

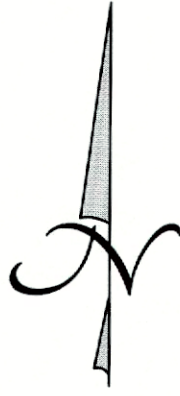
GENERAL PLAT NOTES

- In approving this plat by the Commissioners 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 pans and specifications prescribed by the Commissioners Court of Williamson County, Texas. Said Commissioners 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.
- 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 the 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.
- 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: Aquawater, Wastewater service is provided by: on-site sewage system, Electricity is provided by Pedernales Electric Cooperative, Inc.
- 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, it's 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.
- 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.
- Except as may be modified of hereon, this Replat is subject to all applicable plat notes and restrictions as set forth in the original plat of Brushy Bend Park, as recorded in Cabinet B, Slide 311 in the Official Public Records of Williamson County.
- The minimum F.F.E. 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.
- 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 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. 48491C0488F, Effective Date December 20th, 2019, for Williamson County, Texas.
- 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.
- All sidewalks shall be maintained by each of the adjacent property owners.
- A floodplain development permit may be required for Lots 53A, and 55A 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.
- The minimum finished floor elevations (FFE) for Lots shown on this Plat are determined by utilizing the FEMA zone AE 500 year water surface elevation as the 100 year ATLAS-14 base flood elevation (BFE)
- 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.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the Plat has three or less lots for single family residential use, with less than 20% impervious cover per lot.
- This subdivision is subject to stormwater management controls as required by Williamson County Subdivision Regulations Section B11.1, on new development that would evoke such controls beyond existing conditions.

RE-PLAT OF LOTS 53, 54 & 55, BRUSHY BEND PARK
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

LOTS 53, 54 & 55, BRUSHY BEND PARK - 3.380 ACRES
BEING LOTS 53, 54 & 55, BRUSHY BEND PARK, SAID PLAT CONVEYED IN CABINET B,
SLIDE 311, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.



Scale: 1" = 100'
BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983, TEXAS CENTRAL ZONE.

GRAPHIC SCALE



LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 81°51'51" W	118.12'	L1	N 81°41' E	234.73'
L2	S 81°51'51" W	116.57'	L2	N 81°41' E	234.73'
L3	N 30°09'45" W	99.98'	L3	N 30°17' W	100'
L4	S 59°09'12" E	75.01'	L4	N 59°19' W	75'
L5	S 59°10'42" E	37.05'	L5	N 59°19' W	75'
L6	S 59°10'42" E	37.84'	L6	N 59°19' W	75'

