

CHER PARK
WILLIAMSON COUNTY, TEXAS

CHER PARK

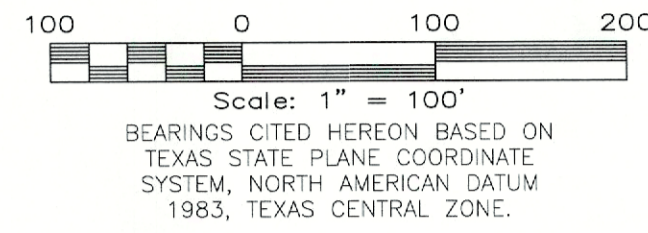
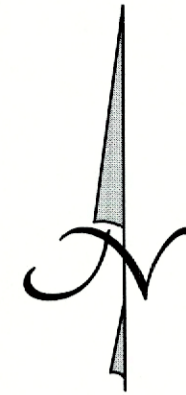
LEGAL DESCRIPTION:

CHER PARK - 5.070 ACRES
5.070 ACRES OF LAND, OUT OF AND A PART OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.07 ACRE TRACT AS CONVEYED TO CHERCO INVESTMENTS, LLC - SERIES SIMMONS 5; AND RECORDED IN DOCUMENT NO. 2025062171, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

TOTAL ACREAGE: 5.070 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
DEDICATION: 0.070 ACRES
SUBMISSION DATE: JANUARY 2026

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: Jarrell-Schwertner Water
Wastewater is provided by: On-site Sewage Facility
- The Landowner assumes all risks associated with improvements located in the right-of-way for 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.
- 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.
- 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.
- 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 the Subdivision is encroached 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, Community Panel No. 48491C0150F, Effective Date December 20, 2019, for Williamson County, Texas.
- 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.
- 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 plans 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.
- All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.
- Maximum of 80% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- Lot 1, Block A has a Gross Area of 5.00 acres after a dedication of CR 311 right-of-way, of which 0.776 acres lies within the 25-foot setback from the 100-year pond overflow, leaving a net area of 4.224 acres.
- 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.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance or floodplain development permit from the Williamson County Floodplain Administrator.
- 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.



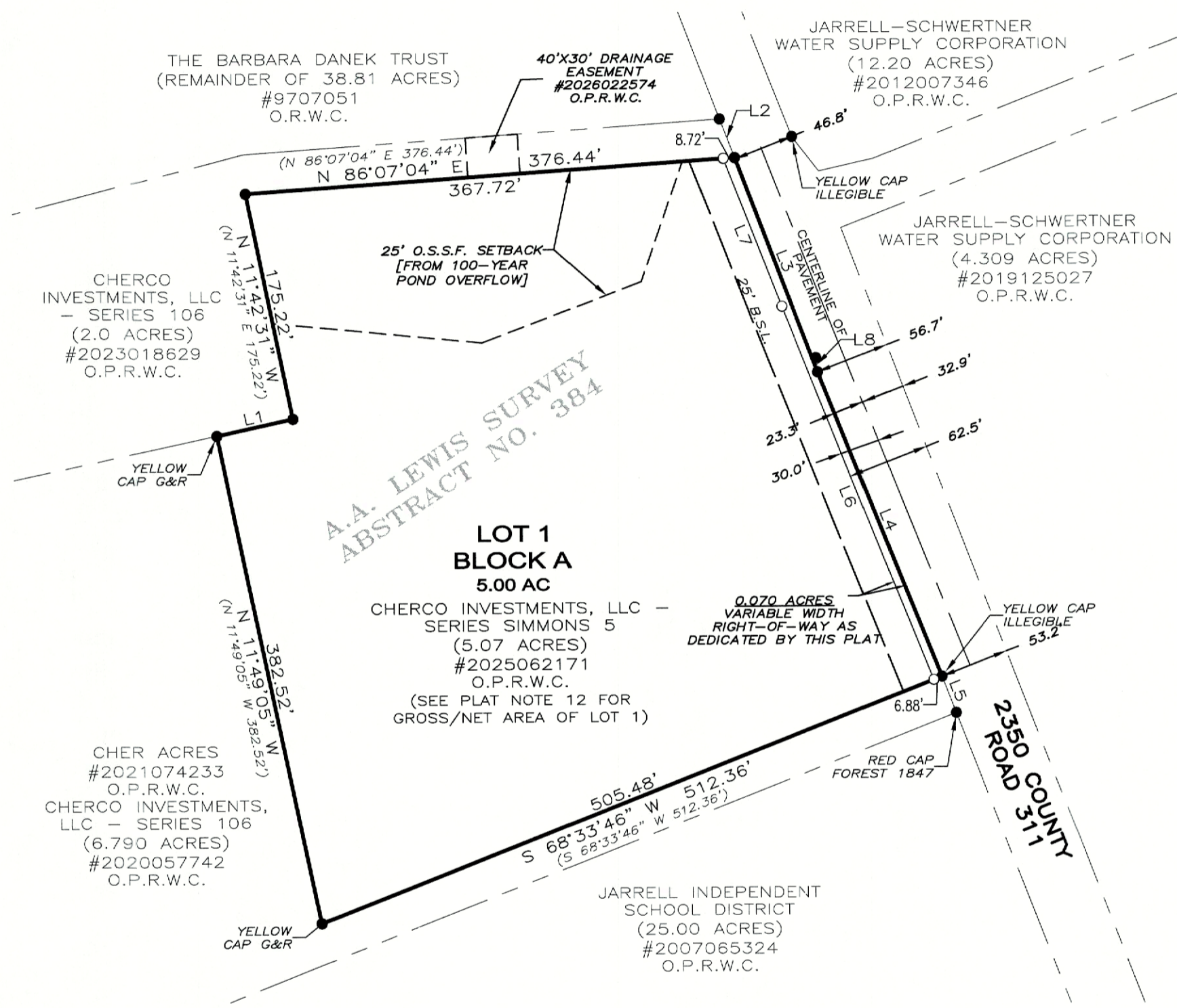
OWNER/SUBDIVIDER:
BLAKE HENDERSON
CHERCO INVESTMENTS LLC -
SERIES SIMMONS 5
15609 RANCH ROAD 620 N,
AUSTIN, TX 78717
(512) 567-5321
BLAKEHENDERSON98@GMAIL.COM

