

NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
May 5, 2026
9:30 A.M.

The Commissioners Court of Williamson County, Texas will meet in Regular Session at the above location, date, and time to consider the items set forth below. It is the intent of the Commissioners Court to have a quorum physically present at the meeting. Up to two (2) Commissioners Court members may participate by videoconference call in accordance with the Texas Open Meetings Act.

Public Comment Period for Agenda Items. The Commissioners Court will conduct a Public Comment Period to allow members of the public, who have properly submitted a Public Participation Form, to address the Commissioners Court regarding specific Agenda Items that are on the Commissioners Court's Agenda. During such Public Comment Period, speakers shall be limited to a maximum of three (3) minutes to make his or her remarks regarding an Agenda Item. Each member of the public who appears before the Commissioners Court to address the Commissioners Court regarding more than one (1) Agenda Item on the Commissioners Court's Agenda shall be limited to a cumulative maximum of five (5) minutes to make his or her remarks for all such Agenda Items. The maximum overall discussion time allowed for an Agenda Item, regardless of the number of members of the public wishing to address the Court on such Agenda Item, shall be limited to thirty (30) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than ten (10) speakers desire to speak on the same Agenda Item. In matters of exceptional interest, the Commissioners Court may, by majority vote, lengthen the maximum overall public discussion time allowed on a particular Agenda Item. The Presiding Officer of the Commissioners Court reserves the right to conduct public comment regarding an Agenda Item at the time in which the item is called for the Commissioners Court's consideration as opposed to including such public comments during this Public Comment Period.

1. Review and approval of minutes.

2. Hear County Auditor concerning invoices, bills, Quick Check Report, wire transfers and electronic payments submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.

CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.
(Items 3 –25)

3. Discuss, consider, and take appropriate action on a line item transfer for the All District Courts budget.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0435.004141	INTERPRETORS	15,000.00
To	0100.0435.004162	CUSTODIAL MOTHER-CRT APPT ATTY	15,000.00

4. Discuss, consider and take appropriate action on a line-item transfer for Justice of the Peace 4.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0454.003010	Computer Equipment < \$5,000	3100.32
To	0100.0454.001107	Temporary Labor-Seasonal Help	2880.00
To	0100.0454.002010	FICA	220.32

5. Discuss, consider and take appropriate action on a line-item transfer for Juvenile Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.4106	Counseling Services	25,000.00
To	0100.0576.3317	Dental	25,000.00

6. Discuss, consider and take appropriate action on approving compensation changes, position title changes, position grade changes, and any corresponding line item transfers.
7. Discuss, consider and take appropriate action on acknowledging the purchasing department's monthly report of asset disposition through auction, pursuant to Texas Local Government code 263-152, for the period of April 01, 2026, through April 27, 2026.
8. Discuss, consider, and take appropriate action to acknowledge the Purchasing Department's monthly report on asset dispositions through destruction, pursuant to Texas Local Government Code 263.152, from April 01, 2026, through April 27, 2026.
9. Discuss, consider and take appropriate action on the appointment of JJ Roothms, P.E. as Williamson County's Alternate Voting member to the Campo Technical Advisory Committee.
10. Discuss, consider and take appropriate action on approving the Moving Services Contract #2026-212 with Central Transportation Systems, Inc. in the amount of \$12,600.00 for election equipment moving services utilizing cooperative contract #TXMAS-22-96201, and authorizing the execution of the contract.

11. Discuss, consider, and take appropriate action on approving the Moving Services Contract #2026-213 between Williamson County and Central Transportation Systems, Inc. in the amount of \$18,000.00 for election equipment moving services pursuant to Cooperative contract #TXMAS 22-96201 and authorizing the execution of this contract.
12. Discuss, consider and take appropriate action regarding approval and receipt of Vehicle Reimbursement Agreement with The Grove Church in Liberty Hill for off duty contracting of County Sheriff Deputies to be effective May 5, 2026.
13. Discuss, consider, and take appropriate action on approving Goods and Services Contract #2026-214 between Williamson County and Netsync Network Solutions Inc. for a wireless radio frequency (RF) assessment and installation of access points to support reliable connectivity at the Justice Center in the amount of \$7,452.00 and authorizing the execution of the service contract.
14. Discuss, consider, and take appropriate action on approving the Goods and Services Contract #2026-206 with Netsync Network Solutions, Inc. for the Wireless Network Configuration and Validation Services at the New Williamson County Administration Building, located at 1848 Texas Trail, Georgetown, TX 78626, in the amount of \$19,410.00, in accordance with the DIR Cooperative Contract #DIR-CPO-4866, and approving the execution of the agreement.
15. Discuss, consider, and take appropriate action on approving Services and Goods Contract No. 2026-211 for Front Exit Gate Repair at Southwest Regional Park with Falkenberg Construction Co, Inc. for Parks Department in the amount of \$14,901.13 pursuant to BuyBoard Co-Op contract #728-24, and authorizing the execution of the agreement.
16. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Landscape Maintenance Services for Williamson County, as needed under RFP #26RFP44.
17. Discuss, consider, and take appropriate action on Change Order No. 1 in the amount of \$2,142.00 for the SWRP HQ LED Lighting Upgrade with Allied Electric Services, Inc.
18. Discuss, consider, and take appropriate action on Supplemental Agreement No. 1 to the Agreement for Architectural & Engineering Services between Williamson County and DBR Engineering Consultants, Inc., being dated February 26th, 2026, for the Expo Hall HVAC Refurbishment.
19. Discuss, consider, and take appropriate action regarding Falkenberg Construction Co., Inc. for the River Ranch Driveway & Trail Pave project to extend time only, which was approved by Williamson County Project Manager, Daryl Mutz, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.
20. Discuss, consider, and take appropriate action on approval of the preliminary plat for the Dickinson Ranch subdivision, with the condition that any final plat for the subdivision shall fully comply with the requirements of Appendix F1.3 of the Williamson County Subdivision Regulations, as well as the Drought Contingency Plan approved by Williamson County MUD No. 56 – Precinct 2.
21. Discuss, consider, and take appropriate action on approval of the revised preliminary plat for the Eureka Mills subdivision (revision 1) – Precinct 4.

22. Discuss, consider, and take appropriate action on approval of the preliminary plat for the 4815 FM 3405 private subdivision – Precinct 3.
23. Discuss, consider, and take appropriate action on ratifying and approving the preliminary plat for the Kurio Estate subdivision – Precinct 4.
24. Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 1 to the RM 620/SH 45 Extension to McNeil Rd (Robinson Ranch Rd) contract executed on February 12, 2025, between Williamson County and HDR Engineering, Inc. relating to the 2023 Road Bond Program.
25. Discuss, consider, and take appropriate action on Supplemental No. 3 to Work Authorization No. 7 to the Southeast Loop Phase 2 PS&E contract executed on March 13, 2017, between Williamson County and Johnson, Mirmiran & Thompson, Inc. relating to the 2013 Road Bond Program.

REGULAR AGENDA

26. Discuss, consider, and take appropriate action on a proclamation designating May 4 - 8, 2026 as Air Quality Awareness Week in Williamson County.
27. Discuss, consider and take appropriate action on a Proclamation recognizing May 3-9, 2026 as National Correctional Officers Week.
28. Discuss, consider and take appropriate action on recognizing the Tax Assessor/Collector's office as the recipient of the Gold Level award for their participation in the Performance Quality Recognition Program of the Texas Department of Motor Vehicles.
29. Discuss, consider, and take appropriate action on approving the Service and Goods Contract #2026-215 with GTS Technology Solutions, Inc for the purchase of 37 Panasonic FZ-55 Toughbooks for the Criminal Investigation Division in the Williamson County Sheriff's Department, in the amount of \$174, 095.36, pursuant to DIR Cooperative Contract #DIR-CPO-5225, and authorizing execution of the purchase.
30. Discuss, consider, and take appropriate action to approve Amendment No. 2 to the Master Services Agreement between Williamson County and SoftwareOne, Inc. in the amount of \$7,995.00 for additional Microsoft Azure licenses for Public Safety and authorize execution of the amendment, as previously approved by Commissioners Court under Agenda Item No. 57 on January 27, 2026.
31. Discuss, consider, and take appropriate action on approving Agreement #2026-216 with GTS Technology Solutions, Inc. for Staff Augmentation of a Program Manager Level III, for the Information Systems Department, in the not-to-exceed amount of \$201,500.00 for an estimated 1300 hours, in accordance with DIR Cooperative Contract #DIR-CPO-5721, and authorize the execution of the agreement.

- 32.** Discuss, consider, and take appropriate action to approve a Second Amendment to Contract No. 2025111 between Williamson County and Berry Dunn under TIPS Contract No. 230601 to increase hours for proposal review and preparation of the Proposal Summary Memo for the Enterprise Asset Management System Selection Project in the amount of \$8,210.00, as previously approved by Commissioners Court on February 4, 2025, Agenda Item No. 30, and authorize execution of the amendment.
- 33.** Discuss, consider, and take appropriate action ratifying the filing of a Motion for Rehearing and, if necessary, approve the future filing of an Appeal in relation to Williamson County's formal protest and request for a contested case hearing to the Texas Commission on Environmental Quality relating to a petition for the creation of Williamson County MUD No. 69 (TCEQ Docket No. 2026-0180-DIS/ICN No. D-08082025-010).
- 34.** Discuss, consider, and take appropriate action approving the filing of a Motion for Rehearing and, if necessary, the filing of a future Appeal in relation to Williamson County's formal protest and request for a contested case hearing to the Texas Commission on Environmental Quality relating to a petition for the creation of Williamson County MUD No. 67 (TCEQ Internal Control No. D-07152025-032/CN: 606406957/RN: 112248935).
- 35.** Discuss, consider, and take appropriate action to approve the First Amendment to Contract # 23RFP9 between Williamson County and Compass Group USA Inc, approved by the Commissioners Court on the March 21, 2023, agenda item 65 for the county's vending services to add two (2) new locations and authorize execution of the amended agreement.
- 36.** Discuss, consider, and take appropriate action on awarding IFB# 26IFB27 East Wilco Hwy Seg 2 Phase 1 Intersections Project to Jordan Foster Construction LLC for Road Bond Program for a one-time purchase in the amount of \$6,962,574.34 and authorize execution of this agreement, contingent upon TxDOT concurrence. The funding source is P739.
- 37.** Discuss, consider, and take appropriate action to approve the first one-year renewal of Contract No. 25IFB61 between Williamson County and Texas Materials Group, Inc. for the same price and terms for the Road and Bridge Department, approved by Commissioners Court on August 12, 2025, Agenda Item # 50, and authorize execution of the renewal.
- 38.** Discuss, consider, and take appropriate action on Supplemental No. 4 to Work Authorization No. 1 to the SH 195 at Ronald Reagan Boulevard contract executed March 19, 2024, between Williamson County and Pape-Dawson Consulting Engineers, LLC relating to the 2023 Road Bond Program.
- 39.** Discuss, consider, and take appropriate action on Contract Amendment No. 3 to the SH 195 at Ronald Reagan Boulevard contract executed March 19, 2024, between Williamson County and Pape-Dawson Consulting Engineers, LLC relating to the 2023 Road Bond Program.
- 40.** Discuss, consider and take appropriate action on a claim with Avatt Services, Inc. for actual moving expenses related to the right of way acquisition for the Seward Junction NE Loop roadway improvement project. (Parcel 7).
- 41.** Discuss, consider and take appropriate action on a letter agreement with Frinn Investments, LLC to acquire 0.0116 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 4).

42. Discuss, consider and take appropriate action on an Agreed Final Judgment with Sonwest Co., et al to acquire 0.4078 AC needed as right of way and 0.0098 AC needed as a utility easement for the CR 314 project. (Parcel 29 & 29E).
43. Discuss, consider and take appropriate action on 2 Agreed Final Judgments with Heroway Crossing, LLC to acquire 2.982 AC for right of way, 0.146 AC for a drainage easement and 0.200 AC for an electric easement needed on the RM 2243 roadway project (parcels 326, 326DE ad 326PEC).
44. Discuss, consider and take appropriate action on a Right of Way Deed for 0.0058 AC and a Public Utility Easement for 0.0174 AC to the City of Hutto for the CR 199 project.
45. Discuss, consider and take appropriate action on a real estate contract with Johnny L. Mekolik, Angeline E. Mekolik Patrick, Monica R. Mekolik, Katherine M. Mekolik Authier and Patrick M. Mekolik to acquire 25.220 AC needed as right of way on the Corridor B project.

EXECUTIVE SESSION

"The Commissioners Court for Williamson County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Deliberations regarding Economic Development Negotiations)."

46. Discuss the following real property matters pursuant to Texas Government Code Section 551.072:
 - a. Discuss potential sale of the Williamson County Hutto Annex located at 321 Ed Schmidt Boulevard, Hutto, Texas.
 - b. Discuss potential sale or lease of property located at 747 County Road 138, Hutto, Texas.
 - c. Discuss potential sale of approximately 98 acres located at Blue Springs Boulevard/Blue Ridge Drive, Georgetown, Texas.
47. Discuss the following pending or contemplated litigation, settlement matters and/or other confidential attorney-client legal matters pursuant to the Texas Government Code Section 551.071:
 - a. Discuss legal matters relating to Cause No. 25-1280-C26; Blake Sanabria and Lacey Sanabria, individually and as next friend of Finley Sanabria, minor v. Brian Paul Gripentrog, Jr. and Williamson County, In the 26th Judicial District Court of Williamson County, Texas.
 - b. Discuss legal matters relating to Oncor and LCRA's proposed Bell County East - Big Hill 765 KV Transmission Line Project (PUCT Docket No. 59475).
 - c. Discuss legal matters relating to Cause No. 25-1798-C26, Derrick Smith v. Williamson County, Texas, et al.; In the 26th Judicial District Court of Williamson County, Texas

REGULAR AGENDA (continued)

48. Discuss, consider, and take appropriate action regarding Cause No. 25-1280-C26; Blake Sanabria and Lacey Sanabria, individually and as next friend of Finley Sanabria, minor v. Brian Paul Gripentrog, Jr. and Williamson County; In the 26th Judicial District Court of Williamson County, Texas.

49. Comments from Commissioners.

50. **Public Comment Period for County Matters that are not on the Agenda.** The Commissioners Court will conduct a Public Comment Period to allow members of the public, who have properly submitted a Public Participation Form, to address the Commissioners Court regarding matters pertaining to or affecting Williamson County, but that do not appear as an Agenda Item on the Commissioners Court's Agenda. During this Public Comment Period, speakers shall be limited to a maximum of two (2) minutes to make his or her remarks and the maximum overall discussion time allowed for this Public Comment Period, regardless of the number of members of the public wishing to address the Court during such period, shall be limited to ten (10) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than five (5) speakers desire to speak during this Public Comment Period. Please note that the members of the Court may not comment during the meeting about matters that are not on the Commissioners Court's Agenda.

Steven Snell, County Judge

This notice of meeting was posted in the locked box located on the south side of the Williamson County Courthouse, a place readily accessible to the general public at all times, on the 29th day of April 2026 at 5:00 pm and remained posted for at least three business days before the scheduled date of the meeting.

Commissioners Court - Regular Session

3.

Meeting Date: 05/05/2026

LIT

Submitted For: August Alvarado

Submitted By: August Alvarado, All District Courts

Department: All District Courts

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for the All District Courts budget.

Public Background

These line item transfers are necessary to cover the remainder of the fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0435.004141	INTERPRETORS	15,000.00
To	0100.0435.004162	CUSTODIAL MOTHER-CRT APPT ATTY	15,000.00

Attachments

No file(s) attached.

Form Review

Inbox

County Judge Exec Asst.

Budget Office

Form Started By: August Alvarado

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

04/28/2026 02:37 PM

04/28/2026 02:51 PM

Started On: 04/28/2026 01:09 PM

Commissioners Court - Regular Session

4.

Meeting Date: 05/05/2026

Justice of the Peace 4 Line-Item Transfer for Temp Position/Summer Internship

Submitted By: Veronica Bolander, J.P. Pct. #4

Department: J.P. Pct. #4

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line-item transfer for Justice of the Peace 4.

Public Background

JP4 will offer a summer internship to a student Teen Court Volunteer who has successfully graduated through the program. JP4 plans to continue to offer this internship each summer providing community opportunity for work experience to help move students forward in their career progression. This temporary labor/seasonal help position will pay \$12 an hour at 20 hours a week for 12 weeks. A different project will be offered each summer/internship. Currently this position will be utilized to verify the accuracy and completeness of scanned documents and help to alleviate a backlog due to increased civil filings. This is an excellent opportunity for students pursuing a law or similar degree to learn civil process in addition to the criminal law experienced through Teen Court.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0454.003010	Computer Equipment < \$5,000	3100.32
To	0100.0454.001107	Temporary Labor-Seasonal Help	2880.00
To	0100.0454.002010	FICA	220.32

Attachments

No file(s) attached.

Form Review

Inbox

County Judge Exec Asst.

Budget Office

Form Started By: Veronica Bolander

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

04/28/2026 11:14 AM

04/28/2026 11:39 AM

Started On: 04/27/2026 06:20 PM

Commissioners Court - Regular Session

5.

Meeting Date: 05/05/2026

Budget line-item transfer for Juvenile Services

Submitted By: Denise Carlson, Juvenile Services

Department: Juvenile Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line-item transfer for Juvenile Services.

Public Background

Juvenile Services is requesting a line-item transfer of \$25,000.00 from Counseling Services to Dental Services to fund unforeseen expenses that have arisen with youth in our CORE residential program.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.4106	Counseling Services	25,000.00
To	0100.0576.3317	Dental	25,000.00

Attachments

No file(s) attached.

Form Review

Inbox

County Judge Exec Asst.

Budget Office

Form Started By: Denise Carlson

Final Approval Date: 04/27/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

04/27/2026 10:42 AM

04/27/2026 12:38 PM

Started On: 04/27/2026 09:05 AM

Commissioners Court - Regular Session

6.

Meeting Date: 05/05/2026

Compensation Items

Submitted By: Kayla Marek, Human Resources

Department: Human Resources

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving compensation changes, position title changes, position grade changes, and any corresponding line item transfers.

Public Background

See attached documentation for details.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Position Changes

Form Review

Inbox

Human Resources (Originator)
County Judge Exec Asst.
Form Started By: Kayla Marek
Final Approval Date: 04/28/2026

Reviewed By

Allen Frederick
Delia Colon

Date

04/28/2026 04:32 PM
04/28/2026 04:39 PM
Started On: 04/28/2026 03:51 PM

Department Number and Name	PCN	EE ID	Current Annual Salary	*New Annual Salary	Current Position Budget Amount	*New Position Budget Amount	Reduction to Position Budget	Increase to Position Budget	Change notes	Earliest Oracle Effective Date
0661-On Site Sewage Facilities	1824	Vacant	N/A	N/A	\$70,294.79	\$62,356.61	\$7,938.18	N/A	Reclass: Title and Grade Change from Sanitarian II (B.26) to Sanitarian I (B.25). Reallocation of position budget as allowed by policy. Surplus salary from PCN 1824 to PCN 2126.	5/8/2026
0661-On Site Sewage Facilities	2126	Vacant	N/A	N/A	\$74,515.57	\$82,453.75	N/A	\$7,938.18	Reallocation of position budget as allowed by policy. Surplus salary from PCN 1824 to PCN 2126	5/8/2026
0576- Juvenile Services	1142	17501	\$90,022.40	\$90,022.40	\$108,176.91	\$91,262.62	\$16,914.29	N/A	Reallocation of position budget to facilitate external hire or internal transfer as allowed by policy. Surplus salary from PCN 1142 to PCN 1110	5/8/2026
0576- Juvenile Services	1110	Vacant	N/A	N/A	\$53,085.71	\$70,000.00	N/A	\$16,914.29	Reallocation of position budget to facilitate external hire or internal transfer as allowed by policy. Surplus salary from PCN 1142 to PCN 1110	5/8/2026
0576- Juvenile Services	1143	13590	\$125,947.12	\$125,947.12	\$146,218.01	\$129,968.95	\$16,249.06	N/A	Reallocation of position budget to facilitate external hire or internal transfer as allowed by policy. Surplus salary from PCN 1143 to PCN 1128	5/8/2026
0576- Juvenile Services	1128	Vacant	N/A	N/A	\$53,750.94	\$70,000.00	N/A	\$16,249.06	Reallocation of position budget to facilitate external hire or internal transfer as allowed by policy. Surplus salary from PCN 1143 to PCN 1128	5/8/2026

*Amount may vary slightly due to Oracle rounding

Commissioners Court - Regular Session

7.

Meeting Date: 05/05/2026

Assets for Auction

Submitted For: Joy Simonton

Submitted By: Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on acknowledging the purchasing department's monthly report of asset disposition through auction, pursuant to Texas Local Government code 263-152, for the period of April 01, 2026, through April 27, 2026.

Public Background

Please see attached.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Asset for Auction

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 04/27/2026

Reviewed By

Delia Colon

Date

04/27/2026 12:54 PM

Started On: 04/24/2026 08:16 AM

Asset Status Change for Commissioners Court

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
296	5 Office Cubicles	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	2/10/2026 1:10 PM	Gary Thoene	Monthly Report	Auction	Yes
342	Surplus - Dishwasher	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	3/26/2026 9:13 AM	Katie Mikulak	Monthly Report	Auction	Yes
346	CF 33 Desktop Docks & Dell Laptop	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	3/27/2026 11:57 AM	Virginia Johnson	Monthly Report	Auction	Yes
349	Desktop Optiplex 7090 & 7070	SALE at the earliest auction	Approved	Review Completed	39642	5/5/2026	39642	3/27/2026 12:42 PM	Virginia Johnson	Monthly Report	Auction	Yes
350	Computer Monitors	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	3/27/2026 12:48 PM	Virginia Johnson	Monthly Report	Auction	Yes
351	Office Chair and Dell Laptop	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	3/30/2026 8:05 AM	Abdy McComas	Monthly Report	Auction	Yes
352	ITS AV Apr 2026 Auction	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	3/31/2026 4:12 PM	Sarina Gonzalez	Monthly Report	Auction	Yes
356	Desk top glass	SALE at the earliest auction	Approved	Review Completed	39642	5/5/2026	39642	4/2/2026 10:11 AM	August Alvarado	Monthly Report	Auction	Yes
357	COMPUTERS AND ACCESSORIES	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/2/2026 2:01 PM	Kelli Seshiki	Monthly Report	Auction	Yes
358	COMPUTER ACCESSORIES	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/2/2026 2:02 PM	Kelli Seshiki	Monthly Report	Auction	Yes
359	AV TV to go to Auction	SALE at the earliest auction	Approved	Review Completed	39642	5/5/2026	39642	4/2/2026 2:11 PM	Alex Heflin	Monthly Report	Auction	Yes
360	Batteries to Auction	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/2/2026 2:35 PM	Alex Heflin	Monthly Report	Auction	Yes

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
361	LAPTOPS/COMPUTER	SALE at the earliest auction	Approved	Review Completed	39642	5/5/2026	39642	4/2/2026 3:22 PM	Kelli Seshiki	Monthly Report	Auction	Yes
362	LAPTOP AND CHARGER	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/2/2026 3:23 PM	Kelli Seshiki	Monthly Report	Auction	Yes
363	electronics and cords	SALE at the earliest auction	Approved	Review Completed	39642	5/5/2026	39642	4/6/2026 9:50 AM	Kerstin Hancock	Monthly Report	Auction	Yes
365	Electronics and various small office desk equipment	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/6/2026 11:07 AM	Kerstin Hancock	Monthly Report	Auction	Yes
368	Office Chairs and Filing Cabinet	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/9/2026 10:10 AM	Jacqueline McCarty	Monthly Report	Auction	Yes
369	Computers	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/10/2026 8:08 AM	Stephanie Lloyd	Monthly Report	Auction	Yes
370	Computers	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/10/2026 8:17 AM	Stephanie Lloyd	Monthly Report	Auction	Yes
371	Computers	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/10/2026 8:23 AM	Stephanie Lloyd	Monthly Report	Auction	Yes
372	Computers	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/10/2026 8:36 AM	Stephanie Lloyd	Monthly Report	Auction	Yes
373	2 drawers metal filing cabinet	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/10/2026 9:46 AM	Jeff Malcolm	Monthly Report	Auction	Yes
374	14 Tan Torsion Office Chairs SKU: 361369	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/10/2026 10:44 AM	Zachary Keith	Monthly Report	Auction	Yes
375	Swivel office chair and metal file caabinets (6)	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/11/2026 9:36 PM	Kerstin Hancock	Monthly Report	Auction	Yes
377	5 Desktop Computers	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/14/2026 10:54 AM	Mary Greenway	Monthly Report	Auction	Yes

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
379	Desktop Computers	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/14/2026 11:05 AM	Mary Greenway	Monthly Report	Auction	Yes
380	Desktop and Servers to go to Auction	SALE at the earliest auction	Approved	Review Completed	39642-05-05-2026	5/5/2026	39642	4/16/2026 12:55 PM	Alex Heflin	Monthly Report	Auction	Yes

Commissioners Court - Regular Session

8.

Meeting Date: 05/05/2026

Assets for Destruction

Submitted For: Joy Simonton

Submitted By: Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to acknowledge the Purchasing Department's monthly report on asset dispositions through destruction, pursuant to Texas Local Government Code 263.152, from April 01, 2026, through April 27, 2026.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Asset for Destruction

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 04/27/2026

Reviewed By

Delia Colon

Date

04/27/2026 12:54 PM

Started On: 04/24/2026 11:03 AM

Asset Status Change

Lookup Description	4 Traffic Counters
Disposal Method:	DESTRUCTION due to Public Health/Safety or no apparent value
Item(s) Category:	Other
1. Quantity (Mandatory):	4
1. Description:	Traffic Counters
1. Manufacturer ID #(s):	17777756-17757-17278-17755
1. Oracle Asset #(s):	42994,42995,42996,42997
1. Condition of Assets:	Non-Working
Transferring Dept.:	Unified Road Systems
Transferring Dept. Contact Person	Gary Thoene
Transferring Dept. Contact Ph#:	737-425-1337
Transferring Dept. - Elected Offic./Dept. Head/Auth Staff Signature	✔ Kelly Murphy 4/15/2026 12:18 PM 6.0
Receiving Dept. - Elected Offic./Dept. Head/Auth Staff Signature:	✘
Purchasing Final Determination	Destruction
Court Date:	5/5/2026
Agenda Item:	39644

Asset Status Change

Lookup Description	Toshiba Hard Drive
Disposal Method:	DESTRUCTION due to Public Health/Safety or no apparent value
Item(s) Category:	Other
1. Quantity (Mandatory):	1
1. Description:	Toshiba Hard Drive

1. Manufacturer ID #(s):	89TYP3SYT
1. Oracle Asset #(s):	N/A
1. Condition of Assets:	Non-Working
Transferring Dept.:	Sheriff's Office
Transferring Dept. Contact Person	Virginia Johnson
Transferring Dept. Contact Ph#:	512.943.1316
Transferring Dept. - Elected Offic./Dept. Head/Auth Staff Signature	✓ Virginia Johnson 3/27/2026 12:10 PM 1.0
Receiving Depart. - Elected Offic./Dept. Head/Auth Staff Signature:	✗
Purchasing Final Determination	Destruction
Court Date:	5/5/2026
Agenda Item:	39644

Commissioners Court - Regular Session

9.

Meeting Date: 05/05/2026

Revised 2026 TAC Voting Member Appointment

Submitted For: Robert Daigh

Submitted By: Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on the appointment of JJ Roothms, P.E. as Williamson County's Alternate Voting member to the Campo Technical Advisory Committee.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Revised 2026 TAC Voting Member Appointment

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Vicky Edwards

Final Approval Date: 04/27/2026

Reviewed By

Delia Colon

Date

04/27/2026 04:55 PM

Started On: 04/27/2026 02:35 PM



**2026 APPOINTMENT TO THE
TECHNICAL ADVISORY COMMITTEE**

PRIMARY VOTING MEMBER:

Name: Robert B. Daigh, P.E.

Title: Senior Director of Infrastructure

Organization: Williamson County

Representing: Williamson County

Address: 3151 SE Inner Loop, Georgetown, TX 78626

Phone: 512.943.3330

Email: bob.daigh@wilcotx.gov

Term Expiration: January 29, 2027

ALTERNATE VOTING MEMBER:

Name: JJ Roohms, P.E.

Title: Director of Transportation Planning & Road Bond Office

Organization: Williamson County

Representing: Williamson County

Address: 3151 SE Inner Loop, Georgetown, TX 78626

Phone: 512.943.3330

Email: jj.roohms@wilcotx.gov

Term Expiration: January 29, 2027

Signature of Appointing Official

Return to: Kimberly Petty, Executive Assistant
kimberly.petty@campotexas.org

DEADLINE FOR COMPLETED FORM - DECEMBER 15, 2025

Commissioners Court - Regular Session

10.

Meeting Date: 05/05/2026

Approval of Moving Services Contract 2026-212 with Central Transportation Systems, Inc. for the moving of election equipment for the May 2026 Joint General Special Election for the Elections Department

Submitted For: Joy Simonton

Submitted By: Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving the Moving Services Contract #2026-212 with Central Transportation Systems, Inc. in the amount of \$12,600.00 for election equipment moving services utilizing cooperative contract #TXMAS-22-96201, and authorizing the execution of the contract.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Sandra Malcolm

Final Approval Date: 04/27/2026

Reviewed By

Delia Colon

Date

04/27/2026 01:19 PM

Started On: 04/20/2026 02:52 PM

Commissioners Court - Regular Session

11.

Meeting Date: 05/05/2026

Approval of the Moving Service Contract 2026-213 with Central Transportation Systems, Inc. for the moving of Elections Equipment for the May Primary Runoff Election for the Elections Department

Submitted For: Joy Simonton

Submitted By: Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Moving Services Contract #2026-213 between Williamson County and Central Transportation Systems, Inc. in the amount of \$18,000.00 for election equipment moving services pursuant to Cooperative contract #TXMAS 22-96201 and authorizing the execution of this contract.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Sandra Malcolm

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 08:33 AM

Started On: 04/20/2026 03:15 PM

Commissioners Court - Regular Session

12.

Meeting Date: 05/05/2026

The Grove Church Vehicle Reimbursement Agreement for County Sheriff

Submitted For: Matthew Lindemann

Submitted By: Starla Hall, Sheriff

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding approval and receipt of Vehicle Reimbursement Agreement with The Grove Church in Liberty Hill for off duty contracting of County Sheriff Deputies to be effective May 5, 2026.

Public Background

This agreement gives permission for The Grove Church in Liberty Hill to contract County Sheriff Deputies in a private capacity and the County to invoice them for deputies' vehicle usage for traffic control that is needed to assist with safe entry/exit from parking lot on service dates. This agreement will terminate on September 30, 2026.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

The Grove Church

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Starla Hall

Final Approval Date: 04/24/2026

Reviewed By

Delia Colon

Date

04/24/2026 01:09 PM

Started On: 04/24/2026 10:48 AM

STATE OF TEXAS	§	VEHICLE REIMBURSEMENT
	§	AGREEMENT WITH
	§	NON-GOVERNMENTAL
	§	ORGANIZATION
	§	REGARDING OFF-DUTY
COUNTY OF WILLIAMSON	§	CONTRACTING OF COUNTY DEPUTIES

This Vehicle Reimbursement Agreement with Non-Governmental Organization Regarding Off-Duty Contracting of County Deputies (hereinafter, the "AGREEMENT") is entered into by and between the company/organization set forth on the signature page below (hereinafter, "NON-GOVERNMENTAL ORGANIZATION") in the State of Texas, and Williamson County, Texas (hereinafter, "COUNTY") a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency set forth on the signature page below (hereinafter, "LEA").

For and in consideration of the permission given by COUNTY for the NON-GOVERNMENTAL ORGANIZATION to contract in a private capacity DEPUTIES of the LEA (hereinafter "DEPUTIES"), while DEPUTIES are not on duty with and for the COUNTY, it is hereby agreed as follows:

1. It is mutually agreed that while the DEPUTIES are working for the NON-GOVERNMENTAL ORGANIZATION, the DEPUTIES' primary responsibility is the enforcement of Federal and State laws and COUNTY Ordinances or Regulations to protect life and property and to keep the peace. The DEPUTIES are not allowed to enforce NON-GOVERNMENTAL ORGANIZATION policies or rules. DEPUTIES are at all times subject to the rules and policies of the LEA. ***NON-GOVERNMENTAL ORGANIZATION expressly acknowledges and agrees that such DEPUTIES are at all times independent contractors of the NON-GOVERNMENTAL ORGANIZATION when contracted by the NON-GOVERNMENTAL ORGANIZATION.***

2. It is understood by the NON-GOVERNMENTAL ORGANIZATION that the COUNTY shall retain the right to withdraw at any time its permission for the DEPUTIES to work in a private capacity (including the right to terminate this agreement at any time). If the permission of the COUNTY is withdrawn, the NON-GOVERNMENTAL ORGANIZATION agrees to terminate its contracting relationships with DEPUTIES. The NON-GOVERNMENTAL ORGANIZATION, as part of this AGREEMENT, binds itself to release and hold harmless the COUNTY from any liability or claim for damages in the event such permission is withdrawn by the COUNTY.

3. Prior to the beginning of DEPUTIES contracting with the NON-GOVERNMENTAL ORGANIZATION, the NON-GOVERNMENTAL ORGANIZATION shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas with minimum amounts of Ten Thousand Dollars (\$10,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person, and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury. COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.

May 5, 2026

4. The term of this AGREEMENT shall begin on ~~MAY 1st~~, 20 26 and shall terminate on September 30, 20 26. Any extension of this AGREEMENT must be set forth in writing and signed by both parties. Either party may terminate this Agreement, for convenience and without cause, by providing thirty (30) days' notice to the other party.
5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.¹
6. The COUNTY agrees that each of the DEPUTIES will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.
7. COUNTY agrees to invoice NON-GOVERNMENTAL ORGANIZATION for the reimbursement amounts for deputy vehicle usage at the rate of \$ 15.00 per hour per vehicle (to cover NON-GOVERNMENTAL ORGANIZATION's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance).
8. NON-GOVERNMENTAL ORGANIZATION agrees to log and maintain all times that vehicles are allotted to off-duty work, whether actually used or parked, for each vehicle used by DEPUTIES on a monthly basis. NON-GOVERNMENTAL ORGANIZATION shall provide such vehicle time records to COUNTY and LEA no later than the last day of the end of each month in which vehicle usage occurs. COUNTY will invoice based on the total usage and rate, as set forth in Paragraph 7, and NON-GOVERNMENTAL ORGANIZATION will pay such invoice within ten days of the invoice date. Reporting must be submitted to:

LEA: At the address set forth on signature page below

COUNTY: Williamson County Auditor's Office
Attn: Finance Director
710 Main Street, Suite 301
Georgetown, Texas 78626

9. NON-GOVERNMENTAL ORGANIZATION agrees that it shall pay deputies directly and file 1099 forms with the Internal Revenue Service.

¹ It is the commissioners court that sets what compensation (and benefits) deputies are entitled to, which affects eligibility for off-duty work. Tex. Local Gov't Code § 152.011.

10. Each party to this AGREEMENT, in the performance of this AGREEMENT, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.

11. Nothing in this AGREEMENT shall be deemed to waive, modify or amend any legal defense available at law or in equity to COUNTY, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. COUNTY does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

NON-GOVERNMENTAL ORGANIZATION:

Name of Organization: THE GROVE CHURCH

Signature: 

Printed Name: BRIAN CLARK

Title: OPERATIONS DIRECTOR

Date: APR 23, 2026

WILLIAMSON COUNTY LAW ENFORCEMENT AGENCY:

Name of Office: Williamson County Sheriff's Office

Printed Name of Official: Matthew Lindemann

Signature of Official: 

Date: April 24, 2026

Address of Office: 508 S. Rock St.
Georgetown, TX 78626

COUNTERPART SIGNATURE PAGE
REGARDING COUNTY-VEHICLE USE
DURING OFF-DUTY SERVICES OF
COUNTY DEPTUIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR
CONFIRMATION OF BUDGETARY AUTHORIZATION
RELATED TO USE OF
VEHICLES FOR OFF-DUTY WORK²

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer, Williamson County Commissioners Court
710 Main Street, Suite 105
Georgetown, Texas 78626

Date: _____, 20____

² Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

Commissioners Court - Regular Session

13.

