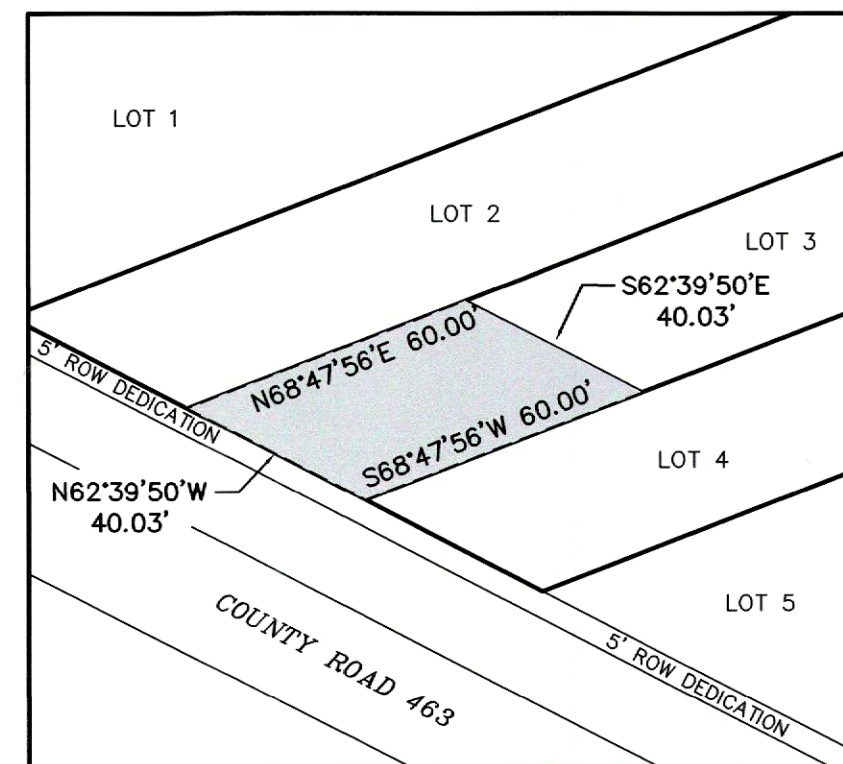


# FINAL PLAT OF 463 ESTATES



SHARED ACCESS  
EASEMENT DETAIL

5184 COUNTY ROAD 463 - CULVERT INFORMATION				
MATERIAL	DIAMETER	LENGTH	FL UP	FL DOWN
CMP	18"	46.9'	598.5'	597.8'

MARCUS HANNIBILE SURVEY,  
ABSTRACT NO. 299

"17.055 ACRES"  
GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CODY MAUCK ET AL  
TO  
DANIEL OCHOA, MAXIMINO OCHOA  
VALDOVINOS, RAFAEL LOPEZ  
CASTANEDA AND ANGEL JOSE  
GARCIA HENANDEZ  
1-15-2016  
DOC. NO. 2016004316 OPRWC.

