

VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET, CAPPED "BTS"
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- BENCHMARK
- CMON CONCRETE MONUMENT
- FLOODPLAIN AS THE 100 YR FLOODPLAIN LIMITS BASED ON THE STUDY BY HENDERSON PROFESSIONAL ENGINEERS, DATED MAY 12, 2022

CULVERT TABLE				
LOT	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX SLOPE	MIN. CULVERT SIZE
1	211.41	441.318	1.43%	1 - 8'x4' Box Culvert
2&3	211.41	441.318	1.58	2 - 8'x5' Box Culverts

OWNER: SCOTT SENTENEY
SSJNTX, LLC
100 E. WHITESTONE BLVD., SUITE 148 #218
CEDAR PARK, TX 78613
PHONE 417.689.0707
E-MAIL SCOTTSENTENEY@GMAIL.COM

SURVEYOR: BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
PHONE 512.352.9090
E-MAIL BRUCE@BYRANTECHNICALSERVICES.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE:

ORIGINAL SURVEY: JAMES P. WARNOCK SURVEY
ABSTRACT NO. 12

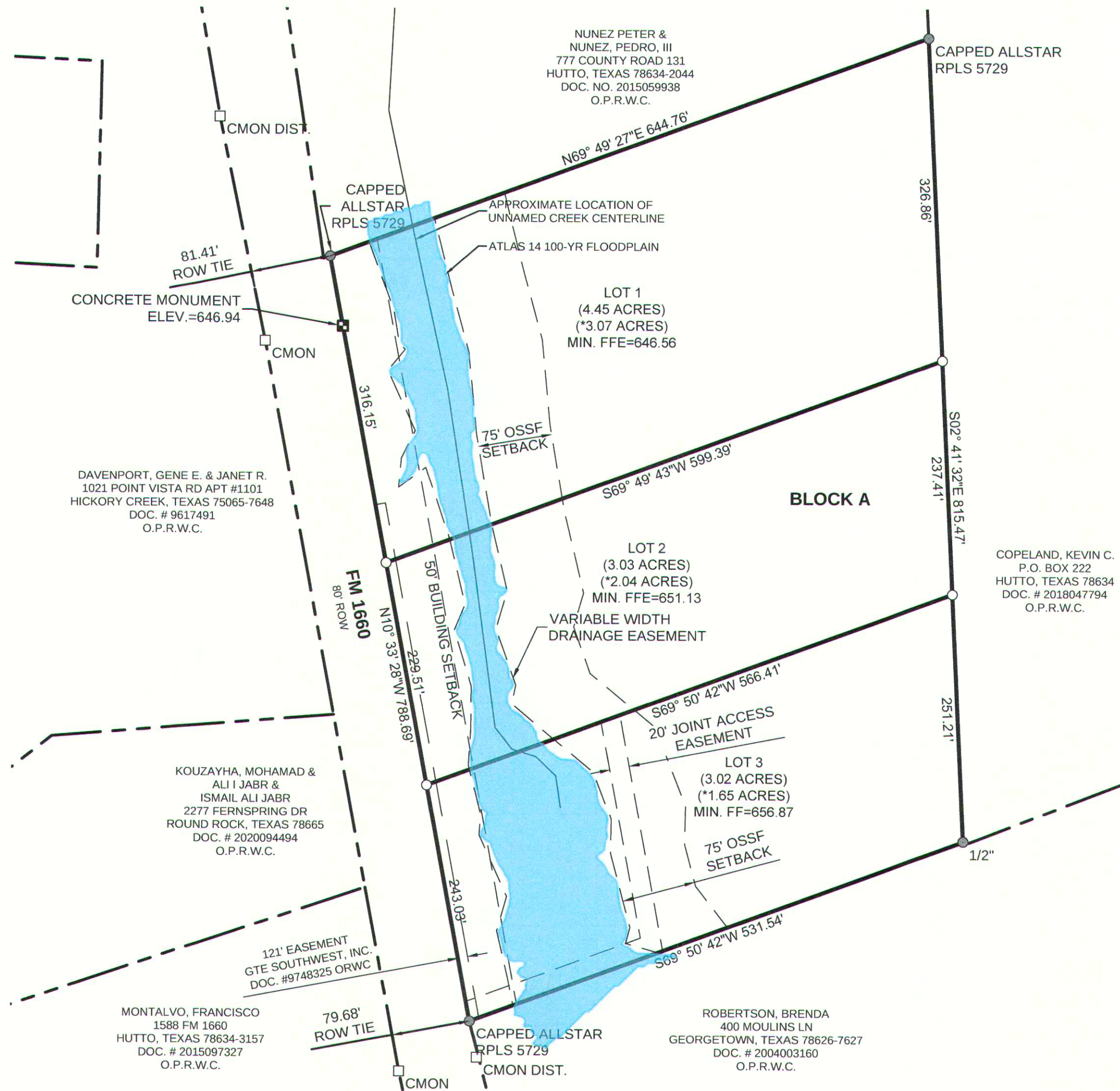
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR
FLOOD PLAIN AS SHOWN ON FIRM PANEL
48491C0510F, DATED DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

