

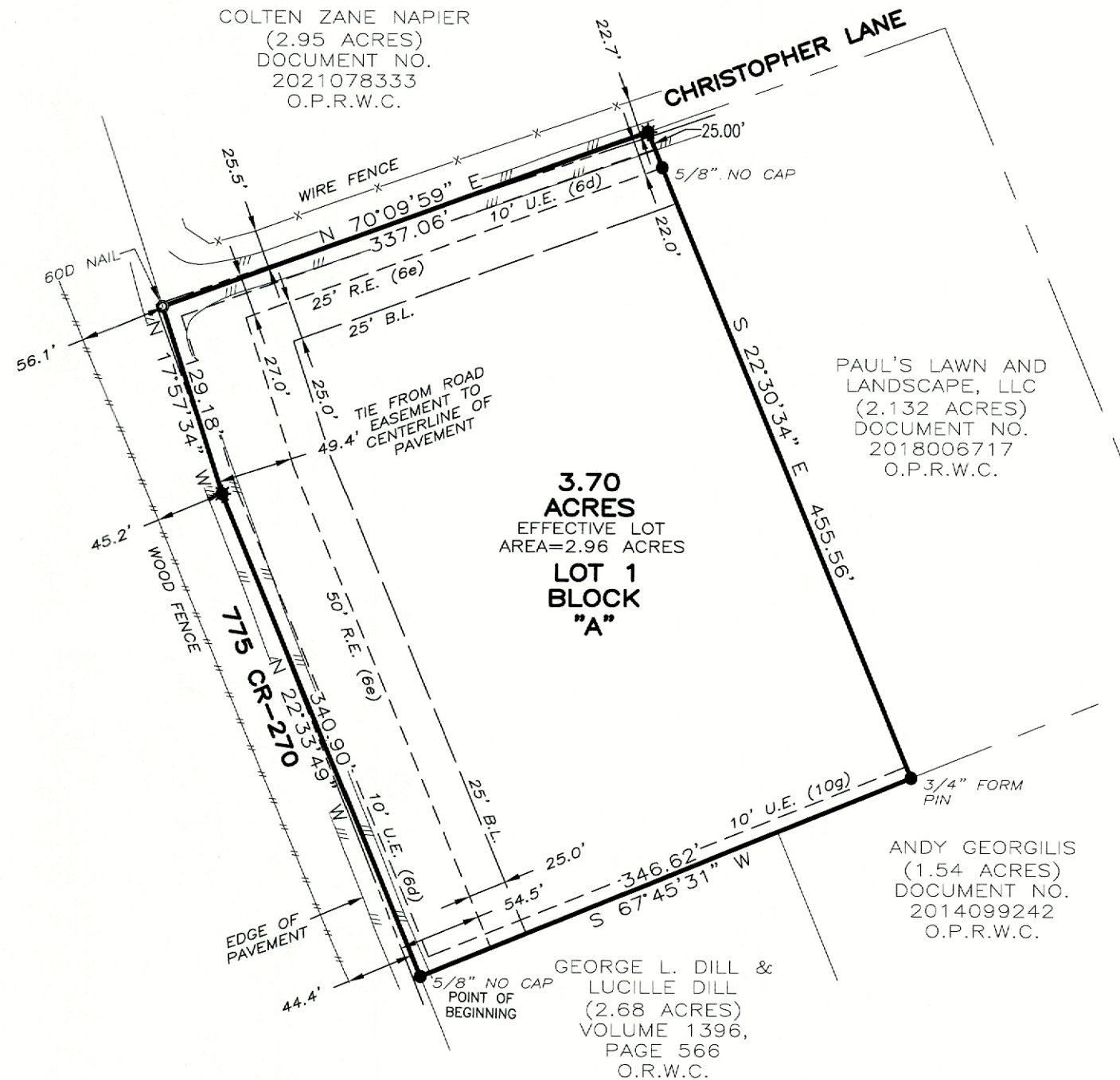
LOCATION MAP

REPLAT OF A PORTION OF TRACT 9, SOUTH SAN GABRIEL RANCHES

3.70 ACRES OUT OF THE HENRY GARMES SURVEY, ABSTRACT No. 269, PART OF TRACT 9, SOUTH SAN GABRIEL RANCHES, A SUBDIVISION SITUATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