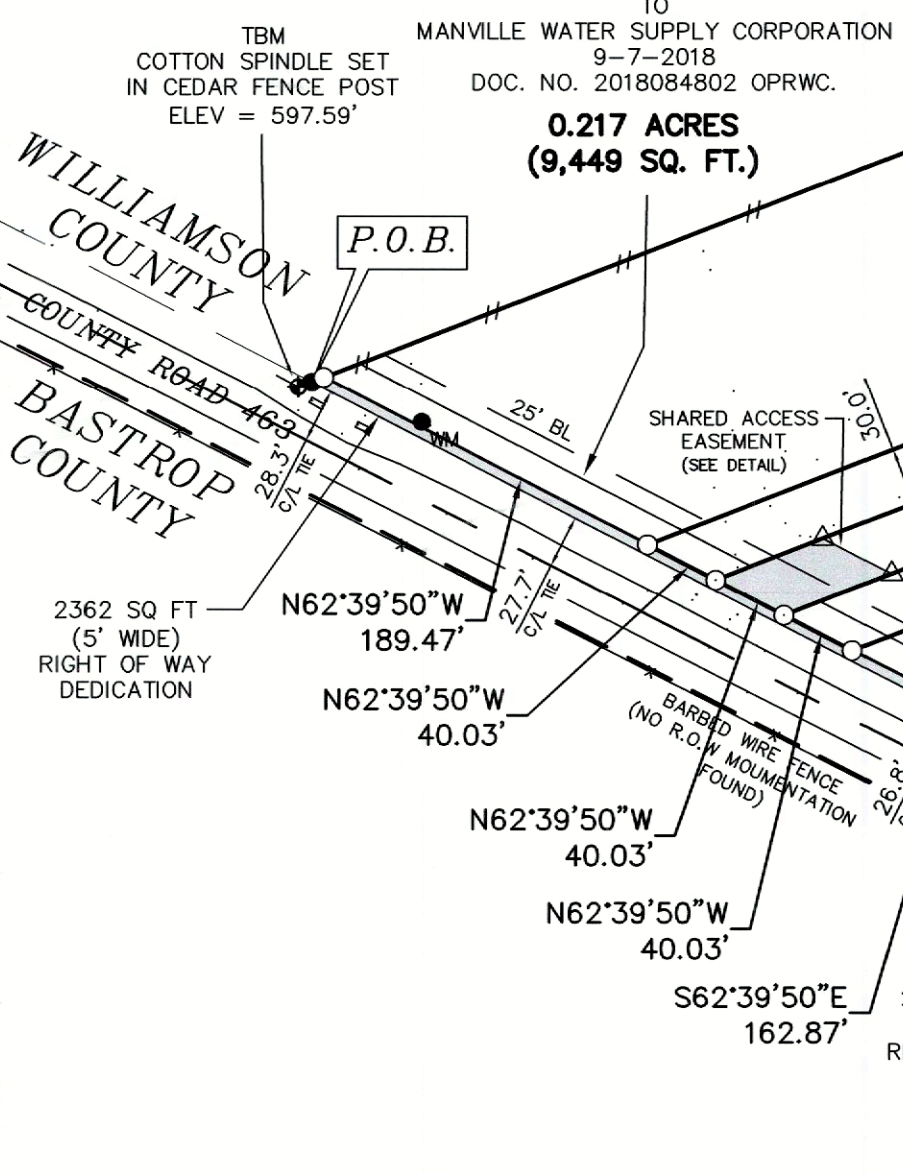
"10.00 ACRES"  
WARRANTY DEED WITH  
VENDOR'S LIEN  
MICHAEL L. ACKER AND  
VICKI J. ACKER  
TO  
BRIAN RABEL AND  
ANDREA RABEL  
5-15-2017  
DOC. NO. 2017044273 OPRWC.

"15.103 ACRES"  
GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CODY MAUCK ET AL  
TO  
ANGEL SANCHEZ  
2-5-2016  
DOC. NO. 2016010166 OPRWC.

"0.217 ACRES"  
WATER LINE EASEMENT  
MARIA VELAZQUEZ  
TO  
MANVILLE WATER SUPPLY CORPORATION  
9-7-2018  
DOC. NO. 2018084802 OPRWC.  
**0.217 ACRES  
(9,449 SQ. FT.)**

