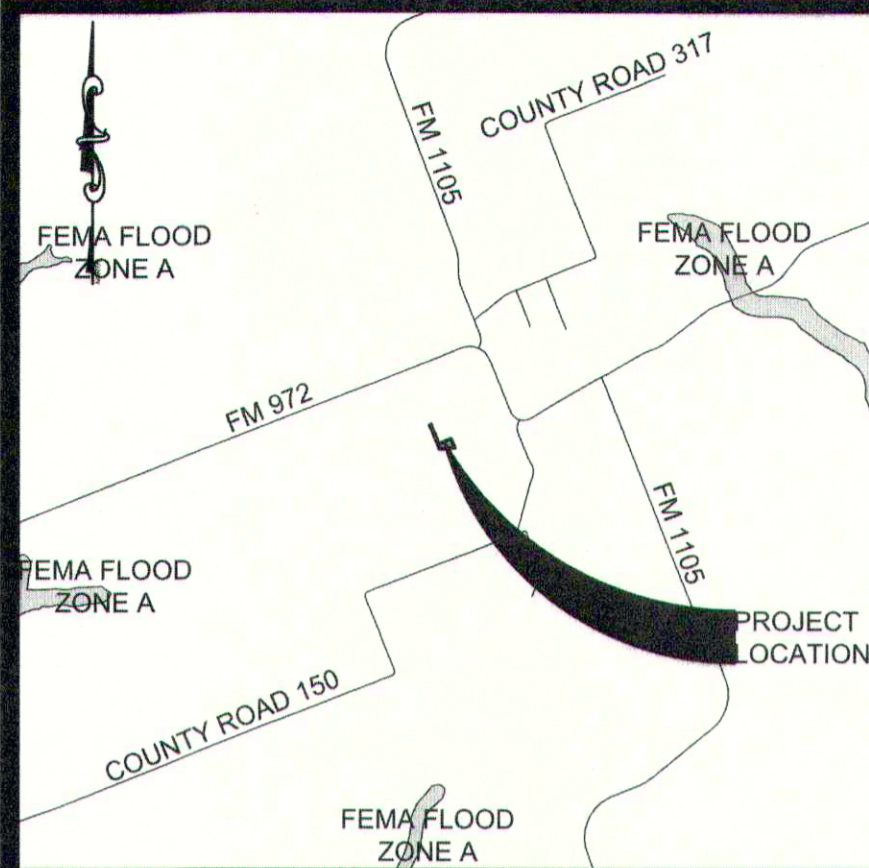


# FINAL PLAT OF MWALKER SUBDIVISION



VICINITY MAP  
SCALE: 1"=5,000'

## LEGEND

- IRON ROD SET, CAPPED "1847"
- IRON ROD FOUND

EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	20.04'	N68° 31' 42"E
L2	121.13'	S24° 59' 51"E
L3	251.54'	N85° 15' 22"E
L4	20.00'	S04° 45' 06"E
L5	265.48'	N85° 15' 22"E
L6	136.30'	S24° 59' 51"E
L7	121.16'	N85° 15' 22"E

OWNER: MARK D. WALKER AND BRENDA GAIL WALKER  
4651 CR 150  
GEORGETOWN, TX 78626  
PHONE (512)818-7236  
EMAIL MARK2303@GMAIL.COM

SURVEYOR: WILLIAM F. FOREST JR., RPLS  
FOREST SURVEYING  
1002 ASH ST  
GEORGETOWN, TX 78626  
PHONE (512)930-5927  
EMAIL BETHANN@FORESTSURVEYING.COM  
PROJECT: LITTLE OPOSSUM CREEK

ENGINEER: JEN HENDERSON, PE  
M&S ENGINEERING  
FIRM F-1394  
102 W. MORROW ST.  
GEORGETOWN, TEXAS 78626  
PHONE 830.228.5446  
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: 01/21/20  
REVISION DATE: 03/10/20