NOTE:

* DENOTES APPROXIMATE ACREAGE OF LOT LOCATED OUTSIDE
OF THE EXISTING WET WEATHER CREEK BANKS AS DEFINED BY THE
WILLIAMSON COUNTY ENGINEERS OFFICE. APPROXIMATE CREEK
BANK LOCATION BASED ON ENGINEERING ANALYSIS COMPLETED BY
HENDERSON PROFESSIONAL ENGINEERING STAFF. MEASUREMENTS
DO NOT CONSTITUTE A LEGAL BOUNDARY.

FINAL PLAT
OF
NORMAN'S PARK SUBDIVISION



0 100 200
SCALE: 1"=100'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

FIELD NOTES:

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE
JAMES P. WARNOCK SURVEY, ABSTRACT NO. 12, SITUATED IN WILLIAMSON
COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "10.5 ACRE"
TRACT AS CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM
ALAN F. PETERSON AND CATHY R. PETERSON TO JOHN D. DICKINSON AND
BRENDA S. DICKINSON DATED 10-28-2016 AS RECORDED IN DOCUMENT NO.
201602474 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
(OPRWC) AND BEING SURVEYED ON THE GROUND UNDER THE DIRECT
SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4249, DURING THE MONTH OF NOVEMBER, 2021 AND BEING
MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "10.5 ACRES", SAME
BEING THE NORTHWEST CORNER OF A CALLED "12.35 ACRES" CONVEYED IN
A WARRANTY DEED FROM BRENDA ROBERTSON, FORMERLY KNOW AS
BRENDA RAESZ, AND AARON ROBERTSON TO BRENDA ROBERTSON DATED
12-22-2004 AND RECORDED IN DOCUMENT NO. 20040003160, OPRWC, IN
THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 1660 AND IN
THE APPROXIMATE COMMON LINE OF SAID JAMES P. WARNOCK SURVEY,
ABSTRACT NO. 12 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 187;
FOUND A ½" IRON ROD (CAPPED "ALLSTAR") AT SAME CORNER (NORTH =
10,199,020.825 FEET EAST = 3,174,216.364 FEET); FOUND A TYPE "I" TEXAS
DEPARTMENT OF TRANSPORTATION MONUMENT (DISTURBED, ENGINEER'S
STATION 85+19.60) BEARING SOUTH 11° 16' 32" EAST A DISTANCE OF 37.52
FEET, SAME BEING A CORNER OF SAID "12.35 ACRES";

THENCE WITH THE COMMON LINES OF SAID "10.5 ACRES" AND SAID EAST
RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 1660 THE FOLLOWING
CALLS:

- NORTH 10° 32' 52" WEST 716.56 FEET TO A FOUND TYPE "I" TEXAS
DEPARTMENT OF TRANSPORTATION MONUMENT (ENGINEER'S
STATION 77+66.00) AT THE BEGINNING OF A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5769.65 FEET, A
CHORD BEARING OF NORTH 10° 39' 24" WEST, A CHORD LENGTH OF
72.13 FEET AND AN ARC LENGTH OF 72.13 FEET TO A FOUND ½" IRON
ROD (CAPPED "ALLSTAR") AT THE NORTHWEST CORNER OF SAID "10.5
ACRES", SAME BEING THE SOUTHWEST CORNER OF A CALLED "11.43
ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM JAMES
WONG, ET UX, SHU YUAN WONG TO PETER NUNEZ, AKA PEDRO NUNEZ
III DATED 07-15-2015 AS RECORDED IN DOCUMENT NO. 2015059938,
OPRWC; FOR REFERENCE A FOUND TYPE "I" TEXAS DEPARTMENT OF
TRANSPORTATION MONUMENT (ENGINEER'S STATION 75+32.67) BEARS
NORTH 12° 09' 40" WEST A DISTANCE OF 162.44 FEET (CHORD
BEARING);

THENCE NORTH 69° 49' 27" EAST WITH THE COMMON LINE OF SAID "10.5
ACRES" AND "11.43 ACRES", GENERALLY ALONG A WIRE FENCE, A DISTANCE
OF 644.76 FEET TO A FOUND ½" IRON ROD (CAPPED "ALLSTAR") AT THE
NORTHEAST CORNER OF SAID "10.5 ACRES", SAME BEING THE SOUTHEAST
CORNER OF SAID "11.43 ACRES" IN THE APPARENT WEST LINE OF A CALLED
"237.74 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN
FROM DOUBLE MC, INC. TO KEVIN CLAY COPELAND DATED 05-31-2018
FOUND IN DOCUMENT NO. 2018047794, OPRWC;

THENCE SOUTH 02° 41' 32" EAST WITH THE COMMON LINE OF SAID "10.5
ACRES" AND "237.74 ACRES", GENERALLY ALONG A FENCE, A DISTANCE OF
815.47 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF
"10.5 ACRES", SAME BEING THE SOUTHWEST CORNER OF SAID "237.74
ACRES" AND AN EXTERIOR CORNER OF AFOREMENTIONED "12.35 ACRES";

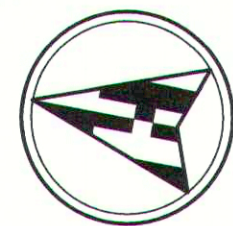
THENCE SOUTH 69° 50' 42" WEST WITH THE COMMON LINE OF SAID "10.5
ACRES" AND "12.35 ACRES", GENERALLY ALONG A WIRE FENCE, SAME BEING
THE APPROXIMATE COMMON SURVEY LINE OF AFOREMENTIONED JAMES P.
WARNOCK SURVEY, ABSTRACT NO. 12 AND THE JOHN DYKES SURVEY,
ABSTRACT NO. 187, A DISTANCE OF 531.54 FEET TO THE PLACE OF
BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED,
AN AREA OF 10.500 ACRES.

