

LEGAL DESCRIPTION

A 7.627 ACRE TRACT OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.625 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2025022987 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.627 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183, A 100' WIDE PUBLIC RIGHT-OF-WAY, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LONG RUN RD., A 30' RIGHT-OF-WAY AS CALLED FOR IN SAID DOCUMENT NO. 2024034503, FOR THE NORTHEAST CORNER OF SAID 7.625 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 04° 41' 05" W, WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 AND THE EAST LINE OF SAID 7.625 ACRE TRACT, A DISTANCE OF 537.89 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF A CALLED 5.609 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2015050763 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 7.625 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 69° 06' 02" W, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE COMMON LINE BETWEEN SAID 7.625 ACRE TRACT AND SAID 5.609 ACRE TRACT, A DISTANCE OF 747.67 FEET TO A FOUND 5/8" IRON ROD FOR AN ANGLE IN THE NORTHWEST LINE OF SAID 5.609 ACRE TRACT, AT THE SOUTHEAST CORNER OF A CALLED 4.099 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 1995049245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHERLY CORNER OF SAID 7.625 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: N 21° 10' 08" W, WITH THE COMMON LINE BETWEEN SAID 4.099 ACRE TRACT AND SAID 7.625 ACRE TRACT, A DISTANCE OF 223.89 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 1995056237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER OF SAID 7.625 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

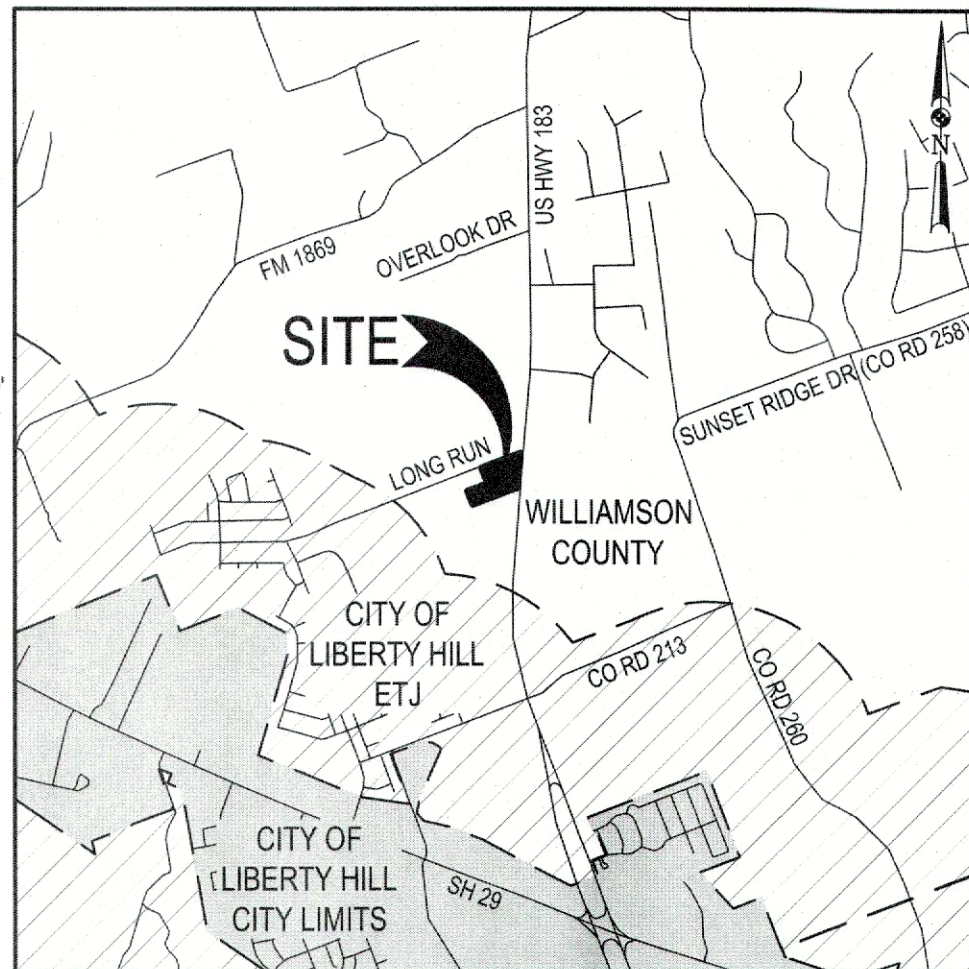
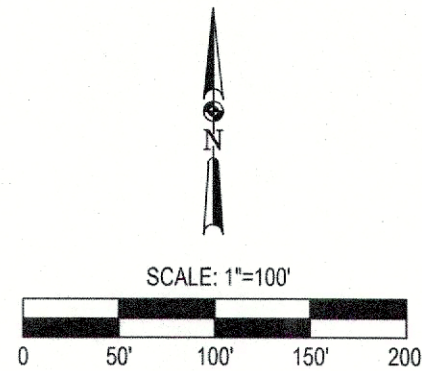
THENCE: WITH THE COMMON LINES BETWEEN SAID 2.00 ACRE TRACT AND SAID 7.625 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- N 69° 06' 30" E, A DISTANCE OF 333.84 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, AND
- N 21° 05' 57" W, A DISTANCE OF 260.94 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF LONG RUN RD., FOR THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 7.625 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: N 69° 04' 05" E, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF LONG RUN RD., AND THE NORTHWEST LINE OF SAID 7.625 ACRE TRACT, A DISTANCE OF 648.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.627 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

