

# AIRPORT FLEX DEVELOPMENT MINOR PLAT

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS.

BEING A 4.075 ACRE TRACT OF LAND, LOCATED IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13,  
WILLIAMSON COUNTY, TEXAS, SAID 4.075 ACRE TRACT, BEING ALL OF THAT CALLED 4.074 ACRE TRACT OF  
LAND RECORDED IN DOCUMENT NO. 2023076890, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FLORES, DAVID U & ROSALINDA  
CALLED 2.69 ACRES  
DOCUMENT NO. 2000061579  
OFFICIAL PUBLIC RECORDS

FLORES, DAVID U & ROSALINDA  
"EXHIBIT B"  
CALLED 2.55 ACRES  
DOCUMENT NO. 2000061579  
OFFICIAL PUBLIC RECORDS

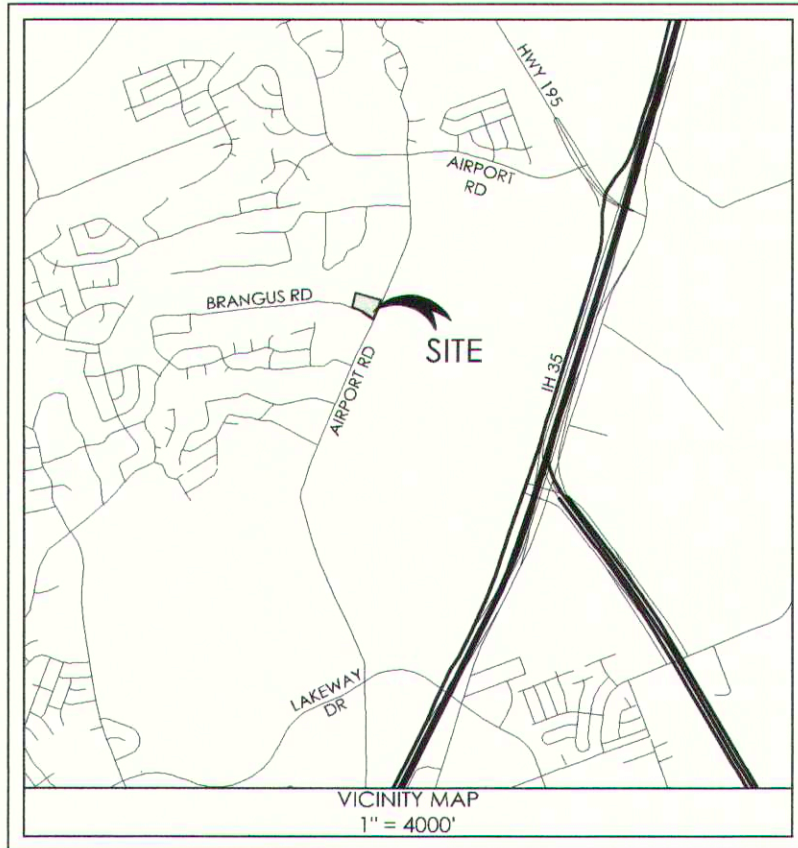
GELNER, SCOTT  
CALLED 1.00 ACRES  
DESCRIBED IN VOLUME 2358, PAGE 215  
OFFICIAL PUBLIC RECORDS

LOT 1, BLOCK A  
4.075 ACRES

ROCK STREET LLC  
CALLED 1.026 ACRES  
DOCUMENT NO. 2023101313  
OFFICIAL PUBLIC RECORDS

ROCK STREET LLC  
CALLED 4.047 ACRES  
DOCUMENT NO. 2023101313  
OFFICIAL PUBLIC RECORDS

THREE FORKS PARTNERSHIP LTD  
CALLED 382.15 ACRES  
DOCUMENT NO. 2003003918  
OFFICIAL PUBLIC RECORDS



OWNER: KEISTER PROPERTIES LLC  
1625 WILLIAMS DRIVE # 201  
GEORGETOWN, TEXAS 78628  
PHONE: 512-590-8390

ENGINEER: SANDLIN SERVICES LLC  
9111 JOLLYVILLE ROAD  
SUITE 212  
AUSTIN, TEXAS 78759  
CONTACT: NICK SANDLIN, P.E.  
TBPELS FIRM #21356  
PHONE: 806-679-7303  
EMAIL: NICK@SANDLINSERVICES.COM

