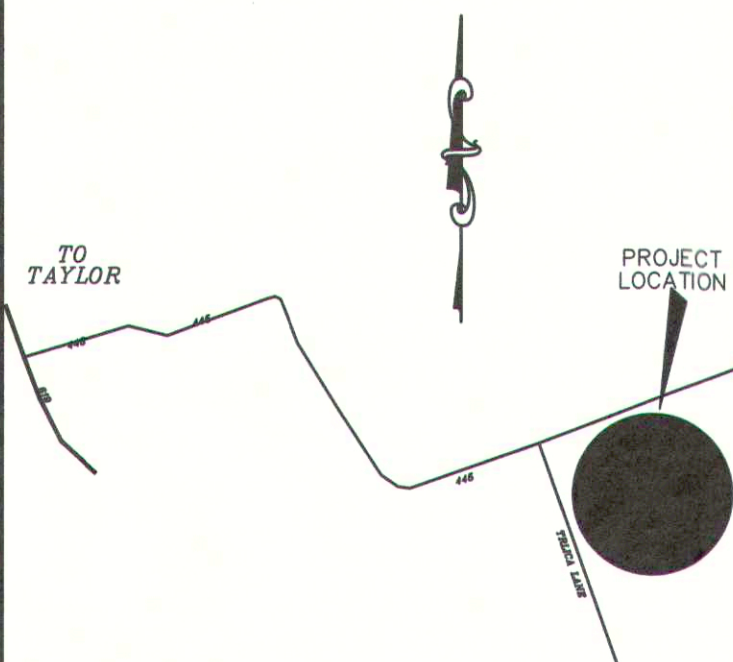


# MOSS FARMS

## FINAL PLAT

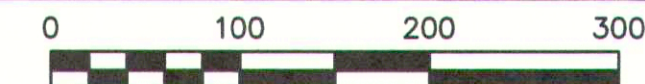
### VICINITY MAP



SCALE: NONE

MOSS FARMS

FINAL PLAT



### LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP (Marked "BTS")
- 1/2 INCH IRON ROD FOUND (Unless Noted)
- ⊙ 1" RECTANGLE BAR FOUND

P.O.B. POINT OF BEGINNING  
OPRWC OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY  
DRWCT DEED RECORDS OF WILLIAMSON COUNTY