MINOR PLAT OF
1487 COMMERCIAL

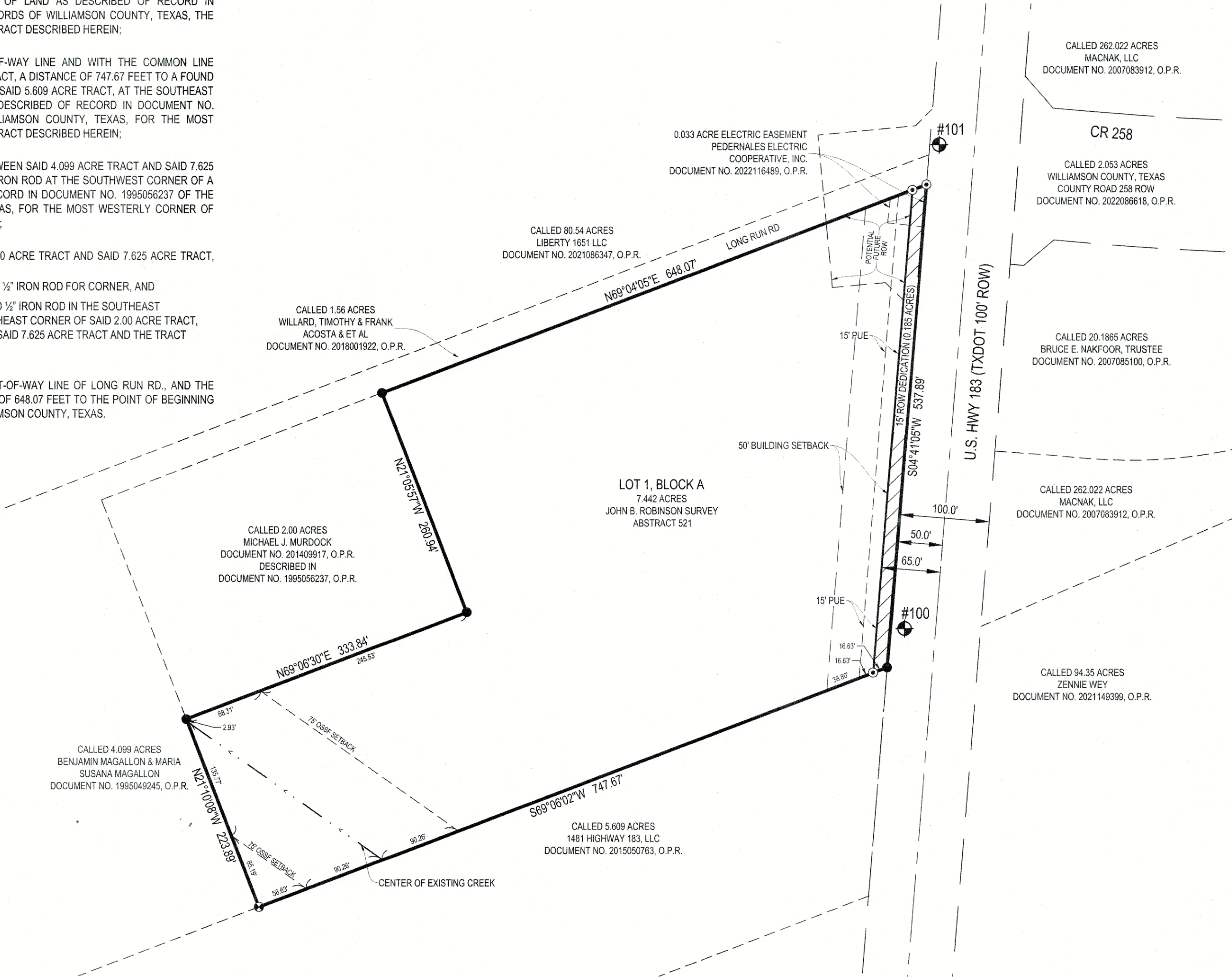
BEING A 7.627 ACRE TRACT OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.625 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2025022987 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
SCALE 1" = 3000'