Meeting Date: 05/05/2026

Approval of Goods and Services Contract #2026-214 with Netsync Network Solutions Inc. for wireless assessment and access point installation for the Information Systems Department

Submitted For: Joy Simonton

Submitted By: Jesel Vigil, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving Goods and Services Contract #2026-214 between Williamson County and Netsync Network Solutions Inc. for a wireless radio frequency (RF) assessment and installation of access points to support reliable connectivity at the Justice Center in the amount of \$7,452.00 and authorizing the execution of the service contract.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Jesel Vigil

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:44 AM

Started On: 04/21/2026 01:18 PM

Commissioners Court - Regular Session

14.

Meeting Date: 05/05/2026

Approval of Goods and Services Contract 2026-206 with Netsync Network Solutions, Inc. for the Wireless Network Configuration and Validation Services at the Williamson County Administration Building for the Information Systems Department

Submitted For: Joy Simonton

Submitted By: Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Goods and Services Contract #2026-206 with Netsync Network Solutions, Inc. for the Wireless Network Configuration and Validation Services at the New Williamson County Administration Building, located at 1848 Texas Trail, Georgetown, TX 78626, in the amount of \$19,410.00, in accordance with the DIR Cooperative Contract #DIR-CPO-4866, and approving the execution of the agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.
Form Started By: Sandra Malcolm
Final Approval Date: 04/27/2026

Reviewed By

Delia Colon

Date

04/27/2026 01:19 PM
Started On: 04/17/2026 12:04 PM

Commissioners Court - Regular Session

15.

Meeting Date: 05/05/2026

Approval of Services and Goods Contract No. 2026-211 for Front Exit Gate Repair at SWRP with Falkenberg Construction Co, Inc. for Parks Department

Submitted For: Joy Simonton

Submitted By: Fernando Ramirez, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving Services and Goods Contract No. 2026-211 for Front Exit Gate Repair at Southwest Regional Park with Falkenberg Construction Co, Inc. for Parks Department in the amount of \$14,901.13 pursuant to BuyBoard Co-Op contract #728-24, and authorizing the execution of the agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Fernando Ramirez

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 08:39 AM

Started On: 04/20/2026 03:50 PM

Commissioners Court - Regular Session

16.

Meeting Date: 05/05/2026

Authorize Issuing RFP 26RFP44-Landscape Maintenance Services for Williamson County for Facilities Management

Submitted For: Joy Simonton

Submitted By: Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Landscape Maintenance Services for Williamson County, as needed under RFP #26RFP44.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Michelle McKinney

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:13 AM

Started On: 04/22/2026 02:39 PM

Commissioners Court - Regular Session

17.

Meeting Date: 05/05/2026

SWRP HQ LED Lighting Upgrade – Allied Electric Services Inc Change Order No 1

Submitted For: Dale Butler

Submitted By: Gretchen Glenn, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Change Order No. 1 in the amount of \$2,142.00 for the SWRP HQ LED Lighting Upgrade with Allied Electric Services, Inc.

Public Background

This Change Order No. 1 includes installing additional dimming wire and switches at an increase of \$2,142.00 from the original Agreement executed on 3/31/26. As a result of this Change Order, the net increase is 24.70% in the contract cost with a new contract sum of \$10,812.83.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Gretchen Glenn

Final Approval Date: 04/23/2026

Reviewed By

Delia Colon

Date

04/23/2026 10:01 AM

Started On: 04/22/2026 02:51 PM

Commissioners Court - Regular Session

18.

Meeting Date: 05/05/2026

Expo Hall HVAC Refurbishment_DBR_Supplemental Agreement No. 1

Submitted For: Dale Butler

Submitted By: Christy Matoska, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental Agreement No. 1 to the Agreement for Architectural & Engineering Services between Williamson County and DBR Engineering Consultants, Inc., being dated February 26th, 2026, for the Expo Hall HVAC Refurbishment.

Public Background

Supplemental Agreement No. 1 to the Agreement for Architectural & Engineering Services between Williamson County and DBR Engineering Consultants, Inc. is made to amend the Scope of Services, Compensation for Additional Services, and extending time to the previously executed Agreement for Architectural and Engineering Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

Facilities Management (Originator)
County Judge Exec Asst.
Form Started By: Christy Matoska
Final Approval Date: 04/28/2026

Reviewed By

Christy Matoska
Delia Colon

Date

04/28/2026 08:17 AM
04/28/2026 08:34 AM
Started On: 04/27/2026 11:46 AM

Commissioners Court - Regular Session

19.

Meeting Date: 05/05/2026

River Ranch Driveway and Trail Pave_Falkenberg_Change Order No. 1

Submitted For: Dale Butler

Submitted By: Christy Matoska, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Falkenberg Construction Co., Inc. for the River Ranch Driveway & Trail Pave project to extend time only, which was approved by Williamson County Project Manager, Daryl Mutz, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

Public Background

The Change Order No. 1 is made to the contractor, Falkenberg Construction Co., Inc. to add 90 days to the River Ranch Driveway & Trail Pave project, with a new completion date of August 5th, 2026, with no increase in cost. Williamson County Facilities Project Manager, Daryl Mutz was delegated change order approval authority for this project on January 23, 2024, by the Commissioners Court pursuant to Loc. Gov't Code Sec. 262.031. This item is to acknowledge such approval and record same into the minutes of the Commissioners Court. Funding Source: 01.0100.3107.004509

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Christy Matoska

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:16 AM

Started On: 04/28/2026 09:29 AM

Commissioners Court - Regular Session

20.

Meeting Date: 05/05/2026

Preliminary plat for the Dickinson Ranch subdivision – Pct 2

Submitted For: Adam Boatright

Submitted By: Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of the preliminary plat for the Dickinson Ranch subdivision, with the condition that any final plat for the subdivision shall fully comply with the requirements of Appendix F1.3 of the Williamson County Subdivision Regulations, as well as the Drought Contingency Plan approved by Williamson County MUD No. 56 – Precinct 2.

Public Background

This proposed subdivision consists of 1 access easement lot, 1 emergency access lot, 1 public water system lot, 4 drainage lots, 4 owner reserve lots, 5 landscape/amenity lots, 225 single family lots, and 24,870 linear feet of new roads to be maintained by Williamson County MUD No. 56 on 471.63 acres.

Timeline

- 2023-07-11 – initial submittal of the preliminary plat
- 2023-08-10 – 1st review complete with comments
- 2023-10-13 – 2nd submittal of preliminary plat
- 2023-10-27 – 2nd review complete with comments
- 2024-02-26 – 3rd submittal of preliminary plat
- 2024-03-11 – 3rd review complete with comments
- 2024-04-02 – 4th submittal of preliminary plat
- 2024-04-17 – 4th review complete with comments
- 2024-06-16 – 5th submittal of preliminary plat
- 2024-07-01 – 5th review complete with comments
- 2024-08-02 – 6th submittal of preliminary plat
- 2024-08-16 – 6th review complete with comments
- 2024-11-07 – 7th submittal of preliminary plat
- 2024-11-22 – 7th review complete with comments
- 2025-04-29 – 8th submittal of preliminary plat
- 2025-05-13 – 8th review complete with comments
- 2025-12-31 – 9th submittal of preliminary plat
- 2026-01-15 – 9th review complete with comments
- 2026-02-04 – 10th submittal of preliminary plat
- 2026-02-19 – 10th review complete with comments
- 2026-03-03 – 11th submittal of preliminary plat
- 2026-03-18 – 11th review complete with comments
- 2026-03-20 – 12th submittal of preliminary plat
- 2026-04-02 – 12th review complete with comments
- 2026-04-17 – 13th submittal of preliminary plat
- 2026-04-29 – 13th review complete with comments
- 2026-04-29 – preliminary plat placed on the May 5th, 2026 Commissioners Court agenda for consideration.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Preliminary Plat - Dickinson Ranch

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 04/29/2026

Reviewed By

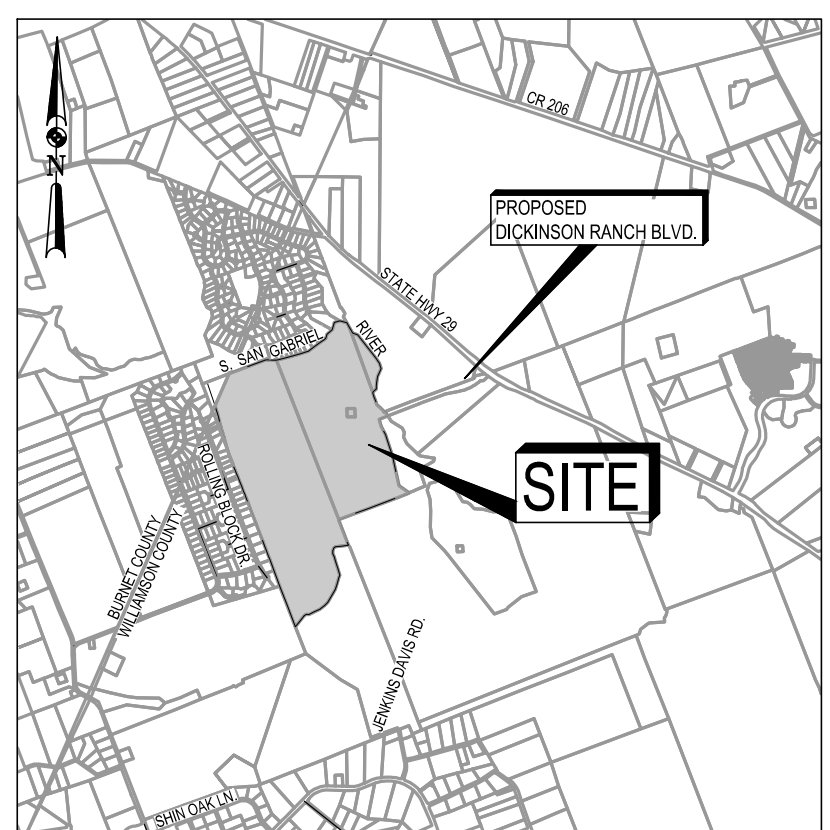
Delia Colon

Date

04/29/2026 08:49 AM

Started On: 04/28/2026 03:18 PM

Date: Apr 17, 2024, 1:54pm User ID: Haimmons



SCHEDULE B EXCEPTIONS:

- a. SOUTHWESTERN BELL TELEPHONE COMPANY UNDERGROUND TELECOMMUNICATION SYSTEMS AND LINES EASEMENT VOLUME 594, PAGE 795, DEED RECORDS, WILLIAMSON COUNTY, (10' SOUTH OF AND ALONG SH29, BLANKET INGRESS/INGRESS) - DOES NOT CROSS SUBJECT TRACT
- b. SOUTHWESTERN BELL TELEPHONE COMPANY UNDERGROUND TELECOMMUNICATIONS SYSTEMS AND LINES EASEMENT VOLUME 594, PAGE 799, DEED RECORDS, WILLIAMSON COUNTY, (10' SOUTH OF AND ALONG SH29, BLANKET INGRESS/INGRESS) - DOES NOT CROSS SUBJECT TRACT
- c. TITLE COMMITMENT PROVIDED BY FIRST NATION TITLE INSURANCE COMPANY, GF NO. 21-801277-AM, EFFECTIVE DATE OF JULY 13, 2021, 8:00 AM, ISSUED DATE OF JULY 21, 2021, 8:00 AM.

LEGEND

---	PROPERTY BOUNDARY	100-YEAR FEMA FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48491C0210F & 48491C0220F EFFECTIVE DATE: NOVEMBER 1, 2019 FOR WILLIAMSON COUNTY, TEXAS (ZONE AE)
---	LOT LINE	
---	PHASE LINE	
---	MATCH LINE	
---	EXISTING CONTOUR	
---	NFIP MAP BOUNDARY	
---	FEMA FLOOD PLAN	100-YEAR FEMA FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48491C0210F & 48491C0220F EFFECTIVE DATE: DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS (ZONE AE)
---	MATKIN/HOOVER CALCULATED 100-YR FLOODPLAIN	

WATER SHED STATUS

THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL RIVER WATERSHED.

THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOOD PLAIN INFORMATION

PORTIONS OF THIS PLAT ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD HAZARD MAP (WWW.FEMA.GOV) AND SHOWN ON NFIP MAPS (NFIP 48491C0210F (EFFECTIVE DATA 12/20/2019); 48491C0230F (EFFECTIVE DATE 12/20/2019); 48491C0240F (EFFECTIVE DATE 12/20/2019); AND 48491C0225F (EFFECTIVE DATE 12/20/2019) FOR WILLIAMSON COUNTY, TEXAS.

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.

LOTS 4, 10, 14, 15, 16 FROM BLOCK A, AND LOTS 4-14 FROM BLOCK E, AND LOT 1 FROM BLOCK J ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) (UNDAUNED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48491C0210F, 48491C0230F, AND 48491C0225F, ALL WITH AN EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
3. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
4. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THEIR ASSIGNS.
5. THE SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY AND IS NOT LOCATED IN THE JURISDICTION OF ANY INCORPORATED TOWN OR CITY.
6. BUILDING SETBACK LINES SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
7. SPECIAL LOT DESIGNATION: ALL LOTS LISTED BELOW SHALL NOT BE USED FOR RESIDENTIAL PURPOSES:
 - 7.1. LOT 400 IS DESIGNATED AS AN ACCESS LOT.
 - 7.2. LOTS 500, 501, 502, 503 ARE DESIGNATED AS DRAINAGE EASEMENTS.
 - 7.3. LOT 600 IS DESIGNATED AS AN EMERGENCY ACCESS EASEMENT.
 - 7.4. LOT 700 IS DESIGNATED AS A UTILITY EQUIPMENT LOT.
 - 7.5. LOTS 900, 901, 902, 903, & 904 ARE DESIGNATED AS LANDSCAPE/AMENITY LOTS.
 - 7.6. LOTS 1001, 1002, 1003, & 1004 ARE RESERVED FOR FUTURE RIGHT-OF-WAY
8. WATER UTILITY PROVIDER: WILLIAMSON COUNTY MUD NO. 56 (WILCO MUD 56)
9. WASTE WATER UTILITY PROVIDER: INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF)
10. ELECTRICAL UTILITY PROVIDER: PEDERNALES ELECTRIC CO-OP.
11. COMMUNICATION UTILITY PROVIDER: OPTIMUM.
12. FOR ALL LOTS RECEIVING POTABLE WATER SERVICES FROM A PUBLIC WATER SUPPLY, A SEPTIC PERMIT SHALL NOT BE GRANTED TO ANY LOT WITH A MINIMUM SIZE LESS THAN 1 ACRE IN COMPLIANCE WITH THE CURRENT WILLIAMSON COUNTY OSSF ORDER. FOR ALL LOTS NOT RECEIVING POTABLE WATER SERVICES FROM A PUBLIC WATER SUPPLY, A SEPTIC PERMIT SHALL NOT BE GRANTED TO ANY LOT WITH A MINIMUM SIZE LESS THAN 2 ACRES IN COMPLIANCE WITH THE CURRENT WILLIAMSON COUNTY OSSF ORDER. ALL LOTS WITHIN THIS DEVELOPMENT ARE PROHIBITED FROM RECEIVING WATER SERVICE FROM AN INDIVIDUAL PRIVATE WATER WELL.
13. THE FOLLOWING LOTS ARE PROHIBITED FROM OBTAINING A SEPTIC PERMIT: LOT 400, 500, 501, 502, 503, 600, 700, 900, 902, 903, 904, 1001, 1002, 1003, AND 1004.
14. A GROUNDWATER AVAILABILITY CERTIFICATION FOR PLATTING, SIGNED AND SEALED ON JANUARY 9TH, 2024, WAS PREPARED FOR THE DICKINSON RANCH SUBDIVISION. THE REPORT CERTIFIES THAT ADEQUATE GROUNDWATER IS AVAILABLE TO SUPPLY UP TO A MAXIMUM OF 225 CONNECTIONS. THEREFORE, THE PUBLIC WATER SUPPLY SYSTEM SHALL BE LIMITED TO A MAXIMUM OF 225 WATER SERVICE CONNECTIONS.
15. A 15' WIDE PUBLIC UTILITY, DRAINAGE, EMBANKMENT, AND BACKSLOPE EASEMENT (P.U.D.E.B.E) SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
16. ALL RESIDENTIAL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
17. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON THE ENVIRONMENTAL QUALITY.
18. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED AT THE OWNERS SOLE EXPENSE. NOTE SUBJECT TO THE VESTING RIGHTS NOTED IN NOTE 27 BELOW.
19. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
20. SIDEWALKS THAT ARE CONSTRUCTED IN THIS SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNER, OR THEIR ASSIGNS.
21. A PORTION OF THE DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.
22. A PORTION OF THE 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% IMPERVIOUS COVER PER LOT.
23. A PORTION OF THIS DEVELOPMENT 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, THIS AREA IS SHOWN WITHIN THE PRELIMINARY DRAINAGE REPORT AND PRELIMINARY PLAT.
24. THE PORTIONS OF THE DEVELOPMENT REFERENCED IN NOTES 22, 23, AND 24 ARE DELINEATED ON THE PLAT BY THE CRITICAL WATERSHED BOUNDARIES SHOWN HEREON.
25. RESIDENTIAL DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO THE FUTURE ARTERIAL ROADWAYS. WHERE POSSIBLE, RESIDENTIAL DRIVEWAYS SHALL NOT TAKE ACCESS FROM A ROUNDABOUT. WHERE NECESSARY, RESIDENTIAL DRIVEWAYS THAT TAKE ACCESS FROM A ROUNDABOUT SHALL BE DESIGNED WITHIN ON-LOT AREAS FOR VEHICLES TO TURN AROUND TO ENABLE VEHICLES TO EXIT FACING FORWARD. DRIVEWAYS THAT ONLY ALLOW BACKING MANEUVERS INTO A ROUNDABOUT ARE PROHIBITED.
26. BLOCK A, LOTS 34 AND 35 MAY TAKE ACCESS OFF THE EMERGENCY ACCESS ROADWAY ON LOT 600, AS APPROVED BY ESD #4 FIRE MARSHALL, TO MINIMIZE ROADWAY DEGRADATION DUE TO INFREQUENT USE.
27. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED, DECEMBER 7, 2021.

LAND OWNERS:
SV2 LIBERTY, LLC
1001 CYPRESS CREEK ROAD, SUITE 203
CEDAR PARK, TEXAS, 78613
VNAGI@EASTAVENUE.COM
OFFICE: 512-699-2532

DEVELOPER:
SV2 LIBERTY, LLC
VINOD NAGI
1001 CYPRESS CREEK ROAD, SUITE 203
CEDAR PARK, TEXAS, 78613
VNAGI@EASTAVENUE.COM
OFFICE: 512-699-2532

ENGINEER:
MATKIN/HOOVER ENGINEERING & SURVEYING
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78006
OFFICE: 636-249-6800
CONTACT@MATKINHOOVER.COM

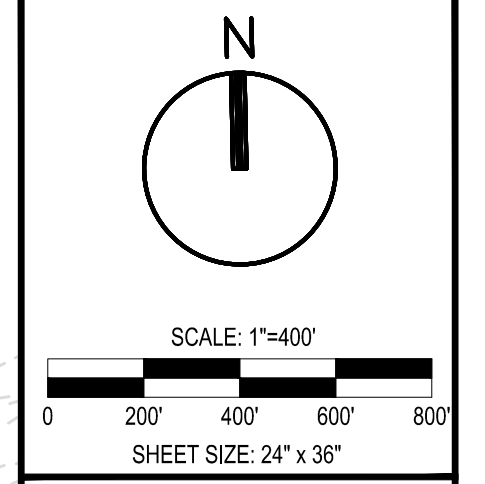
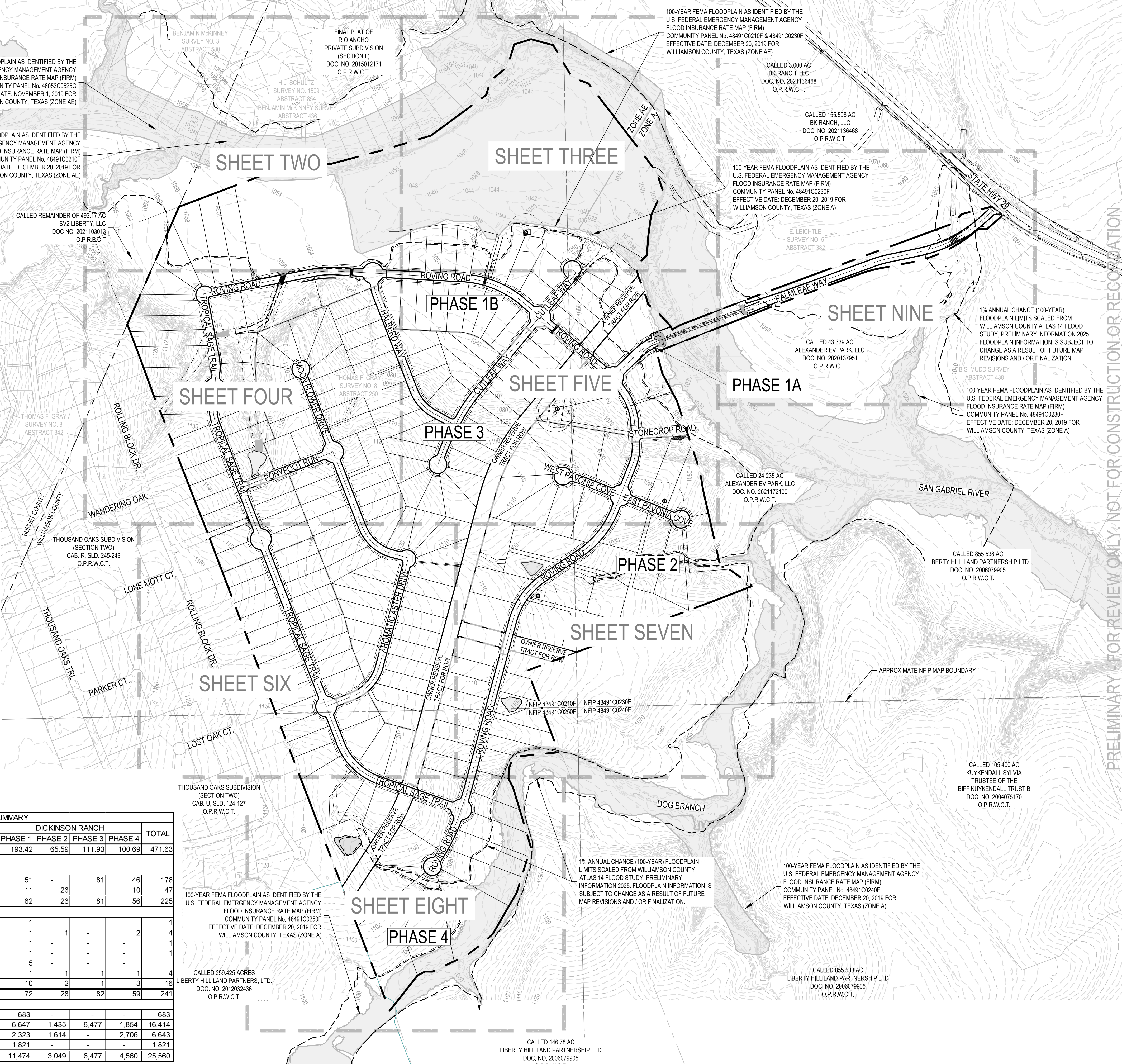
SURVEYOR:
MATKIN/HOOVER ENGINEERING & SURVEYING
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78006
OFFICE: 636-249-6800
CONTACT@MATKINHOOVER.COM

SHEET No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT SHEET 2
3	PRELIMINARY PLAT SHEET 3
4	PRELIMINARY PLAT SHEET 4
5	PRELIMINARY PLAT SHEET 5
6	PRELIMINARY PLAT SHEET 6
7	PRELIMINARY PLAT SHEET 7
8	PRELIMINARY PLAT SHEET 8
9	PRELIMINARY PLAT SHEET 9
10	STREET DESIGN TABLE
11	LINE AND CURVE TABLE
12	PRELIMINARY ON SITE DRAINAGE PLAN

SHEET No.	DESCRIPTION	DICKINSON RANCH				TOTAL
		PHASE 1	PHASE 2	PHASE 3	PHASE 4	
ACREAGE - WILLIAMSON CO						471.63
LOT SUMMARY						
SINGLE FAMILY LOTS						
1	1 AC - WILLIAMSON CO	51	-	81	46	178
2	2 AC - WILLIAMSON CO	11	26	-	10	47
SUB-TOTAL SF LOTS						62
OTHER LOTS						
4	ACCESS EASEMENT LOT	400'S	1	-	-	1
5	DRAINAGE	500'S	1	1	-	2
6	EMERGENCY ACCESS	600'S	1	-	-	1
7	PUBLIC WATER SYSTEM	700'S	1	-	-	1
8	LANDSCAPE / AMENITY	900'S	5	-	-	5
9	OWNER RESERVE TRACTS	1000'S	1	1	1	3
SUB-TOTAL OTHER LOTS						10
GRAND TOTAL						72
ROAD LENGTH (FEET)						
1	EMERGENCY ACCESS	683	-	-	-	683
2	LOCAL ROAD	6,647	1,435	6,477	1,854	16,414
3	MINOR COLLECTOR	2,323	1,614	-	2,706	6,643
4	COLLECTOR	1,821	-	-	-	1,821
TOTAL						11,474

**DICKINSON RANCH
PRELIMINARY PLAT**

A 471.628 ACRE TRACT OF LAND, LOCATED IN THE B.S. MUDD SURVEY, ABSTRACT 438, THE E. LEICHTLE SURVEY NO. 5, ABSTRACT 382, AND THE THOMAS F. GRAY SURVEY NO. 8, ABSTRACT 250, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.619 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20221172864, AND A PORTION OF A CALLED 493.17 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021089645, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



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REVISIONS:

NO.	DATE	DESCRIPTION

MATKIN/HOOVER ENGINEERING & SURVEYING
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78006
OFFICE: 636-249-6800
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-00451 SURVEYING FIRM F-1002400

PRELIMINARY PLAT - SHEET 1
COVER SHEET
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECOGNITION.

JOB NO. 3234.04
DESIGNED BY: DK
DRAWN BY: DK
CHECKED BY: GK
SHEET # 1 OF 12

DICKINSON RANCH PRELIMINARY PLAT

Date: Apr 17, 2024, 2:45pm, User ID: Hdrmmms

G:\PROJECTS\3234 - Dickinson Ranch\04 - Overall\40 - Development\Rating\Preliminary\Plat\3234-04 - Preliminary Plat Sheet.dwg



1% ANNUAL CHANCE (100-YEAR) ZONE AE FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 48053C00255G DATED NOVEMBER 1, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

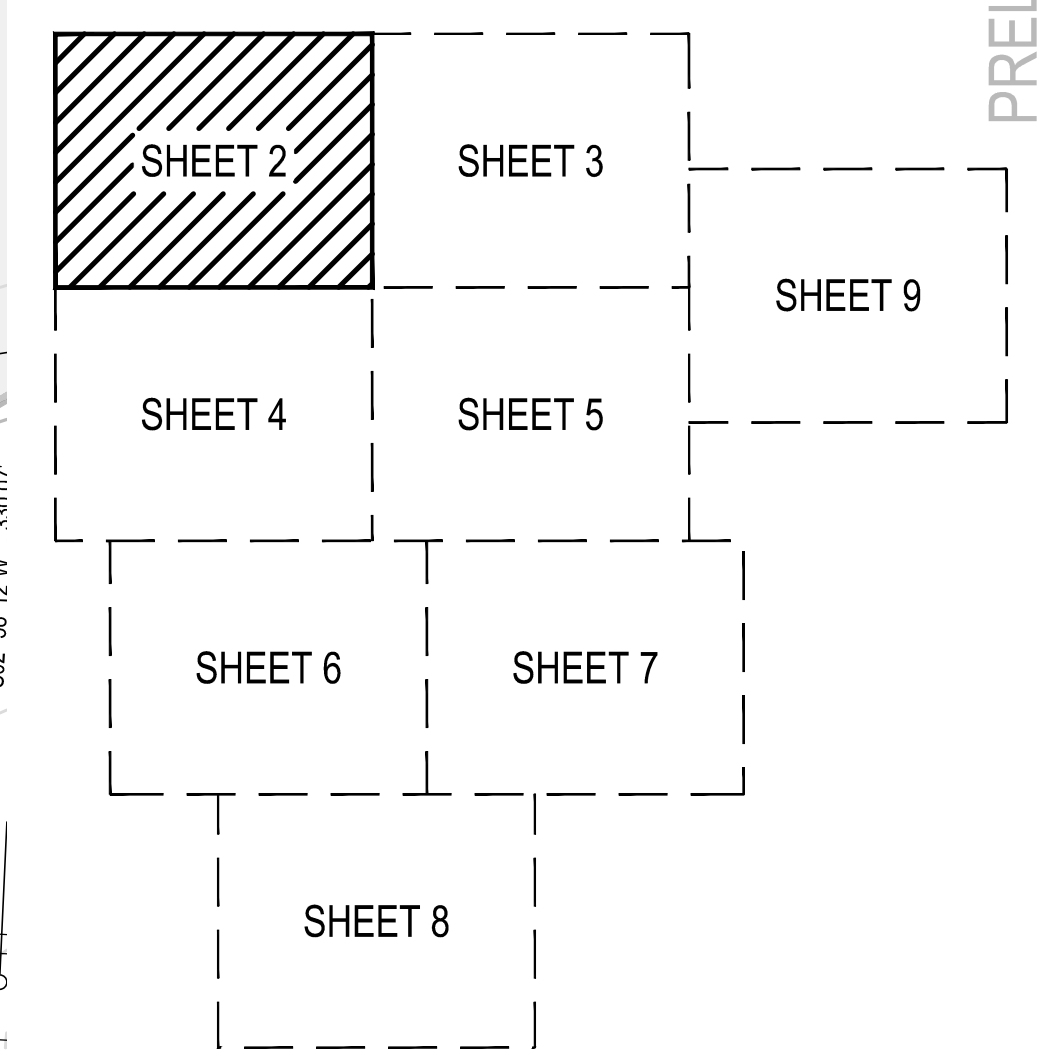
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1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP, PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND / OR FINALIZATION.

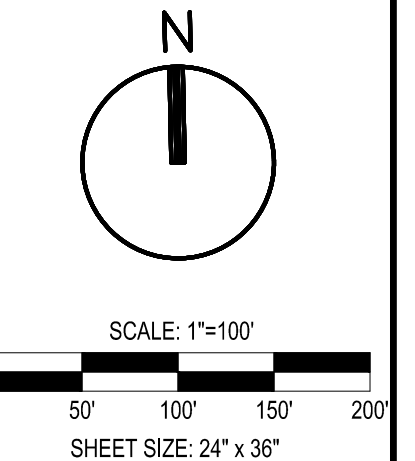
1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN INFORMATION FROM WILLIAMSON COUNTY ATLAS. PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR AMENDMENTS.

LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊗
1/2" IRON ROD FOUND w/ TLS CAP	⊕
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊖
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊗
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊕
CENTERLINE SEGMENT	—○—
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙ (W)
EXISTING CONTOUR	-1502
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙ (W)
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



KEY MAP
NTS



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REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
CONTACT: 512.319.0600
OFFICE: 512.319.0600
CONSULTING: 512.319.0600
TEXAS REGISTERED ENGINEERING FIRM F-004513 SURVEYING FIRM F-1002400

PRELIMINARY PLAT - SHEET 2
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	2 OF 12

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

DICKINSON RANCH PRELIMINARY PLAT

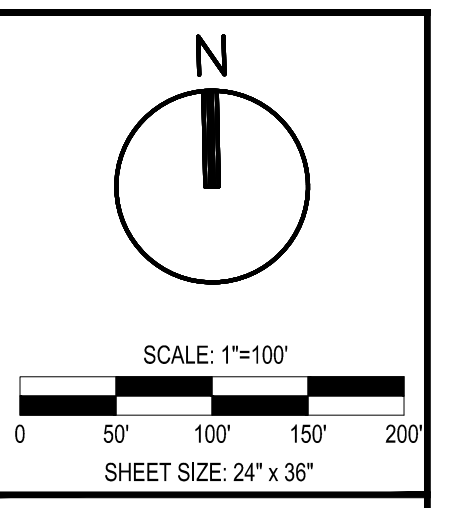
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DESCRIPTION	LEGEND	P.O.B.
POINT OF BEGINNING	●	●
CALCULATED POINT	○	○
1/2" IRON ROD FOUND	⊙	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙	⊙
OLD WOOD POST FOUND	⊙	⊙
6" WOOD POST FOUND	⊙	⊙
CENTERLINE SEGMENT	—○—	○
OFFSITE LOT NUMBER	28	28
EXISTING WATER WELL	⊙	⊙
EXISTING CONTOUR	---1502---	---
ADJOINER PROPERTY LINE	---	---
PROPERTY BOUNDARY	---	---
SURVEY ABSTRACT LINE	---	---
ROAD CENTER LINE	---	---
ON SITE SEWAGE FACILITY SET BACK	---	---
DRAINAGE EASEMENT	---	---
CRITICAL WATERSHED BOUNDARY	---	---
PHASE LINE	---	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙	⊙
PROPOSED WATER LINE	---	---
PROPOSED FIRE HYDRANT	---	---
CLUSTER MAILBOX	---	---
ATLAS 14 100-YR FLOODPLAIN	---	---
FEMA 100-YR FLOODPLAIN	---	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



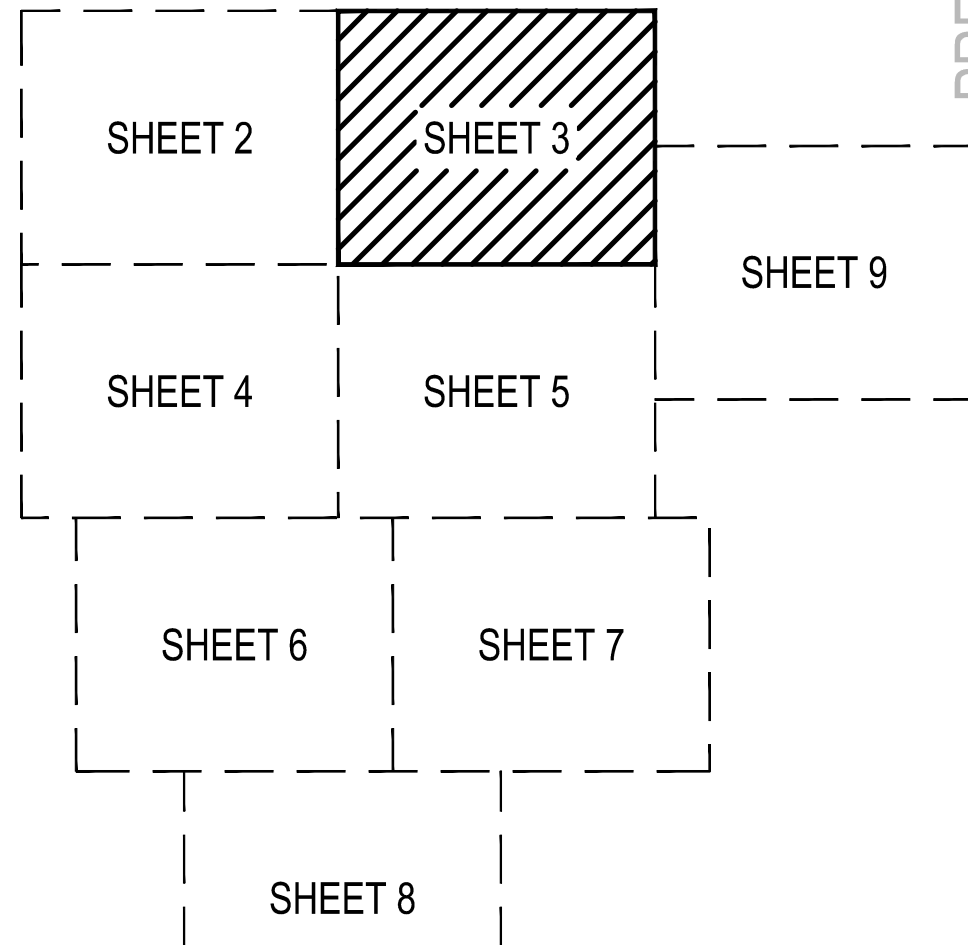
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REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING
170 WILLIAMS DRIVE
BOHEHN, TEXAS 78006
OFFICE: 512.319.0600
CONSULTING: 512.319.0600
TAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1009400

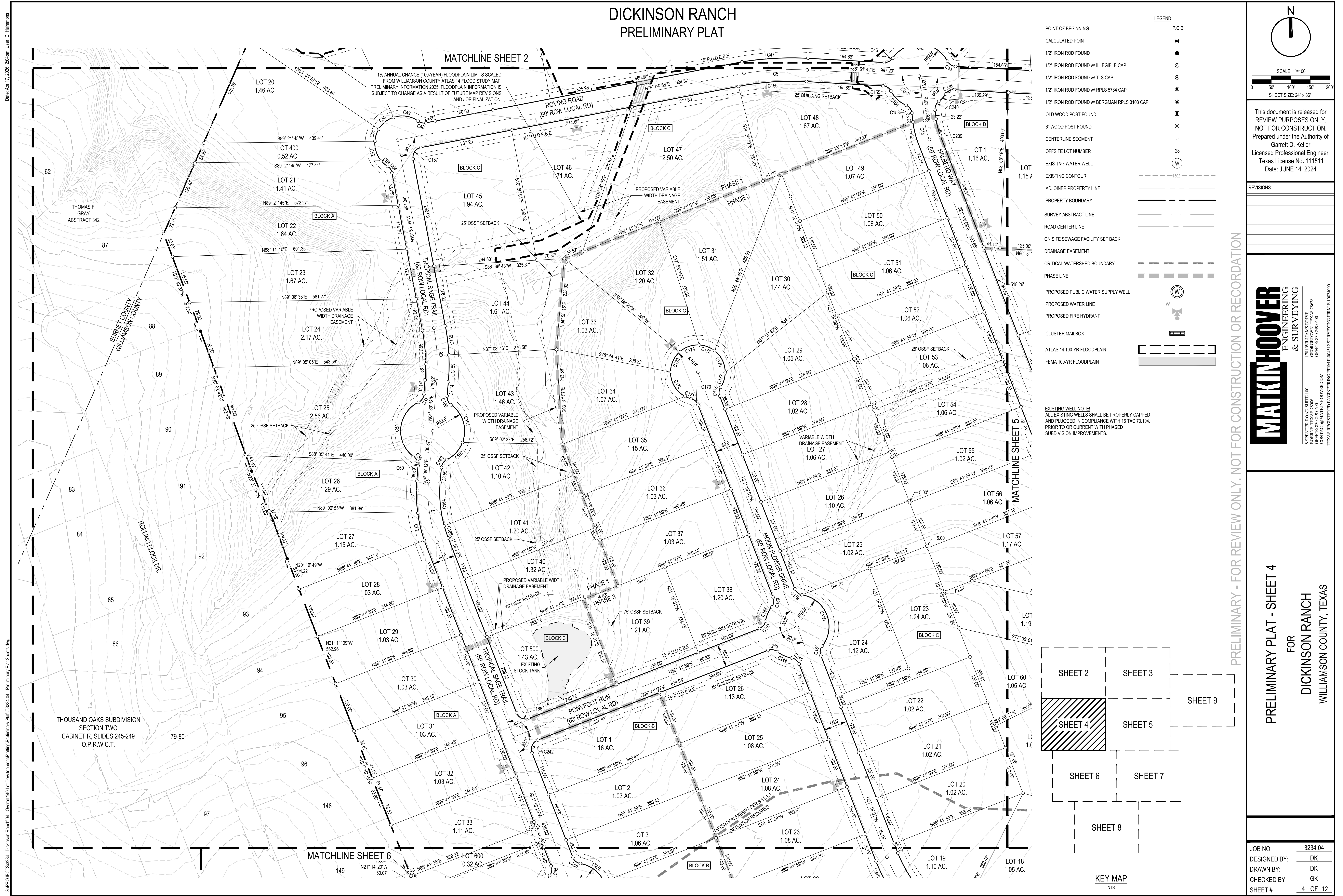
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PRELIMINARY PLAT - SHEET 3
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	3 OF 12

DICKINSON RANCH PRELIMINARY PLAT



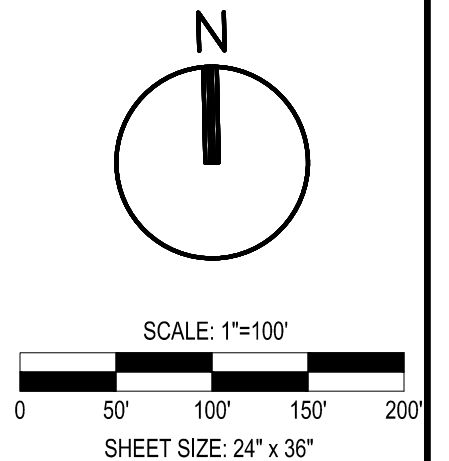
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1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP. PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR FINALIZATION.

LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	—○—
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	—○—
ADJOINER PROPERTY LINE	—○—
PROPERTY BOUNDARY	—○—
SURVEY ABSTRACT LINE	—○—
ROAD CENTER LINE	—○—
ON SITE SEWAGE FACILITY SET BACK	—○—
DRAINAGE EASEMENT	—○—
CRITICAL WATERSHED BOUNDARY	—○—
PHASE LINE	—○—
PROPOSED PUBLIC WATER SUPPLY LINE	⊙
PROPOSED WATER LINE	—○—
PROPOSED FIRE HYDRANT	⊙
CLUSTER MAILBOX	⊙
ATLAS 14 100-YR FLOODPLAIN	—○—
FEMA 100-YR FLOODPLAIN	—○—

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



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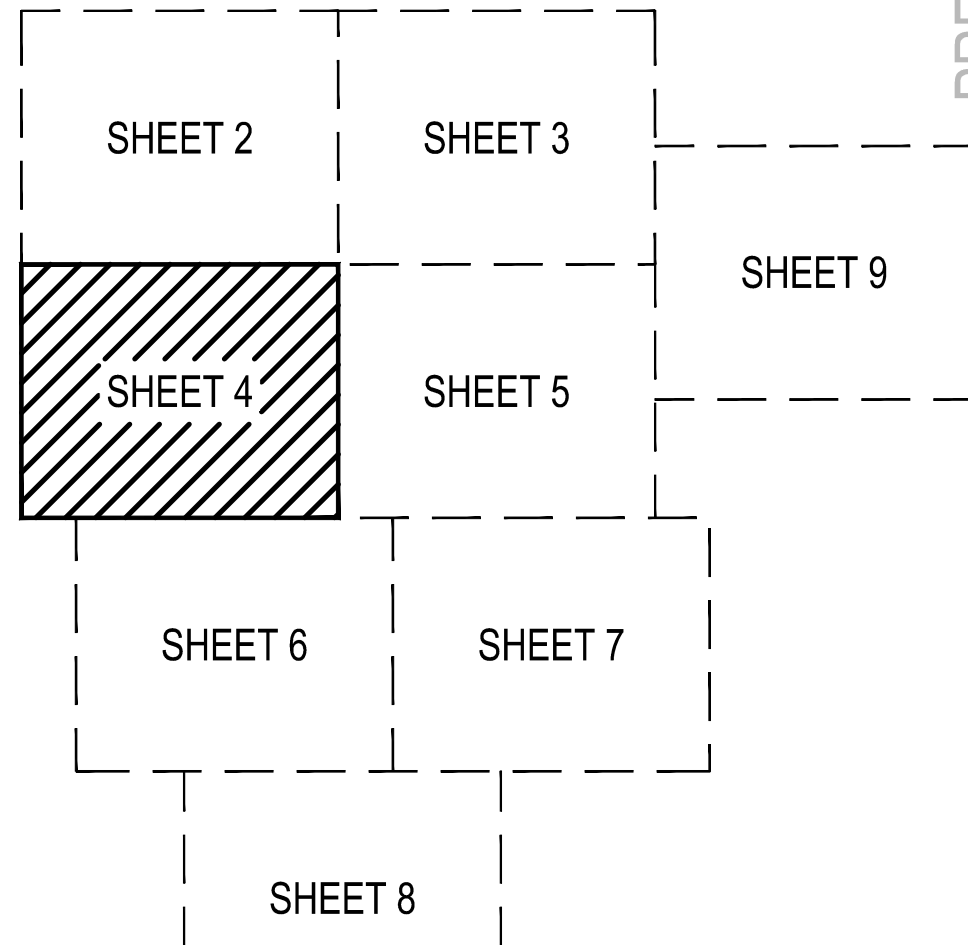
REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
OFFICE: 503.259.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1002400

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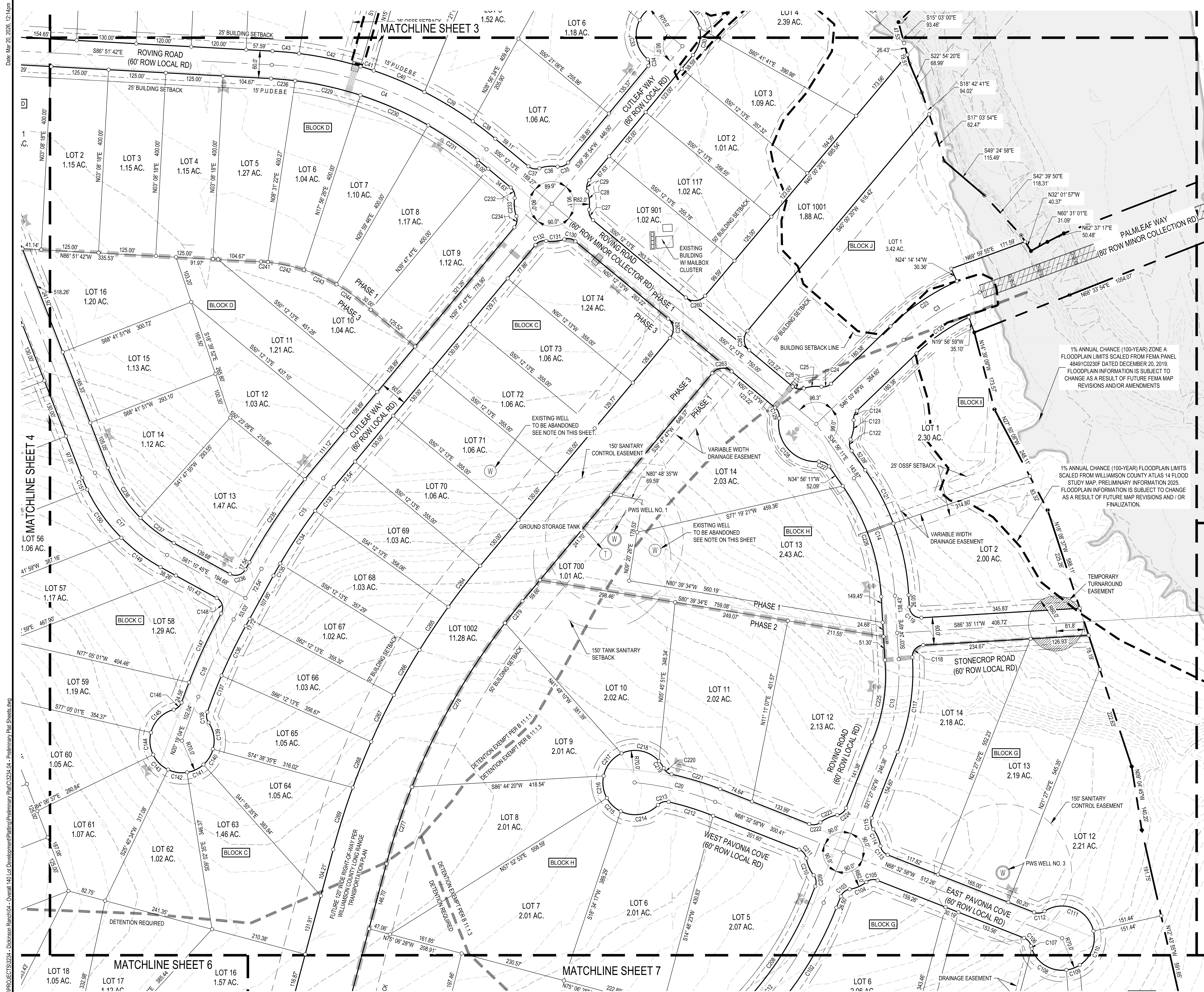
PRELIMINARY PLAT - SHEET 4
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	4 OF 12

KEY MAP
NTS

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 20, 2026, 12:46pm User: D:\dkm

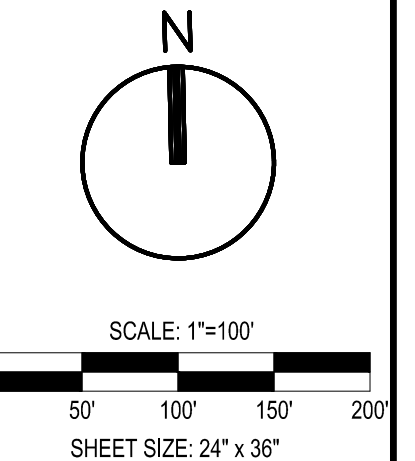


LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	○
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	---
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.

1% ANNUAL CHANCE (100-YEAR) ZONE A FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 48491C0230F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP, PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR FINALIZATION.



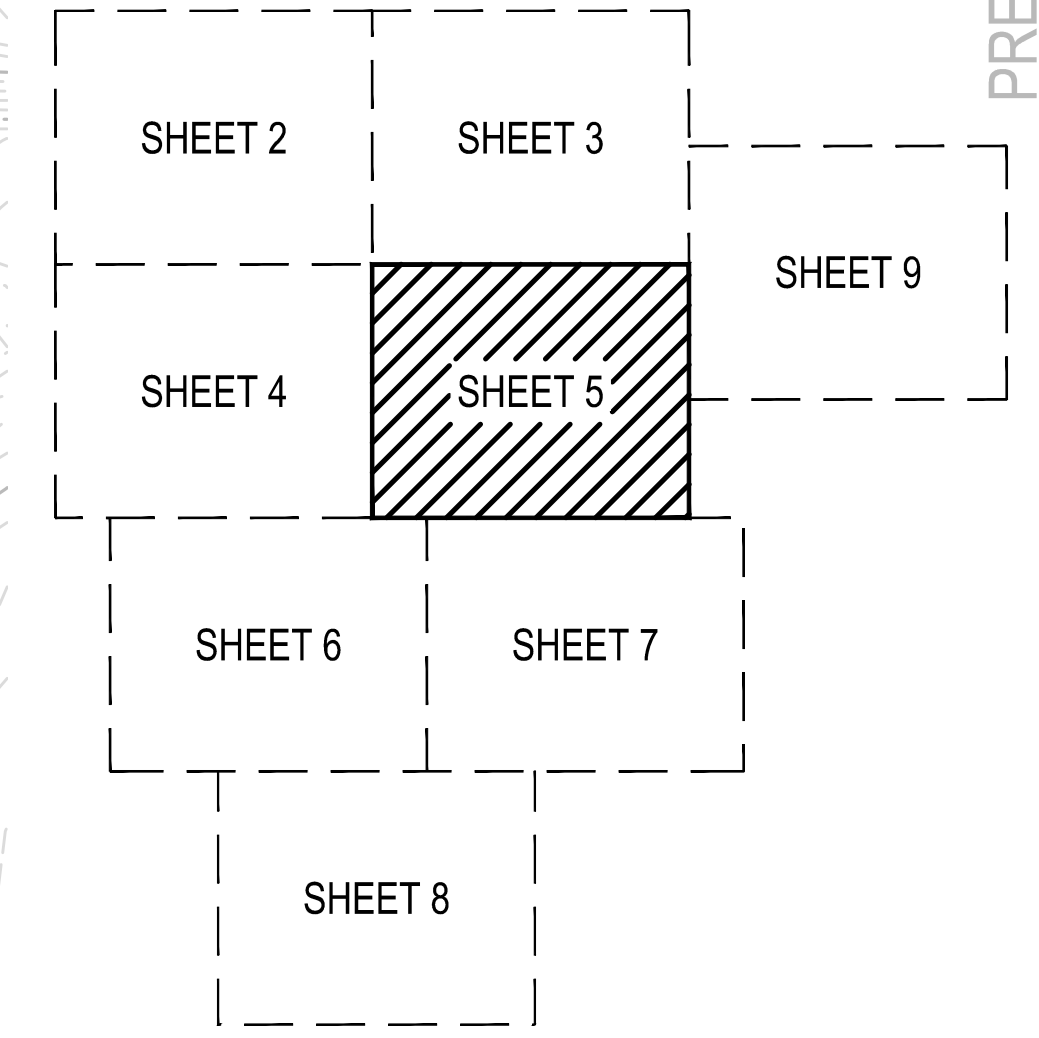
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REVISIONS:

MATKINHOOVER
ENGINEERING & SURVEYING

1700 WILLIAMS DRIVE
BOHEMIA, TEXAS 78006
CONTACT: 512.350.0600
OFFICE: 512.350.0600
TXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1003400

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION



PRELIMINARY PLAT - SHEET 5
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

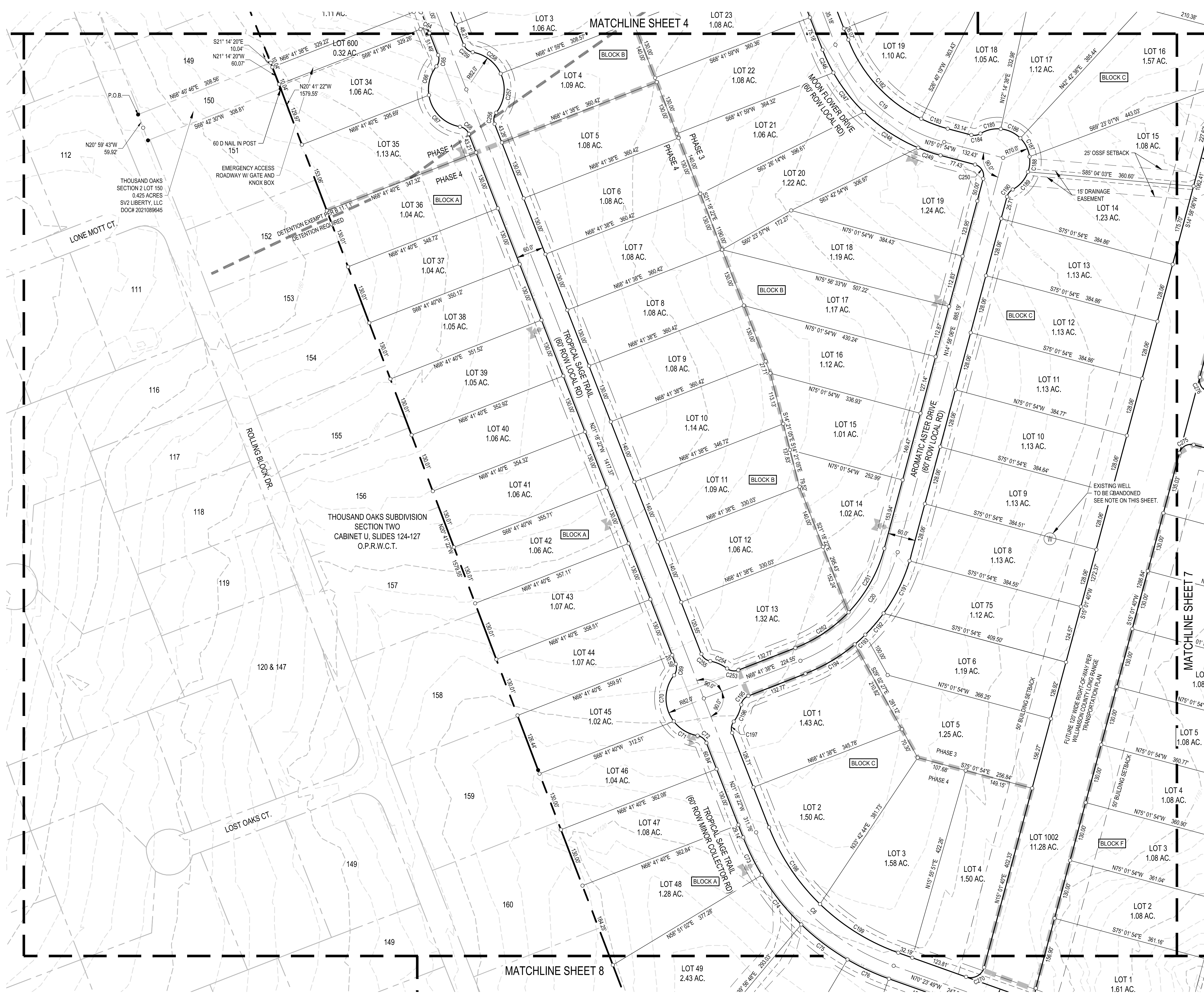
JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	5 OF 12

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DICKINSON RANCH PRELIMINARY PLAT

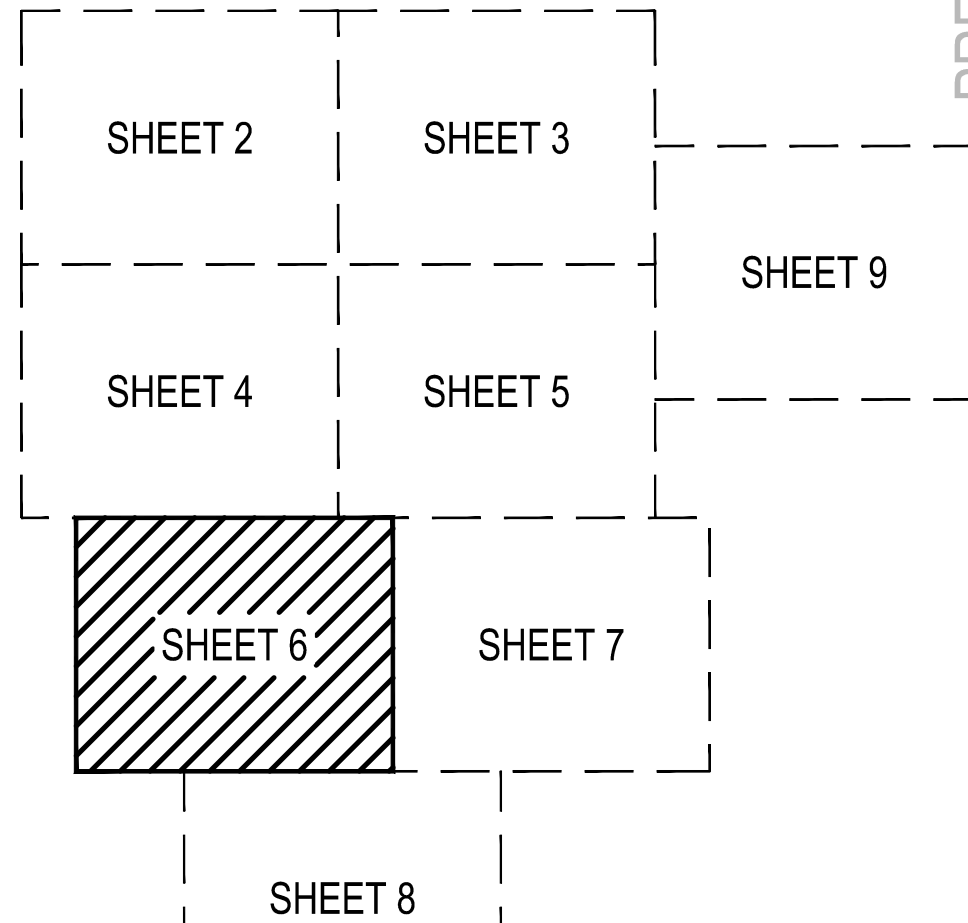
Date: Mar 03, 2026, 5:09pm User ID: Hasmans

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LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	—○—
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	—○—
ADJOINER PROPERTY LINE	—○—
PROPERTY BOUNDARY	—○—
SURVEY ABSTRACT LINE	—○—
ROAD CENTER LINE	—○—
ON SITE SEWAGE FACILITY SET BACK	—○—
DRAINAGE EASEMENT	—○—
CRITICAL WATERSHED BOUNDARY	—○—
PHASE LINE	—○—
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	—○—
PROPOSED FIRE HYDRANT	⊙
CLUSTER MAILBOX	⊙
ATLAS 14 100-YR FLOODPLAIN	—○—
FEMA 100-YR FLOODPLAIN	—○—

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104. PRIOR TO OR CURRENT WITH PHASED SUBDIVISION IMPROVEMENTS.



N

SCALE: 1"=100'

0 50 100 150 200

SHEET SIZE: 24" x 36"

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REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOHENE, TEXAS 78006
OFFICE: 512.249.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-04512 SURVEYING FIRM F-102400

PRELIMINARY PLAT - SHEET 6
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

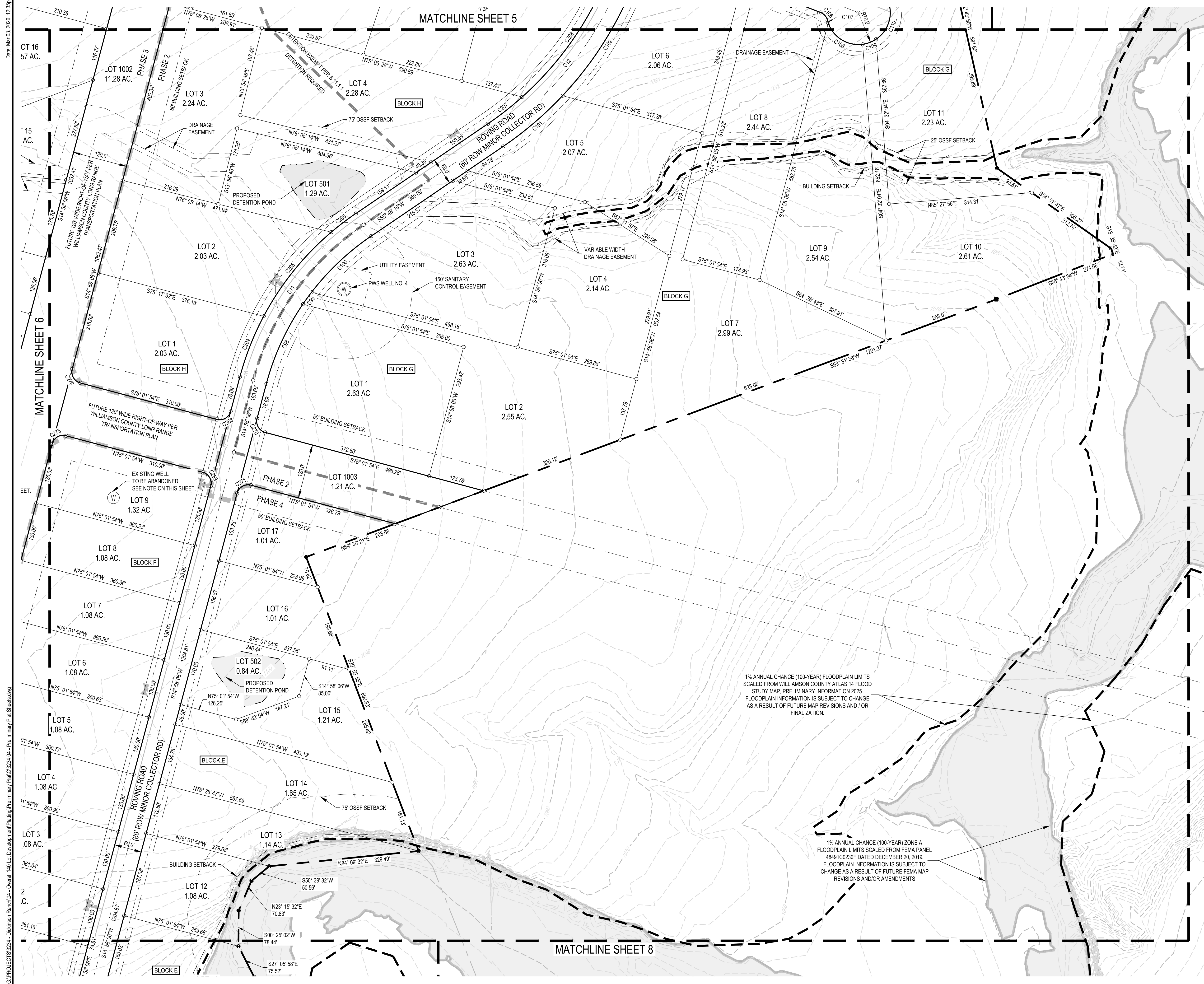
PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	6 OF 12

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar. 03, 2024, 12:35pm User: D:\jdm

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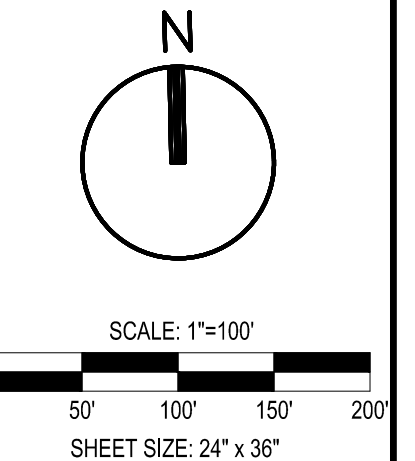
1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS
SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD
STUDY MAP, PRELIMINARY INFORMATION 2025.
FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE
AS A RESULT OF FUTURE MAP REVISIONS AND/OR
FINALIZATION.

1% ANNUAL CHANCE (100-YEAR) ZONE A
FLOODPLAIN LIMITS SCALED FROM FEMA PANEL
4849IC020P DATED DECEMBER 20, 2019.
FLOODPLAIN INFORMATION IS SUBJECT TO
CHANGE AS A RESULT OF FUTURE FEMA MAP
REVISIONS AND/OR AMENDMENTS

LEGEND

- POINT OF BEGINNING
- CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND w/ ILLEGIBLE CAP
- 1/2" IRON ROD FOUND w/ TLS CAP
- 1/2" IRON ROD FOUND w/ RPLS 5784 CAP
- 1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP
- OLD WOOD POST FOUND
- 6" WOOD POST FOUND
- CENTERLINE SEGMENT
- OFFSITE LOT NUMBER
- EXISTING WATER WELL
- EXISTING CONTOUR
- ADJOINER PROPERTY LINE
- PROPERTY BOUNDARY
- SURVEY ABSTRACT LINE
- ROAD CENTER LINE
- ON SITE SEWAGE FACILITY SET BACK
- DRAINAGE EASEMENT
- CRITICAL WATERSHED BOUNDARY
- PHASE LINE
- PROPOSED PUBLIC WATER SUPPLY WELL
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- CLUSTER MAILBOX
- ATLAS 14 100-YR FLOODPLAIN
- FEMA 100-YR FLOODPLAIN

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED
AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104.
PRIOR TO OR CURRENT WITH PHASED
SUBDIVISION IMPROVEMENTS.



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Garrett D. Keller
Licensed Professional Engineer,
Texas License No. 111511
Date: JUNE 14, 2024

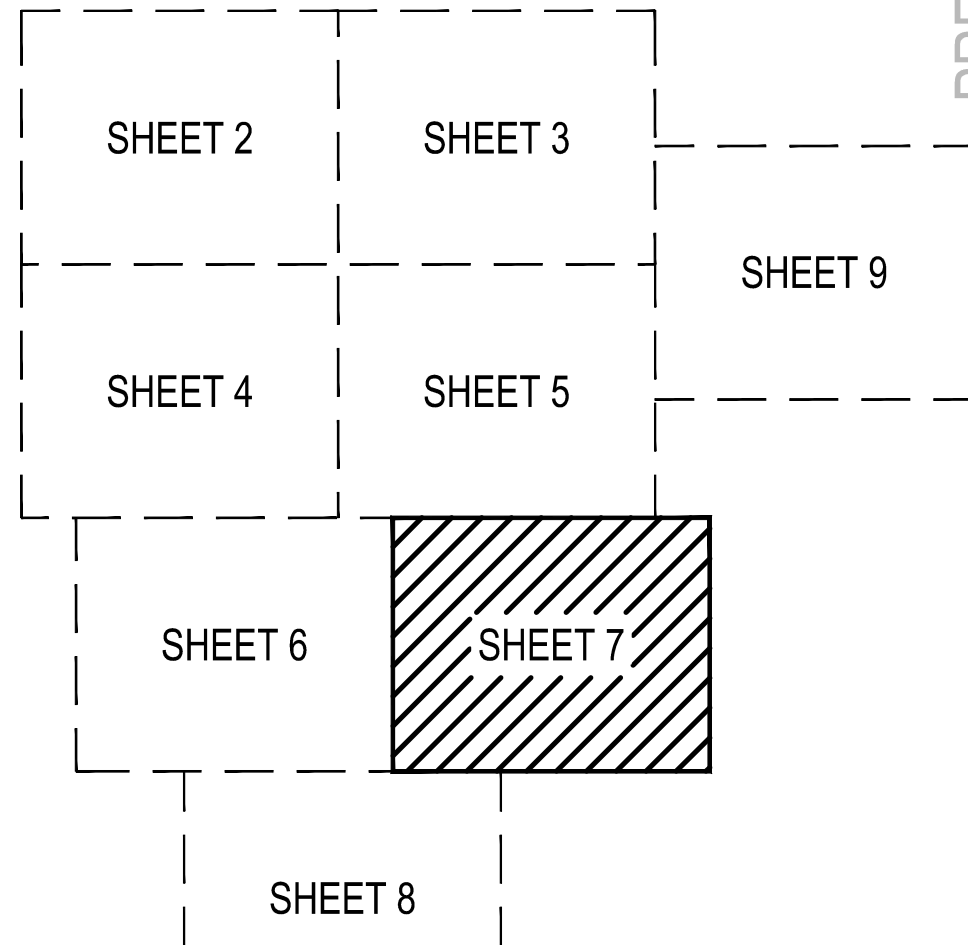
REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING
& SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
OFFICE: 530.250.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

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PRELIMINARY PLAT - SHEET 7
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

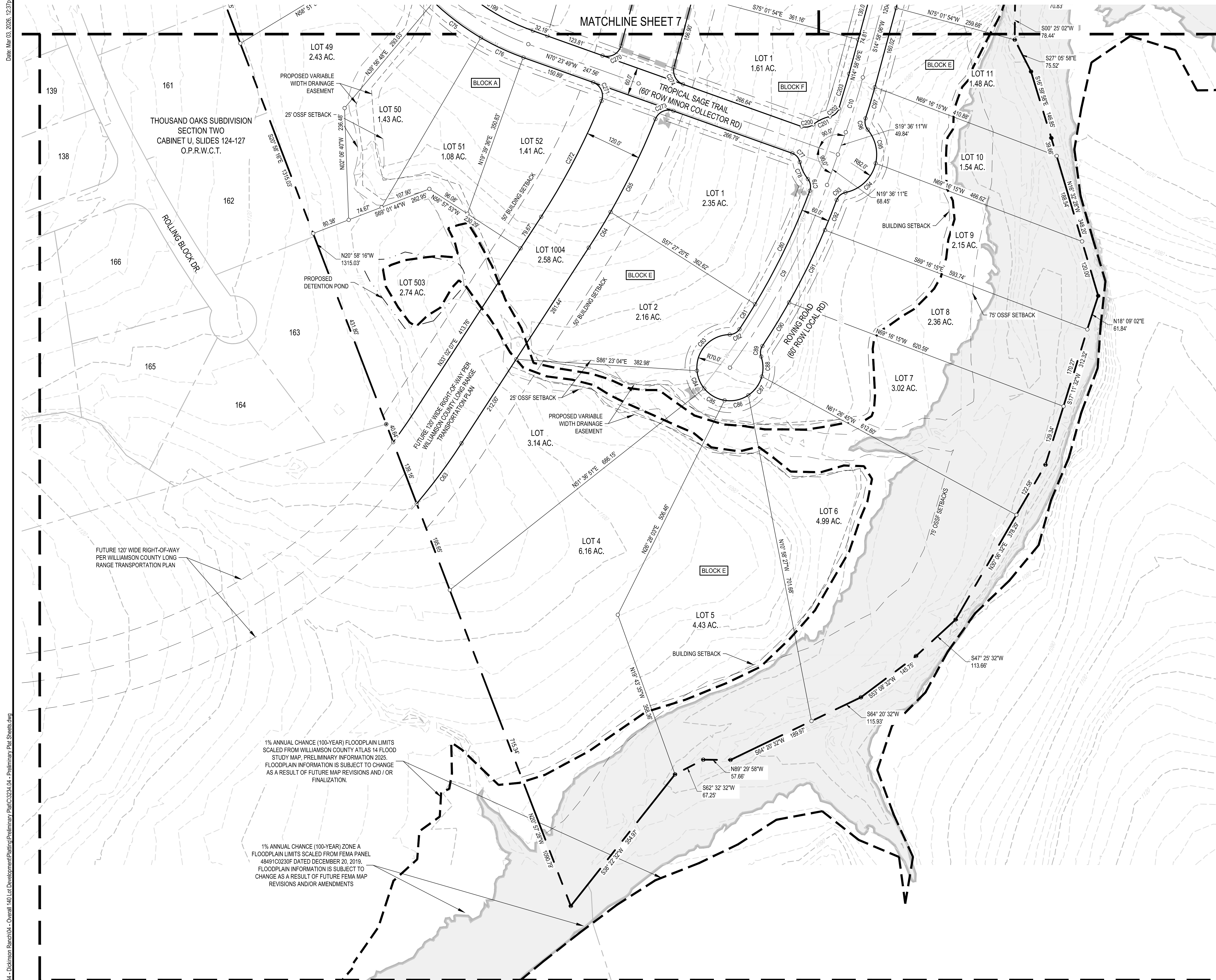
JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	7 OF 12

KEY MAP
NTS

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 03, 2024, 12:27pm User: D_jkdm

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1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS
SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD
STUDY MAP, PRELIMINARY INFORMATION 2025.
FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE
AS A RESULT OF FUTURE MAP REVISIONS AND / OR
FINALIZATION.