-OVERALL

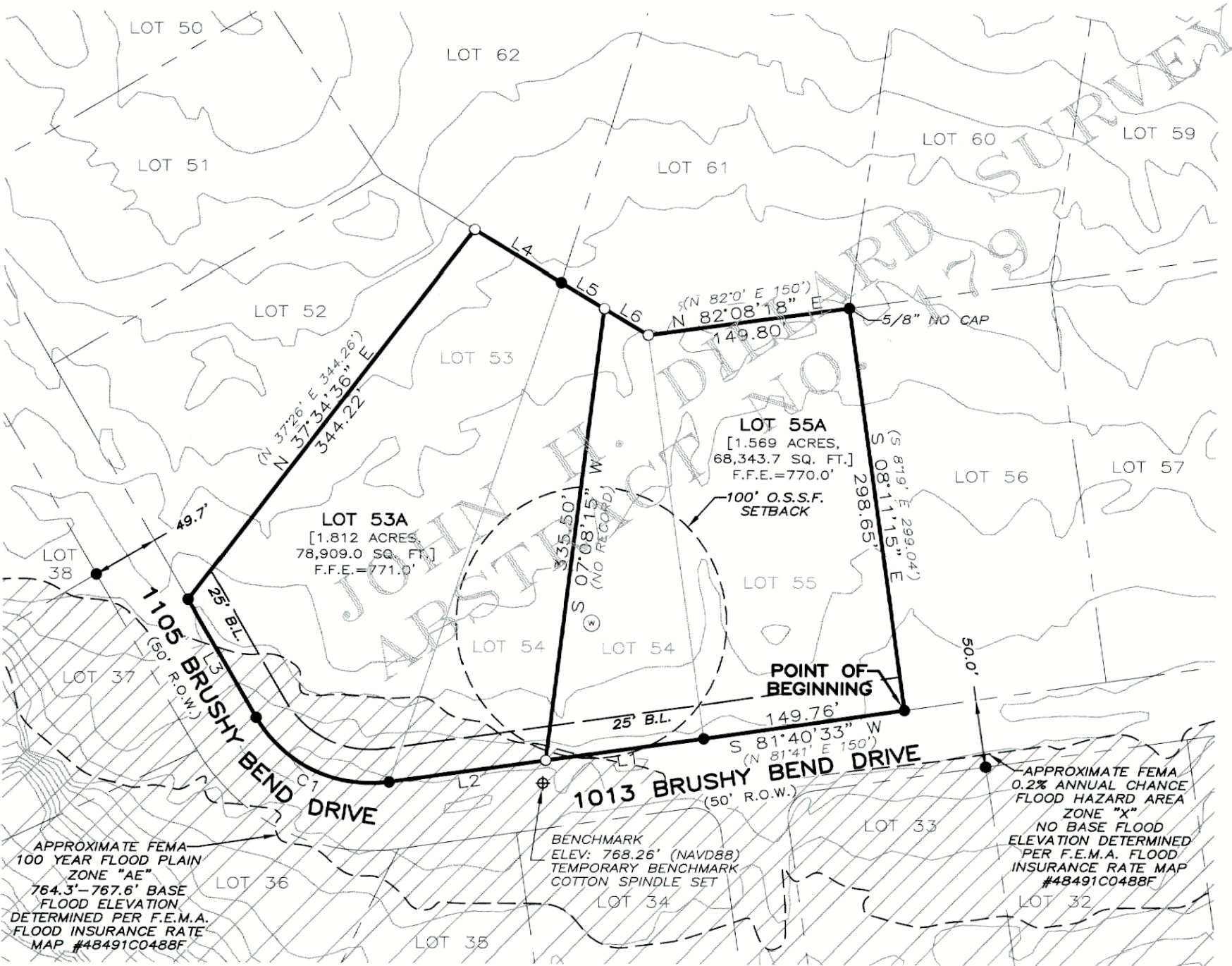
-OVERALL

-OVERALL

-OVERALL

CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC	CHORD
C1	67°56'13"	98.16'	116.39'	109.69'

RECORD CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC	CHORD
C1	68°02'	98.16'	116.56'	109.83'



LEGEND	
●	1/2" IRON ROD FOUND
○	ILLEGIBLE YELLOW CAP (UNLESS OTHERWISE NOTED)
○	WELL
()	RECORD INFORMATION
B.L.	BUILDING SETBACK LINE
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
F.F.E.	FINISHED FLOOR ELEVATION

RE-PLAT OF LOTS 53, 54 &
55, BRUSHY BEND PARK

TOTAL ACREAGE: 3.380 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
SUBMISSION DATE:
2ND SUBMITTAL:
3RD SUBMITTAL:

OWNER/SUBDIVIDER:

JOSEPH J. GOLA
1013 BRUSHY BEND DRIVE,
ROUND ROCK, TX 78681
(512) 255-3760

OWNER/SUBDIVIDER:

DOROTHY F. GOLA
1013 BRUSHY BEND DRIVE,
ROUND ROCK, TX 78681
(512) 255-3760

OWNER/SUBDIVIDER:

OTTO E. SOEFJE
1105 BRUSHY BEND DRIVE,
ROUND ROCK, TX 78681
(512) 913-2197
KERRY.JOHN.ODOM@GMAIL.COM

OWNER/SUBDIVIDER:

DIANNE C. SOEFJE
1105 BRUSHY BEND DRIVE,
ROUND ROCK, TX 78681
(512) 913-2197
KERRY.JOHN.ODOM@GMAIL.COM

SURVEYOR:

WILLIAM C. STEWART
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600 EXT.
WSTEWART@TEXAS-LS.COM

LOCATION MAP

SCALE 1"= 0.4 MILES



DATE OF PLAT PREPARATION: FEBRUARY 21ST, 2025

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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RE-PLAT OF LOTS 53, 54 & 55, BRUSHY BEND PARK
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

LOTS 53, 54 & 55, BRUSHY BEND PARK - 3.380 ACRES
BEING LOTS 53, 54 & 55, BRUSHY BEND PARK, SAID PLAT CONVEYED IN CABINET B,
SLIDE 311, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

I, Dianne C. Soefje, co-owner of the certain tract of land shown hereon and described in a deed recorded in Volume 583, Page 349, and Volume 870, Page 716, of the Deed Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby re-plat 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 shown on this plat are free of liens.. This subdivision is to be known as RE-PLAT OF LOTS 53, 54 & 55, BRUSHY BEND PARK.

TO CERTIFY WHICH, WITNESS by my hand this 3rd day of September, 2025.

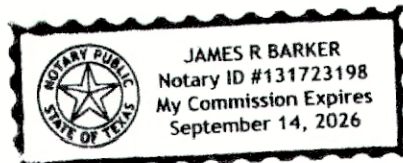
Dianne C. Soefje
1105 BRUSHY BEND DRIVE
ROUND ROCK, TX 78681

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 Dianne C. Soefje, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3rd day of September, 2025.