LEGEND

- PROPERTY BOUNDARY
- PROPERTY ADJOINERS
- STREET CENTERLINE
- RIGHT-OF-WAY DEDICATION
- BUILDING SETBACK
- RIGHT-OF-WAY (ROW)
- HORIZONTAL/VERTICAL CONTROL POINT
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"



SURVEY FIELD NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.0001485720.
- EASEMENTS POSSIBLY AFFECTING SUBJECT TRACT.
VOLUME 998, PAGE 403, D.R., AND ASSIGNED IN DOCUMENT NO. 2014076202, O.P.R. - INCLUDES SUBJECT TRACT, BLANKET TYPE EASEMENT
- CHISOLM TRAIL WATER SUPPLY CORPORATION EASEMENT -
VOLUME 1454, PAGE 26, O.R., AND ASSIGNED IN DOCUMENT NO. 2014076202, O.P.R. - INCLUDES SUBJECT TRACT, BLANKET TYPE EASEMENT
- CHISOLM TRAIL WATER SUPPLY CORPORATION EASEMENT -
- REFERENCED PROPERTY IS IN ZONE "X", NO SCREEN, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FEMA FLOOD MAP 48491C0245F, COMMUNITY PANEL NO. 245 OF 750, DATED: DECEMBER 20, 2019.
- BENCHMARKS SHOWN HEREON BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- FIELD SURVEY DATE: DECEMBER 15, 2023.

SHEET LIST

SHEET	TITLE
1	PLAT PAGE
2	SIGNATURE PAGE

SITE CONTROL				
POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
100	10216897.10'	3067828.71'	1053.10'	SET COTTON GIN SPINDLE
101	10217434.37'	3067867.76'	1047.65'	SET MAG NAIL WITH A METAL WASHER STAMPED "MATKIN HOOVER ENG. & SVY."

OWNER:

LONG RUN FC REAL ESTATE LLC
11712 SHOREVIEW OVERLOOK
AUSTIN, TX 78732

SURVEYOR:

MATKINHOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFF: (830) 249-0600
KYLE.PRESSLER@
MATKINHOOVER.COM

AGENT/ENGINEER:

MATKINHOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFF: (830) 249-0600
GKELLER@MATKINHOOVER.COM



SUBMITTAL DATE: MAY 24, 2024

MHE JOB NO. - 3383.00

NOTES:

1. 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 OR PROPERTY OWNER'S ASSOCIATION.
2. WATER SERVICE PROVIDED BY: GEORGETOWN UTILITY SYSTEMS, WASTEWATER SERVICE PROVIDED BY: ON-SITE SEPTIC, AND ELECTRICAL SERVICE PROVIDED BY: PEDERNALES ELECTRIC COOPERATIVE.
3. 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.
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. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.
6. 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.
7. NO LOT IN THIS SUBDIVISION IS ENCRACHED 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. 48491C0245F, EFFECTIVE DATE 12/20/2009 FOR WILLIAMSON COUNTY, TEXAS.
8. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
9. THIS SUBDIVISION WAS 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 OR PROPERTY OWNER'S ASSOCIATION 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 STORM-WATER MANAGEMENT CONTROLS PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION.
10. 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.
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 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.
12. 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 PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
13. 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.

MINOR PLAT OF
1487 COMMERCIAL

BEING A 7.627 ACRE TRACT OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.625 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2025022987 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEYORS CERTIFICATION

I, KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS 29th DAY OF April, 2025.

