

REPLAT LOT 11B SWEET FARMS SUBDIVISION

JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
A SUBDIVISION OF 5.994 ACRES
SITUATED IN
WILLIAMSON COUNTY, TEXAS
PREPARED ON 02-05-2021

Owner(s):
Stephen L. Williams Sr. &
Carolyn G. Williams
Trustees of the SLW & CGW Revocable Trust
220 Raley Rd
Cedar Park, Texas 78613

Surveyor
JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Suite A4,
Round Rock, Texas 78664
(512)778-5688

Engineer:
Hagood Engineering Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546

Patent Survey: John H. Dillard Survey,
Abstract No. 179

Acreage: 5.994

Linear feet of new streets: 0

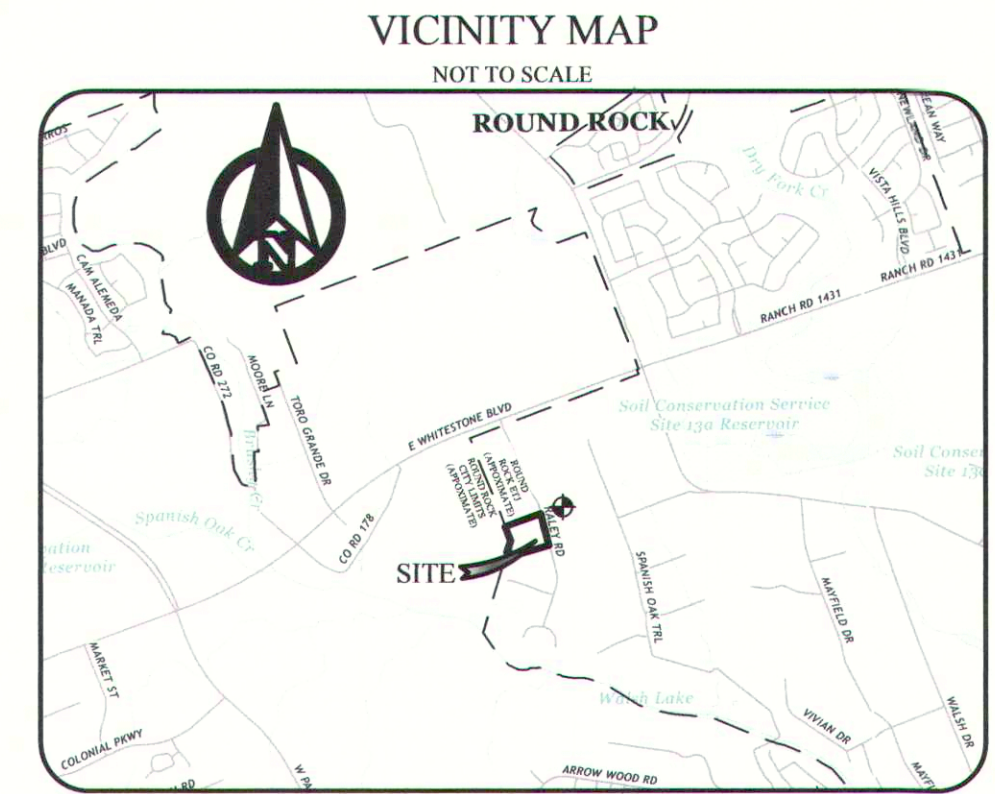
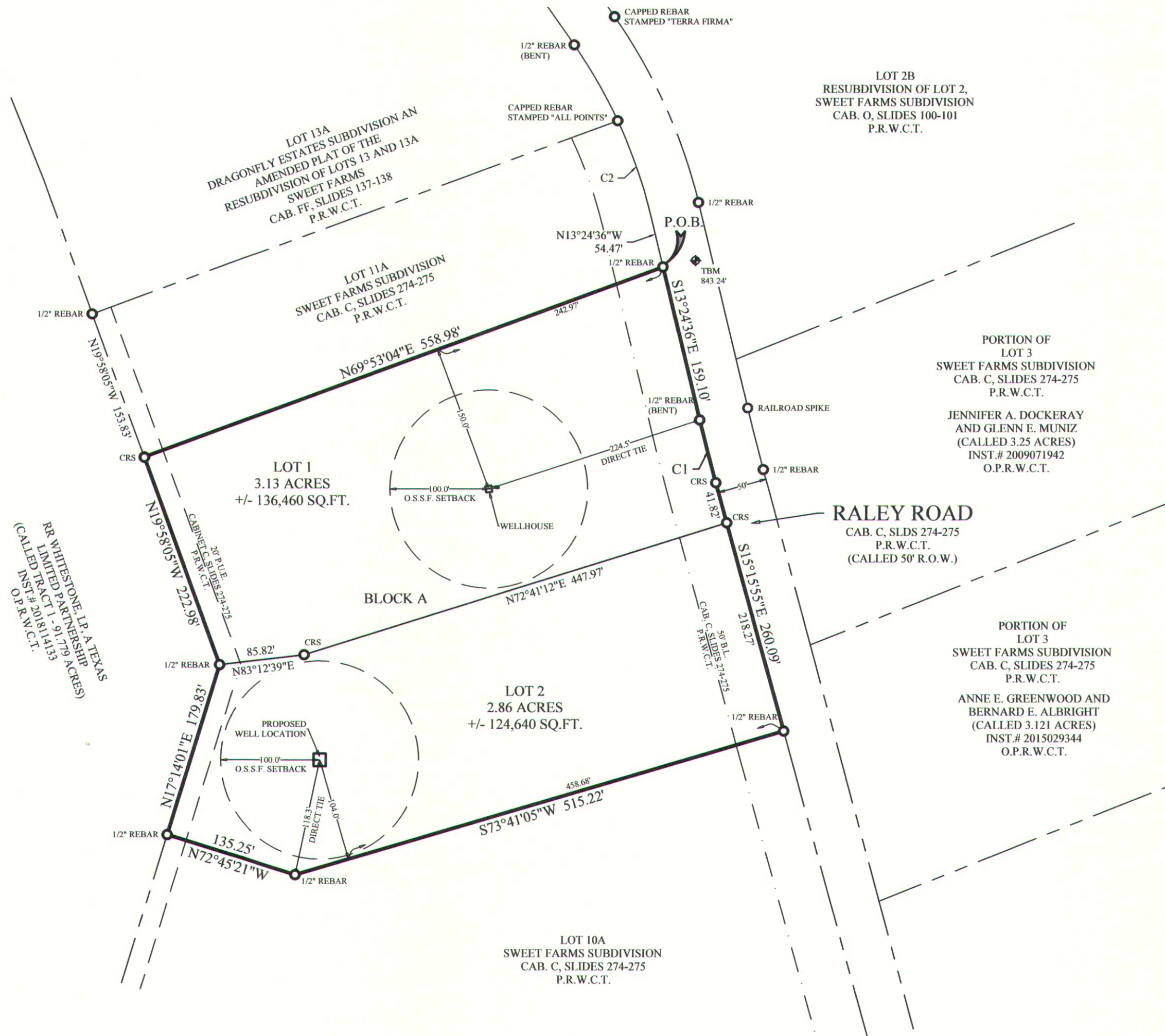
Number of Development Lots: 2