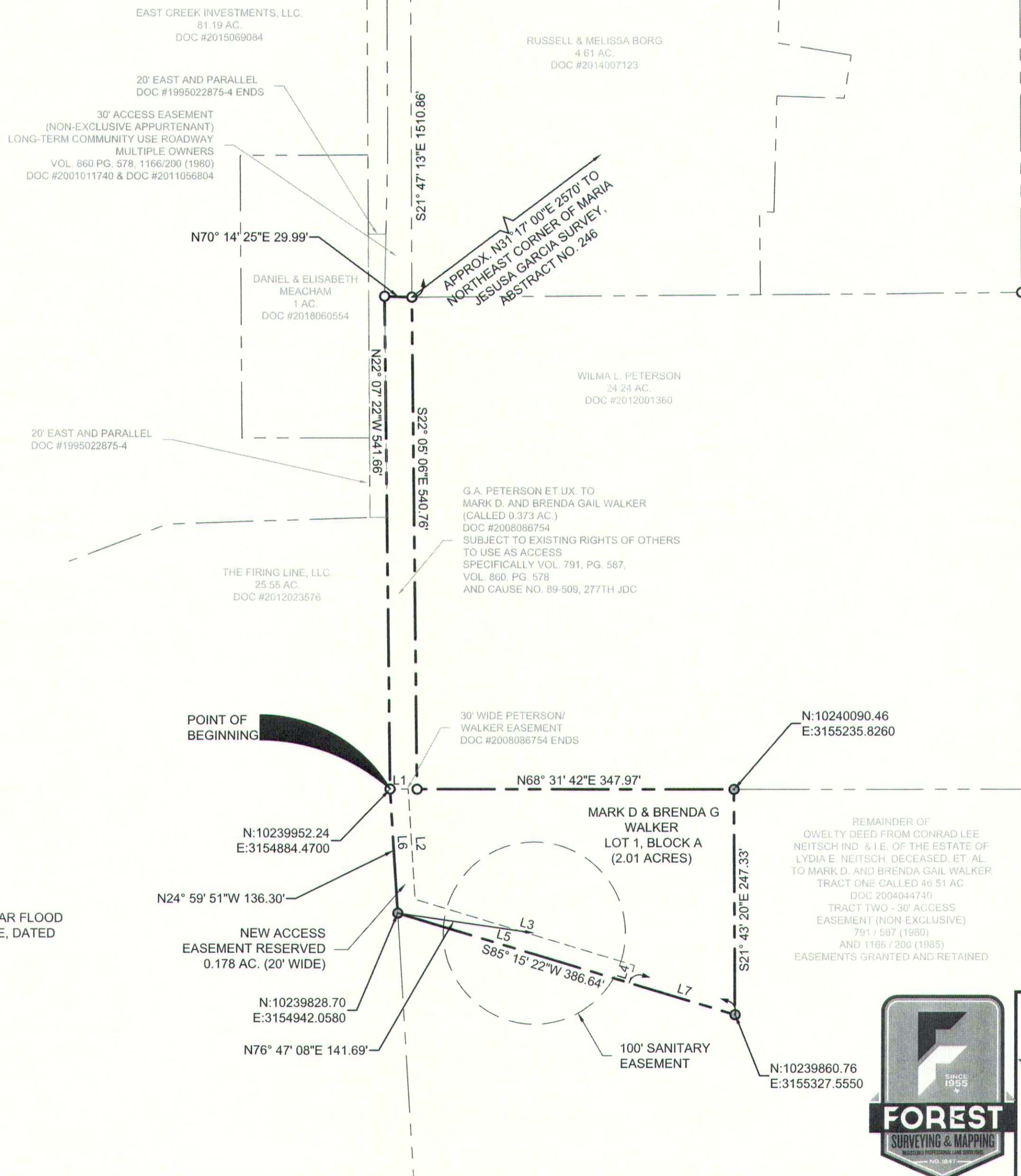
ORIGINAL SURVEY: MARIA JESUSA GARCIA  
ABSTRACT NO. 246

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD  
PLAIN AS SHOWN ON FIRM PANEL 48453C0325E, DATED  
SEPTEMBER 26, 2008

NEW STREETS: NO NEW STREETS ARE PLANNED

## NOTES:

- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.



