

AMENDING PLAT OF THE REPLAT OF
LOT 9, BLOCK A, TERA VISTA COM 24
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK "A",
TERA VISTA SECTION 24

THAT WILLOW TREE HOLDINGS, LLC BEING OWNER OF LOT 9 , BLOCK A, TERA VISTA COM 24, A REPLAT OF A PORTION OF LOT 1, BLOCK "A", TERA VISTA SECTION 24 A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015109191 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD DOCUMENT NUMBER 2017117057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE,

DO HEREBY RESUBDIVIDE 1.257 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AMENDING PLAT OF THE REPLAT OF LOT 9, BLOCK, TERA VISTA COM 24

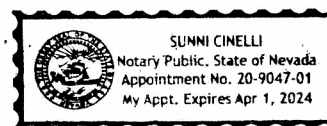
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

Brady Vanderling
WILLOW TREE HOLDINGS, LLC
BRADY VANDERLING
AUTHORIZED REPRESENTATIVE

THE STATE OF TEXAS § Nevada
COUNTY OF WILLIAMSON § Clark

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27 DAY OF September, 2021, BY BRADY VANDERLING AS AUTHORIZED REPRESENTATIVE OF WILLOW TREE HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY ON BEHALF OF SAID WILLOW TREE HOLDINGS, LLC.

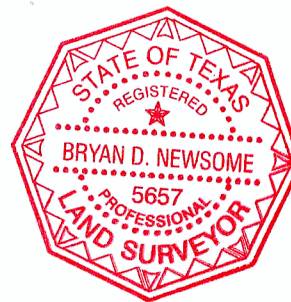
Sunny Cinelli
NOTARY PUBLIC, STATE OF TEXAS Nevada §
PRINTED NAME: Sunny Cinelli
MY COMMISSION EXPIRES: 04/01/2024



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRYAN D. NEWSOME, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Bryan D. Newsome 21 September
DATE
BRYAN D. NEWSOME, R.P.L.S.
STATE OF TEXAS NO.: 5657
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
TBPLS FIRM NO. 10124500



OWNER'S RESPONSIBILITIES

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, BILL GRAVELL, Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT, A SUBDIVISION, REPLAT OF LOT 9, BLOCK, TERA VISTA COM 24, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Bill Gravel, Jr. DATE
BILL GRAVELL, Jr., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A.D. 2021, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D. 2021 AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

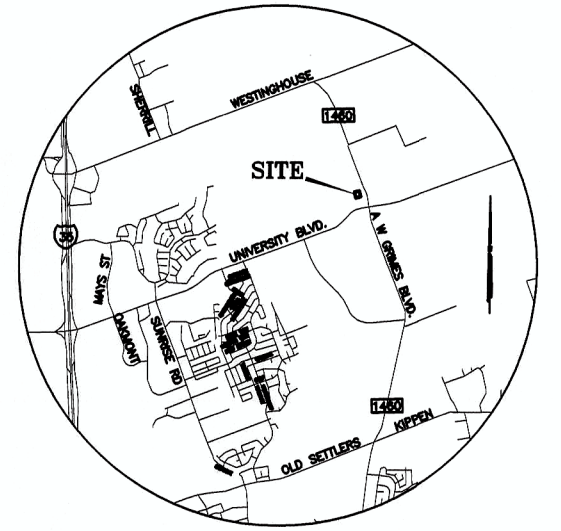
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

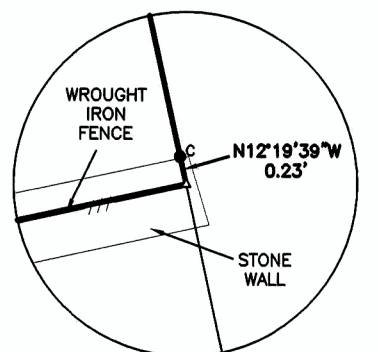
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1611-001
DRAWING NO.:
1611-001-PL R1
PLOT DATE:
09/21/2021
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
02 OF 02

