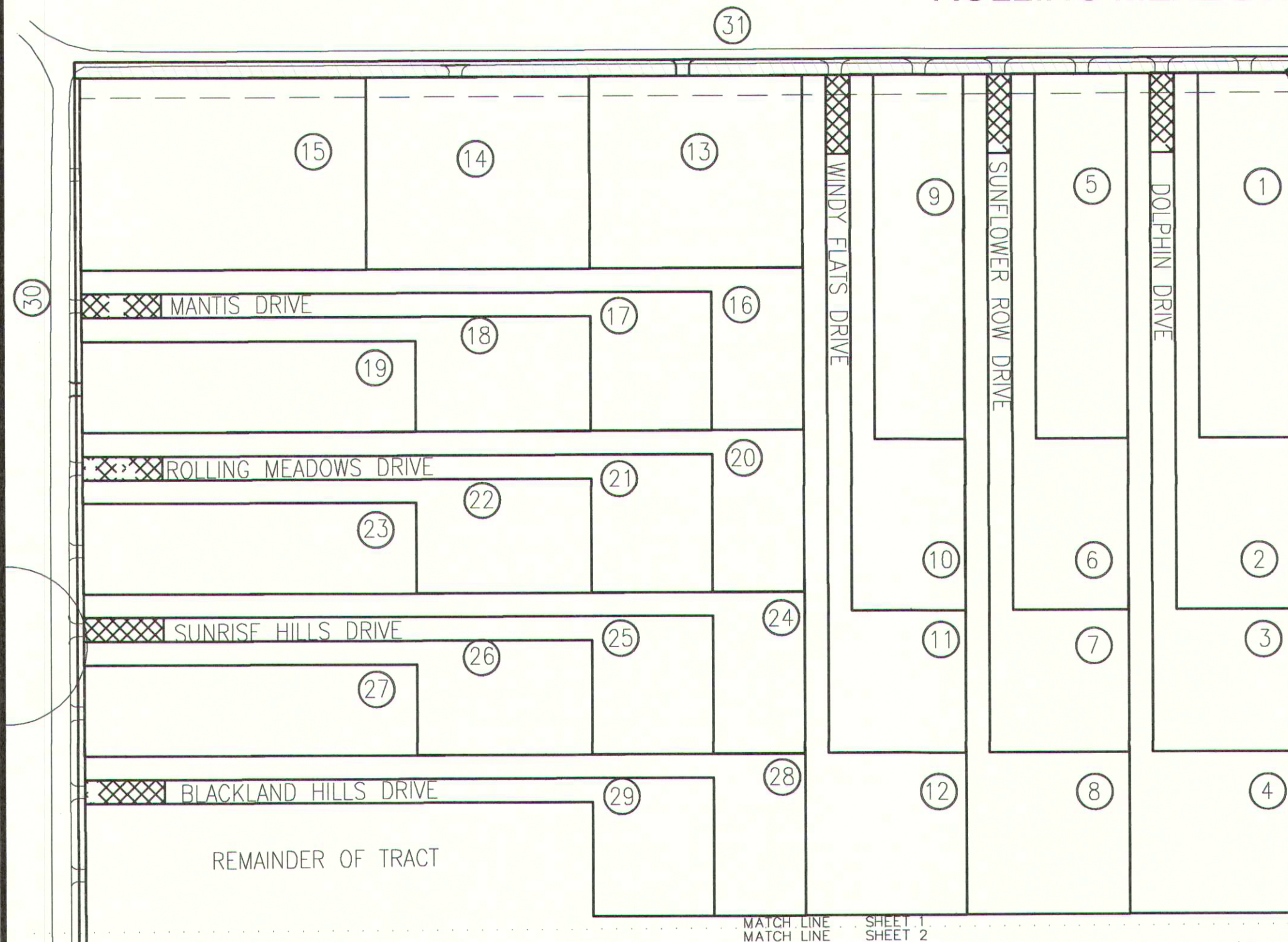


# FINAL PLAT OF ROLLING MEADOWS SUBDIVISION

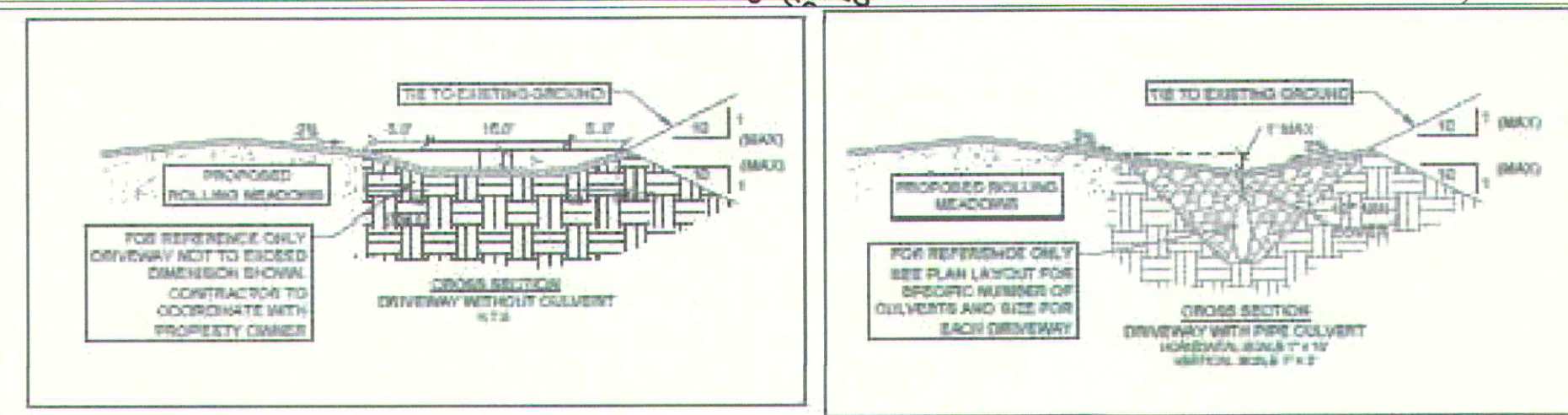


MATCH LINE  
MATCH LINE  
SHEET 1  
SHEET 2

**CULVERT TABLE**

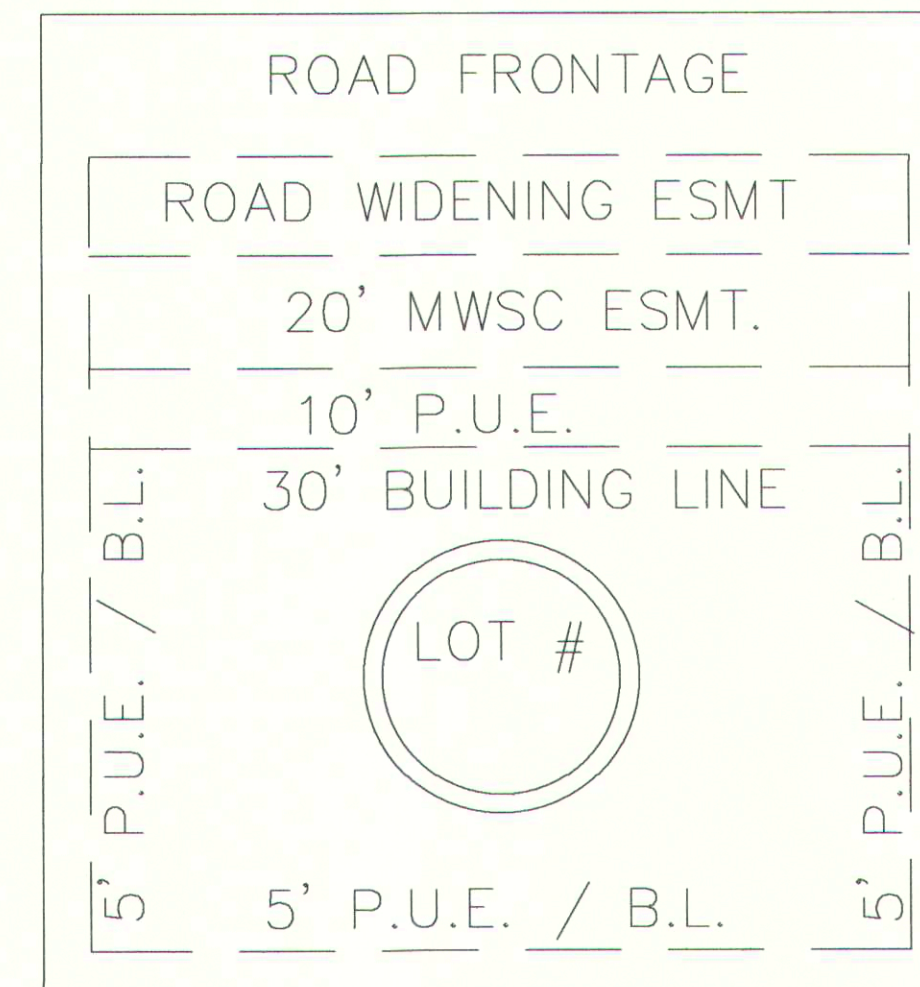
Driveway Location	Culvert Length (ft.)	Culvert Size (in.)	Upstream Invert Elevation	Down stream Invert Elevation
