

LOCATION MAP  
NOT TO SCALE

PROPOSED PRIVATE ROAD  
PVR 961 - LOTS 24,3  
PVR 962 - 10.11&12  
PVR 963 - 14&15  
PVR 964 - 18&19  
PVR 965 - 23,24 & 25

PROPERTY OWNER INFORMATION  
OWNER NAME: WHITLEY 20 CR 423, LLC  
CONTACT: RUSSELL SPILLERS  
ADDRESS: 21400 WINDMILL RANCH AVE.  
PFLUGERVILLE, TX 78660  
PH: 512-815-7357  
EMAIL: RUSSELLSPILLERS@GMAIL.COM

140.0002 ACRES  
DESCRIBED AS  
TRACTS 1 THRU 3  
WHITLEY 20 CR 423, LLC  
DOCUMENT NO.  
2020156725  
O.P.R.W.C.T.  
CR 419, TAYLOR, TX 76574

TAYLOR RANCHETTES DRIVEWAY TABLE			
LOT NUMBER	CULVERT DIA (in)	CULVERT LENGTH (FT)	SLOPE
1	(2) 24	22	0.88%
2,3	(2) 18	44	4.90%
4	(2) 18	22	0.50%
5	(2) 18	22	2.80%
6	18	22	3.00%
7	18	22	4.50%
8	18	22	4.90%
9	18	22	2.60%
10	18	22	0.50%
11, 12	N/A	N/A	N/A
13	N/A	N/A	N/A
14, 15	N/A	N/A	N/A

TAYLOR RANCHETTES DRIVEWAY TABLE			
LOT NUMBER	CULVERT DIA (in)	CULVERT LENGTH (FT)	SLOPE
16	N/A	N/A	N/A
17	18	22	0.50%
18, 19	18	44	0.50%
20	18	22	0.50%
21	18	22	0.50%
22	18	22	0.50%
23, 24, 25	18	66	0.50%
26	18	22	0.50%
27	18	22	0.50%
28	18	22	0.50%
29	18	22	0.50%
30	18	22	0.78%
31	18	22	3.02%

Notes:

- The culvert sizes were based on the 10-yr flows and existing conditions for the properties along CR 419 and CR 423.
- Minimum culvert size is an 18" pipe. The driveway culvert should fit within without causing an obstruction within the right of way. If the ditch does not have enough depth to accommodate a minimum standard size culvert, a dip driveway or straight tie-in is required.
- All driveway culverts are required to have concrete safety end treatments according to the current TxDOT standards.

# FINAL PLAT TAYLOR RANCHETTES SUBDIVISION

A SUBDIVISION OF 88.526 ACRES, MORE OR LESS,  
OF LAND AREA IN THE PEDRO ZARZA SURVEY,  
ABSTRACT NO. 14,  
IN WILLIAMSON COUNTY, TEXAS.,

