

VICINITY MAP  
SCALE: 1"=5,000'

### LEGEND

- IRON ROD SET, CAPPED "4249"
- IRON ROD FOUND

FLOODPLAIN AS THE 100 YR FLOODPLAIN LIMITS  
BASED ON THE STUDY BY M&S ENGINEERING,  
DATED APRIL 21ST, 2020

OWNER: 2005 CR 464 43, LLC  
100 E WHITESTONE BLVD, STE 148, #218  
CEDAR PARK, TX 78613  
PHONE 512.595.1976  
EMAIL SEWELL@PREMIERLANDINVESTMENTS.COM

SURVEYOR: BRUCE BRYAN, RPLS  
BYRAN TECHNICAL SERVICES, INC.  
911 N. MAIN ST  
TAYLOR, TX 76574  
PHONE 512.352.9090  
EMAIL BRUCE@BRYANTECHNICALSERVICES.COM

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: 05/12/20

REVISED DATE: 09/08/20

ORIGINAL SURVEY: THOMAS A. GRAVES SURVEY  
ABSTRACT NO. 252

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD  
PLAIN AS SHOWN ON FIRM PANEL 48491C0705F, DATED  
DECEMBER 20, 2019

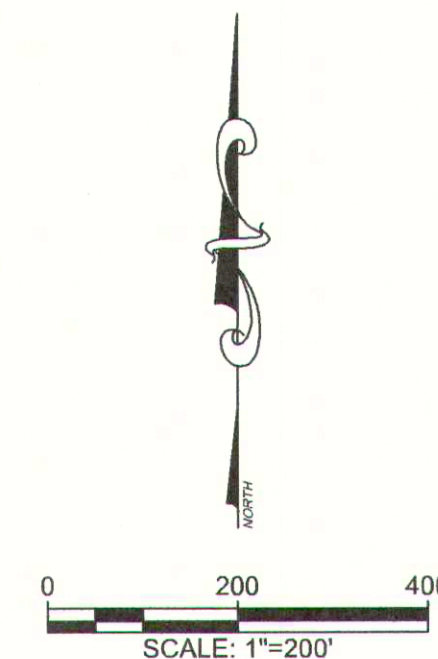
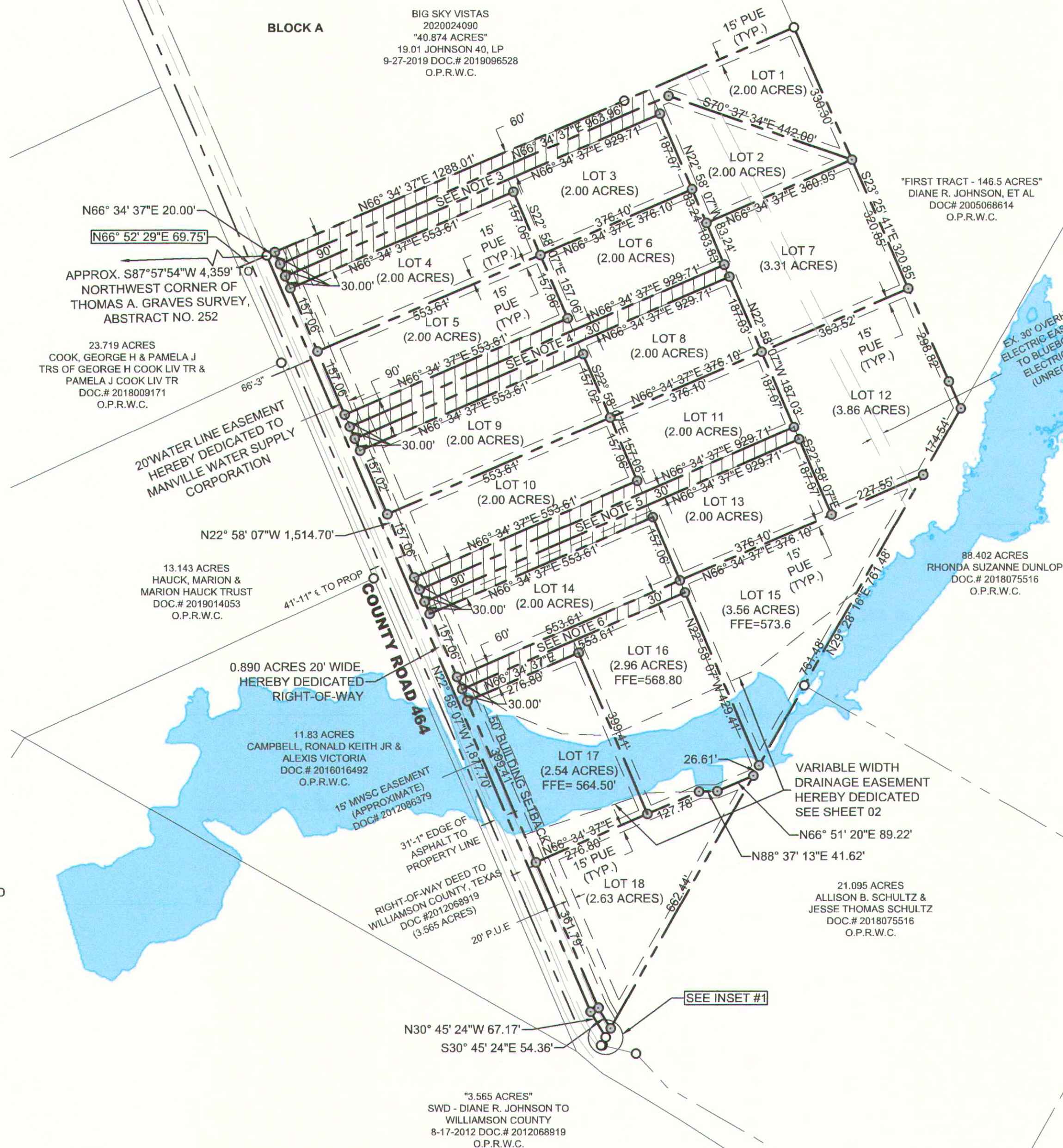
NEW STREETS: NO NEW STREETS ARE PLANNED