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 WATER SUPPLY, Wastewater service is provided by: QSSF
- Except as may be modified of hereon, this plat is subject to all applicable plat notes and restrictions as set forth in the original plat of SOUTH SAN GABRIEL RANCHES, as recorded in Cabinet B, Slide 86, 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 Portion 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.48491C0455F, effective date December 20, 2019, for Williamson County, Texas.
- 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.
- No building or structures are permitted in drainage easements. No fences or landscaping are permitted in drainage easements except as approved by Williamson County.
- This subdivision is exempt from providing storm-water management controls (detention) at the time of filing this plat based on Williamson County Subdivision Regulation B11.1.4. Prior to any development within this subdivision, storm-water management controls shall be designed, constructed and maintained by the owner in accordance with the applicable regulations in effect at the time of development. Contact the Williamson County Floodplain Administrator for review and approval of the proposed stormwater management controls prior to any development within this subdivision.
- 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
- 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.
- All public roadways and easements as shown on this plat are free of liens.
- 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.
- 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.
- This tract is not located within the Edwards Aquifer Recharge Zove.



BEING 3.70 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NO. 269, AND BEING PART OF TRACT 9 OF SOUTH SAN GABRIEL RANCHES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 86 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED TO LEANDER 270, LLC, IN A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2021140389 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the pavement, near the centerline of County Road 270, an easement to Williamson County as shown on the recorded plat, for the northwest corner of a called 2.68 acres, conveyed to George L. Dill & Lucille Dill, in a Warranty Deed recorded in Volume 1396, Page 566 of the Official Records of Williamson County, Texas, the southwest corner of said Leander 270, LLC tract, and the herein described tract;

THENCE: N 22°33'49" W, 340.90 feet along the centerline of said County Road 270 easement, the west line of said Tract 9, the west line of said Leander 270, LLC tract, and the herein described tract, to a cotton spindle found, for an angle point;

THENCE: N 17°57'34" W, 129.18 feet along the centerline of said County Road 270 easement, the west line of said Tract 9, the west line of said Leander 270, LLC tract, and the herein described tract, to a 60D nail found at the intersection of the centerline of said County Road 270 easement and the centerline of Christopher Lane, an easement to Williamson County as shown on the recorded plat, for the southwest corner of a called 2.95 acres conveyed to Colten Zane Napier, and described in an Administrator's Distribution Deed recorded under Document No. 2021078333 of said Official Public Records, the northwest corner of said Tract 9, said Leander 270, LLC tract, and the herein described tract;

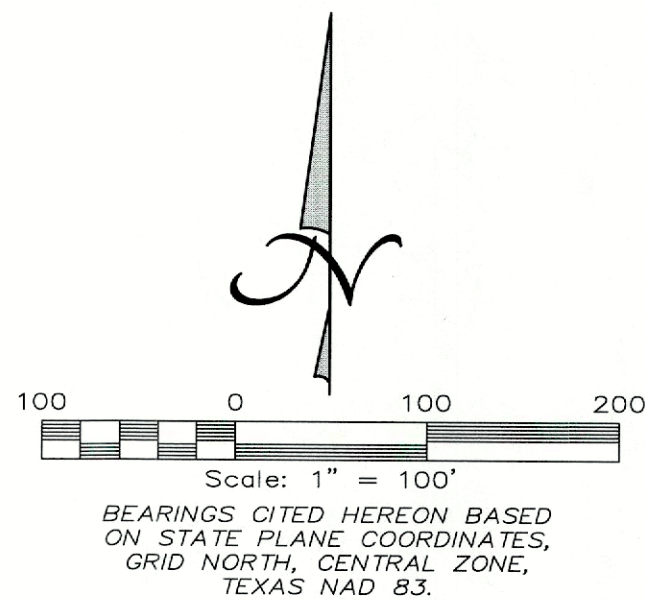
THENCE: N 70°09'59" E, 337.06 feet along the centerline of said Christopher Lane easement, the south line of said Napier tract, the north line of said Tract 9, said Leander 270, LLC tract, and the herein described tract, to a cotton spindle found, for the northwest corner of a called 2.132 acres, conveyed to Paul's Lawn and Landscape, LLC, in a Warranty Deed recorded under Document No. 2018006717 of said Official Public Records, the northeast corner of said Leander 270, LLC tract, and the herein described tract;

THENCE: S 22°30'34" E, along the west line of said Paul's Lawn and Landscape, LLC tract, into, over and across said Tract 9, the east line of said Leander 270, LLC tract, and the herein described tract, at 25.00 feet passing a 5/8" iron rod found, for the south line of said Christopher Lane easement, continuing in all 455.56 feet to a 3/4" form pin found in the north line of a called 1.54 acres, conveyed to Andy Georgilis, in a Warranty Deed recorded under Document No. 2014099242 of said Official Public Records, for the southwest corner of said Paul's Lawn and Landscape, LLC tract, the southeast corner of said Leander 270, LLC tract, and the herein described tract;

THENCE: S 67°45'31" W, 346.62 feet, in part along the north line of said Georgilis tract, the north line of said Dill tract, the south line of said Tract 9, Leander 270, LLC tract, and the herein described tract, to the Point of Beginning, and containing a computed area of 3.70 acres more or less.