OWNER JAMES P. BRISCOE, TRUSTEE OF THE ELLEN URBANEK FAMILY TRUST

SUBMITTAL DATE: JANUARY 21, 2020

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090

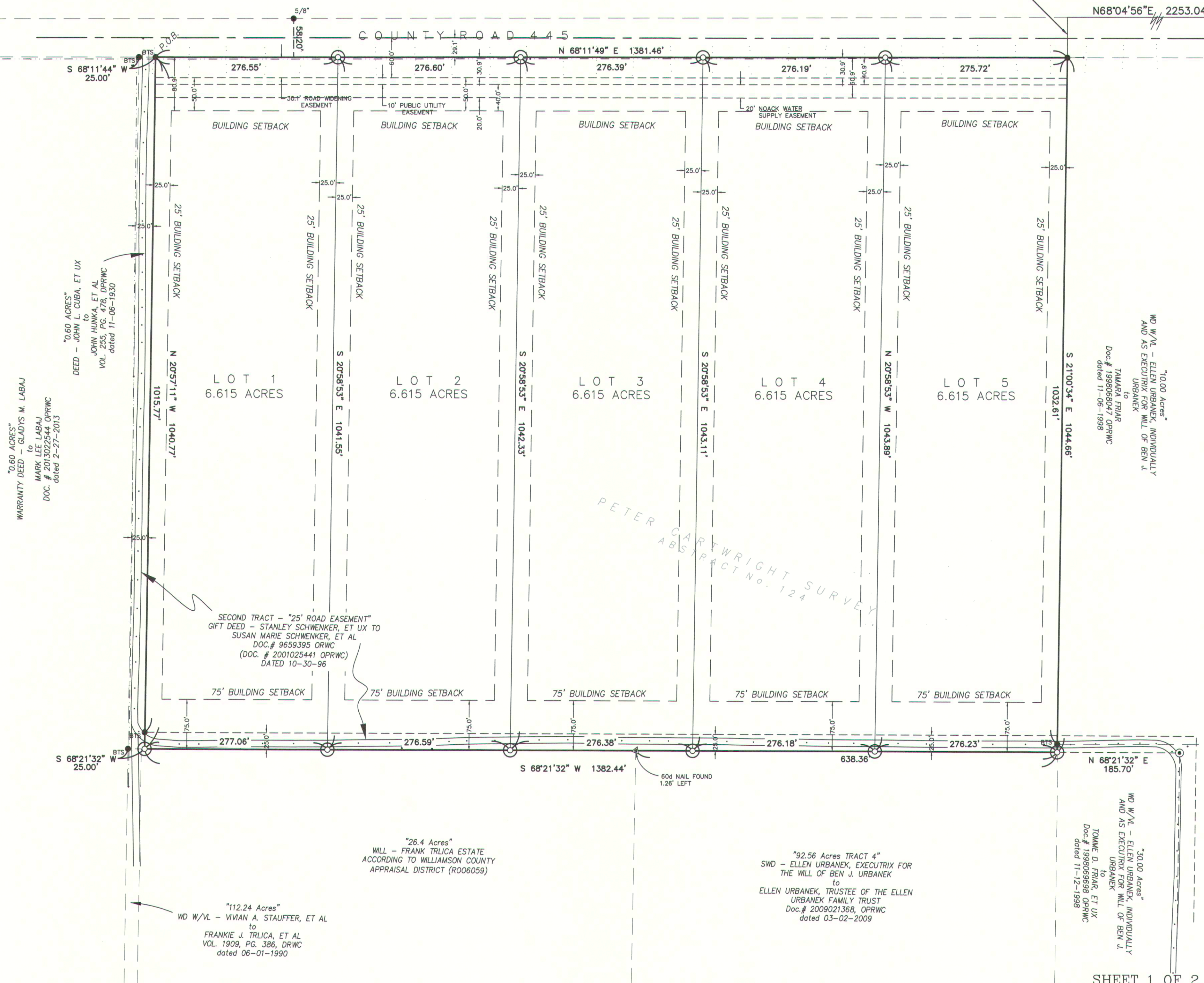
FIRM No. 10128500

www.bryantechnicalservices.com

DATE	REVISIONS	BY
02-13-20	ADDRESSED COMMENTS	BLB
03-03-20	ADDRESSED COMMENTS	BLB

DRAWN BY: RWJ	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-168	DATE: JULY 09, 2018

SHEET 1 OF 2





MOSS FARMS  
FINAL PLAT

33.077 ACRES

These notes describe that certain tract of land situated in the PETER CARTWRIGHT SURVEY A-647, located in Williamson County, Texas; subject tract being part of a called "92.56 acre, Tract 4" conveyed in a Deed from Ellen Urbanek, Executrix for the will of Ben J. Urbanek, deceased, to Ellen Urbanek, Trustee of the Ellen Urbanek Family Trust, dated 03-02-2009 and recorded in Document No. 2009021368, Official records of Williamson County (ORWC), subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on June 06, 2018, and being more fully described as follows:

**BEGINNING** at a set 1/2" iron rod found (capped 4249) (N =10,174,528.8449, E =3,235,963.3214) in the South right-of-way line of Williamson County Road No. 445 (60' ROW width), at the Northwest corner of said "92.56 Acres", same being the Northeast corner of a called "0.6 Acre" tract, conveyed in a Deed from John L. Cuba, et ux, to John Hunka, et al, dated 11-06-1930, recorded in Volume 255, page 478, Deed Records of Williamson County (DRWC), for the northwest corner of subject tract; from which a 1/2" iron rod found at the Northwest corner of said "0.6 Acre", bears South 68° 11' 49" West, a distance of 25.00 feet;

**THENCE North 68° 11' 49" East** with the North line of said "92.59 Acres", same being the South right-of-way line of Williamson County Road No. 445, a distance of 1381.46 feet to a 1/2" iron rod found at the Northwest corner of a called "10.00 Acres" tract, conveyed in a Warranty Deed, with Venders Lien, from Ellen Urbanek, Individually, and as Executrix for the will of Ben J. Urbanek, to Tamara Friar, dated 11-06-1998, as recorded in Document No. 1998068047, ORWC, for the Northeast corner of subject tract;

**THENCE South 21° 00' 34" East** over and across said "92.56 Acres", with the West line of said "10.00 Acres", passing at a distance of 1032.61 feet, a 1/2" iron rod found at the Southwest corner of said "10.00 Acres", same being the most westerly Northwest corner of a called "30.00 Acres" tract, conveyed in a Warranty Deed, with Venders Lien, from Ellen Urbanek, Individually, and as Executrix for the will of Ben J. Urbanek, to Tommie D. Friar, et ux, dated 11-12-1998, as recorded in Document No. 1998069698, ORWC, and continuing for a total distance of 1044.66 feet to a 1/2" iron rod set (capped 4249) in the South line of a "25 foot road easement" conveyed in a Gift Deed from Stanley R. Schwenker, et ux to Susan Marie Schwenker, et al, dated 10-30-1996 and recorded in Document No. 1996059395, ORWC, for the southeast corner of subject tract; from which a 1" steel bar found at an interior corner of said "25 foot road easement" bears North 68° 21' 32" East, a distance of 185.70 feet;