TOTAL LOTS: 18

TOTAL ACREAGE: 43.71 Acres

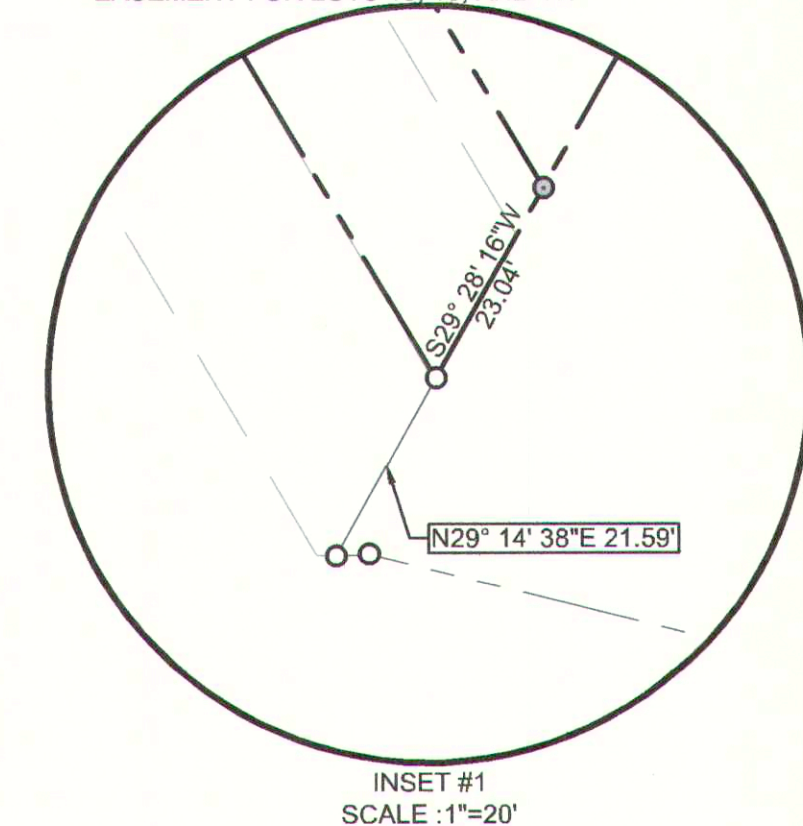
CULVERT TABLE				
LOT	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX SLOPE	MIN. CULVERT SIZE
1	0.08	0.424	1.00%	1-18" CMP
2				1-18" CMP
3				1-18" CMP
4	0.42	2.228	1.00%	1-18" CMP
5	1.15	6.100	1.00%	1-18" CMP
6	2.24	11.880	1.00%	1-24" CMP
7				1-24" CMP
8	3.22	17.080	1.00%	1-30" CMP
9				1-30" CMP
10	5.39	28.590	1.00%	1-36" CMP
11	6.99	37.070	1.00%	2-30" CMP
12				2-30" CMP
13	11.55	61.260	1.00%	2-36" CMP
14				2-36" CMP
15	12.06	63.970	1.00%	2-36" CMP
16				2-36" CMP
17	1.26	6.683	1.00%	1-18" CMP
18				1-18" CMP