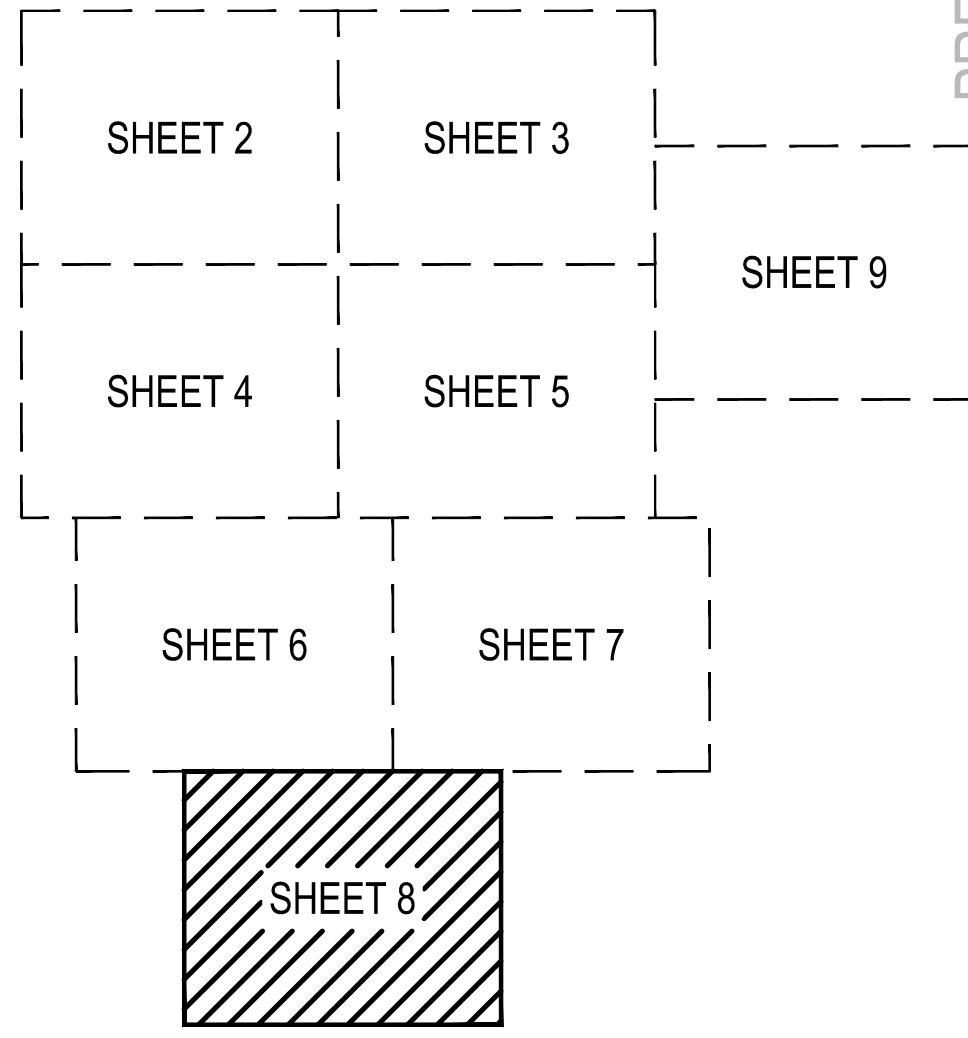
1% ANNUAL CHANCE (100-YEAR) ZONE A
FLOODPLAIN LIMITS SCALED FROM FEMA PANEL
48491C0230F DATED DECEMBER 20, 2019.
FLOODPLAIN INFORMATION IS SUBJECT TO
CHANGE AS A RESULT OF FUTURE FEMA MAP
REVISIONS AND/OR AMENDMENTS

FUTURE 120' WIDE RIGHT-OF-WAY
PER WILLIAMSON COUNTY LONG
RANGE TRANSPORTATION PLAN

FUTURE 120' WIDE RIGHT-OF-WAY PER
WILLIAMSON COUNTY LONG RANGE
TRANSPORTATION PLAN

LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	○
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	-1502
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
ALL EXISTING WELLS SHALL BE PROPERLY CAPPED
AND PLUGGED IN COMPLIANCE WITH 16 TAC 73.104.
PRIOR TO OR CURRENT WITH PHASED
SUBDIVISION IMPROVEMENTS.



KEY MAP
NTS

SCALE: 1"=100'
0 50' 100' 150' 200'
SHEET SIZE: 24" x 36"

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Prepared under the Authority of
Garrett D. Keller
Licensed Professional Engineer,
Texas License No. 111511
Date: JUNE 14, 2024

REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING
& SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
OFFICE: 530.259.0600
CONTRACT: 32324-DICKINSONRANCH.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

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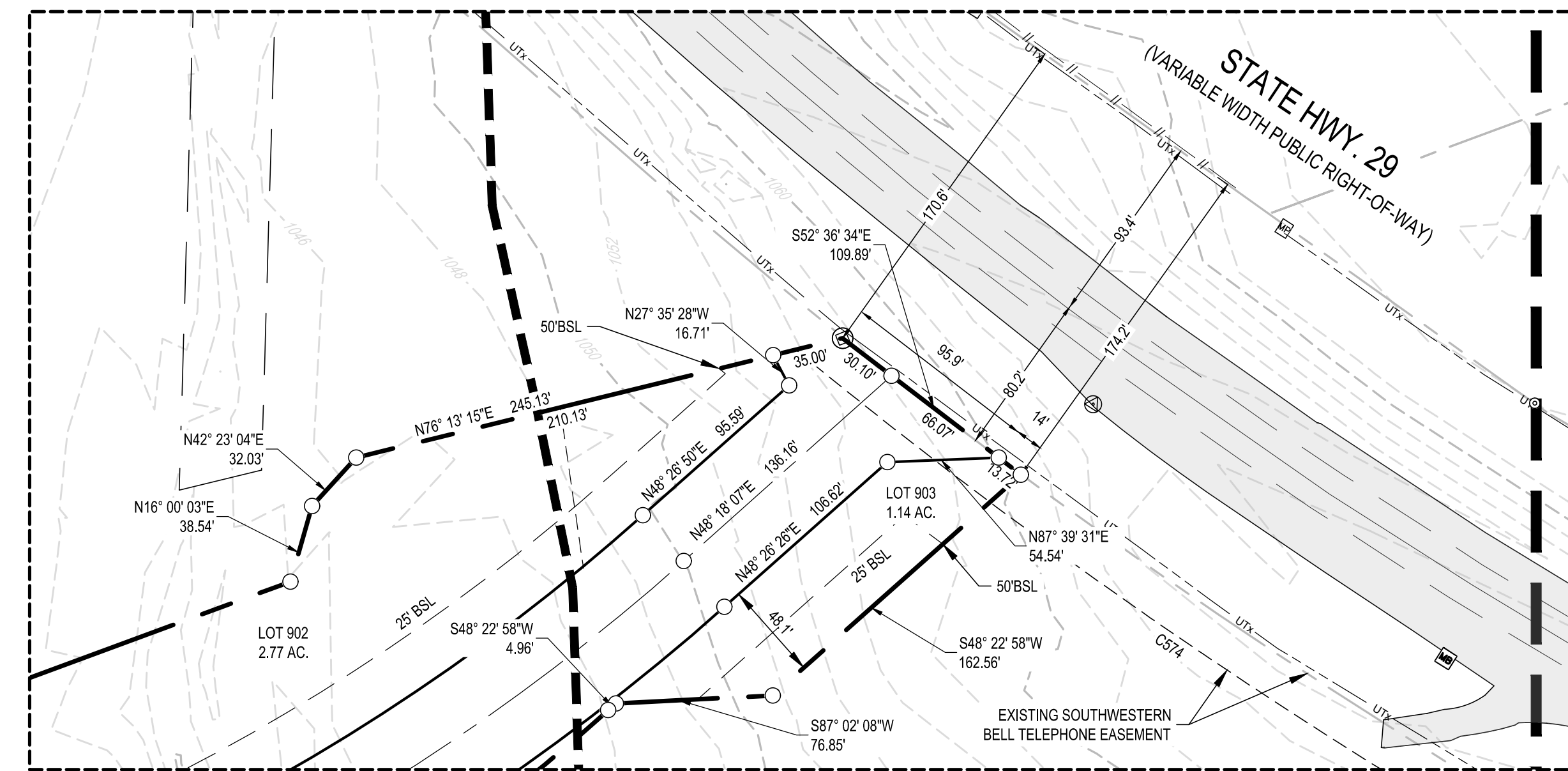
PRELIMINARY PLAT - SHEET 8
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	8 OF 12

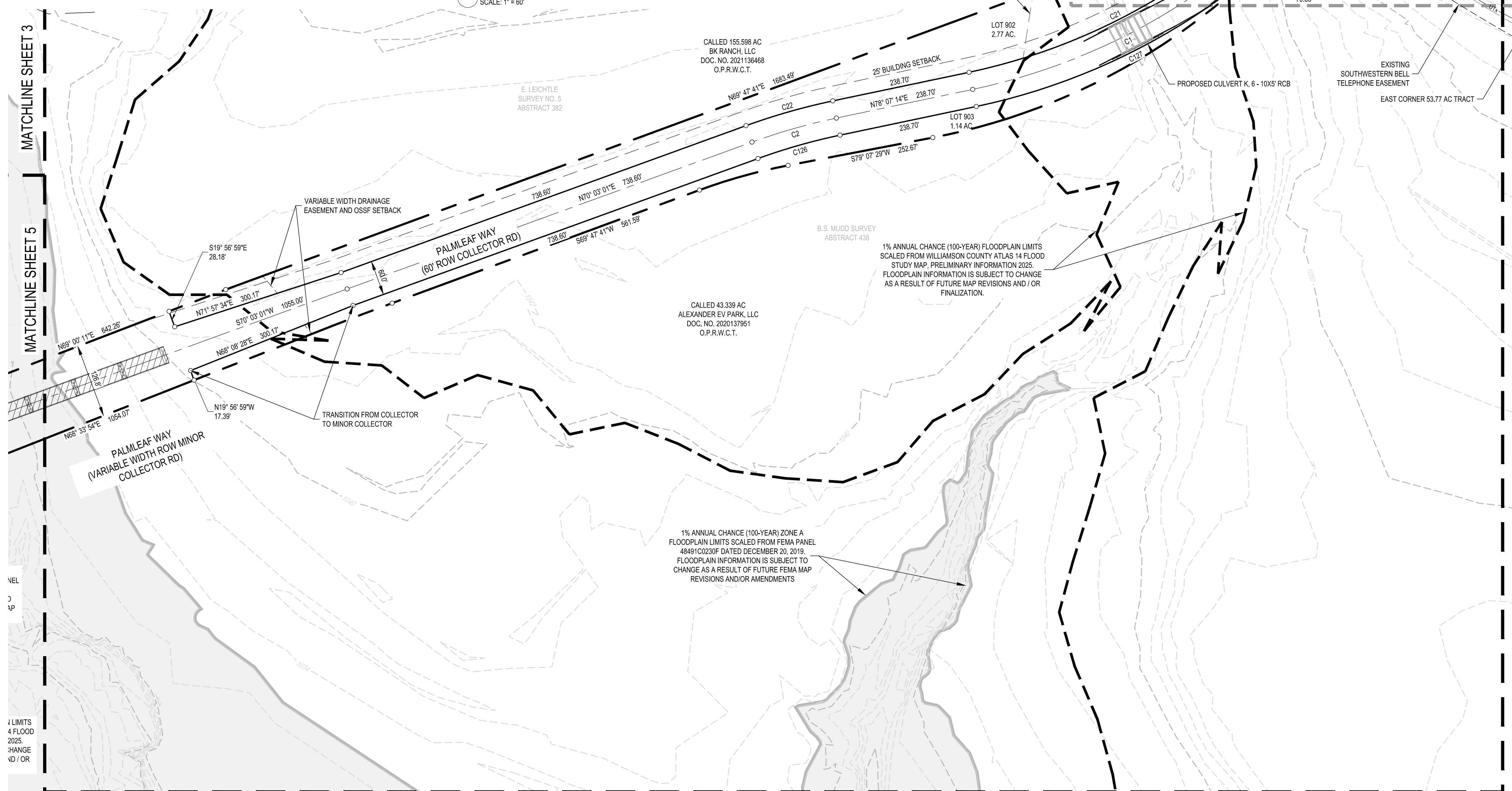
DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 03, 2024, 1:00pm User: J. J. J.

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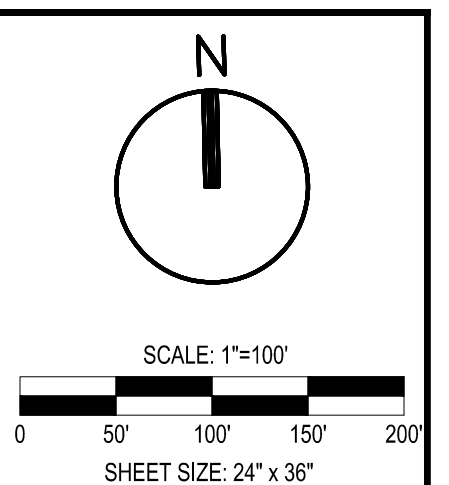


2 DETAIL "A"
SCALE: 1" = 60'



LEGEND	P.O.B.
POINT OF BEGINNING	●
CALCULATED POINT	○
1/2" IRON ROD FOUND	⊙
1/2" IRON ROD FOUND w/ ILLEGIBLE CAP	⊙
1/2" IRON ROD FOUND w/ TLS CAP	⊙
1/2" IRON ROD FOUND w/ RPLS 5784 CAP	⊙
1/2" IRON ROD FOUND w/ BERGMAN RPLS 3103 CAP	⊙
OLD WOOD POST FOUND	⊙
6" WOOD POST FOUND	⊙
CENTERLINE SEGMENT	○
OFFSITE LOT NUMBER	28
EXISTING WATER WELL	⊙
EXISTING CONTOUR	-1502
ADJOINER PROPERTY LINE	---
PROPERTY BOUNDARY	---
SURVEY ABSTRACT LINE	---
ROAD CENTER LINE	---
ON SITE SEWAGE FACILITY SET BACK	---
DRAINAGE EASEMENT	---
CRITICAL WATERSHED BOUNDARY	---
PHASE LINE	---
PROPOSED PUBLIC WATER SUPPLY WELL	⊙
PROPOSED WATER LINE	---
PROPOSED FIRE HYDRANT	---
CLUSTER MAILBOX	---
ATLAS 14 100-YR FLOODPLAIN	---
FEMA 100-YR FLOODPLAIN	---

EXISTING WELL NOTE!
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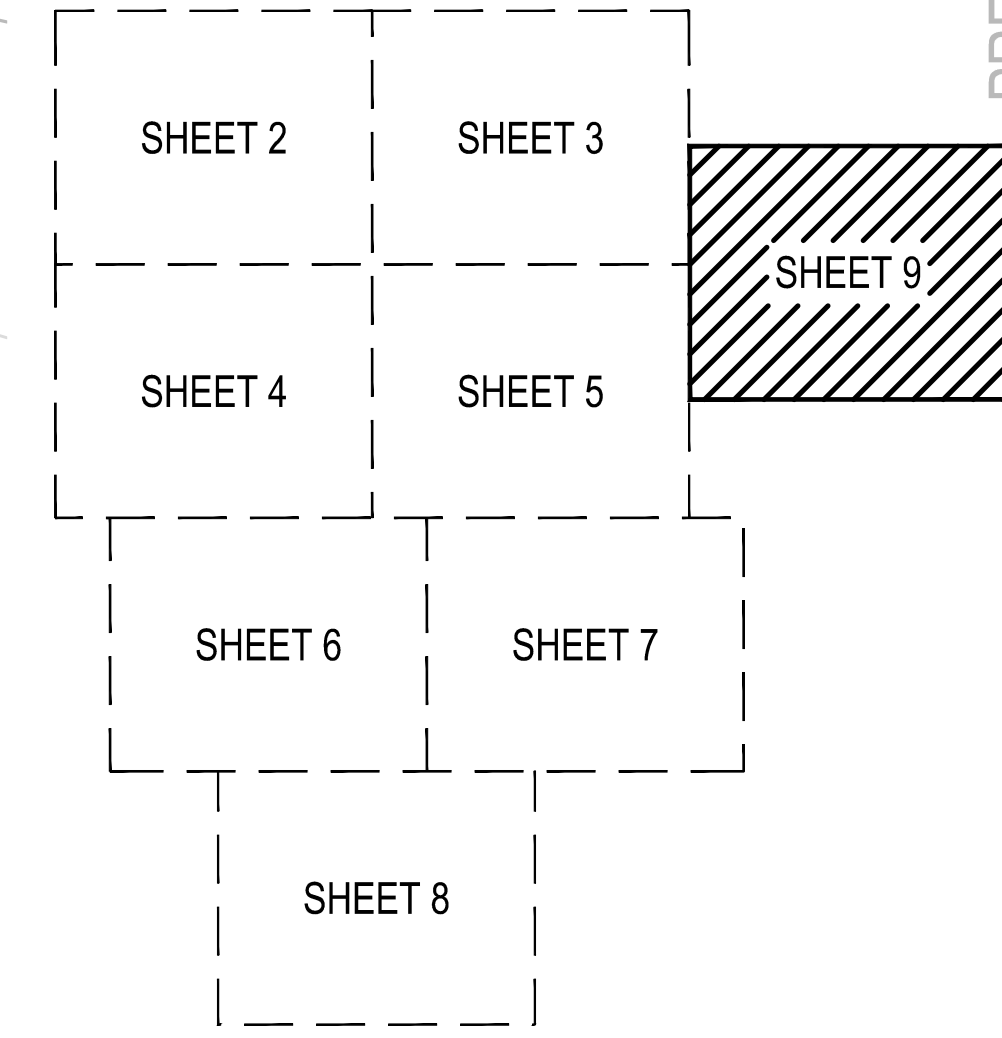
REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
BOURNE, TEXAS 78006
PHONE: 512.319.0600
FAX: 512.319.0601
WWW.MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

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PRELIMINARY PLAT - SHEET 9
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	9 OF 12

KEY MAP
NTS

DICKINSON RANCH PRELIMINARY PLAT

SHEET SIZE: 24" x 36"

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Licensed Professional Engineer.
Texas License No. 111511
Date: JUNE 14, 2024

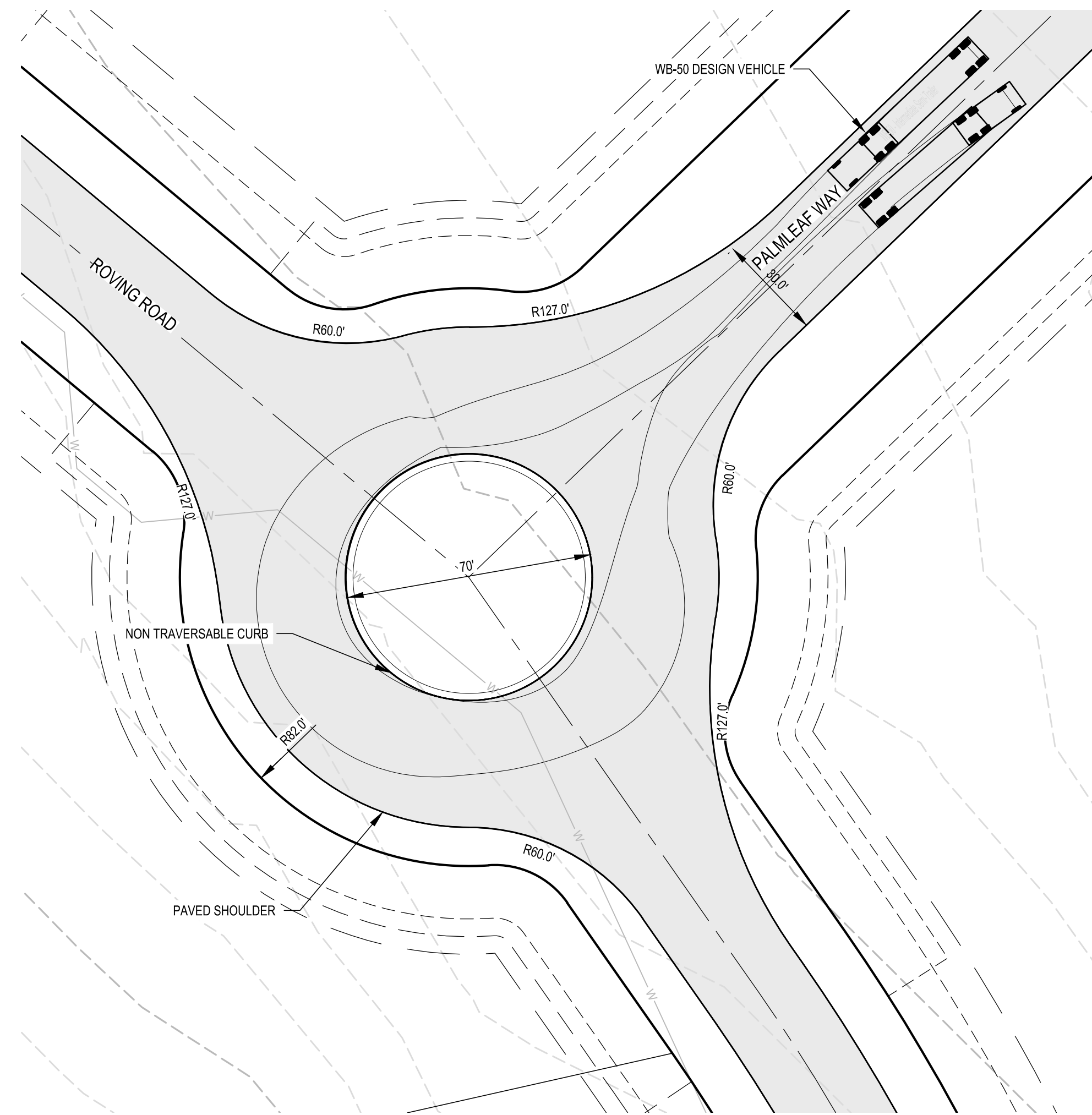
REVISIONS:

NO.	DATE	DESCRIPTION

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ENGINEERING
& SURVEYING

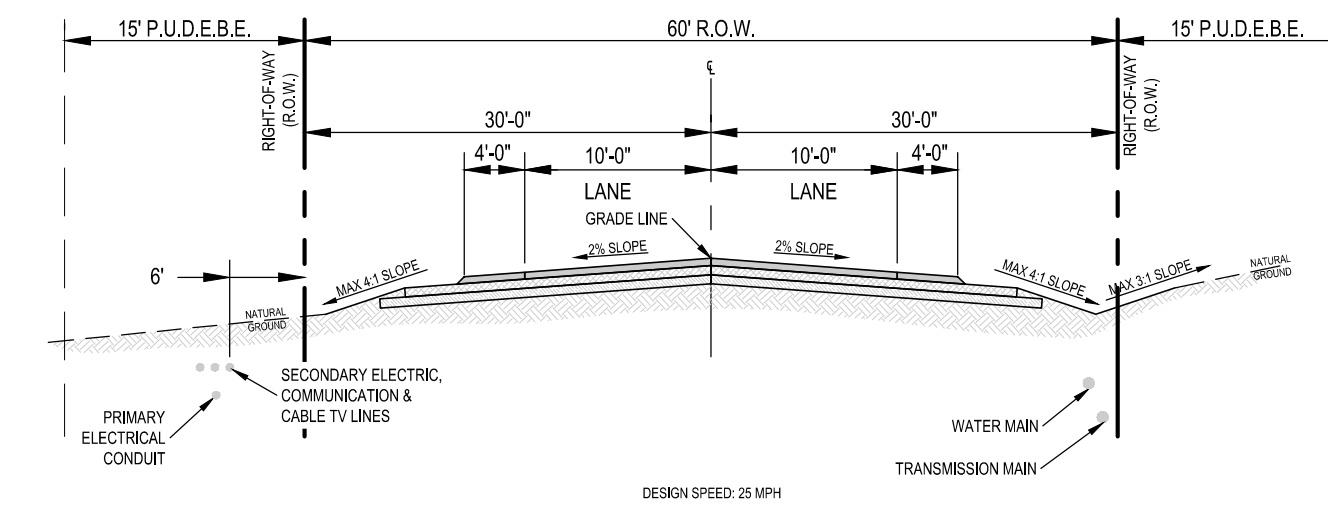
1700 WILLIAMS DRIVE
BOHEMIA, TEXAS 78006
PHONE: 512.339.0600
OFFICE: 512.339.0600
WWW.MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

STREET DESIGN TABLE
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

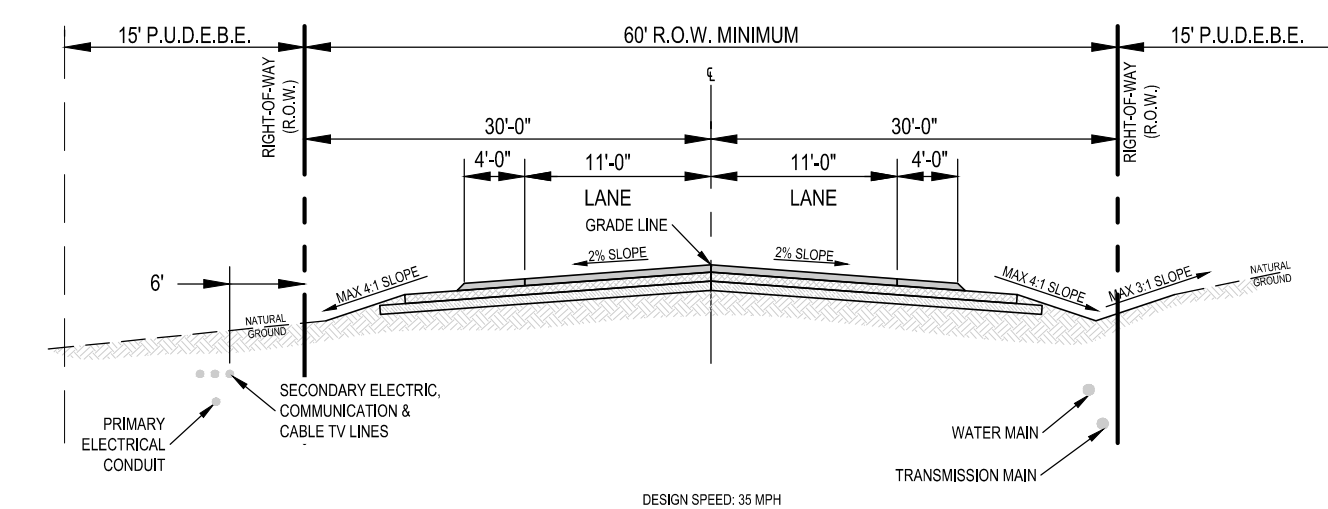


WB-50 ROUNDABOUT TURNING DETAIL

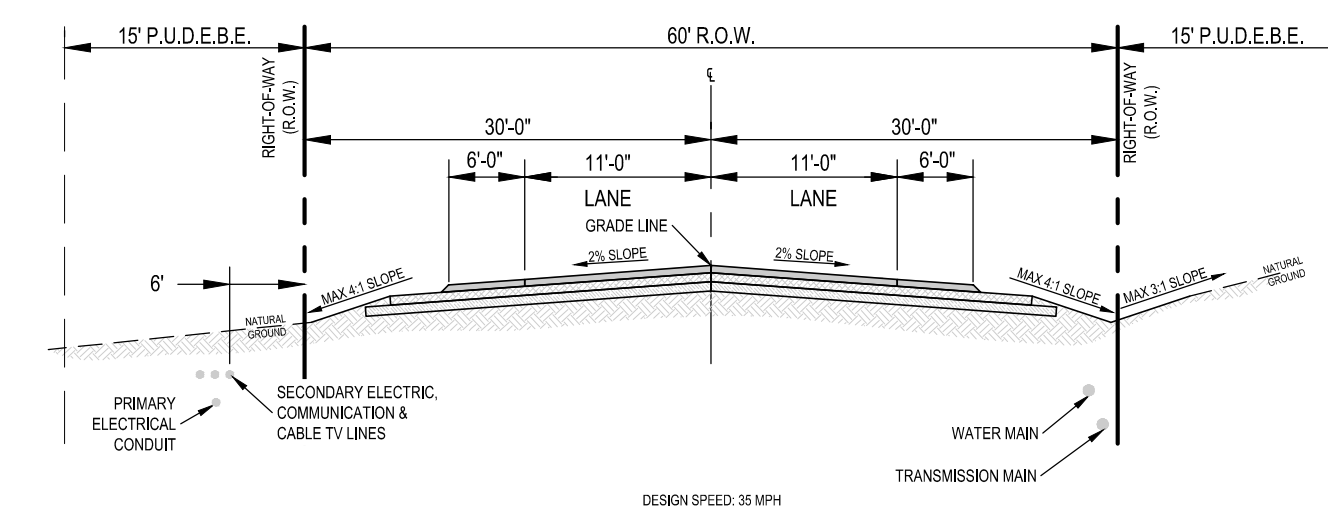
- NOTE:
- ALL ROUNDABOUTS WERE DESIGNED UTILIZING A WB-50 COMPLIANT VEHICLE ENSURING ALL TIRES WILL REMAIN ON PAVEMENT EXCLUDING SHOULDERS AND CURBS.
 - ALL ROUNDABOUTS PROPOSED WITHIN THIS SUBDIVISION ARE DESIGNED AS SHOWN ABOVE TO COMPLY WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS



TYPICAL RURAL LOCAL ROAD & UTILITY ASSIGNMENT DETAIL (4' SHOULDER OPTION)



TYPICAL MINOR COLLECTOR ROAD & UTILITY ASSIGNMENT DETAIL (4' SHOULDER)



TYPICAL COLLECTOR ROAD & UTILITY ASSIGNMENT DETAIL (6' SHOULDER)

- NOTE:
P.U.D.E.B.E. = PUBLIC UTILITY, DRAINAGE, EMBANKMENT, AND BACKSLOPE EASEMENT

STREET DESIGN TABLE									
STREET NAME	CLASSIFICATION	TYPE	DESIGN SPEED	LENGTH (LF)	ROW WIDTH (FT)	PAVEMENT WIDTH (FT)	CURB TYPE	MAINTENANCE AUTHORITY	SIDEWALK
AROMATIC ASTER DRIVE	LOCAL	RURAL	25 MPH	1438	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
WEST PAVONIA COVE	LOCAL	RURAL	25 MPH	482	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
EAST PAVONIA CONE	LOCAL	RURAL	25 MPH	512	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
CUTLEAF WAY	LOCAL	RURAL	25 MPH	1916	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
MOONFLOWER DRIVE	LOCAL	RURAL	25 MPH	1796	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
TROPICAL SAGE TRAIL	LOCAL	RURAL	25 MPH	3434	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
TROPICAL SAGE TRAIL	MINOR COLLECTOR	RURAL	35 MPH	1435	60	30	4' PAVED SHOULDERS	WILCO MUD 56	NONE
ROVING ROAD	LOCAL	RURAL	25 MPH	4270	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
ROVING ROAD	MINOR COLLECTOR	RURAL	35 MPH	3635	60	30	4' PAVED SHOULDERS	WILCO MUD 56	NONE
PALMLEAF WAY	COLLECTOR	RURAL	35 MPH	1821	60-80	34	6' PAVED SHOULDERS	WILCO MUD 56	NONE
PALMLEAF WAY	MINOR COLLECTOR	RURAL	35 MPH	1516	60-80	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
PONYFOOT RUN	LOCAL	RURAL	25 MPH	781	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
STONECROP ROAD	LOCAL	RURAL	25 MPH	409	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE
HALBERD WAY	LOCAL	RURAL	25 MPH	1425	60	28	4' PAVED SHOULDERS	WILCO MUD 56	NONE

- ROADWAYS WITH FIRE HYDRANTS SHALL PROVIDE A MINIMUM OF 26' IN PAVEMENT WIDTH EXCLUSIVE OF SHOULDERS OR CURB.
• REFER TO APPENDIX G OF WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR STREET DESIGN

AVERAGE DAILY TRIPS NOTE:
ADT AT 8 TRIPS PER LOT PER DAY

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	10 OF 12

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DICKINSON RANCH
PRELIMINARY PLAT

SHEET SIZE: 24" x 36"

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Garrett D. Keller
Licensed Professional Engineer.
Texas License No. 111511
Date: JUNE 14, 2024

REVISIONS:

MATKINHOVER
ENGINEERING
& SURVEYING

170 WILLIAMS DRIVE
BOHENE, TEXAS 78066
OFFICE: 530.259.0600
CONTACT: 530.259.0600
WWW.MATKINHOVER.COM
TEXAS REGISTERED ENGINEERING FIRM # 004513 SURVEYING FIRM # 1002400

LINE AND CURVE TABLE
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	11 OF 12

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Date: Apr 17, 2024, 2:03pm User: ID: hdimmens

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CURVE TABLE			
Curve #	Length	Radius	Delta
C1	556.867	1070.000	029.8188
C2	150.713	1070.000	008.0703
C3	196.765	470.000	023.9868
C4	511.843	800.000	036.6581
C5	162.840	773.253	012.0660
C6	135.883	500.000	015.5711
C7	158.575	350.000	025.9591
C8	428.397	500.000	049.0907
C9	439.026	1500.000	016.7695
C10	121.337	1500.000	004.6347
C11	427.634	600.000	040.8361
C12	449.690	750.000	034.3538
C13	195.284	450.000	024.8643
C14	275.088	500.000	031.5228
C15	239.451	1250.000	010.9756
C16	185.510	1250.000	008.5032
C17	243.592	350.000	039.8765
C18	50.409	200.000	014.4410
C19	328.226	350.000	053.7313
C20	328.190	350.000	053.7254
C21	541.254	1040.000	029.8188
C22	154.939	1100.000	008.0703
C23	175.690	511.000	019.6992
C24	22.652	25.000	051.9155
C25	39.000	82.000	027.2507
C26	25.773	25.000	059.0681
C27	25.755	25.000	059.0252
C28	40.498	82.000	028.2974
C29	25.773	25.000	059.0681
C30	62.742	70.000	051.3553
C31	69.782	70.000	057.1173
C32	102.885	70.000	084.2127
C33	94.504	70.000	077.3527
C34	15.662	10.000	089.7352
C35	25.773	25.000	059.0681
C36	40.188	82.000	028.0808
C37	25.641	25.000	058.7649
C38	62.218	830.000	004.2950
C39	123.282	830.000	008.5103
C40	120.064	830.000	008.2882
C41	30.019	830.000	002.0722
C42	137.225	830.000	009.4728
C43	58.230	830.000	004.0197
C44	25.773	25.000	059.0681
C45	169.063	82.000	118.1187
C46	25.773	25.000	059.0681
C47	191.354	780.000	014.0561
C48	20.403	25.000	046.7607
C49	66.210	70.000	054.1937
C50	50.004	70.000	040.9289
C51	32.401	70.000	026.5207
C52	53.508	70.000	043.8593
C53	22.203	70.000	018.1738
C54	20.432	25.000	046.8264
C55	86.710	470.000	010.5705
C56	41.020	470.000	005.0006
C57	25.725	25.000	058.9580
C58	169.224	82.000	118.2418
C59	14.198	25.000	032.5398
C60	11.472	25.000	026.2926

