

FINAL PLAT OF:
YANEZ/MORENO

OWNERS: ANGELA YANEZ
597, 601 GREEN ACRES
jryanez@gmail.com
512-876-4688 &
MARIO MORENO
651 GREEN ACRES
mayramoreno.kmdm@gmail.com
512-838-1008
GEORGETOWN, TX
78626

ACREAGE: 5 ACRES
SURVEY: ANTONIO MANCHACA SURVEY,
ABSTRACT NO. 421

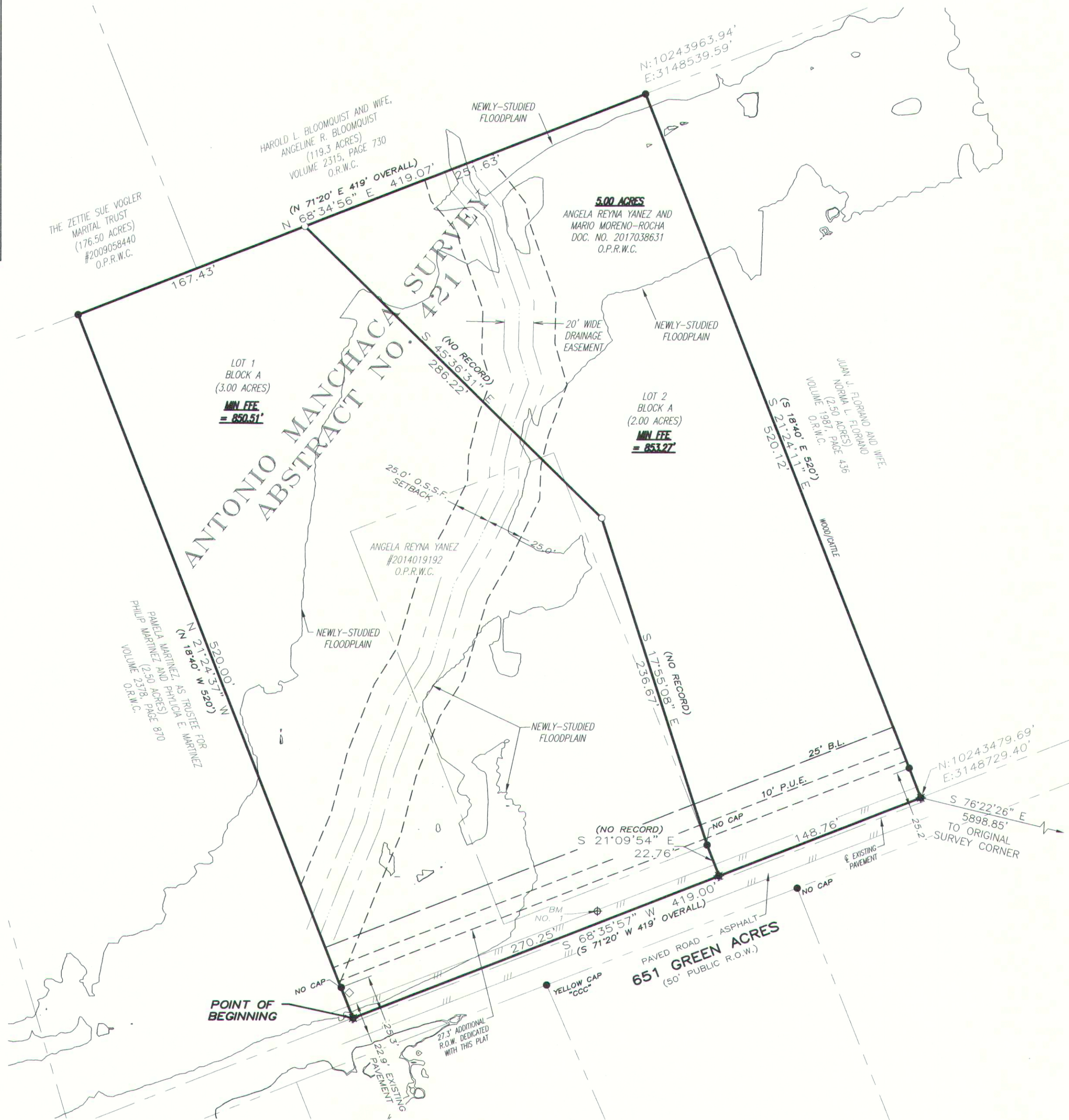
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: None
SUBMISSION DATE: 08-21-18
RESUBMISSION DATE: --- -- 18
3rd SUBMISSION DATE: --- -- 18
FINAL SUBMISSION DATE: --- -- 18

BENCHMARK NO. 1: COTTON SPINDLE SET
ELEVATION 852.43' (NAVD88)

SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
Kenneth Louis Crider, RPLS
ken@texas-ls.com - email
512-930-1600 - phone
512-930-9389 - fax