## FINAL PLAT OF COUPLAND CROSSING

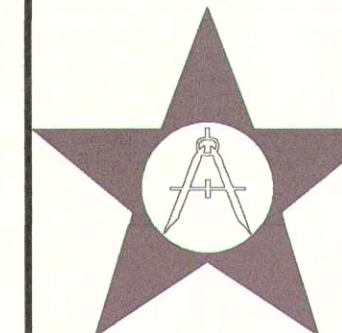


SURVEYOR'S NOTE:  
BEARINGS AND COORDINATES SHOWN  
HEREON BASED ON TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE 4203,  
NAD 83/93 DATUM AND ARE GRID VALUES.

- NOTES:
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
  - LOTS 1, 2, 3, 6, 7, 8, 11, 12, 13, 15, AND 16 MAY NOT BE FURTHER SUBDIVIDED.
  - 27887.33 SF VARIABLE WIDTH JOINT USE ACCESS EASEMENT FOR LOTS 1, 2, AND 3.
  - 27891.31 SF VARIABLE WIDTH JOINT USE ACCESS EASEMENT FOR LOTS 6, 7, AND 8.
  - 27891.31 SF VARIABLE WIDTH JOINT USE ACCESS EASEMENT FOR LOTS 11, 12, AND 13.
  - 16608.21 SF VARIABLE WIDTH JOINT USE ACCESS EASEMENT FOR LOTS 15, 16, AND 17.



