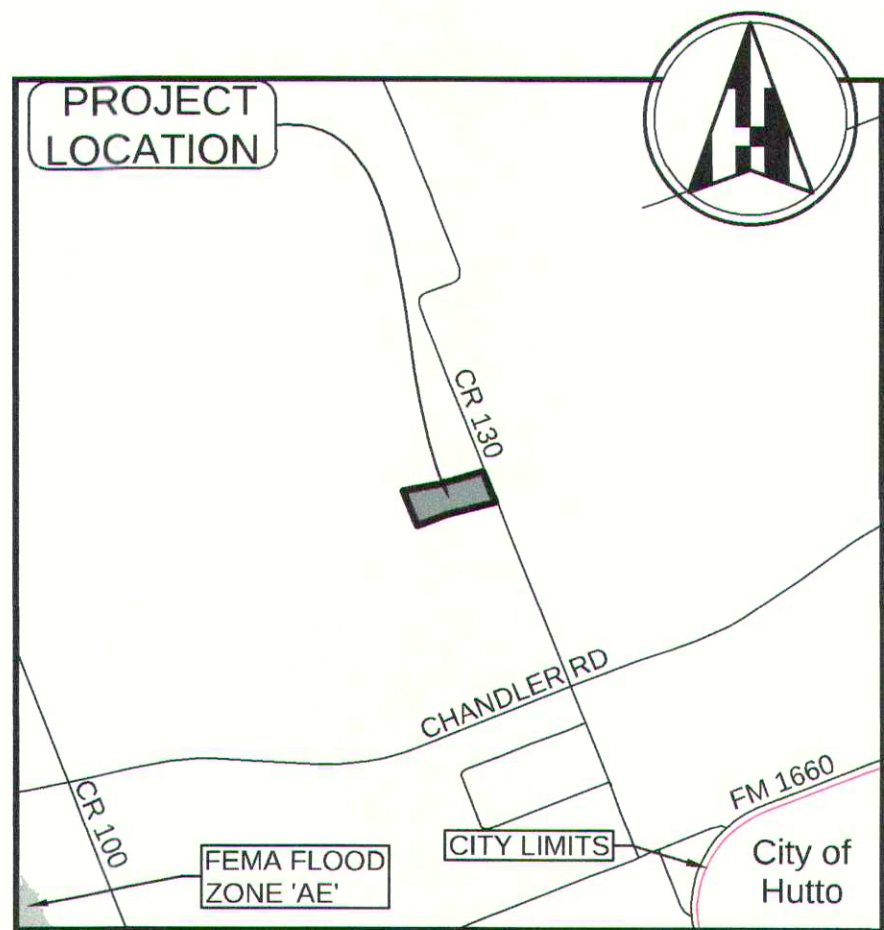


REPLAT  
OF  
HUTTO INDUSTRIAL PARK, LOT 8



VICINITY MAP  
SCALE: 1"=2,000'

DRAINAGE EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E1	175.60	S21° 56' 17"E
E2	185.97	N77° 32' 28"E
E3	152.26	N08° 57' 19"W
E4	37.71	N51° 12' 20"E
E5	209.02	S74° 19' 18"E
E6	62.59	N39° 06' 35"E
E7	83.85	N76° 40' 03"E
E8	199.08	N51° 30' 54"E
E9	78.48	S66° 18' 19"E
E10	38.19	N18° 40' 27"E

SEPTIC SETBACK EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E11	127.94	N77° 32' 28"E
E12	125.16	N08° 57' 19"W
E13	387.70	N75° 38' 17"E
E14	126.55	N75° 38' 17"E
E15	134.08	S74° 19' 18"E
E16	38.86	N39° 06' 35"E
E17	92.62	N76° 40' 03"E
E18	165.43	N51° 30' 54"E
E19	82.28	N71° 47' 00"E
E20	35.92	N82° 22' 42"E

OWNER: BRIAN MATHEWS  
MK BULLDOG PROPERTIES, LLC.  
417 RIDGE CIRCLE  
GEORGETOWN, TEXAS 78626  
PHONE 512.577.0953  
E-MAIL BRIAN@BRIANAC.COM

SURVEYOR: BRUCE BRYAN, RPLS  
BRYAN TECHNICAL SERVICES  
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: 9/13/2022