CURVE TABLE			
Curve #	Length	Radius	Delta
C61	83.499	380.000	012.5898
C62	71.949	380.000	010.8484
C63	23.779	15.000	090.8274
C64	23.363	15.000	089.2409
C65	25.773	25.000	059.0681
C66	66.325	82.000	046.3434
C67	102.748	82.000	071.7928
C68	25.773	25.000	059.0681
C69	25.773	25.000	059.0681
C70	107.457	82.000	075.0832
C71	61.679	82.000	043.0966
C72	25.711	25.000	058.9253
C73	91.053	530.000	009.8433
C74	137.698	530.000	014.8859
C75	125.927	530.000	013.6134
C76	98.895	530.000	010.6911
C77	25.773	25.000	059.0681
C78	40.216	82.000	028.0999
C79	25.997	25.000	059.5813
C80	266.909	1470.000	010.4032
C81	62.485	1470.000	002.4354
C82	24.375	25.000	055.8624
C83	115.756	70.000	094.7473
C84	41.161	70.000	033.6904
C85	51.048	70.000	041.7832
C86	52.633	70.000	043.0807
C87	49.966	70.000	040.8978
C88	42.889	70.000	035.1049
C89	23.113	25.000	052.9711
C90	108.009	1530.000	004.0447
C91	170.823	1530.000	006.3970
C92	68.302	1530.000	002.5578
C93	25.385	25.000	058.1789
C94	93.930	82.000	065.6319
C95	75.920	82.000	053.0478
C96	25.202	25.000	057.7585
C97	68.963	1530.000	002.5825
C98	193.424	570.000	019.4427
C99	32.151	570.000	003.2318
C100	180.678	570.000	018.1615
C101	171.837	780.000	012.6225
C102	295.840	780.000	021.7313
C103	25.736	25.000	058.9831
C104	44.728	30.000	085.4248
C105	40.305	82.000	028.1622
C106	25.773	25.000	059.0681
C107	23.834	25.000	054.6235
C108	6.295	70.000	005.1526
C109	96.047	70.000	078.6152
C110	31.480	70.000	025.7669
C111	84.631	70.000	069.2713
C112	134.929	70.000	110.4408
C113	23.834	25.000	054.6235
C114	25.773	25.000	059.0681
C115	40.268	82.000	028.1362
C116	25.749	25.245	058.4399
C117	208.303	480.000	024.8643
C118	39.270	25.000	090.0000
C119	39.270	25.000	090.0000
C121	131.556	530.000	014.2219

CURVE TABLE			
Curve #	Length	Radius	Delta
C122	25.773	25.000	059.0681
C123	42.912	82.000	029.9837
C124	22.652	25.000	051.9155
C125	139.066	429.000	018.5732
C126	146.488	1040.000	008.0703
C127	572.480	1100.000	029.8188
C128	147.223	82.000	102.8692
C129	25.773	25.000	059.0681
C130	25.773	25.000	059.0681
C131	40.268	82.000	028.1362
C132	25.773	25.000	059.0681
C133	65.478	1220.000	003.0751
C134	138.116	1220.000	006.4864
C135	30.110	1220.000	001.4141
C136	120.281	1220.000	005.6488
C137	60.777	1220.000	002.8543
C138	23.791	25.000	054.5249
C139	60.718	70.000	049.6980
C140	40.073	70.000	032.8000
C141	40.073	70.000	032.8000
C142	42.417	70.000	034.7191
C143	46.956	70.000	038.4341
C144	49.491	70.000	040.5089
C145	73.697	70.000	060.3220
C146	23.834	25.000	054.6235
C147	165.790	1280.000	007.4212
C148	39.232	25.000	089.9135
C149	107.017	380.000	016.1359
C150	129.443	380.000	019.5172
C151	28.011	380.000	004.2235
C152	57.970	230.000	014.4410
C153	25.773	25.000	059.0681
C154	54.579	82.000	038.1362
C155	25.773	25.000	059.0681
C156	175.408	720.071	013.9572
C157	39.270	25.000	090.0000
C158	74.591	530.000	008.0637
C159	69.445	530.000	007.5074
C160	25.668	25.000	058.8260
C161	108.332	82.000	075.6946
C162	60.847	82.000	042.5156
C163	25.773	25.000	059.0681
C164	112.137	320.000	020.0780
C165	32.845	320.000	005.8809
C166	39.268	25.000	089.9948
C167	25.773	25.000	059.0681
C168	40.325	82.000	028.1765
C169	25.716	25.000	058.9361
C170	23.787	25.000	054.5161
C171	16.784	70.000	013.7379
C172	76.395	70.000	062.5302
C173	58.242	70.000	047.6717
C174	55.184	70.000	045.1690
C175	42.321	70.000	034.6399
C176	64.487	70.000	052.7830
C177	40.064	70.000	032.7925
C178	23.786	25.000	054.5144
C179	24.219	25.000	055.5069
C180	170.786	82.000	119.3328
C181	25.723	25.000	058.9517

CURVE TABLE			
Curve #	Length	Radius	Delta
C182	238.798	320.000	042.7566
C183	61.294	320.000	010.9747
C184	20.372	25.000	046.6888
C185	46.178	70.000	037.7975
C186	47.813	70.000	039.1356
C187	45.455	70.000	037.2052
C188	33.382	70.000	027.3237
C189	51.606	70.000	042.2400
C190	20.432	25.000	046.8264
C191	127.670	380.000	019.2499
C192	61.054	380.000	009.2056
C193	30.855	380.000	004.6523
C194	125.101	380.000	018.8625
C195	25.717	25.000	058.9400
C196	40.324	82.000	028.1753
C197	25.773	25.000	059.0681
C198	201.347	470.000	024.5454
C199	201.347	470.000	024.5454
C200	25.647	25.000	058.7786
C201	39.901	82.000	027.8798
C202	26.175	25.000	059.9896
C203	76.716	1470.000	002.9901
C204	142.864	630.000	012.9929
C205	238.353	630.000	021.6772
C206	67.799	630.000	006.1660
C207	95.676	720.000	007.6136
C208	336.026	720.000	026.7401
C209	25.740	25.000	058.9909
C210	40.301	82.000	028.1598
C211	25.773	25.000	059.0681
C212	101.791	625.673	009.3215
C213	25.389	25.000	058.1881
C214	87.988	70.000	072.0195
C215	42.334	70.000	034.6505
C216	49.839	70.000	040.7941
C217	65.320	70.000	053.4653
C218	89.337	70.000	073.1233
C219	18.423	70.000	015.0792
C220	22.432	25.000	051.4107
C221	110.823	680.000	009.3378
C222	25.773	25.000	059.0681
C223	40.304	82.000	028.1615
C224	25.737	25.000	058.9853
C225	182.265	420.000	024.8643
C226	258.583	470.000	031.5228
C227	25.773	25.000	059.0681
C228	25.773	25.000	059.0681
C229	146.043	770.000	010.8671
C230	162.016	770.000	012.0556

DICKINSON RANCH PRELIMINARY PLAT

Date: Mar 02, 2024, 9:24am User ID: jldm

G:\PROJECTS\32324 - Dickinson Ranch\04 - Development\Platting\Preliminary\Plat\32324.04 - Preliminary Onsite Drainage Plat.dwg



A FINAL PLAT OF RIO ANCHO SECTION II A PRIVATE SUBDIVISION DOCUMENT No. 2015012171 O.P.R.W.C.T.

1% ANNUAL CHANGE (100-YEAR) FLOODPLAIN LIMITS SCALED FROM WILLIAMSON COUNTY ATLAS 14 FLOOD STUDY MAP. PRELIMINARY INFORMATION 2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND/OR FINALIZATION.

1% ANNUAL CHANGE (100-YEAR) ZONE AE FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 4849100210F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

1% ANNUAL CHANGE (100-YEAR) ZONE A FLOODPLAIN LIMITS SCALED FROM FEMA PANEL 4849100230F DATED DECEMBER 20, 2019. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

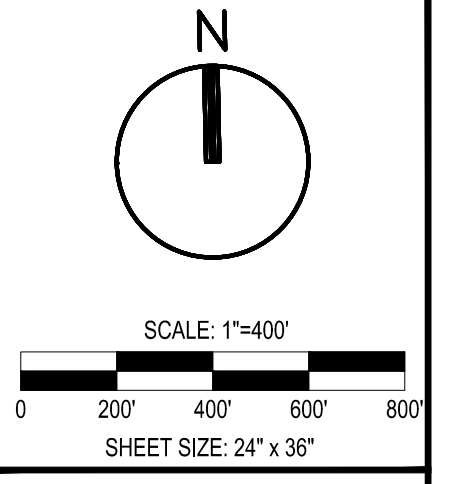
THOUSAND OAKS SUBDIVISION SECTION TWO CABINET R, SLIDES 245-249 O.P.R.W.C.T.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOUR 1270
- EXISTING 5' CONTOUR 1275
- PROPOSED BARCHIT
- WATERSHED BOUNDARY
- PROPOSED CULVERT

NOTE:

- REFER TO EXHIBIT "D" PROPOSED CONDITIONS WATERSHED EXHIBIT LOCATED IN THE PRELIMINARY DRAINAGE REPORT FOR ADDITIONAL INFORMATION.
- THE WATERSHEDS SHOWN HEREIN ARE TO REPRESENT THE WATERSHEDS FOR COMPUTING ALL BARCHIT AND CULVERT SIZING THROUGHOUT THE SUBDIVISION.
- THE REFINED DRAINAGE ANALYSIS WILL BE CONDUCTED CONCURRENT WITH EACH PHASE OF CONSTRUCTION FOR ALL NECESSARY DRAINAGE INFRASTRUCTURE IMPROVEMENTS.



This document is released for REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION. Prepared under the Authority of Garrett D. Keller Licensed Professional Engineer. Texas License No. 111511 Date: JUNE 14, 2024

REVISIONS:

NO.	DATE	DESCRIPTION

MATKINHOOVER
ENGINEERING & SURVEYING

170 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 830.259.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM # 004512 SURVEYING FIRM # 102400

PRELIMINARY - FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION

PRELIMINARY ON SITE DRAINAGE PLAN
FOR
DICKINSON RANCH
WILLIAMSON COUNTY, TEXAS

JOB NO.	3234.04
DESIGNED BY:	DK
DRAWN BY:	DK
CHECKED BY:	GK
SHEET #	12 OF 12

Commissioners Court - Regular Session

21.

Meeting Date: 05/05/2026

Revised preliminary plat for the Eureka Mills subdivision (revision 1) – Pct 4

Submitted For: Adam Boatright

Submitted By: Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of the revised preliminary plat for the Eureka Mills subdivision (revision 1) – Precinct 4.

Public Background

This is the first revision to the preliminary plat of the Eureka Mills subdivision that was initially approved on October 8th, 2024. Since the last approval, the developer has requested changes to the road alignments and lot layout. This revision includes a decrease of 1 single family lot and a decrease of 290 linear feet of new roads. With this revision, the proposed Eureka Mills subdivision consists of 821 single family lots, 18 open space/detention lots, 1 amenity center lot and 36,981 linear feet of new roads to be maintained by San Gabriel Municipal Utility District #1 on 235.74 acres.

Timeline

- 2026-01-28 – initial submittal of the revised preliminary plat
- 2026-02-27 – 1st review complete with comments
- 2026-03-23 – 2nd submittal of revised preliminary plat
- 2026-04-07 – 2nd review complete with comments
- 2026-04-10 – 3rd submittal of revised preliminary plat
- 2026-04-23 – 3rd review complete with comments
- 2026-04-27 – 4th submittal of revised preliminary plat
- 2026-04-28 – 4th review complete with comments cleared
- 2026-04-29 – revised preliminary plat placed on the May 5th, 2026, Commissioners Court agenda for consideration.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Preliminary Plat (rev 1) - Eureka Mills

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 10:58 AM

PRELIMINARY PLAT FOR EUREKA MILLS WILLIAMSON COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)

SHEET LIST TABLE	
PAGE	TITLE
1	PRELIMINARY PLAT - NOTES
2	PRELIMINARY PLAT - OVERALL AND PHASING
3	PRELIMINARY PLAT - TABLES
4	PRELIMINARY PLAT - TABLES
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
8	PRELIMINARY PLAT



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

**PRELIMINARY PLAT OF
EUREKA MILLS
BEING PART OF THE SAMUEL SMITH SURVEY,
ABSTRACT NO. 11
WILLIAMSON COUNTY, TEXAS**

NOTES:

1. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
2. DRIVEWAYS SHALL ONLY CONNECT TO INTERNAL PLATTED ROADWAYS AND NOT TO STATE HIGHWAY 29, EUREKA MILLS BOULEVARD, OR GATTIS STREET BEFORE THE FIRST INTERSECTION WITH TEXAS PALMETTO LANE.
3. IF DRIVEWAY ACCESS TO LOT 1 BLOCK A, LOT 13 BLOCK B, LOT 11 BLOCK D, LOT 19 BLOCK H, LOTS 1&2 BLOCK I, OR LOT 1 BLOCK J IS TO BE PROPOSED AT ANY TIME, THEY WILL NEED TO MEET THE DRIVEWAY REQUIREMENTS PER WILLIAMSON COUNTY DRIVEWAY POLICY IN EFFECT THAT TIME.
4. THE BEARINGS RECORDED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998753. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2-INCH IRON RODS WITH CAP MARKED "XXXXXX", UNLESS OTHERWISE NOTED HEREIN. ALL COORDINATES CAN BE REFERENCED TO A BENCHMARK DESCRIBED AS 43" IRON ROD THE NORTH MARGON REVEY E. STATE HIGHWAY 29, APPROXIMATELY 0.4 OF A MILE EAST OF THE INTERSECTION OF E. STATE HIGHWAY 29 AND WATER VALLEY DRIVE. OBSERVED GPS COORDINATES FOR SAID 43" IRON ROD ARE N = 10,206,716.39, E = 3,166,725.81, Z = 609.62 FEET (NAVD88-GEOD18).
5. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES AND / OR OBSTRUCTIONS WHICH IMPEDE FLOW ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.
6. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
7. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
10. THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
11. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
12. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
13. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
14. 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, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
15. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE JONAH SPECIAL UTILITY DISTRICT. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ, JONAH SPECIAL UTILITY DISTRICT, AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
16. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
17. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE AS WELL AS MAINTAINED BY SAN GABRIEL MUNICIPAL UTILITY DISTRICT #1.
18. LOT 1 BLOCK A, LOT 12 BLOCK B, LOT 11 BLOCK D, LOT 1 BLOCK I, LOT 21 BLOCK H, LOT 13 BLOCK J, LOT 14 BLOCK L & LOT 40 BLOCK KK SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
19. LOT 2 BLOCK A, LOT 2 BLOCK I, LOT 4 BLOCK R, LOT 32 BLOCK R, LOT 33 BLOCK R, LOT 4 BLOCK Q, LOT 20 BLOCK N, LOT 20 BLOCK Q, LOT 25 BLOCK O, LOT 17 BLOCK P, LOT 28 BLOCK V, LOT 10 BLOCK Y & LOT 30 BLOCK Y SHALL BE OWNED AND MAINTAINED BY SAN GABRIEL MUNICIPAL UTILITY DISTRICT #1.
20. NO LOT WITHIN THIS SUBDIVISION MAY BE FURTHER SUBDIVIDED.
21. WATER SERVICE IS PROVIDED BY JONAH SPECIAL UTILITY DISTRICT. WASTEWATER SERVICE IS PROVIDED BY THE RANCHO SAN GABRIEL WASTEWATER TREATMENT FACILITY. (TPDES PERMIT NO. WQ001500002)
22. A 25-FT BUILDING SETBACK SHALL BE PROVIDED ON BOTH SIDES OF EUREKA MILLS BOULEVARD'S RIGHT-OF-WAY BEFORE IT TRANSITIONS TO A LOWER CLASSIFICATION AFTER THE INTERSECTION WITH LIRIOPE LANE.
23. MAXIMUM OF 59% 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.
24. PORTIONS OF THIS TRACT ARE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL FOR WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019, PANEL NUMBER 48491C0320F. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT, OR IMPLY, THAT STRUCTURES PLACED WITHIN THE SPECIAL FLOOD HAZARD AREAS SHOWN HEREON, OR ANY OF THE PLATTED AREAS, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. A LETTER OF MAP REVISION HAS BEEN SUBMITTED TO WILLIAMSON COUNTY AND FEMA TO UPDATE THE ATLAS 14, 100-YEAR FLOODPLAIN AS SHOWN ON THE PRELIMINARY PLAT.
25. LOTS 113-17, R9-21, R32, R33, V28, Y1-8, Y10, Y30, EE1, EE22-24, I12 & K11 ARE 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. [48491C0320F], EFFECTIVE DATE, DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
26. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS 1A, 1I, 32R & 28V PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 1A, 1I, 32R & 28V INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
27. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED MARCH 4, 2025. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO EUREKA MILLS BLVD OR STATE HIGHWAY 29.
28. 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.

FLOOD NOTE:


THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON MAP NO. 48491C0320F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

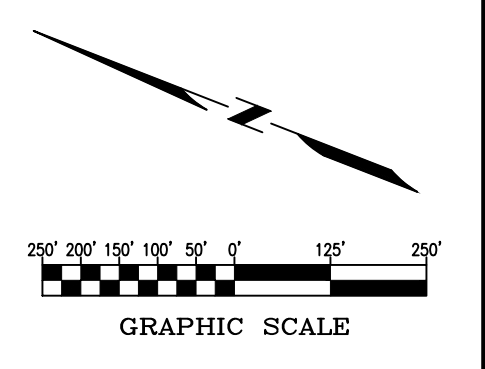
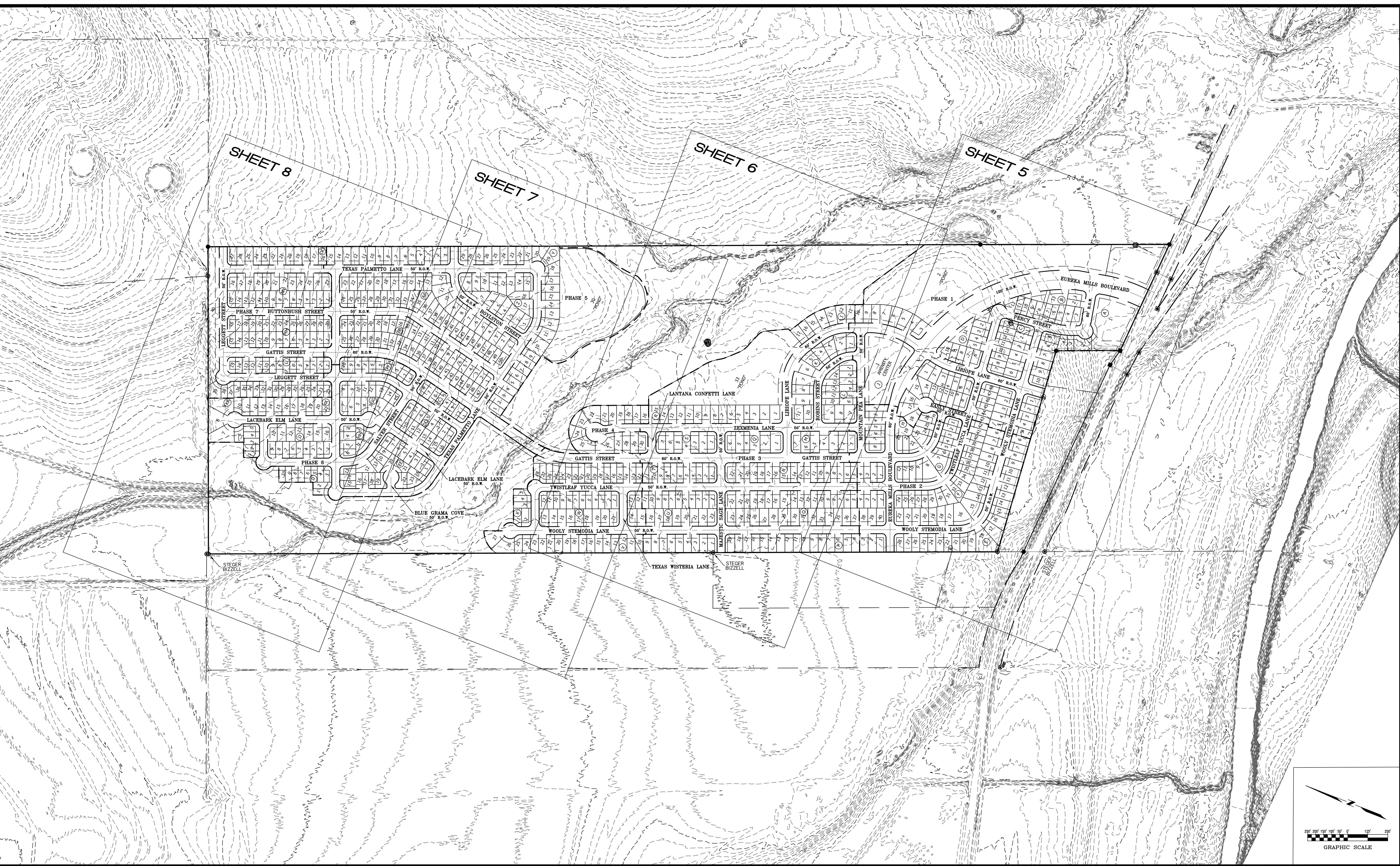
LEGEND

- TX.D.O.T. TYPE I CONCRETE MONUMENT FOUND
- ◻ TX.D.O.T. TYPE II CONCRETE MONUMENT FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP STAMPED "WALLACE GROUP" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY CENTERLINE
- ==== PLAT BOUNDARY LINE
- ==== LOT LINE
- - - ADJACENT PROPERTY LINE



PROJECT NAME: TRE JONAH 235	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	
JOB NUMBER: 21-058 DATE: 04/08/2026 DRAWING FILE PATH: K:\21058 - TRE JONAH 2551CAD\DWG\JONAH PRELIM PLAT REV4.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF TECH: LTI PARTYCHIEF: N/A CHECKED BY: HAS FIELDBOOK: N/A	DATE DESCRIPTION	TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 42 TOTAL RESIDENTIAL LOTS: 821 TOTAL NON-RESIDENTIAL: 19	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29. TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,206,350.44 E: 3,172,699.27 Z: 598.61'	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FLUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642	
EUREKA MILLS						 10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TBPELS FRM NO. 10001800 512-238-7901	DRAWING NAME: JONAH PRELIM PLAT REV4 SHEET 01 of 08

DRAWING PATH: K:\21058 - THE JONAH 235\CAD\DWG\JONAH PRELIM PLAT REV4.DWG SHEET PLOT SIZE: ARCH FULL BLEED (11.69" X 16.69" INCHES) LAST SAVED: 4/8/2026 1:53 PM PLOT DATE: 4/8/2026 2:21 PM



PROJECT NAME: TRE JONAH 235	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
JOB NUMBER: 21-058	DATE	TOTAL SIZE: 235.74 ACRES	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FLUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642
DATE: 04/08/2026	DESCRIPTION	TOTAL BLOCKS: 42	TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,898.27 Z: 598.61'			
DRAWING FILE PATH: K:\21058 - TRE JONAH		TOTAL RESIDENTIAL LOTS: 821				
FIELDNOTE FILE PATH:		TOTAL NON-RESIDENTIAL: 19				
RPLS: FWF	TECH: LTI	PARTYCHIEF: N/A				
CHECKED BY: HAS	FIELDBOOK: N/A					

EUREKA MILLS

LSI LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C1 to C80.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C81 to C160.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C161 to C240.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C241 to C320.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C321 to C400.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C401 to C480.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains curve data from C481 to C560.

Table with columns: PROJECT NAME, REVISIONS, PROJECT INFORMATION, BENCHMARK, OWNER INFORMATION, ENGINEER INFORMATION, SURVEYOR INFORMATION. Contains project details for TRE JONAH 235.

Table with columns: TOTAL SIZE, TOTAL BLOCKS, TOTAL RESIDENTIAL LOTS, TOTAL NON-RESIDENTIAL LOTS, TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. Contains site statistics and coordinates.

Table with columns: JONAH 235, LLC, 1404 HAWKS CANYON CIRCLE, AUSTIN, TX 78732. Contains owner information.

Table with columns: ADRIAN H. ROSAS, P.E. NO. 89450, 6101 W. COURTYARD DRIVE, BUILDING 1, SUITE 100, AUSTIN, TEXAS 78735. Contains engineer information.

Table with columns: FRANK W. FLUNK, R.P.L.S. NO. 6803, 10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642. Contains surveyor information.

EUREKA MILLS

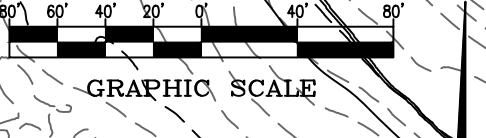


Table with columns: DRAWING NAME, SHEET. Contains drawing name: JONAH PRELIM PLAT REV4 and sheet number: 03 of 08.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C563	1043.20'	115.17'	6°19'32"	N23°13'04"W	115.11'
C564	1043.20'	196.13'	10°46'20"	N31°46'00"W	195.84'
C565	1043.19'	0.70'	0°02'19"	N37°10'20"W	0.70'
C566	1043.20'	107.71'	5°54'57"	N40°08'58"W	107.66'
C567	1043.20'	105.03'	5°46'06"	N45°59'30"W	104.98'
C568	1043.20'	90.01'	4°56'37"	N51°20'52"W	89.98'
C569	1043.20'	244.43'	13°25'29"	N60°31'55"W	244.87'
C570	1043.20'	71.57'	3°55'51"	N69°12'35"W	71.56'
C571	439.99'	69.36'	9°01'54"	N06°23'15"E	69.29'
C572	440.00'	45.24'	5°53'28"	N01°04'26"W	45.22'
C573	440.00'	7.79'	1°00'51"	N04°31'36"W	7.79'
C574	440.00'	8.47'	1°06'12"	S05°35'07"E	8.47'
C575	440.00'	42.86'	5°34'54"	S08°55'40"E	42.85'
C576	440.01'	58.43'	7°36'29"	S15°31'22"E	58.38'
C577	440.00'	17.42'	2°16'07"	S20°27'40"E	17.42'
C578	205.00'	18.53'	5°10'43"	S87°31'49"W	18.52'
C579	205.00'	39.46'	11°01'43"	N84°21'58"W	39.40'
C580	205.00'	39.37'	11°00'15"	N73°20'59"W	39.31'
C581	205.00'	39.33'	10°59'33"	N62°21'05"W	39.27'
C582	205.00'	39.34'	10°59'39"	N51°21'29"W	39.28'
C583	205.00'	39.39'	11°00'34"	N40°21'23"W	39.33'
C584	205.00'	39.49'	11°02'14"	N29°19'59"W	39.43'
C585	205.00'	8.42'	2°21'15"	N22°38'15"W	8.42'
C586	155.00'	101.46'	37°30'16"	N40°12'49"W	99.66'
C587	155.00'	97.58'	36°04'17"	N77°00'04"W	95.98'
C588	205.00'	23.56'	6°35'03"	S88°15'22"W	23.54'
C589	205.00'	263.25'	73°34'32"	S58°14'53"E	245.53'
C590	205.00'	43.64'	12°11'53"	N71°11'29"W	43.56'
C591	205.00'	34.51'	9°38'48"	N60°16'08"W	34.47'
C592	205.00'	30.39'	8°29'38"	N51°11'56"W	30.36'
C593	205.00'	43.61'	12°11'23"	N40°51'26"W	43.53'
C594	205.00'	41.49'	11°35'43"	N28°57'54"W	41.42'
C595	205.00'	6.11'	1°42'25"	N22°18'50"W	6.11'
C596	155.00'	5.05'	1°51'56"	N22°23'35"W	5.05'
C597	155.00'	91.79'	33°55'52"	N40°17'29"W	90.46'
C598	155.00'	93.64'	34°36'51"	N74°33'51"W	92.22'
C599	155.00'	8.56'	3°09'56"	S86°32'46"W	8.56'
C600	50.00'	52.63'	6°01'8.44"	N23°04'43"W	50.24'
C601	50.00'	29.48'	33°47'12"	N23°58'15"E	29.06'
C602	50.00'	29.48'	33°47'12"	N57°45'27"E	29.06'
C603	50.00'	29.48'	33°47'12"	S88°27'21"E	29.06'
C604	50.00'	29.48'	33°47'12"	S54°40'09"E	29.06'
C605	50.00'	29.48'	33°47'12"	S20°52'56"E	29.06'
C606	50.00'	41.13'	4°70'08"	S19°34'41"W	39.98'
C607	500.00'	27.47'	3°08'51"	N03°27'36"W	27.46'
C608	500.00'	45.01'	5°09'29"	N00°41'34"E	45.00'
C609	500.00'	45.01'	5°09'27"	N05°51'03"E	45.00'
C610	500.00'	51.25'	5°52'21"	N11°21'58"E	51.23'
C612	1193.97'	39.86'	1°54'46"	N75°59'16"W	39.86'
C613	1193.97'	107.83'	5°10'28"	N79°31'54"W	107.79'
C614	1193.97'	74.94'	3°35'46"	N83°55'01"W	74.93'
C615	15.00'	2.58'	9°51'12"	N73°31'58"E	2.58'
C616	695.00'	84.49'	6°57'55"	S81°57'30"W	84.44'
C617	695.00'	115.18'	9°29'43"	S73°43'41"W	115.05'
C618	755.20'	41.80'	3°10'17"	S81°34'12"W	41.80'
C619	755.20'	41.34'	3°08'10"	S78°24'58"W	41.33'
C620	755.20'	41.01'	3°06'40"	S75°17'33"W	41.00'
C621	755.20'	40.80'	3°05'44"	S72°11'21"W	40.80'
C622	755.20'	22.11'	1°40'38"	S69°48'10"W	22.11'
C623	695.00'	199.67'	16°27'38"	S71°12'39"W	198.98'
C624	155.00'	88.40'	32°40'38"	N37°51'46"W	87.21'
C625	155.00'	12.34'	4°33'47"	N56°28'59"W	12.34'
C626	155.00'	74.44'	27°30'54"	N72°31'19"W	73.72'
C627	155.00'	42.05'	15°32'36"	S85°56'56"W	41.92'
C628	155.00'	25.92'	9°34'55"	S73°23'10"W	25.89'
C629	205.00'	40.72'	11°22'47"	N27°12'50"W	40.65'
C630	205.00'	55.29'	15°27'07"	N40°37'47"W	55.12'
C631	205.00'	37.24'	10°24'32"	N53°33'36"W	37.19'
C632	205.00'	14.36'	4°00'51"	N60°46'17"W	14.36'
C633	205.00'	49.27'	13°46'16"	N69°39'51"W	49.15'
C634	205.00'	49.77'	13°54'33"	N83°30'15"W	49.64'
C635	205.00'	50.41'	14°05'18"	S82°29'49"W	50.28'
C636	205.00'	24.54'	6°51'27"	S72°01'26"W	24.52'
C637	270.00'	9.54'	2°01'25"	N22°32'09"W	9.54'
C638	270.00'	84.31'	17°53'30"	N32°29'36"W	83.97'
C639	270.00'	81.64'	17°19'31"	N50°06'07"W	81.33'
C640	270.00'	68.66'	14°34'11"	N66°02'58"W	68.47'
C641	270.00'	85.12'	18°03'47"	N82°21'57"W	84.77'
C642	270.00'	85.64'	18°10'26"	S79°30'57"W	85.28'
C643	270.00'	8.64'	1°56'01"	S69°30'43"W	8.64'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C644	447.98'	59.43'	7°36'03"	N11°55'00"E	59.39'
C645	447.98'	70.24'	8°59'02"	N03°37'28"E	70.17'
C646	447.98'	70.24'	8°59'02"	N05°21'35"W	70.17'
C647	447.98'	74.49'	9°31'38"	N14°36'55"W	74.41'
C648	447.98'	274.41'	35°05'46"	N01°49'51"W	270.14'
C649	445.00'	70.41'	9°03'55"	N27°11'30"W	70.33'
C650	445.00'	70.41'	9°03'55"	N36°15'25"W	70.33'
C651	445.00'	70.41'	9°03'55"	N45°19'20"W	70.33'
C652	445.00'	69.20'	8°54'35"	N54°18'34"W	69.13'
C653	165.02'	89.81'	31°10'58"	N37°46'09"W	88.71'
C654	165.02'	119.39'	41°27'04"	N74°05'10"W	116.80'
C655	165.02'	110.23'	38°16'20"	S66°03'08"W	108.19'
C656	165.02'	95.80'	33°15'46"	S30°17'05"W	94.46'
C657	165.00'	126.91'	44°04'14"	N46°29'04"E	123.81'
C658	165.00'	40.30'	13°59'40"	N17°27'07"E	40.20'
C659	320.00'	78.09'	13°58'56"	N83°54'32"W	77.90'
C660	320.00'	76.46'	13°41'24"	S82°15'16"W	76.28'
C661	320.00'	37.57'	6°43'38"	S72°02'45"W	37.55'
C662	205.00'	23.12'	6°27'44"	N71°51'01"E	23.11'
C663	205.00'	54.26'	15°09'55"	N82°39'51"E	54.10'
C664	205.00'	45.92'	12°50'08"	S83°20'08"E	45.83'
C665	155.00'	61.53'	22°44'34"	S88°17'21"E	61.12'
C666	155.00'	31.71'	11°43'13"	N74°28'46"E	31.65'
C667	155.00'	96.19'	35°33'21"	S50°50'29"W	94.65'
C668	155.00'	54.05'	19°58'52"	S23°04'22"W	53.78'
C669	205.00'	8.02'	2°14'32"	N14°12'12"E	8.02'
C670	205.00'	51.84'	14°29'17"	N22°34'12"E	51.70'
C671	205.00'	51.84'	14°29'17"	N37°03'24"E	51.70'
C672	205.00'	51.84'	14°29'17"	N51°32'41"E	51.70'
C673	205.00'	35.17'	9°49'49"	N63°42'15"E	35.13'
C674	415.77'	12.27'	1°41'27"	N14°42'55"E	12.27'
C675	415.77'	36.09'	4°58'23"	N18°02'50"E	36.08'
C676	415.77'	39.94'	5°30'17"	N35°00'23"E	39.93'
C677	415.77'	54.33'	7°30'05"	N41°30'35"E	54.40'
C678	415.77'	3.34'	0°27'39"	N45°01'48"E	3.34'
C679	415.77'	46.38'	6°23'30"	N41°36'14"E	46.36'
C680	415.77'	44.65'	6°09'13"	N35°19'52"E	44.63'
C681	415.77'	43.04'	5°55'52"	N29°17'19"E	43.02'
C682	415.77'	42.01'	5°47'22"	N23°25'42"E	41.99'
C683	25.00'	21.03'	48°11'23"	S02°42'51"W	20.41'
C684	415.77'	41.46'	5°42'49"	N17°40'37"E	41.44'
C685	203.46'	36.79'	10°21'35"	N07°48'03"E	36.74'
C686	203.46'	36.79'	10°21'35"	N02°33'32"W	36.74'
C687	203.46'	36.79'	10°21'35"	N12°55'07"W	36.74'
C688	155.73'	1.36'	0°30'07"	S21°00'02"E	1.36'
C689	155.73'	51.41'	18°54'59"	S11°17'29"E	51.18'
C690	155.73'	40.43'	14°52'29"	S05°36'15"W	40.32'
C691	544.90'	33.65'	3°32'19"	S11°18'47"W	33.65'
C692	544.90'	41.73'	4°23'18"	S07°20'58"W	41.72'
C693	544.90'	41.73'	4°23'18"	S02°57'41"W	41.72'
C694	544.90'	41.73'	4°23'17"	S01°25'36"E	41.72'
C695	544.90'	41.73'	4°23'16"	S05°48'52"E	41.72'
C696	544.90'	41.73'	4°23'15"	S10°12'08"E	41.72'
C697	544.90'	41.73'	4°23'15"	S14°35'23"E	41.72'
C698	544.90'	41.72'	4°23'14"	S18°58'37"E	41.71'
C699	544.90'	49.06'	5°09'29"	S18°39'21"E	49.04'
C700	544.90'	49.13'	5°09'56"	S13°29'38"E	49.11'
C701	544.90'	49.17'	5°10'12"	S08°19'34"E	49.15'
C702	544.90'	49.18'	5°10'15"	S03°09'20"E	49.16'
C703	544.90'	49.16'	5°10'07"	S02°00'51"W	49.14'
C704	544.90'	49.10'	5°09'47"	S07°10'48"W	49.09'
C705	544.90'	31.58'	3°19'14"	S11°25'19"W	31.58'
C706	500.39'	40.56'	4°38'41"	S10°45'10"W	40.55'
C707	500.39'	40.81'	4°40'23"	S06°05'38"W	40.80'
C708	500.39'	40.81'	4°40'23"	S01°25'15"W	40.80'
C709	500.39'	40.81'	4°40'23"	S03°15'07"E	40.80'
C710	500.39'	40.81'	4°40'23"	S07°55'30"E	40.80'
C711	500.39'	40.81'	4°40'23"	S12°35'52"E	40.80'
C712	500.39'	40.81'	4°40'23"	S17°16'15"E	40.80'
C713	440.36'	27.91'	3°37'55"	S19°32'26"E	27.91'
C714	440.36'	58.29'	7°35'01"	S13°55'58"E	58.24'
C715	440.36'	64.07'	8°20'08"	S05°58'23"E	64.01'
C716	440.36'	64.41'	8°22'52"	S02°23'07"W	64.36'
C717	440.36'	49.95'	6°29'58"	S09°49'32"W	49.93'
C718	205.61'	5.43'	1°30'48"	S12°18'15"W	5.43'
C719	205.61'	43.96'	12°15'00"	S05°25'21"W	43.88'
C720	205.61'	43.96'	12°15'00"	S06°49'38"E	43.88'
C721	205.61'	29.96'	8°20'58"	S17°07'37"E	29.94'
C722	155.71'	82.73'	30°26'27"	S06°02'09"E	81.76'
C723	155.71'	10.48'	3°51'29"	S11°06'49"W	10.48'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C724	25.00'	4.83'	11°04'34"	S26°55'08"E	4.83'
C725	50.00'	32.45'	37°10'47"	S50°58'50"E	31.88'
C726	50.00'	34.56'	39°35'57"	S12°35'28"E	33.87'
C727	50.00'	31.66'	36°16'37"	S25°20'49"W	31.13'
C728	50.00'	52.01'	59°35'48"	S73°17'02"W	49.69'
C729	50.00'	85.99'	98°31'57"	N27°39'06"W	75.78'
C730	50.00'	4.53'	5°11'40"	N24°12'43"E	4.53'
C731	50.00'	44.97'	51°32'05"	N43°48'11"W	43.47'
C732	50.00'	50.60'	57°59'05"	N10°57'24"E	48.47'
C733	50.00'	50.00'	57°17'45"	N68°35'49"E	47.94'
C734	50.00'	48.51'	55°35'15"	S	



MATCHLINE
SHEET 6
SHEET 5

WILCO ATLAS-14 FLOODPLAIN
RECEIVED FROM WILLIAMSON
COUNTY ON 12/09/2025

ATLAS-14 FLOODPLAIN AS
STUDIED BY TRE & ASSOCIATES
DATED 01/12/2026

FEMA 100YR FLOODPLAIN
PANEL #48471C0320F
EFFECTIVE 12/20/2019

WARREN E. SEFCIK, JR.
AND
WIFE, CATHY BLAINE SEFCIK
(184.61 ACRES)
DOC. NO. 2012077341
O.P.R.W.C.T.