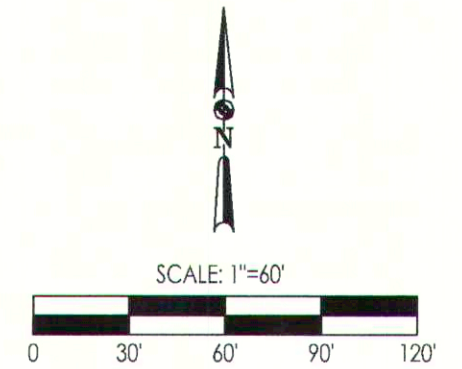
SURVEYOR: QUICK, INC. LAND SURVEYING  
831 N. MAIN STREET  
SALADO, TX 76571  
CONTACT: TRAVIS QUICKSALL, R.P.L.S.  
FIRM #10194104  
PHONE: 512-915-4950  
EMAIL: TQUICKSALL@QUICK-INC.NET

SUBMITTAL DATE: OCTOBER 30, 2024

TOTAL # OF BLOCKS: 1

# OF NON-RESIDENTIAL LOTS: 1  
# OF OPEN SPACE LOTS: 0  
# OF RESIDENTIAL LOTS: 0  
TOTAL # OF LOTS: 1

AREA IN LOT 1: 4.075 ACRES  
R.O.W. DEDICATION: 0.000 ACRES  
TOTAL SITE ACREAGE: 4.075 ACRES



- LEGEND**
- P.O.B. POINT OF BEGINNING
  - BENCHMARK
  - 1/2" IRON ROD FOUND
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - PAVEMENT CENTERLINE
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY EASEMENT
  - JURISDICTIONAL BOUNDARIES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	475.00'	108.70'	13°06'42"	N61°22'32"W	108.46'

TBM TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
5000	10226980.902	3133651.219	731.79	5/8" IRON ROD W / ORANGE "CONTROL POINT" CAP

HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID  
VERTICAL DATUM: NAVD88

ENGINEER  
SANDLIN SERVICES, LLC  
TBPELS FIRM #21356  
9111 JOLLYVILLE RD. #212  
AUSTIN, TX 78759

OWNER/DEVELOPER  
KEISTER PROPERTIES LLC  
1625 WILLIAMS DR. #201  
GEORGETOWN, TX 78628

**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: JANUARY 10, 2025  
JOB NO. 24-0107  
SHEET 1 OF 2  
24-0107



# AIRPORT FLEX DEVELOPMENT MINOR PLAT

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS.

BEING A 4.075 ACRE TRACT OF LAND, LOCATED IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, WILLIAMSON COUNTY, TEXAS, SAID 4.075 ACRE TRACT, BEING ALL OF THAT CALLED 4.074 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023076890, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

## NOTES:

- 1) FIELD WORK PERFORMED ON: MAY 24, 2024
- 2) OWNER: KEISTER PROPERTIES, LLC
- 3) ADDRESS: 7032 AIRPORT ROAD, GEORGETOWN, TEXAS 78628
- 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, G.F. NUMBER ATA-34-1701342300474, DATED SEPTEMBER 13, 2023 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.

## PLAT NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: OSSF, AND ELECTRIC: PEDERNALES ELECTRIC.
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. 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. 48491C0283F, EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
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. A FIFTEEN (15) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOMESITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
6. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
7. GRANITOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP.
9. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
10. 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.
11. 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.
12. 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.
13. ALL LOT OWNERS IN THIS SUBDIVISION WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT PRIOR TO CONSTRUCTION. THE SUBDIVISION DEVELOPER WILL BE HELD RESPONSIBLE TO NOTIFY BUILDERS AND LOT OWNERS OF THIS REQUIREMENT.
14. THIS TRACT IS LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE.
15. 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.
16. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
17. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
18. 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.
19. 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.
20. 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.
21. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
22. 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.
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. 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.
25. 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 PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
26. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OR THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

## FIELD NOTES FOR A 4.075 ACRE TRACT OF LAND:

BEING A 4.075 ACRE TRACT OF LAND, LOCATED IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, WILLIAMSON COUNTY, TEXAS, SAID 4.075 ACRE TRACT, BEING ALL OF THAT CALLED 4.074 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023076890, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 4.075 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF AIRPORT ROAD, BEING THE NORTHEAST CORNER OF SAID 4.074 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CALLED 2.55 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2000061579, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

