

BENCHMARK INFORMATION:
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

TBM 500: COTTON SPINDLE SET IN ASPHALT, APPROX. 48 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF LOT 41, SHOWN HEREON. ELEV. = 859.44'

TBM 502: COTTON SPINDLE SET IN ASPHALT, APPROX. 18 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 38, SHOWN HEREON. ELEV. = 859.86'

TBM 503: COTTON SPINDLE SET IN ASPHALT, APPROX. 42 FEET NORTHWEST OF THE NORTHWEST CORNER OF LOT 56, SHOWN HEREON. ELEV. = 859.74'

TBM 504: RR SPIKE 48 FEET NORTHWEST OF THE COMMON CORNER OF LOTS 34 AND 40, ON SOUTH R.O.W. LINE OF OR 251, SHOWN HEREON. ELEV. = 879.25'

THIS IS A SURFACE DRAWING.
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR ALL COUNTY SURVEYING, INC. CONTROL POINT "500".

COTTON SPINDLE SET IN CONCRETE
 SURFACE COORDINATES:
 N: 10228247.31
 E: 5012865.41

TEXAS STATE PLANE COORDINATES:
 N: 10228802.37
 E: 5012491.50

ELEVATION = 859.44'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.99985678
 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00014284960031
 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
 THETA ANGLE: 01°16'17.802"

GENERAL NOTES:

BUILDING SETBACK LINES ARE AS FOLLOWS:
 25' FRONT ROADWAYS
 10' FROM INTERIOR LOT LINES

THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AS SET FORTH ON THE ORIGINAL PLAT OF NORTH SAN GABRIEL RANCHES, AS RECORDED IN CABINET B, SLIDE 137 & 138, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.

WATER SERVICE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITY DISTRICT.

WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES, AND MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.

NO BUILDING OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.

THIS TRACT LIES OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48441C0275E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON 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.

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 BASE FLOOD ELEVATION, WHICHEVER IS HIGHER, EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B10.0 (PER 2000 REGULATIONS), SECTION B11.1 (PER 2013 REGULATIONS), ON NEW DEVELOPMENT THAT WOULD EVAKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

DRIVEWAY CULVERT TO BE AN 18" CULVERT WITH INVERTS OF 859.48' AND 859.22' (UPSTREAM TO DOWNSTREAM), AND SHALL BE A MINIMUM OF 56' LONG.

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.