WARREN E. SEFCIK, JR.
WARREN TRACT 2
(CALLED 14.669 ACRES)
DOC. NO. 2017090504
O.P.R.W.C.T.

LANCE A. SEFCIK
(CALLED 3.211 ACRES)
DOC. NO. 2017101929
O.P.R.W.C.T.

THOMAS PHIL JOHNSON AND
SPOUSE, ANNIE M. JOHNSON
(CALLED 7.785 ACRES)
VOL. 199, PG. 089
O.R.W.C.T.

ANNIE GRIMM JOHNSON &
AMY LYNN MARTIN
(2.0 ACRES)
DOC. NO. 2023007067
O.R.W.C.T.

WILLIS E. SEFCIK
TRACT 2 (52.642 ACRES)
DOC. NO. 2017090503
O.P.R.W.C.T.

FEMA 100YR FLOODPLAIN
PANEL #48471C0320F
EFFECTIVE 12/20/2019

WILLIS E. SEFCIK
TRACT 1 (0.936 OF ONE ACRE)
DOC. NO. 2017090503
O.P.R.W.C.T.

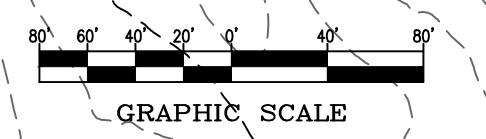
PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION	
JOB NUMBER: 21-058	DATE: 04/08/2026	DESCRIPTION	TOTAL SIZE: 235.74 ACRES	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642						
DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\WSS\JONAH PRELIM PLAT REV4.DWG	SCALE: 1" = 80'	TOTAL BLOCKS: 42	TOTAL RESIDENTIAL LOTS: 821	TOTAL NON-RESIDENTIAL: 19	TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'								
FIELDNOTE FILE PATH: N/A													
RPLS: FWF	TECH: LTI	PARTYCHIEF: N/A											
CHECKED BY: HAS	FIELDBOOK: N/A												

EUREKA MILLS



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DRAWING NAME:
JONAH PRELIM PLAT
REV4
SHEET
05 of 08



MATCHLINE SHEET 7
SHEET 6

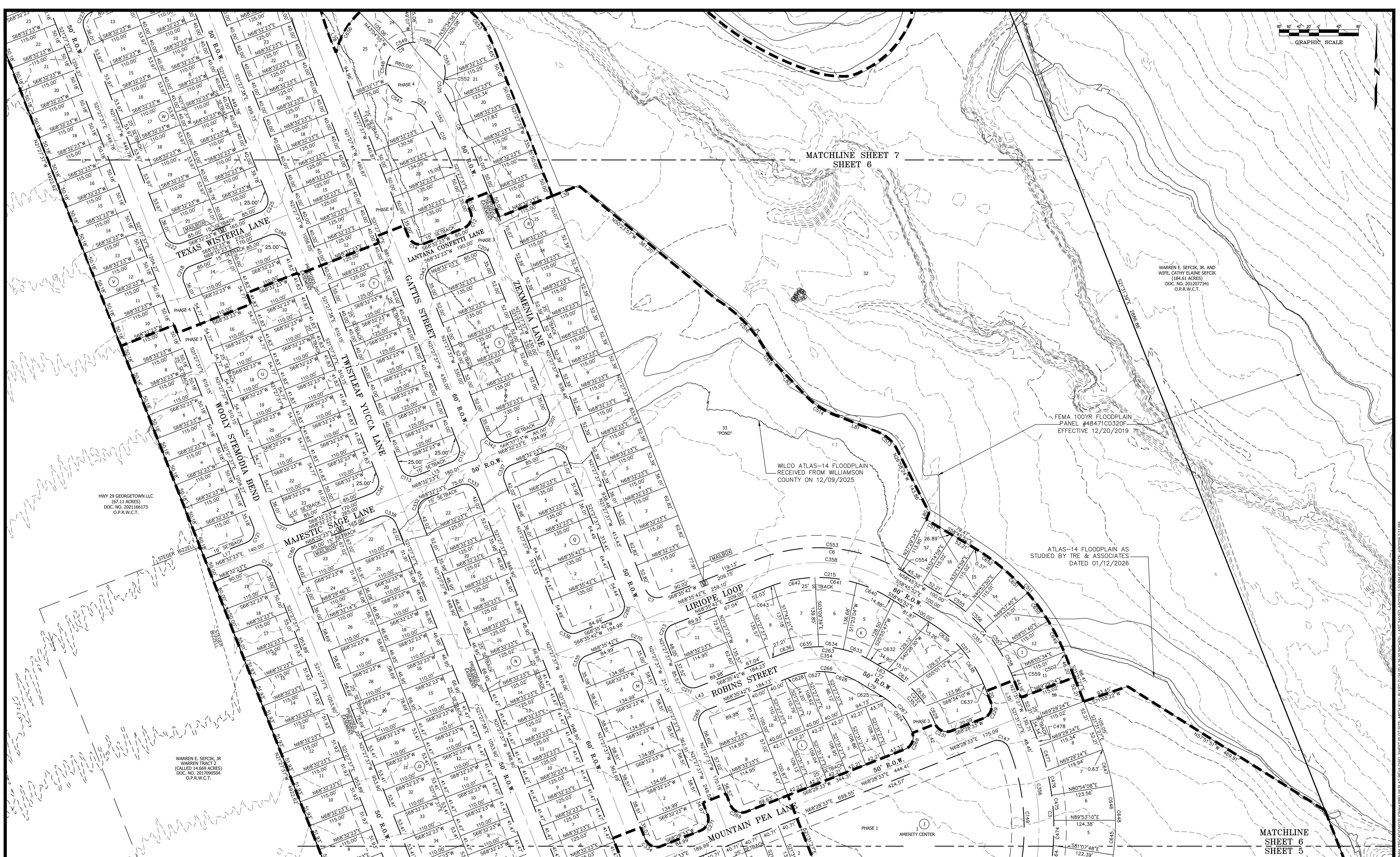
WARREN E. SEFCIK, JR. AND
WIFE, CATHY ELAINE SEFCIK
(184.61 ACRES)
DOC. NO. 201207341
O.P.R.W.C.T.

FEMA 100YR FLOODPLAIN
PANEL #48471C0320F
EFFECTIVE 12/20/2019

WILCO ATLAS-14 FLOODPLAIN
RECEIVED FROM WILLIAMSON
COUNTY ON 12/09/2025

ATLAS-14 FLOODPLAIN AS
STUDIED BY TRE & ASSOCIATES
DATED 01/12/2026

MATCHLINE
SHEET 6
SHEET 5



PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION	
JOB NUMBER: 21-058	DATE: 04/08/2026	DESCRIPTION	TOTAL SIZE: 235.74 ACRES	SCALE: 1" = 80'	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642					
DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\WSS\JONAH PRELIM PLAT REV4.DWG			TOTAL BLOCKS: 42		TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE.								
FIELDNOTE FILE PATH: N/A			TOTAL RESIDENTIAL LOTS: 821		E: 10,208,350.44								
RPLS: FWF			TOTAL NON-RESIDENTIAL: 19		Z: 598.61'								
CHECKED BY: HAS													
TECH: LTI													
PARTYCHIEF: N/A													
FIELDBOOK: N/A													

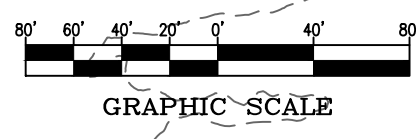
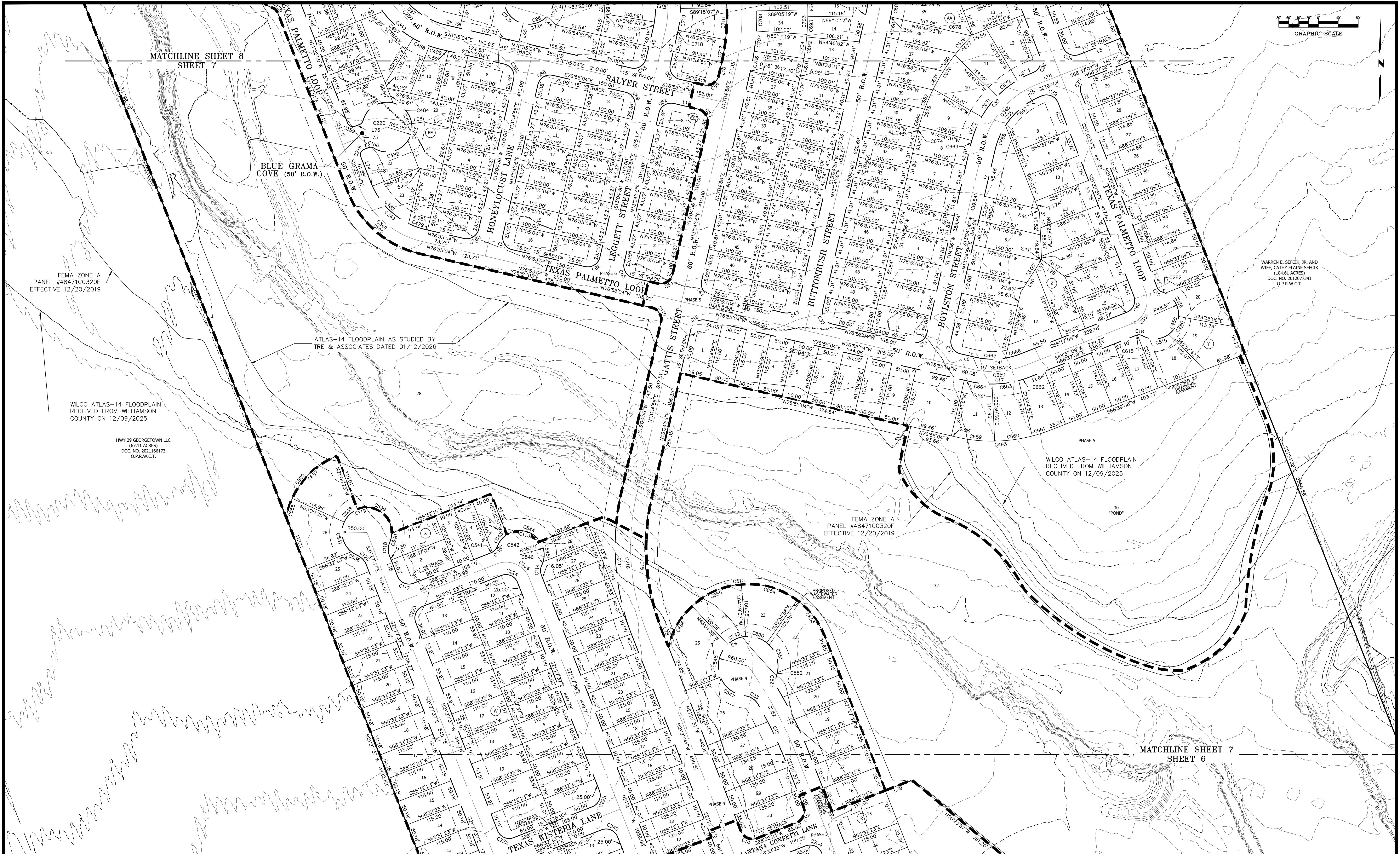
EUREKA MILLS

LSI LANDESIGN SERVICES, INC.

10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBELS FIRM NO. 10001800
512-238-7901

DRAWING NAME:
JONAH PRELIM PLAT
REV4

SHEET
06 of 08



MATCHLINE SHEET 8
SHEET 7

MATCHLINE SHEET 7
SHEET 6

PROJECT NAME:	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION				
PROJECT NAME: TRE JONAH 235 JOB NUMBER: 21-058 DATE: 04/08/2026 DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\ISSUANCES\PRELIM PLAT REV4.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF CHECKED BY: HAS	<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION			TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 42 TOTAL RESIDENTIAL LOTS: 821 TOTAL NON-RESIDENTIAL: 19 TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 1100 AUSTIN, TEXAS 78735	FRANK W. FUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642
DATE	DESCRIPTION									

EUREKA MILLS

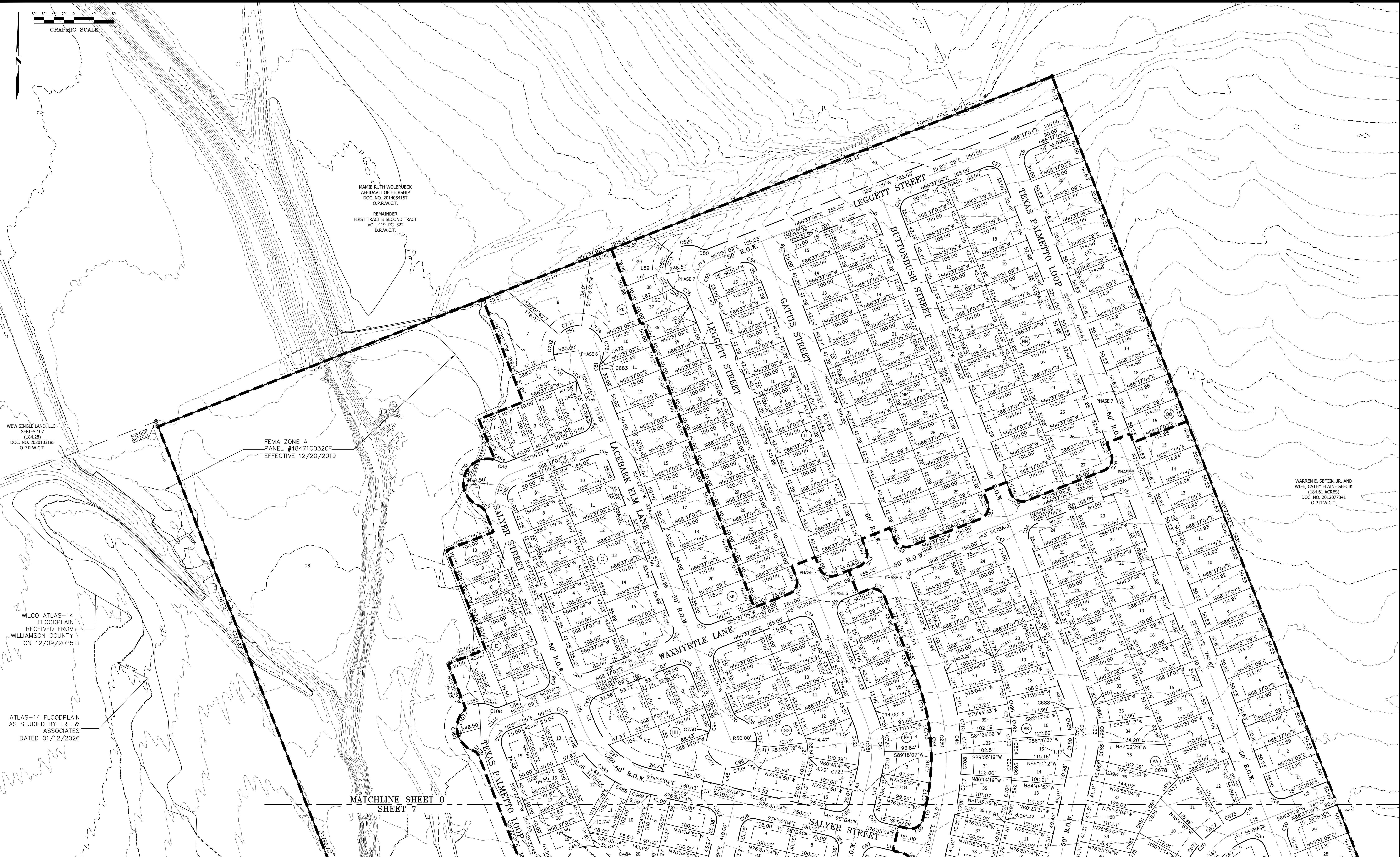
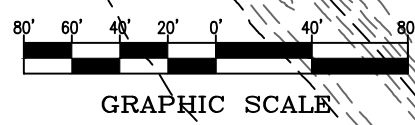
LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBELS FIRM NO. 10001800
 512-238-7901

DRAWING NAME:
JONAH PRELIM PLAT REV4

SHEET
07 of 08

DRAWING PLOT: 04/08/2026 - THE JONAH 235\CADD\ISSUANCES\PRELIM PLAT REV4.DWG SHEET PLOT SIZE: ARCHIT FULL BLEED (D:\05 X 36.00 INCHES) LAST SAVED: 4/8/2026 1:53:39 PM PLOT DATE: 4/8/2026 2:11 PM



MAMIE RUTH WOLBRUECK
 AFFIDAVIT OF HEIRSHIP
 DOC. NO. 2014094157
 O.P.R.W.C.T.

REMAINDER
 FIRST TRACT & SECOND TRACT
 VOL. 419, PG. 322
 D.R.W.C.T.

WBW SINGLE LAND, LLC
 SERIES 107
 (184.28)
 DOC. NO. 2020103185
 O.P.R.W.C.T.

FEMA ZONE A
 PANEL #48471C0320F
 EFFECTIVE 12/20/2019

WILCO ATLAS-14
 FLOODPLAIN
 RECEIVED FROM
 WILLIAMSON COUNTY
 ON 12/09/2025

ATLAS-14 FLOODPLAIN
 AS STUDIED BY TRE &
 ASSOCIATES
 DATED 01/12/2026

WARREN E. SEFCIK, JR. AND
 WIFE, CATHY ELAINE SEFCIK
 (184.61 ACRES)
 DOC. NO. 201207341
 O.P.R.W.C.T.

MATCHLINE SHEET 8
 SHEET 7

PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION	
JOB NUMBER: 21-058	DATE: 04/08/2026	DESCRIPTION		TOTAL SIZE: 235.74 ACRES	SCALE: 1" = 80'	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	124.557	JONAH 235, LLC	ADRIAN H. ROSAS	FRANK W. FUNK			
DRAWING FILE PATH: K:\21058 - TRE JONAH				TOTAL BLOCKS: 42			1404 HAWKS CANYON CIRCLE	P.E. NO. 89450	P.E. NO. 6803				
CADD FILE PATH: C:\ADD\WSS\JONAH\PRELIM\PLAT REV4.DWG				TOTAL RESIDENTIAL LOTS: 821			AUSTIN, TX 78732	6101 W. COURTYARD DRIVE	10090 W HIGHWAY 29				
FIELDNOTE FILE PATH:				TOTAL NON-RESIDENTIAL: 19				BUILDING 1, SUITE 100	LIBERTY HILL, TEXAS 78642				
RPLS: FWF	TECH: LTI	PARTYCHIEF: N/A						AUSTIN, TEXAS 78735					
CHECKED BY: HAS	FIELDBOOK: N/A												

EUREKA MILLS



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

DRAWING NAME:
 JONAH PRELIM PLAT
 REV4

SHEET
 08 of 08

DRAWING PLOT: 7/6/2026 - THE JONAH 235 CAD\WSS\JONAH\PRELIM\PLAT REV4.DWG SHEET PLOT SIZE: ARCHIT FULL BLEED @ 36.00 X 36.00 INCHES) LAST SAVED: 4/8/2026 1:59:59 PM PLOT DATE: 4/8/2026 2:22 PM

Commissioners Court - Regular Session

22.

Meeting Date: 05/05/2026

Preliminary plat for the 4815 FM 3405 private subdivision – Pct 3

Submitted For: Adam Boatright

Submitted By: Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of the preliminary plat for the 4815 FM 3405 private subdivision – Precinct 3.

Public Background

This proposed private subdivision consists of 1 recreational vehicle lot for up to 88 RV sites, 2 commercial lots, 1 road easement lot, and 1,683 linear feet of new private roads on 17.41 acres.

Timeline

- 2025-09-19 – initial submittal of the preliminary plat
- 2025-10-17 – 1st review complete with comments
- 2025-12-17 – 2nd submittal of preliminary plat
- 2025-12-31 – 2nd review complete with comments
- 2026-01-30 – 3rd submittal of preliminary plat
- 2026-02-13 – 3rd review complete with comments
- 2026-04-07 – 4th submittal of preliminary plat
- 2026-04-21 – 4th review complete with comments
- 2026-04-27 – 5th submittal of preliminary plat
- 2026-04-27 – 5th review complete with comments cleared
- 2026-04-29 – preliminary plat placed on the May 5th, 2026 Commissioners Court agenda for consideration.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Preliminary Plat 4815 FM 3405

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 04/29/2026

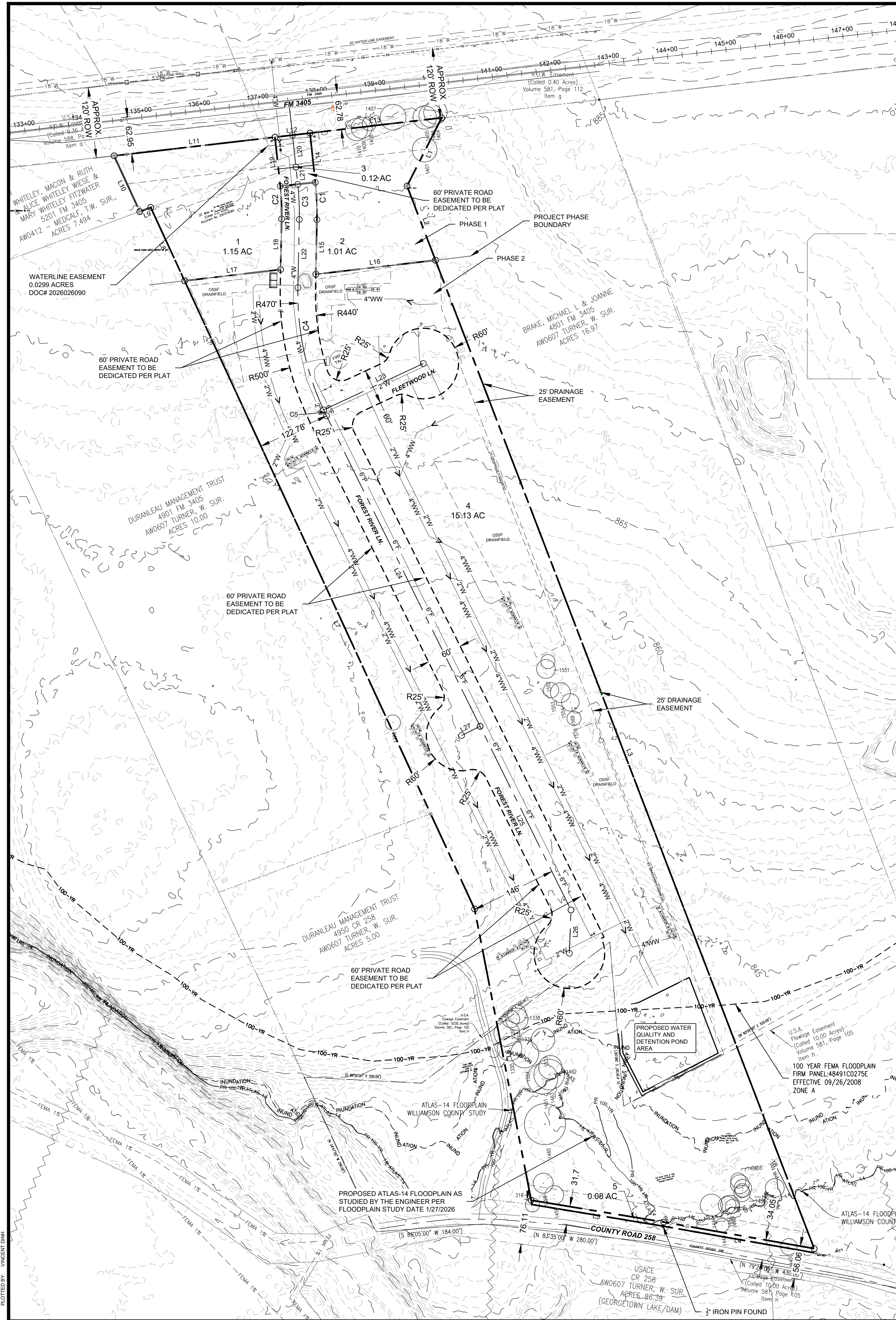
Reviewed By

Delia Colon

Date

04/29/2026 08:47 AM

Started On: 04/21/2026 02:54 PM



PROJECT TITLE : A PRIVATE SUBDIVISION AT 4815 FM 3405

PROJECT LEGAL DESCRIPTION: AW0412 AW0412 - Medcalf, T.W. Sur., ACRES 1.15
AW0412 AW0412 - Medcalf, T.W. Sur., ACRES 0.92
AW0607 TURNER, W. SUR., ACRES 15.39
4815 FM 3405
GEORGETOWN, TX 78633

PROPERTY OWNER: 3405 RV LLC
4815 FM 3405
GEORGETOWN, TX 78633
SANDEEP LIDDER
3405RVLLC@GMAIL.COM
P: (512) 845-1004

ENGINEER: 2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TX 78664
DAVID URBAN, P.E.
P: 512-344-9664

FLOODPLAIN NOTE: A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS. THE FEMA MAP NUMBER IS 48491C0275E, EFFECTIVE ON 09/26/2008.

AQUIFER NOTE: THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE: THIS SITE IS LOCATED IN THE NORTH FORK SAN GABRIEL RIVER WATERSHED, THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES EVIDENT ON THIS SITE.

DETENTION NOTE: THERE IS NO EXISTING DETENTION BASIN ON-SITE OR STOCK PONDING.

FLOODPLAIN STUDY: THERE IS A FLOODPLAIN STUDY REPORT DONE FOR THIS PROJECT SINCE A PORTION OF THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

TOPOGRAPHIC CONTOURS: ON THE GROUND TOPOGRAPHIC CONTOURS ARE PROVIDED BASED ON GIS DATA.

UTILITIES: WATER CITY OF GEORGETOWN
WASTEWATER OSSF
ELECTRIC ONCOR

- PLAT NOTE:**
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - 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.
 - 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.
 - THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
 - EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
 - THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS. 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.
 - 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. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 258, THE ADJACENT COUNTY ROAD.
 - 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. THE MAXIMUM NUMBER OF RV SITES IS 88.
 - THIS PROJECT WILL BE DIVIDED INTO TWO PHASES. LOTS 1, 2 AND 3 WILL BE PHASE 1. LOT 4 WILL BE PHASE 2.

PROPOSED ROADWAYS

NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	PUBLIC / PRIVATE
FOREST RIVER LN	MINOR COLLECTOR	35 M.P.H.	474	60	30	RURAL	PRIVATE
FOREST RIVER LN	LOCAL	25 M.P.H.	1022	60	30	RURAL	PRIVATE
FLEETWOOD LN	LOCAL	25 M.P.H.	187	60	30	RURAL	PRIVATE

LINE TABLE

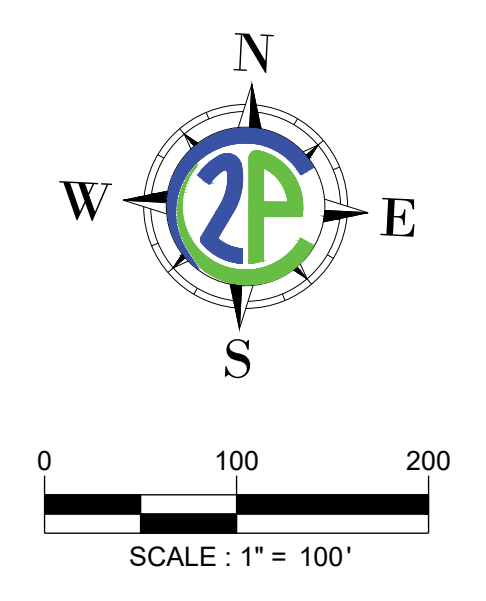
LINE #	DISTANCE	DIRECTION
L1	130.00'	S26°54'43"W
L2	135.16'	S20°57'53"E
L3	1799.52'	S20°57'53"E
L4	259.73'	N80°00'06"W
L5	228.45'	N80°38'06"W
L6	504.31'	N10°59'27"W
L7	1176.43'	N24°46'49"W
L8	137.45'	N24°46'45"W
L9	19.83'	S68°34'11"W
L10	104.20'	N24°43'52"W
L11	275.36'	N83°23'09"E
L12	60.03'	N83°23'09"E
L13	225.27'	N83°23'09"E
L14	84.25'	S06°06'42"E
L15	92.84'	S01°09'59"W
L16	204.87'	N83°18'22"E
L17	164.35'	S83°18'22"W
L18	85.99'	N01°10'28"E
L19	83.72'	N06°07'52"W
L20	54.68'	S06°06'38"E

LINE TABLE

LINE #	DISTANCE	DIRECTION
L21	29.57'	S06°06'50"E
L22	115.94'	S01°10'28"W
L23	186.88'	N65°04'00"E
L24	588.79'	S26°19'24"E
L25	348.42'	N26°19'24"W
L26	73.59'	S02°05'27"W
L27	35.00'	N63°40'36"E

Curve Table

Curve #	ARC DISTANCE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	63.58'	500.00'	007° 17' 10"	S2° 28' 07"E	63.54'
C2	55.95'	440.00'	007° 17' 10"	N2° 28' 07"W	55.92'
C3	59.77'	470.00'	007° 17' 10"	S2° 28' 07"E	59.73'
C4	214.16'	470.00'	026° 06' 28"	S11° 52' 46"E	212.32'
C5	11.40'	470.00'	001° 23' 24"	S25° 37' 42"E	11.40'



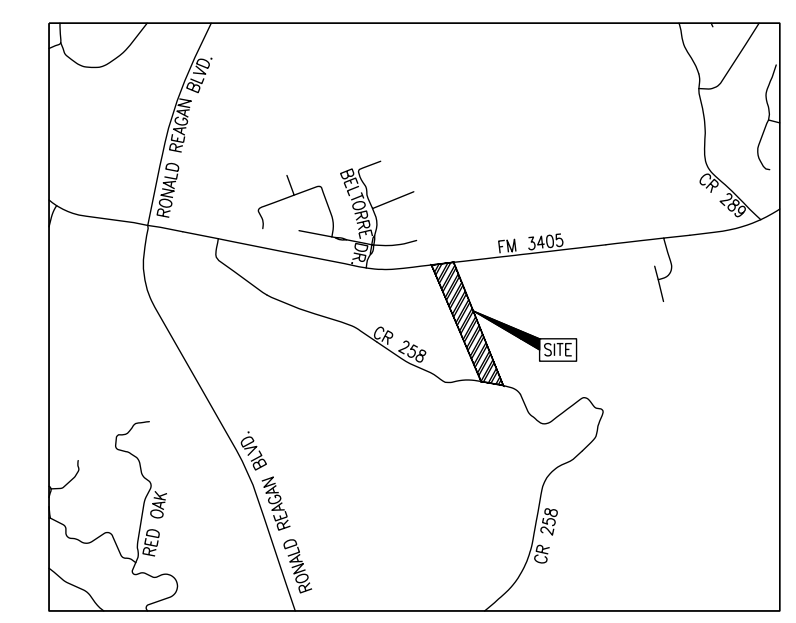
GENERAL LEGEND

SYMBOLS

Water Meter	WW Service
Water Valve	Water Service
Fire Hydrant	Storm Sewer Man-Hole
Backflow Preventer	Sign
Utility Pole	Curb Inlet
Light Pole	Grate Inlet
Wastewater Man-Hole	Table Top Area Inlet
Clean Out	Tree to be Saved
Keynotes	Tree to be Removed
Parking Count	

LINE TYPES

Property Boundary	Limits of Construction
Chainlink Fence	(Iron)
Wood Fence	(Barb Wire)
Ditch (Creek) Line	Existing Contours
Developed Contours	
Underground Elec. Line	Overhead Utility
Underground Tele. Line	Underground Tele. Line
Underground Gas Line	Storm Drain Line
Water Line	Water Line
Fire Line	Wastewater Line
Accessible Route	



2P CONSULTANTS, LLC
411 W. MAIN STREET, SUITE 310
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: ARS
DRAWN: CRS
REVIEWED: ARS

NO.	DATE	REVISIONS	RECORD

A PRIVATE SUBDIVISION AT 4815 FM 3405
PRELIMINARY PLAT
2/18/2025

2P CONSULTANTS, LLC
203 E. MAIN ST. #204
ROUND ROCK, TEXAS 78681

PRELIMINARY PLAT
A PRIVATE SUBDIVISION AT
4815 FM 3405
GEORGETOWN, TX 78633

PERMIT No:
SP-15-xxxx

SHEET No:

OF #

Commissioners Court - Regular Session

23.

Meeting Date: 05/05/2026

Preliminary plat for the Kurio Estate subdivision – Pct 4

Submitted For: Adam Boatright

Submitted By: Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on ratifying and approving the preliminary plat for the Kurio Estate subdivision – Precinct 4.