1. **THENCE**, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF AIRPORT ROAD, THE SOUTHEAST LINE OF SAID 4.074 ACRE TRACT, **S 23° 59' 00" W**, A DISTANCE OF **417.89'**, TO A 1/2" IRON ROD LOCATED AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF BRANGUS ROAD, BEING THE SOUTHEAST CORNER OF SAID 4.074 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF BRANGUS ROAD, THE SOUTHWEST LINES OF SAID 4.074 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

2. **N 54° 49' 48" W**, A DISTANCE OF **232.77'**, TO A 1/2" IRON ROD LOCATED FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;

3. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 475.00', A CENTRAL ANGLE OF 13°06'42", A CHORD WHICH BEARS N 61° 22' 32" W, A CHORD DISTANCE OF 108.46', A TOTAL **CURVE LENGTH OF 108.70'**, TO A 1/2" IRON ROD LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;

4. **N 67° 34' 59" W**, A DISTANCE OF **160.16'**, TO A 1/2" IRON ROD LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF BRANGUS ROAD, BEING THE SOUTHWEST CORNER OF SAID 4.074 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CALLED 1.00 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NO. 2021031269, DESCRIBED IN VOLUME 2558, PAGE 215, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

5. **THENCE**, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF BRANGUS ROAD, WITH THE NORTHWEST LINE OF SAID 4.074 ACRE TRACT, THE SOUTHEAST LINE OF SAID 1.00 ACRE TRACT, **N 14° 00' 50" E**, A DISTANCE OF **291.13'**, TO A 1/2" IRON ROD LOCATED FOR THE NORTHWEST CORNER OF SAID 4.074 ACRE TRACT, THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, BEING IN THE SOUTHWEST LINE OF THAT CALLED 2.69 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2000061579, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

6. **THENCE**, WITH THE NORTHEAST LINE OF SAID 4.074 ACRE TRACT, THE SOUTHWEST LINE OF SAID 2.69 ACRE TRACT, THE SOUTHWEST LINE OF SAID 2.55 ACRE TRACT, **S 74° 30' 39" E**, A DISTANCE OF **553.02'**, TO THE **POINT OF BEGINNING** CONTAINING **4.075 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.

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

THAT, KEISTER PROPERTIES LLC, OWNER OF THE CERTAIN 4.074 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023076890 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY OR THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO WILLIAMSON COUNTY AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS AIRPORT FLEX DEVELOPMENT.

TO CERTIFY WHICH, WITNESS MY HAND THIS 17 DAY OF February, 2025.

KEISTER PROPERTIES LLC  
BY: DAVE KEISTER, MANAGING MEMBER/OWNER  
1625 WILLIAMS DRIVE, #201  
GEORGETOWN, TEXAS 78628

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 David Keister, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17<sup>th</sup> DAY OF February, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 08/04/27



STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, TRAVIS QUICKSALL, 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 WILLIAMSON COUNTY, TEXAS, THIS 13 DAY OF Feb., 2025.

TRAVIS L. QUICKSALL, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6447



STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

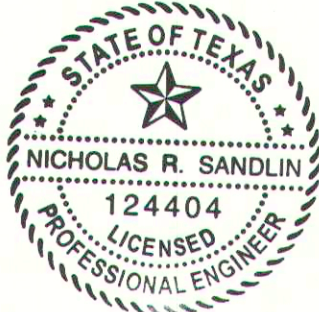
KNOW ALL MEN BY THESE PRESENTS

I, NICK SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0283F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER 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 WILLIAMSON COUNTY, TEXAS, THIS 29 DAY OF FEB, 2025.

NICK SANDLIN, P.E.  
SANDLIN SERVICES, LLC  
REGISTERED PROFESSIONAL ENGINEER NO. 124404  
TBPELS FIRM NO. 21356



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 BOATRIGHT, P.E.  
WILLIAMSON COUNTY ENGINEER

2/27/2025  
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 DAY OF February, 2025, D.

CINDY BRIDGES  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 THAT THIS 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  
WILLIAMSON COUNTY, TEXAS

DATE

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 THE \_\_\_\_\_ 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

ENGINEER  
SANDLIN SERVICES, LLC  
TBPELS FIRM #21356  
9111 JOLLYVILLE RD. #212  
AUSTIN, TX 78759

OWNER/DEVELOPER  
KEISTER PROPERTIES LLC  
1625 WILLIAMS DR. #201  
GEORGETOWN, TX 78628

**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: JANUARY 10, 2025  
JOB NO. 24-0107  
SHEET 2 OF 2  
24-0107