Acreage of Development Lots: 5.994

Benchmark Information: The site benchmark (TBM) is a mag nail with metal washer stamped "JPH BENCHMARK" set in asphalt within the Raley Road right-of-way, approximately 33.5 feet easterly of the northeast corner of Lot 11B. Benchmark Elevation = 843.24' (NAVD'88), GEOID18.

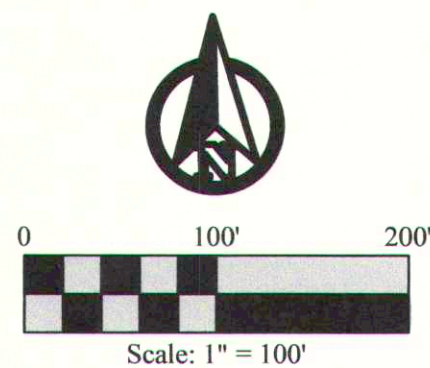
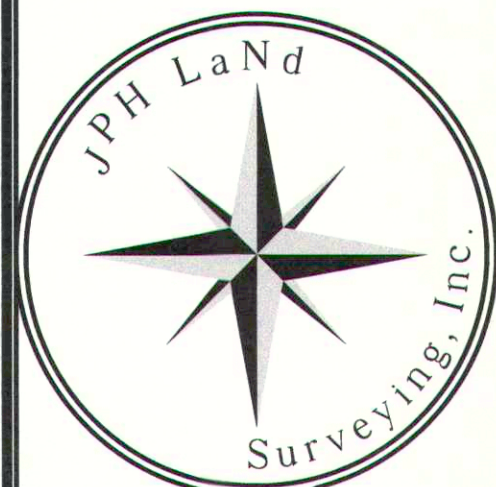
Submittal Date: May 17, 2021

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	65.31'	2341.75'	001°35'52"	S14°24'14"E	65.30'
C2	100.35'	508.49'	011°18'24"	N19°20'47"W	100.18'



