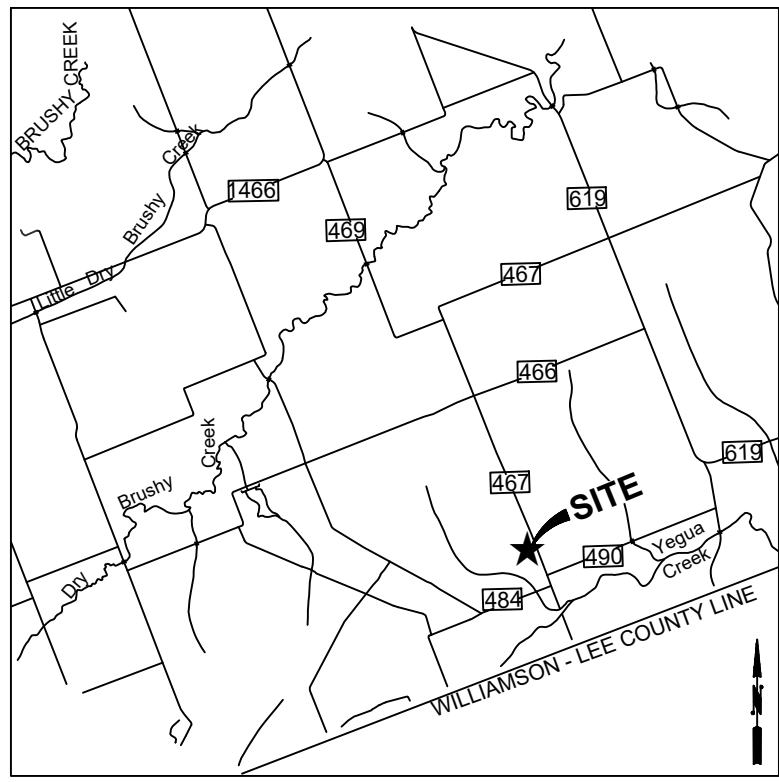


PRELIMINARY PLAT OF  
**STEELE ADDITION**  
BEING 1.50 ACRES SITUATED IN THE  
THOMAS GRAVES SURVEY, ABSTRACT NO. 252  
WILLIAMSON COUNTY, TEXAS



VICINITY MAP  
(NOT TO SCALE)

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS 6356")
VOL. PG.	VOLUME AND PAGE
D.R.W.C.	DEED RECORDS
DOC. NO.	WILLIAMSON COUNTY DOCUMENT NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
( )	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
S.B.L.	SETBACK LINE

**METES AND BOUNDS DESCRIPTION**

BEING out of the Thomas Graves Survey, Abstract No. 252 in Williamson County, Texas, being all of a 1.50 acre tract described in a Texas General Warranty Deed to Jennifer Steele and Sharon Steele as recorded in Document Number 2018092311, Official Records of Williamson County, Texas, and as corrected by a Correction Texas General Warranty Deed as recorded in Document Number 2019040601, Official Public Records, Williamson County, Texas being more particularly described by metes and bounds as follows;

BEGINNING at a bent 1/2-inch iron rod found at a fence corner at the southeastern corner of said 1.50-acre tract, at the northeastern corner of that certain called 23.144-acre tract recorded in Document Number 9713724, Official Records of Williamson County, Texas, and in the western line of County Road No. 467, for the southeastern corner of this tract;

THENCE along the southern line of said 1.50 acre tract, common with the northern line of said 23.144 acre tract, S 68°06'57" W, a distance of 402.76 feet to a 1/2-inch iron rod with pink cap stamped "SURVEY WORKS" found in a fence in the southern line of the remainder of a called 14.00 acre tract described to Terrie L. Messer in a Cash Warranty Deed, being the northern line of said 23.144 acre tract, for the southwestern corner of this tract, from which a 1/2-inch iron rod found at a fence corner at the southwest corner of said remainder 14.00 acre tract bears, S 68°03'29" W a distance of 637.68 feet;

THENCE departing the northern line of said 23.144 acre tract, and following the common line of said 1.50 acre tract and said remainder 14.00 acre tract following two (2) courses and distances:

N 21°54'18" W a distance of 165.14 feet to a 1/2-inch iron rod with a cap stamped "B&G" found for the northwest corner of this tract, and

N 68°58'36" E a distance of 402.84 feet to a 1/2-inch iron rod with pink cap stamped "SURVEY WORKS" found on an eastern line of said remainder 14.00-acre tract, common with the western line of said County Road 467, for the northeastern corner of this tract, from which a 1/2-inch iron rod with a yellow cap stamped "1481" found at a fence corner at a northeast corner of said 14.00-acre tract bears, N 21°55'13" W a distance of 337.21 feet;

THENCE along said common line, S 21°53'35" E, a distance of 159.09 feet to the POINT OF BEGINNING, in all containing 1.50 acres of land.

