

MINOR PLAT OF:  
**R. & L. REED SUBDIVISION**

1.48 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251,  
WILLIAMSON COUNTY, TEXAS.

**PERIMETER FIELD NOTES:**

BEING 1.48 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO RICK R. REED & LORI REED, BY DEED RECORDED IN DOCUMENT NO. 2018085549, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON NOVEMBER 4TH, 2021, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND IN A FENCE CORNER POST IN THE WEST LINE OF COUNTY ROAD 200, MARKING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO CORKER DEVELOPMENT LLC, BY DEED RECORDED IN DOCUMENT NO. 2019125135, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID REED TRACT AND THIS TRACT;

THENCE: S 21°30'11" E, 167.83 FEET WITH THE WEST LINE OF SAID COUNTY ROAD 200 AND THE EAST LINE OF SAID REED TRACT TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "3DS LAND SURVEYORS" FOUND, MARKING THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE ROCK FAMILY TRUST, WALTER ROCK & SUSAN ROCK, CO-TRUSTEES, BY DEED RECORDED IN DOCUMENT NO. 2020137644, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID REED TRACT AND THIS TRACT;

THENCE: S 68°37'51" W, 382.47 FEET WITH THE NORTH LINE OF SAID ROCK TRACT AND THE SOUTH LINE OF SAID REED TRACT TO A 1/2 INCH IRON ROD WITH ILLEGIBLE RED CAP FOUND IN THE EAST LINE OF A TRACT CONVEYED TO LINDA RUSSELL, BY DEED RECORDED IN DOCUMENT NO. 2003034660, OF SAID OFFICIAL PUBLIC RECORDS, MARKING THE NORTHWEST CORNER OF SAID ROCK TRACT, FOR THE SOUTHWEST CORNER OF SAID REED TRACT AND THIS TRACT;

THENCE: N 22°33'29" W, 167.31 FEET WITH THE EAST LINE OF SAID RUSSELL TRACT AND THE WEST LINE OF SAID REED TRACT TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID CORKER TRACT, MARKING THE NORTHEAST CORNER OF SAID RUSSELL TRACT, FOR THE NORTHWEST CORNER OF SAID REED TRACT AND THIS TRACT;

THENCE: N 68°32'51" E, 385.55 FEET WITH THE SOUTH LINE OF SAID CORKER TRACT AND THE NORTH LINE OF SAID REED TRACT TO THE POINT OF BEGINNING.

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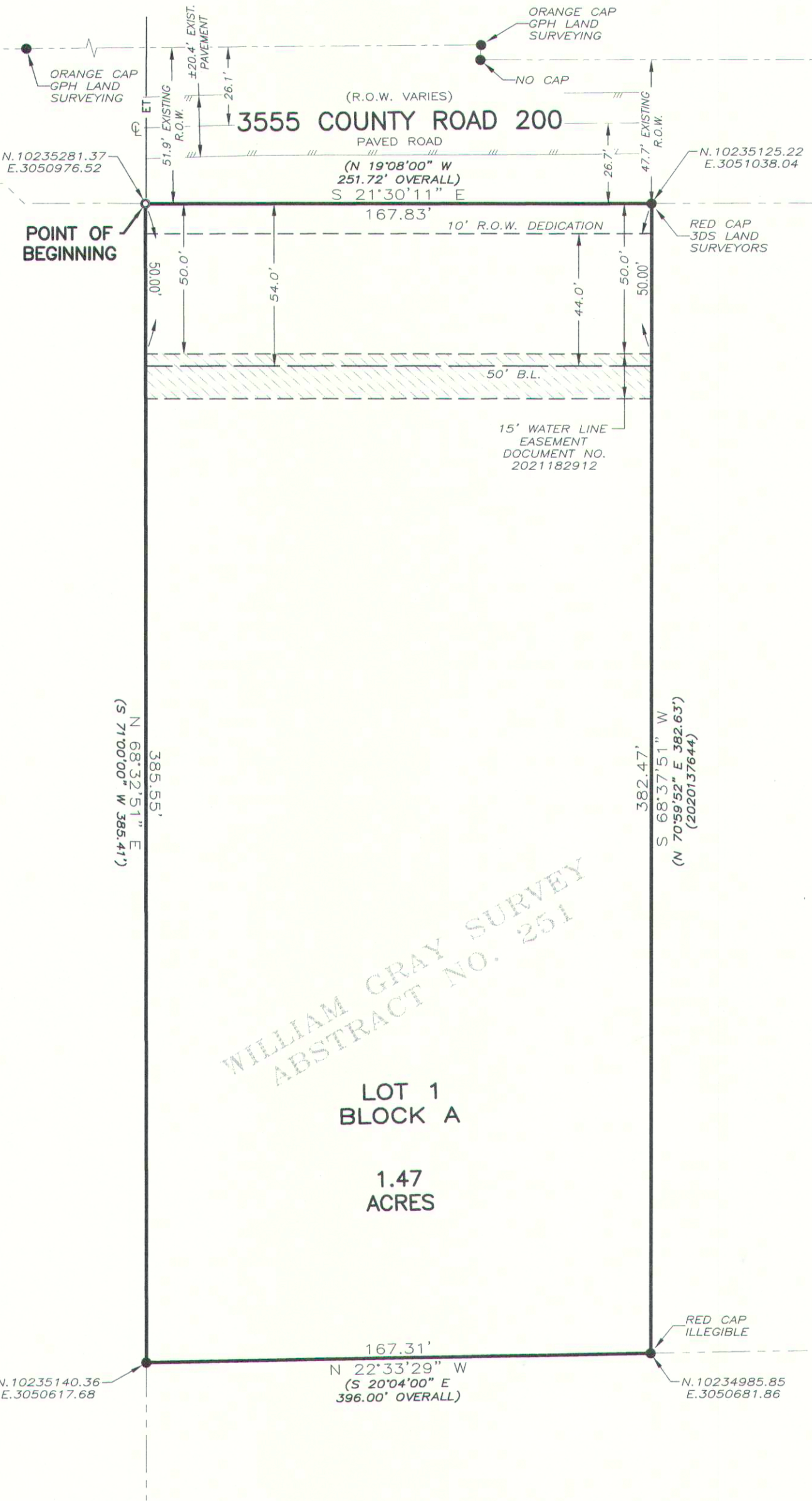
**OWNERS:** RICK R. REED  
3555 COUNTY ROAD 200  
LIBERTY HILL, TX 78642  
(530) 308-1943  
RNLREED91 @ GMAIL.COM