PLAT 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 owner.
- Water service is provided by: on-site private well. Wastewater service is provided by: on-site sewage facility.
- Except as may be modified hereon, this replat is subject to all applicable plat notes and restrictions as set forth in the original plat of Sweet Farms Subdivision, as recorded in Cabinet C, Slides 274-275, Plat Records of Williamson County, Texas.
- No construction, planting or grading shall be permitted to interfere with sight distance easements between the heights of three and eight feet as measured from the crowns of the adjacent streets.
- All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.
- 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 of the perimeter of the building, or at least one foot above the BFE, whichever is higher.
- 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. 48491C0470F, effective date December 20, 2019, for Williamson County, Texas.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance or floodplain development permit from the Williamson County Floodplain Administrator.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation b11.1.2, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the plat has three or less lots for single family residential use, with less than 20% impervious cover per lot.
- No driveways are being proposed for this plat.
- 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.
- All public roadways and easements as shown on this plat are free of liens.
- 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.
- 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.



JPH Job/Drawing No. (see below)
2021.191.001 220 Raley Rd, Cedar Park, Williamson Co, TX - REPLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Central Texas | West Texas

LEGEND OF ABBREVIATIONS	
US.SyFl.	United States Survey Feet
TxCS'83,CZ	Texas Coordinate System of 1983, Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.W.C.T.	Plat Records of Williamson County, Texas
O.P.R.W.C.T.	Official Public Records of Williamson County, Texas
CAB/VOL/PAGE/INST#	Cabinet/Volume/Page/Instrument Number
POB	Point of Beginning
PUE	Public Utility Easement
BL	Building Setback Line
OSSF	On-site Sewage Facility

LEGEND OF LINE TYPES	
---	EASEMENT LINE (WATER)
---	BUILDING SETBACK LINE
---	DEED/ADJOINER LINE
---	CITY LIMITS LINE
---	PLAT BOUNDARY LINE
---	INTERIOR LOT LINE

MONUMENTS / DATUMS / BEARING BASIS	
Monuments are found if not marked MNS or CRS.	
CRS	1/2" rebar stamped "JPH Land Surveying" set
TBM	Site benchmark (see vicinity map for general location)
○	Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl/TxCS,'83,CZ	
Elevations, if shown, are NAVD'88	
Bearings are based on grid north (TxCS,'83,CZ)	

METES AND BOUNDS DESCRIPTION:

FIELD NOTES to that certain 5.994 acre tract situated in Williamson County, Texas out of the John H. Dillard Survey, Abstract No. 179, being that same tract described as Lot 11B, Sweet Farms Subdivision (an addition to the Extra Territorial Jurisdiction of Round Rock, Texas, as recorded in Cabinet C, Slides 274-275 of the Plat Records of Williamson County, Texas (P.R.W.C.T.)); the subject tract, is more particularly described as follows:

BEGINNING at a 1/2-inch rebar found in the westerly right-of-way line of Raley Road (a 50 foot right-of-way dedicated by said Sweet Farms Subdivision) at the common easterly corner of Lot 11B and Lot 11A of said Sweet Farms Subdivision, from which a capped rebar stamped "ALL POINTS" found at the common easterly corner of said Lot 11A and Lot 13A, Dragonfly Estates Subdivision, an Amended Plat of the Resubdivision of Lots 13 and 13A, Sweet Farms (an addition to the Extra Territorial Jurisdiction of Round Rock, Texas, as recorded in Cabinet FF, Slides 137-138, P.R.W.C.T.) bears NORTH 13° 24' 36" WEST, a distance of 54.47 feet at the beginning of a curve to the left (concave westerly), having a radius of 508.49 feet, and a chord which bears NORTH 19° 20' 47" WEST, a distance of 100.18 feet; Thence along said curve to the left an arc length of 100.35 feet;

THENCE along the common line of said Lot 11B and said Raley Road the following calls:

1. SOUTH 13° 24' 36" EAST, a distance of 159.10 feet to a 1/2-inch rebar found (bent) at the beginning of a curve the left (concave easterly), having a radius of 2341.75 feet and a chord which bears SOUTH 14° 24' 14" EAST, a distance of 65.30 feet;
2. along said curve to the left an arc length of 65.31 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the end of said curve;
3. SOUTH 15° 15' 55" EAST, a distance of 260.09 feet to a 1/2-inch rebar found at the common easterly corner of said Lot 11B and Lot 10A of said Sweet Farms Subdivision;

THENCE along the common line of said Lot 11B and said Lot 10A the following calls:

