

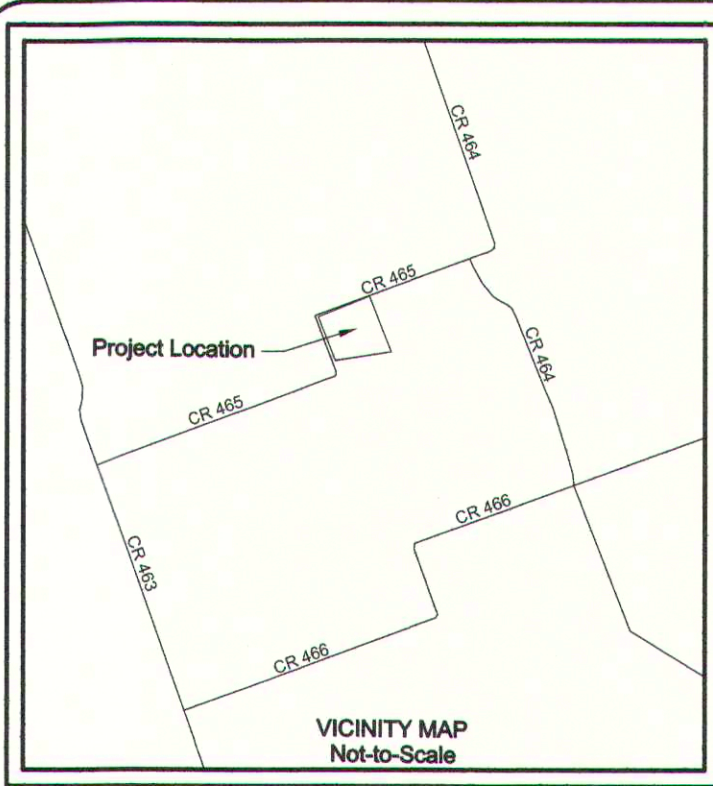
# AVERY ACRES - BLOCK 1 - FINAL PLAT WILLIAMSON COUNTY, TEXAS

RUTHERSVILLE COLLEGE  
SURVEY, A-528

CALLED 150.13 ACRES  
JASON ALAN MOGONYE  
TO  
MOGO LAND & CATTLE, LLC  
APRIL 26, 2016  
DOCUMENT NO. 2016-063663

VARIABLE WIDTH RIGHT-OF-WAY  
EASEMENT FOR ROAD, DRAINAGE  
AND UTILITY PURPOSES  
(0.432 Ac.)

1/2" IR Set  
N: 10141751.45  
E: 3240963.90  
Z: 546.48'  
3" Steel Post Fnd bears:  
N 68°09'00" E - 652.86'



VICINITY MAP  
Not-to-Scale

J. WELCH  
SURVEY, A-677

6" Wood Post Found  
1/2" IR Found bears:  
S 87°35'22" W - 34.88'

VARIABLE WIDTH RIGHT-OF-WAY  
EASEMENT FOR ROAD, DRAINAGE  
AND UTILITY PURPOSES  
(0.432 Ac.)

J. CRYER  
SURVEY, A-133

CALLED 33 1/3 ACRES  
GUS MECEY  
TO  
JACK L. WIGGINS AND WIFE,  
ROSELYN E. WIGGINS  
APRIL 4, 1974  
VOLUME 586, PAGE 30

OWNER: SJPW RANCH INVESTMENTS, LLC  
ZACH POTTS  
P.O. BOX 1249  
SAN MARCOS, TEXAS 78667  
(512) 396-5115

FINAL PLAT  
AVERY ACRES - BLOCK 1  
R. BISSET SURVEY, A-57 AND THE  
J. CRYER SURVEY, A-133  
WILLIAMSON COUNTY, TEXAS

CALLED 2.500 ACRES  
DONALD MERCADO  
FLOYD C. DELZ AND WIFE,  
VELMA M. DELZ  
JUNE 8, 1984  
VOLUME 1029, PAGE 374

1/2" IR Found  
N: 10140176.24  
E: 3240123.24  
Z: 547.14'  
1/2" IR Found bears:  
S 21°32'08" E - 240.90'

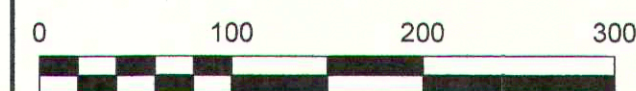
SEE NOTES FOR RIGHT-OF-WAY  
EASEMENT AND MANVILLE WSC  
WATERLINE EASEMENT DETAILS