SURVEYOR:
DANNY J. STARK
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600
DSTARK@TEXAS-LS.COM

ENGINEER:
JOSH BARAN
JAB ENGINEERING
4500 WILLIAMS DRIVE,
GEORGETOWN, TX 78633
(512) 779-7414
JOSH.BARAN@JABENG.COM

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
()	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
—	PROPERTY LINE
—	ADJOINER PROPERTY LINE

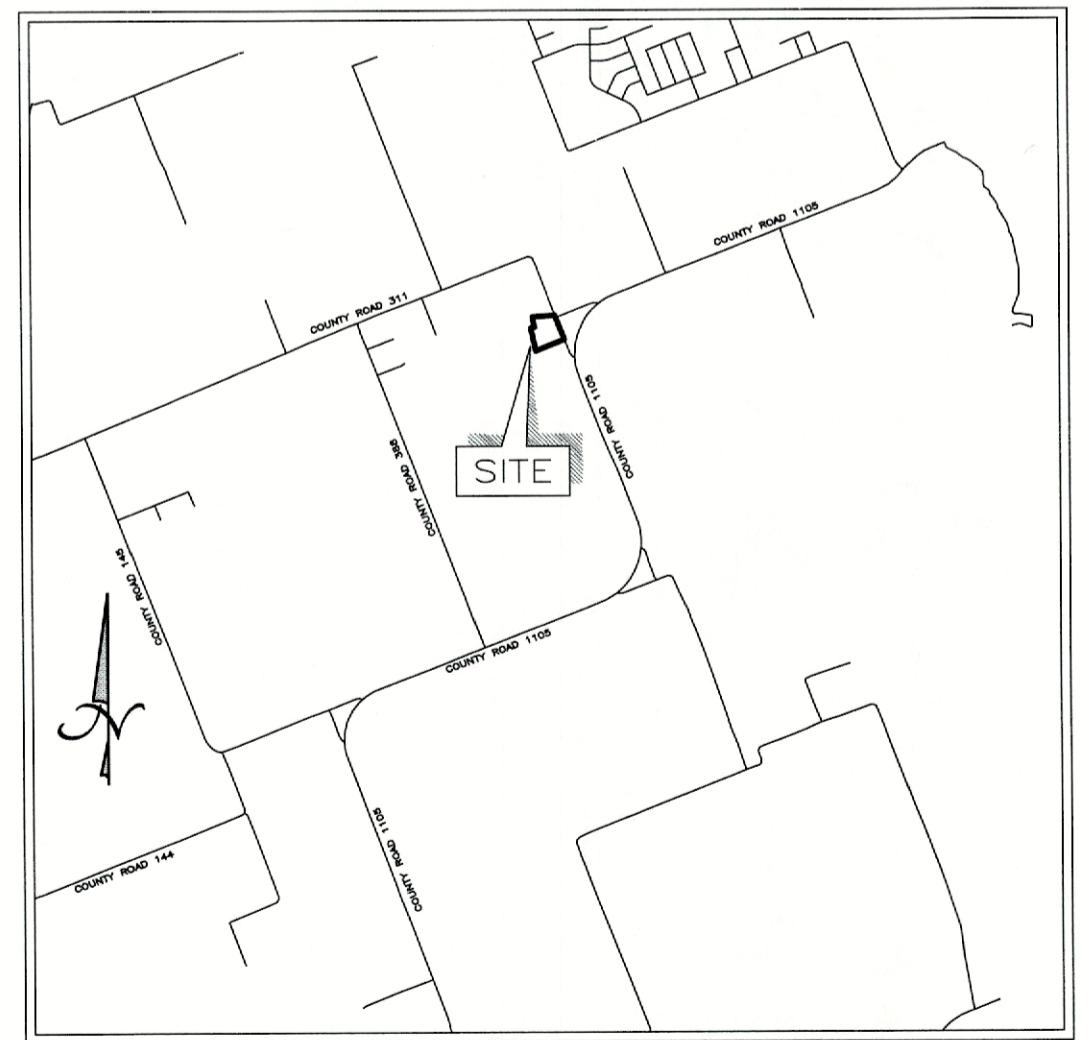
PROPOSED ACREAGE	
ACRE	DESCRIPTION
5.00	LOT 1
0.070	ROW DEDICATION
5.070	TOTAL ACREAGE



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 77°58'34" E	60.00'
L2	N 21°13'52" W	31.49'
L3	S 21°04'19" E	175.02'
L4	S 21°51'30" E	251.47'
L5	S 21°12'28" E	30.00'
L6	N 21°49'17" W	308.00'
L7	N 21°29'13" W	121.12'
L8	N 06°39'52" W	10.94'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
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L3	S 21°04'19" E	175.02'
L4	S 21°51'30" E	251.47'

LOCATION MAP



<p><i>Texas Land Surveying, Inc.</i> 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628 (512) 930-1600/(512) 930-9389 fax www.texas-ls.com TBPLS FIRM NO. 10056200</p>	SHEET
	1 OF 2

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE 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.

CHER PARK
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

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PERIMETER FIELD NOTES:

5.070 ACRES
BEING 5.070 ACRES OF LAND, OUT OF AND A PART OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.07 ACRE TRACT AS CONVEYED TO CHERCO INVESTMENTS, LLC - SERIES SIMMONS 5, AND RECORDED IN DOCUMENT NO. 2025062171, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON OCTOBER 30TH, 2024, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with illegible yellow cap found, marking an angle point of that 6.790 acre tract as conveyed to Chercos Investments, LLC Series 106, and recorded in Document No. 2020057742, of said Official Public Records, also marking the southeast corner of said 5.07 acre tract, for the southeast corner of the herein described tract, from which an iron rod with red cap stamped "Forest 1847" found, marking the southeast corner of said 6.790 acre tract, also marking the most easterly northeast corner of that 25.00 acre tract as conveyed to Jarrell Independent School District, and recorded in Document No. 2007065324, of said Official Public Records, bears S 21°12'28" E, 30.00 feet;

THENCE: S 68°33'46" W, with the east-west running east line of said 6.790 acre tract and the south line of said 5.07 acre tract, for a distance of 512.36 feet, to an iron rod with yellow cap stamped "G&R" found, marking an angle point of said 6.790 acre tract, also marking the southwest corner of said 5.07 acre tract, for the southwest corner of the herein described tract;

