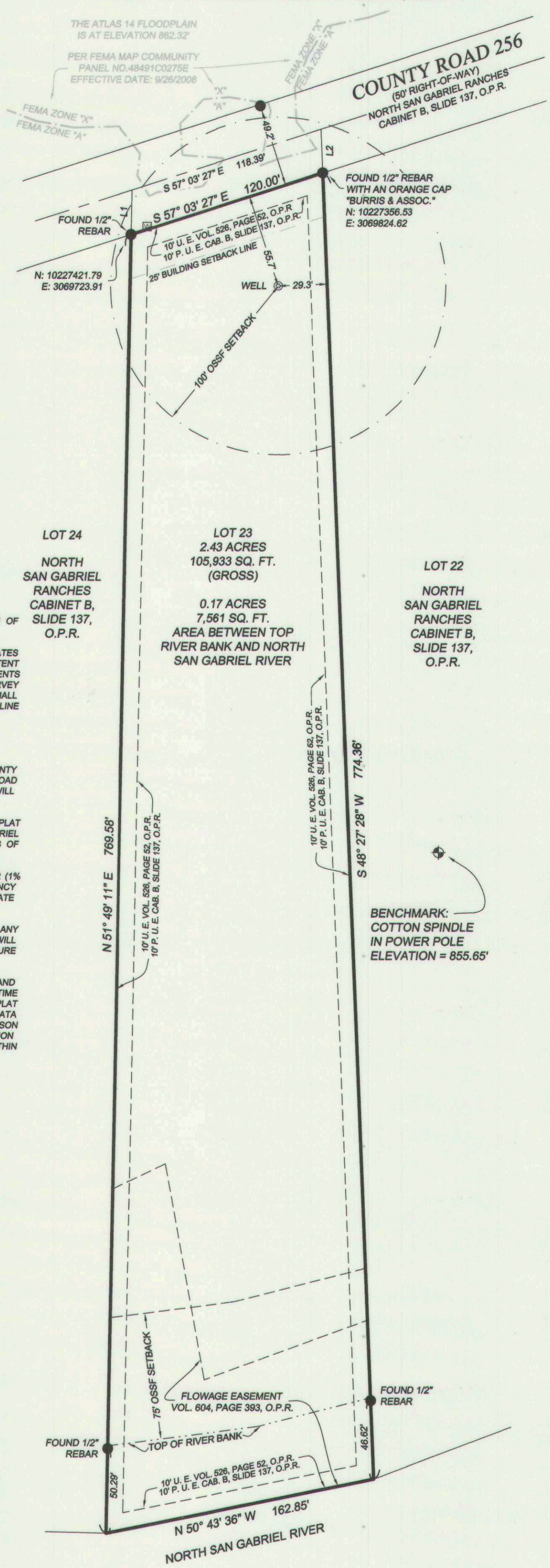
FINAL PLAT OF YESTERDAY'S GONE

LOT 23 OF NORTH SAN GABRIEL RANCHES, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 137, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

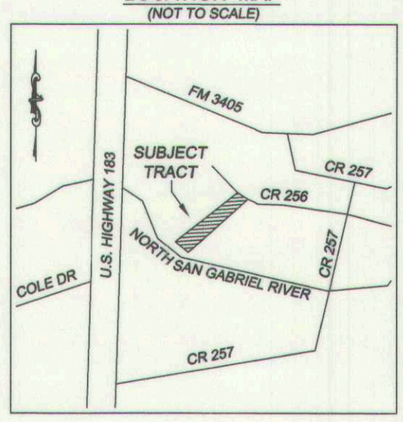
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N51°49'11"E	26.42'
L2	S48°27'28"W	25.95'



0 50' 100'

SCALE: 1" = 50'

LOCATION MAP
(NOT TO SCALE)



LEGEND

●	FOUND PROPERTY CORNER AS NOTED
———	SUBJECT PROPERTY LINE
———	ADJOINER PROPERTY LINE
- - - - -	EASEMENTS
—·—·—	FEMA ZONE LINE
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
U.E.	UTILITIES EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT

OWNER'S RESPONSIBILITIES:

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. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

DETENTION NOTE:

THIS PROJECT IS EXEMPT FROM DETENTION PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.1.1. A LETTER HAS BEEN SUBMITTED TO THE COUNTY REQUESTING THIS EXEMPTION.

NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET. DISTANCES SHOWN HEREON ARE GRID. A COMBINED SCALE FACTOR OF 1.00004116 WAS USED FOR THIS SURVEY.

2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

3. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL WILLIAMSON COUNTY ORDINANCES AND RESTRICTIONS.

5. 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.

6. 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 NORTH SAN GABRIEL RANCHES, AS RECORDED IN CABINET B, SLIDES 137-138 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

8. LOT 23 IS 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.48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

9. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 23 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.

10. 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 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.

11. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

12. THE PROPERTY DRAINS DIRECTLY TO A DETENTION EXEMPT STREAM.

13. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
ELECTRIC SERVICE IS PROVIDED BY: PEDERNALES ELECTRIC COOPERATIVE.
ALL LOTS WILL BE SERVED BY PRIVATE, ON-SITE WELLS.

14. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR THE LOT SHOWN ON THIS PLAT IS 863.32', DETERMINED BY THE ATLAS 14 STUDY COMPLETED BY HUNTER SHADBURNE, P.E., DATED 9/16/2022.

15. THE MINIMUM LOWEST 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, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

16. THE ON-SITE SEWAGE FACILITY (OSSF) SETBACK AS REQUIRED BY THE RULES OF WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES PROGRAM.

17. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

18. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE WELL.

19. THIS LOT SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

20. THIS SUBDIVISION IS A RECREATIONAL VEHICLE DEVELOPMENT AS DEFINED BY THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

21. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR ANY DEVELOPMENT WITHIN THE FLOODPLAIN BEFORE CONSTRUCTION CAN BEGIN.

LEGAL DESCRIPTION

BEING 2.43 ACRES (105,934 SQUARE FEET) OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING LOT 23 OF NORTH SAN GABRIEL RANCHES, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 137, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.43 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 256 (50-FEET WIDE) FOR THE NORTH CORNER OF LOT 22 OF SAID NORTH SAN GABRIEL RANCHES AND THE EAST CORNER OF SAID LOT 23, SAME BEING THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48°27'28" WEST, ALONG THE NORTHWEST LINE OF SAID LOT 22 COMMON TO THE SOUTHEAST LINE OF SAID LOT 23, SAME BEING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT PASSING AT 727.74 FEET, A 1/2-INCH REBAR FOUND FOR REFERENCE CONTINUING IN ALL A TOTAL DISTANCE OF 774.36 FEET TO A POINT IN THE CENTER OF NORTH FORK SAN GABRIEL RIVER FOR THE WEST CORNER OF SAID LOT 22 AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 50°43'36" WEST, 162.85 FEET ALONG THE CENTER OF SAID NORTH FORK SAN GABRIEL RIVER AND THE COMMON SOUTHWEST LINE OF SAID LOT 23 AND THE HEREIN DESCRIBED TRACT TO A POINT FOR THE SOUTH CORNER OF LOT 24 OF SAID NORTH SAN GABRIEL RANCHES AND THE WEST CORNER OF SAID LOT 23 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 51°49'11" EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 24 COMMON TO THE NORTHWEST LINE OF SAID LOT 23, SAME BEING THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, PASSING AT 50.29 FEET, A 1/2-INCH REBAR FOUND FOR REFERENCE CONTINUING IN ALL A TOTAL DISTANCE OF 769.58 FEET TO A 1/2-INCH REBAR FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 256 FOR THE EAST CORNER OF SAID LOT 24 AND THE COMMON NORTH CORNER OF SAID LOT 23 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57°03'27" EAST, 120.00 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 256 COMMON TO THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.43 ACRES (105,934 SQUARE FEET) OF LAND IN WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, HAROLD L. MOYER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

Hal Moyer 11/27/2023
HAROLD L. MOYER, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5656
STATE OF TEXAS

STATE OF TEXAS REGISTERED HAL MOYER 5656 PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATION

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

I LOREE BETH TOMAYO, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020132200 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY REPLAT SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO REPLAT 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 YESTERDAY'S GONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28th DAY OF November, 2023.

Loree Beth Tamayo
LOREE BETH TOMAYO
1501 CR 256
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LOREE BETH TOMAYO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 28th DAY OF November, 2023 A.D.

Scott Whiteside
NOTARY PUBLIC, STATE OF TEXAS

SCOTT WHITESIDE
Notary Public, State of Texas
Comm. Expires 09-07-2025
Notary ID 133315982

Scott Whiteside
PRINTED NAME

MY COMMISSION EXPIRES 9/7/2027

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 28 DAY OF NOV, 2023 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT 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.

Adam D. Boatright 12/5/2023
ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

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 SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND 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 DATE
WILLIAMSON COUNTY, TEXAS

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 CERTIFICATION 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

DOCUMENT 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

SURVEYOR INFORMATION:
HAROLD L. MOYER
TEXAS RPLS NO. 5656
HMOYER@LANDPOINT.NET

OWNER INFORMATION:
LOREE BETH TOMAYO
1501 CR 256
LIBERTY HILL, TX 78642
210 - 326 - 6662
LOREE@LOREETAMAYO.COM

SUBMITTAL DATE: MAY 3, 2023

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

DWN. BY: CN	DATE: 5/13/2022	
CHK. BY: NT	DATE: 12/15/2022	
FIELDED BY: TL	DATE: 5/9/2022	
JOB #: 22-0938		

LANDPOINT
2900 JAZZ STREET
ROUND ROCK, TX 78664
FIRM NO. 10194220
PHONE: (512) 836-4793

SCALE:	SHEET NO:	REV:
1" = 50'	1 OF 1	0

X:\2022\22-0938\Working\FINAL PLAT FOR SUBMITTAL\22-0938 FINAL PLAT-7-5-23.dwg