**THENCE South 68° 21' 32" West**, over and across said "92.56 Acres", with the South line of said "25 foot road easement", passing at a distance of 638.36 feet, a calculated point at an interior corner of said "92.59 Acres", same being the Northeast corner of a called "26.4 Acres" tract Conveyed by will to the Frank Trlica Estate, according to the Williamson County Appraisal District (R006059), from which a 60d nail found, 1.26 feet to the left, and continuing with the upper South line of said "92.59 Acres", same being the North line of said "24.6 Acres", for a total distance of 1382.44 feet to a 1/2" iron rod set (capped 4249), at the most westerly Southwest corner of said "92.56 Acres", same being the Southeast corner of said "0.6 Acre"; for the Southwest corner of the subject tract; from which a 1/2" iron rod found (capped 4249) in the East line of a called "65 Acres" tract, conveyed in a Warranty Deed, with Living Estate, from Gladys M. Labaj, to Mark Lee Labaj, dated 02-27-2013, as recorded in Document No. 2013022544, ORWC, at the southwest corner of said "0.6 Acre", same being the most northerly northwest corner of a called "112.24 Acres" tract, conveyed in a Warranty Deed, with Venders Lien, from Vivian A. Stauffer, et al, to Frankie J. Trlica, et al, dated 06-11-1990, as recorded in Volume 1909, Page 386, DRWC, bears South 68° 21' 32" West, a distance of 25.00 feet;

**THENCE North 20° 57' 11" West** with the upper West line of said "92.56 Acres", same being for the East line of said "0.6 Acre", being also the upper East line of said "25 foot road easement", passing at a distance of 25.00 feet, a 1/2" iron rod found (capped 4249), at an interior corner of said "25 foot road easement", and continuing for a total distance of 1040.70 feet to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated an area of 33.077 Acres of Land.

SURVEYOR'S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A 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 PLACE, EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
THIS TRACT IS NOT LOCATED IN THE EDWARD AQUIFER RECHARGE ZONE

BRUCE LANE BRYAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4249 STATE OF TEXAS



GENERAL NOTES

- 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.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0575F, EFFECTIVE DATE 12-20-2019, FOR WILLIAMSON COUNTY.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED 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.

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
- ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
- STRAIGHT TIE-IN DRIVEWAYS WILL BE USED FOR THIS SUBDIVISION DUE TO INSUFFICIENT SLOPE ALONG LOT FRONTAGES.
- ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED

- 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.

- 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.

- WATER SERVICE WILL BE PROVIDED BY NOACK WATER SUPPLY COMPANY.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.

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.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 1 DAY OF April, 2020 A.D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 Evertson, PE, DR, CFM  
COUNTY ENGINEER

Date

4/2/20

SHEET 2 OF 2

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

I, BILL GRAVEL, 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 GRAVEL, 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 \_\_\_\_\_, 2018, A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 2018, A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT 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:

BY: \_\_\_\_\_ DEPUTY

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76754

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DATE	REVISIONS	BY
02-13-20	ADDRESSED COMMENTS	BLB
03-03-20	ADDRESSED COMMENTS	BLB

DRAWN BY: RWJ	CHECKED BY: BLB
SCALE: 1" = N/A	APPROVED BY: BLB
PROJECT NO. 18-168	DATE: JULY 09, 2018

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, JAMES R. BRISCOE, TRUSTEE of that certain tract of land shown hereon and described in a deed recorded in Document No. 1999051065 of the Official Records of Williamson County, Texas, do hereby state that there are no lien holders of the tract 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 MOSS FARMS.

TO CERTIFY WHICH, WITNESS my hand this 13TH day of March, 2020.

James Paul Briscoe  
Owner's signature

JAMES PAUL BRISCOE  
PRINTED NAME

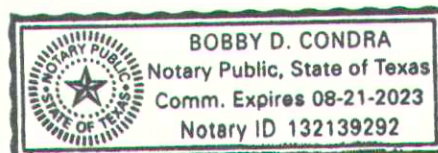
THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13TH DAY OF March, 2018.

NOTARY PUBLIC, STATE OF TEXAS

Bobby Condra

PRINTED NAME  
MY COMMISSION EXPIRES: 08-21-2023



PARCEL IS NOT ENCLOSED BY A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0575E, EFFECTIVE DATE SEPTEMBER 26, 2008,

ENGINEER'S CERTIFICATE

I, TERRY R. HAGOOD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN COMPLIANCE WITH THE REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 10 DAY OF March, 2020

Terry R. Hagood  
TERRY R. HAGOOD, P.E., LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
HAGOOD ENGINEERING ASSOCIATES, INC.  
900 EAST MAIN STREET, ROUND ROCK, TX 78664  
512.244.1546

