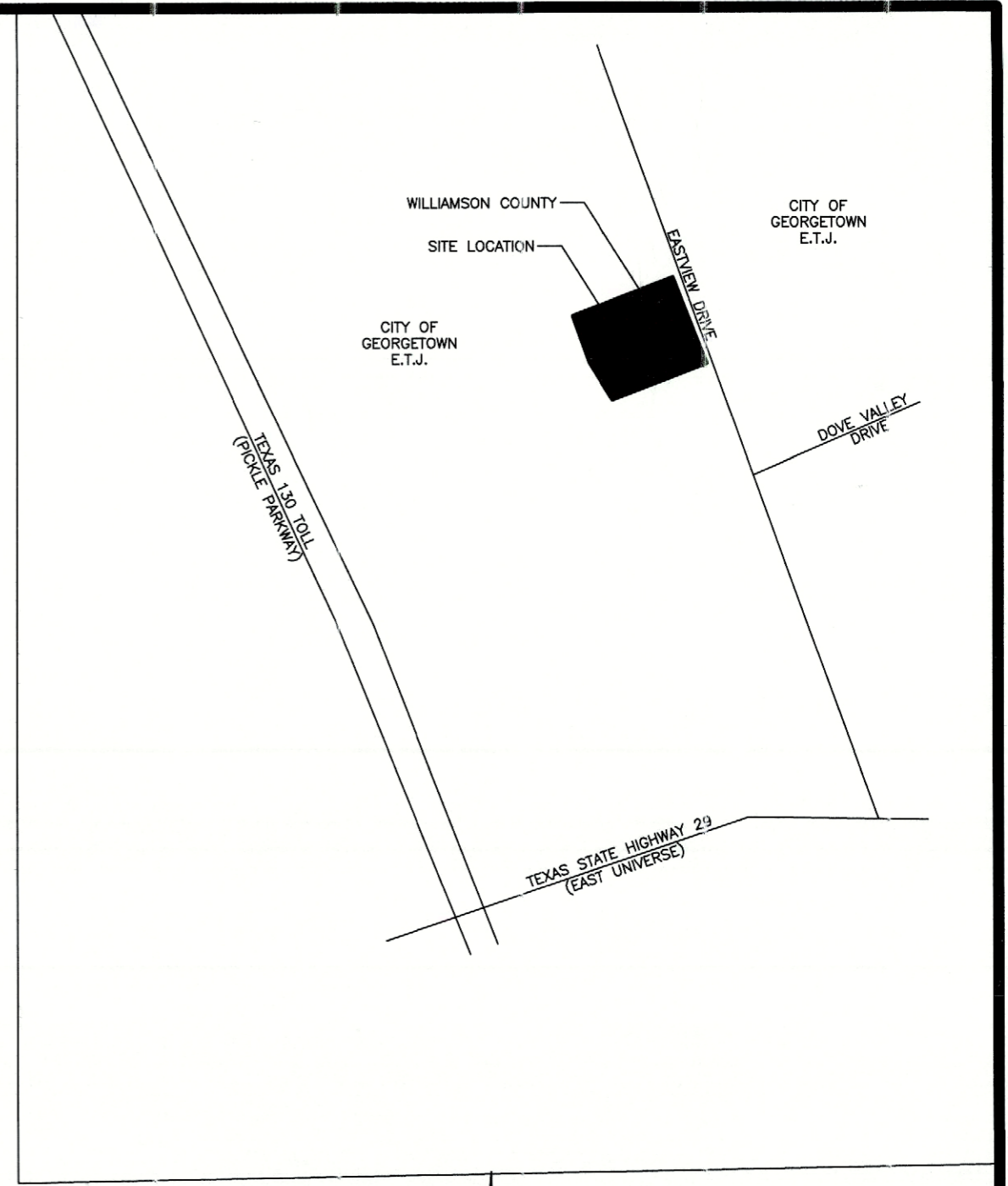
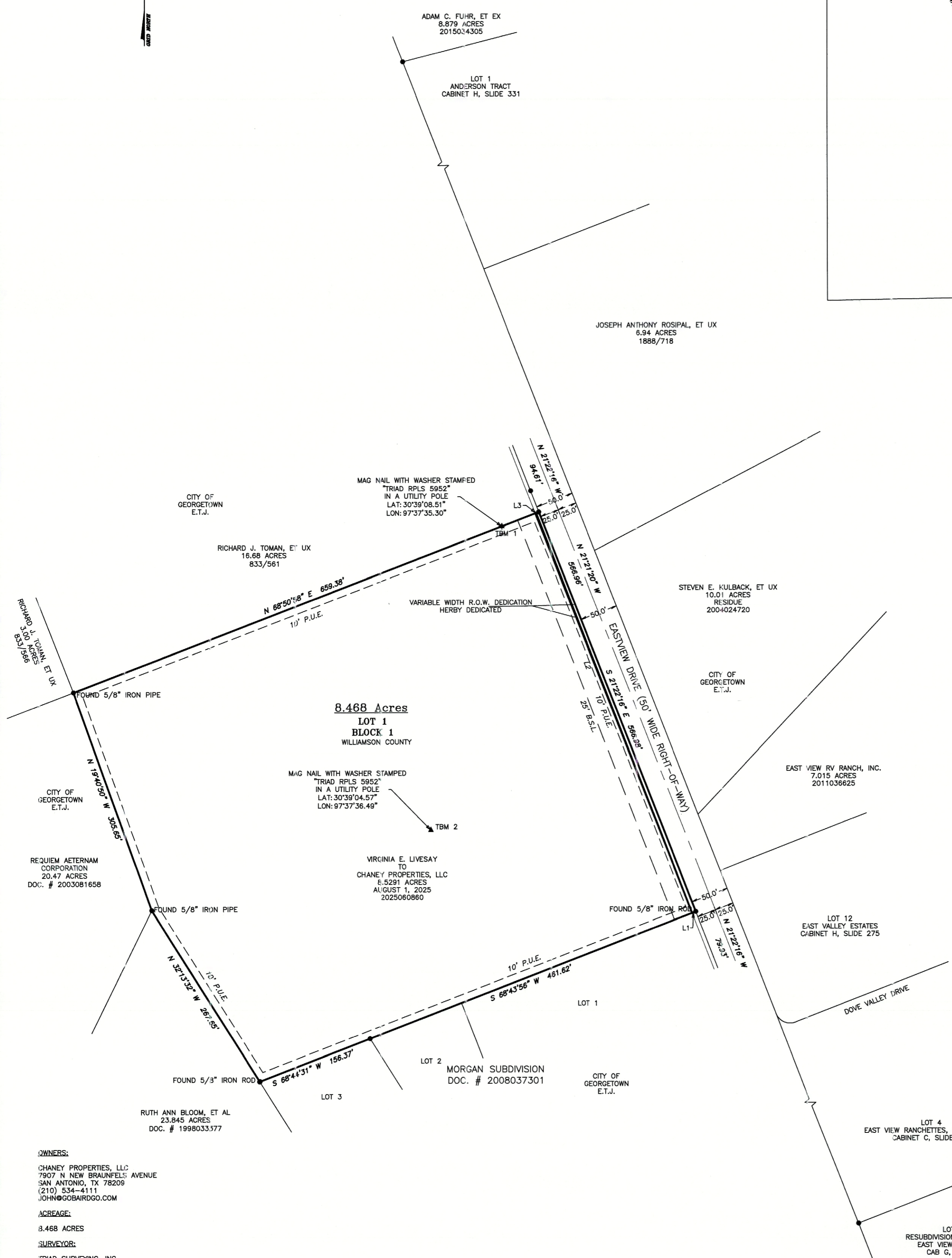