ORIGINAL SURVEY: J. DYKES SURVEY  
ABSTRACT NO. 186

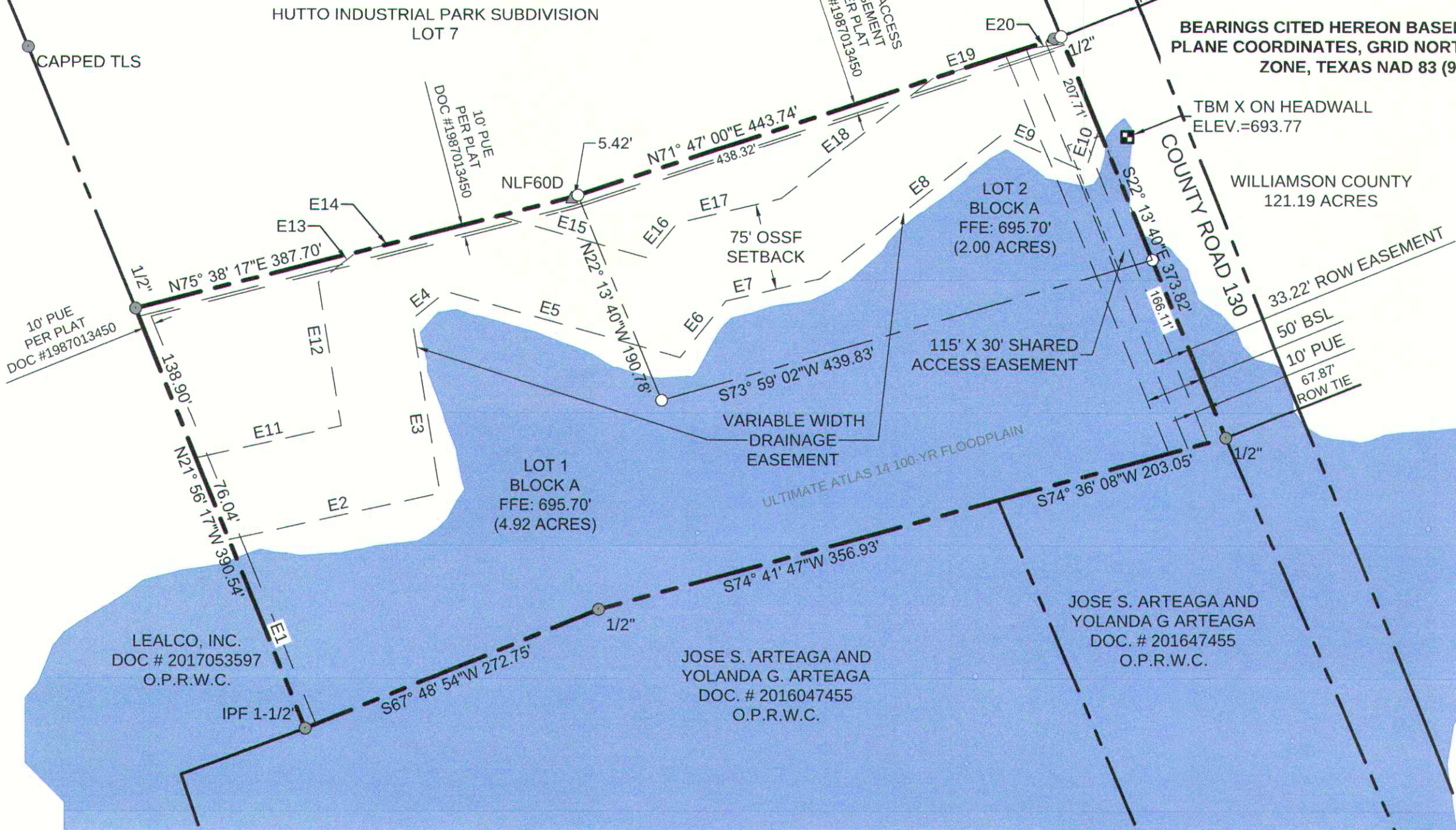
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100  
YEAR FLOOD PLAIN AS SHOWN ON FIRM  
PANEL 48491C0510F, DATED DECEMBER 20,  
2019

NEW STREETS: NO NEW STREETS ARE PLANNED



0 100 200  
SCALE: 1"=100'

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



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.

REPLATS

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 HUTTO INDUSTRIAL PARK, AS RECORDED IN DOCUMENT 1987013450 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

SIDEWALK MAINTENANCE

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

DRIVEWAY MAINTENANCE

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.

SHARED DRIVEWAY

LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

STORMWATER MANAGEMENT NOTES

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.

FLOODPLAIN

A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A LOTS 1 AND 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS 1 AND 2 SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY HENDERSON PROFESSIONAL ENGINEERS, DATED DECEMBER 03, 2021.

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.

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.