APPROXIMATE LOCATION  
THE TEXAS PIPE LINE COMPANY  
VOLUME 343, PAGE 1  
(BLANKET EASEMENT; NO  
DEFINED EASEMENT WIDTH)

R. BISSET  
SURVEY, A-57

CALLED 11.50 ACRES  
SJPW RANCH INVESTMENTS, LLC  
TO  
IMELDA SALAZAR  
AUGUST 20, 2019  
DOCUMENT NO. 2019080673

RESIDUE OF A  
CALLED 309.99 ACRES  
TRACY MOGONYE  
TO  
SJPW RANCH INVESTMENTS, LLC  
JULY 2, 2019  
DOCUMENT NO. 2019060797



## LEGEND

- Right-of-way Easement
- Manville WSC Easement
- Drainage Easement
- Pipeline
- Overhead Electric Line
- Lot Lines
- County Road Centerline
- Existing Easement
- Proposed Easement  
(Unless otherwise noted)
- IRF  
Iron Rod Found
- IRS  
Iron Rod Set
- P.U.E.  
Public Utility Easement

DRAWN BY: RM  
SCALE: 1" = 100'  
SURVEYED BY: JD  
SHEET 1 of 1  
DATE: 9-8-2020  
FILE NO: 1203AA-83.DWG  
SHEET 1 OF 2  
AVERY ACRES - BLOCK 1



JDS SURVEYING, INC.  
WWW.JDSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING  
T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (803) 963-2333



STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS,

I, ZACH POTTS, PRESIDENT OF SJPW 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 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 22 day of September 2020.

SJPW RANCH INVESTMENTS, LLC

BY: Zach Potts  
ZACH POTTS, PRESIDENT OF CHANAN CORP.,  
GENERAL PARTNER OF ESHER, LTD.  
AUTHORIZED MEMBER OF SJPW RANCH  
INVESTMENTS, LLC

STATE OF TEXAS  
COUNTY OF Hays

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Zach Potts 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 22 DAY OF September 2020.

Lindsey Ann Meyer  
NOTARY PUBLIC



OWNERS CERTIFICATE

WHEREAS, SJPW RANCH INVESTMENTS, LLC IS THE OWNER OF A TRACT OF LAND IN THE R. BISSET SURVEY, ABSTRACT NUMBERS 57 AND 58 AND THE J. CRYER SURVEY, ABSTRACT NO. 133, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

40.80 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED WITHIN THE R. BISSET SURVEY, ABSTRACT NO. 57 AND THE J. CRYER SURVEY, ABSTRACT NO. 133 OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 309.99 ACRE TRACT AS DESCRIBED IN A DEED FROM TRACY MOONEY TO SJPW RANCH INVESTMENTS, LLC, DATED JULY 2, 2019 AND RECORDED IN DOCUMENT NO. 2019060797 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THIS 40.80 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JDS" SET IN THE SOUTH LINE OF COUNTY ROAD 465 AND THE NORTH LINE OF SAID 309.99 ACRE TRACT, AT THE NORTHEAST CORNER OF PROPOSED LOT 11, BLOCK 1, FROM WHICH A 3" STEEL POST FOUND AT THE NORTHEAST CORNER OF SAID 309.99 ACRE TRACT BEARS NORTH 68 DEG. 09 MIN. 00 SEC. EAST, A DISTANCE OF 652.86 FEET;

THENCE SOUTH 21 DEG. 32 MIN. 06 SEC. EAST, ACROSS SAID 309.99 ACRE TRACT, A DISTANCE OF 1,464.02 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 11.50 ACRE TRACT AS DESCRIBED IN A DEED FROM SJPW RANCH INVESTMENTS, LLC TO IMELDA SALAZAR, DATED AUGUST 20, 2019 AND RECORDED IN DOCUMENT NO. 2019080673;

THENCE SOUTH 81 DEG. 11 MIN. 54 SEC. WEST, WITH THE NORTH LINE OF SAID 11.50 ACRE TRACT, A DISTANCE OF 1,394.48 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAME, ALSO BEING IN THE EAST LINE OF SAID COUNTY ROAD 465, FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST LINE OF A CALLED 27.28 ACRE TRACT AS DESCRIBED IN A DEED FROM SJPW RANCH INVESTMENTS, LLC TO THOMAS CHEPEY AND KIMBERLY CHEPEY, DATED OCTOBER 22, 2019 AND RECORDED IN DOCUMENT NO. 2019101423 BEARS SOUTH 21 DEG. 32 MIN. 06 SEC. EAST, A DISTANCE OF 240.90 FEET AND FROM WHICH THE APPROXIMATE SOUTHEAST CORNER OF SAID J. CRYER SURVEY BEARS SOUTH 71 DEG. 04 MIN. 38 SEC. EAST, A DISTANCE OF 369.68 FEET;

