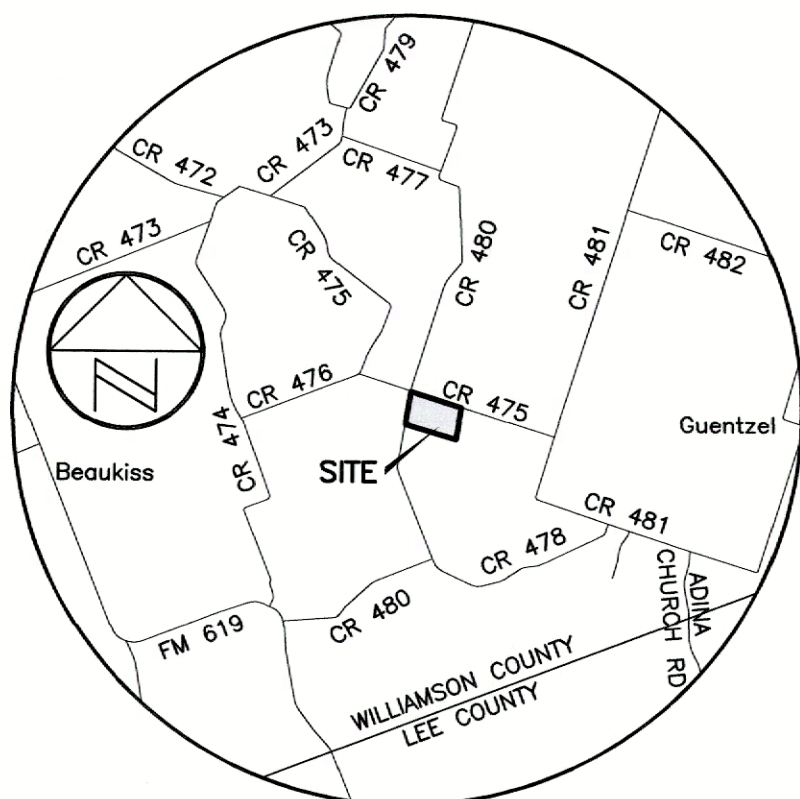


LUANE MICHNA SUBDIVISION



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A DESCRIPTION OF 42.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM NICHOLS SURVEY, ABSTRACT NO. 480, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY GIFT DEED FROM MICHAEL PESCHEL TO LUANE MICHNA IN DOCUMENT NO. 2007004578, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 42.48 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 475 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 6.000 ACRES CONVEYED TO JAMES H. SPIERS AND CHARLOTTE A. SPIERS, BY DEED, AS RECORDED IN DOCUMENT NO. 1998014034, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09°45'18" WEST, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 475, WITH THE WEST LINE OF SAID SPIERS TRACT, AT 586.35 FEET, PASSING THE SOUTHWEST CORNER OF THE SPIERS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 17.212 ACRE TRACT CONVEYED TO EMILIO VASQUEZ AND THE ESTATE OF JUDY W. MAPES, BY DEED, AS RECORDED IN DOCUMENT NO. 2020108226, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FOR A TOTAL DISTANCE OF 1066.59 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 12.5 ACRE TRACT CONVEYED TO BRANDON AVILES, MARCO RUBALCABA AND MARIA PANTOJA, BY DEED, AS RECORDED IN DOCUMENT NO. 2022026672, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 73°27'26" WEST, LEAVING THE WEST LINE OF SAID VASQUEZ AND MAPES TRACT, WITH THE NORTH LINE OF SAID AVILES, RUBALCABA AND PANTOJA TRACT, A DISTANCE OF 1720.64 FEET TO A 1/2" REBAR WITH "CTL" CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 480 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF THE AVILES, RUBALCABA AND PANTOJA TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH THE WEST SOUTHWEST CORNER OF THE AVILES, RUBALCABA AND PANTOJA TRACT BEARS SOUTH 09°52'14" WEST, A DISTANCE OF 60.04 FEET;

THENCE, NORTH 09°52'14" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 480, A DISTANCE OF 1100.66 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET AT THE SOUTHEAST POINT OF INTERSECTION OF COUNTY ROAD 480 AND COUNTY ROAD 475, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72°19'24" EAST, WITH THE SOUTH LINE OF COUNTY ROAD 475, A DISTANCE OF 1722.80 FEET TO THE **POINT OF BEGINNING** CONTAINING 42.48 ACRES OF LAND, MORE OR LESS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ¹⁵⁷³ 1/2" REBAR WITH "RPLS 1573" CAP FOUND
- ^{CTL} 1/2" REBAR WITH "CTL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- ⊙ FENCE POST FOUND
- () RECORD INFORMATION
- ⊕ WELL LOCATION
- ⊙ SEPTIC LID
- P.O.B. POINT OF BEGINNING

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN).