SHEET 01 OF 04

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

FINAL PLAT
OF
NORMAN'S PARK SUBDIVISION



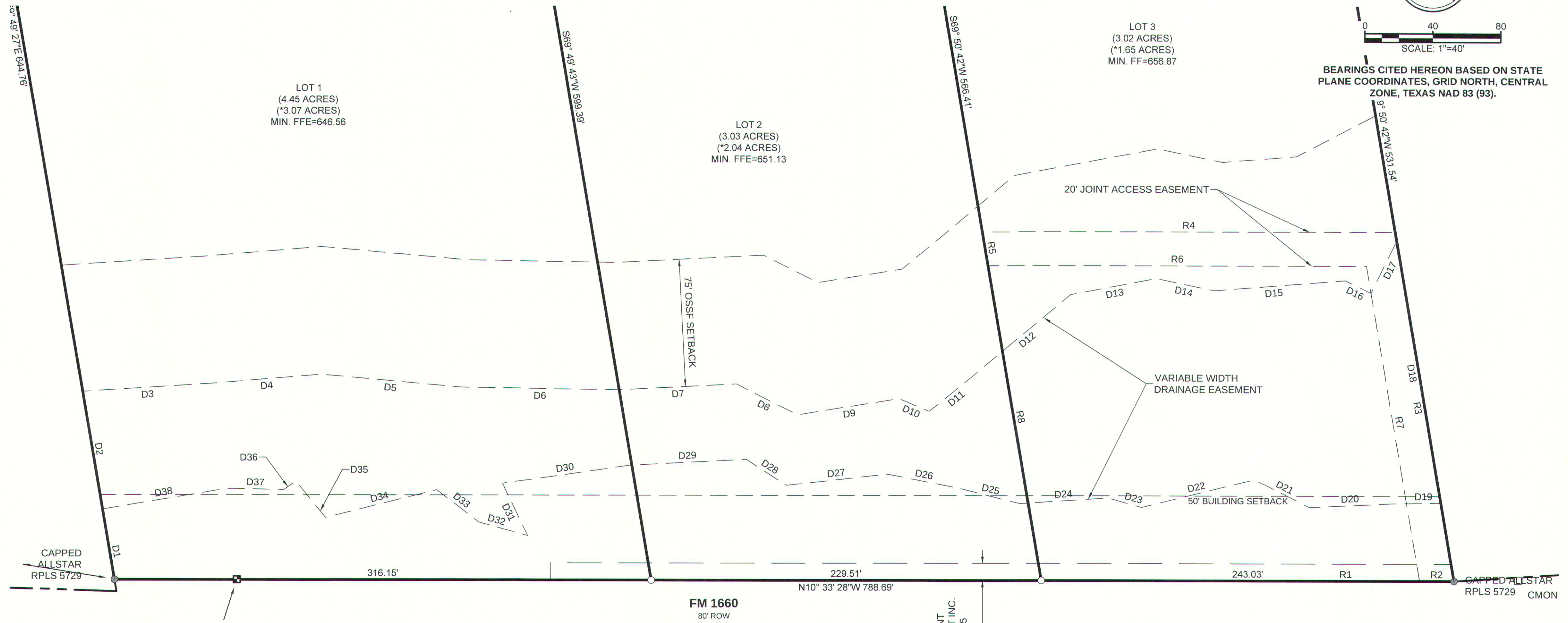
0 40 80
SCALE: 1"=40'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

LOT 1
(4.45 ACRES)
(*3.07 ACRES)
MIN. FFE=646.56

LOT 2
(3.03 ACRES)
(*2.04 ACRES)
MIN. FFE=651.13

LOT 3
(3.02 ACRES)
(*1.65 ACRES)
MIN. FF=656.87



DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
D1	43.16	S69° 49' 27"W
D2	70.26	S69° 49' 27"W
D3	76.19	N14° 11' 22"W
D4	64.62	N15° 18' 55"W
D5	82.71	N05° 22' 47"W
D6	93.13	N09° 43' 14"W
D7	69.11	N13° 29' 18"W
D8	40.42	N16° 06' 02"E
D9	60.46	N19° 42' 35"W
D10	19.31	N12° 31' 49"E
D11	34.58	N49° 44' 34"W
D12	73.45	N50° 27' 04"W
D13	51.22	N21° 09' 42"W
D14	34.90	N00° 58' 46"E
D15	77.38	N15° 01' 12"W
D16	16.77	N15° 09' 30"E
D17	34.10	N74° 14' 46"W
D18	156.41	N69° 50' 48"E
D19	29.17	S11° 28' 38"E
D20	48.17	S13° 14' 04"E

DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
D21	36.37	S16° 03' 27"W
D22	68.36	S24° 30' 03"E
D23	20.61	S04° 54' 09"W
D24	51.82	S14° 18' 13"E
D25	37.31	S03° 34' 44"W
D26	42.60	S00° 38' 21"W
D27	59.84	S16° 57' 27"E
D28	28.22	S22° 22' 40"W
D29	68.82	S13° 33' 34"E
D30	75.58	S18° 47' 10"E
D31	34.15	N53° 53' 08"E
D32	29.86	S05° 06' 58"W
D33	31.05	S26° 50' 29"W
D34	67.49	S24° 34' 26"E
D35	27.54	S39° 52' 34"W
D36	8.58	S45° 31' 49"E
D37	33.41	S09° 20' 53"E
D38	74.43	S19° 59' 09"E

JOINT ACCESS EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
R1	222.75	S10° 33' 28"E
R2	20.28	S10° 33' 28"E
R3	208.40	N69° 50' 42"E
R4	243.03	S10° 33' 28"E
R5	20.28	S69° 50' 42"W
R6	222.75	S10° 33' 28"E
R7	188.12	S69° 50' 42"W
R8	188.12	N69° 50' 42"E

SHEET 02 OF 04

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OWNER'S RESPONSIBILITY

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, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

RURAL MAILBOXES

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.

