

LOCATION MAP (NOT TO SCALE)

FIELDNOTES

Being a 3.187 acre (138,805 square feet) tract of land out of the PEDRO ZARZA SURVEY, A-14, located in Williamson County, Texas, said 3.187 acre tract being all of Lot 1, Pecan Creek Estates conveyed from Minerva G. Sanchez to Matthew Toavs and Katherinne Toavs, filed May 5, 2020 and recorded in Document No. 2020046470 of the Official Public Records of Williamson County, Texas (OPRWC), said 3.187 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on August 12, 2021 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 3.187 acre tract being more fully described as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the West line of a tract conveyed from David Glenn Kerlin to Adam N. Gola et al, filed September 17, 2014 and recorded in Document No. 2014074794 OPRWC, in the North line of FM 1331, for the Southeast corner of the said Lot 1 and the herein described tract, from which a 3/4 inch iron rod found bears South 09°38'25" West, a distance of 10.08 feet;

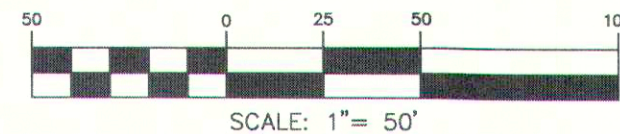
THENCE, North 72°44'27" West, with the North line of FM 1331 and the South line of the said Lot 1, a distance of 328.20 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Southeast corner of Lot 2 of the said Pecan Creek Estates, and marking the Southwest corner of the said Lot 1 and the herein described tract, from which a 1/2 inch iron rod found bears South 09°37'09" West, a distance of 10.09 feet;

THENCE, North 09°37'09" East, with the East line of the said Lot 2, a distance of 404.88 feet, to a 1/2 inch iron rod found in the South line of Lot 3 of the said Pecan Creek Estates, for the Northeast corner of the said Lot 2, and marking the Northwest corner of the said Lot 1 and the herein described tract;

THENCE, South 80°20'55" East, with the South line of the said Lot 3, a distance of 325.45 feet, to a 1/2 inch iron rod with yellow cap stamped "RPLS 158" found for the Southeast corner of the said Lot 3, in the West line of the said Gola tract, and marking the Northeast corner of the said Lot 1 and the herein described tract, from which a 1/2 inch iron rod with orange cap stamped "RPLS 3218" found bears North 09°38'25" East, a distance of 193.56 feet;