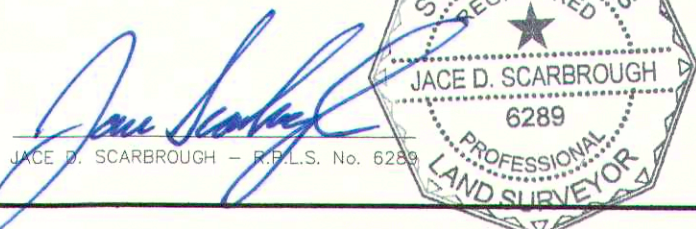
THENCE NORTH 21 DEG. 32 MIN. 06 SEC. WEST, WITH THE WEST LINE OF SAID 309.99 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 465, A DISTANCE OF 1,149.18 FEET TO 6" WOOD POST FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID 309.99 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID COUNTY ROAD 465 BEARS SOUTH 87 DEG. 35 MIN. 22 SEC. WEST, A DISTANCE OF 34.88 FEET;

THENCE NORTH 68 DEG. 09 MIN. 00 SEC. EAST, WITH THE SOUTH LINE OF SAID COUNTY ROAD 465 AND THE NORTH LINE OF SAID 309.99 ACRE TRACT, A DISTANCE OF 1,360.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.80 ACRES OF LAND.

The bearings herein were oriented to agree with Grid North and were derived using G.P.S. equipment. (TX Central Zone - NAD 83)

I, 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 22 day of September, 2020.



FINAL PLAT  
AVERY ACRES - BLOCK 1  
R. BISSET SURVEY, A-57 AND THE  
J. CRYER SURVEY, A-133  
WILLIAMSON COUNTY, TEXAS

DRAWN BY: RM  
SURVEYED BY: JD  
DATE: 9-8-2020  
SHEET 2 OF 2

SCALE: 1" = 100'  
SHEET 1 of 1  
FILE NO: 1203AA-83.DWG  
AVERY ACRES - BLOCK 1



JDS SURVEYING, INC.  
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING  
T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

AVERY ACRES - BLOCK 1 - FINAL PLAT  
WILLIAMSON COUNTY, TEXAS

LOTS		
LINE	BEARING	DISTANCE
L1	N 68°09'00" E	228.63
L2	S 21°32'06" E	228.63
L3	S 68°09'00" W	228.63
L4	N 21°32'06" W	228.63
L5	N 68°09'00" E	228.63
L6	S 21°32'06" E	228.63
L7	S 68°09'00" W	228.63
L8	N 21°32'06" W	228.63
L9	N 68°09'00" E	254.04
L10	N 68°09'00" E	324.45
L11	N 68°09'00" E	324.45
L12	S 21°32'06" E	234.24
L13	S 21°32'06" E	234.24
L14	S 21°32'06" E	297.40
L15	N 21°32'06" W	151.05
L16	N 21°32'06" W	150.00
L17	N 21°32'06" W	150.00
L18	N 21°32'06" W	183.72
L19	N 21°32'06" W	142.89
L20	N 21°32'06" W	142.89
L21	S 68°09'00" W	324.45
L22	S 68°09'00" W	324.45
L23	N 21°32'06" W	183.72
L24	S 68°09'00" W	254.04
L25	N 68°09'00" E	457.26
L26	S 21°32'06" E	142.89
L27	S 68°09'00" W	457.26
L28	N 68°09'00" E	457.26
L29	S 21°32'06" E	142.89
L30	S 68°09'00" W	457.26
L31	N 21°48'26" W	48.21
L32	N 21°53'38" W	51.30

MANVILLE WSC EASEMENT		
LINE	BEARING	DISTANCE
L33	N 21°32'08" W	304.18
L34	N 22°33'17" W	477.78
L35	N 21°32'08" W	369.52
L36	N 68°08'59" E	1350.22
L37	S 21°32'08" E	20.00
L38	S 68°08'59" W	1330.22
L39	S 21°32'08" E	349.46
L40	S 22°33'17" E	477.78
L41	S 21°32'08" E	304.18
L42	S 81°11'53" W	20.50

RIGHT-OF-WAY EASEMENT		
LINE	BEARING	DISTANCE
L43	S 21°32'08" E	2.00
L44	S 68°08'59" W	1350.22
L45	S 21°32'08" E	369.52
L46	S 22°33'17" E	477.78
L47	S 21°32'08" E	304.18
L48	S 81°11'53" W	18.97

NOTES:

- 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. 48491C0705F, effective date December 20, 2019 for Williamson County, Texas.
- The bearings herein were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas Central Zone - NAD 83).
- All iron rods set are capped with plastic caps stamped (JDS).
- "o" 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.
- 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 40.80 acres.
- All private drives will be signed in a manner that indicates its private status. Williamson County shall not be responsible for maintenance of private 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 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 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.