LOT 23	22.0 ft.	18 in.	521.90	521.50
LOTS 24, 25, & 26	22.0 ft.	18 in.	520.90	520.50
LOT 27	22.0 ft.	18 in.	519.90	519.50
LOTS 28 & 29	22.0 ft.	18 in.	518.90	518.50

REMAINDER OF TRACT



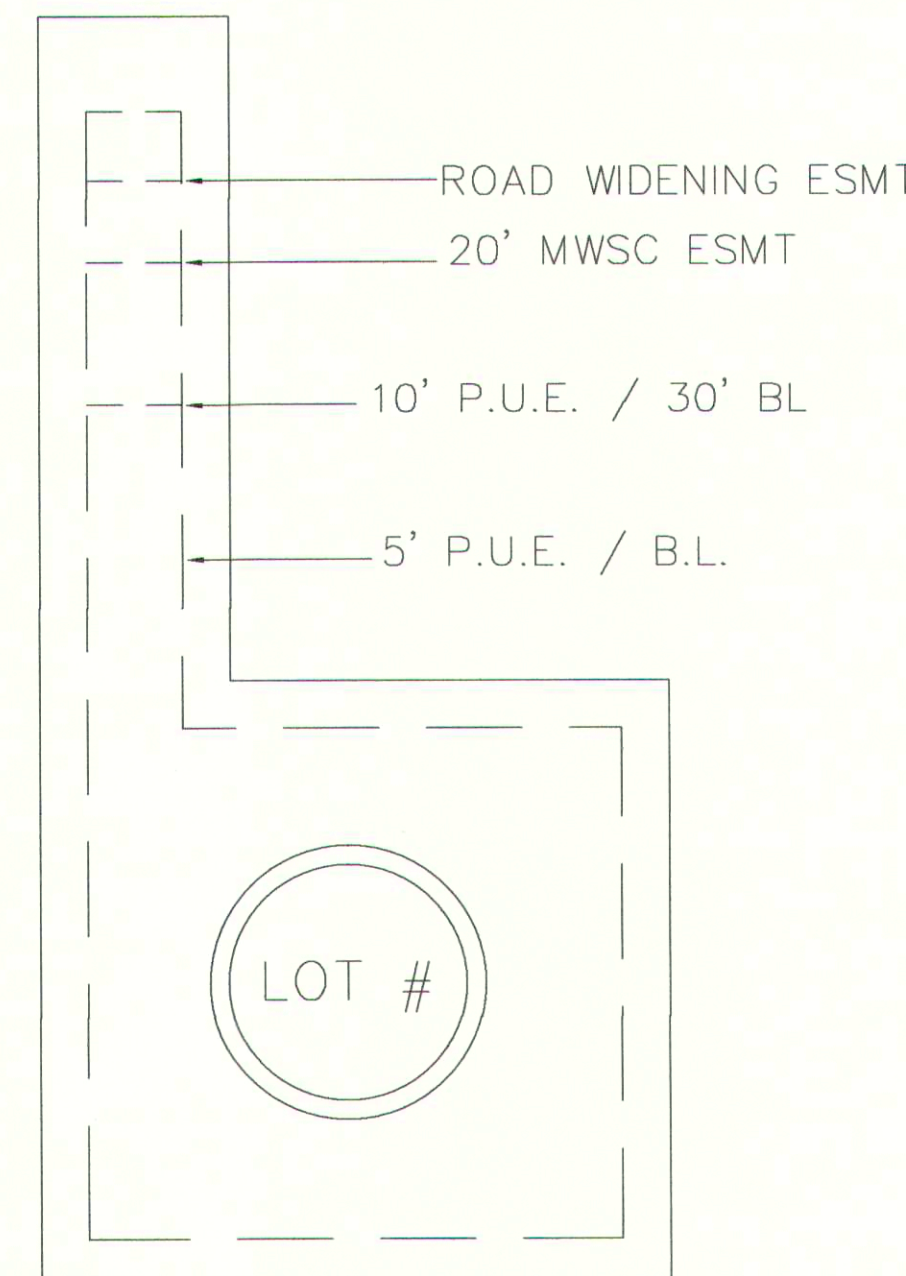
"DIP TYPE" DRIVEWAYS SHALL BE UTILIZED FOR LOTS 1-22 ACCORDING TO CROSS SECTION DETAIL ON THIS SHEET.