SIDEWALK MAINTENANCE

ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

IMPERVIOUS COVER

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.

MINIMUM FINISHED FLOOR ELEVATION

THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE. THE MINIMUM FFE SHALL BE 656.87'.

SHARED DRIVEWAY

LOTS 2 AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

CERTIFICATE OF COMPLIANCE

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.

STORMWATER MANAGEMENT NOTES

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.

FINAL PLAT
OF
NORMAN'S PARK SUBDIVISION

FLOODPLAIN

A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 2 AND 3, BLOCK A PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WLLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY HENDERSON PROFESSIONAL ENGINEERS , DATED MAY 12, 2022.

FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

ADDITIONAL NOTES:

1. 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 OWNERS.
2. WATER SERVICE IS PROVIDED BY: JONAH. WASTEWATER SERVICE IS PROVIDED BY: OSSF
3. 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, IT'S 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.
4. NO LOT IN THIS SUBDIVISION IS ENCROACHED 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. 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
5. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
7. LOT 2 DRIVEWAY MAY ONLY BE THROUGH THE JOINT USE ACCESS AS PLATTED. NO NEW DRIVEWAY WILL BE ALLOWED TO LOT 2.
8. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) IS 656.87'.
9. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
10. 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

STATE OF TEXAS
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS;

I, SSJNTX, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021156029 OF THE OFFICIAL 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 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 NORMAN'S PARK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15th DAY OF JUNE, 2022.

Scott Senteney
SCOTT SENTENEY, MANAGING MEMBER
SSJNTX, LLC
100 E. WHITESTONE BLVD., SUITE 148 #218
CEDAR PARK, TX 78613

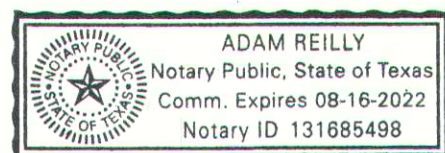
STATE OF TEXAS
COUNTY OF WILLIAMSON
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KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT SENTENEY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF JUNE, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS
COUNTY OF COMAL
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KNOW ALL MEN BY THESE PRESENTS

I, SAGE CAPITAL BANK, LIEN HOLDER OF THE CERTAIN 10.5 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021156029 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORMAN'S PARK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15 DAY OF JUNE, 2022.

J.M. Rankin, III
J.M. RANKIN, III, TRUSTEE VICE PRESIDENT
SAGE CAPITAL BANK
13625 RONALD REAGAN BLVD BUILDING 4 UNIT 200
CEDAR PARK, TX 78613

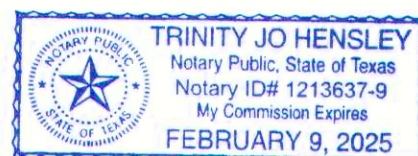
STATE OF TEXAS
COUNTY OF COMAL
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KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J.M. RANKIN, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF JUNE, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 2-9-2025



FINAL PLAT OF NORMAN'S PARK SUBDIVISION

STATE OF TEXAS
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 15th DAY OF JUNE, 2022

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

DATE



STATE OF TEXAS
COUNTY OF WILLIAMSON

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§
§
KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATA DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 15 DAY OF JUNE, 2022

Jennifer L. Henderson
JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS

DATE



STATE OF TEXAS
COUNTY OF WILLIAMSON

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§
§
KNOW ALL MEN BY THESE PRESENTS

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

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE

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
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15 DAY OF JUNE, 2022 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

Cindy Bridges

SHEET 04 OF 04

Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
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