**SHEET  
01 OF 03**

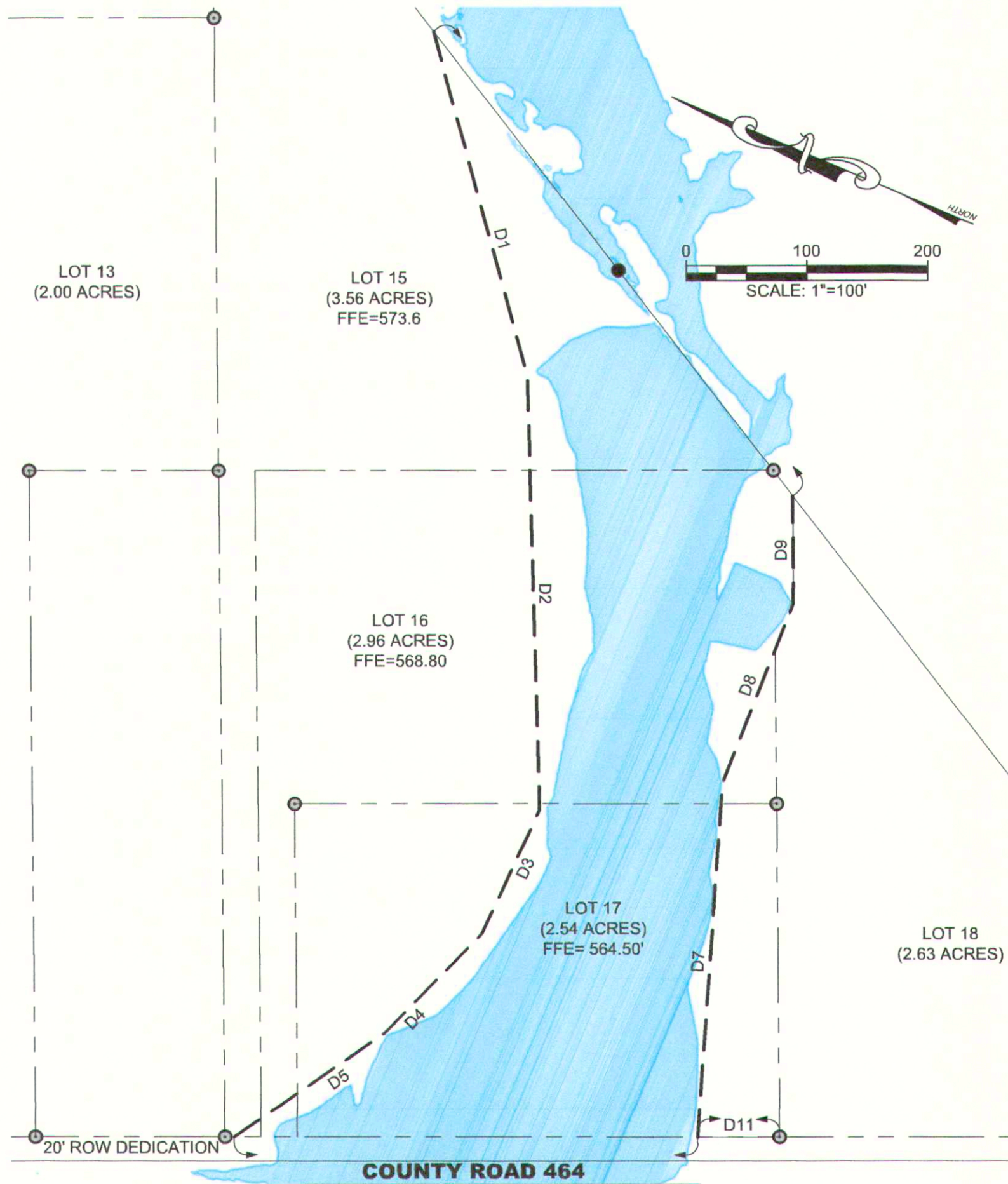


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CIVIL | ELECTRICAL | STRUCTURAL | MEP

TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394  
WWW.MSENGR.COM | (830) 228-5446



# FINAL PLAT OF COUPLAND CROSSING



DRAINAGE EASEMENT LINE TABLE		
TAG	BEARING	DISTANCE
D1	S51° 56' 10.74"W	295.872
D2	S65° 30' 50.56"W	361.241
D3	N87° 57' 02.61"W	113.588
D4	N68° 37' 01.89"W	116.181
D5	N57° 39' 29.52"W	150.857
D6	S22° 58' 07.48"E	383.901
D7	N71° 07' 09.85"E	294.996
D8	N88° 37' 12.97"E	160.267
D9	N66° 51' 20.40"E	89.225
D10	S29° 28' 15.68"W	487.122
D11	S22° 58' 07.48"E	67.893

## NOTES:

- 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.
- WATER SERVICE IS PROVIDED BY: MANVILLE. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
- FINISHED FLOOR ELEVATIONS ON PLATS SHOULD BE AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATIONS (BFE). 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.
- 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.
- 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 FFE, WHICHEVER IS HIGHER.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A LOTS 15, 16 AND 17 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.
- THE MINIMUM FINISHED FLOOD ELEVATIONS (FFE) FOR LOTS 15, 16, AND 17 SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY M&S ENGINEERING, DATED APRIL 21ST, 2020.
- THE FOLLOWING LOTS MAY NOT BE FURTHER SUBDIVIDED 1, 2, 3, 6, 7, 8, 11, 12, 13, 15 AND 16.
- 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.
- 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.
- ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED ON CR 464.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK A/LOTS 15-17. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED 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 NO. 48491C0705F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 1, 2 AND 3. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "JENDERSON LANE." SEE SHEET 01 FOR CALLOUTS.
- A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 6, 7 AND 8. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "REILLY LANE." SEE SHEET 01 FOR CALLOUTS.
- A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 11, 12 AND 13. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "SOMERA LANE." SEE SHEET 01 FOR CALLOUTS.