6.30 AC. DETENTION POND EASEMENT



TYPICAL PUBLIC UTILITY EASEMENT AND  
BUILDING LINE LAYOUT FOR ALL LOTS  
NOT TO SCALE

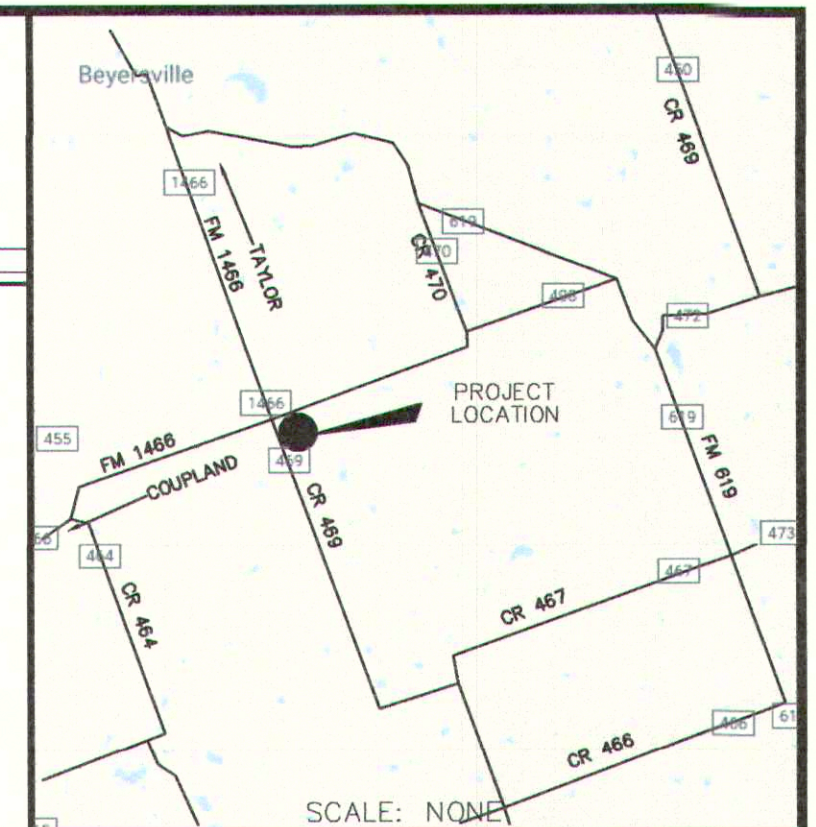
**ROAD FRONTAGE**



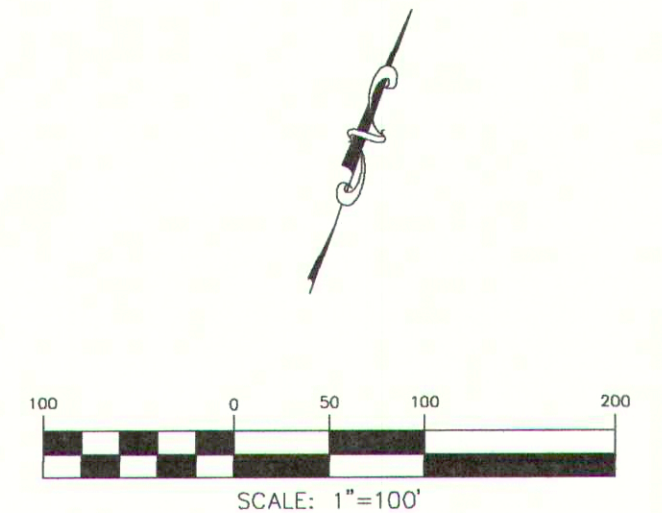
TYPICAL PUBLIC UTILITY EASEMENT AND  
BUILDING LINE LAYOUT FOR ALL LOTS  
NOT TO SCALE

**SHEET 1 OF 6**

VICINITY MAP



SCALE: NONE



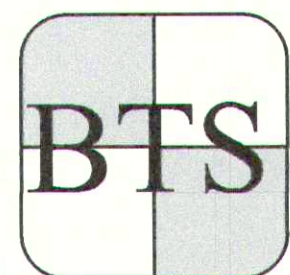
SCALE: 1"=100'

YUPEL, LLC  
MICHAEL F. HERZOG, MANAGER  
1702 INTERVALL DRIVE AUSTIN, TX. 78746

TOKA ENTERPRISES, LLC  
KEJDA HERZOG, MANAGER  
1702 INTERVALL DRIVE AUSTIN, TX. 78746

LIEN HOLDER  
ROCKET POINT, LLC  
JORGE MARCIAL, MANAGER

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500

[www.bryantechnicalservices.com](http://www.bryantechnicalservices.com)

NO.	DATE	REVISIONS	BY
1	07-22	ADDRESS COMMENTS 07.14.20	BLB

DRAWN BY: BM	CREW CHIEF: PT
SCALE: 1" =	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: APRIL 27, 2020






WILLIAM BYERLY SURVEY SURVEY,  
ABSTRACT NO. 60

"74.988 ACRES"  
GENERAL WARRANTY DEED WITH VENDOR'S LIEN  
- SANDRA MAROSKO WERNLI ET VIR & FRED  
W. MAROSKO ET UX  
TO  
YUPEL, LLC & TOKA ENTERPRISES, LLC  
5-03-2018 DOC. NO. 2018039217 OPRWC

— LOT 31 TO BE DEDICATED  
TO WILLIAMSON COUNTY AS  
RIGHT-OF-WAY UPON APPROVAL  
OF PLAT 0.723 ACRE

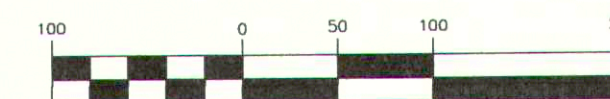
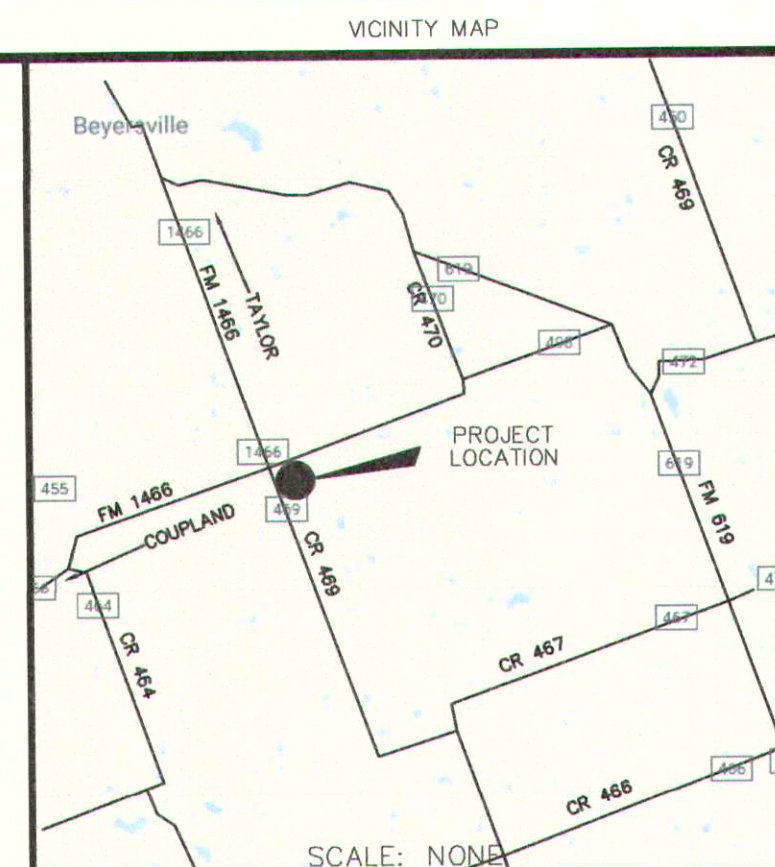
COUNTY ROAD NO. 470

LEGEND

- |   | BENCHMARK                                 |
|---|---|
| B.L.  | BUILDING LINE SETBACK                     |
| P.U.E.  | PUBLIC UTILITY EASEMENT                   |
| ESMT  | EASEMENT                                  |
| MWSC  | MANVILLE WATER SUPPLY CORP.               |
| OPRWC   | OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY |
| ORWC  | OFFICIAL RECORDS WILLIAMSON COUNTY        |
|  | 1/2" IRON ROD SET (CAPPED)                |
|  | 1/2" IRON ROD FOUND                       |
|  | ROAD WIDENING EASEMENT                    |

"MAG" NAIL SET  
IN SURFACE OF C.R. 470  
6" DIAMETER F.C. AT N.W.C.  
"111.2 ACRES" BEARING  
S 21° 21' 41" E, 20.63 FEET

**SHEET 2 OF 6**



SCALE: 1"=100'

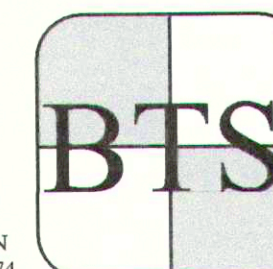
THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 DATUM, 1993 ADJUSTMENT AND ARE GRID VALUES.