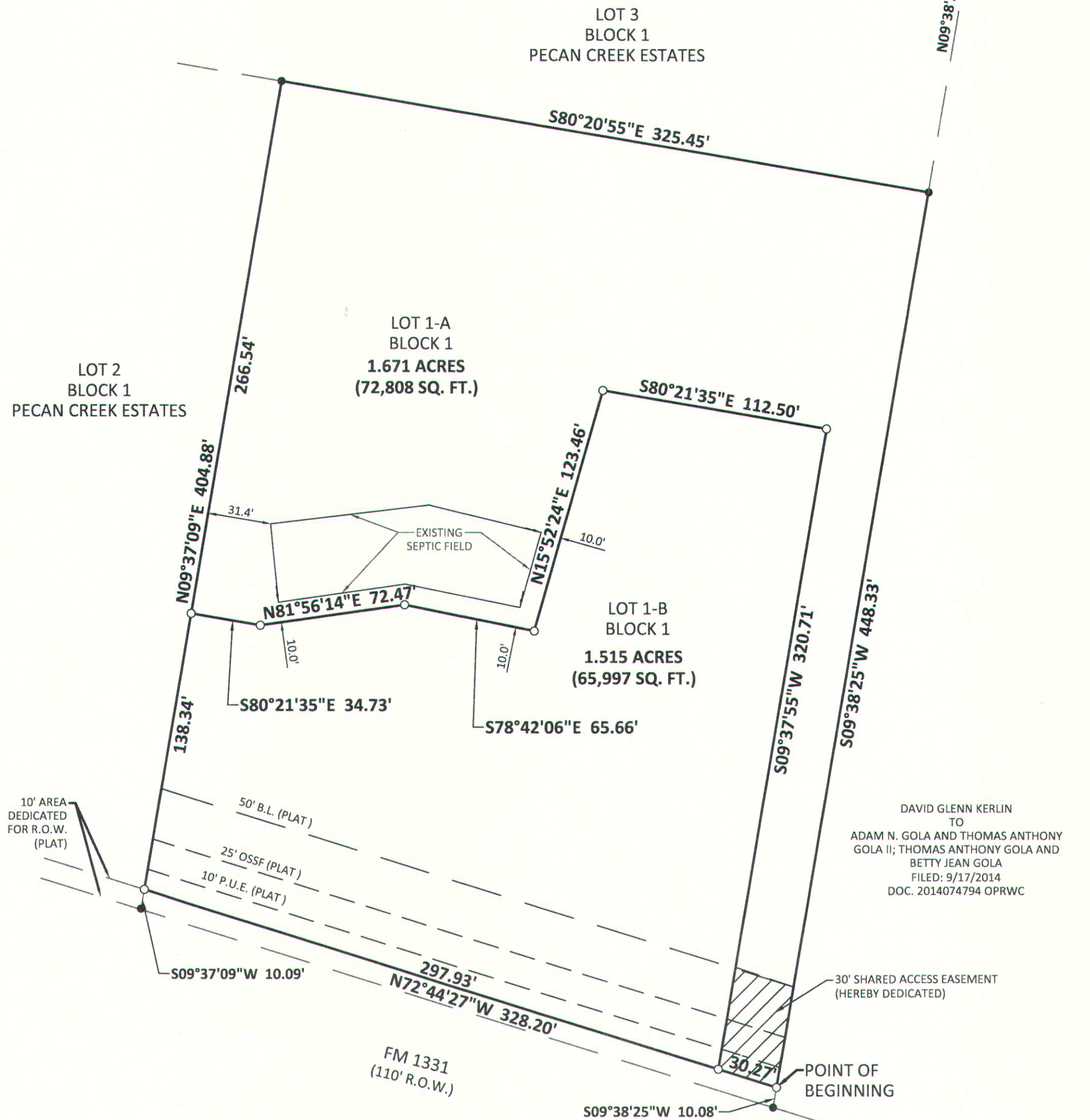
THENCE, South 09°38'25" West, with the West line of the said Gola tract, a distance of 448.33 feet, to the **PLACE OF BEGINNING**, containing within these metes and bounds 3.187 acres (138,805 square feet) of land, more or less.

REPLAT OF LOT 1, BLOCK 1, PECAN CREEK ESTATES
BEING 3.187 ACRES AND CONSISTING OF 2 LOTS, BEING OUT OF THE
PEDRO ZARZA SURVEY, ABSTRACT NO. 14, WILLIAMSON COUNTY, TEXAS



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
2. NO LOT IN THE SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA 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, WILLIAMSON COUNTY, TEXAS.
3. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION 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). RECREATION VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE THE BFE.
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. THE MINIMUM REQUIREMENT FOR FUTURE DRIVEWAY CULVERTS AND/OR DRAINAGE PIPES IS: 18 INCHES IN DIAMETER OR LARGER, AND THE MATERIAL SHALL BE CORRUGATED METAL.
6. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
7. WATER SERVICE FOR LOT 1-A HAS AN EXISTING WATER METER PROVIDED BY SOUTHWEST MILAM WSC AND LOT 1-B WILL BE PROVIDED BY SOUTHWEST MILAM WSC. PROPERTY OWNER IS RESPONSIBLE FOR ALL UTILITY UPGRADE FEES AND LINE EXTENSION IF NEEDED FOR WATER SERVICE.
8. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
9. 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.
10. 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.
11. EXCEPT AS MAY BE MODIFIED BY HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF PECAN CREEK ESTATES, AS RECORDED IN CABINET X, SLIDE 209 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. 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 THIS SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
13. 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.
14. 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.
15. 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.
16. LOT 1-A AND 1-B SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
17. 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.
18. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
19. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
20. LOT 1-A MAY NOT BE FURTHER SUBDIVIDED.



