

VICINITY MAP
SCALE=1"=2,000'

LEGEND

- IRON ROD SET, CAPPED "BTS"
- IRON ROD FOUND
- BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY

FINAL PLAT OF RANCHES AT PECAN CREEK SUBDIVISION



0 100 200
SCALE: 1"=100'

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

POINT OF
BEGINNING

TBM CSS IN PP
ELEV.=559.61

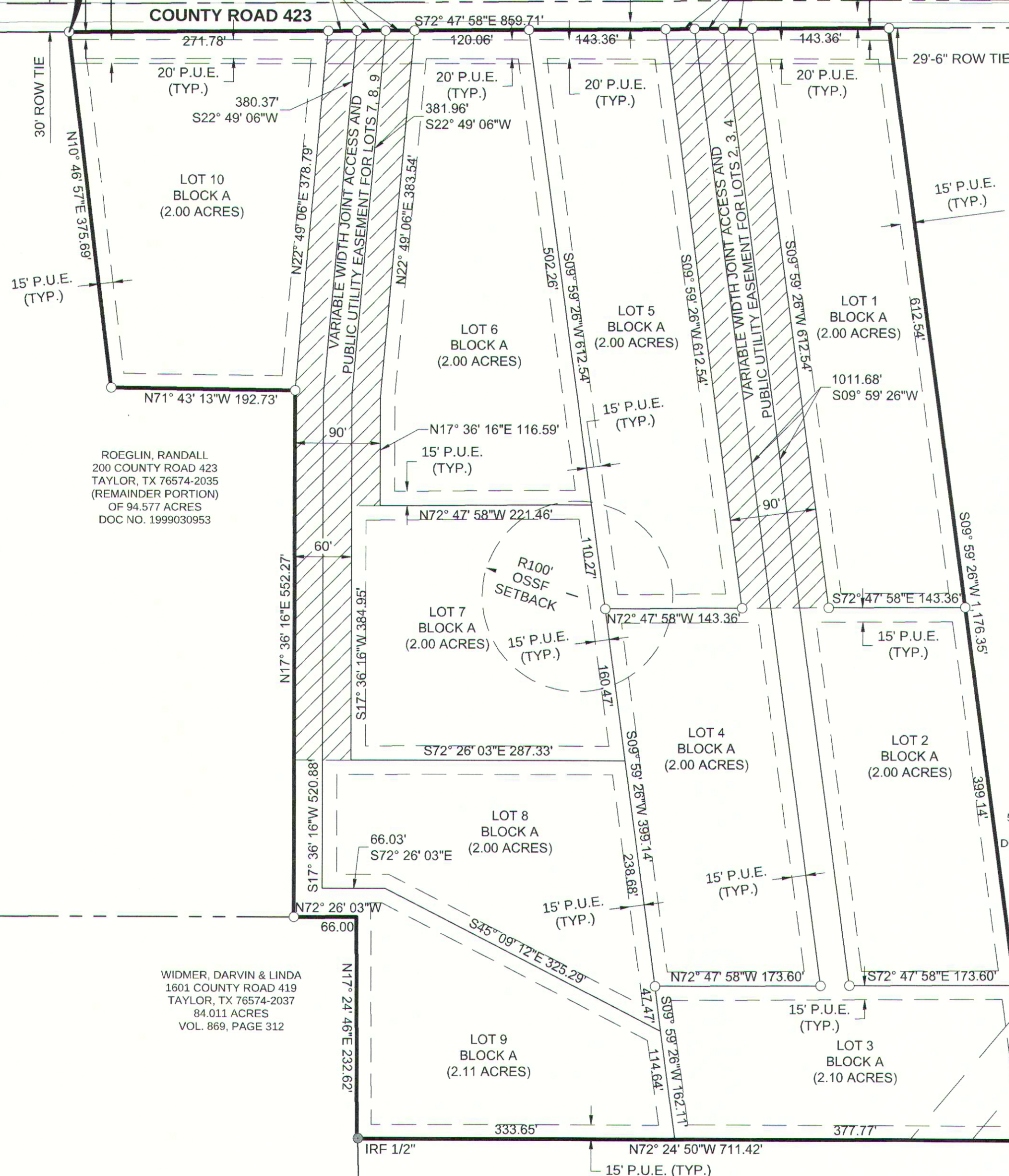
8'-2" VARIABLE WIDTH
RIGHT-OF-WAY EASEMENT
25' BUILDING
SETBACK

COUNTY ROAD 423

7'-9" FROM EDGE
OF PAVEMENT
TO ROW

CR 423 LLC
8127 MESA DRIVE 206-53
AUSTIN, TX 78759
88.24 ACRES
DOC NO. 2020156725

17'-7" ROW TO CENTERLINE
OF EXISTING PAVEMENT
12'-5" VARIABLE WIDTH
RIGHT-OF-WAY EASEMENT



ISHWOR PRASAD ADHIKARI
A/K/A ISHWOR ADHIKARI AND
KOMAL POKHAREL ADHIKARI
1267 DERBY LANE
MUNDELEIN, IL 60060
10.102 ACRES
DOC #2021041581

50' WIDE PIPELINE
EASEMENT
DOC NO. 2018012552
O.P.R.W.C.