YUPEL, LLC  
MICHAEL F. HERZOG, MANAGER  
1702 INTERVAIL DRIVE AUSTIN, TX. 78746

TOKA ENTERPRISES, LLC  
KEJDA HERZOG, MANAGER  
1702 INTERVAIL DRIVE AUSTIN, TX. 78746

LIEN HOLDER  
ROCKET POINT, LLC  
JORGE MARCIAL, MANAGER

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN  
TAYLOR, TX 76574

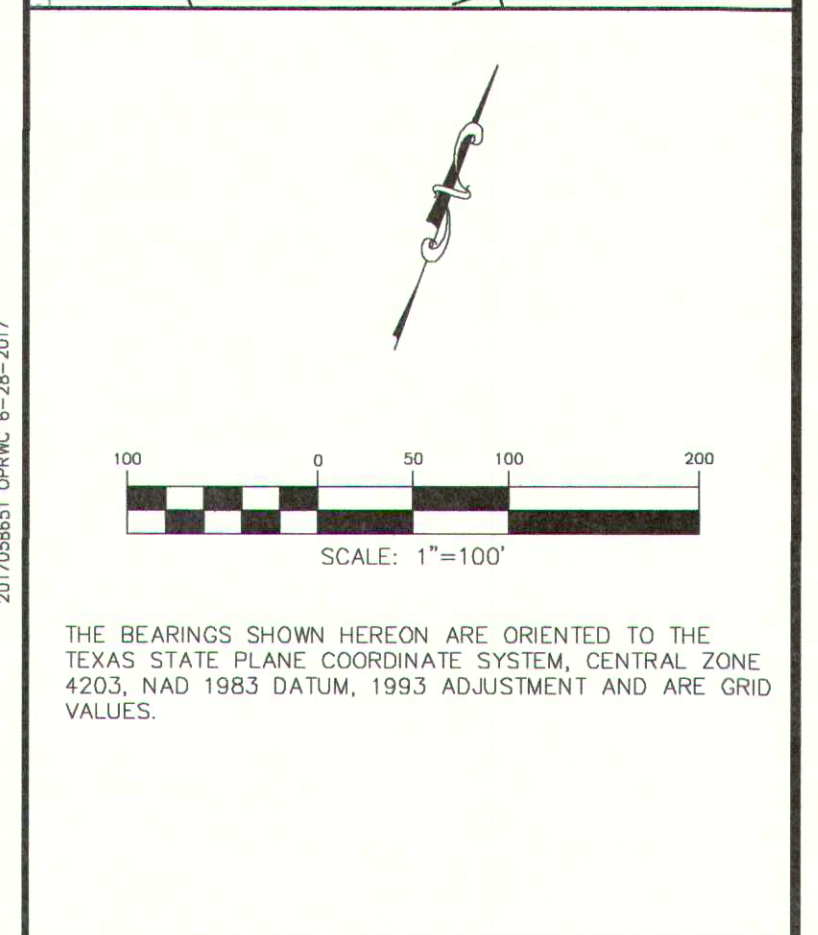
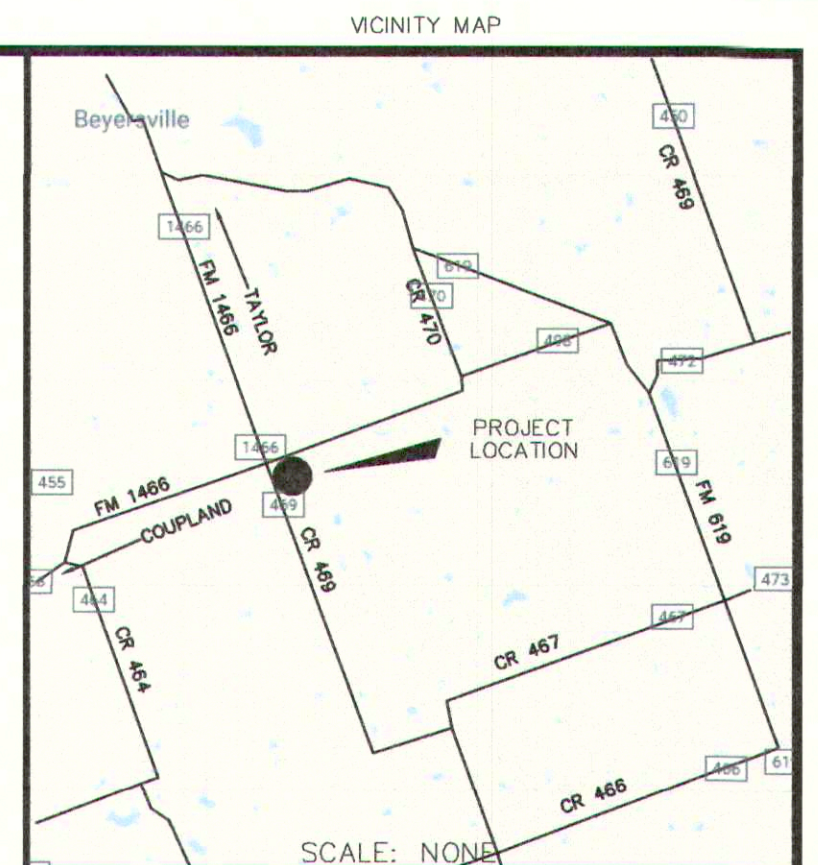
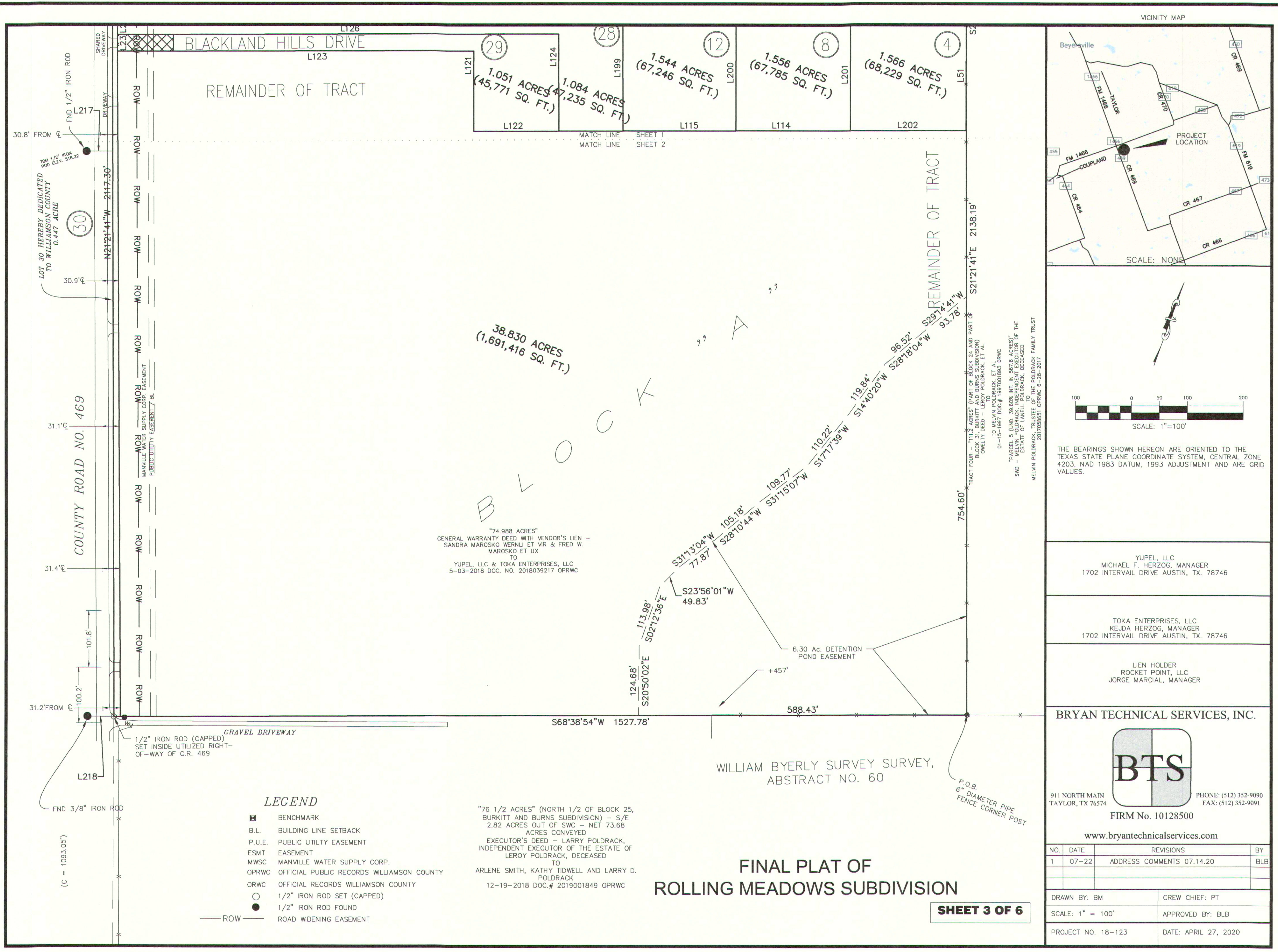
PHONE: (512) 352-9090