# FINAL PLAT CHANNEY PROPERTIES

WOODRUFF STUBBLEFIELD SURVEY  
ABSTRACT NO. 556  
WILLIAMSON COUNTY, TEXAS



VICINITY MAP  
SCALE: 1"=1000'



**METES AND BOUNDS**  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, BEING ALL OF A CALLED 8.53 ACRE TRACT CONVEYED FROM RICKEY W. WALLACE, ET AL TO VIRGINIA E. LIVESAY BY DEED DATED APRIL 28, 2000 RECORDED IN DOCUMENT NO. 2000029618 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

**BEGINNING** AT A FOUND 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE (50' WIDE RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF LOT 1 OF THE MORGAN SUBDIVISION RECORDED IN DOCUMENT NO. 2008037301, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE** S 68°43'56" W - 461.62' ALONG THE NORTH LINES OF THE SAID LOT 1 AND LOT 2 OF THE SAID MORGAN SUBDIVISION TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE SAID LOT 2, AT THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 OF THE SAID MORGAN SUBDIVISION, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

**THENCE** S 68°44'31" W - 156.37' ALONG THE NORTH LINE OF THE SAID LOT 3 TO A FOUND 5/8" IRON ROD ON THE EAST LINE OF A CALLED 23.845 ACRE TRACT CONVEYED TO RUTH ANN BLOOM, ET AL IN DOCUMENT NO. 1998033377, AT THE NORTHWEST CORNER OF THE SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** N 32°13'32" W - 267.65' ALONG THE SAID EAST LINE OF THE SAID 23.845 ACRE TRACT TO A FOUND 5/8" IRON PIPE AT THE NORTH CORNER OF THE SAID 23.845 ACRE TRACT, AT AN EXTERIOR ELL CORNER OF A CALLED 3.00 ACRE TRACT CONVEYED TO REQUIEM AETERNAM CORPORATION IN DOCUMENT NO. 2003081658, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

