEMBER 19, 2014
DOCUMENT NO. 2014-101439

CALLLED 11.00 ACRES
SJRW RANCH INVESTMENTS, LLC
TO
RICARDO JIMENEZ-SIERRA AND
TERESA RAMIREZ
AUGUST 12, 2019
DOCUMENT NO. 2019088439

CALLLED 79.993 ACRES
CARL HERMIT NYGARD AND WIFE,
ARLENE NYGARD
TO
MARK W. NYGARD
DECEMBER 14, 1992
VOLUME 2230, PAGE 543

INSET
NOT-TO-SCALE

PUBLIC ROAD

50' BUILDING SETBACK

TYPICAL LOT

CERTIFICATE OF ACCEPTANCE OF DEDICATION

THE UNDERSIGNED, THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, ALL THE OWNERS OF REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER UNDER THE WILLIAMSON COUNTY COMMISSIONERS COURT THEIR DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS TO THE PUBLIC, A COPY OF WHICH IS AFFIXED TO THE FACE OF THE PLAT; AND THE WILLIAMSON COUNTY COMMISSIONERS COURT DID, BY APPROPRIATE MINUTE ORDER, ACCEPT THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS ON BEHALF OF THE PUBLIC.

CERTIFIED THIS _____ DAY OF _____, 20____.

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, _____, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.