## FIELD NOTES:

BEING 2.010 ACRES OF LAND, SITUATED IN THE MARIA JESUSA GARCIA SURVEY, ABSTRACT NO. 246, IN WILLIAMSON COUNTY, TEXAS, (1) INCLUDING A 0.373 ACRE TRACT OF LAND, (SUBJECT TO EASEMENT RIGHTS OF OTHERS THAT ARE ASSOCIATED WITH AN EXISTING COMMUNITY USE ROADWAY OF LONG-TERM DURATION) AS DESCRIBED IN A DEED FROM G.A. PETERSON ET. UX., TO MARK D. WALKER AND WIFE, BRENDA GAIL WALKER, OF RECORD IN DOCUMENT NO. 2008086754, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, AND (2) PART OF A 46.51 ACRE TRACT OF LAND (TRACT ONE), AS DESCRIBED IN A DEED FROM CONRAD LEE NEITSCH TO MARK D. WALKER AND WIFE, BRENDA GAIL WALKER, OF RECORD IN DOC. NO. 2004044740, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS. THIS TRACT WAS SURVEYED ON THE GROUND IN NOVEMBER OF 2019 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN (STEEL PIN) THAT WAS FOUND, AT THE NORTHWEST CORNER OF SAID 46.51 ACRE TRACT, AND AT THE SOUTHWEST CORNER OF SAID 0.373 ACRE TRACT. THIS CORNER EXISTS IN THE EAST LINE OF A 25.55 ACRE TRACT THAT IS DESCRIBED IN A DEED TO THE FIRING LANE, LLC, OF RECORD IN DOC. NO. 2012023576.

THENCE, ALONG OR NEAR A FENCE, WITH THE COMMON LINE OF SAID 0.373 ACRE TRACT AND SAID 25.55 ACRE TRACT, N 22°07'22" W, 541.66 FEET, TO A 1/2 INCH IRON PIN FOUND, FOR THE NORTHWEST CORNER HEREOF, AT THE NORTHWEST CORNER OF SAID 0.373 ACRE TRACT. THIS CORNER EXISTS AT THE SOUTHWEST CORNER OF A 30 FOOT ACCESS EASEMENT (1.04 ACRES), AS DESCRIBED IN VOL. 860, PG. 578, AND IN VOL. 1166, PG. 200, DEED RECORDS WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE COMMON LINE OF SAID 0.373 ACRE TRACT, AND SAID 1.04 ACRE EASEMENT TRACT, N 70°14'25" E, 29.99 FEET, TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 0.373 ACRE TRACT, IN THE NORTH LINE OF THE 25.615 ACRE PROPERTY OF P.O. PETERSON (TRACT TWO VOL. 1571, PG. 398). THIS CORNER EXISTS AT THE SOUTHWEST CORNER OF A 7.39 ACRE TRACT THAT WAS CONVEYED TO RUSSELL KELVIN AND MELISSA K. BORG. FROM THIS CORNER AN IRON PIN THAT WAS FOUND AT THE SOUTHEAST CORNER OF SAID 7.39 ACRE TRACT BEARS: N 68°05'53" E, 669.11 FEET.

THENCE, WITH THE EAST LINE OF SAID 0.373 ACRE TRACT, ALONG OR NEAR A FENCE, S 22°05'06" E, 540.76 FEET, TO A 1/2 INCH IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF SAID 0.373 ACRE TRACT.

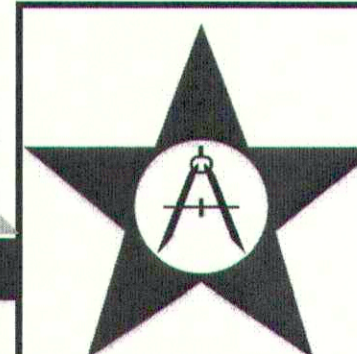
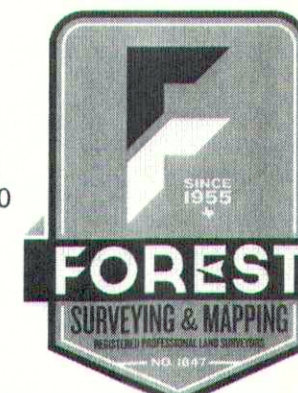
THENCE, WITH THE COMMON LINE OF SAID 46.51 ACRE WALKER TRACT AND SAID 25.615 ACRE PETERSON TRACT, ALONG OR NEAR A FENCE, N 68°31'42" E, 347.97 FEET, TO A 1/2 INCH CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", FOR THE LOWER NORTHEAST CORNER HEREOF. FROM THIS CORNER AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID 46.51 ACRE TRACT BEARS: N 68°31'42" E, 603.29 FEET,