ENGINEER: M&S Engineering
102 E Morrow Street, Suite 101
Georgetown, Texas 78626
Jennifer L. Henderson, P.E.
jhenderson@msengr.com - email
844-267-3647 - phone

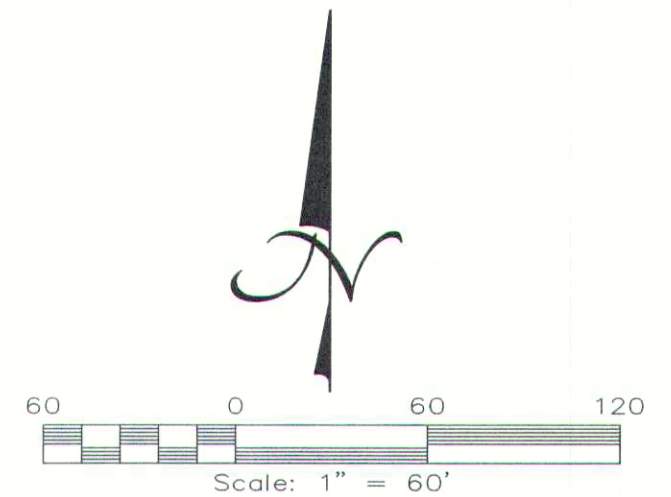
LEGEND	
●	1/2" IRON ROD FOUND WITH PINK CAP STAMPED "TLS INC." (UNLESS OTHERWISE NOTED)
★	COTTON SPINDLE FOUND
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS INC."
()	RECORD INFORMATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE
BM	BENCHMARK
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



FINAL PLAT OF:

YANEZ/MORENO

5.00 ACRES, MORE OR LESS, OUT OF THE ANTONIO
MANCHACA SURVEY, ABSTRACT No. 421, IN WILLIAMSON
COUNTY, TEXAS.



Scale factor: 0.99975353

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

PERIMETER FIELD NOTES:

Being 5.00 acres of land, more or less, out of the Antonio Manchaca Survey, Abstract No. 421, in Williamson County, Texas, being also that 4.00 acres tract conveyed to Angela Reyna Yanez and Mario Moreno-Rocha, by deed recorded in Document No. 2017038631, Official Public Records, Williamson County, Texas, and that 1.00 acre tract conveyed to Angela Reyna Yanez, by deed recorded in Document No. 2014019192, of said Official Public Records, as surveyed on the ground by Texas Land Surveying, Inc. On May 9th, 2018, and further described by metes and bounds as follows:

BEGINNING: at a cotton spindle found in the centerline of a Green Acres, paved road, marking the southeast corner of that 2.50 acres tract conveyed to Pamela Martinez as trustee for Philip Martinez and Phylcia E. Martinez, by deed recorded in Volume 2378, Page 870, Official Records, Williamson County, Texas, for the southwest corner of said 4.00 acres tract and this tract;

THENCE: N 21°24'37"W, at 22.58 feet pass a 1/2" iron rod with no cap found, marking the future Right of Way taking and north line of said Green Acres, continuing for a total distance of 520.00 feet, to a 1/2" iron rod with pink cap stamped "TLS INC." found in the south line of that 176.50 acres tract conveyed to The Zettie Sue Vogler marital trust, by deed recorded in Document No. 2009058440, of said Official Public Records, marking the northeast corner of said 2.50 acres tract, for the northwest corner of said 4.00 acres tract and this tract;

THENCE: N 68°34'56"E, 419.06 feet, with the north line of said 4.00 acres tract and this tract to a 1/2" iron rod with pink cap stamped "TLS INC." found in the south line of that 119.3 acres tract, conveyed to Harold L. Bloomquist and wife, Angeline R. Bloomquist, by deed recorded in Volume 2315, Page 730, of said Official Records, marking the northwest corner of that 2.50 acres tract conveyed to Juan J. Floriano and wife, Norma L. Floriano, by deed recorded in Volume 1987, Page 436, of said Official Records, for the northeast corner of said 4.00 acres tract and this tract;

THENCE: S 21°24'11"E, at 498.12 feet pass a 1/2" iron rod with no cap found, marking the future Right of Way taking and north line of said Green Acres, continuing for a total distance of 520.12 feet, to a cotton spindle found in the centerline of said Green Acres, marking the southwest corner of said Floriano tract, for the southeast corner of said 4.00 acres tract and this tract;

THENCE: S 68°35'57"W, 419.01 feet, with the centerline of said Green Acres and the south line of said 4.00 acres tract and this tract to the point of beginning.

SHEET

1 OF 2

S:\2017 PROJECTS\17380 MANCHACA A. SVY (4 AC)\PLAT\M&S Engineering Logos-02.jpg

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax

www.texas-ls.com
TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT

YANEZ/MORENO

5.00 ACRES, MORE OR LESS, OUT OF THE ANTONIO
MANCHACA SURVEY, ABSTRACT No. 421, IN WILLIAMSON
COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

I, Angela Reyna Yanez, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017038631 of the Official Public Records of Williamson County, Texas, and owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2014019192 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tracts as shown, 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 YANEZ/MORENO.

