

**ABBREVIATIONS**  
 GWD - GENERAL WARRANTY DEED  
 P.O.C. - PLACE OF COMMENCING  
 P.O.B. - PLACE OF BEGINNING  
 DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT  
 OF  
 DAWSON'S CROSSING  
 A SUBDIVISION OUT OF THE WILLIAM B.  
 VESTAL SURVEY, ABSTRACT NO. 639,  
 WILLIAMSON COUNTY, TEXAS

**OWNER:**  
 DAWSONS CROSSING, LLC  
 REESE PHILLIPS  
 206 RABBIT HOLLOW LANE  
 GEORGETOWN, TEXAS 78626  
 512-369-0954

**SURVEYOR:**  
 BRUCE BRYAN, RPLS  
 BRYAN TECHNICAL SERVICES, INC.  
 911 NORTH MAIN  
 TAYLOR, TEXAS 76574  
 512-352-9090

**ENGINEER:**  
 ELIZABETH HOEFT, PE  
 618 HOLBROOKE STREET  
 HUTTO, TX 78634  
 512-287-9124

**LEGAL DESCRIPTION:**  
 15.000 ACRE TRACT OF LAND IN THE WILLIAM B.  
 VESTAL SURVEY, ABSTRACT NO. 639, WILLIAMSON  
 COUNTY, TEXAS

**PATENT SURVEY:**  
 WILLIAM B. VESTAL SURVEY  
 ABSTRACT NO. 639

**TOTAL NUMBER OF BLOCKS:** 1  
**TOTAL NUMBER OF LOTS:** 7  
**PROPOSED LAND USE:** RESIDENTIAL/COMMERCIAL  
**LINEAR FEET OF NEW STREETS:** 0

