

RE-PLAT OF
LOT 92 BRUSHY BEND PARK

TOTAL ACREAGE: 2.754 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
SUBMISSION DATE: AUGUST 2, 2024
2ND SUBMITTAL: SEPTEMBER 9, 2024
APPROVED: OCTOBER 15, 2024

OWNER/SUBDIVIDER:
MARK J. VERRICO &
JILL M. VERRICO
1900 WALSH DR.
ROUND ROCK, TX 78681

SURVEYOR:
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

GENERAL PLAT 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 owner.
- Water service is provided by: Aqua Texas, Wastewater service is provided by: On-Site Sewage Facilities.
- 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 BRUSHY BEND PARK, as recorded in Cabinet B, Slide 311, in the Plat Records of Williamson County, Texas.
- All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.
- 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 portions of 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. 48491C0488F, effective date December 20, 2019, for Williamson County, Texas.
- A Certificate of Compliance is hereby issued for all lots within this subdivision. this certificate is valid until such time as FEMA or the county revises or newly adopts floodplain boundaries in this vicinity.
- No building or structures are permitted in drainage easements except as approved by Williamson County.
- 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
- 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.
- The minimum finished floor elevation shall be at least one foot above the adjacent finished grade and base flood elevation. 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 base flood elevation.
- 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.
- 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.
- No construction in the subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved the Water Pollution Abatement Plan (WPAP) in writing.
- On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.

BEING 2.754 ACRES, COMPRISING LOT 92, BRUSHY BEND PARK, AS RECORDED IN CABINET B, SLIDE 311, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A $\frac{1}{2}$ " IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF WALSH DRIVE FOR THE SOUTHEAST CORNER OF LOT 94 OF SAID BRUSHY BEND PARK, THE NORTHEAST CORNER OF SAID LOT 92 AND THIS TRACT, FROM WHICH A $\frac{1}{2}$ " IRON ROD FOUND BEARS: N 22°11'57" W, 255.06 FEET;

THENCE: S 22°10'57" E, WITH THE WEST LINE OF SAID WALSH DRIVE AND THE EAST LINE OF SAID LOT 92, 299.78 FEET TO A $\frac{1}{2}$ " IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 89, SAID BRUSHY BEND PARK, THE SOUTHEAST CORNER OF SAID LOT 92 AND THIS TRACT;