TO CERTIFY WHICH, WITNESS by my hand this 11 day of August, 2020.

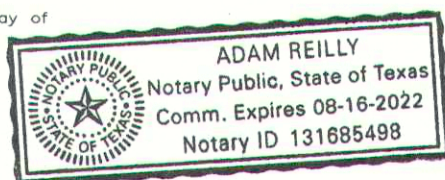
Angela Reyna Yanez
Angela Reyna Yanez
597 Green Acres
Georgetown, TX 78626

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

Before me, the undersigned authority, on this day personally appeared Angela Reyna Yanez, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of August, 2020.

Adam Reilly
Notary Public in and for the State of Texas
My Commission expires on: 8/16/22

**OWNER'S CERTIFICATION:**

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

I, Mario Moreno-Rocha, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017038631 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tract as shown, 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 YANEZ/MORENO.

TO CERTIFY WHICH, WITNESS by my hand this 11 day of August, 2020.

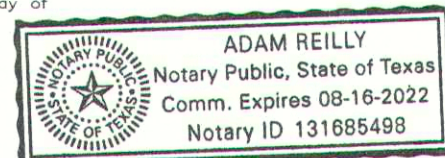
Mario Moreno-Rocha
Mario Moreno-Rocha
597 Green Acres
Georgetown, TX 78626

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

Before me, the undersigned authority, on this day personally appeared Mario Moreno-Rocha, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of August, 2020.

Adam Reilly
Notary Public in and for the State of Texas
My Commission expires on: 8/16/22

**SURVEYOR'S CERTIFICATION:**

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

I, Kenneth Louis Crider, 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 the corner monument shown thereon were properly placed under my supervision in accordance with the City of Georgetown Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 10th day of August, 2020.

Kenneth Louis Crider
Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas

**ENGINEER'S CERTIFICATION:**

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

I, Jen 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 100 year Flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community-Panel Number 48491C0325E, effective date September 26, 2005.

Jennifer L. Henderson
Jennifer L. Henderson,
Registered Professional Engineer No. 116883
State of Texas
Date 8/10/2020

**PLAT NOTES:**

- Total acreage — 5.00 Acres
- Number of lots — 2
- Number of blocks — 1
- All structures/obstructions are prohibited in drainage easements.
- No Lot in this subdivision is encroached by a special flood hazard area(s) inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel number 48491C0325F, effective date of December 20, 2019 for Williamson County, Texas.
- A floodplain development permit may be required for 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.
- 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.
- The monuments of this plat have been rotated to the NAD 83/93 Harn-Texas Central Zone and NAVD 88.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners 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 streets, 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 systems and streets.
- The County assumes no responsibility for the accuracy of representations by other parties in this plat. flood plain data, in particular, may change depending on subsequent development. 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 streets in the subdivision have finally been accepted for maintenance by the county.
- 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.
- All public roadways and easements as shown on the plat are free of liens, required release of liens shall be provided to the commissioner's court.
- One way "circular" driveways shall be prohibited onto Green Acres.
- Water service for this subdivision is being provided by Jonah Special Utility District.
- Sewer service for this subdivision will be provided by existing On-Site Sewage Facilities.
- No portion of an On-Site Sewage Facility (O.S.S.F.) is permitted within the O.S.S.F. setback shown hereon.
- Building setbacks must comply with City of Jarrell ordinances.
- 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.
- All sidewalks are to be maintained by each of the adjacent property owners.
- The minimum finished floor elevations shown on this plat were determined by adding one (1) foot to the base flood elevation (BFE) as determined by a study prepared by M&S Engineering, Yanez/Moreno 5-Acres 651 Green Acres, Dated June 2020.
- 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.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation B11.2, 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% cover.
- The newly-studied floodplain as shown on this plat is per a Drainage Report of a study performed June 29, 2020 by Jennifer L. Henderson, P.E. at M&S Engineering.

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this 12 day of August, 2020 A.D.

Cindy Bider
Teresa Baker
Williamson County Addressing Coordinator

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL:

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 disclaim 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.

Adam D. Boatright
J. Terron Evertson, PE, DR, CFM
County Engineer
Adam D. Boatright
FOR J. TERRON EVERTSON

08/13/2020
Date

COUNTY JUDGE'S APPROVAL:

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

I, Bill Gravel, Jr., County Judge of Williamson County, Texas, do hereby certify that this map of 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

COUNTY CLERK'S APPROVAL:

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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

SHEET

2
OF
2

S:\2017 PROJECTS\17380 MANCHACA A. SVY (4 AC)\PLAT\M&S Engineering Logos-02.jpg

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200