FIRM No. 10128500

[www.bryanttechnicalservices.com](http://www.bryanttechnicalservices.com)

NO.	DATE	REVISIONS	BY
1	07-22	ADDRESS COMMENTS 07.14.20	BLB
DRAWN BY: BM		CREW CHIEF: PT	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 18-123		DATE: APRIL 27, 2020	





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YUPEL, LLC  
MICHAEL F. HERZOG, MANAGER  
1702 INTERVALE DRIVE AUSTIN, TX. 78746

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LIEN HOLDER  
ROCKET POINT, LLC  
JORGE MARCIAL, MANAGER

**BRYAN TECHNICAL SERVICES, INC.**

**BTS**

911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 10128500

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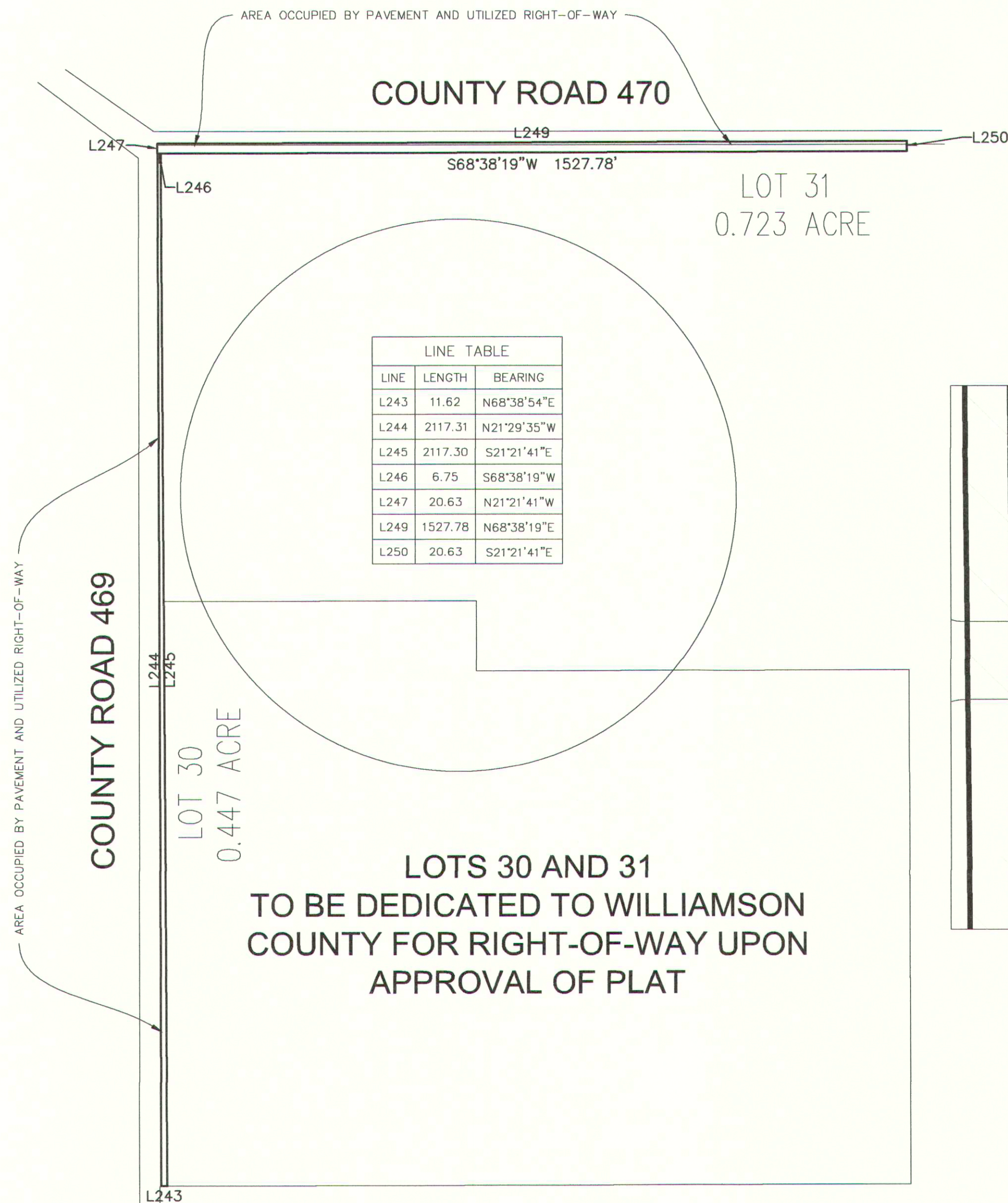
NO.	DATE	REVISIONS	BY
1	07-22	ADDRESS COMMENTS 07.14.20	BLB

DRAWN BY: BM	CREW CHIEF: PT
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: APRIL 27, 2020