OWNER: SCOTT SENTENEY
RANCHES AT PECAN CREEK, LLC.
100 E WHITESTONE BLVD. STE 148 #218
CEDAR PARK, TEXAS 78613
PHONE 417.689.0707
E-MAIL SSENTENEY@PREMIERLANDINVESTMENTS.COM

SURVEYOR: BRUCE BRYAN, RPLS
BYRAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
PHONE 512.352.9090
E-MAIL BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER: JENNIFER HENDERSON, P.E.
HENDERSON PROFESSIONAL ENGINEERS
FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 4/2/2021

ORIGINAL SURVEY: PEDRO ZARAZA SURVEY
ABSTRACT NO. 14

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48491C0375F, DATED
DECEMBER 20, 2019

TOTAL ACREAGE: 20.21 AC.

TOTAL LOTS: 10

NEW STREETS: NO NEW STREETS ARE PLANNED

WIDMER, DARVIN & LINDA
1601 COUNTY ROAD 419
TAYLOR, TX 76574-2037
84.011 ACRES
VOL. 869, PAGE 312

WILLIAM C. BRYAN
751 COUNTY ROAD 405
TAYLOR, TX 76574-5432
125.63 ACRES
DOC NO. 2006049719

SHEET
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DRIVEWAY TABLE

LOT	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	DRIVEWAY TYPE
10	0.18	0.742	DIP STYLE
7,8,9	0.08	0.249	DIP STYLE
6	0.00	0.000	DIP STYLE
5	0.10	0.406	DIP STYLE
2,3,4	0.18	0.726	DIP STYLE
1	0.25	1.041	DIP STYLE

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WBE210166 | HUB 1853873845300

FINAL PLAT
OF
RANCHES AT PECAN CREEK SUBDIVISION

FIELD NOTES:

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING A PART OF AND OUT OF A CALLED "70.716 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM 2014 CR 423 71, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED 3-31-2021 AND RECORDED IN DOCUMENT NO. 2021047187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF MARCH, 2021, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD FOUND (CAPPED BTS), IN THE SOUTH LINE OF WILLIAMSON COUNTY ROAD NO. 423, BEING IN THE NORTH LINE OF A CALLED "100 ACRES" (RESIDUAL PORTION) CONVEYED IN A WARRANTY DEED FROM RANDALL ROEGLIN, DATED 4-16-1999 AND RECORDED IN DOCUMENT NO. 1999030953 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC), SAME BEING THE NORTHWEST CORNER OF SAID "70.716 ACRES" AND ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND (CAPPED BTS) AT THE NORTHEAST CORNER OF A CALLED "2.00 ACRES" CONVEYED IN A WARRANTY GIFT DEED FROM RANDALL ROEGLIN TO VALERIE SENIOR, DATED 10-16-2017 AND RECORDED IN DOCUMENT NO. 2017097454 OPRWC BEARS NORTH 72° 47' 58" WEST A DISTANCE OF 155.61 FEET;

THENCE SOUTH 72° 47' 58" EAST WITH THE SOUTH LINE OF SAID "WILLIAMSON COUNTY ROAD NO. 423" AND THE NORTH LINE OF SAID "70.716 ACRES", A DISTANCE OF 859.71 FEET TO A 1/2" IRON ROD SET (CAPPED BTS) AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT; FOUND A 1/2" IRON ROD (CAPPED BTS) AT THE NORTHEAST CORNER OF SAME BEARING SOUTH 72° 47' 58" EAST A DISTANCE OF 1873.95 FEET;

THENCE SOUTH 09° 59' 26" WEST OVER AND ACROSS SAID "70.716 ACRES" A DISTANCE OF 1176.36 FEET TO A 1/2" IRON ROD SET (CAPPED BTS), BEING IN THE SOUTH LINE OF SAID "70.716 ACRES", BEING IN THE NORTH LINE OF CALLED "125.63 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM WILLIAM H. KISSMAN, SR TO WILLIAM C. BRYAN, DATED 6-15-2006 AND RECORDED IN DOCUMENT NO. 2006049719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), FROM WHICH A 1/2" IRON ROD FOUND (CAPPED BTS) AT THE SOUTHEAST CORNER OF SAID "70.716 ACRES" BEARS SOUTH 72° 22' 03" EAST A DISTANCE OF 1875.79 FEET;

THENCE NORTH 72° 22' 03" WEST WITH THE SOUTH LINE OF SAID "70.716 ACRES", AND THE NORTH LINE OF SAID "125.63 ACRES" A DISTANCE OF 710.35 FEET TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID "70.716 ACRES", BEING THE NORTHWEST CORNER OF A CALLED "125.63 ACRES", BEING IN THE EAST LINE OF A CALLED "14.02 ACRES" CONVEYED IN A DEED WITH VENDOR'S LIEN FROM EMIL WIDMER, ET UX TO DARVIN WIDMER, ET UX, DATED 2-15-1982 AND RECORDED IN VOLUME 869, PAGE 312 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC);

