

REPLAT OF LOT 23A OF THE
REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A,
REPLAT OF LOT 24 BIG VALLEY SUBDIVISION
WILLIAMSON COUNTY, TEXAS

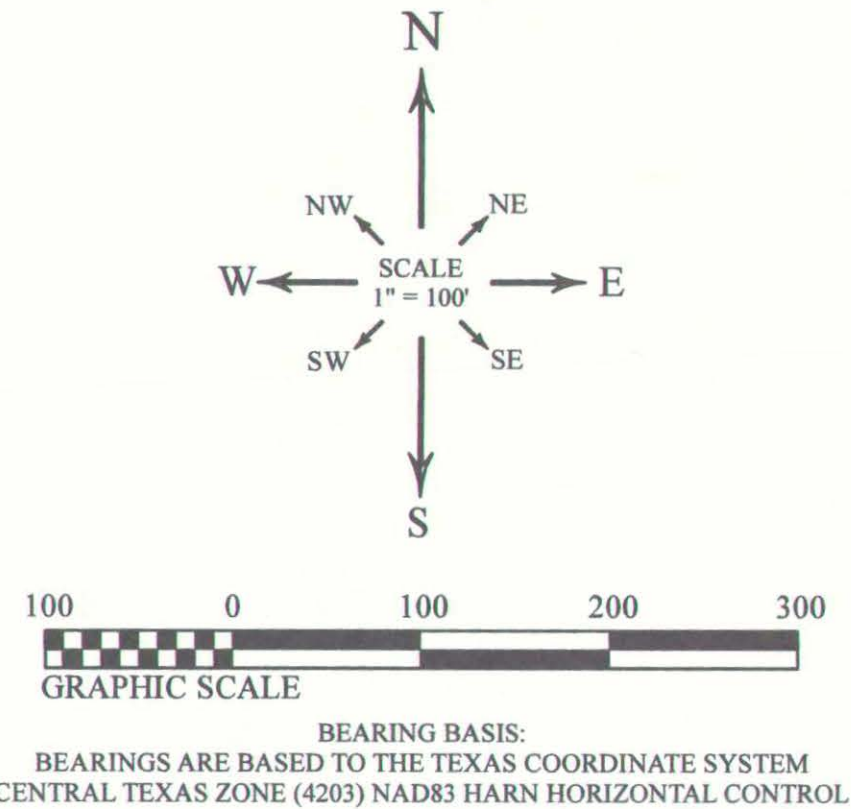
OWNER:
ACREAGE:
SURVEY:
NUMBER OF BLOCKS:
NUMBER OF LOTS:
PLAT PREPARERS
SURVEYOR:
DATE PREPARED:
FEMA F.I.R.M. MAP NO.:

RICHARD F. GEIGER AND PAMELA J. GEIGER
17.55 ACRES
JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478
1
2
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
PHONE # 512-249-8149 TBPLES FIRM NO. 10135000
REF# A0516119
JULY 23, 2019
48491C 0275 E - 09/26/2008

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S 68°43'18" W	50.00'	
L2	N 60°15'14" E	43.10'	
L3	S 56°37'06" W	49.90'	
L4	S 87°23'43" W	23.10'	

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C1	65.00'	119.75'	103.52'
C2	65.00'	68.43'	65.31'
C3	65.00'	51.32'	50.00'

- LEGEND
- 1/2" ROD FOUND
 - 1/2" ROD W/CAP SET "ALLSTAR 5729"
 - () RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - PUE PUBLIC UTILITY ESMT
 - BL BUILDING LINE
 - SEPTIC TANK
 - PROPOSED WATER METER
 - UTILITY POLE
 - DOWN GUY
 - OH OVERHEAD UTILITY LINE(S)



METES AND BOUNDS:

BEING 17.55 ACRES OF LAND, BEING ALL OF LOT 23A, REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2019005401, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 17.55 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the southeast corner of said Lot 23A, and for the southeast corner hereof;

THENCE with the south line of said Lot 23A, for a portion of the south line hereof, South 77°47'28" West, a distance of 405.48 feet to a 1/2" iron rod found for the southeast corner of Lot 24B, Replat of Lot 24 Big Valley Subdivision, recorded in Document Number 2015052659, Official Public Records, said county, and for an angle corner in the south line hereof;

THENCE with the common line of said Lot 24B and said Lot 23A, for a portion of the south line hereof, the following three (3) courses:

1. North 02°10'38" East, a distance of 114.06 feet to a 1/2" iron rod found for an angle corner hereof;
2. South 78°07'09" West, a distance of 157.27 feet to a 1/2" iron rod found for an angle corner hereof;
3. North 87°13'51" West, a distance of 421.07 feet to a 1/2" iron rod found in the east/north right-of-way line of West Valley Spur (50 foot right-of-way), being in a curve to the left having a radius of 65.00 feet, for the northwest corner of said Lot 24B, for an angle corner of said Lot 23A, and for an angle corner in the south line hereof;

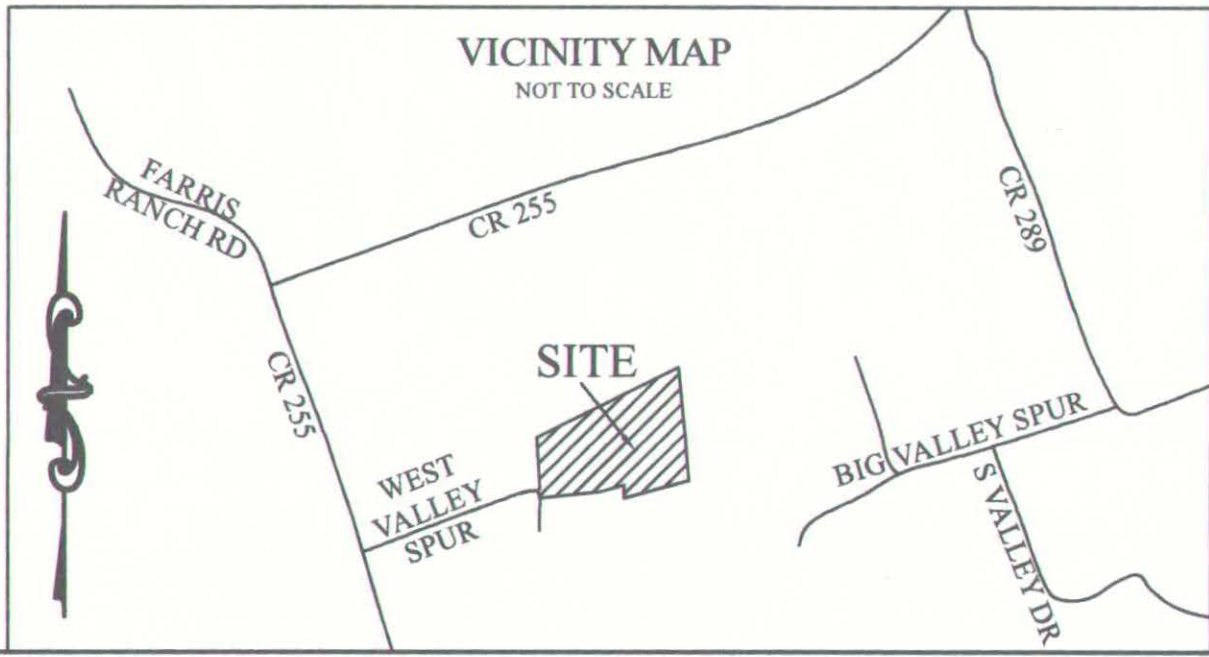
THENCE with said right-of-way line and the south line of said Lot 23A, for the remaining portion of the south line hereof, with said curve turning to the left, with an arc length of 119.75 feet, with a radius of 65.00 feet, a chord bearing of North 58°06'08" West, a chord length of 103.52 feet to a 1/2" iron rod found at the end of said curve for an angle corner in the south line of Lot 23B, of said Replat of Lot 23 Big Valley Subdivision & Lot 24A, Replat of Lot 24 Big Valley Subdivision, for the west corner of said Lot 23A, and for the southwest corner hereof;

THENCE with the common line of said Lot 23B and said Lot 23A, for the west line hereof, the following two (2) courses:

1. North 60°15'14" East, a distance of 43.10 feet to a 1/2" iron rod with cap stamped "ALLSTAR 5729" found for the southeast corner of said Lot 23B, for an angle corner of said Lot 23A, and for an angle corner hereof;
2. North 09°31'03" West, a distance of 430.08 feet to a 1/2" iron rod with cap stamped "ALLSTAR 5729" found in the south line of Lot 6C, Big Valley Subdivision, recorded in Cabinet E, Slide 337, Plat Records, said county, for the northeast corner of said Lot 23B, for the northwest corner of said Lot 23A, and for the northwest corner hereof;