FIELD NOTES:

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE J. DYKES SURVEY, ABSTRACT NO. 186, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF "LOT 8" OF THE HUTTO INDUSTRIAL PARK SUBDIVISION, A RECORDED SUBDIVISION IN CABINET "I", SLIDE 198, PLAT RECORDS OF WILLIAMSON COUNTY, SAME BEING CONVEYED IN A GENERAL WARRANTY DEED FROM LESHBER INVESTMENTS, LP TO MK BULLDOG PROPERTIES, LLC DATED 06-04-2021 AS RECORDED IN DOCUMENT NO. 2021084331 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 DECEMBER, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "LOT 8", SAME BEING THE NORTHEAST CORNER OF A CALLED "TRACT 2 - 1.997 ACRES" AS CONVEYED IN A WARRANTY DEED FROM JOSEPH N. BATES TO JOSE S. ARTEAGA AND YOLANDA G. ARTEAGA DATED 05-31-2016 AS RECORDED IN DOCUMENT NO. 2016047455, OPRWC, IN THE WEST LINE OF WILLIAMSON COUNTY ROAD NO. 130; FOUND A 1/2 "IRON ROD AT SAME CORNER (NORTH = 10,191,301.734 FEET EAST = 3,170,733.699 FEET);

THENCE SOUTH 74° 39' 44" WEST WITH THE SOUTH LINE OF SAID "LOT 8", THE NORTH LINE OF SAID "TRACT 2 - 1.997 ACRES" AND THE NORTH LINE OF A CALLED "TRACT 1 - 8.569 ACRES" AS CONVEYED IN SAID WARRANTY DEED FROM JOSEPH N. BATES TO JOSE S. ARTEAGA AND YOLANDA G. ARTEAGA DATED 05-31-2016 AS RECORDED IN DOCUMENT NO. 2016047455, OPRWC, A DISTANCE OF 559.98 FEET TO A FOUND 1/2" IRON ROD AT A COMMON CORNER OF SAID "LOT 8" AND "TRACT 1 - 8.569 ACRES";

THENCE SOUTH 67° 48' 54" WEST WITH SAID COMMON LINE OF SAID "LOT 8" AND "TRACT 1 - 8.569 ACRES" A DISTANCE OF 272.75 FEET TO A FOUND 1 - 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID "LOT 8", SAME BEING THE SOUTHWEST CORNER OF A CALLED "50.914 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM DORIS FUCHS, ET AL, TO LEALCO, INC. DATED 06-13-2017 AS RECORDED IN DOCUMENT NO. 2017053597, OPRWC;

THENCE NORTH 21° 56' 17" WEST WITH THE COMMON LINE OF SAID "LOT 8" AND "50.914 ACRES" A DISTANCE OF 390.54 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF "LOT 8", SAME BEING THE SOUTHWEST CORNER OF "LOT 7" OF SAID HUTTO INDUSTRIAL PARK SUBDIVISION; FOUND A 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID "LOT 7" FOR REFERENCE BEARING NORTH 22° 15' 12" WEST A DISTANCE OF 243.50 FEET;

THENCE WITH THE COMMON LINES OF SAID "LOT 7" AND "LOT 8" THE FOLLOWING CALLS:

- NORTH 75° 38' 17" EAST 387.70 FEET TO A FOUND 60D NAIL (REPLACED WITH 1/2" IRON ROD (ORANGE PLASTIC CAP BRYAN TECHNICAL SVC) AND
- NORTH 71° 47' 00" EAST 443.74 FEET TO A SET 1/2" IRON ROD (ORANGE PLASTIC CAP BRYAN TECHNICAL SVC) AT THE NORTHEAST CORNER OF SAID "LOT 8", SAME BEING THE SOUTHWEST CORNER OF SAID "LOT 7" IN AFOREMENTIONED WEST LINE OF WILLIAMSON COUNTY ROAD NO. 130; FOUND A 1/2 "IRON ROD (NOT HONORED) BEARING SOUTH 73° 10' 57" WEST A DISTANCE OF 6.36 FEET; THENCE SOUTH 22° 13' 40" EAST WITH THE EAST LINE OF SAID "LOT 8", SAME BEING THE WEST LINE OF WILLIAMSON COUNTY ROAD NO. 130, A DISTANCE OF 373.82 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 6.922 ACRES.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT BASED ON LOCAL HIGH ACCURACY REFERENCE NETWORK AND ARE EXPRESSED AS GRID VALUES.

LEGEND

- IRON ROD SET, CAPPED "TLS"
- IRON ROD FOUND
- BENCHMARK
- FLOODPLAIN AS THE 100 YR FLOODPLAIN LIMITS BASED ON THE STUDY BY HENDERSON PROFESSIONAL ENGINEERS, DATED DECEMBER 02, 2021

CULVERT TABLE				
LOT	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX SLOPE	MIN. CULVERT SIZE
1	15.06	11.490	1.38%	2-30" CMP

SHEET 01 OF 02

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



STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§  
§  
KNOW ALL MEN BY THESE PRESENTS;

THAT **MK BULLDOG PROPERTIES, LLC**, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021084331 OF THE OFFICIAL 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, 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 HUTTO INDUSTRIAL PARK, LOT 8.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5<sup>TH</sup> DAY OF MAY, 2023