**TOTAL ACREAGE:** 15.000 ACRES

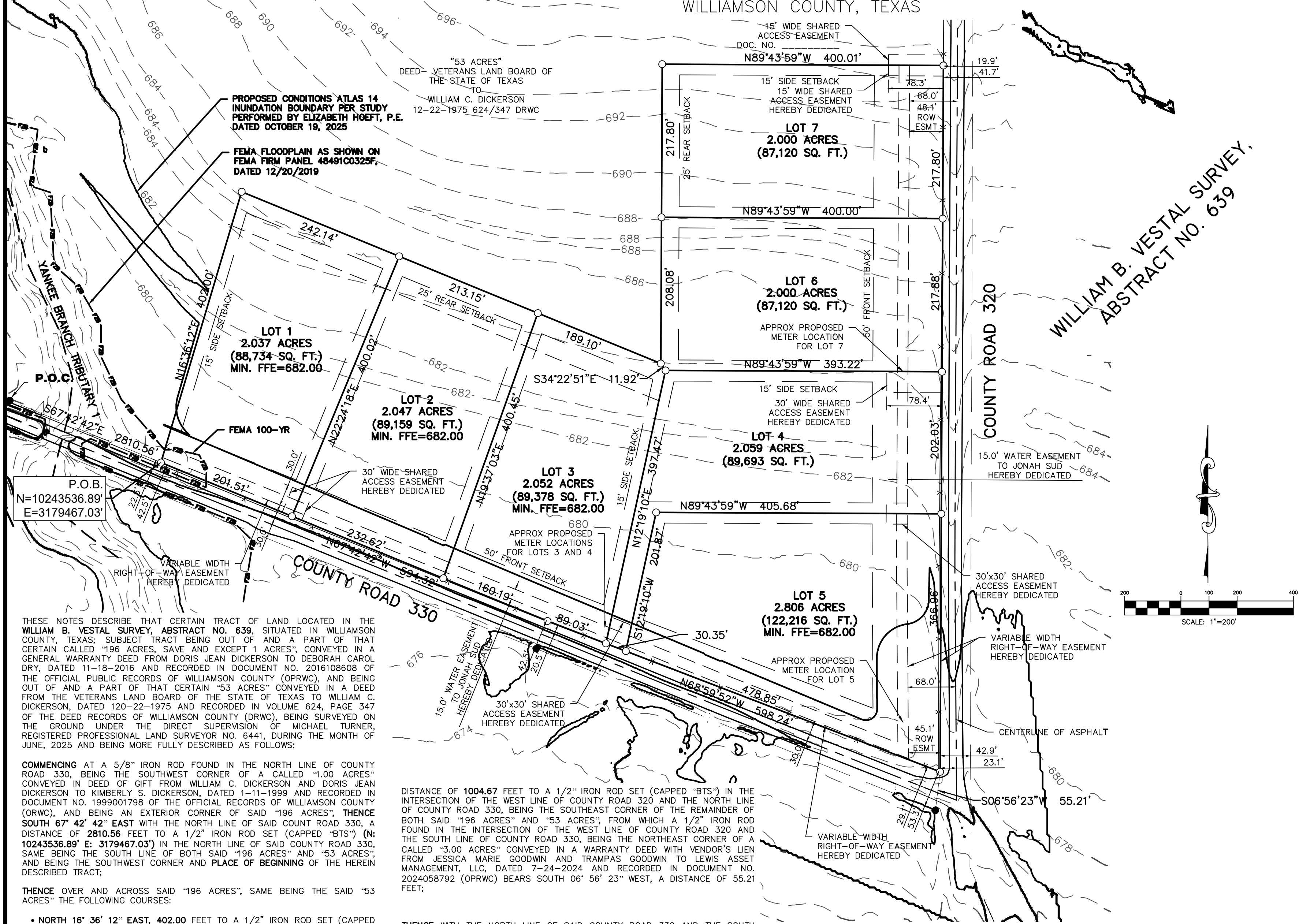
**SUBMITTAL DATE:** 9/8/25

**UTILITY PROVIDERS:**  
 WATER - JONAH WATER  
 SEWER - ON-SITE SEPTIC  
 ELECTRIC - ONCOR

**BENCHMARK DESCRIPTION:**  
 TEMPORARY BENCHMARK

**N:** 10243272.0990  
**E:** 318000.9050  
**ELEV. =** 676.57

COORDINATES AND BEARINGS SHOWN HEREON ARE  
 BASED ON TEXAS STATE PLANE COORDINATES, ZONE  
 4203, NAD 83 ADJUSTMENT AND ARE GRID VALUES.  
 VERTICAL VALUES ARE EXPRESSED AS NAVD 88  
 UTILIZING GEOID MODEL 2012B.



THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE  
 WILLIAM B. VESTAL SURVEY, ABSTRACT NO. 639, SITUATED IN WILLIAMSON  
 COUNTY, TEXAS; SUBJECT TRACT BEING OUT OF AND A PART OF THAT  
 CERTAIN CALLED "196 ACRES, SAVE AND EXCEPT 1 ACRES"; CONVEYED IN A  
 GENERAL WARRANTY DEED FROM DORIS JEAN DICKERSON TO DEBORAH CAROL  
 DRY, DATED 11-18-2016 AND RECORDED IN DOCUMENT NO. 2016108608 OF  
 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), AND BEING  
 OUT OF AND A PART OF THAT CERTAIN "53 ACRES" CONVEYED IN A DEED  
 FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO WILLIAM C.  
 DICKERSON, DATED 12-22-1975 AND RECORDED IN VOLUME 624, PAGE 347  
 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC), BEING SURVEYED ON  
 THE GROUND UNDER THE DIRECT SUPERVISION OF MICHAEL TURNER,  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6441, DURING THE MONTH OF  
 JUNE, 2025 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE NORTH LINE OF COUNTY  
 ROAD 330, BEING THE SOUTHWEST CORNER OF A CALLED "1.00 ACRES"  
 CONVEYED IN DEED OF GIFT FROM WILLIAM C. DICKERSON AND DORIS JEAN  
 DICKERSON TO KIMBERLY S. DICKERSON, DATED 1-11-1999 AND RECORDED IN  
 DOCUMENT NO. 1999001798 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY  
 (ORWC), AND BEING AN EXTERIOR CORNER OF SAID "196 ACRES"; THENCE  
 SOUTH 67° 42' 42" EAST WITH THE NORTH LINE OF SAID COUNTY ROAD 330, A  
 DISTANCE OF 2810.56 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") (N:  
 10243536.89' E: 3179467.03') IN THE NORTH LINE OF SAID COUNTY ROAD 330,  
 SAME BEING THE SOUTH LINE OF BOTH SAID "196 ACRES" AND "53 ACRES";  
 AND BEING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN  
 DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID "196 ACRES", SAME BEING THE SAID "53  
 ACRES" THE FOLLOWING COURSES:

- NORTH 16° 36' 12" EAST, 402.00 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS");
- SOUTH 67° 42' 42" EAST, 644.39 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS");
- NORTH 00° 15' 57" EAST, 425.88 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS");
- SOUTH 89° 43' 59" EAST, 400.01 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE EAST LINE OF BOTH SAID "196 ACRES" AND "53 ACRES"; SAME BEING THE WEST LINE OF COUNTY ROAD 320, BEING THE NORTHEAST CORNER OF SUBJECT TRACT;

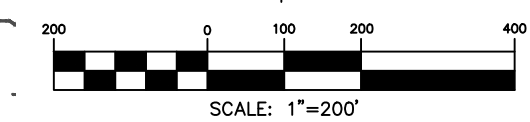
THENCE SOUTH 00° 16' 01" WEST, WITH THE WEST LINE OF COUNTY ROAD 320  
 AND THE EAST LINES OF BOTH SAID "196 ACRES" AND "53 ACRES"; A

