

FINAL 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.

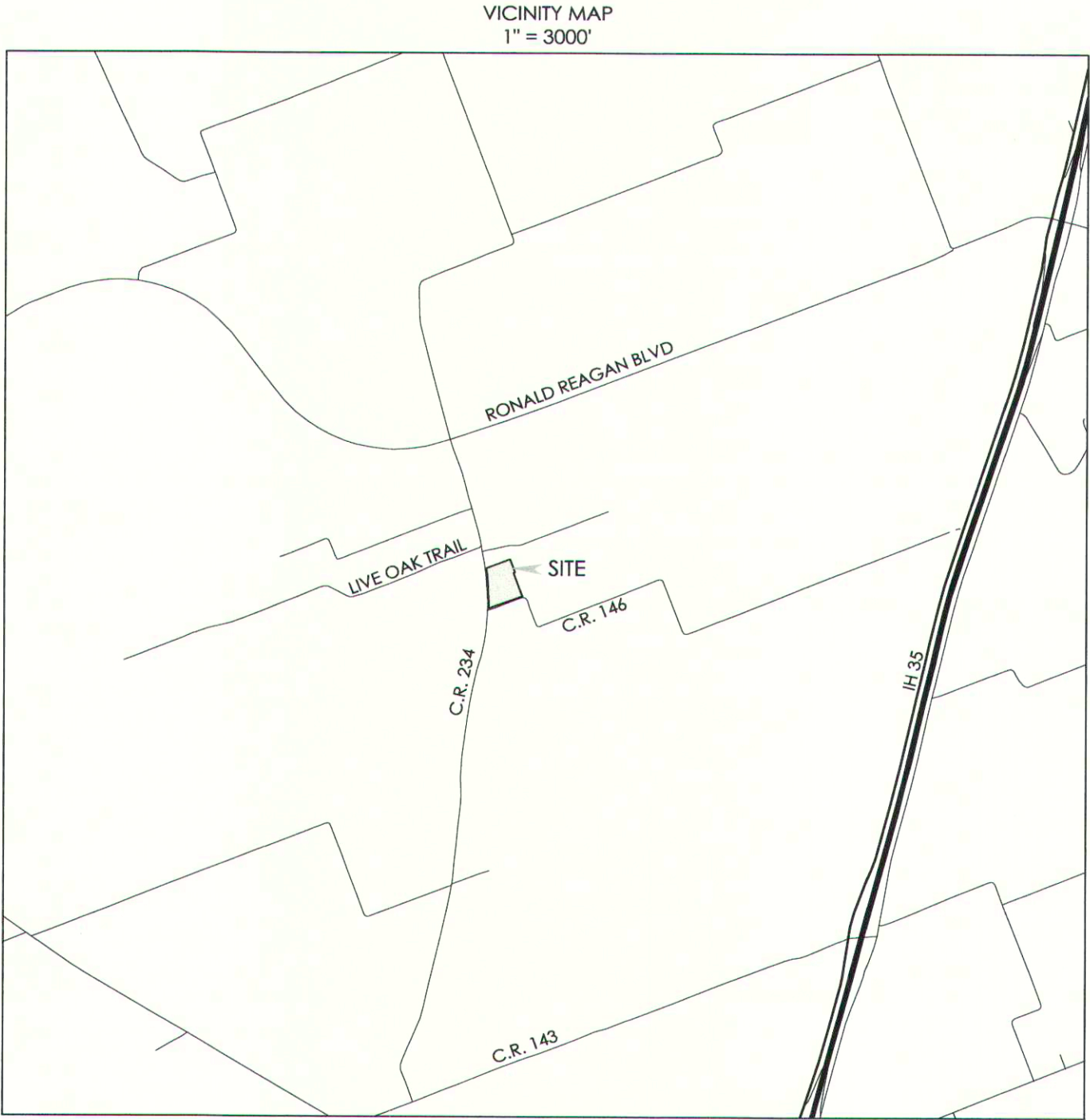
NOTES:

- 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 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. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
3. 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.
4. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
5. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
6. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP.
7. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
8. 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.
9. 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.
10. 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.
11. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT.
12. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
13. 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.
14. 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.
15. 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 OWNING 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.
16. 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.
17. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 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.
18. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: OSSF
20. THIS PLAT IS EXEMPT FROM PROVIDING STORMWATER DETENTION.
21. WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
22. DRIVEWAYS CURRENTLY EXIST FOR EACH LOT. NO NEW DRIVEWAYS ARE PROPOSED FOR THIS SUBDIVISION.
23. 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.
24. LOT 1, BLOCK 1, 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. 48491C0125F, EFFECTIVE DATE 12/20/2019, WILLIAMSON COUNTY, TEXAS.
25. 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.
26. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 1, BLOCK 1, 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.
27. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY MANHARD CONSULTING, DATED 3/26/2024.
28. 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.
29. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% IMPERVIOUS COVER PER LOT.
30. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
31. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAT (WPAP) IN WRITING.
32. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
33. 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.



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:
MANHARD CONSULTING
1120 S. CAPITAL OF TX HWY
BUILDING 1, SUITE 210
AUSTIN, TEXAS 78746
PHONE: 737-377-1005

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 SUBMITTAL 1: SEPTEMBER 3, 2024
DATE SUBMITTAL 2: SEPTEMBER 26, 2024
DATE SUBMITTAL 3: OCTOBER 17, 2024
DATE SUBMITTAL 4: OCTOBER 30, 2024
DATE SUBMITTAL 5: NOVEMBER 21, 2024
DATE SUBMITTAL 6: DECEMBER 4, 2024

JOB NO. 21-2096
SHEET 1 OF 3

FINAL 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.

OWNER'S DEDICATION

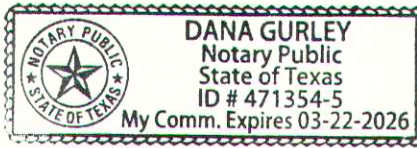
STATE OF TEXAS)
)
)
COUNTY OF WILLIAMSON)
)
)
KNOW ALL MEN BY THESE PRESENTS;

I, JAMES TRAVIS KRAUSE, OWNER'S AGENT AND GENERAL PARTNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021004224 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 "COUNTY ESTATES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8 DAY OF Jan., 2025.

James Travis Krause
BY: JAMES TRAVIS KRAUSE

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED *James Travis Krause*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS 8 DAY OF Jan., 2025.



Dana Gurley
NOTARY PUBLIC
STATE OF TEXAS

OWNER'S DEDICATION

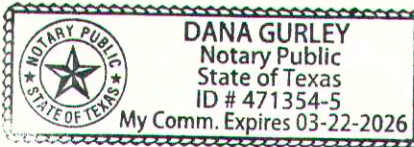
STATE OF TEXAS)
)
)
COUNTY OF WILLIAMSON)
)
)
KNOW ALL MEN BY THESE PRESENTS;

I, ANNA CARY SWANSON, OWNER'S AGENT AND GENERAL PARTNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021004224 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 "COUNTY ESTATES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8 DAY OF Jan., 2025.

Anna Cary Swanson
BY: ANNA CARY SWANSON

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Anna C Swanson*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS 8 DAY OF Jan., 2025.



Dana Gurley
NOTARY PUBLIC
STATE OF TEXAS

SURVEYORS CERTIFICATE:

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS; THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Travis Quicksall
REGISTERED PROFESSIONAL LAND SURVEYOR
TRAVIS QUICKSALL, R.P.L.S.

01/08/2024
DATE:



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES

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 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 D. Boatright 01/22/2025
ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

911 ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8 DAY OF January, 2025 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

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 THE 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

DATED THIS DAY OF , 20.

BY: 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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D., 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

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

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SHEET 3 OF 3