**THENCE** N 19°40'50" W - 305.65' ALONG THE EAST LINE OF THE SAID 3.00 ACRE TRACT TO A FOUND 5/8" IRON PIPE AT THE NORTHEAST CORNER OF THE SAID 3.00 ACRE TRACT, AT THE SOUTHWEST CORNER OF A CALLED 20.47 ACRE TRACT CONVEYED TO RICHARD J. TOMAN, ET UX IN VOLUME 833, PAGE 566, AT THE MOST EASTERLY SOUTHWEST CORNER OF A CALLED 16.68 ACRE TRACT CONVEYED TO RICHARD J. TOMAN, ET UX IN VOLUME 833, PAGE 561, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE** N 68°50'58" E - 659.38' ALONG THE SOUTH LINE OF THE SAID 16.68 ACRE TRACT TO A FOUND 1/2" IRON ROD ON THE SAID WEST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE, AT THE SOUTHWEST CORNER OF THE SAID 16.68 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE** S 21°22'16" E - 566.98' ALONG THE SAID WEST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE TO THE **POINT OF BEGINNING** CONTAINING WITHIN THESE METES AND BOUNDS 8.527 ACRES OF LAND.

**OWNERS:**  
CHANNEY PROPERTIES, LLC  
7907 N NEW BRAUNFELS AVENUE  
SAN ANTONIO, TX 78209  
(210) 534-4111  
JOHN@GOBAIRDGO.COM

**ACREAGE:**  
8.468 ACRES

**SURVEYOR:**  
TRIAD SURVEYING, INC.  
TBPELS # 1007900  
P.O. BOX 1489  
ROCKDALE, TX 78657  
(512) 446-3457  
BRAD@TRIADSURVEYING.COM

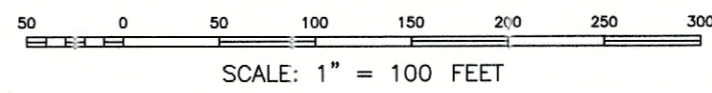
**ENGINEER:**  
NICHOLAS SANDLIN, P.E.  
9111 JOLLYVILLE RD. STE. 212  
AUSTIN, TX 78759  
(806) 679-7303  
TBPELS FIRM NO. 21356  
NICK@SANDLINSERVICES.COM

**LINEAR FEET OF NEW STREETS:**  
NONE

**BENCHMARK INFORMATION:**  
TBM 1 - MAG NAIL FOUND WITH WASHER STAMPED "TRIAD RPLS 5952" IN A UTILITY POLE; FOR REFERENCE BEARS N 68°51'50" E 52.42' AT THE NORTHEAST CORNER OF THE 8.527 ACRE TRACT HAVING AN ELEVATION OF: 776.13'  
TBM 2 - MAG NAIL FOUND WITH WASHER STAMPED "TRIAD RPLS 5952" IN A UTILITY POLE; FOR REFERENCE BEARS S 72°52'21" E 366.18' AT THE SOUTHEAST CORNER OF THE 8.527 ACRE TRACT HAVING AN ELEVATION OF: 767.53'

- LEGEND**
- - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - ▲ - MAG NAIL WITH WASHER STAMPED "TRIAD RPLS 5952"
  - - CENTERLINE OF RIGHT-OF-WAY
  - - - BUILDING SETBACK LINE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - R.O.W. - RIGHT-OF-WAY
  - E.T.J. - EXTRATERRITORIAL JURISDICTION

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



LINE	BEARING	DISTANCE
L1	S 68°-3'04" W	5.20'
L2	N 21°-1'20" W	566.98'
L3	N 68°-5'56" E	5.04'

PAGE 1 OF 2  
GF NO. 25-0739-G

**TRIAD SURVEYING, INC.** FIRM REGISTRATION NO. 10007900  
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 78667

**CHANNEY PROPERTIES**  
8.527 ACRES  
WOODRUFF STUBBLEFIELD SURVEY A-556  
WILLIAMSON COUNTY, TEXAS

Submitted Date: 10/20/25	Drawn by: TT
Scale: 1"=100'	Surveyed by: CA
PROJECT NO. S25-176	Checked by: BL

# FINAL PLAT CHANNEY PROPERTIES

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

I, JOHN CHANEY <sup>MANAGING MEMBER</sup> OF CHANEY PROPERTIES LLC OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025060860 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY FINAL 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 AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS CHANEY PROPERTIES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

John Chaney  
JOHN CHANEY  
MANAGING MEMBER  
7907 N NEW BRAUNFELS AVE.  
SAN ANTONIO, TX 78209

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 19th DAY OF March, 2022, PERSONALLY APPEARED JOHN CHANEY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Katelyn Mary Price  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katelyn Mary Price  
PRINTED NAME



02-03-2030  
DATE NOTARY COMMISSION EXPIRES

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

I, MELANIE CHANEY MANAGING MEMBER OF CHANEY PROPERTIES LLC OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025060860 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY FINAL 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 AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS CHANEY PROPERTIES.