# FINAL PLAT OF ROLLING MEADOWS SUBDIVISION

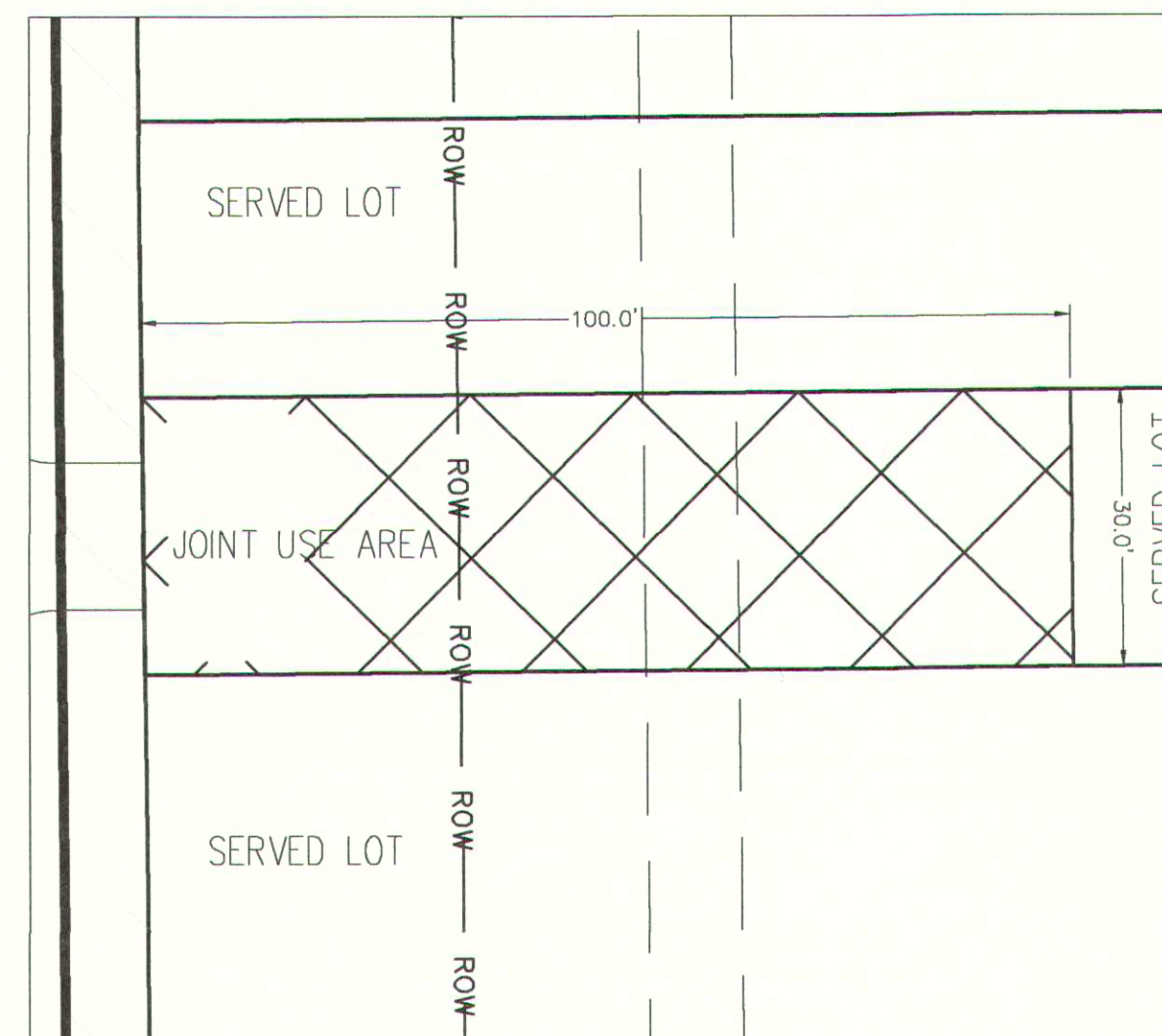
SHEET 3 OF 6





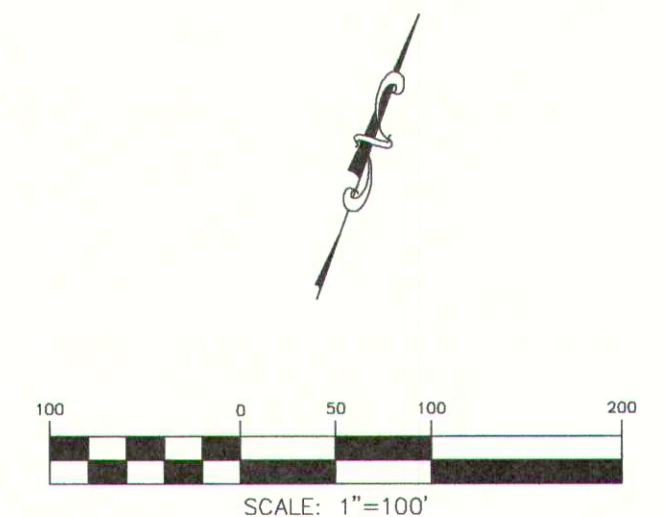
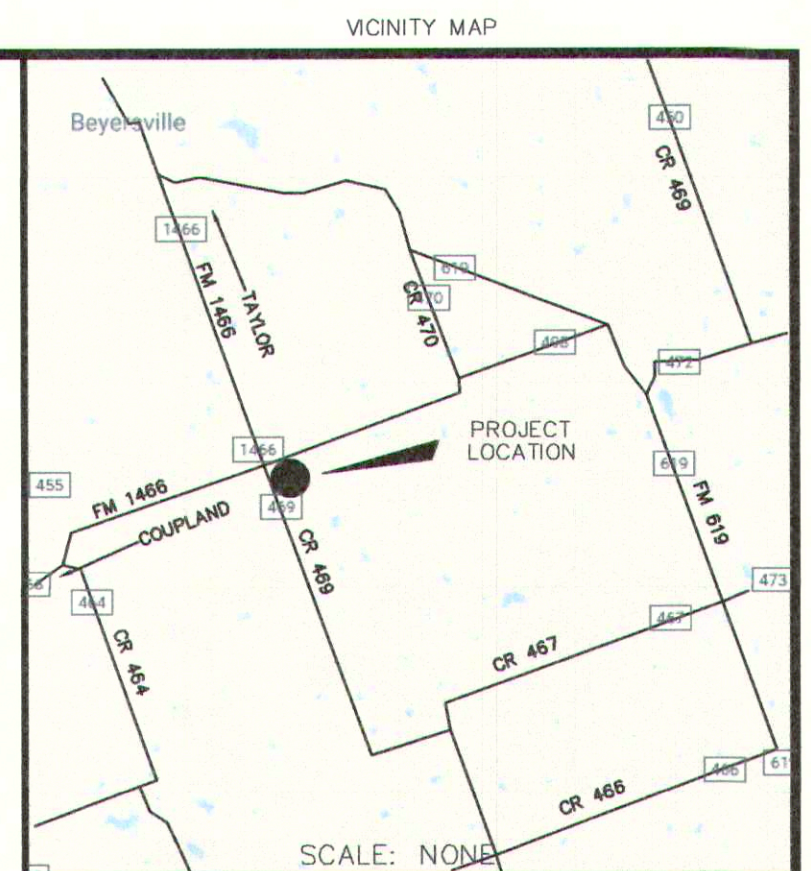
# DETAILS

## JOINT USE INGRESS / EGRESS EASEMENT DETAIL



### LEGEND

- BENCHMARK
- B.L. BUILDING LINE SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- MWSC MANVILLE WATER SUPPLY CORP.
- OPRWC OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- ORWC OFFICIAL RECORDS WILLIAMSON COUNTY
- 1/2" IRON ROD SET (CAPPED)
- 1/2" IRON ROD FOUND
- ROW — ROAD WIDENING EASEMENT



THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 DATUM, 1993 ADJUSTMENT AND ARE GRID VALUES.

