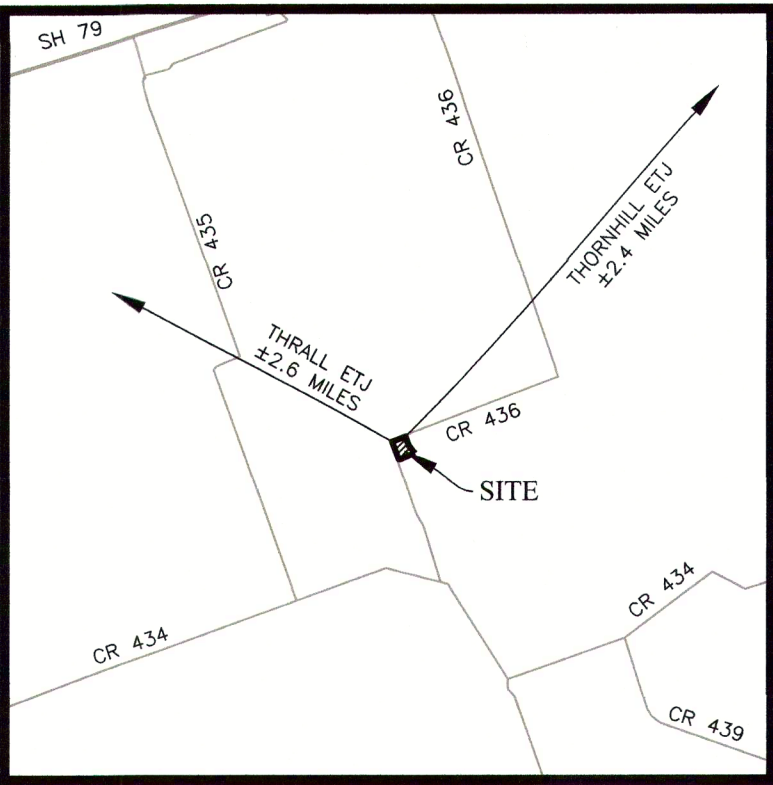
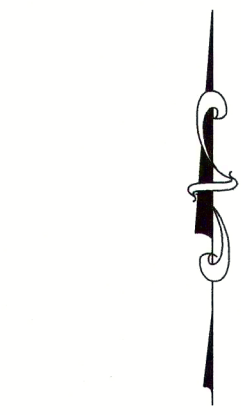


X:\2023\23-2101\Working\Base Maps\23-2101- 3075 CR 436-PRELIMINARY PLAT UPDATED 9-30-2024.dwg



VICINITY MAP  
SCALE 1" = 1 MILE



GRAPHIC SCALE

0 60 120  
1 INCH = 60 FT.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- BUILDING LINE
- CENTERLINE
- CENTERLINE
- EASEMENT LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CAPPED IRON ROD SET
- STAMPED "LANDPOINT"
- P.U.E.
- B.L.
- O.P.R.W.C.T.
- PUBLIC UTILITY EASEMENT
- BUILDING LINE
- OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS

Monville W.S.C. Easement by Plat

Grantor shall have the right to use the surface of the Easement Tract for those purposes which no not with the Grantee's subsurface use but shall keep the easement tract free and clear of buildings, landscaping, trees, fences or walls, commercial signage and entry-way monument signs. In the event Grantor installs a driveway over and across the easement herein granted, all Manville lines beneath the said property, and any improvement made by Grantee must comply with all applicable municipal or other governmental ordinances, cords and engineering guidelines. Grantor shall obtain Grantee's permission and approval prior to the start of construction of improvements.

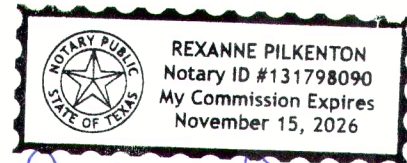
In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have to responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences on the improvements on the easement property of along its boundary lines when necessary, in the judgment of the Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the Facilities within the easement.

Digitally signed by Erik Prinz  
Date: 2024.10.03 14:42:25 -05'00'

Erik Prinz  
General Manager

Date  
10-9-24

This instrument was acknowledged before me on Oct 9, 2024  
and Personal Appearance  
Erik Prinz.