NOTE:
This property is subject to those easements and/or restrictions listed in The Owner's Policy of Title Insurance issued by: Old Republic National Title Insurance Company on September 15, 2022, File No.: 2149088-LBH

- 1) Restrictive Covenants — Cab. B, Sld. 86, Vol. 874, Pg. 230
6d) 10' Utility easement along all tract lines — Cab. B, Sld. 86
6e) 50' and 25' road easements as shown — Cab. B, Sld. 86
6f) Electric utility easement — Vol. 516, Pg. 416 (blanket type easement)
6g) Electric and/of telephone easement — Vol. 518, Pg. 545
6h) roadway easement — Vol. 577 Pg. 134



REPLAT OF A PORTION OF TRACT 9, SOUTH SAN GABRIEL RANCHES

TOTAL ACREAGE: 3.70 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
SUBMISSION DATE: SEPTEMBER 2024
2ND SUBMITTAL:
3RD SUBMITTAL:

OWNER/SUBDIVIDER:
LEANDER 270, LLC
5411 WILLIAMS DR. SUITE 303
GEORGETOWN, TX 78633

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

SHEET 1: PLAT
SHEET 2: SIGNATURE PAGE

LEGEND	
●	5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	COTTON SPINDLE FOUND
○	60D NAIL FOUND
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
R.E.	ROAD EASEMENT
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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. 210838

DATE OF PLAT PREPARATION: SEPTEMBER 2024

SHEET

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OF

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REPLAT OF A PORTION OF TRACT 9, SOUTH SAN GABRIEL RANCHES

3.70 ACRES OUT OF THE HENRY GARMES SURVEY, ABSTRACT No.
269, PART OF TRACT 9, SOUTH SAN GABRIEL RANCHES, A
SUBDIVISION SITUATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE
86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNER'S SIGNATURE

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

That Spencer Fillmore, for Leander 270, LLC is the owner of the certain 3.70 acres of land shown hereon and described in the deed recorded as Document No. 2021140389 of the Official Public Records of Williamson County, Texas, 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 REPLAT OF A PORTION OF TRACT 9, SOUTH SAN GABRIEL RANCHES.
TO CERTIFY WHICH, WITNESS by my hand this 23 day of April, 2025

LEANDER 270, LLC
5411 Williams Dr, Suite 303
Georgetown, TX 78633

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

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

GIVEN UNDER MY HAND AND SEAL of office this 23 day of April, 2025

Notary Public in and for the State of Texas

My Commission expires on: 4/11/2028



LIEN HOLDER'S CERTIFICATION:

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

That I, Mike Wilson, for Security State Bank, Lien Holder of the certain 3.70 acres of land, as described in a deed recorded as Document No. 2021140390, Official Public Records, Williamson County, Texas, do hereby consent to the subdivision of 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 REPLAT OF A PORTION OF TRACT 9, SOUTH SAN GABRIEL RANCHES.

TO CERTIFY WHICH, WITNESS by my hand this 23rd day of April, 2025

Mike Wilson
Security State Bank
P.O. Drawer S
Pearsall, TX 78061

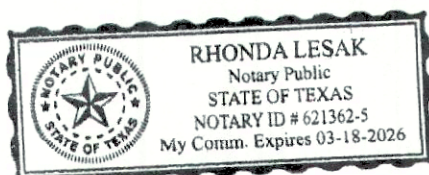
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Mike Wilson, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 23rd day of April, 2025

Notary Public in and for the State of Texas

My Commission expires on: 3-18-2026



SURVEYOR'S CERTIFICATION

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

I, DANNY J. STARK, 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 not located within the Edwards Aquifer Recharge Zone.

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

this 17th day of April, 2025

Danny J. Stark
DANNY J. STARK
Registered Professional Land Surveyor No. 5602
State of Texas



ENGINEER'S CERTIFICATION:

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

I, Anthony Goode, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Transition 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 48491C0455F, effective date December 20, 2019, and that each lot conforms to Williamson County regulations.

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

Texas this 18th day of April, 2025

PE Texas Registration # 97263



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
Adam Boatright, PE,
Williamson County Engineer

4/29/2025
Date

911 ADDRESSING APPROVAL

Room name and address assignments verified this the 23rd day of April, 2025 A.D.

Teresa Baker
Teresa Baker
Williamson County Addressing Coordinator

COUNTY JUDGE APPROVAL

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

I, Steven Snell, 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.

Steven Snell, County Judge
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION:

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

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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