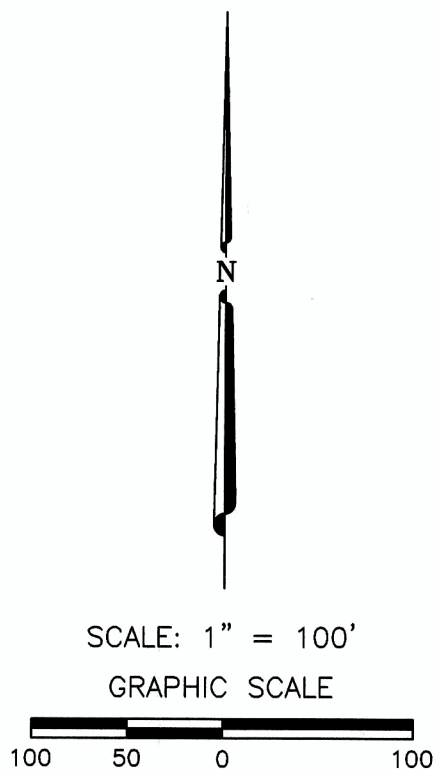
AMENDING PLAT OF THE REPLAT OF LOT 9, BLOCK A, TERAVIDA COM 24 BEING A REPLAT OF A PORTION OF LOT 1, BLOCK "A", TERAVISTA SECTION 24



LOCATION MAP
NOT TO SCALE



DETAIL
N.T.S.



SCALE: 1" = 100'
GRAPHIC SCALE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{BP} 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- ^C 1/2" REBAR WITH "CUPLIN" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ MAG NAIL FOUND
- ⊙ TxDOT TYPE II DISK FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- () RECORD INFORMATION