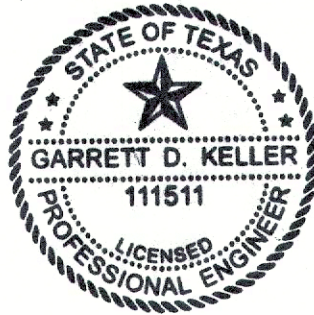


Kyle L. Pressler
KYLE L. PRESSLER
REGISTERED PROFESSIONAL SURVEYOR
NO. 6528 STATE OF TEXAS

ENGINEER'S CERTIFICATION

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THIS 29th DAY OF April, 2025.



Garrett D. Keller
GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
NO. 111511 STATE OF TEXAS

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

THAT, LONG RUN FC REAL ESTATE LLC, ACTING BY AND THROUGH NURESH MAKNOJIA, ITS MANAGER, IS THE SOLE OWNER OF THE CERTAIN 7.627 ACRE TRACT OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.625 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2025022987 OF THE OFFICIAL PUBLIC 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 MINOR PLAT OF 1487 COMMERCIAL.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16 DAY OF May, 2025.

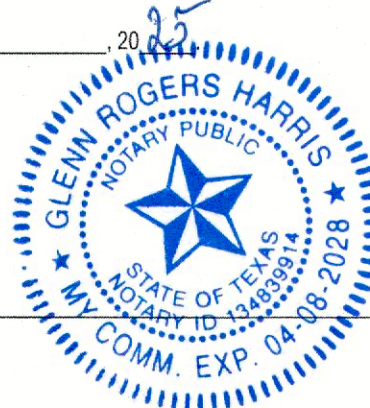
Nuresh Maknojia
NURESH MAKNOJIA, MANAGER
LONG RUN FC REAL ESTATE LLC
11712 SHOREVIEW OVERLOOK
AUSTIN, TEXAS 78732

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 NURESH MAKNOJIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF May, 2025.

Glenn Rogers Harris
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 4/8/2028



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

I, _____, 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.

COUNTY JUDGE _____ DATE _____
WILLIAMSON COUNTY, TEXAS

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

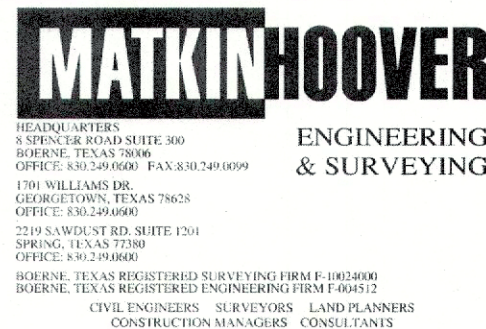
SHEET LIST

SHEET	TITLE
1	PLAT PAGE
2	SIGNATURE PAGE

BY: _____, DEPUTY

SUBMITTAL DATE: MAY 24, 2024

MHE JOB NO. - 3383.00



OWNER:

LONG RUN FC REAL ESTATE LLC
11712 SHOREVIEW OVERLOOK
AUSTIN, TX 78732

SURVEYOR:

MATKINHOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFF: (830) 249-0600
KYLE.PRESSLER@
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AGENT/ENGINEER:

MATKINHOOVER
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C/O GARRETT D. KELLER, P.E.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFF: (830) 249-0600
GKELLER@MATKINHOOVER.COM

LIENHOLDER CERTIFICATION

STATE OF TEXAS {
COUNTY OF Montgomery {
KNOW ALL MEN BY THESE PRESENTS

I, Ulises Zavala, LIEN HOLDER OF THE CERTAIN 7.627 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025022987 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTION LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN ALL EASEMENTS SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS 1487 COMMERCIAL.

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

Ulises Zavala

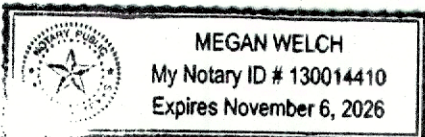
NAME: Ulises Zavala
SIMMONS BANK
ADDRESS: 6910 PM 1488, Stc 1
Magnolia, TX 77355

STATE OF TEXAS {
COUNTY OF Montgomery {
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 Ulises Zavala, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF May, 2025.

Megan Welch
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 11/6/26

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 D. Boatright
ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 20 DAY OF May, 2025 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

5/20/25
DATE