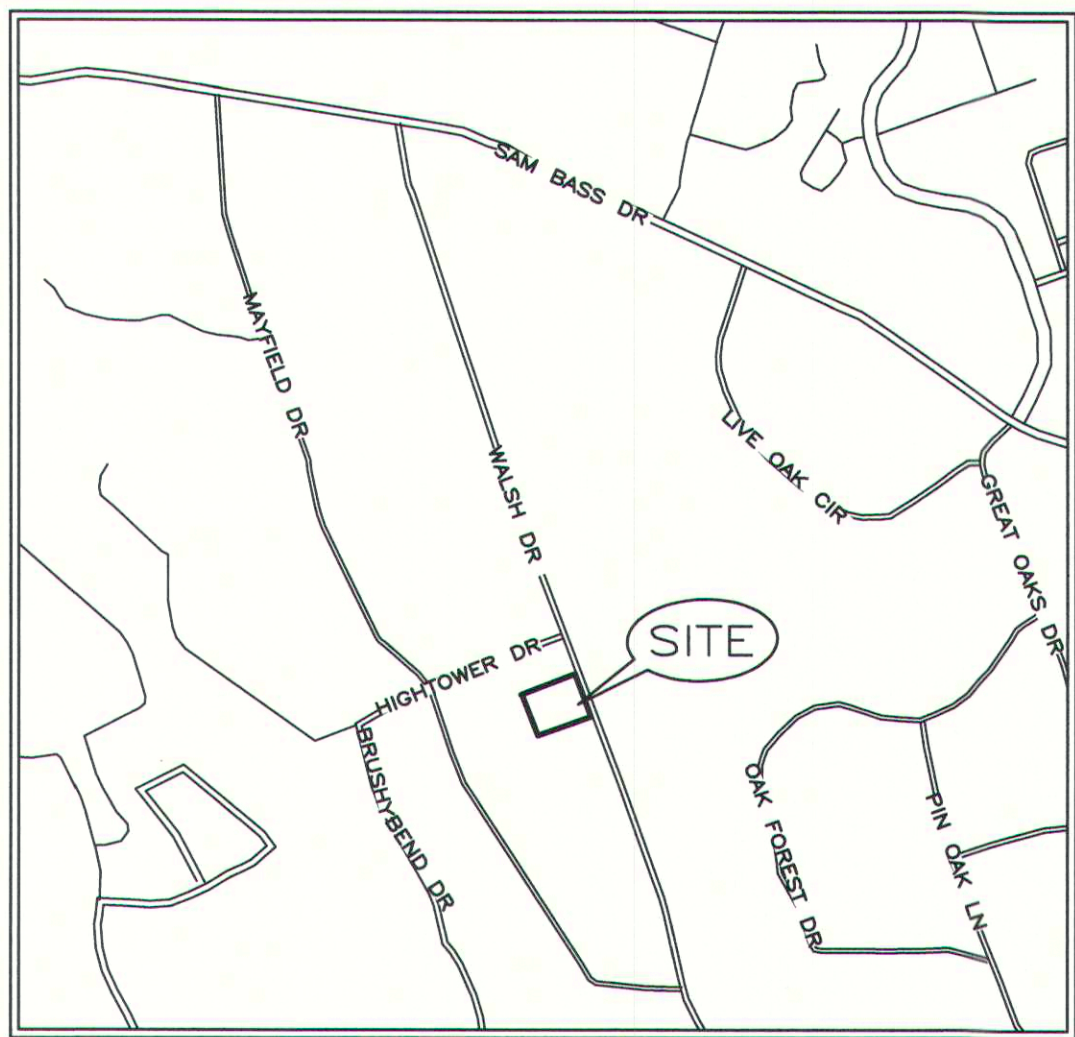
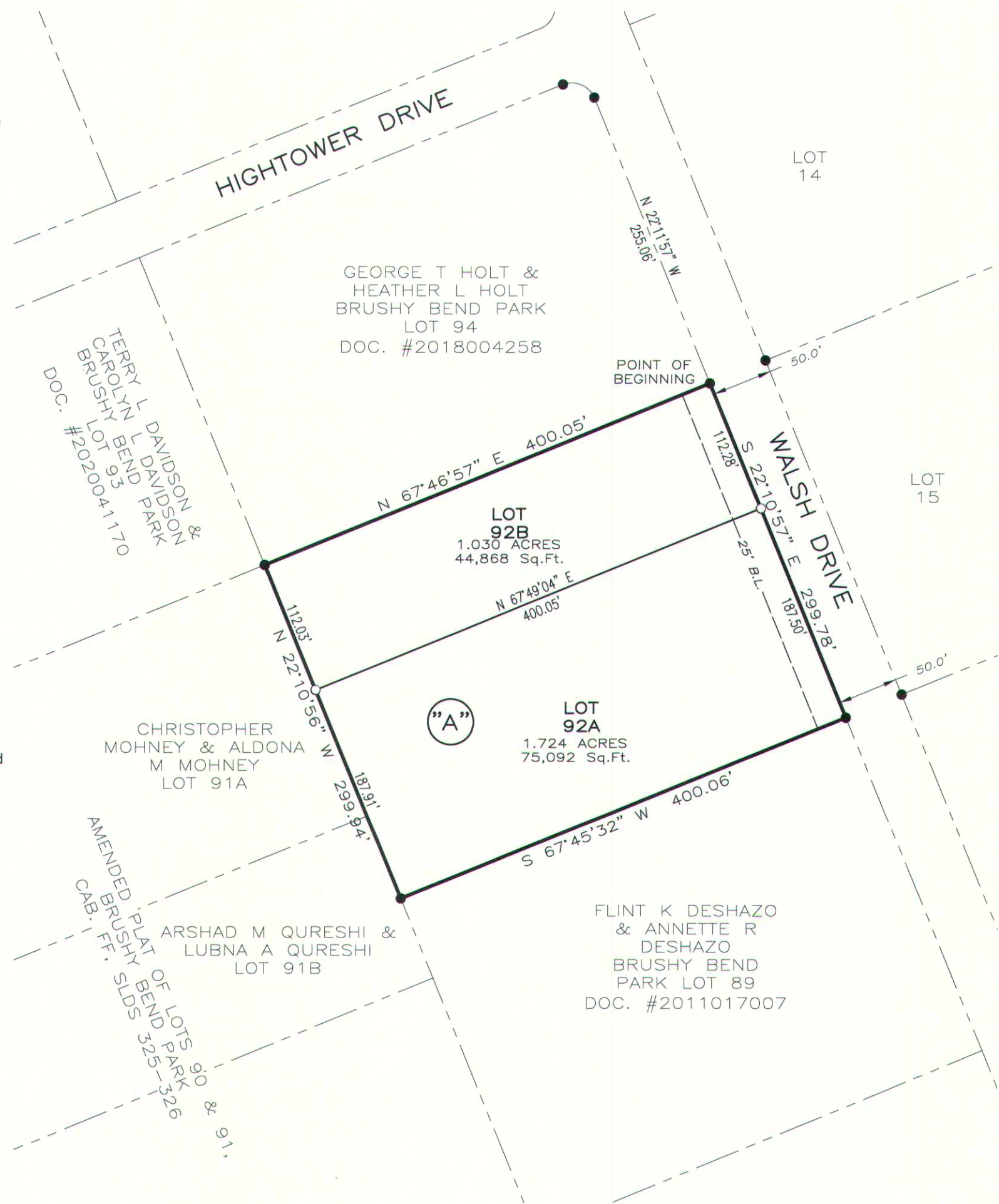
THENCE: S 67°45'32" W, WITH THE NORTH LINE OF SAID LOT 89, THE SOUTH LINE OF SAID LOT 92, 400.06 FEET TO A $\frac{1}{2}$ " IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 89. THE NORTHEAST CORNER OF LOT 90, SAID BRUSHY BEND PARK, THE SOUTHEAST CORNER OF LOT 91, SAID BRUSHY BEND PARK, THE SOUTHWEST CORNER OF SAID LOT 92 AND THIS TRACT;