AREA SUMMARY TABLE

LOT 1: 36.48 ACRES
LOT 2: 6.00 ACRES
ROAD WIDENING EASEMENTS: 2.45 ACRES
POND: 0.73 ACRE
LOT 1 LESS POND AND ROAD WIDENING EASEMENT AREAS: 33.66 ACRES
LOT 2 LESS ROAD WIDENING EASEMENT AREA: 5.64 ACRES

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48491C0750E, dated September 26, 2008, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

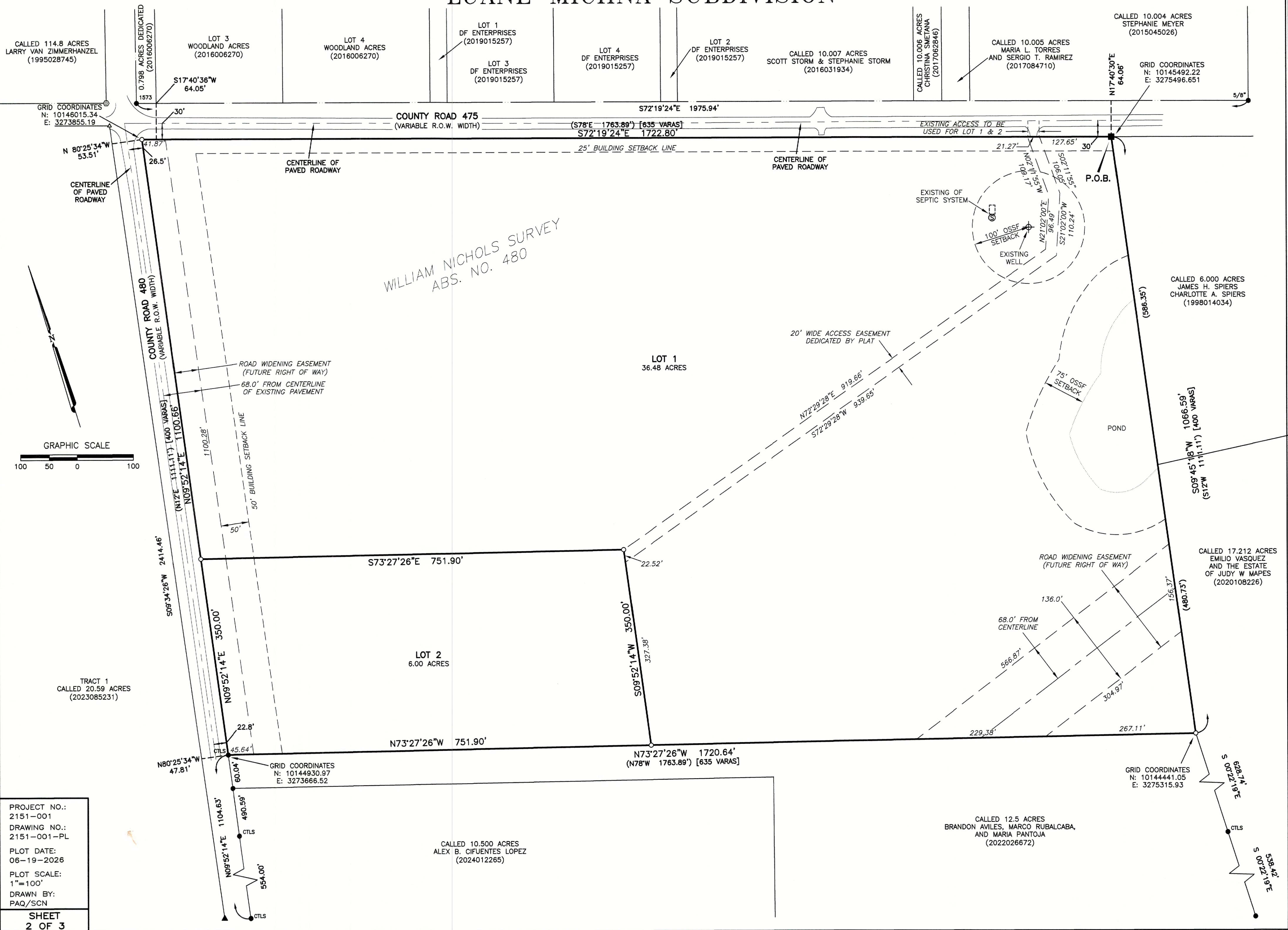
SUBMITTAL DATE: APRIL 7, 2025

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
2151-001
DRAWING NO.:
2151-001-PL
PLOT DATE:
06-19-2026
PLOT SCALE:
1"=100'
DRAWN BY:
PAQ/SCN

SHEET
1 OF 3

LUANE MICHNA SUBDIVISION



PROJECT NO.:
2151-001
DRAWING NO.:
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06-19-2026
PLOT SCALE:
1"=100'
DRAWN BY:
PAQ/SCN
SHEET
2 OF 3

LUANE MICHNA SUBDIVISION

GENERAL NOTES:

1. EROSION/SEDIMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING CONSTRUCTION OF SINGLE AND/OR MULTI-FAMILY RESIDENCES.
2. 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.
3. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO: WILLIAMSON COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN AND ON-SITE SEWAGE FACILITY.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAW AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
5. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION 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 ROAD IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
6. THIS SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.
7. THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
9. WATER SERVICE IS TO BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
10. ALL PUBLIC ROADWAYS, EASEMENT AND RIGHT-OF-WAY DEDICATIONS, AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
11. THE PROPERTY OWNER ASSUMES ALL RISK ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD-WIDENING EASEMENTS BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD-WIDENING EASEMENT. THE PROPERTY OWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO THE 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 IMPROVEMENTS SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF SAID IMPROVEMENTS.
12. RURAL MAILBOXES SHALL BE SET THREE (3) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE CURBS WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHTS-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
13. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF AN INTERSECTION RIGHT-OF-WAY LESS THAN 60% OF THE PARCEL FRONTAGE OR FIFTY (50) FEET, WHICHEVER IS LESS.
14. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
15. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
16. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
17. 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.
18. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
19. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
20. 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.
21. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0750E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
22. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
23. MAXIMUM OF 20% 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. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, LUANE MICHNA, SOLE OWNER THAT CERTAIN CALLED 45 ACRES OF LAND, IN THE WILLIAM NICHOLS SURVEY, ABSTRACT NO. 480, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY GIFT DEED IN DOCUMENT NO. 2007004578, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

LUANE MICHNA SUBDIVISION

WITNESS MY HAND THIS THE 7 DAY OF July, 2026 A.D.

Luane Michna
LUANE MICHNA
2200 CR 475
THRALL, TEXAS
76578

STATE OF Texas \$
COUNTY OF Williamson \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY DID PERSONALLY APPEAR LUANE MICHNA, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Macy Fontenot
NOTARY PUBLIC STATE OF Texas

7-7-26
DATE



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF):

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARD AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND THE WILLIAMSON COUNTY ON-SITE SEWERAGE 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 PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D. Boatright 07/13/2026
ADAM BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 7 DAY OF July, 2026 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

STEVEN SNELL DATE
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___, A.D., AT ___ O'CLOCK ___M., DULY RECORDED ON THE ___ DAY OF _____, 20___, A.D., AT ___ O'CLOCK ___M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE ___ DAY OF _____ 20___, A.D.

DEPUTY, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE COUNTY OF WILLIAMSON, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DATED: JUNE 19, 2026

Patrick A. Quiring
PATRICK A. QUIRING, R.P.L.S. 7172

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
T.B.P.E.L.S. FIRM NO. 10124500
5725 WEST HWY 290, SUITE 103
AUSTIN, TEXAS 78735
(512) 443-1724



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