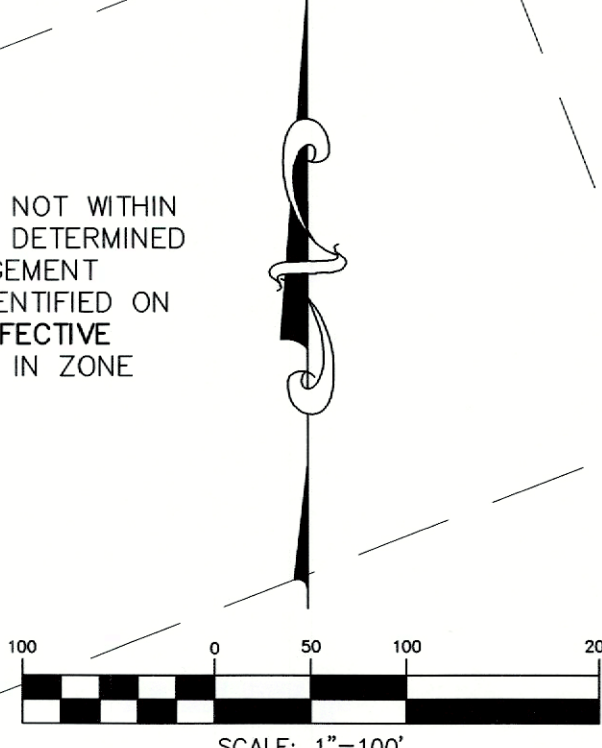
"10.838 ACRES"  
GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CODY MAUCK ET AL  
TO  
MARIA VELAZQUEZ  
4-29-2016  
DOC. NO. 2016036873 OPRWC.

WILLIAMSON COUNTY  
BASTROP COUNTY  
COUNTY ROAD 463  
2362 SQ. FT.  
(5' WIDE)  
RIGHT OF WAY  
DEDICATION



FLOOD NOTE:  
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0725F, EFFECTIVE DATE DECEMBER 20, 2020, LOCATED IN ZONE "X" (UNSHADED).

- LEGEND:
- 1/2" IRON ROD SET
  - IRON ROD FOUND
  - GUY ANCHOR
  - ⊕ POWER POLE
  - ⊔ BARBED WIRE FENCE
  - ⊔ HOG WIRE FENCE



PLAT NOTES:  
IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

(If any sidewalks) ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.  
THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

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.  
EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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.

SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES  
WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.  
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.

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.

LOTS 2, 3 AND 4 MAY NOT BE FURTHER SUBDIVIDED.  
LOTS 2, 3 AND 4 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY. (WCSR C10.16)

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.

BRYAN TECHNICAL SERVICES, INC.



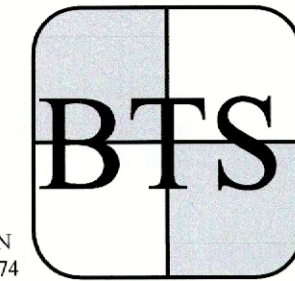
911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-9090  
FIRM No. 10128500  
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	9/29/22	ADDRESSED 1ST FINAL COMMENTS	AVC
2	5/25/25	ADDRESSED COMMENTS 6-15-2023	AVC
3			
4			

DRAWN BY: AVC CHECKED BY: BLB  
SCALE: 1" = 100' APPROVED BY: BLB  
PROJECT NO. 18-743 DATE: AUGUST 26, 2022

# FINAL PLAT OF 463 ESTATES

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY
1	9/29/22	ADDRESSED 1ST FINAL COMMENTS	AVC
2			
3			
4			

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = N/A	APPROVED BY: BLB
PROJECT NO. 18-743	DATE: AUGUST 26, 2022

**OWNERS CERTIFICATION**

STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENTS;  
 COUNTY OF WILLIAMSON §  
 THAT, **MARIA VELAZQUEZ**, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2016036873, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **463 ESTATES**, LOCATED IN WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12<sup>th</sup> DAY OF May, 2026  
Maria Velazquez AUTHORIZED PERSON

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §  
 THAT I, **BRUCE LANE BRYAN**, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

"THIS TRACT IS NOT LOCATED IN THE EDWARD AQUIFER RECHARGE ZONE"

Bruce L. Bryan May 12, 2026  
 BRUCE LANE BRYAN  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249  
 STATE OF TEXAS  
 TBPLS FIRM REGISTRATION NO. 10128500



**ADDRESS COORDINATOR NOTE**

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 13 DAY OF May, 2026 A.D.  
Cindy Bridges  
 WILLIAMSON COUNTY ADDRESSING COORDINATOR

**ENGINEER'S CERTIFICATION**

I, **LINA CHTAY**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0725F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, BELTON, BELL COUNTY, TEXAS.