DISTANCE OF 1004.67 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS") IN THE  
 INTERSECTION OF THE WEST LINE OF COUNTY ROAD 320 AND THE NORTH LINE  
 OF COUNTY ROAD 330, BEING THE SOUTHEAST CORNER OF THE REMAINDER OF  
 BOTH SAID "196 ACRES" AND "53 ACRES"; FROM WHICH A 1/2" IRON ROD  
 FOUND IN THE INTERSECTION OF THE WEST LINE OF COUNTY ROAD 320 AND  
 THE SOUTH LINE OF COUNTY ROAD 330, BEING THE NORTHEAST CORNER OF A  
 CALLED "3.00 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN  
 FROM JESSICA MARIE GOODWIN AND TRAMPAS GOODWIN TO LEWIS ASSET  
 MANAGEMENT, LLC, DATED 7-24-2024 AND RECORDED IN DOCUMENT NO.  
 2024058792 (OPRWC) BEARS SOUTH 06° 56' 23" WEST, A DISTANCE OF 55.21  
 FEET;

THENCE WITH THE NORTH LINE OF SAID COUNTY ROAD 330 AND THE SOUTH  
 LINE OF BOTH SAID "196 ACRES" AND "53 ACRES" THE FOLLOWING COURSES:

- NORTH 68° 59' 52" WEST, 598.24 FEET TO A 1/2" IRON ROD SET (CAPPED "BTS");
- NORTH 67° 42' 42" WEST, 594.32 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 15.000 ACRES OF LAND.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS  
 PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT AND  
 ARE GRID VALUES. ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR  
 FURTHER INFORMATION.



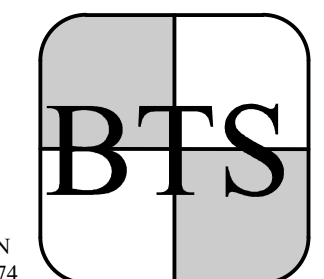
**LEGEND:**

- 1/2" IRON ROD SET
- IRON ROD FOUND
- BARBED WIRE FENCE
- FEMA EFFECTIVE
- 100-YEAR FLOOD LIMITS

PRELIMINARY PLAT

DAWSON'S CROSSING  
 OUT OF THE  
 WILLIAM B. VESTAL SURVEY  
 ABSTRACT NO. 639  
 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
 TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR      CHECKED BY: MT  
 SCALE: 1" = 100'      APPROVED BY: MT

PROJECT NO. 25-156      DATE: AUGUST 12, 2025

PRELIMINARY PLAT  
OF  
DAWSON'S CROSSING  
A SUBDIVISION OUT OF THE WILLIAM B.  
VESTAL SURVEY, ABSTRACT NO. 639,  
WILLIAMSON COUNTY, TEXAS

ROAD WIDENING EASEMENTS

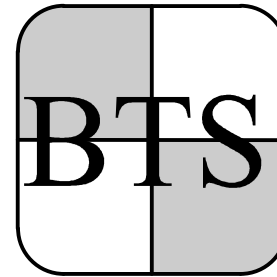
RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

OWNER'S RESPONSIBILITIES

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.

PLAT 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.
2. WATER SERVICE IS PROVIDED BY: JONAH SUD
3. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
4. 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.
5. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
6. 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.
7. 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.
8. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
9. LOTS 3 AND 5, SHALL ONLY USE A SINGLE SHARED DRIVEWAY AND SHARED BY LOT 4. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
10. LOT 6 SHALL ONLY USE A SINGLE SHARED DRIVEWAY SHARED WITH LOT 4. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
11. LOT 4 SHALL USE A SHARED DRIVEWAY AT THE SOUTHWEST CORNER (SHARED WITH LOTS 3 AND 5) OR AT THE NORTHEAST CORNER (SHARED WITH LOT 6). NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY ANY SINGLE SHARED DRIVEWAY.
12. LOT 7 SHALL USE A SINGLE SHARED DRIVEWAY, WHICH SHALL BE SHARED WITH THE ADJOINING PROPERTY TO THE NORTH. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY ANY SINGLE SHARED DRIVEWAY.
13. LOT 1 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. 48491C0325F, EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.
14. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOTS 2 THROUGH 7 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.
15. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAY ARE DETERMINED BY A STUDY PREPARED BY ELIZABETH HOEFT, DATED OCTOBER, 2025.
16. 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 FOR LOT 1 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
17. 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.
18. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
19. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
20. 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.

PRELIMINARY PLAT			
DAWSON'S CROSSING OUT OF THE WILLIAM B. VESTAL SURVEY ABSTRACT NO. 639 WILLIAMSON COUNTY, TEXAS			
<b>BRYAN TECHNICAL SERVICES, INC.</b>			
		911 NORTH MAIN TAYLOR, TX 76574      PHONE: (512) 352-9090	
FIRM No. 10128500 <a href="http://www.bryantechservices.com">www.bryantechservices.com</a>			
NO.	DATE	REVISIONS	BY
DRAWN BY: AMR		CHECKED BY: MT	
SCALE: N.T.S.		APPROVED BY: MT	
PROJECT NO. 25-156		DATE: AUGUST 12, 2025	