THENCE: N 11°49'05" W, with the east line of said 6.790 acre tract and the west line of said 5.07 acre tract, for a distance of 382.52 feet, to an iron rod with yellow cap stamped "G&R" found, in the south line of said 2.0 acre tract, marking the northeast corner of said 6.790 acre tract, also marking an angle point of said 5.07 acre tract, for an angle point of the herein described tract;

THENCE: N 77°58'34" E, with the south line of said 2.0 acre tract and the east-west running west line of said 5.07 acre tract, for a distance of 60.00 feet, to a 1/2 inch iron rod found, marking the most southerly southeast corner of said 2.0 acre tract, also marking an angle point of said 5.07 acre tract, for an angle point of the herein described tract;

THENCE: N 11°42'31" W, with the north-south running south line of said 2.0 acre tract and the west line of said 5.07 acre tract, for a distance of 175.22 feet, to a 1/2 inch iron rod found, marking an angle point of said 2.0 acre tract, also marking the northwest corner of said 5.07 acre tract, for the northwest corner of the herein described tract;

THENCE: N 86°07'04" E, with the south line of said 2.0 acre tract and the north line of said 5.07 acre tract, for a distance of 376.44 feet, to a 5/8 inch iron rod found, in the west line of County Road 311, marking the most easterly southeast corner of that 2.0 acre tract as conveyed to Chercos Investments, LLC - Series 106, and recorded in Document No. 2023018629, of said Official Public Records, also marking the northeast corner of said 5.07 acre tract, for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found, marking the northeast corner of said 2.0 acre tract, also marking the southeast corner of that remainder of 38.81 acre tract as conveyed to The Barbara Daneck Trust, and recorded in Document No. 9707051, Official Records, Williamson County, Texas, bears N 21°13'52" W, 31.49 feet;

THENCE: S 21°04'19" E, with the west line of said County Road 311 and the east line of said 5.07 acre tract, for a distance of 175.02 feet, to a 1/2 inch iron rod found, marking an angle point of said 5.07 acre tract, for an angle point of the herein described tract, from which a 1/2 inch iron rod found, bears N 06°39'52" W, 10.94 feet;

THENCE: S 21°51'30" E, with the west line of said County Road 311 and the east line of said 5.07 acre tract, for a distance of 251.47 feet to PLACE OF BEGINNING, containing 5.070 acres of land area.

SURVEYOR'S CERTIFICATION:

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

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 the corner monuments shown thereon were property placed under my supervision in accordance with the subdivision regulations of Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas this 13th day of April, 2026.

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



OWNER'S SIGNATURE

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

I, Blake Henderson, signing on behalf of Chercos Investments, LLC - Series Simmons 5, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2025062171 of the Official Public Records of Williamson County, Texas, do hereby amend said tract as shown hereon, 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 CHER PARK.

TO CERTIFY WHICH, WITNESS by my hand this 13th day of April, 2026.

Blake Henderson

BLAKE HENDERSON
CHERCO INVESTMENTS, LLC - SERIES SIMMONS 5
15609 RANCH ROAD 620 N
AUSTIN, TX 78717

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 Blake Henderson, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 13th day of April, 2026.

Miranda J. Valenzuela

MIRANDA JENAI VALENZUELA
My Notary ID # 134590833
Expires October 5, 2027

OWNER'S SIGNATURE

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

I, Citizens Nat'l Bank Lien Holder of the certain 5.070 acre tract of land shown hereon and described in a deed recorded in Document No. 2025062171 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 restrictions listed herein; and do hereby dedicate to the public 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 CHER PARK.

TO CERTIFY WHICH, WITNESS by my hand this 13th day of April, 2026.

Tracy Bacon

Citizens National Bank
140 East Cameron
Rockdale, TX 76567

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 Tracy Bacon known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 13th day of April, 2026.

Miranda J. Valenzuela

MIRANDA JENAI VALENZUELA
My Notary ID # 134590833
Expires October 5, 2027

ENGINEER'S CERTIFICATION:

I, Joshua Baran, do hereby certify that this subdivision is not the Edwards Aquifer Recharge Zone and that the information contained on this plat complies with the subdivision regulations adopted by Williamson County, Texas.

Joshua Baran
Joshua Baran, P.E.
Registered Professional Engineer No. 109242
State of Texas



911 ADDRESSING APPROVAL

Road name and address assignments verified this the 14th day of April, 2026 A.D.