**BRIAN MATHEWS**  
MANAGING MEMBER  
417 RIDGE CIRCLE  
GEORGETOWN, TEXAS 78626

STATE OF TEXAS  
COUNTY OF WILLIAMSON

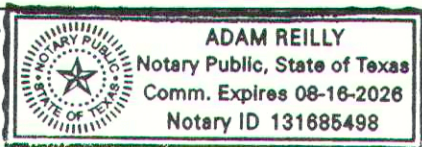
§  
§  
§  
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **BRIAN MATHEWS**, 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 5<sup>TH</sup> DAY OF MAY, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§  
§  
KNOW ALL MEN BY THESE PRESENTS;

THAT **R BANK**, LIEN HOLDER OF THE CERTAIN 6.91 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021084331 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO CONSENT TO THE SUBDIVISION OF THAT CERTAIN 6.91 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

**R BANK**  
BY:

**MIKE SHAW** J. Hollis Bone

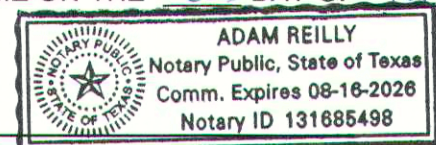
STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§  
§  
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2<sup>ND</sup> DAY OF MAY, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§  
§  
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 HUTTO REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 2<sup>ND</sup> DAY OF MAY, 2023

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



## REPLAT OF HUTTO INDUSTRIAL PARK, LOT 8

NOTES:

- 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.
- WATER SERVICE IS PROVIDED BY: JONAH SUD. WASTEWATER SERVICE IS PROVIDED BY: OSSF.
- 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.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF HUTTO INDUSTRIAL PARK, AS RECORDED IN DOCUMENT 1987013450 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- 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.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
- 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.
- 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.
- 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).
- THIS PROPERTY IS LOCATED WITHIN THE JONAH WATER SUD'S CCN. PER THE WATER JONAH WATER SUD METER INVESTIGATION MEMO BY CAYOTE CONSULTING, LLC, DATED APRIL 3, 2023, HYDRAULIC MODELING OF THE JONAH WATER SUD SYSTEM INDICATES THAT THE TCEQ'S MINIMUM REQUIREMENTS FOUND IN THE TEXAS ADMINISTRATIVE CODE, CHAPTER 290, SUBCHAPTER B, WOULD NOT BE MET WITH THE ADDITION OF 2 LUES AT THIS LOCATION. THERE IS CURRENTLY AN EXISTING 1.5-INCH WATERLINE ON THE EAST SIDE OF CR 130, THAT WILL NEED TO BE REPLACED WITH A 2-INCH WATERLINE (APPROX. 1,600 LINEAR FEET) TO SERVE THE 2 LUES AT THIS LOCATION, A 4-INCH WATERLINE IS RECOMMEND. JONAH WATER SUD WILL HAVE TO PROVIDE ADDITIONAL SUPPLY TO THIS SERVICE AREA TO MEET THE SUPPLY NEEDS. POSSIBLE SOURCES INCLUDE CIP NO. 7 AND CIP NO. 9 (SIGNIFICANT WORK TO BE PERFORMED, AND TO CONTAIN SOME REVISIONS) WITH DISCUSSING SUPPLY CAPACITY TIMING WITH THE BRA, DRILLING OF A TRINITY WELL IN THE AREA WHICH WOULD TRIGGER BLENDING STUDIES. THIS LOCATION IS ON THE SUCTION SIDE OF CHANDLER RD. PUMP STATION, BECAUSE OF AGREEMENTS IN PLACE WITH TCEQ, JONAH WATER SUD SHALL NOT PROVIDE ANY MORE SERVICES OFF THIS LINE, UNTIL CIP NO. 8 IS COMPLETE AND IN OPERATION.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

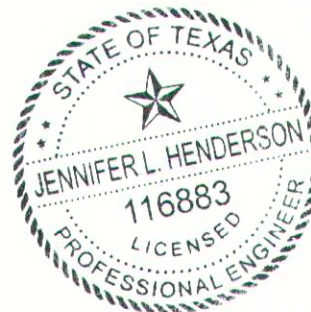
§  
§  
§  
KNOW ALL MEN BY THESE PRESENTS

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 2<sup>ND</sup> DAY OF MAY, 2023

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

5/2/2023  
DATE



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 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 WITH IT.

J. Terron Evertson, P.E., D.R., C.F.M.  
J. TERRON EVERTSON, P.E., D.R., C.F.M.  
WILLIAMSON COUNTY ENGINEER

5/3/2023  
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3<sup>RD</sup> DAY OF MAY, 2023, A.D.

Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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, 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 GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

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

BY \_\_\_\_\_, DEPUTY

SHEET 02 OF 02

**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

CITY PROJECT NUMBER (CITY CASE NO.)