THIS 13<sup>th</sup> DAY OF May, 2026  
Lina Chtay  
 LINA CHTAY  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 107211 STATE OF TEXAS  
 TBPE FIRM NO. 13392



**COUNTY ENGINEER'S CERTIFICATION**

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D. Boatright 05/26/2026  
 ADAM D. BOATRIGHT, PE  
 WILLIAMSON COUNTY ENGINEER

**WILLIAMSON COUNTY JUDGE**

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

I, **STEVEN SNELL**, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_  
 STEVEN SNELL, COUNTY JUDGE  
 WILLIAMSON COUNTY, TEXAS DATE

**WILLIAMSON COUNTY CLERK**

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

I, **NANCY RISTER**, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_ M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 20\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_

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

**NANCY RISTER**, CLERK COUNTY COURT  
 OF WILLIAMSON COUNTY, TEXAS BY:  
 BY: \_\_\_\_\_ DEPUTY

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

**LEGAL DESCRIPTION**

10.835 ACRE

These notes describe that certain tract of land located in the MARCUS HANNIBLÉ SURVEY, ABSTRACT NO. 299, situated in Williamson County, Texas; subject tract being all of a called "10.838 Acres" conveyed in a General Warranty Deed with Vendor's Lien from Cody Mauck, et al to Maria Velazquez dated 4-29-2016 and recorded in Document No. 2016036873, Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of September, 2018 and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found (capped "1753") in the East line of County Road No. 463, same being the Southwest corner of a called "17.055 Acres" conveyed in a General Warranty Deed with Vendor's Lien from Cody Mauck, et al to Daniel Ochoa, et al dated 1-15-2016 and recorded in Document No. 2016004316, OPRWC, being the Northwest corner of subject tract;

THENCE North 68° 47' 56" East with the common line of said "10.838 Acres" and "17.055 Acres", passing the Southeast corner of said "17.055 Acres" and the Southwest corner of a called "10.00 Acres" conveyed in a Warranty Deed with Vendor's Lien from Michael L. Acker and Vicki J. Acker to Brian Rabel and Andrea Rabel dated 5-15-2017 and recorded in Document No. 2017044273 OPRWC, at approximately 831.00 feet (no monumentation found) and continuing for a total distance of 1488.86 feet to a 1/2" Iron rod found being in the West line of a called "15.103 Acres" conveyed in a General Warranty Deed with Vendor's Lien from Cody Mauck, et al to Angel Sanchez, dated 2-5-2016 and recorded in Document No. 2016010166, OPRWC, being the Southeast corner of said "10.00 Acres" and also being the Northeast corner of subject tract;

THENCE South 21° 25' 06" East with the East line of subject tract and the West line of said "15.103 Acres", a distance of 354.04 feet to a 1/2" Iron rod found (capped "1753") being the Northeast corner of a called "10.444 Acres" conveyed in a General Warranty Deed from Marjorie Ann Wilson to Terri Gomez dated 3-29-2018 and recorded in Document No. 2018029626, OPRWC, also being the Southeast corner of subject tract;

THENCE South 68° 47' 57" West with the common line of subject tract and said "10.444 Acres", a distance of 1177.39 feet to a 1/2" Iron rod found (capped "1753"), being in the East line of Williamson County Road No. 463, also being the Southwest corner of subject tract;

THENCE North 62° 39' 50" West with the West line of subject tract and aforementioned East line of Williamson County Road No. 463, a distance of 472.43 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 10.835 Acres.

**PROPERTY OWNER'S INFORMATION**

NAME: MARIA VELAZQUEZ  
 ADDRESS: 5170 COUNTY ROAD 463, COUPLAND TX 78615  
 PHONE NUMBER: 737-232-9618  
 EMAIL: LETICIAVELAZQUEZ@G.AUSTINCC.EDU