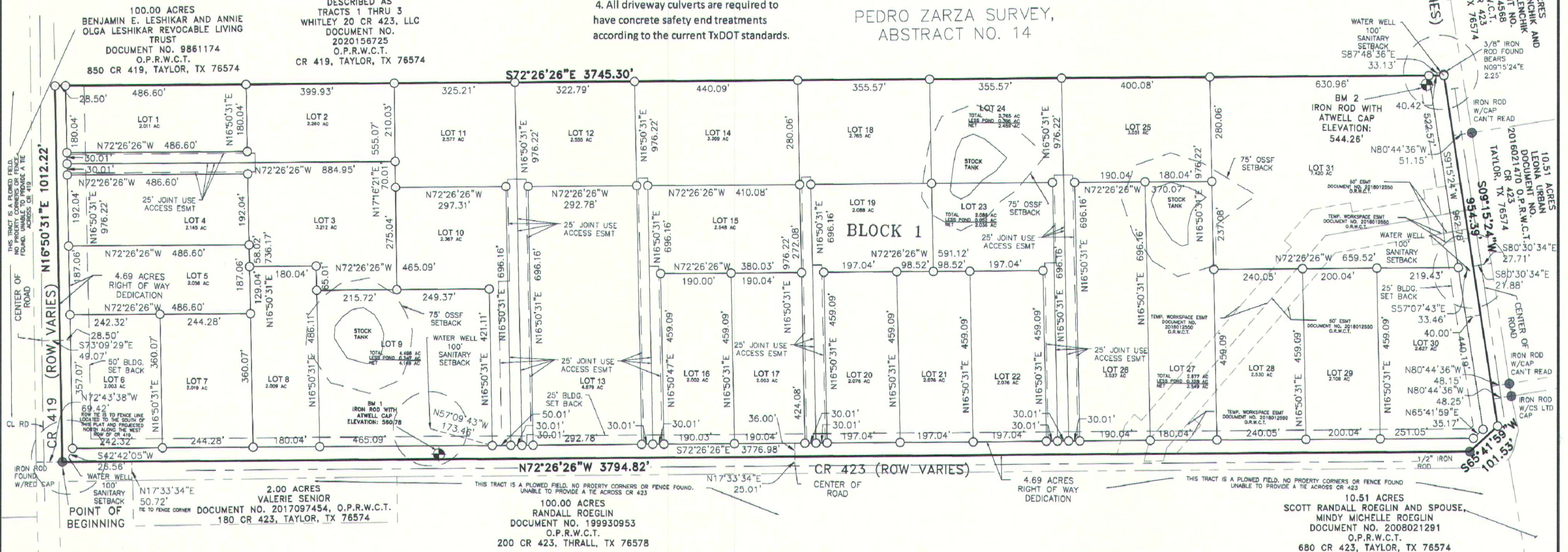


( IN FEET )  
1 inch = 200 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
  - IRON ROD SET WITH "ATWELL LLC" CAP UNLESS OTHERWISE NOTED
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS

BENCHMARK:  
BM 1: IRON ROD WITH ATWELL CAP, ELEVATION: 560.78'  
BM 2: IRON ROD WITH ATWELL CAP, ELEVATION: 544.26'



PROJECT:	TAYLOR Platting
JOB NUMBER:	20004089
SURVEY DATE:	AUGUST 2021
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

 **ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

FINAL PLAT OF  
TAYLOR RANCHETTES  
PEDRO ZARZA SURVEY ABSTRACT NO. 14  
WILLIAMSON COUNTY, TEXAS

SHEET  
1  
OF 3



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GENERAL NOTES:

1. THIS PLAT LIES IN WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT 10.
2. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ.
4. 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.
5. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SOUTHWEST MILAM WSC.
6. SEWAGE SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
7. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 7000 SQUARE FEET ACCORDING TO THE ASSUMED HYDROLOGIC CALCULATIONS.
9. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
10. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
11. 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
12. DRIVEWAY CULVERTS SHALL HAVE A MINIMUM INTERIOR DIAMETER OF 18" OR EQUAL AND A MINIMUM LENGTH OF 22 FEET, AND SHALL INCLUDE A CONCRETE APRON SAFETY TREATMENT IN ACCORDANCE WITH CITY OF AUSTIN STANDARD DETAIL 508S-20, "STORMDRAIN OUTFALL PROTECTION CULVERT UNDER ROADWAY/INLINE". LARGER OR LONGER CULVERTS SHALL BE INSTALLED IF NECESSARY TO ACCOMMODATE DRAINAGE BASED UPON A 10-YEAR FLOW FREQUENCY. ALL DRIVEWAY CULVERTS SHALL HAVE SAFETY END TREATMENTS WITH CONCRETE APRONS. THE DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER B11.3 AND B11.4.
13. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
14. 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.
15. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET 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 ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
16. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
17. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) 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 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.
18. 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.
19. J.U.A.E. MAINTENANCE: IN CONSIDERATION FOR THE GRANT OF RIGHTS UNDER THE EASEMENT, EACH LOT OWNER IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND REPAIR OF THE EASEMENT, INCLUDING:
  - A) COOPERATING WITH OTHER LOT OWNERS TO CONTRIBUTE, ON A PRO RATA BASIS WITH OTHER LOT OWNERS, ANY MONIES NECESSARY TO MAINTAIN, IMPROVE, AND REPAIR THE EASEMENT SO THAT IT SHALL REMAIN AT ALL TIMES IN A GOOD AND PASSABLE CONDITION, TO ALLOW FOR CONVENIENT AND SAFE VEHICULAR INGRESS AND EGRESS TO AND FROM THE LOTS. DECLARANT SHALL HAVE NO FUTURE RESPONSIBILITY FOR THE MAINTENANCE, IMPROVEMENT, REPAIR OR REPAVING OF THE EASEMENT.
  - B) KEEP THE EASEMENT FREE AND CLEAR OF ANY CONSTRUCTION, FENCING AND LANDSCAPING EQUIPMENT OR MATERIALS. VEHICLE PARKING IS NOT ALLOWED ON THE EASEMENT. NO LOT OWNER SHALL CAUSE OR PERMIT ANY OBSTRUCTION ON THE EASEMENT.
  - C) KEEP HIS OR HER LOT MOWED, MAINTAINED AND FREE OF TRASH OR DEBRIS.
20. J.U.A.E. ENFORCEMENT: THE DECLARANT AND EACH LOT OWNER SHALL HAVE THE RIGHT TO ENFORCE, BY ANY PROCEEDING AT LAW OR IN EQUITY, ALL CONDITIONS AND RESERVATIONS IMPOSED BY THIS DECLARATION. DECLARANT SHALL NOT HAVE AN OBLIGATION TO ENFORCE ANY OF THESE PROVISIONS AT LAW OR IN EQUITY, AND NOTHING HEREIN SHALL BE CONSTRUED AS COMPELLING THE DECLARANT TO ENFORCE ANY OF THESE PROVISIONS. FAILURE TO ENFORCE ANY OF THESE PROVISIONS SHALL NOT BE DEEMED A WAIVER OF THE RIGHT OF ENFORCEMENT EITHER WITH RESPECT TO THE VIOLATION IN QUESTION OR ANY OTHER VIOLATION. ANY WAIVER OF A RIGHT UNDER THIS DOCUMENT MUST BE IN WRITING AND SIGNED BY THE PARTY TO BE BOUND IN ORDER TO BE ENFORCED.
21. 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.
22. LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.
23. LOTS 2, 3, 11, 12, 14, 15, 18, 19, 23-25 MAY NOT BE FURTHER SUBDIVIDED.
24. THIS PLAT WILL BE DEVELOPED AS SINGLE-FAMILY LOTS GREATER THAN 2.0 ACRES, NO DETENTION WILL BE REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1.3.
25. 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 FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
26. 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.