LORI REED  
3555 COUNTY ROAD 200  
LIBERTY HILL, TX 78642  
(530) 308-1943  
RNLREED91 @ GMAIL.COM

**ACREAGE:** 1.47 ACRES  
**SURVEY ABSTRACT:** WILLIAM GRAY SURVEY,  
ABSTRACT NO. 251

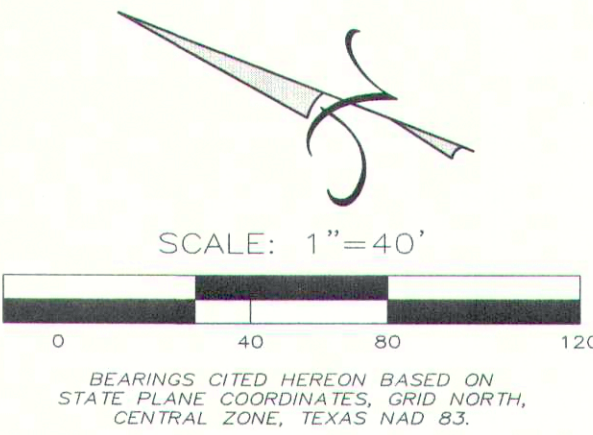
**NO. OF BLOCKS:** 1  
**NO. OF LOTS:** 1  
**NEW STREETS:** NONE  
**SUBMISSION DATE:** SEPTEMBER 1, 2022  
**RESUBMISSION DATE:**  
**3rd SUBMISSION DATE:**  
**4th SUBMISSION DATE:**  
**FINAL SUBMISSION DATE:**

**SURVEYOR:** Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628  
512-930-1600 - phone  
512-930-9389 - fax



**LOCATION MAP**

SCALE: 1"=2000'



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	60D NAIL FOUND
///	PAVEMENT
■	FENCE POST
—	METAL FENCE
X	WIRE FENCE
—/—	WOOD FENCE
○	UTILITY POLE
—E—	ELECTRIC/TELEPHONE LINES
—A—	AIR CONDITIONER
—V—	IRRIGATION CONTROL VALVE
—S—	SEPTIC LID
—M—	WATER METER
—R—	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
CONC.	CONCRETE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

**SHEET INDEX**

SHEET 1: PLAT & PERIMETER NOTES  
SHEET 2: PLAT NOTES & SIGNATURE BLOCKS

*Texas Land Surveying, Inc.*

—A Land Surveying and Geoscience Firm—  
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com  
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

**SHEET**

1  
OF  
2

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WILLIAMSON COUNTY, TEXAS.