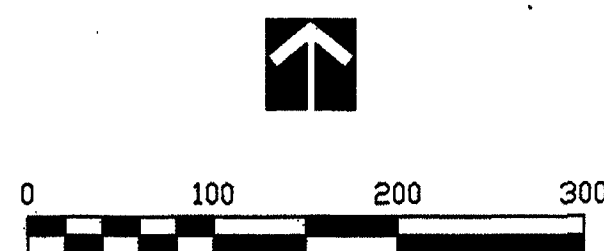
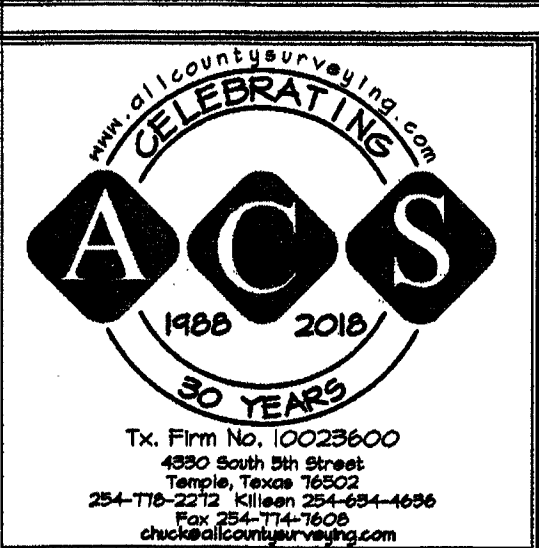
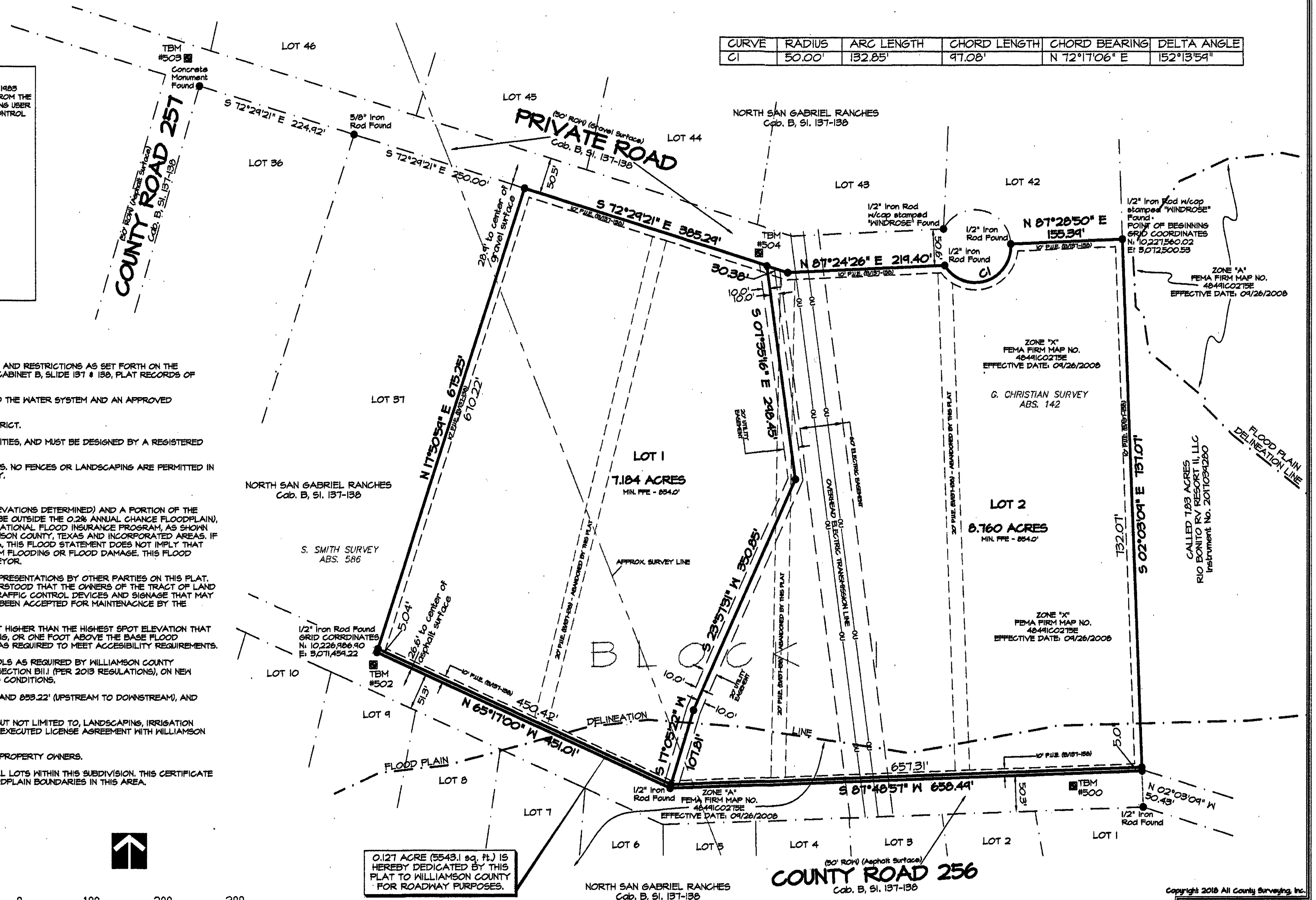
ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

FINAL REPLAT of SEVEN SUNS PROPERTIES LTD SITUATED IN WILLIAMSON COUNTY, TEXAS.

