

# PRELIMINARY PLAT COUNTY ESTATES

A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS.

BEING A 10.176 ACRE TRACT OF LAND LOCATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653, WILLIAMSON COUNTY, TEXAS, SAID 10.176 ACRE TRACT, BEING ALL OF THAT CALLED 10.2282 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021004224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

## NOTES:

- 1) FIELD WORK PERFORMED ON: JANUARY 2024
- 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NUMBER 2069644-GTN, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
  - WATER LINE EASEMENT TO CHISHOLM TRAIL WSC - RECORDED IN VOLUME 790, PAGE 581, DEED RECORDS, AMENDED IN DOCUMENT NO. 2013008079, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID EASEMENT BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
  - (20' WATER LINE EASEMENT PARALLEL TO WEST LINE OF 10.2282 ACRE TRACT, EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234)

**FEMA FLOOD PLAIN** - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0125F, EFFECTIVE DATE DECEMBER 20, 2019, A PORTION OF THIS PROPERTY LIES IN ZONE "A", WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## PLAT NOTES:

1. ACREAGE OF SUBDIVISION = 4.134 ACRES.
2. LOTS IN THIS SUBDIVISION ARE ENCRACED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0125F, DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDARIES IN THIS AREA.
3. ELECTRIC SERVICE PROVIDED BY FEDERNALES ELECTRIC COOPERATIVE.
4. 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.
5. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
6. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
7. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP.
8. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
9. 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.
10. 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 THE 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.
11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
12. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT.
13. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
14. 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.
15. 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 LICENCE AGREEMENT WITH WILLIAMSON COUNTY.
16. 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 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 THE 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.
17. 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.
18. EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, 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, OR AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
19. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
20. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: OSSF
21. THIS PLAT IS EXEMPT FROM PROVIDING STORMWATER DETENTION.
22. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
23. WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN, WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
24. 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.
25. 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 DRIVEWAY.

VICINITY MAP  
1" = 3000'



## FIELD NOTES FOR A 10.176 ACRE TRACT OF LAND:

**BEING A 10.176 ACRE TRACT OF LAND**, LOCATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653, WILLIAMSON COUNTY, TEXAS, SAID 10.176 ACRE TRACT, BEING ALL OF THAT CALLED 10.2282 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021004224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 10.176 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, BEING THE NORTHWEST CORNER OF SAID 10.2282 ACRE PARENT TRACT, AN EXTERIOR CORNER OF THAT CALLED LOT 12A, OF LIVE OAK PARK, SECTION II, RESUBDIVISION OF LOT 12, ACCORDING TO THE PLAT OF RECORD IN CABINET I, SLIDES 278, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, WITH THE COMMON BOUNDARY LINES OF SAID 10.2282 ACRE PARENT TRACT AND SAID LIVE OAK PARK SECTION II, RESUBDIVISION OF LOT 12, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. **N 69° 18' 47" E**, A DISTANCE OF **495.14'**, TO A 5/8" IRON ROD LOCATED FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

2. **S 21° 12' 37" E**, A DISTANCE OF **273.53'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF SAID 10.2282 ACRE TRACT, AN ANGLE POINT OF SAID 10.0000 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 12B, OF SAID LIVE OAK PARK, SECTION II, RESUBDIVISION OF LOT 12, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

3. **THENCE**, WITH A SOUTHEAST LINE OF SAID 10.2282 ACRE TRACT, A NORTHWEST LINE OF SAID 10.0000 ACRE TRACT, **S 70° 01' 50" W**, A DISTANCE OF **30.17'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF SAID 10.2282 ACRE TRACT, THE NORTHWEST CORNER OF SAID 10.0000 ACRE TRACT, SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

4. **THENCE**, WITH A NORTHEAST LINE OF SAID 10.2282 ACRE TRACT, THE SOUTHWEST LINE OF SAID 10.0000 ACRE TRACT, **S 20° 24' 41" E**, A DISTANCE OF **491.23'**, TO A 1/2" IRON ROD LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 146, BEING THE SOUTHEAST CORNER OF SAID 10.2282 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 10.0000 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

5. **THENCE**, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 146, THE SOUTHEAST LINE OF SAID 10.2282 ACRE TRACT, **S 70° 13' 40" W**, A DISTANCE OF **694.67'**, TO A 1/2" IRON ROD LOCATED AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 146 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, BEING THE SOUTHWEST CORNER OF SAID 10.2282 ACRE TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, THE WEST LINES OF SAID 10.2282 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

6. **N 01° 26' 46" W**, A DISTANCE OF **137.97'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

7. **N 02° 51' 48" W**, A DISTANCE OF **296.99'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

8. **N 02° 03' 24" W**, A DISTANCE OF **195.36'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

9. **N 09° 29' 48" W**, A DISTANCE OF **158.17'**, TO THE **POINT OF BEGINNING** CONTAINING **10.176 ACRES** OF LAND.