- 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 easement for road, drainage and utility purposes 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 right-of-way easement for road, drainage and utility purposes 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 right-of-way easements for road, drainage and utilities. By placing anything in the right-of-way or road easements for road, drainage and utilities, 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 B11.1, 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.
- 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 sidewalks shall be maintained by each of the adjacent property owners.
- One-way "circular" driveways shall be prohibited on CR 465.
- Driveway spacing on roads without curb and gutter shall be no closer than 100 feet measured from center to center. Driveway on Lot 1, Block 1 shall be located no closer to the corner of the intersecting right of ways than 100 feet.
- Maintenance responsibilities 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 owner.
- 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.
- Any development on a lot for other than single family residential use will require compliance with Williamson county regulation B11.1 and on-site detention shall be provided as required or needed.
- Impervious cover shall be limited to 10,000 square feet per lot.
- All structures/obstructions are prohibited within drainage easements.

DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
L49	S 82°50'56" W	242.44
L50	N 79°55'59" W	94.57
L51	N 28°10'28" W	128.66
L52	N 19°35'06" W	69.11
L53	N 33°45'34" W	27.09
L54	S 62°00'03" W	132.09
L55	S 36°50'04" W	271.88
L56	S 28°28'34" W	75.17
L57	S 08°57'50" E	21.23
L58	S 17°46'46" E	88.83
L59	S 43°03'55" E	53.23
L60	S 72°01'14" E	76.06
L61	N 74°00'37" E	96.00
L62	N 71°34'58" E	107.22
L63	N 79°21'49" E	85.57
L64	N 65°42'45" E	47.26
L65	N 78°53'34" E	70.22
L66	N 50°58'51" E	91.75
L67	S 52°27'29" E	46.99
L68	S 54°40'22" E	71.52
L69	N 79°49'07" E	52.83
L70	N 66°41'18" E	80.80

LOT	DRIVEWAY TYPE	FILL IN	FILL OUT
1	STRAIGHT TIE-IN FROM NORTH		
	DIP DRIVEWAY FROM WEST		
2	STRAIGHT TIE-IN		
3	DIP DRIVEWAY		
4	DIP DRIVEWAY		
5	DIP DRIVEWAY		
6	DIP DRIVEWAY		
7	18 INCH CULVERT	548.6	548.0
8	18 INCH CULVERT	547.2	546.5
9	STRAIGHT TIE-IN		
10	DIP DRIVEWAY		
11	DIP DRIVEWAY		

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 23 DAY OF September 2020 A.D.

Cindy Bridges  
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 IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR. COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHORIZATION 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 WILLIAMSON COUNTY, TEXAS 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

CROCKETT NATIONAL BANK, AS LIEN HOLDER FOR THIS PROPERTY, DOES HEREBY CONSENT TO THE PLATTING OF THIS PROPERTY AS INDICATED HEREON AND FOR THE PURPOSES AND CONSIDERATION AS STATED.

Lara Cooper

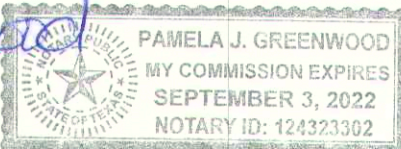
LARA COOPER, SR. MORTGAGE LOAN OFFICER  
CROCKETT NATIONAL BANK  
502 SOUTH KOENIGHEIM, STE. 1D  
SAN ANGELO, TEXAS 76903

STATE OF TEXAS  
COUNTY OF Tom Green

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Lara Cooper 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 18<sup>th</sup> DAY OF September 2020.

Pamela J. Greenwood  
NOTARY PUBLIC



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 PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR 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 WITH IT.

Adam D. Boatright  
J. TERRON EVERTSON, PE, DR., EIT  
COUNTY ENGINEER

THE STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

I, Erin K. Banks, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that proper engineering consideration has been given to the matters of streets, lots and drainage layout, and is true and correct to the best of my knowledge.

This tract is not located within the Edwards Aquifer Recharge Zone.

Erin K. Banks  
ERIN K. BANKS, P.E.  
TEXAS REGISTRATION NO. 84248  
BANKS & ASSOCIATES  
820 CURRIE RANCH ROAD  
WIMBERLEY, TEXAS 78676  
(512) 801-9049  
FIRM F-2002