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LEGEND
● 1/2 INCH IRON ROD FOUND
○ 5/8 INCH IRON ROD SET
— BARBED WIRE FENCE

ABBREVIATIONS
DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: MATTHEW AND KATHERINNE TOAVS
3800 COUNTY ROAD 101
TAYLOR, TEXAS 76574

ACREAGE: 3.187 ACRES (138,805 SQ. FT.)

NUMBER OF LOTS: 2

SURVEY: PEDRO ZARZA SURVEY, A-14

SUBMITTAL DATE: MARCH 8, 2022

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

SHEET 1 OF 2

REPLAT OF LOT 1, BLOCK 1, PECAN CREEK ESTATES
BEING 3.187 ACRES AND CONSISTING OF 3 LOTS, BEING OUT OF THE
PEDRO ZARZA SURVEY, ABSTRACT NO. 14, WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE BLOCK:

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

I, MATTHEW TOAVS, co-owner of the certain 3.187 acre tract shown hereon and conveyed in a deed recorded in Document No. 2020046470 of the Official Public Records of Williamson County, Texas, 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. This subdivision is to be known as REPLAT OF LOT 1, PECAN CREEK ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this 2nd day of August, 2022.

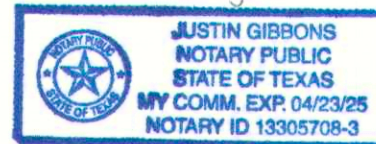
Matthew Toavs
Matthew Toavs (owner)
10001 FM 1331
Thrall, TX 76578

THE 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 Justin Gibbons known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 2nd day of August, 2022.

Justin Gibbons
NOTARY PUBLIC in and for the State of Texas



OWNER'S SIGNATURE BLOCK:

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

I, KATHERINNE TOAVS, co-owner of the certain 3.187 acre tract shown hereon and conveyed in a deed recorded in Document No. 2020046470 of the Official Public Records of Williamson County, Texas, 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. This subdivision is to be known as REPLAT OF LOT 1, PECAN CREEK ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this 2nd day of August, 2022.

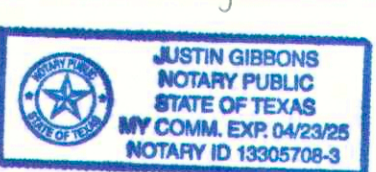
Katherine Toavs
Katherine Toavs (owner)
10001 FM 1331
Thrall, TX 76578

THE 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 Justin Gibbons known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 2nd day of August, 2022.

Justin Gibbons
NOTARY PUBLIC in and for the State of Texas



LIEN HOLDER:

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

I, Andrea L. Bleau, Trustee, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2020046470 of the Official Public Records of Williamson County, Texas, and do hereby consent to the plat of said tract as shown hereon, and do hereby join, approve and consent to all plat note requirements shown hereon, 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 REPLAT OF LOT 1, PECAN CREEK ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ___ day of _____, 2022.

Andrea L. Bleau, Trustee (lien holder)
Hancock-McGill & Bleau, LLP
8016-Balcones Dr., #100
Austin, Texas 78731
MINERVA SANCHEZ
1161 CR 394
Hutto, TX 78634

THE 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 Minerva Sanchez known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 4 day of August, 2022.

Marie Dahmer
NOTARY PUBLIC in and for the State of Texas



SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, 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 of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of Williamson County.

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

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this 1st day of AUGUST, 2022.

Corey Joseph Hall
Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas

WILLIAMSON COUNTY ENGINEER APPROVAL:

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey 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 Sewerage 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 within it.

Joe Terson Everbison
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER
Date 8/11/2022

911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 5th day of August, 2022 A.D.

Teresa Baker
Teresa Baker
Williamson County Addressing Coordinator

WILLIAMSON COUNTY COMMISSIONERS' COURT:

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, with field notes hereon, for a subdivision having been fully presented to the Commissioners' 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
of Williamson County, Texas

By: _____ Date: _____

WILLIAMSON COUNTY CLERK:

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 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



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPCLS REGISTRATION #10194591