27. LOTS 2 AND 3, LOTS 11 AND 12, LOTS 14 AND 15, LOTS 23 AND 24, AND LOTS 25 AND 26 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
28. 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.
29. 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.

DESCRIPTION — 88.526 ACRES

A 88.526 ACRES (3,856,201 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE PEDRO ZARZA SURVEY, ABSTRACT 14, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 140.5002 ACRE TRACT, DESCRIBED AS TRACTS 1 THRU 3, IN DEED, CONVEYED TO WHITLEY 20 CR 423, LLC IN DOCUMENT NO. 2020156725, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND WITH RED CAP AT THE SOUTH-WESTERN CORNER OF SAID 140.5002 ACRE TRACT AND BEING AT THE INTERSECTION POINT OF THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 419 (R.O.W. VARIES) AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423 (R.O.W. VARIES), FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 140.5002 ACRE TRACT AND THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 419, N16°50'31"E, A DISTANCE OF 1012.22 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "ATWELL LLC", FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 140.5002 ACRE TRACT, S72°26'26"E, A DISTANCE OF 3745.30 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "ATWELL LLC", ON A EASTERN LINE OF SAID 140.5002 ACRE TRACT AND BEING ON THE WESTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423 (R.O.W. VARIES), FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8" IRON ROD FOUND ON SAID COMMON LINE BEARS N09°15'24"E A DISTANCE OF 2.25 FEET;

THENCE, WITH THE EASTERN LINE OF SAID 140.5002 ACRE TRACT AND THE WESTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423, S09°15'24"W, A DISTANCE OF 954.39 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "ATWELL LLC", ON THE SOUTHERN LINE OF SAID 140.5002 ACRE TRACT AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423 (R.O.W. VARIES), FOR THE MOST NORTHERN SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 140.5002 ACRE TRACT AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S85°41'59"W, A DISTANCE OF 101.53 FEET TO A 1/2" IRON ROD FOUND, FOR THE MOST SOUTHERN SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;
2. N72°26'26"W, A DISTANCE OF 3794.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 88.526 ACRES OR 3,856,201 SQUARE FEET, MORE OR LESS.

PROJECT:	TAYLOR Platting
JOB NUMBER:	20004089
SURVEY DATE:	AUGUST 2021
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

FINAL PLAT OF  
TAYLOR RANCHETTES  
PEDRO ZARZA SURVEY ABSTRACT NO. 14  
WILLIAMSON COUNTY, TEXAS

SHEET  
2  
OF 3



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, RUSSELL SPILLERS, MANAGING MEMBER OF WHITLEY 20 CR 423, LLC, OWNER OF THAT CERTAIN 140.5002 ACRE TRACT OF LAND, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020156725 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 88.526 ACRES OF SAID 140.5002 ACRE 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 "FINAL PLAT TAYLOR RANCHETTES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14th DAY OF May, 2022.