THENCE with a portion of the south line of said Lot 6C, the south lines Lot 6D and Lot 7, and a portion of the south line of Lot 8 of said Big Valley Subdivision, same being the north line of said Lot 23A, for the north line hereof, North 68°48'25" East, a distance of 1132.41 feet to a 1/2" iron rod found for the northwest corner of Lot 22, of said Big Valley Subdivision, for the northeast corner of said Lot 23A, and for the northeast corner hereof;

THENCE with the west line of said Lot 22, a portion of the west line of Lot 21 of said Big Valley Subdivision, same being the east line of said Lot 23A, for the east line hereof, South 01°59'35" East, a distance of 926.37 feet to the POINT OF BEGINNING, containing an area of 764,496 square feet or 17.55 acres.



**REPLAT OF LOT 23A OF THE
REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A,
REPLAT OF LOT 24 BIG VALLEY SUBDIVISION
WILLIAMSON COUNTY, TEXAS**

NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: OSSF, AND ELECTRIC: PEC.
2. ALL STRUCTURES / OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. 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 BFE, WHICHEVER IS HIGHER.
4. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
5. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 1988 DATUM.
6. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
7. 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 WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS, 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 IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
8. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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 CITY AND/OR COUNTY.
9. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
10. 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.
11. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT, AND SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
12. A DRIVEWAY CULVERT PERMIT WILL BE REQUIRED PRIOR TO INSTALLATION. DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND 22 FEET IN LENGTH, AND DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. LARGER OR LONGER DRAINPIPER SHALL BE INSTALLED IF NECESSARY TO HANDLE DRAINAGE BASED UPON A 25-YEAR FLOW FREQUENCY. ALL CULVERTS SHALL INCLUDE A SAFETY END TREATMENT, AND SHALL BE INSTALLED PER WILLIAMSON COUNTY REQUIREMENTS.
13. THIS REPLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS SET FORTH IN THE ORIGINAL PLAT OF BIG VALLEY SUBDIVISION, AS RECORDED IN CABINET E, SLIDE 337, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND IN THE REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A, REPLAT OF LOT 24, BIG VALLEY SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2019005401, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
14. THERE MUST BE A 25 FOOT (25') OSSF SETBACK FROM ANY DRAINAGE WAY OR DRAINAGE EASEMENT AND A 75 FOOT (75') OSSF SETBACK FROM ANY WATERCOURSES.
15. 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.
16. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
17. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
18. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
19. THIS PLAT CONTAINS EXISTING DRIVEWAYS AND CULVERT PIPES FOR DRAINAGE.
20. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
21. 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.
22. 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.

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

I, RICHARD F. GEIGER, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NOS. 2001053406 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 RESUBDIVIDE 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:

"REPLAT OF LOT 23A OF THE REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

RICHARD F. GEIGER DATE
135 WEST VALLEY SPUR
GEORGETOWN, TX 78628

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD F. GEIGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

I, PAMELA J. GEIGER, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NOS. 2001053406 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 RESUBDIVIDE 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:

"REPLAT OF LOT 23A OF THE REPLAT OF LOT 23 BIG VALLEY SUBDIVISION & LOT 24A, REPLAT OF LOT 24 BIG VALLEY SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20 DAY OF Dec, 2021.

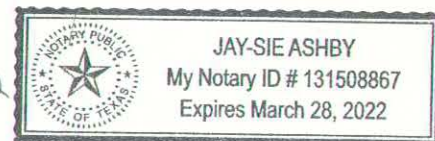
PAMELA J. GEIGER DATE
135 WEST VALLEY SPUR
GEORGETOWN, TX 78628

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAMELA J. GEIGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF December, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: March 28, 2022



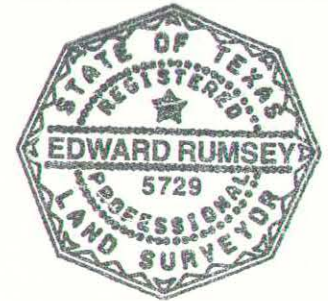
A PORTION OF LOT 23A IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA, ONE (1) PERCENT CHANCE (ZONE A) FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS.

NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE (FLOODPLAIN DEVELOPMENT PERMIT) FOR LOT 23C AND LOT 23D FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY MONUMENTATION ARE IN PLACE AS INDICATED HEREON

EDWARD C. RUMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5729
DATE 12-17-21



BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY 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 WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE 1/5/22

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 20th DAY OF December, 2021 A.D.

Jenisa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, DAN A. GATTIS, 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 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 FORGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATIONS 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

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