YUPEL, LLC  
MICHAEL F. HERZOG, MANAGER  
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1	07-22	ADDRESS COMMENTS 07.14.20	BLB

DRAWN BY: BM	CREW CHIEF: PT
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: APRIL 27, 2020



FINAL PLAT OF  
ROLLING MEADOWS SUBDIVISION

LINE TABLE		
LINE	LENGTH	BEARING
L23	30.00	N21°29'35"W
L24	30.00	N21°29'35"W
L25	115.00	N21°29'35"W
L26	30.00	N21°29'35"W
L27	30.00	N21°29'35"W
L28	30.00	N21°29'35"W
L29	115.00	N21°29'35"W
L30	30.00	N21°29'35"W
L31	30.00	N21°29'35"W
L32	30.00	N21°29'35"W
L33	115.00	N21°29'35"W
L34	30.00	N21°29'35"W
L35	30.00	N21°29'35"W
L36	30.00	N21°29'35"W
L37	243.48	N21°29'35"W
L40	243.59	S21°21'06"E
L42	267.16	N68°38'19"E
L46	112.38	N68°38'19"E
L47	30.00	N68°38'19"E
L48	30.00	N68°38'19"E

LINE TABLE		
LINE	LENGTH	BEARING
L49	30.00	N68°38'19"E
L50	115.00	N68°38'19"E
L51	205.00	S21°21'45"E
L52	30.00	N68°38'19"E
L53	30.00	N68°38'19"E
L54	117.00	N68°38'19"E
L55	461.30	S21°21'41"E
L56	216.94	S21°21'41"E
L57	180.51	S21°21'37"E
L114	205.00	S68°38'54"W
L115	202.38	S68°38'54"W
L121	145.00	N21°21'06"W
L122	152.31	S68°38'54"W
L123	637.22	S68°38'54"W
L124	175.00	N21°21'06"W
L125	1063.63	N21°21'06"W
L126	789.60	S68°38'54"W
L127	1063.67	N21°21'06"W
L128	172.38	S68°38'54"W
L129	1063.70	N21°21'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L130	175.00	S68°38'54"W
L131	177.14	S68°38'54"W
L134	417.50	S68°38'54"W
L135	115.00	N21°21'06"W
L136	219.86	S68°38'54"W
L137	417.79	S68°38'54"W
L138	145.00	N21°21'06"W
L139	152.31	S68°38'54"W
L140	637.72	S68°38'54"W
L141	175.00	N21°21'06"W
L143	790.10	S68°38'54"W
L145	418.01	S68°38'54"W
L146	115.00	N21°21'06"W
L147	219.86	S68°38'54"W
L148	418.29	S68°38'54"W
L149	145.00	N21°21'06"W
L150	152.31	S68°38'54"W
L151	638.23	S68°38'54"W
L152	175.00	N21°21'06"W
L154	790.61	S68°38'54"W

LINE TABLE		
LINE	LENGTH	BEARING
L156	142.38	S68°38'54"W
L157	145.00	S68°38'54"W
L158	147.11	S68°38'54"W
L159	117.08	S68°38'54"W
L160	112.38	S68°38'54"W
L161	115.00	S68°38'54"W
L162	114.86	S68°38'54"W
L163	152.31	S68°38'54"W
L164	219.86	S68°38'54"W
L165	418.52	S68°38'54"W
L166	418.80	S68°38'54"W
L167	115.00	N21°21'06"W
L168	145.00	N21°21'06"W
L169	175.00	N21°21'06"W
L170	205.00	S21°21'06"E
L171	858.64	N21°21'06"W
L172	678.14	N21°21'06"W
L173	461.21	N21°21'06"W
L174	858.67	N21°21'06"W
L175	678.17	N21°21'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L176	461.24	N21°21'06"W
L177	858.71	N21°21'06"W
L178	678.21	N21°21'06"W
L179	461.28	N21°21'06"W
L180	461.26	S21°21'06"E
L181	461.23	S21°21'06"E
L182	243.63	S21°21'06"E
L183	267.16	S68°38'54"W
L185	243.59	N21°21'06"W
L188	791.11	S68°38'54"W
L189	638.74	S68°38'54"W
L190	358.59	S68°38'54"W
L191	243.54	N21°21'06"W
L194	216.94	S21°21'06"E
L195	180.51	S21°21'06"E
L196	180.51	S21°21'06"E
L197	114.86	S68°38'54"W
L198	114.86	S68°38'54"W
L199	205.00	S21°21'06"E
L200	205.00	S21°21'06"E

LINE TABLE		
LINE	LENGTH	BEARING
L201	1063.70	N21°21'06"W
L202	207.18	S68°38'54"W
L213	280.29	N68°38'19"E
L214	30.00	N68°38'19"E
L215	30.00	N68°38'19"E
L216	30.00	N68°38'19"E
L217	46.79	S68°38'19"W
L218	47.45	S69°36'41"W
L219	935.39	S68°30'59"W
L220	1620.79	S21°40'44"E
L221	690.49	N68°38'19"E
L222	495.60	S21°21'41"E
L223	1755.90	N68°38'19"E
L224	2118.36	N21°21'41"W
L225	1519.98	S68°38'19"W
L226	382.40	S70°43'00"W
L227	228.40	S57°00'00"E
L228	145.00	S18°55'00"E
L229	43.40	S52°50'00"E
L230	297.80	S69°15'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L231	553.50	N20°10'00"W
L232	1093.05	N19°00'00"W
L233	3055.55	S71°00'00"W
L234	1093.05	S19°00'00"E
L235	3055.55	N71°00'00"E
L236	1527.78	N71°00'00"E
L237	2138.19	S19°00'00"E
L238	1527.78	S71°00'00"W
L239	2138.19	S19°00'00"E
L240	1527.78	N71°00'00"E
L241	2138.19	N19°00'00"W
L242	1527.78	S71°00'00"W

SHEET 5 OF 6

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	07-22	ADDRESS COMMENTS 07.14.20	BLB

DRAWN BY: BM	CREW CHIEF:
SCALE: 1" = N/A	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: APRIL 27, 2020



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

THAT, YUPEL, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2018039217 OF THE OFFICIAL PUBLIC 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 COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS ROLLING MEADOWS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 6th DAY OF Aug 2021

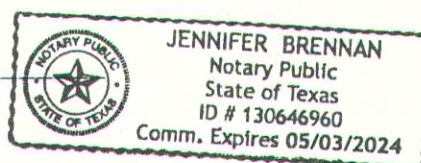
Mig, manager AUTHORIZED PERSON

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF Aug, 2020

NOTARY PUBLIC, STATE OF TEXAS

Jennifer Brennan  
PRINTED NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_



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

THAT, TOKA, ENTERPRISES, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2018039217 OF THE OFFICIAL PUBLIC 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 COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS ROLLING MEADOWS SUBDIVISION.