RUSSELL SPILLERS, MANAGING MEMBER  
WHITLEY 20 CR 423, LLC  
21400 WINDMILL RANCH AVE.  
PFLUGERVILLE, TX 78660  
512-815-7357  
RUSSELLSPILLERS@GMAIL.COM

OWNER'S RESPONSIBILITIES  
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.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RUSSELL SPILLERS, KNOWN TO ME TO BE THE PERSON-WHSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF May, 2022 A.D.,

NOTARY PUBLIC SIGNATURE  
NOTARY PUBLIC PRINT OR TYPE NAME  
MY COMMISSION EXPIRES: 11-21-2023

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
PATTERSON TOWERS INVESTMENTS 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, 1703 W. 11TH ST., AUSTIN TX 78703, RYAN PATTERSON, AS MANAGING MEMBER, LIEN HOLDER OF THE CERTAIN 140.5002 ACRE TRACT OF LAND, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020156725 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 88.526 ACRES OF SAID 140.5002 ACRE 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 "FINAL PLAT TAYLOR RANCHETTES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20th DAY OF May, 2022.

RYAN PATTERSON, MANAGING MEMBER OF  
PATTERSON TOWERS INVESTMENTS 2, LLC, A TEXAS LIMITED LIABILITY COMPANY  
1703 W. 11TH ST., AUSTIN, TX 78703

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOWERS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY 1703 W. 11TH ST., AUSTIN, TX 78703, AMBER TOWERS, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSON-WHSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF May, 2022 A.D.,

NOTARY PUBLIC SIGNATURE  
NOTARY PUBLIC PRINT OR TYPE NAME  
MY COMMISSION EXPIRES: April 28 2023

JANET SPILLERS  
Notary ID #130206953  
My Commission Expires  
April 28, 2023

PROJECT: TAYLOR  
Platting  
JOB NUMBER: 20004089  
SURVEY DATE: AUGUST 2021  
SCALE: 1" = 100'  
SURVEYOR: ROBERT J. GERTSON, RPLS 6367  
TECHNICIAN: AY  
DRAWING:  
DESCRIPTION:  
PARTYCHIEF:  
FIELDBOOKS:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
WORLD GOSPEL MISSIONARIES AND WIDOWS BENEVOLENCE FUND, LLC, P.O. BOX 5194, BRANDON, MISSOURI 39047, DOUG SHADDIX, MANAGER, LIEN HOLDER OF THE CERTAIN 140.5002 ACRE TRACT OF LAND, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020156725 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 88.526 ACRES OF SAID 140.5002 ACRE 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 "FINAL PLAT TAYLOR RANCHETTES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF May, 2022.

DOUG SHADDIX, MANAGER  
WORLD GOSPEL MISSIONARIES AND WIDOWS BENEVOLENCE FUND, LLC,  
P.O. BOX 5194  
BRANDON, MISSOURI 39047

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WORLD GOSPEL MISSIONARIES AND WIDOWS BENEVOLENCE FUND, LLC, P.O. BOX 5194, BRANDON, MISSOURI 39047, DOUG SHADDIX, MANAGER, KNOWN TO ME TO BE THE PERSON-WHSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF May, 2022 A.D.,

NOTARY PUBLIC SIGNATURE  
NOTARY PUBLIC PRINT OR TYPE NAME  
MY COMMISSION EXPIRES: 3-22-26

David R. Yood  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires March 22, 2026

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, ROBERT GERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF WILLIAMSON COUNTY, SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

5-11-22

ROBERT GERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6367 - STATE OF TEXAS  
ATWELL, LLC,  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

FLOOD NOTE:  
NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0375F DATED 12/20/2019.

NO LOT IN THIS SUBDIVISION IS ENCLOSED 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.

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.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, THE UNDERSIGNED, STEPHEN R. DELGADO, P.E. (A REGISTERED PROFESSIONAL ENGINEER) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECT OF IT ARE IN ACCORDANCE TO THE COUNTY OF WILLIAMSON SUBDIVISION ORDINANCE. EXCEPT FOR THE VARIANCES GRANTED BY THE CITY COUNCIL. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

5/11/2022

STEPHEN R. DELGADO, P.E.  
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 99342  
ATWELL, LLC, TBPE NO. 12242  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)  
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 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 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 WITHIN IT.

5/26/2022

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

ROAD NAME AND 911 ADDRESSING APPROVAL  
ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY OF , 20 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, JUDGE 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.

JUDGE BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §  
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 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, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: , DEPUTY

ATWELL  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

FINAL PLAT OF  
TAYLOR RANCHETTES  
PEDRO ZARZA SURVEY ABSTRACT NO. 14  
WILLIAMSON COUNTY, TEXAS

SHEET  
3  
OF 3