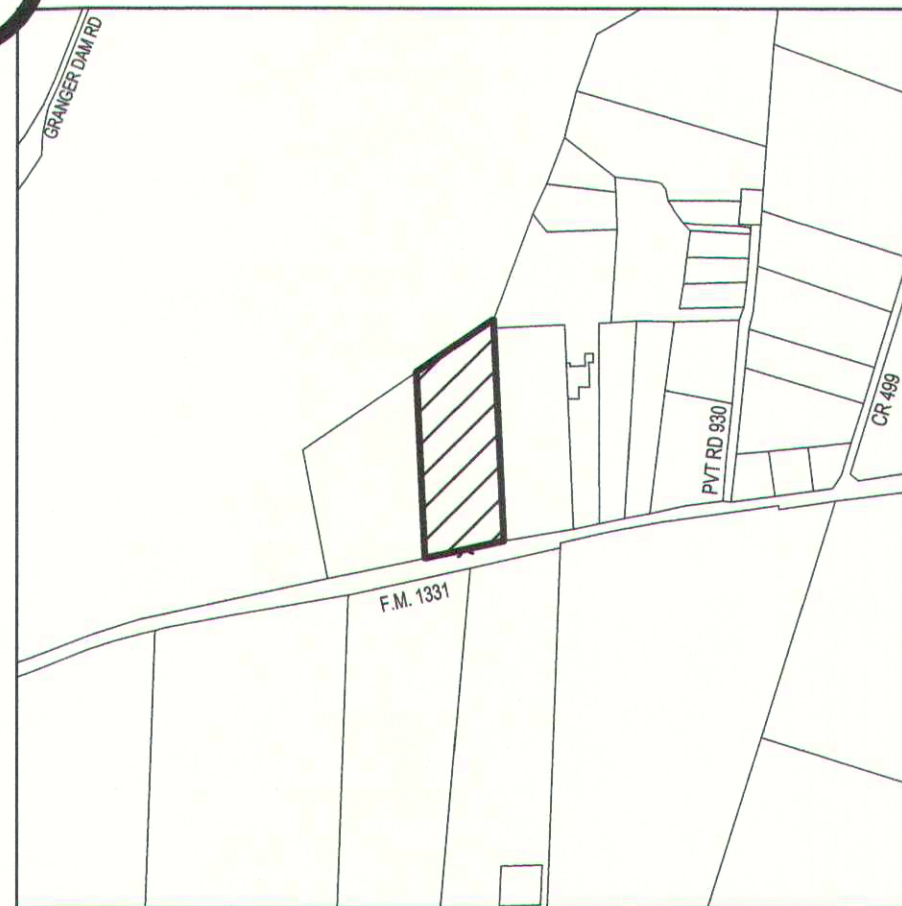


MINOR PLAT OF
THE LOOKOUT AT GRANGER LAKE SUBDIVISION
10.36 ACRES
OUT OF THE PEDRO ZARZA SURVEY, ABSTRCT NO. 14
WILLIAMSON COUNTY, TEXAS



LOCATION MAP
SCALE 1" = 1000'

OWNER'S NAME:
SCOTT SENTENEY, MANAGER
SSJNTX, LLC
100 E. WHITESTONE BLVD., SUITE 148, PMB 218
CEDAR PARK, TEXAS

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
CHRIS ELIZONDO
REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666

DATE: NOVEMBER 24, 2024.

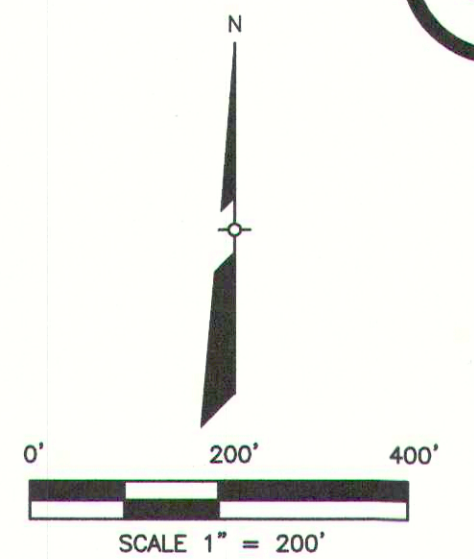
ACREAGE OF TOTAL SITE: 10.36 ACRES

TOTAL NUMBER OF BLOCKS: 1 BLOCK (A)