THENCE NORTH 17° 08' 46" EAST WITH AN EXTERIOR LINE OF SAID "70.716 ACRES" AND THE EAST LINE OF SAID "14.02 ACRES", A DISTANCE OF 232.06 FEET TO A 1-1/2" IRON PIPE FOUND, BEING AN INTERIOR CORNER OF SAID "70.716 ACRES", BEING THE NORTHEAST CORNER OF SAID "14.02 ACRES" AND ALSO BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 72° 26' 03" WEST WITH THE AN EXTERIOR LINE OF SAID "70.716 ACRES" AND THE NORTH LINE OF SAID "14.02 ACRES", A DISTANCE OF 66.00 FEET TO A 1/2" IRON ROD FOUND (CAPPED BTS), BEING AN EXTERIOR CORNER OF SAID "70.716 ACRES" AND ALSO BEING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND (CAPPED BTS) IN THE NORTH LINE OF SAID "14.02 ACRES", IN THE SOUTH LINE OF SAID "100 ACRES" (RESIDUAL PORTION) AND AT THE SOUTHEAST CORNER OF A CALLED "2.00 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM LEA MICHELE RHOADES TO LEA MICHELE RHOADES AND CHARLIE W. BADGETT, DATED 12-5-2013 AND RECORDED IN DOCUMENT NO. 2013114159 OPRWC, BEARS NORTH 72° 26' 03" WEST A DISTANCE OF 1000.94 FEET;

THENCE NORTH 17° 36' 16" EAST WITH AN EXTERIOR LINE OF SAID "70.716 ACRES", A DISTANCE OF 552.27 FEET TO A 1/2" IRON ROD FOUND (CAPPED BTS), BEING AN INTERIOR ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 43' 13" WEST WITH AN EXTERIOR LINE OF SAID "70.716 ACRES", A DISTANCE OF 192.73 FEET TO A 1/2" IRON ROD FOUND (CAPPED BTS), BEING AN EXTERIOR ANGLE CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 10° 46' 57" EAST WITH AN EXTERIOR LINE OF SAID "70.716 ACRES", A DISTANCE OF 375.69 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 20.204 ACRES.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT.

NOTES:

1. NO LOT SHOWN ON THIS PLAT MAY BE FURTHER SUBDIVIDED.
2. 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.
3. WATER SERVICE IS PROVIDED BY: SOUTHEWEST MILAM WATER
WASTEWATER SERVICE IS PROVIDED BY: OSSF
4. 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. 48491C0375F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
5. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED 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.
6. 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.
7. 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 NO. 48491C0375F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
8. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT OF WAY INCLUDING, BUT NO LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING A LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
9. DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.
10. A JOINT ACCESS EASEMENT IS HEREBY DEDICATED FOR LOTS 2, 3 AND 4. THIS JOINT ACCESS EASEMENT SHALL BE A PRIVATE ROAD CALLED "TIANNA DRIVE."
11. A JOINT ACCESS EASEMENT IS HEREBY DEDICATED FOR LOTS 7, 8 AND 9. THIS JOINT ACCESS EASEMENT SHALL BE A PRIVATE ROAD CALLED "KAMDIN DRIVE."

OWNER'S RESPONSIBILITY

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.

ROAD WIDENING EASEMENTS

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 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 ATTRIBUTED TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

RURAL MAILBOXES

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.

SIDEWALK MAINTENANCE

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

MINIMUM FINISHED FLOOR ELEVATION

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.

STORMWATER MANAGEMENT NOTES

THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3. WHICH SATES 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.

SHEET
02 OF 03

BRYAN TECHNICAL SERVICES, INC.

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FINAL PLAT
OF
RANCHES AT PECAN CREEK SUBDIVISION

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

WE, RANCHES AT PECAN CREEK, LLC., OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021047187 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 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

RANCHES AT PECAN CREEK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11th DAY OF May, 2021.

Scott Senteney
SCOTT SENTENEY
MANAGER
RANCHES AT PECAN CREEK, LLC.
100 E WHITESTONE BLVD. STE 148 #218
CEDAR PARK, TEXAS 78613

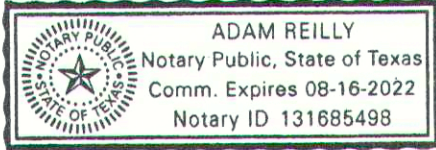
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT SENTENEY, 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 11th DAY OF May, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



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 [CITY_NAME] REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 21st DAY OF May, 2021.

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

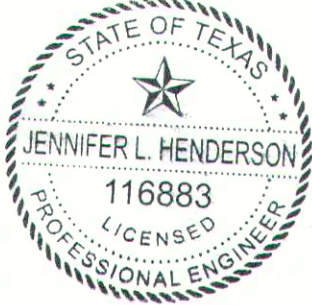


STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

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 ENCREACHED 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 48491C0375F, EFFECTIVE DATA DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 11th DAY OF May, 2021.

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



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.

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

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12 DAY OF May, 2021, 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 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.
BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

SHEET
03 OF 03

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