BEING A REPLAT CONTAINING 15.944 ACRES OF LAND, EMBRACING THE REMAINDER OF LOTS 38, 39, 40, & 41, OF NORTH SAN GABRIEL RANCHES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET B, SLIDES 137-138, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	132.85'	97.08'	N 72°17'06" E	152°13'59"



● - 5/8" Iron Rod w/ cap stamped "ACS" set (unless otherwise noted)

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Revision Dates:
 06-26-2018
 10-17-2018
 02-04-2019

Plot Date: 06-13-2018
 Survey completed: 12-22-2017
 Scale: 1" = 100'
 Job No. 171107
 Dwg No. 171107(9)DW
 Drawn by: SLW
 Surveyor: CCL #4636
 PAGE 1 OF 2

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS,

I, CAMERON PERRIN SMILEY, GENERAL PARTNER FOR SEVEN SUNS PROPERTIES, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2005004751, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY AMEND 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 FROM LIENS. THIS SUBDIVISION IS TO BE KNOWN AS SEVEN SUNS PROPERTIES LTD.

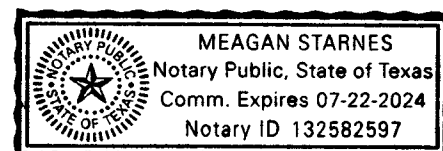
I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS OWNER, NOT THE COUNTY'S RESPONSIBILITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

Cameron Perrin Smiley
CAMERON PERRIN SMILEY, GENERAL PARTNER FOR
SEVEN SUNS PROPERTIES, LTD.
7015 F.M. 5405
LIBERTY HILL, TEXAS 78642
(512) 633-4253
cperrin@7710men.com

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS, THE 22 DAY OF December 2014, PERSONALLY APPEARED, CAMERON PERRIN SMILEY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Meagan Starnes
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Meagan Starnes
PRINTED NAME OF NOTARY
7-22-2024
DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Anthony Goode, a Registered Professional Engineer in the State of Texas hereby certify that proper engineering consideration has been given to this plat. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

Anthony Goode 2-12-18
Anthony Goode, P. E. #97263



STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: DECEMBER 22, 2017

FINAL REPLAT of SEVEN SUNS PROPERTIES LTD SITUATED IN WILLIAMSON COUNTY, TEXAS.

BEING A REPLAT CONTAINING 15.944 ACRES OF LAND, EMBRACING THE REMAINDER OF LOTS 38, 39, 40, & 41, OF NORTH SAN GABRIEL RANCHES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET B, SLIDES 137-138, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE 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 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 WITHIN IT.

Adam D. Boatright
FOR BY: J. TERRON EVERTSON, PE, DRCFH
COUNTY ENGINEER
DATE 01/20/21

MAILBOXES

RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF 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.

FLOODPLAIN ADMINISTRATOR 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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. 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 WITHIN IT.