THENCE: N 22°10'56" W, WITH THE EAST LINE OF SAID LOT 91, THE WEST LINE OF SAID LOT 92, 299.94 FEET TO A $\frac{1}{2}$ " IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 91, THE SOUTHEAST CORNER OF LOT 93, SAID BRUSHY BEND PARK, THE SOUTHWEST CORNER OF SAID LOT 94, THE NORTHWEST CORNER OF SAID LOT 92 AND THIS TRACT;

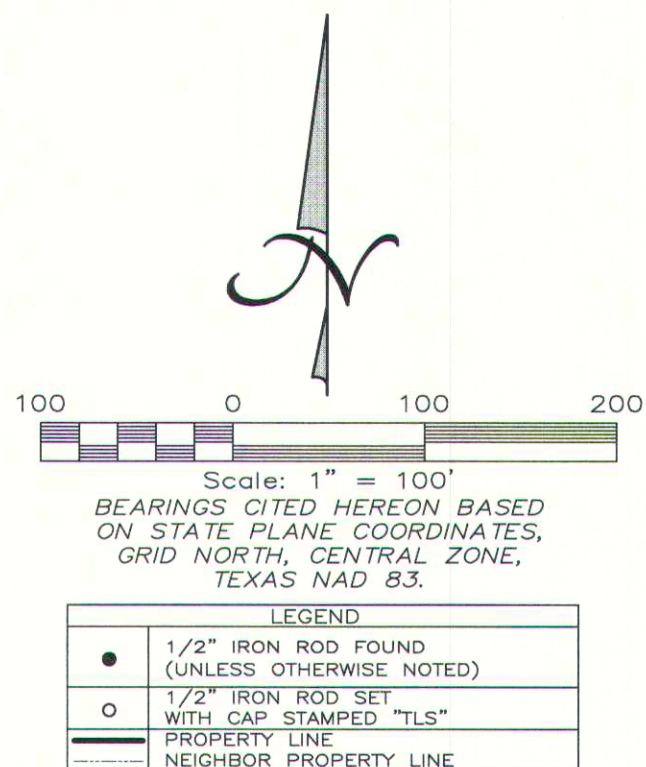
THENCE: N 67°46'27" E, WITH THE SOUTH LINE OF SAID LOT 94, THE NORTH LINE OF SAID LOT 92, 400.05 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.754 ACRES OF LAND, MORE OR LESS.

