

CO-OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

That I, Samuel A. Nicholson and Jeanette Nicholson, are the owners of the certain tract of land shown hereon and described in a deed recorded in Document No. 2010069664 and Document No. 2014010206, 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 AMENDED PLAT OF LOTS 182 and LOT 183, SUNDANCE RANCH NORTH, PHASE TWO.

TO CERTIFY WHICH, WITNESS by my hand this 9th day of March 2023,

Samuel A. Nicholson
319 Quarterhorse Drive
Liberty Hill, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

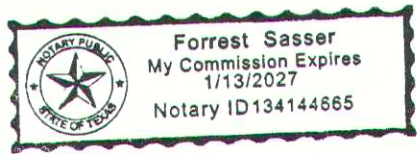
KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned authority, on this day personally appeared Samuel Nicholson, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 9th day of March 2023, A.D.

Notary Public in and for the State of Texas

My Commission expires on: 1-13-2027



CO-OWNER'S CERTIFICATION

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COUNTY OF WILLIAMSON §

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TO CERTIFY WHICH, WITNESS by my hand this 9th day of March 2023,

Jeanette Nicholson
319 Quarterhorse Drive
Liberty Hill, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned authority, on this day personally appeared Jeanette Nicholson, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 9th day of March 2023, A.D.

Notary Public in and for the State of Texas

My Commission expires on: 1-13-2027



SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon. This tract is not within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS by my hand and seal at Georgetown, Williamson County, Texas,

this 13th day of March 2023

William F. Forest, Jr.
Registered Professional Land Surveyor No. 1847, State of Texas
TBPLS, Firm Registration No. 1002000
1002 Ash Street
Georgetown, Texas 78626



GENERAL NOTES AND REQUIREMENTS:

- There are no new public roadways approved as a part of this subdivision.
- 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.
- In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet. 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.
- Existing easements are shown on Sheet One according to the records as set out in Cabiner R, Slide 7, a Permanent 15 foot wide Waterline Easement and a 15 foot wide Public Utility Easement. Any additional easements that may exist have not been researched as a part of this survey.
- A de Facto certificate of compliance is hereby issued for Lots 182-183 in this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- No lots in this subdivision are encroached 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.48491C0235F, effective date December 20, 2019 for Williamson County, Texas.
- The landowner assumes all risks associated with improvements located in the Right-of-Way for Buckskin Boulevard and Quarterhorse Drive. By placing anything in the Right-of-Way and/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 improvements will be responsible for the relocation and/or replacement of the improvement.
- Improvements within the county road Right-of-Way including, but not limited to, landscaping, irrigation, lighting, custom signs, are prohibited without first obtaining an executed license agreement with Williamson County.
- All public roadways and easements as shown on this plat are free of liens.
- This development is considered exempt from on-site storm water detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing a stormwater detention, if the plat has all lots of 2 acres or more with less than 20% impervious cover.
- Water service for this subdivision will be provided by City of Georgetown Sewer service for this subdivision will be provided by on-site sewage facilities.
- 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.
- 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.
- All sidewalks shall be maintained by each of the adjacent property owners.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

Based upon the representations of the surveyor whose seal is affixed hereto, and after review of the plat as represented by the said surveyor, I find that this plat complies with the requirements of the 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 disclaim 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
Williamson County Engineer

3/15/2023
DATE

911 ADDRESSING APPROVAL

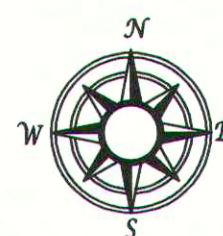
This subdivision, to be known as "AMENDED PLAT of LOTS 182 and LOT 183, SUNDANCE RANCH NORTH, PHASE TWO", has been reviewed by the Williamson County addressing department this date.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING DEPARTMENT

3/15/2023
DATE

REPLAT OF LOT 182 & LOT 183
SUNDANCE RANCH NORTH, PHASE TWO

10.874 ACRES SITUATED IN THE
SUNDANCE RANCH NORTH, PHASE TWO
WILLIAMSON COUNTY, TEXAS



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

GENERAL NOTES AND REQUIREMENTS:

- Except as may be modified of hereon, this replat is subject to all applicable plat notes and restrictions as set forth in the original plat of Sundance Ranch North, Phase Two, as recorded in 99021896, in the Public Records of Williamson County, Texas.
- Road will not be maintained by Williamson County in Perpatuity.
- Maximum 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.
- This project does not contain a regulated FEMA floodplain or drainage basin greater than 64 acres; therefore, Williamson County will not require a floodplain study review. (2021 WCSR 4.23)
- This project is detention exempt. Plats with three or less lots for single family residential use, with less than 20% impervious cover per lot, are exempt from detention requirements. (2021 WCSR B11.1.2)
- Any modifications to the existing driveway need to be designed by a registered professional engineer and a driveway permit will need to be submitted to Williamson County per WCSR 5.38 and B11.5.

Engineer's Certification

I, David Urban, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Contributing Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0235F, effective date December 20, 2019, and that each lot conforms to the Williamson County regulations.

David Urban, PE, CFM
Registered Professional Engineer (sealed)
No.82783, State of Texas
203 E Main Street, Suite 204
Round Rock, Texas 78664

3-13-23
Date



COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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, that 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 the 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:

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Nancy E. 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 2023 A.D., at o'clock, M., and duly recorded this the day of 2023 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: Deputy

Forest Surveying & Mapping Co.
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Revision	Drawing Date: January 13, 2022
Nov. 09, 2022	Field Book/Page: 153/11
Dec. 20, 2022	PP: P:\Jeanette Nicholson
Jan. 18, 2023	Dwg: Amended Plat of Lot 182 and Lot 183
March 08, 2023	LO: Amended Plat SHEET 2
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