## FIELD PERIMETER NOTES:

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE THOMAS A. GRAVES SURVEY, ABSTRACT 252, LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING OUT OF AND A PART OF A CALLED "SECOND TRACT - 105 ACRES" CONVEYED IN A WARRANTY DEED FROM MRS. CARRIE L. JOHNSON, ET AL TO MRS. EMMA K. JOHNSON AND KARL A. JOHNSON DATED 01-10-1949 AND RECORDED IN VOLUME 352, PAGE 635, DEED RECORDS OF WILLIAMSON COUNTY (DRWC), TITLE BEING CURRENTLY VESTED TO DIANE K. JOHNSON, ET AL, AS EVIDENCED BY PROBATE DOCUMENT NO. 2005068614, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC) AND IN PROBATE CAUSE NO. 26562 OF THE PROBATE CAUSE RECORDS OF TRAVIS COUNTY, BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF FEBRUARY AND MARCH, 2020 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SUBJECT TRACT IN THE EAST LINE OF WILLIAMSON COUNTY ROAD NO. 464, SAME BEING THE SOUTHWEST CORNER OF A CALLED "40.874 ACRES" CONVEYED IN A GENERAL WARRANTY DEED WITH VENDORS LIEN FROM DAVID K. JOHNSON, ET AL TO 19.01 JOHNSON 40, LP DATED 9-27-2019 AS RECORDED IN DOCUMENT NO. 2019096528, (OPRWC) IN THE EAST LINE OF A CALLED "3.565 ACRES" CONVEYED TO WILLIAMSON COUNTY OF RECORD IN DOCUMENT NO. 2012068919, OPRWC; FOUND A 1/2" IRON ROD (NEAR FENCE CORNER) CAPPED "ATWELL LLC" AT SAME CORNER (NORTH = 10,136,396.10 FEET, EAST = 3,246,094.12 FEET); FOUND A 1/2" IRON ROD CAPPED "ATWELL LLC" AT AN EXTERIOR CORNER OF SAID "40.874 ACRES" BEARING NORTH 22° 58' 39" WEST A DISTANCE OF 1319.94 FEET;

THENCE NORTH 66° 32' 27" EAST WITH THE COMMON LINE OF SUBJECT TRACT AND SAID "40.874 ACRES", GENERALLY ALONG A FENCE, A DISTANCE OF 1308.18 FEET TO A FOUND 1/2" IRON ROD (NEAR FENCE CORNER) CAPPED "ATWELL LLC" AT THE SOUTHEAST CORNER OF SAME, BEING THE NORTHEAST CORNER OF SUBJECT TRACT; FOUND A 1/2" IRON ROD CAPPED "ATWELL LLC" AT THE NORTHEAST CORNER OF SAID "40.874 ACRES" IN THE SOUTH LINE OF WILLIAMSON COUNTY ROAD NO. 466 BEARING NORTH 23° 25' 41" WEST A DISTANCE OF 1346.10 FEET;

THENCE SOUTH 23° 25' 41" EAST, OVER AND ACROSS SAID "SECOND TRACT - 105 ACRES" WITH THE EAST LINE OF SUBJECT TRACT, A DISTANCE OF 949.96 FEET TO A SET 1/2" IRON ROD (CAPPED "BRYAN TECH SERVICES") AT THE SOUTHEAST CORNER OF SUBJECT TRACT IN THE NORTH LINE OF A CALLED "109.36 ACRES" (RESIDUAL PORTION) AS CONVEYED IN AN EXECUTOR'S SPECIAL WARRANTY DEED FROM PAULA C. BRYANT, INDEPENDENT EXECUTOR OF THE ESTATE OF THE ESTATE OF FREDDIE ALLEN BROWN, TO RHONDA SUZANNE DUNLOP DATED 6-6-2002 AND RECORDED IN DOCUMENT NO. 2002043641, OPRWC; FOUND A 1/2" IRON ROD (CAPPED) AT AN EXTERIOR CORNER OF SAID "109.36 ACRES", SAME BEING THE APPARENT EASTERNMOST CORNER OF AFOREMENTIONED "SECOND TRACT - 105 ACRES", BEARING NORTH 29° 28' 16" EAST A DISTANCE OF 995.34 FEET;

