

WILLIAM LEACH SURVEY,
ABSTRACT NO. 387

558' N68°19'19"E
25' BL DEDICATED
BY THIS PLAT

LEE RODEN SURVEY,
ABSTRACT NO. 858

LOT 1
18.675 ACRES

WILLIAM MCFADDIN SURVEY,
ABSTRACT NO. 432

ABBREVIATIONS

WD - WARRANTY DEED
WD G - WARRANTY DEED OF GIFT
D G - DEED OF GIFT
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
- CORRECTION DEED
W/VL - DEED WITH VENDOR'S LIEN
R.O.W. - RIGHT-OF-WAY
P.O.B. - PLACE OF BEGINNING
DRWC - DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS



IN
574

DRAWN BY: MT	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: MT
PROJECT NO. 23-930	DATE: JANUARY 26, 2024

LEGAL DESCRIPTION:
20.702 ACRE TRACT OF LAND IN THE LEE
RODEN SURVEY, ABSTRACT 858, IN
WILLIAMSON COUNTY, TEXAS, BEING THE
REMAINDER OF THAT CERTAIN 22.706
ACRE TRACT DESCRIBED IN DEED TO CARL
DEAN THREADGILL AND SHARRION
THREADGILL, RECORDED IN DOC. NO.
2006111198 OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS.

LEGEND:

○	1/2" IRON ROD SET "BTS"
●	1/2" IRON ROD FOUND
"XXXX"	CAP IMPRINTED AS SHOWN
⊙	IRON PIPE FOUND "SIZE AS SHOWN"
Ⓢ	EXISTING WELL
OSSF ESMT	ONSITE SEWAGE FACILITY EASEMENT
BL	BUILDING LINE
()	RECORD INFORMATION DOC. NO. 2004074500, OPRWC
{ }	RECORD INFORMATION DOC. NO. 2022071470, OPRWC
[]	RECORD INFORMATION DOC. NO. 2006111198, OPRWC

SCALE: 1"=100'

NOTE:
COUNTY ROAD 347 IS NOW
A PROPOSED ARTERIAL PLAN
PER (LRTP).

136.0' PROPOSED FUTURE R.O.W.

P.O.B.

SHEET 1 OF 3

MINOR PLAT OF
GILL ESTATES
BEING 20.702 ACRES OUT OF THE
LEE RODEN SURVEY, ABSTRACT NO. 858
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND BEING OUT OF AND PART OF THE LEE RODEN SURVEY, ABSTRACT NO. 858, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN "22.706 ACRES" CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN FROM CHERYL F. SHEREK TO CARL DEAN THREADGILL AND SHARRION THREADGILL DATED 12-21-2006 RECORDED IN DOCUMENT NO. 2006111198, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF MICHAEL TURNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6441, DURING THE MONTH OF FEBRUARY 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND CAPPED "4249" IN THE EAST RIGHT-OF-WAY LINE OF WILLIAMSON COUNTY ROAD 347 AT THE WESTERNMOST NORTHWEST CORNER THAT CERTAIN CALLED "116.73 ACRES" CONVEYED BY SPECIAL WARRANTY DEED FROM JOE EDWARD LABAY, JR., TRUSTEE OF THE JOE EDWARD LABAY TRUST TO JOE E. LABAY, JR. DATED 2-5-2001 RECORDED IN DOCUMENT NO. 2001007891 OPRWC, AND BEING THE SOUTHWEST CORNER OF SAID "22.706 ACRES" AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 19°45'28" WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID WILLIAMSON COUNTY ROAD 347 AND THE WEST LINE OF SAID "22.706 ACRES", A DISTANCE OF 330.70' TO A 1/2" IRON ROD FOUND CAPPED "WLSA" AT THE SOUTHWEST CORNER OF THAT CERTAIN CALLED "2.000 ACRES" CONVEYED BY WARRANTY DEED FROM HAIDEN MENSİK AND JENNA MENSİK TO MENSİK HOLDINGS, LLC DATED 6-10-2022 RECORDED IN DOCUMENT NO. 2022071470 OPRWC, SAID "2.000 ACRES" BEING OUT OF SAID "22.706 ACRES" AND BEING CONVEYED BY SPECIAL WARRANTY DEED FROM CARL DEAN THREADGILL AND SHARRION THREADGILL TO HAIDEN MENSİK AND JENNA MENSİK DATED 6-30-2020 RECORDED IN DOCUMENT NO. 2020075431 OPRWC, AND BEING AN EXTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD CAPPED "BTS" AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID WILLIAMSON COUNTY ROAD 347 AND THE SOUTH RIGHT-OF-WAY LINE OF WILLIAMSON COUNTY ROAD 346, FOR THE NORTHWEST CORNER OF SAID "2.000 ACRES", AND BEING THE ORIGINAL NORTHWEST CORNER OF SAID "22.706 ACRES" BEARS NORTH 19°45'28" WEST, A DISTANCE OF 221.24';

THENCE WITH THE COMMON LINE OF SAID "2.000 ACRES" AND THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES AND DISTANCES:

- NORTH 68°21'54" EAST, A DISTANCE OF 397.30' TO A 1/2" IRON ROD FOUND CAPPED "WLSA";
- NORTH 21°41'17" WEST, A DISTANCE OF 221.41' TO A 1/2" IRON ROD FOUND CAPPED "WLSA" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAMSON COUNTY ROAD 346, FOR THE NORTHEAST CORNER OF SAID "2.000 ACRES", AND BEING AN EXTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

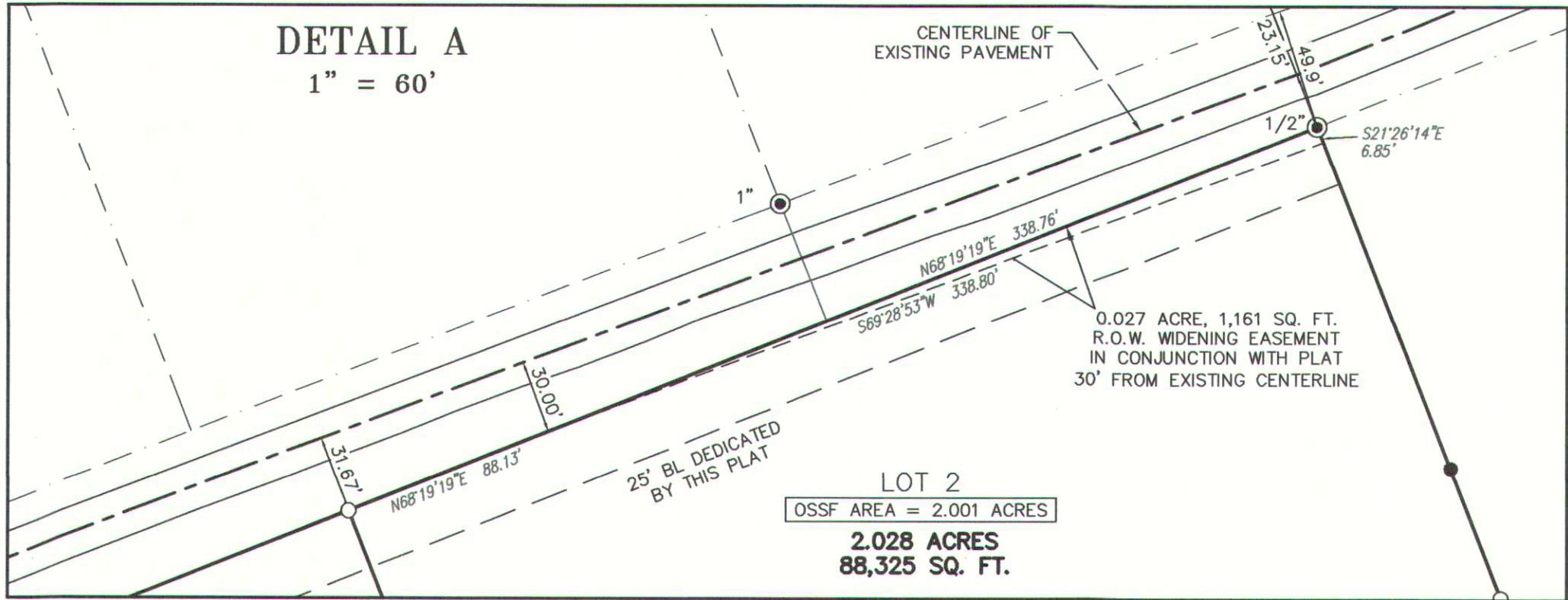
THENCE NORTH 68°19'19" EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WILLIAMSON COUNTY ROAD 346 AND THE NORTH LINE OF SAID "22.706 ACRES", A DISTANCE OF 1394.27' TO A 1/2" IRON PIPE FOUND AT THE NORTHERNMOST NORTHWEST CORNER OF SAID "116.73 ACRES", AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID "116.73 ACRES" AND THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 21°26'14" EAST, A DISTANCE OF 551.90' TO A 1/2" IRON ROD FOUND AT AN INTERIOR ELL CORNER OF SAID "116.73 ACRES", SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- SOUTH 68°19'48" WEST, A DISTANCE OF 1800.30' TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 20.702 ACRES.

GENERAL NOTES:

- 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.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
- WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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.
- 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.
- 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.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0335F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- 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). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 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.
- 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.
- 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 WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: MT	CHECKED BY: BLB
SCALE: -	APPROVED BY: MT
PROJECT NO. 23-930	DATE: JANUARY 26, 2024


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

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE 26 DAY OF June, 2024.

STATE OF TEXAS
COUNTY OF WILLIAMSON

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF June, 2024.

MY COMMISSION EXPIRES ON:


 BECKY RUZICKA
 My Notary ID # 2460722
 Expires May 14, 2028


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

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE 26 DAY OF June, 2024.

STATE OF TEXAS
COUNTY OF WILLIAMSON

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF June, 2024.

MY COMMISSION EXPIRES ON:

 BECKY RUZICKA
My Notary ID # 2460722
Expires May 14, 2028

I, TERRY HAGOOD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0335F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

7/18/2024
DATE



I, MICHAEL TURNER, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

6/19/24

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22 DAY OF 9

Time, 2024 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges
PRINTED NAME

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.

DATE 07/24/2024

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

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 _____, 20____ A.D., AT ____O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 2024 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

BRYAN TECHNICAL SERVICES, INC.



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