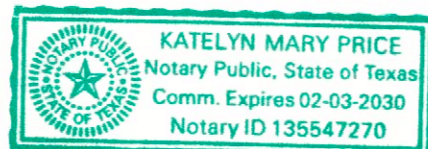
Melanie Chaney  
MELANIE CHANEY  
MANAGING MEMBER  
CHANNEY PROPERTIES, LLC

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 19th DAY OF March, 2022, PERSONALLY APPEARED MELANIE CHANEY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Katelyn Mary Price  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katelyn Mary Price  
PRINTED NAME



02-03-2030  
DATE NOTARY COMMISSION EXPIRES

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

I, BRADLEY LIPSCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD (AS DISCLOSED BY A TITLE POLICY PREPARED IN CONJUNCTION WITH THE MOST RECENT CONVEYANCE OF THESE TRACTS) HAVE BEEN SHOWN OR NOTED HEREON.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, BRADLEY L. LIPSCOMB, DO HERBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Bradley Lipscomb 3/9/22  
BRADLEY L. LIPSCOMB DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952  
STATE OF TEXAS



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ § KNOW ALL MEN BY THESE PRESENTS

I, NICHOLAS SANDLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO(S). 48491C0294F DATED DECEMBER, 20, 2019, FOR WILLIAMSON COUNTY TEXAS AND INCORPORATED AREAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, NICHOLAS SANDLIN, DO HERBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Nicholas Sandlin 3/9/2020  
NICHOLAS SANDLIN DATE  
REGISTERED PROFESSIONAL  
ENGINEER NO. 124404



## GENERAL 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 OWNERS.
2. 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.
3. WATER SERVICE IS PROVIDED BY: JONAH WATER, WASTEWATER SERVICE IS PROVIDED BY: OSSF. ELECTRIC SERVICE IS PROVIDED BY: ONCOR ELECTRIC.
4. A 10' P.U.E. IS DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
5. A 25' B.S.L. IS DEDICATED ALONG ALL FRONT LOT LINES.
6. THIS TRACT HAS BEEN RELEASED FROM THE CITY OF GEORGETOWN E.T.J. AS OF 10/14/25
7. 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.
8. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
9. 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.
10. NO LOT IN THE SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0294F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. FOR WILLIAMSON COUNTY, TEXAS.
11. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL UTILITY UPGRADE FEES AND LINE EXTENSION.
12. 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 BY 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.
13. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OF ROAD WIDENING EASEMENTS BY PLACING ANYTHING IN THE RIGHT-OF-WAY OF 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 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.
14. 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.
15. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE CURBS, WHEN USED. ALL MAILBOXES WITHIN THE 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.
16. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
17. 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.
18. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT THE 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.
19. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
20. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
21. 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 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.
22. THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT TO THIS TRACT:
  - A) JONAH WATER SUPPLY CORP. - 570/294
  - B) TEXAS POWER & LIGHT COMPANY - 239/131, 289/473, 304/279, 761/646, 787/718 & 1032/926
  - C) PARTIAL RELEASE - 1975/197
  - D) JOHN EDWARD TIDWELL, ET UX - 1117/542

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 19th DAY OF March 2022 AD.

Tracy Burington of Teresa Butler  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER 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 D. Boatright 03/31/2022  
ADAM D. BOATRIGHT, PE DATE  
WILLIAMSON COUNTY ENGINEER

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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS IN THE STATE, 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 \_\_\_\_\_  
STEVEN SNELL, COUNTY JUDGE DATE  
WILLIAMSON COUNTY, TEXAS

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

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,

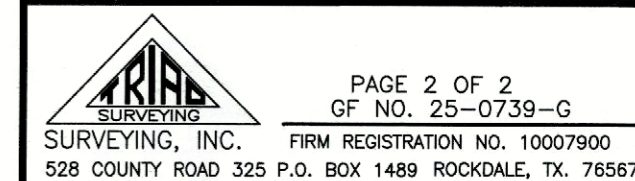
\_\_\_\_\_M. AND DULY RECORDED ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THAT DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PRINTED NAME: \_\_\_\_\_



CHANEY PROPERTIES SUBDIVISION  
8.527 ACRES  
WOODRUFF STUBBLEFIELD SURVEY A-556  
WILLIAMSON COUNTY, TEXAS

Submittal Date: 10/20/25 Drawn by: TT  
Scale: N/A Surveyed by: CA  
PROJECT NO. S25-176 Checked by: BL