James R Barker
Notary Public in and for the State of Texas
My Commission expires on: 9/14/26



PERIMETER FIELD NOTES:

BEING 3.380 ACRES OF LAND, OUT OF AND A PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 53, 54 & 55, OUT OF BRUSHY BEND PARK, SAID PLAT RECORDED IN CABINET B, SLIDES 311, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON DECEMBER 26TH, 2024, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, in the north line of Brushy Bend Drive, marking the southeast corner of said Lot 55, also marking the southwest corner of Lot 56, out of said Brushy Bend Park, for the southeast corner of the herein described tract;

THENCE; S 81°40'33" W, with the north line of said Brushy Bend Drive and the south line of said Lot 55, for a distance of 149.76 feet, to a 1/2 inch iron rod found, marking the southwest corner of said Lot 55, also marking the southeast corner of said Lot 54, for an angle point of the herein described tract;

THENCE; S 81°51'51" W, with the north line of said Brushy Bend Drive and the south line of said Lot 54, for a distance of 118.12 feet, to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of the herein described tract;

THENCE; S 81°51'51" W, with the north line of said Brushy Bend Drive and the south line of said Lot 54, for a distance of 116.57 feet, to a 1/2 inch iron rod found, marking the southwest corner of said Lot 54, also marking the southeast corner of said Lot 53, for an angle point of the herein described tract;

THENCE; with the north line of said Brushy Bend Drive and the south line of said Lot 53, along a curve to the right having a central angle of 67°56'13", radius of 98.16, whose chord bears N 64°16'59" W, 109.69 feet, for an arc distance of 116.56 feet, to a 1/2 inch iron rod found, marking an angle point of said Lot 53, for an angle point of the herein described tract;

THENCE; N 30°09'45" W, with the north line of said Brushy Bend Drive and the south line of said Lot 53, for a distance of 99.98 feet, to a 1/2 inch iron rod found, marking the southwest corner of said Lot 53, also marking the southeast corner of Lot 52, out of said Brushy Bend Park, for the southwest corner of the herein described tract;

THENCE; N 37°34'36" E, with the west line of said Lot 53 and the east line of said Lot 52, for a distance of 344.22 feet, to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northwest corner of said Lot 53, also marking the northeast corner of said Lot 52, in the south line of Lot 62, out of said Brushy Bend Park, for the northwest corner of the herein described tract;

THENCE; S 59°09'12" E, with the north line of said Lot 53 and the south line of said Lot 62, for a distance of 75.01 feet, to a 1/2 inch iron rod found, marking the northeast corner of said Lot 53, also marking the northwest corner of said Lot 54, also marking the southeast corner of said Lot 62, also marking the southwest corner of Lot 61, out of said Brushy Bend Park, for an angle point of the herein described tract;

THENCE; S 59°10'42" E, with the north line of said Lot 54 and the south line of said Lot 61, for a distance of 37.05 feet, to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of the herein described tract;

THENCE; S 59°10'42" E, with the north line of said Lot 54 and the south line of said Lot 61, for a distance of 37.84 feet, to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northeast corner of said Lot 54, also marking the northwest corner of said Lot 55, also marking an angle point of said Lot 61, for an angle point of the herein described tract;

THENCE; N 82°08'18" E, with the north line of said Lot 55 and the south line of said Lot 61, for a distance of 149.80 feet, to a 5/8 inch iron rod found, marking the northeast corner of said Lot 55, also marking the northwest corner of said Lot 56, also marking the southeast corner of said Lot 61, also marking the southwest corner of Lot 60, out of said Brushy Bend Park, for the northeast corner of the herein described tract;

THENCE; S 08°11'15" E, with the east line of said Lot 55 and the west line of said 56, for a distance of 298.65 feet, to the PLACE OF BEGINNING, containing 3.380 acres of land area.

WILLIAMSON COUNTY ENGINEER CERTIFICATION:

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, P.E.
Williamson County Engineer

09/12/2025
Date

SURVEYOR'S CERTIFICATION:

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

I, William C. Stewart, 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 property 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 28th day of August, 2025.

William C. Stewart
Registered Professional Surveyor
No. 5785 State of Texas



911 ADDRESSING CERTIFICATION:

Road name and address assignments verified this the 9 day of Sept, 2025 A.D.

Cindy Bridges
Williamson County Addressing Coordinator

COUNTY JUDGE CERTIFICATION:

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

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 §
COUNTY OF WILLIAMSON §

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 _____, 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

PROJECT NO. 2024-34-PP

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

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SHEET

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OF

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DATE OF PLAT PREPARATION: FEBRUARY 21ST, 2025