Public Background

This proposed subdivision consists of 2 residential lots and no new roads on 1.377 acres. A variance from the minimum lot size requirements in the Williamson County OSSF Order was previously approved for this property in Commissioners Court on September 10th, 2019. Pursuant to the Commissioners Court action taken September 10th, 2019, the County Engineer has approved this preliminary plat in order to meet the review timelines set forth in House Bill 3167.

Timeline

- 2026-02-18 – initial submittal of the preliminary plat
- 2026-03-18 – 1st review complete with comments
- 2026-04-01 – 2nd submittal of preliminary plat
- 2026-04-16 – 2nd review complete with comments cleared
- 2026-04-16 – County Engineer approval letter sent
- 2026-04-29 – preliminary plat placed on the May 5th, 2026 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Preliminary Plat Kurio Estate

Form Review

Inbox

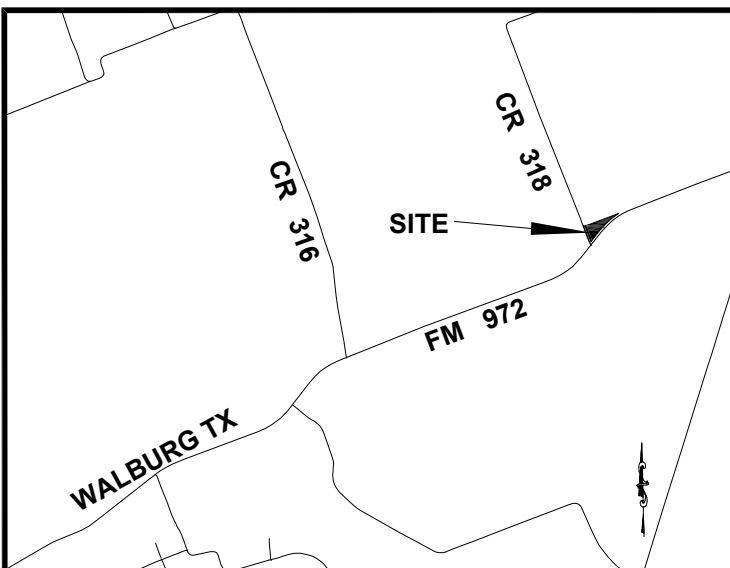
County Judge Exec Asst.
 Form Started By: Misti Schulz
 Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:47 AM
 Started On: 04/21/2026 02:50 PM



VICINITY MAP
(SCALE: 1" = 3000')
ADDRESS OF SITE: 5911 FM 972 GEORGETOWN, TX 78626
ACREAGE OF TOTAL SITE: 1.377 ACRES
TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2 (Residential)
LINEAR FEET OF NEW STREETS: 0

OWNER: Martha Kurio Faske, Gerald Kurio & Sammy Kurio
5901 and 5911 FM 972
Georgetown, Texas 78626

SURVEYOR: William F. Forest, Jr.,
Registered Professional Land Surveyor No. 1847,
State of Texas
Forest Surveying and Mapping Company TBPLS,
Firm Registration No. 1002000
1002 Ash Street
Georgetown, TX 78626
(512)930-5927

ENGINEER: Shane Cannon
Registered Professional Engineer No.130531,
State of Texas
Cannon Consulting Engineers, LLC
Firm Registration No. F-21943
8049 Bassano Dr.
Round Rock, TX 78665

PERIMETER DESCRIPTION 1.377 ACRES

BEING 1.377 acres of land, situated in the Francis Bradley Survey, Abstract No. 77, in Williamson County, Texas, said 1.377 acres being a 1.72 acre tract, of record to Martha Kurio Faske, Gerald Kurio & Sammy Kurio, Second Tract, Volume 2117, Page 144, Official Records Williamson County, Texas (ORWCT), said 1.72 being a save & except tract of a 120 acre tract, in a deed dated January 31, 1992, not yet recorded. This tract was surveyed on the ground in June of 2025 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

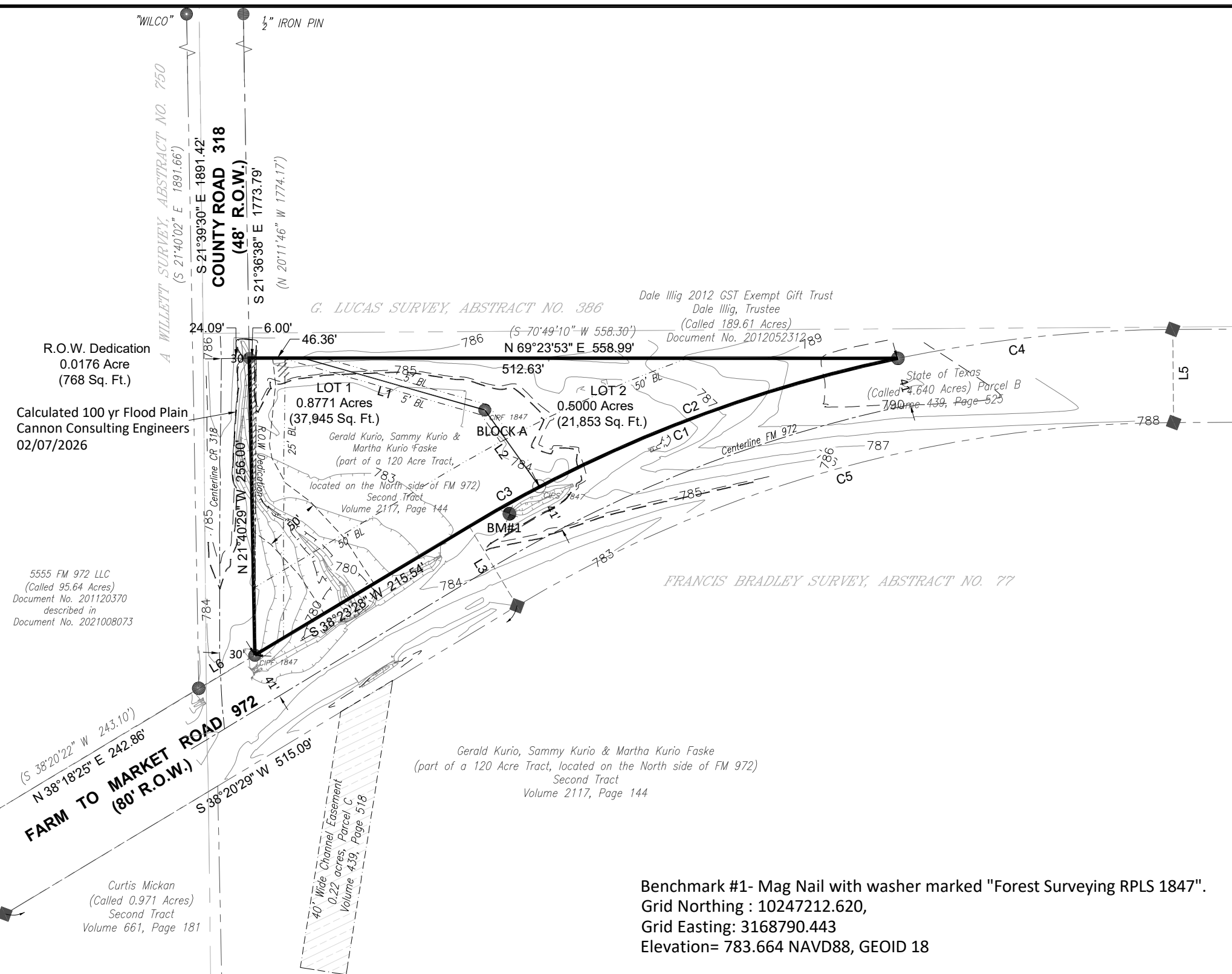
BEGINNING, at a ½" capped iron pin found (steel pin), marked "FOREST RPLS 1847", said point being a point in the North Right-of-Way line of Farm to Market Road 972 (FM 972), said point being the Northeast corner of said 1.72 acre tract, said point being a point in the South boundary line of a 189.61 acre tract, of record to the Dale Illig 2012 GST Exempt Gift Trust, Dale Illig Trustee, Document No. 2012052312, Official Public Records Williamson County, Texas (OPRWCT), for the Northeast corner hereof, from which a TXDOT Type I concrete marker found, bears: in a northeasterly direction, with a non-tangent curve to the right, (C4) with a Radius of 1185.92 feet, having a Chord Bearing of N 63°22'04" E, 237.86 feet, having a Central Angle of 11°30'41" and an Arc Length of 238.26 feet,

THENCE, with the North Right-of-Way line of said FM 972 and said 1.72 acre tract, the following two (2) courses and distances:

1. in a southwesterly direction, with a non-tangent curve to the left, (C1) with a Radius of 1185.92 feet, having a Chord Bearing of S 47°58'47" W, 396.87 feet, having a Central Angle of 19°15'53" and an Arc Length of 398.74 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", at the point of tangency, for an angle point hereof,
2. S 38°23'28" W, 215.54 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", said point being a point in the East Right-of-Way line of County Road 318, said point being the Southwest corner of said 1.72 acre tract, for the Southwest corner hereof, from which a ½" capped iron pin found, marked "TLS", in the West Right-of-Way line of County Road 318, bears: S 38°45'14" W, 56.10 feet,

THENCE, with the East Right-of-Way line of said County Road 318 and the West boundary line of said 1.72 acre tract, N 21°40'29" W, 256.00 feet, to a ½" iron pin found, at the Northwest corner of said 1.72 acre tract, same being the Southwest corner of said 189.61 acre tract, said point being on or near the common Survey line of said Francis Bradley Survey and the G. Lucas Survey, Abstract No. 386, for the Northwest corner hereof, from which a ½" iron pin found, bears: N 21°36'52" W, 1773.79 feet,

THENCE, departing said Right-of-Way line and said common Survey line, with the common boundary line of said 1.72 acre tract and said 189.61 acre tract, N 69°23'53" E, 558.99 feet, to the POINT OF BEGINNING, and containing 1.377 acres, more or less.



Benchmark #1- Mag Nail with washer marked "Forest Surveying RPLS 1847".
Grid Northing : 10247212.620,
Grid Easting: 3168790.443
Elevation= 783.664 NAVD88, GEOID 18

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Central Angle	Arc Length
C1	1185.92'	S 47°58'47" W	396.87'	19°15'53"	398.74'
C2	1185.92'	S 49°39'36" W	328.13'	15°54'15"	329.19'
C3	1185.92'	S 40°01'40" W	69.55'	3°21'38"	69.56'
C4	1185.92'	S 63°22'04" W	237.86'	11°30'41"	238.26'
C5	1105.92'	S 53°46'32" W	587.24'	30°47'35"	594.37'

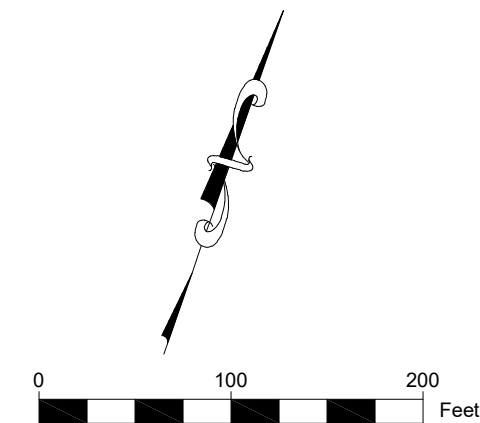
Line Table		
Line #	Bearing	Distance
L1	S 85°18'23" W	162.74'
L2	N 56°07'41" W	81.35'
L3	N 51°39'31" W	80.00'
L4	S 51°13'33" E	80.45'
L5	S 21°10'27" E	80.31'
L6	S 38°45'14" W	56.10'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

"For Review. This document is released for the purpose of review under the authority of Shane Cannon, P.E. 130531 on 2/11/2026

General Plat Notes:

1. Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with raining or protecting the road system. maintenance responsibility for storm water management controls will remain with the owner.
2. Water Service for Lots 1 and 2 of this subdivision will be provided by Jonah Water SUD. Blanket Waterline Easement to Jonah Water Supply in Volume 597, Page 855, 15' wide along centerline as installed.
3. Sewer Service for Lot 1 and 2 will be by on-site sewage facility.
4. On Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
5. 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.
6. 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.
7. No construction, planting or grading shall be permitted to interfere with sight distance easements between the heights of three and eight feet as measured from the crowns of the adjacent streets.
8. Maximum of 20% impervious cover per lot, otherwise storm-water 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 storm-water management controls proposed on lot.
9. This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations section B11.1 and the Flood Damage Prevention Order, on new development that would evoke such controls beyond existing conditions.
10. Existing drainage patterns shall remain the same. Property owners shall not grade or develop land on property in a manner that would alter the existing drainage patterns. In the event drainage patterns are changed and adjacent properties are adversely impacted or damaged, the property owner may be liable per Texas Water Code Section 11.086.
11. 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.
12. Lots shall have separate a driveways. No more than three residences total shall be served by each driveway.
13. 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. 48491C0325F effective date, December 20, 2019 for Williamson County, Texas.
14. This Development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation B11.1.2 Plats with three or less lots for single family residential use, with less than 20% impervious cover per lot.
15. 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.
16. 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.



SCALE: 1" = 100'

Note:
The bearing basis for this survey is the State Plane Coordinate System NAD83, Texas Central Zone, (4203)
GEOID: 18
DATUM: NAVD88
CONVERGENCE: 1°19'02.04"

LEGEND

- POINT OF BEGINNING
- BUILDING SETBACK LINE
- TXDOT TYPE I CONCRETE MARKER
- ½" IRON PIN FOUND (STEEL PIN)
- ½" CAPPED IRON PIN SET "FOREST RPLS 1847"
- ½" CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND
- "X" FOUND IN CONCRETE/STONE
- BENCHMARK (MAG NAIL WITH WASHER "FOREST SURVEYING RPLS 1847" ELEVATION=783.664
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- () Denotes Record Information
- All document references are in Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- P.R.W.C.T. Plat Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas

PRELIMINARY PLAT
KURIO ESTATE SUBDIVISION
1.377 Acres
Situated in the Francis Bradley Survey, Abstract No. 77
Williamson County, Texas



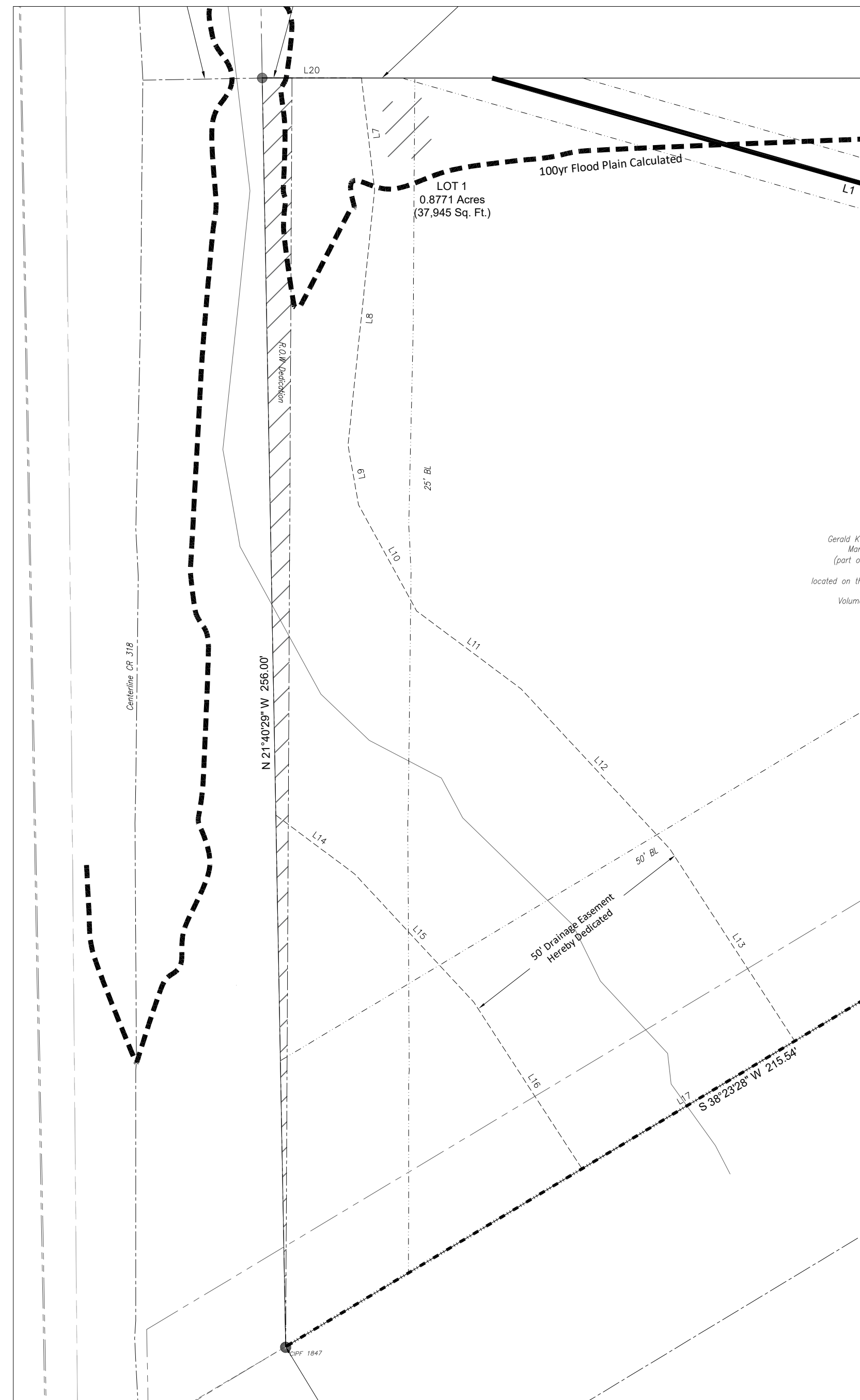
Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7123

1st Submittal February 18, 2026	Drawing Date: March 30, 2026
	Fieldwork Book/Page: 138/70
	PP: P:\KURIO ESTATE\5901 & 5911 FM972
	Dwg: KURIO ESTATES SUBDIVISION.dwg
	LO: SHEET ONE
	Forest Surveying & Mapping Co. © 2025

1st Submittal February 18, 2026	Drawing Date: March 30, 2026
	Fieldwork Book/Page: 138/70
	PP: P:\KURIO ESTATE\5901 & 5911 FM972
	Dwg: KURIO ESTATES SUBDIVISION.dwg
	LO: SHEET ONE
	Forest Surveying & Mapping Co. © 2025

Drainage Easement Detail
Scale: 1"=20'



Drainage Easement Line Table		
Line #	Direction	Length
L7	S 27°19'46" E	22.74
L8	S 14°39'21" E	51.75
L9	S 30°38'25" E	12.28
L10	S 49°19'00" E	24.38
L11	S 73°53'20" E	26.25
L12	S 63°30'35" E	44.14
L13	S 53°36'17" E	46.18
L14	S 73°53'20" E	19.82
L15	S 63°30'35" E	35.27
L16	S 53°36'17" E	40.11
L17	S 38°23'28" W	50.03
L20	N 69°23'53" E	20.01

"For Review. This document is released for the purpose of review under the authority of Shane Cannon, P.E. 130531 on 2/11/2026

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
KURIO ESTATE SUBDIVISION
1.377 Acres
Situated in the Francis Bradley Survey, Abstract No. 77
Williamson County, Texas



Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

Drawing Date: March 30, 2026

Fieldwork Book/Page: 138/70

PP: P:\KURIO ESTATE\5901 & 5911 FM972

Dwg: KURIO ESTATES SUBDIVISION.dwg

LO: SHEET TWO

Forest Surveying & Mapping Co. © 2025

Commissioners Court - Regular Session

24.

Meeting Date: 05/05/2026

Robinson Ranch – HDR – WA#1 SWA#2

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 1 to the RM 620/SH 45 Extension to McNeil Rd (Robinson Ranch Rd) contract executed on February 12, 2025, between Williamson County and HDR Engineering, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:47 AM

Started On: 04/27/2026 02:56 PM

Commissioners Court - Regular Session

25.

Meeting Date: 05/05/2026

Southeast Loop Phase 2 PS&E – JMT – WA#7 SWA#3

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 3 to Work Authorization No. 7 to the Southeast Loop Phase 2 PS&E contract executed on March 13, 2017, between Williamson County and Johnson, Mirmiran & Thompson, Inc. relating to the 2013 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/27/2026 03:00 PM

Commissioners Court - Regular Session

26.

Meeting Date: 05/05/2026

Air Quality Awareness Week 2026

Submitted For: Terry Cook

Submitted By: Garry Brown, Commissioner Pct. #1

Department: Commissioner Pct. #1

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a proclamation designating May 4 - 8, 2026 as Air Quality Awareness Week in Williamson County.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Air Quality Awareness Week Proclamation 2026

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Garry Brown

Final Approval Date: 04/22/2026

Reviewed By

Delia Colon

Date

04/22/2026 04:00 PM

Started On: 04/22/2026 02:42 PM



WILCO PROCLAMATION
TEXAS

WHEREAS, poor air quality can threaten our environment, economy, and the health of the residents of Williamson County; and

WHEREAS, children, older adults, people with lung disease and people with heart disease are particularly affected by poor air quality; and

WHEREAS, in 2025 air quality in the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA) was rated as moderate or worse according to the Air Quality Index (AQI) for 57% of days; and

WHEREAS, in 2025, the Austin-Round Rock-San Marcos MSA exceeded the federal 8-hour ozone standard and the fine particulate matter (PM_{2.5}) standard, which increases the region's risk of being designated nonattainment; and

WHEREAS, remaining in compliance with the National Ambient Air Quality Standards (NAAQS) is important not only for public health, but also for the region's economy and ability to conduct transportation planning; and

WHEREAS, the U.S. Environmental Protection Agency has designated May 4 - 8, 2026, as National Air Quality Awareness Week; and

WHEREAS, the goal of the Central Texas Clean Air Coalition (CAC) is to help our region maintain compliance with federal air quality regulations and to reduce the impacts of air pollution on public health and welfare; and

WHEREAS, Williamson County is committed to the efforts of the regional Central Texas CAC and to take steps in reducing negative impacts on air quality.

NOW THEREFORE, be it proclaimed that the Williamson County Commissioners Court does hereby proclaim May 4 - 8, 2026 as

“Air Quality Awareness Week”

in Williamson County and encourages residents and employees to take action to ‘Be Air Aware’ and educate themselves about local air quality by visiting CAPCOG’s Air Central Texas website at AirCentralTexas.org and by promoting air quality and air quality awareness locally within our community.

Passed by Commissioners Court and Signed on this date: _____

Steven Snell, County Judge

As Presiding Officer and on behalf of the Williamson County Commissioners Court

Commissioners Court - Regular Session

27.

Meeting Date: 05/05/2026

Proclamation-National Correctional Officers Week for County Sheriff

Submitted For: Matthew Lindemann

Submitted By: Starla Hall, Sheriff

Department: Sheriff

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a Proclamation recognizing May 3-9, 2026 as National Correctional Officers Week.

Public Background

National Correctional Officers Week was established on May 5, 1984 by Former President Ronald Reagan. He saw the need to create a week for Correctional Officers to thank them for their services and celebrate their contributions to society. He stated that the position of Correctional Officer is essential to the day to day operations of these jails; without them, it would be impossible to achieve the foremost institutional goals of security and control. The duties of these officers have become increasingly complex and demanding. They are called upon to fill, simultaneously, custodial, supervisory and counseling roles. The professionalism, dedication and courage exhibited by these officers throughout the performance of these demanding roles deserve our utmost respect.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

National Correctional Officers Week Proclamation

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Starla Hall

Final Approval Date: 04/20/2026

Reviewed By

Delia Colon

Date

04/20/2026 08:44 AM

Started On: 04/17/2026 05:04 PM

To recognize National Correctional Officers Week 2026 and to thank Correctional Officers for their services and the tremendous job they do and exceptional performance of duties under the most difficult of circumstances.

WHEREAS, one of the primary goals of Correctional Officers is to provide an effective Corrections system that concentrates on quality for all inmates in its care, custody and control and are essential to the success of our criminal justice process; and

WHEREAS, Correctional Officers are committed to ensuring public safety by establishing and maintaining security within the facility and supervising offender conduct and behavior to avoid conflicts and escapes; and

WHEREAS, Correctional Officers and employees provide offenders with direction, hope and a new focus while assisting with reentry and life outside corrections; and

WHEREAS, Correctional Officers rise to meet any challenge and serve this honorable profession nobly and admirably; and

WHEREAS, Correctional Officers strive to maintain a safe working and living environment in Williamson County's correctional facility. Without them, it would be impossible to achieve the foremost institutional goals of security and control. All citizens are asked to join in expressing appreciation for the outstanding service of Correctional Officers and for the sacrifice they make to protect the citizens of our community.

NOW THEREFORE, BE IT PROCLAIMED that the Commissioners Court of Williamson County, State of Texas, hereby proclaims May 3-9, 2026 as National Correctional Officers Week in Williamson County, Texas and publicly salutes the service of Correctional Officers in our community.

Dated this 5th day of May 2026

Williamson County Judge or Presiding Officer
On behalf of the Williamson County Commissioners Court Members

Commissioners Court - Regular Session

28.

Meeting Date: 05/05/2026

Performance Quality Recognition Program Award

Submitted For: Larry Gaddes

Submitted By: Maritza Aragon, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on recognizing the Tax Assessor/Collector's office as the recipient of the Gold Level award for their participation in the Performance Quality Recognition Program of the Texas Department of Motor Vehicles.

Public Background

The Texas Department of Motor Vehicles established the Performance Quality Recognition Program (PQRP) to recognize county tax assessor/collectors that go above and beyond in complying with Texas laws, agency rules, and exceeding expected customer service. The department is charged by statute to establish standards for uniformity and service quality for counties. This program provides the best practices the department has determined to recognize county tax assessor/collectors and their offices for outstanding performance and efficiency in processing title and registration transactions. This is a voluntary multi-level recognition program available to all 254 county tax assessor/collectors. The three levels of recognition for the program are Bronze, Silver, and Gold. Each level contains criterion in the following four categories: Business Process, Fraud Prevention, Customer Service, and Training.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

TxDMV Letter

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	04/28/2026 08:20 PM
Tax Assessor (Originator)	Maritza Aragon	04/29/2026 10:21 AM
Form Started By: Maritza Aragon		Started On: 04/28/2026 05:21 PM
Final Approval Date: 04/29/2026		



February 25, 2026

The Honorable Larry Gaddes
Williamson County Tax Assessor-Collector
904 S Main
Georgetown, Texas 78626

Dear Mr. Gaddes,

Congratulations! The Texas Department of Motor Vehicles (TxDMV) is pleased to award you with the Gold Level of recognition for your participation in the Performance Quality Recognition Program.

Your achievements in providing quality registration and titling services to the motoring public have a positive impact on your county. It is clear in reviewing your office's application that you have a culture of continuous improvement and embrace positive change.

Your TxDMV Regional Service Center manager will contact you to make arrangements for presenting you with your Gold Level recognition certificate. Congratulations on being one of the recognized tax assessor-collectors of Texas and thank you for being "Driven to Serve!"

Sincerely,

A handwritten signature in black ink, appearing to read "D. Avitia".

Daniel Avitia
Executive Director

DA:SM:AQ:TDLC:AR:CL

Commissioners Court - Regular Session

29.

Meeting Date: 05/05/2026

Approval of Service and Goods Agreement #2026-215 with GTS Technology Solutions, Inc. for the purchase of Panasonic FZ-55 Toughbooks for the Sheriff's Office

Submitted For: Joy Simonton

Submitted By: Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service and Goods Contract #2026-215 with GTS Technology Solutions, Inc for the purchase of 37 Panasonic FZ-55 Toughbooks for the Criminal Investigation Division in the Williamson County Sheriff's Department, in the amount of \$174, 095.36, pursuant to DIR Cooperative Contract #DIR-CPO-5225, and authorizing execution of the purchase.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Sandra Malcolm

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:12 AM

Started On: 04/21/2026 11:28 AM

Commissioners Court - Regular Session

30.

Meeting Date: 05/05/2026

Approval of Amendment #2 to the Master Services Agreement between Williamson County and SoftwareOne, Inc. for Information Services Dept.

Submitted For: Joy Simonton

Submitted By: Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve Amendment No. 2 to the Master Services Agreement between Williamson County and SoftwareOne, Inc. in the amount of \$7,995.00 for additional Microsoft Azure licenses for Public Safety and authorize execution of the amendment, as previously approved by Commissioners Court under Agenda Item No. 57 on January 27, 2026.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:13 AM

Started On: 04/21/2026 12:18 PM

Commissioners Court - Regular Session

31.

Meeting Date: 05/05/2026

Approval of Information Technology Staff Augmentation Contract #2026-216 with GTS Technology Solutions, Inc. for a Program Manager Level III Position with the Information Systems Department.

Submitted For: Joy Simonton

Submitted By: Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving Agreement #2026-216 with GTS Technology Solutions, Inc. for Staff Augmentation of a Program Manager Level III, for the Information Systems Department, in the not-to-exceed amount of \$201,500.00 for an estimated 1300 hours, in accordance with DIR Cooperative Contract #DIR-CPO-5721, and authorize the execution of the agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Sandra Malcolm

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:12 AM

Started On: 04/21/2026 07:43 AM

Commissioners Court - Regular Session

32.

Meeting Date: 05/05/2026

Approval of the Second Amendment for contract #2025111 between Williamson County and Berry Dunn McNeil and Parker LLC under TIPS Contract No 230601 for the Information Services Department

Submitted For: Joy Simonton

Submitted By: Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve a Second Amendment to Contract No. 2025111 between Williamson County and Berry Dunn under TIPS Contract No. 230601 to increase hours for proposal review and preparation of the Proposal Summary Memo for the Enterprise Asset Management System Selection Project in the amount of \$8,210.00, as previously approved by Commissioners Court on February 4, 2025, Agenda Item No. 30, and authorize execution of the amendment.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:12 AM

Started On: 04/21/2026 10:01 AM

Commissioners Court - Regular Session

33.

Meeting Date: 05/05/2026

MUD 69 Motion for Rehearing

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action ratifying the filing of a Motion for Rehearing and, if necessary, approve the future filing of an Appeal in relation to Williamson County’s formal protest and request for a contested case hearing to the Texas Commission on Environmental Quality relating to a petition for the creation of Williamson County MUD No. 69 (TCEQ Docket No. 2026-0180-DIS/ICN No. D-08082025-010).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:19 AM

Started On: 04/28/2026 10:16 AM

Commissioners Court - Regular Session

34.

Meeting Date: 05/05/2026

MUD 67 Motion for Rehearing

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action approving the filing of a Motion for Rehearing and, if necessary, the filing of a future Appeal in relation to Williamson County’s formal protest and request for a contested case hearing to the Texas Commission on Environmental Quality relating to a petition for the creation of Williamson County MUD No. 67 (TCEQ Internal Control No. D-07152025-032/CN: 606406957/RN: 112248935).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

Attachments

No file(s) attached.

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:20 AM

Started On: 04/28/2026 10:17 AM

Commissioners Court - Regular Session

35.

Meeting Date: 05/05/2026

Approval of Amendment to Contract #23RFP9 between Williamson County and Compass Group USA, Inc. (Canteen Division) for Vending Machine Services for Facilities Management

Submitted For: Joy Simonton

Submitted By: Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the First Amendment to Contract # 23RFP9 between Williamson County and Compass Group USA Inc, approved by the Commissioners Court on the March 21, 2023, agenda item 65 for the county's vending services to add two (2) new locations and authorize execution of the amended agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 08:47 AM

Started On: 04/20/2026 03:59 PM

Commissioners Court - Regular Session

36.

Meeting Date: 05/05/2026

Award of IFB# 26IFB27 East Wilco Hwy Seg 2 Phase 1 Intersections Project to Jordan Foster Construction LLC for Road Bonds/HNTB

Submitted For: Joy Simonton

Submitted By: Fernando Ramirez, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding IFB# 26IFB27 East Wilco Hwy Seg 2 Phase 1 Intersections Project to Jordan Foster Construction LLC for Road Bond Program for a one-time purchase in the amount of \$6,962,574.34 and authorize execution of this agreement, contingent upon TxDOT concurrence. The funding source is P739.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Fernando Ramirez

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 11:47 AM

Started On: 04/22/2026 03:43 PM

Commissioners Court - Regular Session

37.

Meeting Date: 05/05/2026

Approval for the first one-year renewal of Contract No. 25IFB61 between Williamson County and Texas Materials Group Inc for Road and Bridge Dept.

Submitted For: Joy Simonton

Submitted By: Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the first one-year renewal of Contract No. 25IFB61 between Williamson County and Texas Materials Group, Inc. for the same price and terms for the Road and Bridge Department, approved by Commissioners Court on August 12, 2025, Agenda Item # 50, and authorize execution of the renewal.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 04:15 PM

Started On: 04/21/2026 01:03 PM

Commissioners Court - Regular Session

38.

Meeting Date: 05/05/2026

SH 195 at Ronald Reagan – Pape-Dawson – WA#1 SWA#4

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 4 to Work Authorization No. 1 to the SH 195 at Ronald Reagan Boulevard contract executed March 19, 2024, between Williamson County and Pape-Dawson Consulting Engineers, LLC relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:47 AM

Started On: 04/27/2026 02:52 PM

Commissioners Court - Regular Session

39.

Meeting Date: 05/05/2026

SH 195 at Ronald Reagan – Pape-Dawson – PSA Amendment #3

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Contract Amendment No. 3 to the SH 195 at Ronald Reagan Boulevard contract executed March 19, 2024, between Williamson County and Pape-Dawson Consulting Engineers, LLC relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:47 AM

Started On: 04/27/2026 02:25 PM

Commissioners Court - Regular Session

40.

Meeting Date: 05/05/2026

Seward Junction NE Loop- Relocation Claim

Submitted For: Don Childs

Submitted By: Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a claim with Avatt Services, Inc. for actual moving expenses related to the right of way acquisition for the Seward Junction NE Loop roadway improvement project. (Parcel 7).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 01:28 PM

Commissioners Court - Regular Session

41.

Meeting Date: 05/05/2026

Salt Lake, Brook & Front St. letter agreement

Submitted For: Don Childs

Submitted By: Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a letter agreement with Frinn Investments, LLC to acquire 0.0116 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 4).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 01:31 PM

Commissioners Court - Regular Session

42.

Meeting Date: 05/05/2026

CR 314 Agreed Final Judgment

Submitted For: Don Childs

Submitted By: Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an Agreed Final Judgment with Sonwest Co., et al to acquire 0.4078 AC needed as right of way and 0.0098 AC needed as a utility easement for the CR 314 project. (Parcel 29 & 29E).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 01:33 PM

Commissioners Court - Regular Session

43.

Meeting Date: 05/05/2026

Hero Way Agreed Final Judgments

Submitted For: Don Childs

Submitted By: Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on 2 Agreed Final Judgments with Heroway Crossing, LLC to acquire 2.982 AC for right of way, 0.146 AC for a drainage easement and 0.200 AC for an electric easement needed on the RM 2243 roadway project (parcels 326, 326DE ad 326PEC).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 01:44 PM

Commissioners Court - Regular Session

44.

Meeting Date: 05/05/2026

CR 199 Deed and PUE to the City of Hutto

Submitted For: Don Childs

Submitted By: Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a Right of Way Deed for 0.0058 AC and a Public Utility Easement for 0.0174 AC to the City of Hutto for the CR 199 project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Deed
Easement

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 01:50 PM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RIGHT OF WAY DEED

Date: _____

Grantor: **WILLIAMSON COUNTY, TEXAS**

Grantor's Address: 710 S. Main Street, Suite 301
Georgetown, Williamson County, TX 78626

Grantee: **CITY OF HUTTO, TEXAS**, a home-rule municipal corporation situated in Williamson County, Texas

Grantee's Address: 500 West Live Oak Street
Hutto, Williamson County, Texas 78634

Property: 0.0058-acres of land, more or less, situated in Williamson County, Texas, being more particularly described in the attached **Exhibit A**, including all improvements thereon and all rights and appurtenances thereto in anywise belonging

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained.