THENCE, OVER AND ACROSS SAID 46.51 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 21°43'20" E, 247.33 FEET, TO A 1/2 INCH CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", FOR THE SOUTHEAST CORNER HEREOF,
- S 85°15'22" W, 386.64 FEET, TO A 1/2 INCH CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING IN THE COMMON LINE OF SAID 46.51 ACRE WALKER TRACT AND SAID 25.55 ACRE TRACT OF THE FIRING LINE, LLC. FROM THIS CORNER, AN IRON PIN THAT WAS FOUND AT THE UPPER SOUTHWEST CORNER OF SAID 46.51 ACRE WALKER TRACT BEARS: S 24°59'51" E, 999.73 FEET,

THENCE, WITH THE COMMON LINE OF SAID 46.51 ACRE WALKER TRACT AND SAID 25.55 ACRE TRACT OF THE FIRING LINE, LLC, ALONG OR NEAR A FENCE, N 24°59'51" W, 136.30 FEET, TO THE POINT OF BEGINNING.

**SHEET  
01 OF 02**



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TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394  
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STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

WE, MARK D. WALKER AND BRENDA GAIL WALKER, CO-OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004044740 OF THE OFFICIAL RECORDS 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 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:

MWALKER SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19<sup>th</sup> DAY OF MARCH, 2020.

Mark D. Walker  
MARK D. WALKER  
4651 CR 150  
GEORGETOWN, TX 78626

Brenda Gail Walker  
BRENDA GAIL WALKER  
4651 CR 150  
GEORGETOWN, TX 78626

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

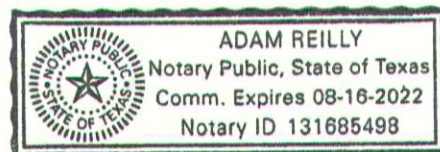
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK D. WALKER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19<sup>th</sup> DAY OF MARCH, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 8/16/22



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

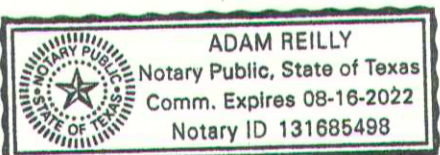
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDA GAIL WALKER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19<sup>th</sup> DAY OF MARCH, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 8/16/22



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, WILLIAM F FOREST JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE WILLIAMSON COUNTY REGULATIONS. RECORD EASEMENTS ARE IDENTIFIED BY BOUNDARY SURVEY DATED MARCH 11, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 18 DAY OF MARCH, 2020.

William F Forest Jr.  
WILLIAM F FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1847  
STATE OF TEXAS

DATE



## FINAL PLAT OF MWALKER SUBDIVISION

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

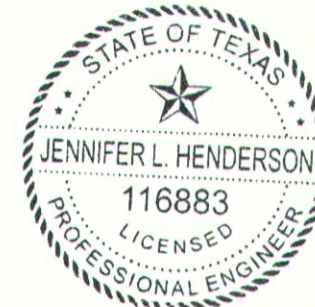
KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48453C0325E, EFFECTIVE DATA SEPTEMBER 26, 2008.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 18<sup>th</sup> DAY OF MARCH, 2020.

Jennifer L. Henderson  
JENNIFER L. HENDERSON  
REGISTERED PROFESSIONAL ENGINEER, NO. 116883  
STATE OF TEXAS

DATE



### NOTES:

1. 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 OWNERS.
2. WATER SERVICE IS PROVIDED BY: JONAH.  
WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITIES
3. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
4. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUES FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
5. 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.
6. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
7. 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.
8. 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.
9. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LEINS.
10. 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.
11. 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.

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, P.E., D.R., C.F.M.  
WILLIAMSON COUNTY ENGINEER

DATE

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 COMMISSIONERS 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 Gravel Jr.  
BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

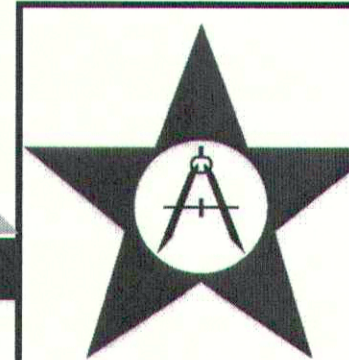
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND DULY RECORDED THIS 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

**SHEET  
02 OF 02**



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