**PLAT NOTES**

- Utility providers - Water: City of Georgetown; Sewer Service: on-site sewage facility; Electric Service: Oncor Electric.
- There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FEMA FIRM panel 48491C0235F, Williamson County, Texas and incorporated areas, map revised December 20, 2019.
- 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(s).
- The minimum F.F.E. shall be at least one foot above the adjacent finished grade and B.F.E., exceptions can be made at entrance and egress points, where necessary, to meet The American With Disabilities Act (ADA). Recreational vehicle parking pads must also be placed at least one foot above B.F.E.
- 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.
- 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.
- Maximum 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by the owner. If impervious cover is proposed to exceed the maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on the lot.
- 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.
- 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.
- All sidewalks shall be maintained by each of the adjacent property owners (WCSR 8.6)
- 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.
- No additional driveways are proposed with this plat
- All public roadways and easements as shown on this plat are free of liens.
- 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 easement, 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.
- 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.
- 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.

**FLOODPLAIN NOTES**

- This property is not located within an area of Special Flood Hazard, as shown on FEMA FIRM panel no. 48491C0235F, Williamson County, Texas, and incorporated areas, map revised December 20, 2019.
- This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

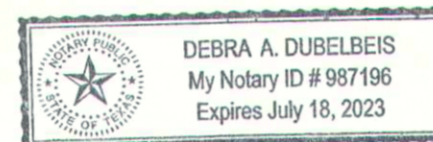
**OWNER'S SIGNATURE**

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

Rick R. Reed, co-owner of that certain tract of land situated in Williamson County, Texas, out of the William Gray Survey, Abstract No. 251, and being the remainder of a tract called 3.478 acres, conveyed to Rick R. Reed and Lori Reed, in that instrument recorded in Document No. 2018085519 of the Official Public Records, Williamson County, Texas, and do hereby plat said tract shown hereon, and do hereby 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 **R. AND L. REED SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 21 day of February, 2023

Rick R. Reed  
RICK R. REED  
3555 COUNTY ROAD 200  
LIBERTY HILL, TEXAS 78642  
Debra A. Dubelbeis  
Notary Public in and for the State of Texas  
My Commission expires on: 7-18-2023



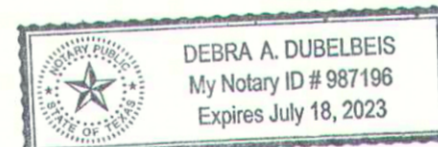
**OWNER'S SIGNATURE**

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

Lori Reed, co-owner of that certain tract of land situated in Williamson County, Texas, out of the William Gray Survey, Abstract No. 251, and being the remainder of a tract called 3.478 acres, conveyed to Rick R. Reed and Lori Reed, in that instrument recorded in Document No. 2018085519 of the Official Public Records, Williamson County, Texas, and do hereby plat said tract shown hereon, and do hereby 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 **R. AND L. REED SUBDIVISION**.

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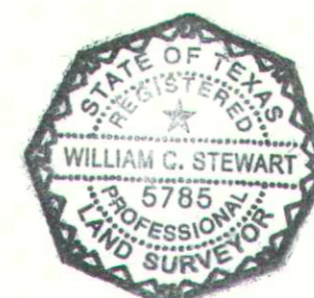
**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS §  
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COUNTY OF WILLIAMSON §

I, William C. Stewart, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey of the land shown hereon, and that the corner monuments shown hereon will be properly placed under my personal supervision in accordance with the Subdivision Regulations of Williamson County, Texas, upon completion and final County approval of the plat, and that all known easements within the boundary of the plat are shown hereon. This tract is not located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,  
this 8 day of February, 2023

William C. Stewart  
Registered Professional Land Surveyor No. 5785  
State of Texas



**ROAD NAME AND 911 ADDRESSING APPROVAL:**

Road name and address assignments verified this the 15 day of February, 2023 A.D.

Cindy Bridges  
Williamson County Addressing Coordinator

**WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)**

Based upon the above 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 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.  
For Terron Evertson PE.

J. Terron Evertson, PE, DR, CFM  
Williamson County Engineer

2/15/2023  
Date

**COUNTY JUDGE'S APPROVAL**

STATE OF TEXAS §  
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COUNTY OF WILLIAMSON §

I, Bill Gravell, 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, County Judge  
Williamson County, Texas

Date

**COUNTY CLERK'S CERTIFICATION**

STATE OF TEXAS §  
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COUNTY OF WILLIAMSON §

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 \_\_\_\_\_, 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 E. Rister, Clerk County Court  
of Williamson County, Texas

By: \_\_\_\_\_, Deputy