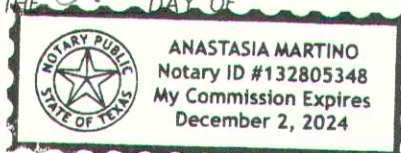
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31 DAY OF JULY, 2021  
Ryda Huzar, manager AUTHORIZED PERSON KH

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF JULY, 2021

Anastasia Martino  
NOTARY PUBLIC, STATE OF TEXAS

Anastasia Martino  
PRINTED NAME  
MY COMMISSION EXPIRES: December 2, 2024



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

THAT, ROCKET POINT, LLC, THE LIEN HOLDER ON THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2018039217 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DOES 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 COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS ROLLING MEADOWS SUBDIVISION, LOCATED IN WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20th DAY OF JULY, 2021

Manager AUTHORIZED PERSON

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF JULY, 2021

Kenneth A. Beck  
NOTARY PUBLIC, STATE OF TEXAS

Kenneth A. Beck  
PRINTED NAME  
MY COMMISSION EXPIRES: 05/03/2022



## FINAL PLAT OF ROLLING MEADOWS SUBDIVISION

74.988 ACRES

These notes describe that certain tract of land located in the WILLIAM BYERLY SURVEY, ABSTRACT No. 60, situated in Williamson County, Texas, being further described as a part of and out of "Block 24" of the Robbins Pasture subdivision, plat of which is recorded in Volume 77, Page 617, Deed Records of Williamson County (DRWC), also being further described as a 74.988 acre tract conveyed in a General Warranty Deed with Vendor's Lien from Sandra Marosko Wernli, et vir and Fred W. Marosko, et ux dated May 3, 2018 and recorded in Document No. 2018039217, Official Public Records of Williamson County, (OPRC) being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of March, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of said "75 Acres" in the apparent common line of aforementioned "Block 24" and "Block 25" of the Robbins Pasture subdivision, same being the Southwest corner of a called "Tract Four -111.2 Acres" conveyed in an Owelty Deed to Melvin Poldrack, et al dated 01-15-1997 and recorded in Document No. 1997001893, Official Records of Williamson County (ORWC) in the North line of a called "73.68 Acres" conveyed in a Deed to Leroy Poldrack, et ux dated 01-09-1963 and recorded in Volume 456, Page 669, DRWC; found a 6" diameter pipe fence corner post at same corner; found a 6" diameter pipe fence corner post at an exterior corner of said "Tract Four -111.2 Acres", same being the apparent common corner of Blocks 24, 31,30 and 25 of said Robbins Pasture subdivision bearing North 68° 38'545" East, a distance of 1519.27 feet (called 1519.98 feet);

THENCE South 68° 38'54" West with said common line of aforementioned "Block 24" and "Block 25" of the Robbins Pasture subdivision, also the common line of aforementioned "75 Acres" and "73.68 Acres", generally with a wire fence, departing said wire fence at approximately 457 feet, and continuing an additional 1070.78 for a total distance of 1527.78 feet (called 1527.78 feet) to a set 1/2" iron rod (capped Bryan Tech Services) inside of the utilized right-of-way of County Road No. 469 at the Southwest corner of aforementioned "75 Acres" and the Northwest corner of said "73.68 Acres"; a calculated point at the prolongation of an old fence, same being the calculated Southwest corner of said "Block 25" of the Robbins Pasture subdivision, bears South 21° 01'19" East, 1092.93 feet (called 1093.05 feet); found a 3/8" iron rod in the West right-of-way of County Road No. 469 bearing South 69° 36'41" West, 47.45 feet;

THENCE North 21° 21'41" West with the West line of said "75 Acres" and for the West line of said "Block 24" of the Robbins Pasture subdivision, at 1019.66 feet a found 1/2" iron rod bears South 68° 38'19" West, 46.79 feet, and continuing with said line an additional 1118.27 feet for a total distance of 2137.93 feet (called 2138.19 feet) to the Northwest corner of said "75 Acres" and also the apparent Northwest corner of said "Block 24" of the Robbins Pasture subdivision and the apparent Southwest corner of "Block 23" of the Robbins Pasture subdivision; set a "MAG" Nail in the surface of County Road No. 470 at same corner;

THENCE North 68° 38'19" East with the North lines of both "75 Acres" and "Block 24" of the Robbins Pasture subdivision, same being the South line of "Block 23" of the Robbins Pasture subdivision, along the Southern paved surface of said County Road No. 470, a distance of 1527.78 feet (called 1527.78 feet) to the Northeast corner of said "75 Acres"; set a "MAG" Nail in the surface of County Road No. 470 at same corner; a 6" diameter pipe fence corner post at the Northwest corner of aforementioned "Tract Four -111.2 Acres" bears South 21° 21'41" East, a distance of 20.63 feet;

THENCE South 21° 21'41" East partially with the common line of said "75 Acres" and "Tract Four -111.2 Acres", generally along a wire fence, a distance of 2138.19 feet (called 2138.19 feet) to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 74.988 Acres of Land.

### SURVEYOR'S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A 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 PLACE, EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS 15th DAY OF JUNE, 2020

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



### ENGINEER'S CERTIFICATION

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491 C0725F EFFECTIVE 12-20-19 AND 48491 C0705F EFFECTIVE 12-20-19 LOCATED IN ZONE "X". THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS 27th DAY OF JULY, 2020

Matthew D. Dringenberg

REGISTERED PROFESSIONAL ENGINEER  
NO. 114250 STATE OF TEXAS



### GENERAL PLAT NOTES

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
- ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
- CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER AS TO THE SIZE OF THE SIZE OF THE DRIVEWAY DRAINAGE CULVERT PIPES FOR EACH LOT IN THE SUBDIVISION SHALL BE SHOWN ON THE PLAT. SIZE (18" MIN), LENGTH (22" MINIMUM) AND INVERT ELEVATIONS FOR CULVERTS MUST BE SHOWN FOR EACH LOT IN A TABLE ON THE PLAT AND IN ALL DEED RESTRICTIONS. LARGER OR LONGER DRAIN PIPES SHALL BE INSTALLED IF NECESSARY TO HANDLE DRAINAGE BASED UPON A 25-YEAR FLOW FREQUENCY. USE OF "DIP TYPE" DRIVEWAYS ARE PERMITTED AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%.
- 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.
- 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.
- WATER SERVICE WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
- LOTS MAY NOT BE FURTHER SUBDIVIDED.
- "DIP TYPE" DRIVEWAYS WILL BE UTILIZED ON LOTS 1 THROUGH 22.
- 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.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (B10.1 2000 RULES), ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 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.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 60 FEET, WHICHEVER IS LESS. (ATCM 5.3.1 D,J)
- ALL DRIVEWAYS INCLUDING SHARED DRIVEWAYS SHALL BE PRIVATELY MAINTAINED AND NOT BY COUNTY (WCSR 10.3)
- NO MORE THAN THREE (3) RESIDENCES MAY BE SERVED BY A SINGLE JOINT USE DRIVEWAY WITHOUT CONSTRUCTING TO PRIVATE ROAD STANDARDS. (ATCM 5.3.1. H)
- DRIVEWAYS SHALL BE IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS REQUIRING 100' SPACING MEASURED FROM CENTER TO CENTER OF DRIVEWAY
- 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 STOMP WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 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.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

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

I, BILL GRAVEL, 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., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

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

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 DOCUMENT 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:

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