TOTAL NUMBER OF LOTS: 3 LOTS TOTAL
• 3 - RESIDENTIAL LOTS



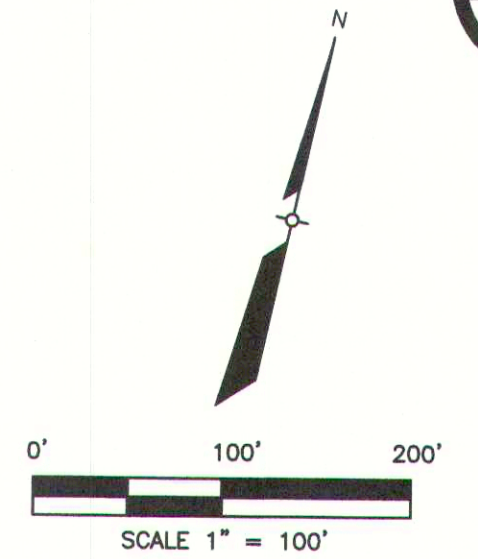
VICINITY MAP
SCALE 1" = 200'

















LEGEND

	DENOTES BENCHMARK (SEE NOTE)
	DENOTES 1/2" IRON ROD SET
	DENOTES 1/2" IRON ROD FOUND
	DENOTES CALCULATED POINT
	DENOTES TXDOT CONCRETE MONUMENT
DE	DRAINAGE EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
	PROPERTY LINE OR R.O.W. LINE
	UTILITY OR DRAINAGE EASEMENTS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
	BLOCK A BLOCK NUMBER

MINOR PLAT OF
THE LOOKOUT AT GRANGER LAKE SUBDIVISION
10.36 ACRES
OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14
WILLIAMSON COUNTY, TEXAS



LEGEND

-  DENOTES BENCHMARK (SEE NOTE)
-  DENOTES 1/2" IRON ROD SET
-  DENOTES 1/2" IRON ROD FOUND
-  DENOTES CALCULATED POINT
-  DENOTES TXDOT CONCRETE MONUMENT
-  DE DRAINAGE EASEMENT
-  MUE MUNICIPAL UTILITY EASEMENT
-  BSL BUILDING SETBACK LINE
-  PROPERTY LINE OR R.O.W. LINE
-  UTILITY OR DRAINAGE EASEMENTS
-  PROPOSED WELL OSSF SETBACK LIMIT
-  EXISTING WELL OSSF SETBACK LIMIT
-  O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
-  BLOCK A BLOCK NUMBER

FIELD NOTES

FIELD NOTE DESCRIPTION FOR A 10.36 ACRE TRACT OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS:

BEING A 10.36 ACRE TRACT OF LAND, OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO SSJNTX, LLC AS RECORDED IN DOCUMENT NO. 2024056475 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