RE-PLAT OF
LOT 92, BRUSHY BEND PARK

2.754 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT
No. 179, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP



SHEET 1: PLAT
SHEET 2: SIGNATURE PAGE

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

PROJECT No. 210737
DATE OF PLAT PREPARATION: JUNE 2024

SHEET

1 OF 2

RE-PLAT OF
LOT 92, BRUSHY BEND PARK


2.754 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT
No. 179, WILLIAMSON COUNTY, TEXAS.

OWNER'S SIGNATURE

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

That MARK J VERRICO, is the co-owner of the certain 2.754 acres of land shown hereon and described in the deed recorded as Document No. 2013003043 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, 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 RE-PLAT OF LOT 92 BRUSHY BEND PARK


TO CERTIFY WHICH, WITNESS by my hand this 21ST day of OCTOBER, 2024.

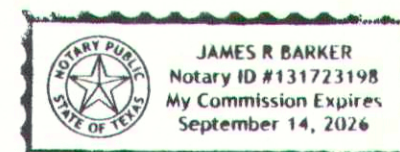
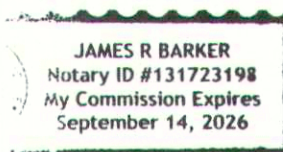

MARK J VERRICO
1900 WALSH DRIVE
ROUND ROCK, TX 78681

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared MARK J VERRICO, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 21ST day of OCTOBER, 2024.


Notary Public in and for the State of Texas
My Commission expires on: 9/14/26




OWNER'S SIGNATURE

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

That JILL M VERRICO, is the co-owner of the certain 2.754 acres of land shown hereon and described in the deed recorded as Document No. 2013003043 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, 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 RE-PLAT OF LOT 92 BRUSHY BEND PARK

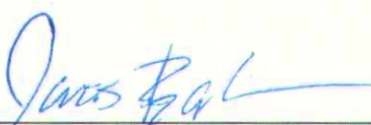
TO CERTIFY WHICH, WITNESS by my hand this 22 day of October, 2024.

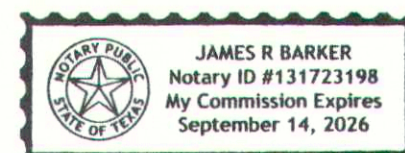

JILL M VERRICO
1900 WALSH DRIVE
ROUND ROCK, TX 78681

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared JILL M VERRICO, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 22ND day of OCTOBER, 2024.


Notary Public in and for the State of Texas
My Commission expires on: 9/14/26



SURVEYOR'S CERTIFICATION

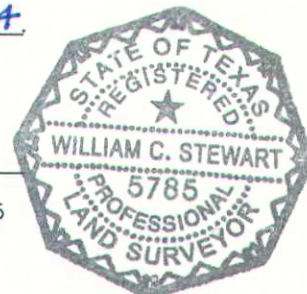
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, WILLIAM C. STEWART, 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 Subdivision Regulations of Williamson County, Texas. This tract is located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this 21ST day of October, 2024.


WILLIAM C. STEWART
Registered Professional Land Surveyor No. 5785
State of Texas



ON-SITE SEWAGE FACILITY APPROVAL

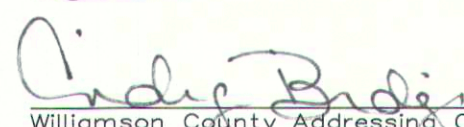
Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County 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.


Adam Boatright, PE,
Williamson County Engineer

11/14/2024
Date

911 ADDRESSING APPROVAL

Road name and address assignments verified this the 25 day of October, 2024 A.D.


Williamson County Addressing Coordinator
Cindy Bridges

COUNTY JUDGE APPROVAL

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 Commissioners 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

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

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 ____ 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 E. Rister, Clerk County Court of Williamson County, Texas

By: _____ Deputy

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

SHEET

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OF

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