Refano Peltola 10/9/2024

LOT NUMBER	CULVERT LENGTH	CULVERT DIAMETER	UPSTREAM ELEVATION	DOWNSIDE ELEVATION
1&2 (SHARED DRIVE)	60.92'	18" RCP	449.84'	449.24'
3	37.37'	18" RCP	438.19'	437.82'

ACREAGE: 4.99  
PATENT SURVEY: WILLIFORD CARTWRIGHT SURVEY, ABSTRACT NO. 4  
BLOCKS: 1  
LOTS: 3  
SUBMITTAL DATE: 8/23/2024  
RESUBMITTED: 10/03/2024

**SURVEYOR:**  
**LANDPOINT**  
6410 SOUTHWEST BLVD, STE. 127  
FORT WORTH, TX 76109  
(817) 554-1805  
www.landpoint.net  
TBPLS REG. NO. 10194220

**OWNERS:**  
AUSTIN SUMMERS LLC  
P.O. BOX 117  
GEORGETOWN, TX 78627  
(235) 722-8610

**ENGINEER:**  
WA Civil, LLC  
223 West Wall Street,  
Suite 226 8th Floor  
Midland Towers,  
Midland, TX 79701  
(903) 272-5231

DATE: 10-3-2024  
SHEET 1 OF 1



x:\2023\23-2101\Working\Bose Maps\23-2101- 3075 CR 436--PRELIMINARY PLAT UPDATED 9-30-2024.dwg

WHEREAS Ernest Meadows and Andrew Meadows are the owners of a certain 4.99 tract or parcel of land situated in the Willford Cartwright Survey, Survey No 4, Webb County, Texas, being the all of a called 5.00 acre tract of land described in the deed to Austin Summers, LLC, recorded in Document Number 2023035010, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8--inch iron rod found on the South right--of--way line of County Road 436 at the Northeast corner of said 5.00 acre tract and also being the Northwest corner of a called 2.498 acre tract of land described as "Tract II" in the deed to Ernest Meadows, recorded in Document Number 2022062623, Official Public Records, Williamson County, Texas;

THENCE S 19°09'08" E, with the East line of said called 5.00 acre tract and the common West line of said 2.498 acre tract, a distance of 250.55 feet to a 5/8--inch iron rod found at the Southwest corner of said 2.498 acre tract and the Northwest corner of a called 2.627 acre tract of land described as "Tract III" in the deed to Ernest Meadows, recorded in Document Number 2022062623, Official Public Records, Williamson County, Texas, and on an angle point in the East line of said 5.00 acre tract;

THENCE S 38°30'15" E, with the East line of said called 5.00 acre tract and the common West line of said 2.627 acre tract a distance of 288.22 feet to the Southwest corner of said 5.00 acre tract and the Southwest corner of said 2.627 acre tract and being in the North line of a called 137.111 acre tract described in the deed to Jerome P. Chovanec and Shirley Ann Chovanec described in the deed recorded in Volume 863, Page 66, Official Public Records, Williamson County, Texas;

TH4ENCE S 68°21'05" W, with the South line of said 5.00 acre tract and the common North line of said 137.111 acre tract a passing at a distance of 471.85 feet to a 1/2--inch iron rod found, and continuing, on a total distance of 472.52 feet to the East right--of--way line of County Road 436 at the Southwest corner of said 5.00 acre tract and the Northwest corner of said 137.111 acre tract;

THENCE N 21°39'30" W, with said East right--of--way, passing at a distance of 491.82 feet a ½--inch iron rod found, and continuing a total distance of 526.65 feet to the Northwest corner of said 5.00 acre tract in said County Road 436;

THENCE N 68°26'12" E, with the North line of said 5.00 acre tract and the Said South right--of--way line of County Road 436 part of the way, passing a 1/2--inch iron rod at a distance of 34.98 feet and continuing on the same course, a total distance of 399.19 feet to the POINT OF BEGINNING and containing 4.99 acres or 217,412 square feet of land more or less.

GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83--US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.

2. ALL 'CIRS' ARE 5/8--INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.

3. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT SHOT ELEVATION THAT IS LOCATED WITHIN 5 FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

4. 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. 48491C0600F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

5. 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.

6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

7. A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

8. WATER SERVICE IS PROVIDED BY: MANVILLE WATER SUPPLY.

9. WASTEWATER SERVICE IS PROVIDED BY: PRIVATE ON SITE SEPTIC FIELDS (OSSF).

10. THIS SUBDIVISION IS NOT WITHIN THE ETJ OF ANY JURISDICTION.

11. A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED BY THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

12. 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.

13. 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. 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.

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

15. 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.

16. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

17. LOTS 1--3 MAY NOT BE FURTHER SUBDIVIDED.

18. 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.

19. 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.

20. THE ACCESS EASEMENT ON LOT 3 WILL BE EXCLUSIVELY FOR LOT 3.

21. 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.

22. 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.

23. 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.

24. NATURAL DRAINAGE PATTERN/SHEET FLOW SUBDIVISIONS THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT--OF--WAY. THIS REQUIREMENT APPLIES TO BLOCK A LOTS 1--3.

25. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.

26. 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.

27. 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, 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.

28. LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSLY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.

GENERAL NOTES: (CONTINUED)

29. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT LOTS 2 AND 3 WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

30. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 2, AND 3 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.

31. MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY THE WILLIAMSON COUNTY, COUNTY--WIDE ATLAS--14 PRELIMINARY FLOODPLAIN STUDY, DATED, JUNE 2024.

32. MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED ON THIS PLAT ARE FOR REFERENCE ONLY. THE FINAL MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR AT THE TIME OF PERMITTING.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT MATHEW JAMES BAYS, AUTHORIZED AGENT FOR AUSTIN SUMMERS, LLC, SOLE OWNER OF THAT CERTAIN 5.00 ACRE TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 2023075010, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY SUBDIVIDE, 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 MEADOWS ADDITION.

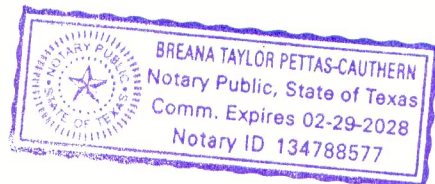
AUSTIN SUMMERS, LLC

Matthew James Bays  
AUTHORIZED AGENT  
MATHEW JAMES BAYS

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4<sup>th</sup> DAY OF October, 2024, BY MATHEW JAMES BAYS, AUTHORIZED AGENT, AUSTIN SUMMERS, LLC.

Breana T. Pettas-Cauthern  
NOTARY PUBLIC STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES: 2-29-2028

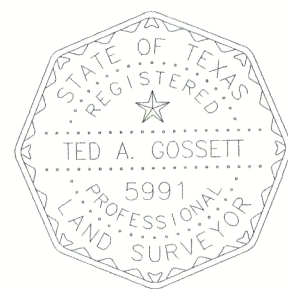


THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT I, TED. A. GOSSETT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS AND THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Ted A. Gossett  
TED A. GOSSETT.  
TEXAS REGISTER PROFESSIONAL LAND SURVEYOR  
NO. 5991

10-3-2024  
DATE



ROAD NAME AND 911 ADDRESSING APPROVAL:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 4 DAY OF October, 2024, A.D.

Cady Budge  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
DATE 10/4/24

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER 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 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 WITHIN IT.

Adam D. Boatright  
ADAM D. BOATRIGHT, P.E.  
WILLIAMSON COUNTY ENGINEER  
DATE 10/9/2024

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

\_\_\_\_\_  
DATE

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT 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 \_\_\_\_\_ A.D., 2024, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER: \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY E. RISTER CLERK  
COUNTY COURT WILLIAMSON COUNTY, TEXAS

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

PRINT NAME: \_\_\_\_\_

FINAL PLAT  
LOTS 1-3, BLOCK A  
MEADOWS ADDITION  
BEING 4.99 ACRES IN THE  
WILLIFORD CARTWRIGHT SURVEY,  
ABSTRACT NUMBER 4  
WILLIAMSON COUNTY, TEXAS

SURVEYOR:  
**LANDPOINT**  
6410 SOUTHWEST BLVD, STE. 127  
FORT WORTH, TX 76109  
(817) 554-1805  
www.landpoint.net  
TBPLS REG. NO. 10194420

OWNERS:  
AUSTIN SUMMERS LLC  
P.O. BOX 117  
GEORGETOWN, TX 76827  
(252) 722-8619

ENGINEER:  
WA Civil, LLC  
223 West Wall Street,  
Suite 226 8th Floor  
Midland Towers,  
Midland, TX 79701  
(903) 272-5231

DATE: 10-3-2024

SHEET 2 OF 2

ACREAGE: 4.99  
PATENT SURVEY: WILLIFORD CARTWRIGHT  
SURVEY, ABSTRACT NO. 4  
BLOCKS: 1  
LOTS: 3  
SUBMITTAL DATE: 8/23/2024  
RESUBMITTED: 10/03/2024