**NOTE:** THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

**OWNER/DEVELOPER:**  
JAMES TRAVIS KRAUSE  
1950 COUNTY ROAD 146  
GEORGETOWN, TEXAS 78633  
PHONE: 254-537-3623  
TRAVIS@KBARGROUP.COM

ANNA CARY SWANSON  
1950 COUNTY ROAD 146  
GEORGETOWN, TEXAS 78633  
PHONE: 512-663-0778  
ANNA@KBARGROUP.COM

**ENGINEER:**  
CLARK ASSOCIATES ENGINEERING  
215 N. MAIN ST  
TEMPLE, TEXAS 76501  
PHONE: 254-899-0899

**SURVEYOR:**  
QUICK INC. LAND SURVEYING  
831 N. MAIN STREET  
SALADO, TEXAS 76571  
PHONE: 512-915-4950  
TQUICKSALL@QUICK-INC.NET

**Quick Inc.**  
Land Surveying, Development.  
Firm: 10194104 • 512-915-4950  
Physical Address: 831 N. Main Street, Salado 76571  
Mailing Address: P.O. Box 798, Salado 76571

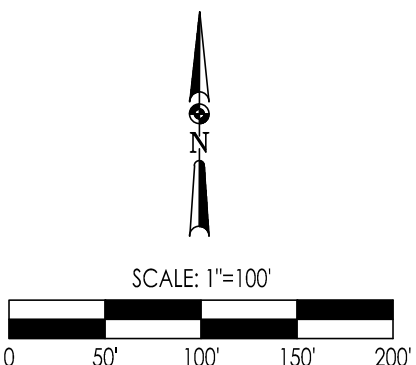
DATE SUBMITAL 1: FEBRUARY 16, 2024  
DATE SUBMITAL 2: MARCH 26, 2024  
DATE SUBMITAL 3: JULY 16, 2024  
DATE SUBMITAL 4: AUGUST 5, 2024

JOB NO. 21-2096

SHEET 1 OF 2

# PRELIMINARY PLAT COUNTY ESTATES

BEING A 10.176 ACRE TRACT OF LAND LOCATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653, WILLIAMSON COUNTY, TEXAS, SAID 10.176 ACRE TRACT, BEING ALL OF THAT CALLED 10.2282 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021004224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00° 36' 55"W	26.18'
L2	N02° 47' 02"W	239.89'
L3	N03° 06' 29"W	88.50'
L4	N03° 06' 29"W	39.39'
L5	N02° 47' 41"W	201.49'
L6	N05° 39' 27"W	114.49'
L7	N08° 01' 10"W	75.32'

- LEGEND**
- P.O.B. POINT OF BEGINNING
  - B.S.L. BUILDING SETBACK LINE
  - C.O.G.U.E. CITY OF GEORGETOWN UTILITY EASEMENT
  - HORIZONTAL/VERTICAL CONTROL POINT
  - 1/2" IRON ROD FOUND
  - 5/8" IRON ROD FOUND
  - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

R.O.W. DEDICATION  
0.228 ACRES

AGUADO, PEDRO E  
CALLED 45.85 ACRES  
DOCUMENT NO. 2008022408  
OFFICIAL PUBLIC RECORDS

LEODAN HERRERA CORVEA &  
YURIANY PINA RIVERO  
CALLED 10.0000 ACRES  
DOCUMENT NO. 2024049095  
OFFICIAL PUBLIC RECORDS

R.O.W. DEDICATION  
0.228 ACRES

**Quick Inc.**  
Land Surveying, Development.  
Firm: 10194104 • 512-915-4950  
Physical Address: 831 N. Main Street, Salado 76571  
Mailing Address: P.O. Box 798, Salado 76571

DATE SUBMITTAL 1: FEBRUARY 16, 2024  
DATE SUBMITTAL 2: MARCH 26, 2024  
DATE SUBMITTAL 3: JULY 16, 2024  
DATE SUBMITTAL 4: AUGUST 5, 2024

JOB NO. 21-2096

SHEET 2 OF 2