THENCE SOUTH 29° 28' 16" WEST WITH THE COMMON LINE OF SAID "109.36 ACRES" (RESIDUAL PORTION) AND SAID "SECOND TRACT - 105 ACRES", GENERALLY ALONG A FENCE, PASSING A FOUND 1/2" IRON ROD (CAPPED "RPLS 4303") AT A DISTANCE OF 922.76 FEET, SAME BEING THE NORTHEAST CORNER OF A CALLED "21.095 ACRES" CONVEYED IN A GENERAL WARRANTY GIFT DEED FROM RHONDA SUZANNE DUNLOP TO ALLISON BEHRENDSS SCHULTZ, ET VIR, DATED 8-23-2018 AS RECORDED IN DOCUMENT NO. 2018075516, OPRWC, AND CONTINUING WITH THE COMMON LINE OF SAID "SECOND TRACT - 105 ACRES" AND "21.095 ACRES", GENERALLY ALONG A FENCE, AN ADDITIONAL 725.36 FEET FOR A TOTAL DISTANCE OF 1648.12 FEET TO A FOUND 1/2" IRON ROD (CAPPED) AT THE SOUTHEAST CORNER OF AFOREMENTIONED "3.565 ACRES" IN THE EAST LINE OF AFOREMENTIONED OF WILLIAMSON COUNTY ROAD NO. 464, SAME BEING THE NORTHWEST CORNER OF SAID "21.095 ACRES" AND THE SOUTHWEST CORNER OF SUBJECT TRACT; FOR REFERENCE WAS FOUND THE FOLLOWING:

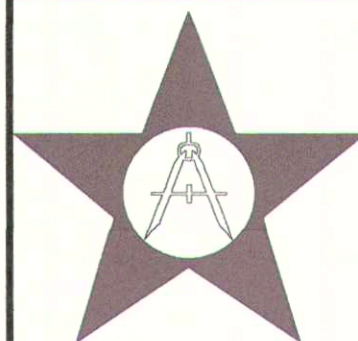
- A 1/2" IRON ROD (CAPPED "JE 4303") AT AN INTERIOR CORNER OF SAID "21.095 ACRES" BEARING SOUTH 61° 26' 27" EAST A DISTANCE OF 78.67 FEET,
- A 1/2" IRON ROD (CAPPED "RPLS 4303") BEARING SOUTH 20° 42' 10" WEST A DISTANCE OF 19.94 FEET (UNKNOWN ORIGIN) AND
- A 1/2" IRON ROD (CAPPED "RPLS 4303") AT THE APPARENT ORIGINAL WEST CORNER OF AFOREMENTIONED "109.36 ACRES" BEARING SOUTH 29° 14' 54" WEST A DISTANCE OF 21.59 FEET;

THENCE WITH THE EAST LINE OF SAID "3.565 ACRES", SAME BEING THE EAST LINE OF SAID WILLIAMSON COUNTY ROAD NO. 464 THE FOLLOWING CALLS:

- NORTH 30° 45' 24" WEST 67.17 FEET TO A 6" CEDAR POST SET IN CONCRETE AND
- NORTH 22° 58' 25" WEST 1876.88 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 43.712 ACRES.

SURVEYOR'S NOTE: BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93 DATUM AND ARE GRID VALUES.

**SHEET  
02 OF 03**



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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, 2005 CR 464 43, LLC, OWNER OF THE CERTAIN 43.712 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020098869 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

COUPLAND CROSSING

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF OCTOBER, 2020

SCOTT EWELL  
2005 CR 464 43, LLC  
100 E WHITESTONE BLVD  
SUITE 148, #218  
CEDAR PARK, TX 78613

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

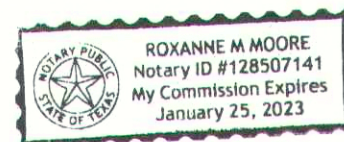
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT EWELL, 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 14 DAY OF OCTOBER, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 01-25-2023



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

WE, PLAINSCAPITAL BANK, LIEN HOLDER OF THE CERTAIN 43.712 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020098869 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CONSENT TO 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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14TH DAY OF OCTOBER, 2020

PLAINSCAPITAL BANK  
2705 BEE CAVE ROAD, SUITE 120  
AUSTIN, TX 78746

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILEY HENDERSON, 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 14TH DAY OF OCTOBER, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 11-04-21



FINAL PLAT OF  
COUPLAND CROSSING

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 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 WITH IT.

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

DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 14TH DAY OF OCTOBER, 2020 A.D.

Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

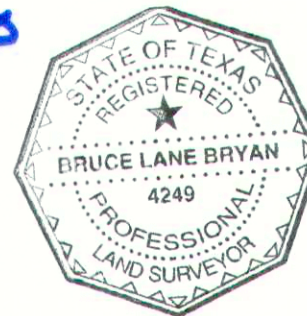
KNOW ALL MEN BY THESE PRESENTS

I, BRUCE BRYAN, 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 CITY OF COUPLAND REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 14th DAY OF OCT, 2020

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

DATE



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 ENCLOSED 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 48491C0705F, EFFECTIVE DATA DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 14TH DAY OF OCTOBER, 2020

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

DATE

MANVILLE WATERLINE EASEMENT

GRANTOR SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENT TRACT FOR THOSE PURPOSES WHICH DO NOT CONFLICT WITH GRANTEE'S SUBSURFACE USE BUT SHALL KEEP THE EASEMENT TRACT FREE AND CLEAR OF BUILDINGS, LANDSCAPING, TREES, FENCES OR WALLS, COMMERCIAL SIGNAGE, AND ENTRY-WAY MONUMENT SIGNS. IN THE EVENT GRANTOR INSTALLS A DRIVEWAY OVER AND ACROSS THE EASEMENT HEREIN GRANTED, ALL MANVILLE LINES BENEATH THE SAID DRIVEWAY SHALL BE SLEEVED AT GRANTOR'S EXPENSE. GRANTOR SHALL NOT CONSTRUCT ANY OBSTRUCTION ON THE EASEMENT PROPERTY, AND ANY IMPROVEMENT MADE BY GRANTOR MUST COMPLY WITH ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL ORDINANCES, CODES, AND ENGINEERING GUIDELINES. GRANTOR SHALL OBTAIN GRANTEE'S PERMISSION AND APPROVAL PRIOR TO THE START OF CONSTRUCTION OF IMPROVEMENTS.

IN THE EVENT THAT THE SURFACE CONDITION OF THE EASEMENT TRACT IS DISTURBED AS A RESULT OF ANY MAINTENANCE, REPAIR, OR CONSTRUCTION ACTIVITIES BY GRANTEE OR ITS AGENTS, EMPLOYEES OR CONTRACTORS, WITHIN THE EASEMENT, GRANTEE SHALL BE RESPONSIBLE TO RESTORE THE EASEMENT PROPERTY ARISING FROM SUCH DISTURBANCE. IN THE EVENT GRANTEE IS REQUIRED TO REMOVE OR ALTER UNAUTHORIZED SURFACE IMPROVEMENTS WITHIN THE EASEMENT, GRANTEE SHALL HAVE NO RESPONSIBILITY FOR REPAIR OR RESTORATION OF THE EASEMENT PROPERTY ARISING FROM SUCH DISTURBANCE. GRANTEE SHALL BE SOLELY RESPONSIBLE FOR PERFORMING ALL MAINTENANCE AND REPAIR OF THE FACILITIES AND AGREES TO MAINTAIN ALL THE FACILITIES IN A GOOD CONDITION AND REPAIR AT ALL TIMES. GRANTEE HAS FULL RESPONSIBILITY FOR THE IMPROVEMENT AND MAINTENANCE OF THE EASEMENT PROPERTY. GRANTEE IS AUTHORIZED TO REMOVE AND RELOCATE VEGETATION FENCES OR OTHER IMPROVEMENTS ON THE EASEMENT PROPERTY OR ALONG ITS BOUNDARY LINES WHEN NECESSARY, IN THE JUDGMENT OF GRANTEE, TO CONSTRUCT, MAINTAIN, REPAIR, REMOVE OR REPLACE THE FACILITIES. GRANTEE SHALL NOT BE REQUIRED TO REPAIR OR REPLACE TO THEIR ORIGINAL CONDITION ANY LANDSCAPING, VEGETATION, DRIVEWAYS, PARKING AREAS OR OTHER IMPROVEMENTS ON THE EASEMENT PROPERTY THAT ARE OR MAY BE DAMAGED IN CONNECTION WITH THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL OR OPERATION OF THE PERMITTED FACILITIES WITHIN THE EASEMENT.

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 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  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

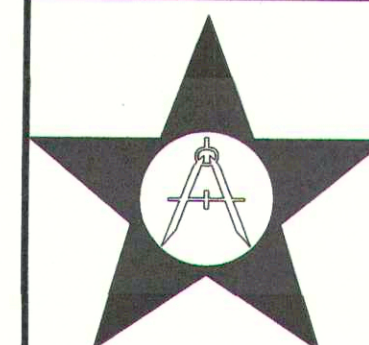
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND DULY RECORDED THIS THE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

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

SHEET  
03 OF 03



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