Reservations from Conveyance:

1. **FEE SIMPLE DETERMINABLE CONDITIONS:** Pursuant to the requirements and provisions of Texas Local Government Code Section 272.001(1), the Property shall be used for the public purpose of constructing, reconstructing, operating, maintaining and repairing a roadway and related drainage, appurtenance widening and improvements along County Road 199 (Front Street) to facilitate improved mobility and transportation of the travelling public, and alleviation of traffic congestion for Grantee's public roadway system. Together, these Fee Simple Determinable Conditions are referred to herein as "Improvements." After completion of said Improvements, the Property shall be used and maintained as a public road, related appurtenance or other legally allowable public purpose under Texas law.

Exceptions to Conveyance of Warranty: None

GRANTOR, for the Consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, and subject to the Reservations from Conveyance and the Exceptions to Conveyance of Warranty, does hereby GRANT, SELL, AND CONVEY unto GRANTEE the Property TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, so long as Grantee satisfies the Fee Simple Determinable Conditions stated herein.

GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT IT HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY, INCLUDING THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE ITS PURCHASE OF THE PROPERTY. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF ASSETS SUCH AS THE PROPERTY AND AGREES THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF ITS CONSULTANTS, AND HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS, INCLUDING ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, THAT MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT IT IS ACQUIRING THE PROPERTY ON AN **AS-IS, WHERE-IS AND WITH ALL FAULTS** BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED. GRANTEE DISCLAIMS RELIANCE UPON, AND WAIVES AND RELINQUISHES ANY AND ALL RIGHTS AND PRIVILEGES ARISING OUT OF OR RELATING TO, ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF ANY KIND OR NATURE, EXCEPT THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED. GRANTEE HEREBY AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES RESULTING OR ARISING FROM OR RELATING TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY.

Grantor and Grantee agree and acknowledge that this Deed constitutes the entire agreement governing this Conveyance, and that no additional covenants, restrictions, or time requirements exist other than those expressly set forth herein with respect to the Fee Simple Determinable Conditions.

GRANTOR, on behalf of Grantor and Grantor's heirs, legal representatives, executors, administrators, and assigns, does hereby covenant and agree to WARRANT AND FOREVER DEFEND the title to the Property herein granted unto GRANTEE against every person whomsoever lawfully claiming or to claim the Property or any part thereof by, though, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance of Warranty, for as long as the Fee Simple Determinable Conditions are satisfied.

EXECUTED effective the Date first above stated.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell, County Judge

STATE OF TEXAS

§
§
§

ACKNOWLEDGMENT

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____, 2026, by Steve Snell, as County Judge of **WILLIAMSON COUNTY, TEXAS** on behalf of said entity.

Notary Public In and For
The State of Texas

My Commission expires: _____

GRANTEE:

CITY OF HUTTO, TEXAS
a Texas home-rule municipality

By: _____
_____, City Manager

ATTEST:

By: _____
_____, City Secretary

APPROVED AS TO FORM:

City Attorney, City of Hutto, Texas

THE STATE OF TEXAS §
 § **ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2026, by _____, City Manager of the City of Hutto, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public In and For
The State of Texas

My Commission expires: _____

AFTER RECORDING RETURN TO:
City Secretary
City of Hutto
500 West Live Oak Street
Hutto, Texas 78634

FIELD NOTES DESCRIPTION – RIGHT-OF-WAY ACQUISITION

DESCRIPTION OF A 0.0058 ACRE (251 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.45 ACRE TRACT DESCRIBED IN A DEED TO WILLIAMSON COUNTY, RECORDED FEBRUARY 10, 2004, IN DOCUMENT NO. 2004010590, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0058 ACRE (251 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point 194.18 feet right of County Road (C.R.) 199 Engineer's Centerline Station (E.C.S.) 109+98.73, being at an angle point on the east line of said 0.45 acre Williamson County tract and the west line of Lot 4, Block A, Burge Business Center, a subdivision of record in Document No. 2010087079, O.P.R.W.C.TX., to Masra, LLC, in Document No. 2020124207, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears North 04°46'49" West, a distance of 0.23 feet;

THENCE, North 06°43'31" West, along the common line of said 0.45 acre Williamson County tract and said Lot 4, a distance of 162.63 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set 41.00 feet right of C.R. 199 E.C.S. 110+52.68, having surface coordinates N=10,173,457.77, E=3,176,533.09, being on the proposed south R.O.W. line of C.R. 199, for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

1) **THENCE, South 77°20'14" West**, departing the common line of said 0.45 acre Williamson County tract and said Lot 4, over and across said 0.45 acre Williamson County tract, a distance of **21.20 feet** to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set 41.00 feet right of C.R. 199 E.C.S. 110+31.47, being on the west line of said 0.45 acre Williamson County tract and the east line of a remainder of a called 9.80 acre tract described in a deed to Lawrence F. Audette and recorded in Volume 1992, Page 196, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the southwest corner of the tract described herein;

2) **THENCE, North 06°43'31" East**, departing the proposed south R.O.W. line of C.R. 199, along the common line of said 0.45 acre Williamson County tract and said 9.80 acre Audette tract, a distance of **12.57 feet** to a calculated point on the existing south R.O.W. line of C.R. 199, no record information found, being the northeast corner of said 9.80 acre Audette tract, the northwest corner of said 0.45 acre Williamson County tract and the tract described herein, from which a 1/2-inch iron rod found on the existing south R.O.W. line of C.R. 199, being the northwest corner of said 9.80 acre Audette tract, bears South 77°20'14" West, a distance of 594.06 feet;

THENCE, along the south existing R.O.W. line of C.R. 199 and the north line of said 0.45 acre Williamson County tract, the following two (2) courses:

3) **North 77°20'14" East**, a distance of **21.20 feet** to a calculated point for the northeast corner of said 0.45 acre Williamson County tract and the tract described herein, and

County: Williamson
Highway: C.R. 199
Limits: From F.M. 1660 South to C.R. 132
Individual Project Order: CP T19-2024

EXHIBIT A

September 26, 2025
Page 2 of 4

- 4) **South 06°43'31" West**, a distance of **10.60 feet** to a 1/2-inch iron rod found 39.14 feet right of C.R. 199 E.C.S. 110+53.34, for the northwest corner of said Lot 4 and the beginning of the proposed south R.O.W. line of C.R. 199, from which a 1/2-inch iron rod found on the existing south R.O.W. line of C.R. 199, for the northeast corner of said Lot 4, bears North 77°19'49" East, a distance of 139.76 feet;
- 5) **THENCE, South 06°43'31" West**, a distance of 1.97 feet to the **POINT OF BEGINNING**, containing 0.0058 acres (251 square feet) of land.

Bearing Basis:

Bearings and project coordinates are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00, Project Coordinates shown hereon are Surface values and are established by applying a combined adjustment factor of 1.00012. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

Access to and from the transportation facility in areas where access is not specifically denied hereon, may be permitted in accordance with access management manual guidelines.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Joshua Daniel Bradshaw, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Joshua Daniel Bradshaw SEPT. 26, 2025
Joshua Daniel Bradshaw Date
Registered Professional Land Surveyor
No. 7137 – State of Texas

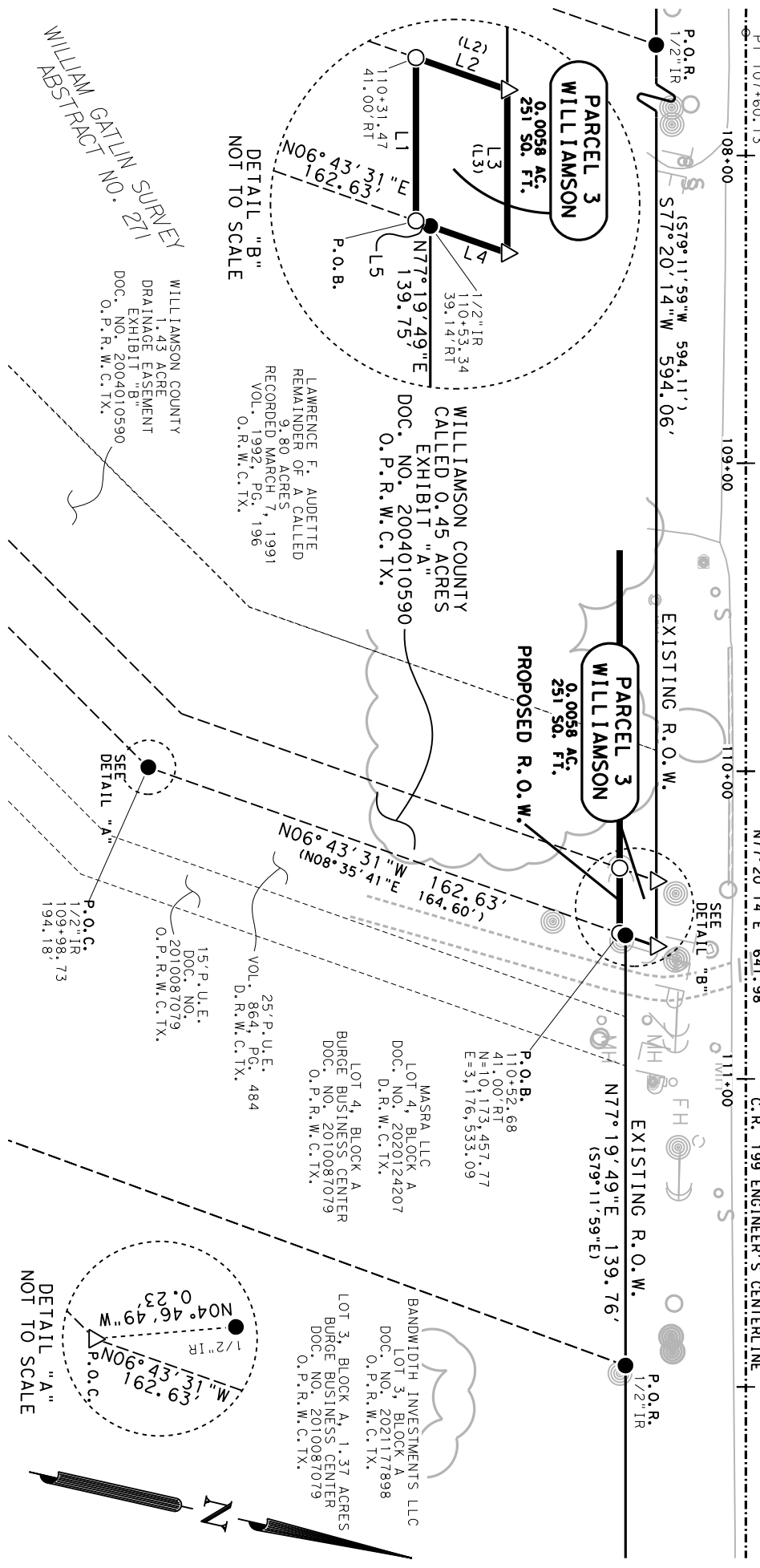
ENGINEER'S CENTERLINE
 CURVE DATA
 PT Std 107+42.65
 N = 10, 173, 459.81
 E = 3,176, 221.61
 Δ = 03° 46' 45" (LT)
 D = 10° 48' 38"
 L = 34.96'
 T = 17.49'
 R = 530.00'
 PC Std 107+25.17
 PT Std 107+60.13

S

(NO RECORD INFORMATION FOUND)

M.C.R. 199

C.R. 199 ENGINEER'S CENTERLINE



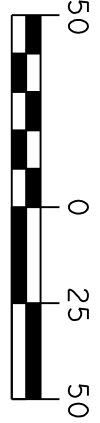
WILLIAM GATLIN SURVEY
 ABSTRACT NO. 271

DETAIL "B"
 NOT TO SCALE

SEE
 DETAIL "B"

SEE
 DETAIL "A"

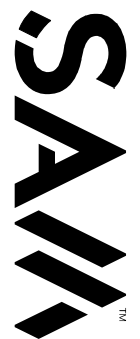
DETAIL "A"
 NOT TO SCALE



GRAPHIC SCALE
 SCALE: 1" = 50'
 WILLIAMSON COUNTY, TEXAS

FILE: \\sami\c\autos\PROJECTS\1023080985H\100\Survey\03\Exhibits\Parcel 3\DWG\Parcel 3_10_12.dgn

PAGE 3 OF 4
 REF. FIELD NOTE NO. 51412



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 WILLIAMSON COUNTY
 PARCEL 3
 0.0058 AC. (251 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SAM"
- IRON ROD FOUND (SIZE NOTED)
- ◻ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE N.T.S.
- - - DEED LINE (COMMON OWNERSHIP)
- - - PROPERTY LINE
- - - APPROXIMATE SURVEY LINE
- - - R.O.W. DEED LINE
- - - EXISTING R.O.W. LINE
- - - PROPOSED R.O.W. LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S77° 20' 14" W	21.20'
L2	N06° 43' 31" E (N01° 29' 38" W)	12.57' (167.52')
L3	N77° 20' 14" E (N68° 49' 27" E)	21.20' (21.24')
L4	S06° 43' 31" W	10.60'
L5	S06° 43' 31" W	1.97'

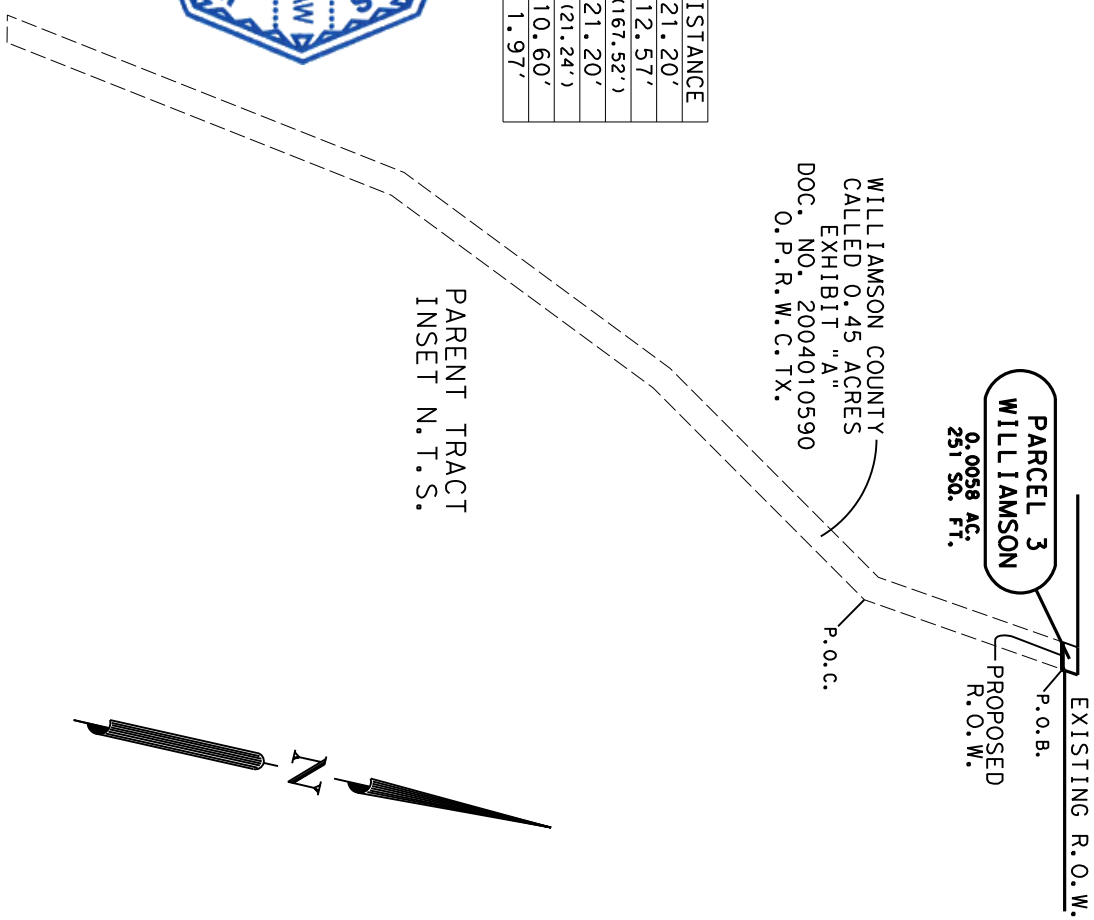
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joshua D. Bradshaw
 JOSHUA DANIEL BRADSHAW
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 7137, STATE OF TEXAS

DATE SEPT. 26, 2025

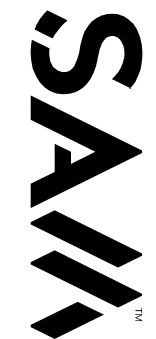


PARENT TRACT
 INSET N.T.S.



- NOTES:
- BEARINGS AND PROJECT COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00, PROJECT COORDINATES SHOWN HEREON ARE SURFACE VALUES AND ARE ESTABLISHED BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.00009. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

FILE: \\sami-inc\ous\PROJECTS\1023080985H\100\Survey\03Exhibit\Parcel 3\10.12.dgn REF. FIELD NOTE NO. 51412



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 WILLIAMSON COUNTY
 PARCEL 3
 0.0058 AC. (251 SQ. FT.)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PUBLIC UTILITY EASEMENT

Date: _____

Grantor: **WILLIAMSON COUNTY, TEXAS**

Grantor's Address: 710 S. Main Street, Suite 301
Georgetown, Williamson County, TX 78626

Grantee: **CITY OF HUTTO, TEXAS**, a home-rule municipal corporation situated in Williamson County, Texas

Grantee's Address: 500 West Live Oak Street
Hutto, Williamson County, Texas 78634

Property: Being all those certain tracts, pieces or parcels of land lying and being situated in the County of Williamson, State of Texas (the "Property"), being more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for all purposes (the "Easement").

Consideration: One Dollar (\$1.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained.

Permitted Encumbrances: None

GRANT OF EASEMENT:

For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, for the benefit of the public, the EXCLUSIVE Easement and public right-of-way for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of public utilities, including water, wastewater, electrical, telecommunication, and gas lines, and appurtenant structures and related facilities (collectively, the "Facilities") on, over, under, and across the Property. The Easement shall also be used by Grantee for the purpose of providing access for the operation, repair maintenance, replacement and expansion of the Facilities.

The Easement, with its rights and privileges, shall be used only by Grantee and Grantee's successors and assigns, and any franchisees, permittees, and invitees of the same, for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Property; (3) the right to remove from the Property all living materials, structures, or other obstructions located within the Easement which endanger or may interfere with the efficiency and maintenance of the Facilities, without Grantor recourse;

(4) the right to commence necessary emergency maintenance or repairs immediately and without delay; and (5) the right of public ingress and egress on, over, under, and across the Property for the exercise of the rights and privileges herein conveyed.

DURATION OF EASEMENT:

The duration of the Easement is perpetual.

CHARACTER OF EASEMENT:

1. **EASEMENT DETERMINABLE CONDITIONS:** Pursuant to the requirements and provisions of Texas Local Government Code Section 272.001(1), the Property shall be used for the public purpose of constructing, reconstructing, operating, maintaining and repairing roadway and related drainage and appurtenance widening and improvements along County Road 199 (Front Street) to facilitate improved mobility and transportation of the travelling public, and alleviation of traffic congestion for Grantee’s public roadway system. Together, these Easement Determinable Conditions are referred to herein as “Improvements.” After completion of said Improvements, the Property shall be used and maintained as a public road or appurtenances or other legally allowable public purpose under Texas law.
2. Grantor and Grantor’s heirs, personal representatives, successors, and assigns are and shall be bound to **WARRANT** and **FOREVER DEFEND** the Easement and the rights conveyed in this Easement to Grantee and Grantee’s successors and assigns against every person lawfully claiming or to claim all or any part thereof by, through or under Grantor, but not otherwise, for as long as the Easement Determinable Conditions are satisfied; and if the Easement Determinable Condition is not satisfied or shall otherwise cease to be used for the intended public purpose for a period of at least two years, the Property shall **AUTOMATICALLY REVERT** to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor’s intent to convey a easement determinable estate to Grantee.
3. The Easement, and the rights and privileges granted by this Easement, are **EXCLUSIVE** to Grantee and Grantee’s successors and assigns, for the benefit of the public, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for public utility purposes, without the express written consent of Grantee, which consent shall not be unreasonably withheld. The Easement and the rights herein granted shall pass to Grantee’s successors and assigns, subject to the terms hereof.
4. This Easement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
5. The terms of this Easement shall be binding upon Grantor, and Grantor’s heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the public; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

GRANTOR:

WILLIAMSON COUNTY TEXAS

By: _____

Steve Snell, County Judge

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2026, by Steve Snell, as County Judge of **WILLIAMSON COUNTY, TEXAS** on behalf of said entity.

Notary Public, State of Texas

GRANTEE:

City of Hutto, Texas,
a Texas home-rule municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20____,
by _____, _____ of City of Hutto, Texas, a Texas home-rule
municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

_____, City Attorney

AFTER RECORDING, RETURN TO GRANTEE:
City of Hutto
Attn: City Secretary
500 West Live Oak
Hutto, Texas 78634

FIELD NOTES DESCRIPTION – PROPOSED EASEMENT 3E

DESCRIPTION OF A 0.0174 ACRE (759 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.45 ACRE TRACT DESCRIBED IN A DEED TO WILLIAMSON COUNTY, RECORDED FEBRUARY 10, 2004, IN DOCUMENT NO. 2004010590, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0174 ACRE (759 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point 194.18 feet right of County Road (C.R.) 199 Engineer's Centerline Station (E.C.S.) 109+98.73, being at an angle point on the east line of said 0.45 acre Williamson County tract and the west line of Lot 4, Block A, Burge Business Center, a subdivision of record in Document No. 2010087079, O.P.R.W.C.TX., to Masra, LLC, in Document No. 2020124207, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears North 04°46'49" West, a distance of 0.23 feet;

THENCE, North 06°43'31" West, along the common line of said 0.45 acre Williamson County tract and said Lot 4, a distance of 122.57 feet to a calculated point 78.79 feet right of C.R. 199 E.C.S. 110+39.39, having surface coordinates N=10,173,417.99, E=3,176,528.42, for the **POINT OF BEGINNING** and southeast corner of the easement described herein;

THENCE, South 88°27'46" West, departing the common line of said 0.45 acre Williamson County tract and said Lot 4, over and across said 0.45 acre Williamson County tract, a distance of **20.20 feet** to a calculated point on the west line of said 0.45 acre Williamson County tract and the east line of a remainder of a called 9.80 acre tract described in a deed to Lawrence F. Audette and recorded in Volume 1992, Page 196, Official Records of Williamson County, Texas (O.R.W.C.TX.), for the southwest corner of the easement described herein;

THENCE, North 06°43'31" East, along the common line of said 0.45 acre Williamson County tract and said 9.80 acre Audette tract, a distance of **35.92 feet** to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set 41.00 feet right of C.R. 199 E.C.S. 110+31.47, being on the proposed south R.O.W. line of C.R. 199, for the northwest corner of the easement described herein;

THENCE, North 77°20'14" East, departing the common line of said 0.45 acre Williamson County tract and said 9.80 acre Audette tract, along the proposed south R.O.W. line of C.R. 199, a distance of **21.19 feet** to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set 41.00 feet right of C.R. 199 E.C.S. 110+52.68, on the common line of said 0.45 acre Williamson County tract and said Lot 4, for the northeast corner of the easement described herein, from which a 1/2-inch iron rod found bears North 06°43'31" East, a distance of 1.97 feet;

THIS SPACE INTENTIONALLY LEFT BLANK

County: Williamson
Highway: C.R. 199
Limits: From F.M. 1660 South to C.R. 132
Individual Project Order: CP T19-2024

EXHIBIT B

September 26, 2025
Page 2 of 4

THENCE, South 06°43'31" West, departing the proposed south R.O.W. line of C.R. 199, along the common line of said 0.45 acre Williamson County tract and said Lot 4, a distance of **40.06 feet** to the **POINT OF BEGINNING**, containing 0.0174 acres (759 square feet) of land.

Bearing Basis:

Bearings and project coordinates are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00, Project Coordinates shown hereon are Surface values and are established by applying a combined adjustment factor of 1.00012. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

Access to and from the transportation facility in areas where access is not specifically denied hereon, may be permitted in accordance with access management manual guidelines.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Joshua Daniel Bradshaw, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Joshua Daniel Bradshaw SEPT. 26, 2025
Joshua Daniel Bradshaw Date
Registered Professional Land Surveyor
No. 7137 – State of Texas

ENGINEER'S CENTERLINE
 CURVE DATA
 PI Sta 107+42.65
 N = 10.173, 429.81
 E = 3176.221, 61
 Δ = 0°48'45" (LT)
 D = 10°48'38"
 L = 34.96'
 T = 17.49'
 R = 530.00'
 PC Sta 107+25.17
 PT Sta 107+60.13

C.R. 199
 (NO RECORD INFORMATION FOUND)

WILLIAM GATLIN SURVEY
 ABSTRACT NO. 271

LAWRENCE F. AUDETTE
 REMAINDER OF A CALLED 9.80 ACRES
 RECORDED MARCH 7, 1991
 VOL. 1992, PG. 196
 O.P.R.W.C. TX.

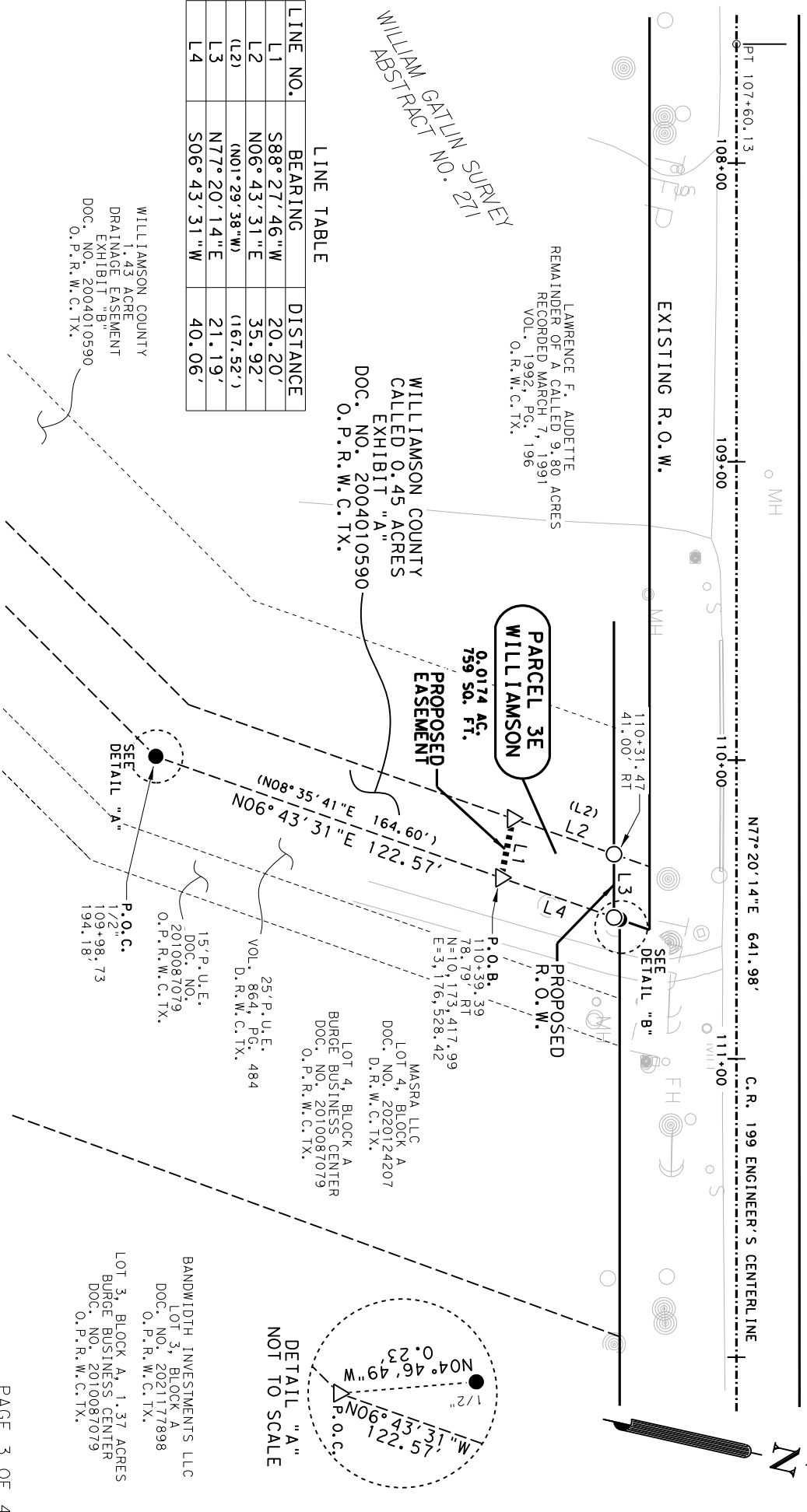
WILLIAMSON COUNTY
 CALLED 0.45 ACRES
 EXHIBIT "A"
 DOC. NO. 2004010590
 O.P.R.W.C. TX.

LINE NO.	BEARING	DISTANCE
L1	S88°27'46"W	20.20'
L2	N06°43'31"E	35.92' (N01°29'38"W) (167.52')
L3	N77°20'14"E	21.19'
L4	S06°43'31"W	40.06'

WILLIAMSON COUNTY
 1.43 ACRE
 DRAINAGE EASEMENT
 EXHIBIT B
 DOC. NO. 2004010590
 O.P.R.W.C. TX.



GRAPHIC SCALE
 SCALE: 1" = 50'
 WILLIAMSON COUNTY, TEXAS

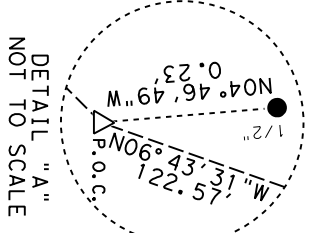


MASRA LLC
 LOT 4, BLOCK A
 DOC. NO. 2020124207
 D.R.W.C. TX.

LOT 4, BLOCK A
 BURGE BUSINESS CENTER
 DOC. NO. 2010087079
 O.P.R.W.C. TX.

15' P.U.E.
 DOC. NO. 2010087079
 O.P.R.W.C. TX.

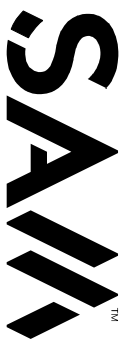
P.O.C.
 1/2, 98, 73
 194.18'



BANDWIDTH INVESTMENTS LLC
 LOT 3, BLOCK A
 DOC. NO. 2021177898
 O.P.R.W.C. TX.

FILE: \\sami\nc\us\PROJECTS\1023080985H\100\Survey\03Exhibit\Parcel 3E\Parcel 3E_10_12.dgn

4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300



RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 WILLIAMSON COUNTY
 PARCEL 3E
 0.0174 AC. (759 SQ. FT.)

PAGE 3 OF 4
 REF. FIELD NOTE NO. 51553

LEGEND

- 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SAM"
- IRON ROD FOUND (SIZE NOTED)
- △ IRON PIPE FOUND (SIZE NOTED)
- () CALCULATED POINT
- P.O.B. RECORD INFORMATION
- P.O.C. POINT OF BEGINNING
- P.O.R. POINT OF COMMENCEMENT
- N.T.S. POINT OF REFERENCE
- R.O.W. NOT TO SCALE
- O.R.T.C.TX. RIGHT-OF-WAY
- O.P.R.T.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- R.O.W. DEED LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

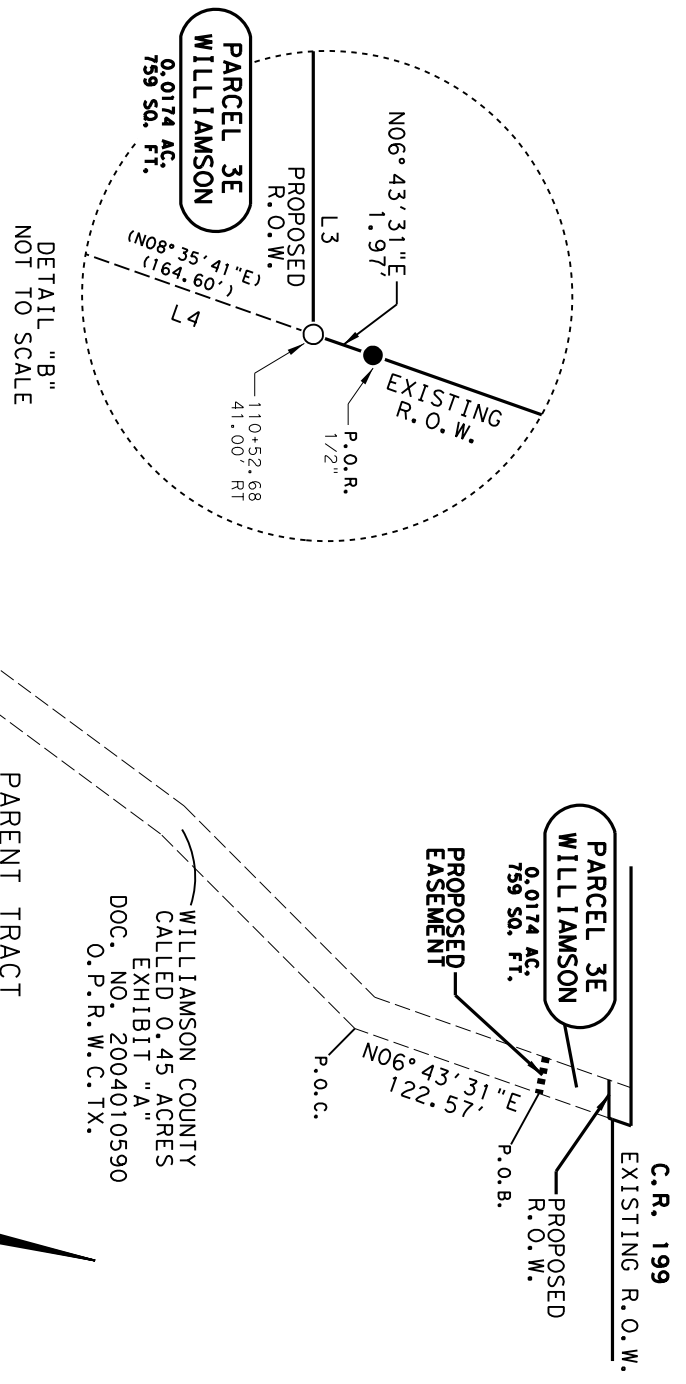


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

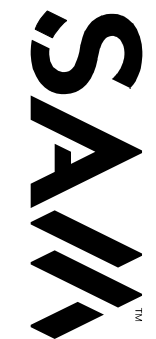
JOSHUA DANIEL BRADSHAW
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 7137, STATE OF TEXAS
 DATE SEPT. 26, 2025

NOTES:

- BEARINGS AND PROJECT COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00, PROJECT COORDINATES SHOWN HEREON ARE SURFACE VALUES AND ARE ESTABLISHED BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.00009. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



FILE: \\sami\nc\us\PROJECTS\1023080985H\100\Survey\03Exhibit's\Parcel 3E\Parcel 3E_10_12.dgn



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 WILLIAMSON COUNTY
 PARCEL 3E
 0.0174 AC. (759 SQ. FT.)

PAGE 4 OF 4
 REF. FIELD NOTE NO. 51553

Commissioners Court - Regular Session

45.

Meeting Date: 05/05/2026

Corridor B Purchase Contract

Submitted For: Don Childs

Submitted By: Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a real estate contract with Johnny L. Mekolik, Angeline E. Mekolik Patrick, Monica R. Mekolik, Katherine M. Mekolik Authier and Patrick M. Mekolik to acquire 25.220 AC needed as right of way on the Corridor B project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

Attachments

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 04/29/2026

Reviewed By

Delia Colon

Date

04/29/2026 08:48 AM

Started On: 04/28/2026 02:24 PM

Commissioners Court - Regular Session

48.

Meeting Date: 05/05/2026

Sanabria lawsuit

Submitted By: Shannon Francis, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Cause No. 25-1280-C26; Blake Sanabria and Lacey Sanabria, individually and as next friend of Finley Sanabria, minor v. Brian Paul Gripenrog, Jr. and Williamson County; In the 26th Judicial District Court of Williamson County, Texas.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

Attachments

No file(s) attached.

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Shannon Francis

Final Approval Date: 04/28/2026

Reviewed By

Delia Colon

Date

04/28/2026 02:36 PM

Started On: 04/28/2026 12:46 PM