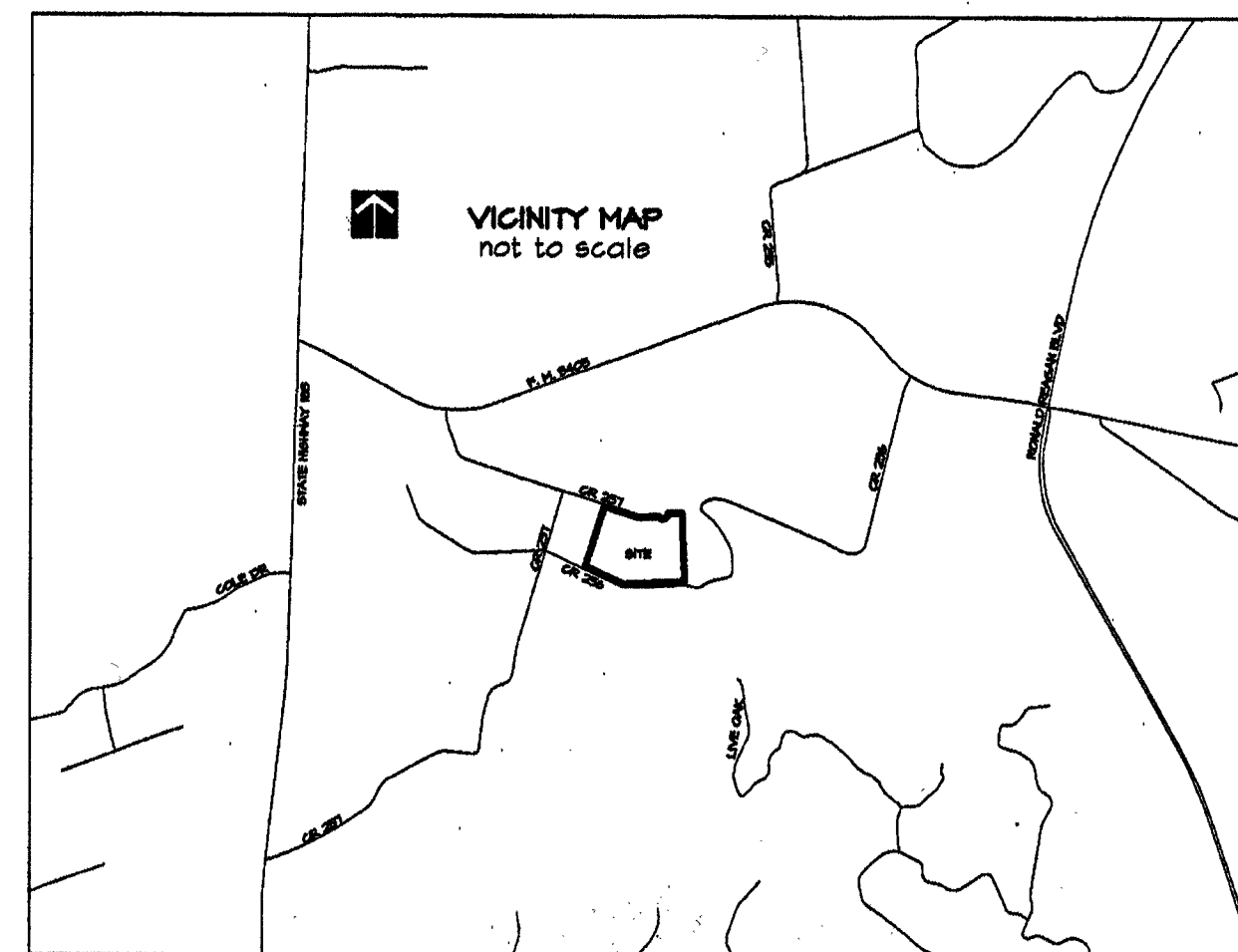
BY: _____
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 13 DAY OF January, 2021 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges



COUNTY JUDGE'S APPROVAL

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS,

Bill Graves, Jr.
I, BILL GRAVES, 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, HEREON 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.

HONORABLE BILL GRAVES, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS,

Rister
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 12 DAY OF DECEMBER, 2017 A.D., AT 11:07 O'CLOCK, A.M. AND DULY RECORDED THIS THE 12 DAY OF DECEMBER, 2017 A.D., AT 11:07 O'CLOCK, A.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.

BY: _____
DEPUTY

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Revision Dates:
06-26-2018
10-17-2018
02-04-2019

Plot Date: 06-13-2018
Survey completed: 12-22-2017
Scale: 1" = 100'
Job No. 171107
Dwg No. 171107(PLN)
Drawn by: SLN
Surveyor: CCL #4636
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