Teresa Baker
Teresa Baker
Williamson County Addressing Coordinator

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 D. Boatright
Adam D. Boatright, P.E.
Williamson County Engineer

04/15/2026
Date

COUNTY JUDGE APPROVAL

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

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
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TBPLS FIRM NO.10056200

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2 OF 2

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CHER PARK

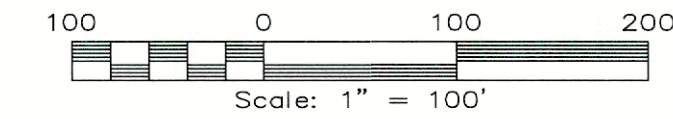
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BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

OWNER/SUBDIVIDER:
BLAKE HENDERSON
CHERCO INVESTMENTS LLC —
SERIES SIMMONS 5
15609 RANCH ROAD 620 N,
AUSTIN, TX 78717
(512) 567-5321
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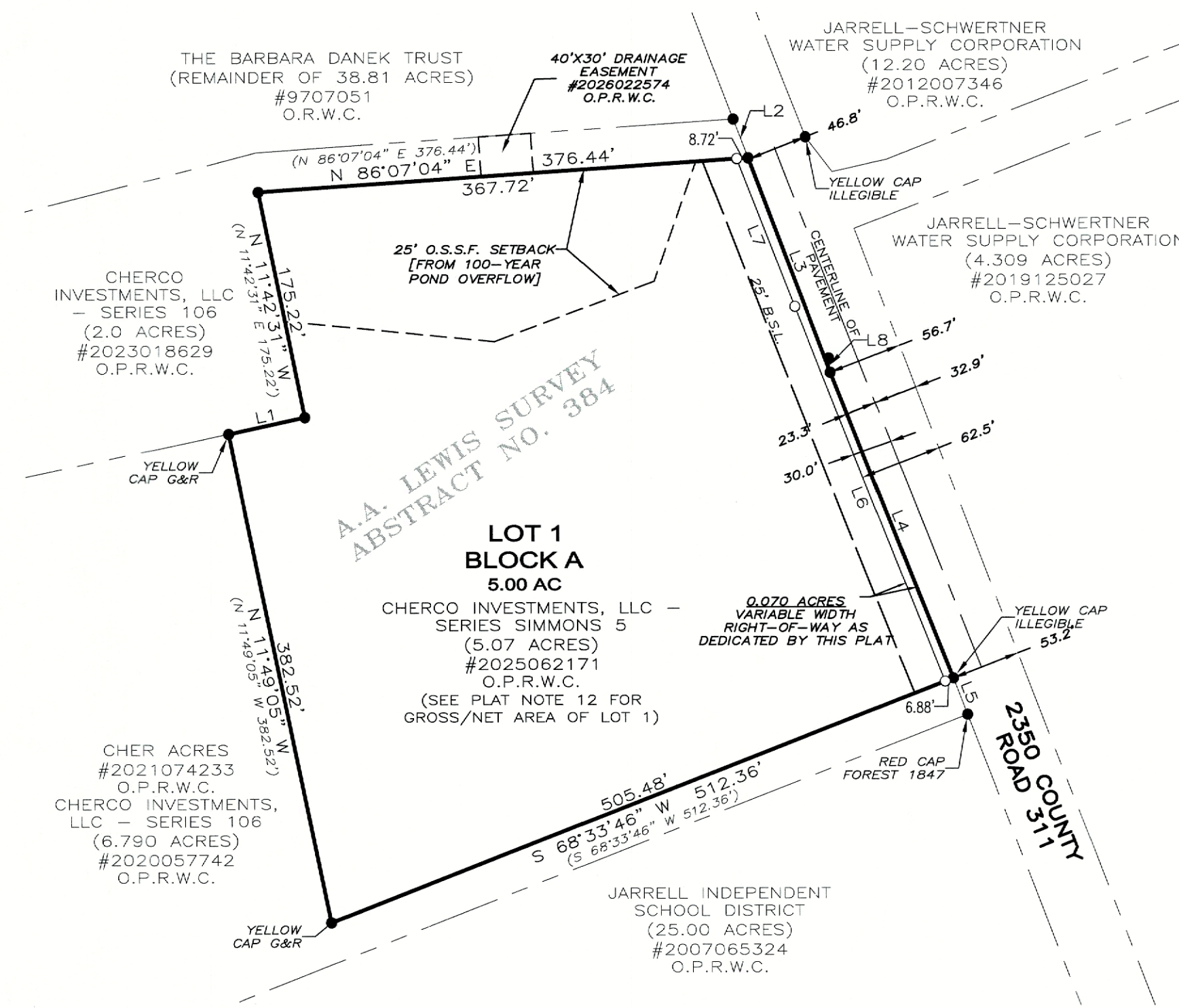
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LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
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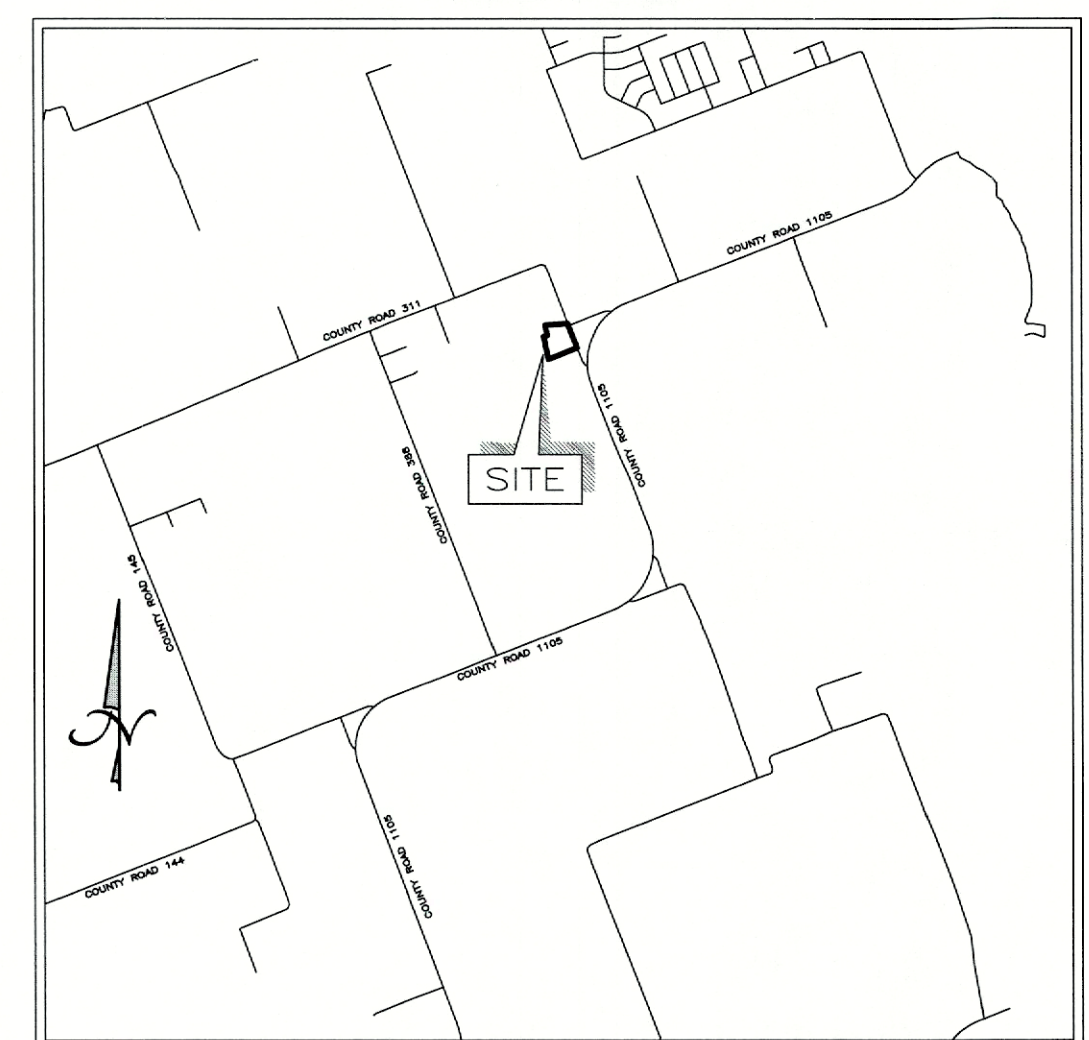
LINE TABLE

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LOCATION MAP



Texas Land Surveying, Inc.

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