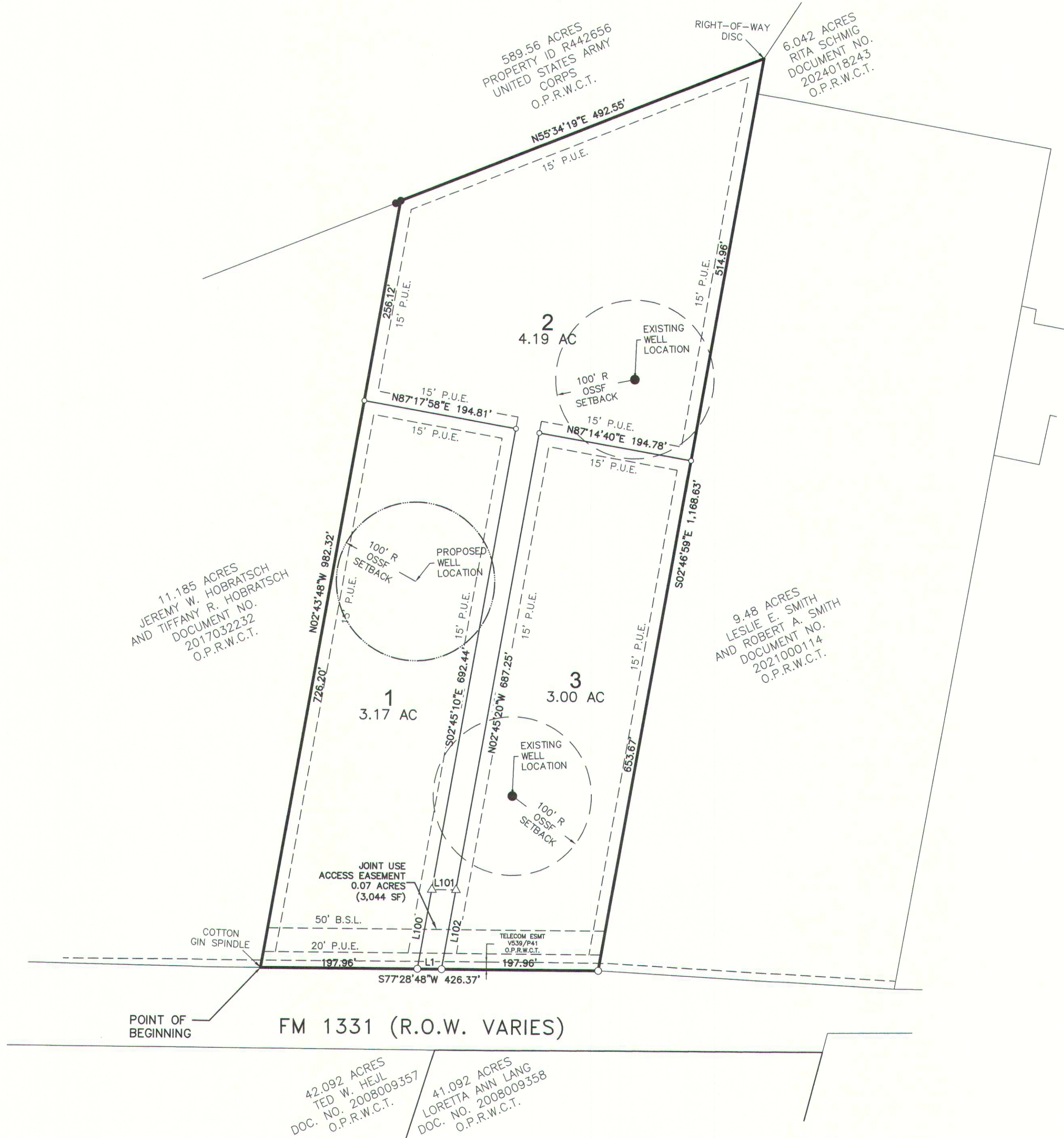
BEGINNING AT A COTTON GIN SPINDLE FOUND, LYING IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET 1331 (FM 1331), A PUBLIC ROAD, MARKING THE SOUTHEAST CORNER OF AN 11.185 ACRE TRACT OF LAND, CONVEYED BY GENERAL WARRANTY DEED WITH VENDORS LIEN IN FAVOR OF THIRD PARTY TO JEREMY W. HOBRATSCHE AND TIFFANY R. HOBRATSCHE, AS RECORDED IN DOCUMENT NO. 2017032232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 02°43'48" WEST, ALONG THE WEST LINE OF THIS TRACT, COMMON WITH THE EAST LINE OF SAID HOBRATSCHE TRACT, A DISTANCE OF 982.32 FEET, TO A 1/2" IRON ROD FOUND, LYING IN THE SOUTHEAST LINE OF A 589.56 ACRE TRACT OF LAND, CONVEYED TO UNITED STATES ARMY CORPS, AS RECORDED IN DOCUMENT NO. - OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF SAID HOBRATSCHE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 55°34'19" EAST, ALONG THE NORTHWEST LINE OF THIS TRACT, COMMON WITH THE SOUTHEAST LINE OF SAID UNITED STATES ARMY CORPS TRACT, A DISTANCE OF 492.55 FEET, TO A RIGHT AWAY DISC FOUND, MARKING A SOUTHEAST CORNER OF SAID UNITED STATES ARMY CORPS TRACT, COMMON WITH A SOUTHWEST CORNER OF A 6.042 ACRE TRACT, CONVEYED BY DEED TO RITA SCHMIG, AS RECORDED IN DOCUMENT NO. 2021018243 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 02°46'59" EAST, ALONG THE EAST LINE OF THIS TRACT, COMMON WITH THE WEST LINE OF SAID SCHMIG TRACT, AND A 9.48 ACRE TRACT OF LAND, LYING IN THE WEST LINE OF A 9.48 ACRE TRACT OF LAND, CONVEYED TO LESLIE E. SMITH, AS RECORDED IN DOCUMENT NO. 2021000114, A DISTANCE OF 1,168.63 FEET, TO A 1/2" IRON ROD SET, LYING IN THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1331, MARKING THE SOUTHWEST CORNER OF SAID LESLIE E. SMITH TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 77°28'48" WEST, ALONG THE SOUTH LINE OF THIS TRACT, COMMON WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1331, A DISTANCE OF 426.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.36 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.44'	S77°28'48"W

ACCESS EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L100	101.47'	N2°45'10"W
L101	30.44'	N77°28'48"E
L102	101.47'	S2°45'20"E

MINOR PLAT OF
THE LOOKOUT AT GRANGER LAKE SUBDIVISION
10.36 ACRES
OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14
WILLIAMSON COUNTY, TEXAS

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

I, SSJNTX, LLC SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024056475 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 SPACES 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 THE LOOKOUT AT GRANGER LAKE SUBDIVISION.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 27th DAY OF January, 2025

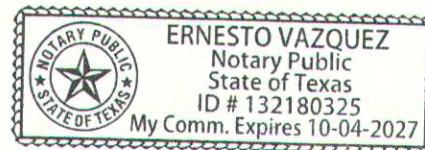
Scott Senteney, Manager
SCOTT SENTENEY, MANAGER
SSJNTX, LLC
100 E. WHITESTONE BLVD., SUITE 148, PMB 218
CEDAR PARK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SCOTT SENTENEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27th DAY OF January, 2025

Ernesto Vazquez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AMERICAN BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS: THE LOOKOUT AT GRANGER LAKE SUBDIVISION.