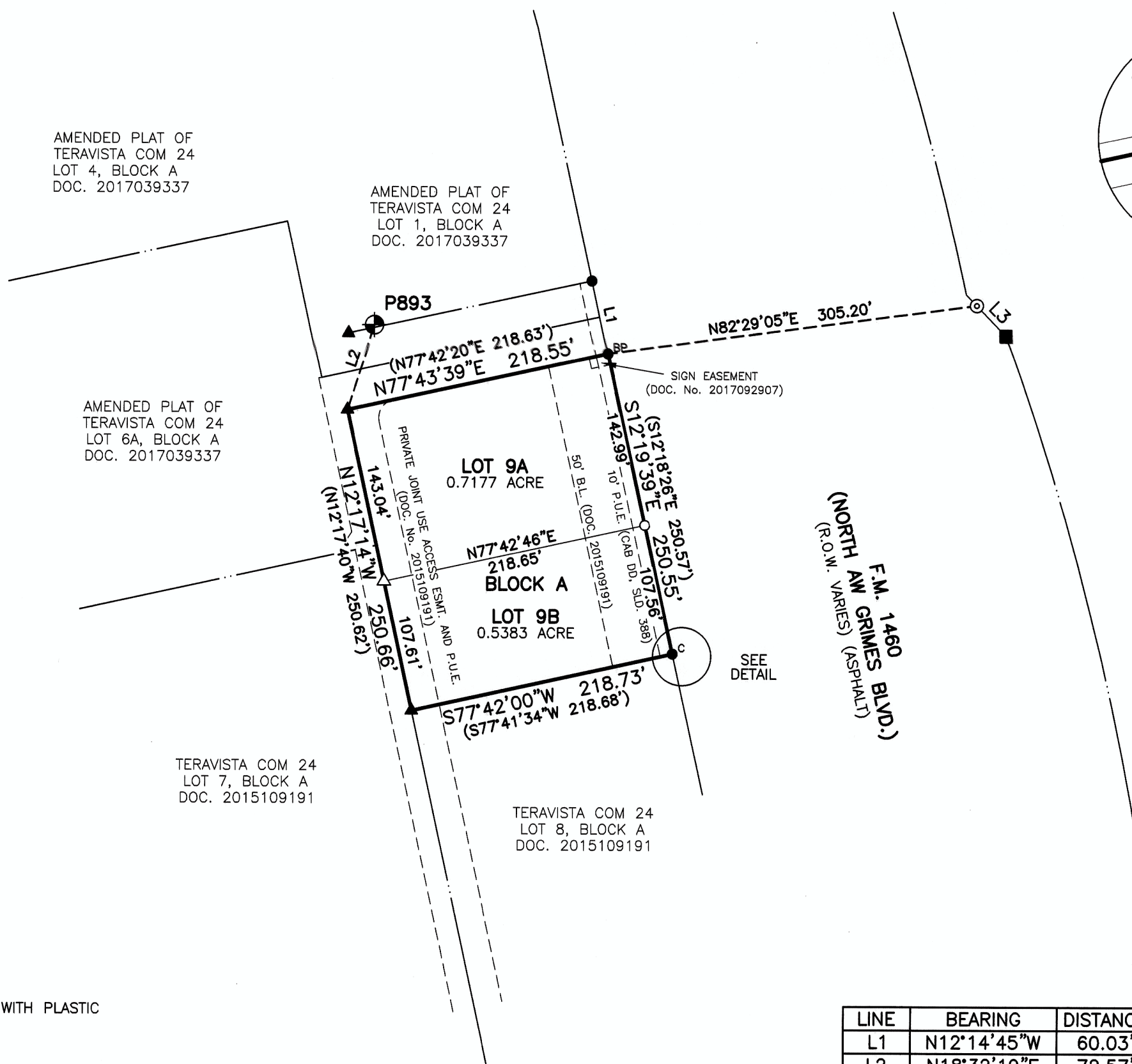
AMENDED PLAT OF
TERAVISTA COM 24
LOT 4, BLOCK A
DOC. 2017039337

AMENDED PLAT OF
TERAVISTA COM 24
LOT 1, BLOCK A
DOC. 2017039337

AMENDED PLAT OF
TERAVISTA COM 24
LOT 6A, BLOCK A
DOC. 2017039337

TERAVISTA COM 24
LOT 7, BLOCK A
DOC. 2015109191

TERAVISTA COM 24
LOT 8, BLOCK A
DOC. 2015109191



GENERAL NOTES:

- ALL PLAT BOUNDARY CORNERS ARE STAKED WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CHAPARRAL" UNLESS OTHERWISE INDICATED.
- GAS SERVICE WILL BE PROVIDED BY ATMOS ENERGY.
- ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
- WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WILLIAMSON COUNTY M.U.D. No. 11.
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD 83 DATUM EXPRESSED IN U.S. SURVEY FEET. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED FACTOR OF 0.999880014.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF TERAVIDA SECTION 24, AS RECORDED IN DOCUMENT No. 2007091816 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD REVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- DRIVEWAYS FOR LOTS 9A & 9B SHALL CONNECT ONLY TO PRIVATE JOINT USE ACCESS ESMT. AND P.U.E. AND NOT F.M. 1460.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF ROUND ROCK, 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.
- ALL EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

LINE	BEARING	DISTANCE
L1	N12°14'45"W	60.03'
L2	N18°32'19"E	72.57'
L3	S43°54'04"E	34.41'

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 CHAPARRAL CONTROL POINT "P893".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10184120.841
E 3140653.587

TEXAS STATE PLANE COORDINATES:
N 10182898.896
E 3140276.741

ELEVATION = 793.55'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 0°00'00"

PATENT SURVEY: BARNEY C. LOW SURVEY, A-385

ENGINEER:

ELI ENGINEERING, PLLC
700 THERESA COVE
CEDAR PARK, TX 78613
TBPELS FIRM NO. 17877
CONTACT: GARY JONES, P.E.

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3505 MCCALL LANE
AUSTIN, TX 78744
TBPELS FIRM NO. 10124500
CONTACT: BRYAN D. NEWSOME, RPLS

REPLAT OF LOT 9, BLOCK A, TERAVIDA COM 24

OWNER: WILLOW TREE HOLDINGS, LLC
BRADY VANDERLIND, D.V.M.
P.O. BOX 1753
GEORGETOWN, TX. 78627
(702) 806-5734
bvanderlind@msn.com

SUBMITTAL DATE: JULY 26, 2021

BENCHMARK INFORMATION:

BM #1 P893:
ELEVATION = 793.55'
VERTICAL DATUM: NAVD 88 (GEOID 18B)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
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