**SURVEYOR'S DEDICATION**

STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, DEREK KINSAUL, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE COUNTY SUBDIVISION REGULATIONS. I DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT \_\_\_\_\_, \_\_\_\_\_, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

DEREK KINSAUL  
REGISTERED PROFESSIONAL SURVEYOR (SEALED)  
NO. \_\_\_\_\_ STATE OF TEXAS

**ENGINEER'S CERTIFICATION**

I, \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.25(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT \_\_\_\_\_, \_\_\_\_\_, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PRINTED NAME  
REGISTERED PROFESSIONAL ENGINEER  
NO. XXXXX STATE OF TEXAS

PREPARED FOR: KEEPERS LAND  
PROJECT NO. 16-0047.01

**SURVEY WORKS**  
INFO@SURVEYWORKSAUSTIN.COM  
SURVEYWORKSAUSTIN.COM  
1207 UPLAND DRIVE, AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

SHEET

1 of 1

OWNER: JENNIFER STEELE AND SHARON STEELE  
2800 SUNRISE RD, APT. 1733,  
ROUND ROCK, TX 78665  
GROSS ACREAGE: 1.50 ACRES  
SURVEY: THOMAS GRAVES SURVEY, ABSTRACT NO. 252  
WILLIAMSON COUNTY, TEXAS  
NUMBER OF BLOCKS: 1  
NUMBER OF LOTS: 1 RESIDENTIAL LOT  
AREA OF SMALLEST LOT: 1.48 ACRES  
CREATION DATE: 8/25/20  
SUBMITTAL DATE: JUNE 2020  
REVISION DATE: AUGUST 2020  
SURVEYOR: SURVEY WORKS, LLC  
1207 UPLAND DRIVE, BLDG B  
AUSTIN, TEXAS 78741  
PH: 512-599-8067  
ENGINEER: --

TERRIE L. MESSER  
DOC. NO. 2006041484  
O.P.R.W.C.  
(REMAINDER OF CALLED 14.00 ACRES)

CAP STAMPED  
"B&G"

PINK CAP STAMPED  
"SURVEY WORKS"

MARK J. KRENE AND NANCY L. KRENEK  
DOC. NO. 9713724  
CORRECTED BY DOC. NO. 9721667  
O.P.R.W.C.  
(CALLED 23.144 ACRES)

**OWNER'S DEDICATION**

STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER STEELE AND SHARON STEELE, SOLE OWNERS OF THE CERTAIN 1.50 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED UNTO US IN A TEXAS GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2018092311, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND AS CORRECTED BY A CORRECTION TEXAS GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2019040601, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, 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 DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

**STEELE ADDITION**

WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JENNIFER STEELE  
2800 SUNRISE RD, APT. 1733  
ROUND ROCK, TEXAS 78665

STATE OF TEXAS {  
COUNTY OF \_\_\_\_\_ { KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JENNIFER STEELE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY PROGRAM:**

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A 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 WITH IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE  
WILLIAMSON COUNTY ENGINEER

**ADDRESSING**

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

**FLOOD NOTE**

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAP NUMBER 48491C0725F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE OF 12/20/2019.

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE 'X', DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

**DATUM & BEARING BASIS**

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83.  
ELEVATION DATA NAVD 88, GEOID 12B.  
DISTANCES IN US SURVEY FEET (GRID).

**PLAT NOTES**

- 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.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY AND LANDSCAPE EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION WILL BE DEDICATED WITH THE FINAL PLAT.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONCOR.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- ALL SEDIMENTATION, FILTRATION, DETENTION AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES TO THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
- 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 CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
- THE LANDOWNER ASSUMES ALL RISK 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 WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OF NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 3" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- THE MONUMENTS FOUND HAVE BEEN ROTATED TO THE NAD 83/93 HARN-TEXAS CENTRAL ZONE AND NAVD 88.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 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 THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- WILLIAMSON 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 OF 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 CITY AND/OR COUNTY.
- 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 B11.1.1.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINAGE OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 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.
- 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.
- ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED ONTO C.R. 467.
- DRIVEWAY SPACING SHALL BE NO CLOSER THAN 100FT MEASURED FROM CENTER TO CENTER.
- 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.
- CALCULATED 100-YEAR FLOODPLAIN SHOWN IS PROVIDED FROM DRAINAGE REPORT PREPARED BY SURVEY WORKS, DATED JUNE 23, 2020.

**COUNTY JUDGE CERTIFICATION**

STATE OF TEXAS {  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON {

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

**COUNTY CLERK CERTIFICATION**

STATE OF TEXAS {  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON {

I, NANCY E. 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 \_\_\_\_\_ 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