WITNESS MY HAND THIS 27th DAY OF January, 2025, A.D.

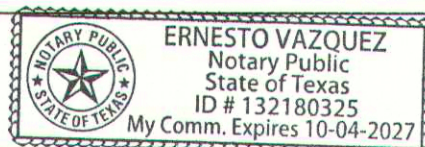
Andy Jensen, VP, BUSINESS BANKER
AMERICAN BANK OF COMMERCE
610 WEST 5TH STREET
AUSTIN, TX 78701

STATE OF TEXAS
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ANDY JENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF January, 2025, A.D.

Ernesto Vazquez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Ernesto Vazquez / 10-04-2027
PRINTED NAME OF NOTARY/EXPIRES

STATE OF TEXAS
COUNTY OF HAYS

I, CHRIS ELIZONDO, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0375F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT KYLE, HAYS COUNTY, TEXAS, THIS 2nd DAY OF February, 2025

Chris Elizondo
CHRIS ELIZONDO
REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666



SUBDIVISION PLAT NOTES

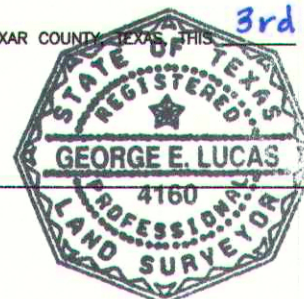
1. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0375F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
2. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT THE 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.
3. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTANCE 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.
4. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE ACQUIFER REGULATIONS AND MUNICIPAL.
5. 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.
6. LOTS 1, 2, AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
7. JOINT USE ACCESS EASEMENTS SHALL BE PRIVATELY MAINTAINED BY LOT OWNERS AND NO OBSTRUCTION TO EGRESS AND INGRESS IS ALLOWED.
8. A 20' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
10. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR ITS CONTRIBUTING ZONE.
11. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
12. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
13. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS THAT PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND STANDARDS.
14. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 285, AND WILLIAMSON COUNTY.
15. WATER SERVICE IS PROVIDED BY INDIVIDUAL WATER WELLS. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
16. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITH THIS SUBDIVISION.
17. THERE ARE NO PROPOSED ROADWAYS ASSOCIATED WITH THIS PROJECT. ALL LOTS SHALL BE SERVICED FROM THE EXISTING FM 1331.
18. 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% OF IMPERVIOUS COVER PER LOT.
19. ABSORPTIVE TYPE OSSFS SHALL NOT BE LOCATED WITHIN 100 FEET OF WELL LOCATION.
20. 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.
21. 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.
22. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS 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.
23. THIS SUBDIVISION IS SUBJECT TO THE STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THE WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
24. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
25. 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.
26. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
27. LOT 2 MAY NOT BE FURTHER SUBDIVIDED.
28. PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR CAUSING ANY ADVERSE IMPACTS DUE TO DEVELOPMENT PER THE TEXAS WATER CODE 11.086.
29. DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS, WHERE THE NUMBER OR DWELLING UNITS EXCEEDS 30, SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ROADS.
30. LOT 2 WELL PLACEMENT MAY VARY ACCORDING TO SITE CONDITIONS.

STATE OF TEXAS
COUNTY OF BEXAR

I, GEORGE E. LUCAS, 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS 3rd DAY OF FEBRUARY, 2025

George E. Lucas
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160, STATE OF TEXAS
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259



STATE OF TEXAS
COUNTY OF WILLIAMSON

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 DISCLAIM 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 02/05/2025
ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WILLIAMSON

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED ON THIS 27th DAY OF January, 2025

Cindy Bridges
CINDY BRIDGES, WILLIAMSON COUNTY ADDRESS COORDINATOR

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, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 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 Gravel, Jr. 02/05/2025
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 27th DAY OF January, 2025 A.D. AT 10:00 O'CLOCK A.M. AND DULY RECORDED THIS THE DAY OF January, 2025 A.D. AT 10:00 O'CLOCK A.M. IN THE

OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2025-0004

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

PRINT NAME: _____