1. SOUTH 73° 41' 05" WEST, a distance of 515.22 feet to a 1/2-inch rebar found;
2. NORTH 72° 45' 21" WEST, a distance of 135.25 feet to a 1/2-inch rebar found at the common westerly corner of said Lot 11B and said Lot 10A, in an east line of that tract described as 91.779 acres (Tract 1) in a Special Warranty Deed to RR Whitestone, LP, a Texas limited partnership (hereafter referred to as RR Whitestone Tract), recorded under Instrument Number 2018114133 of the Official Public Records of Williamson County, Texas;

THENCE along the common line of said Lot 11B and said RR Whitestone Tract the following calls:

1. NORTH 17° 14' 01" EAST, a distance of 179.83 feet to a 1/2-inch rebar found;
2. NORTH 19° 58' 05" WEST, a distance of 222.98 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the common westerly corner of said Lot 11B and said Lot 11A, from which a 1/2-inch rebar found at the common westerly corner of said Lot 11A and said Lot 13A bears NORTH 19° 58' 05" WEST, a distance of 153.83 feet;

THENCE NORTH 69° 53' 04" EAST, along the common line of said Lot 11B and said Lot 11A a distance of 558.98 feet to the **POINT OF BEGINNING**, enclosing 5.994 acres (±261,100 square feet) of land.

SURVEYOR'S CERTIFICATION

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

That I, Chris Henderson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Chris Henderson
Registered Professional
Land Surveyor, No. 6831
chris@jphls.com
Date: August 5, 2021



REPLAT OF LOT 11B SWEET FARMS SUBDIVISION

JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
A SUBDIVISION OF 5.994 ACRES
SITUATED IN
WILLIAMSON COUNTY, TEXAS
PREPARED ON 02-05-2021



JPH Job/Drawing No. (see below)
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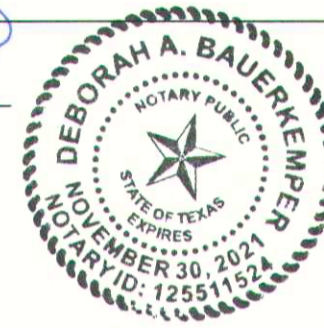
OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Stephen L. Williams Sr., Trustee of the SLW & CGW Revocable Trust, as the owner of Lot 11B, Sweet Farms Subdivision recorded under Instrument Number 2019008786, of the Official Public Records of Williamson County, Texas do hereby certify that there are no lien holders and dedicates to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication as shown hereon to be known as REPLAT OF LOT 11B SWEET FARMS SUBDIVISION

Stephen L. Williams
Stephen L. Williams

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the 9th day of August 2021, by Stephen L. Williams

Notary Public, State of Texas
Printed Name: Deborah A. Bauerkemper
My Commission expires: November 30, 2021



OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Carolyn G. Williams, Trustee of the SLW & CGW Revocable Trust, as the owner of Lot 11B, Sweet Farms Subdivision recorded under Instrument Number 2019008786, of the Official Public Records of Williamson County, Texas do hereby certify that there are no lien holders and dedicates to the public forever use of all additional ROW, streets, alleys, easements, parks, and all other lands intended for public dedication as shown hereon to be known as REPLAT OF LOT 11B SWEET FARMS SUBDIVISION

Carolyn G. Williams
Carolyn G. Williams

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the 9th day of August 2021, by Carolyn G. Williams

Notary Public, State of Texas
Printed Name: Deborah A. Bauerkemper
My Commission expires: November 30, 2021



ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Terry R. Hagood, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas. This tract is not located within the Edwards Aquifer Recharge Zone.

Terry R. Hagood
Signature and Seal of Licensed Engineer
Date: 8-7-2021



FEMA FLOODPLAIN ADMINISTRATOR

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.

J. Terron Everston, PE, DR, CFM
Floodplain Administrator

Date

ON-SITE SEWAGE FACILITY APPROVAL

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 blue line (survey) 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 blue line (survey) and the documents associated with it.

Adam D. Boatright
J. Terron Everston, PE, DR, CFM
County Engineer
Date: 8/11/2021

ADDRESSING

Road name and address assignments verified this the 9th day of August, 2021, A.D.
Teresa Baker
Williamson County Addressing Coordinator

COUNTY JUDGE CERTIFICATION

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 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 §

I, NANCY RISTER, CLERK OF 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 ON THIS THE ___ DAY OF ___, 20___, A.D. AT ___ O'CLOCK __M, IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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
WILLIAMSON COUNTY, TEXAS

BY: _____