

LOCATION MAP (NOT TO SCALE)

FIELD NOTES

Being an 8.106 acre (353,107 square feet) tract of land out of the L.S. WALTERS SURVEY, A-653, located in Williamson County, Texas, said 8.106 acre tract being part of the called 8.190 acre tract conveyed from Zachary Taylor to Malla Investments Group LLC, filed June 3, 2022 and recorded in Document No. 2022068546 of the Official Public Records of Williamson County, Texas (OPRWC). All bearings and distances shown herein are based on the Texas Coordinate System, South Central Zone (4204) NAD83, said 8.106 acre tract being more fully described as follows:

COMMENCING at a 1/2 inch iron rod with a pink plastic cap stamped "TLS" found for the Northwest corner of the said 8.190 acre tract, the Northeast corner of a called 20.00 acre tract conveyed from Joel Taylor, Independent Executor of the estate of Georgia W. Murray, deceased to Craig Taylor, filed July 7, 2020 and recorded in Document No. 2020074287 OPRWC, being in the East line of County Road 234;

THENCE, South 21°13'21" West with the common line of said 20.00 acre tract and said 8.190 acre tract, a distance of 8.03 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the POINT OF BEGINNING and the Northwest corner of the herein described tract;

THENCE, North 68°12'49" East over and across said 8.190 acre tract, a distance of 478.99 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the East line of said 8.190 acre tract, the West line of a called 8.19 acre tract known as Tract 3 conveyed from Landreth Investments, LLC to Andrew J. Lee, filed May 21, 2021 and recorded in Document No. 2021076508 OPRWC, and marking the Northeast corner of the herein described tract, from which a T-post found for the Northeast corner of said 8.190 acre tract bears North 21°47'05" West, a distance of 5.92 feet;

THENCE, South 21°47'05" East, with the East line of said 8.190 acre tract and the West line of the said Tract 3, a distance of 733.87 feet, to a 1/2 inch iron rod found for the Southeast corner of said 8.190 acre tract, the Southwest corner of the said Tract 3, being in the North line of a tract conveyed from Angela E. Irvine, Independent Executor of the estate of Donald P. Irvine, deceased to Irvine Family Trust, filed July 30, 1999 and recorded in Document No. 199950995 OPRWC, and marking the Southeast corner of the herein described tract, from which a 1/2 inch iron rod with pink cap stamped "TLS" found bears North 68°45'58" East, a distance of 482.06 feet;

THENCE, South 68°46'39" West, with the South line of said 8.190 acre tract and the North line of the said Irvine tract, a distance of 486.17 feet, to a 1/2 inch iron rod with a pink plastic cap stamped "TLS" found for the Southwest corner of said 8.190 acre tract, the Southeast corner of the said 20.00 acre tract, and marking the Southwest corner of the herein described tract;

THENCE, North 21°13'21" West, with the West line of said 8.190 acre tract and the East line of the said 20.00 acre tract, a distance of 729.58 feet, to the PLACE OF BEGINNING, containing within these metes and bounds 8.106 acres (353,107 square feet) of land, more or less.

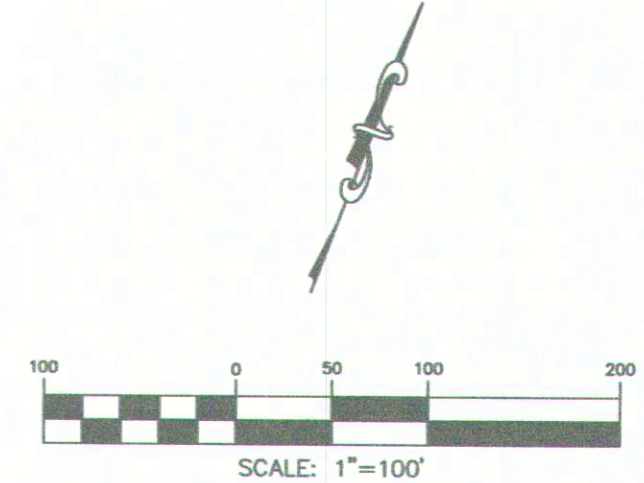
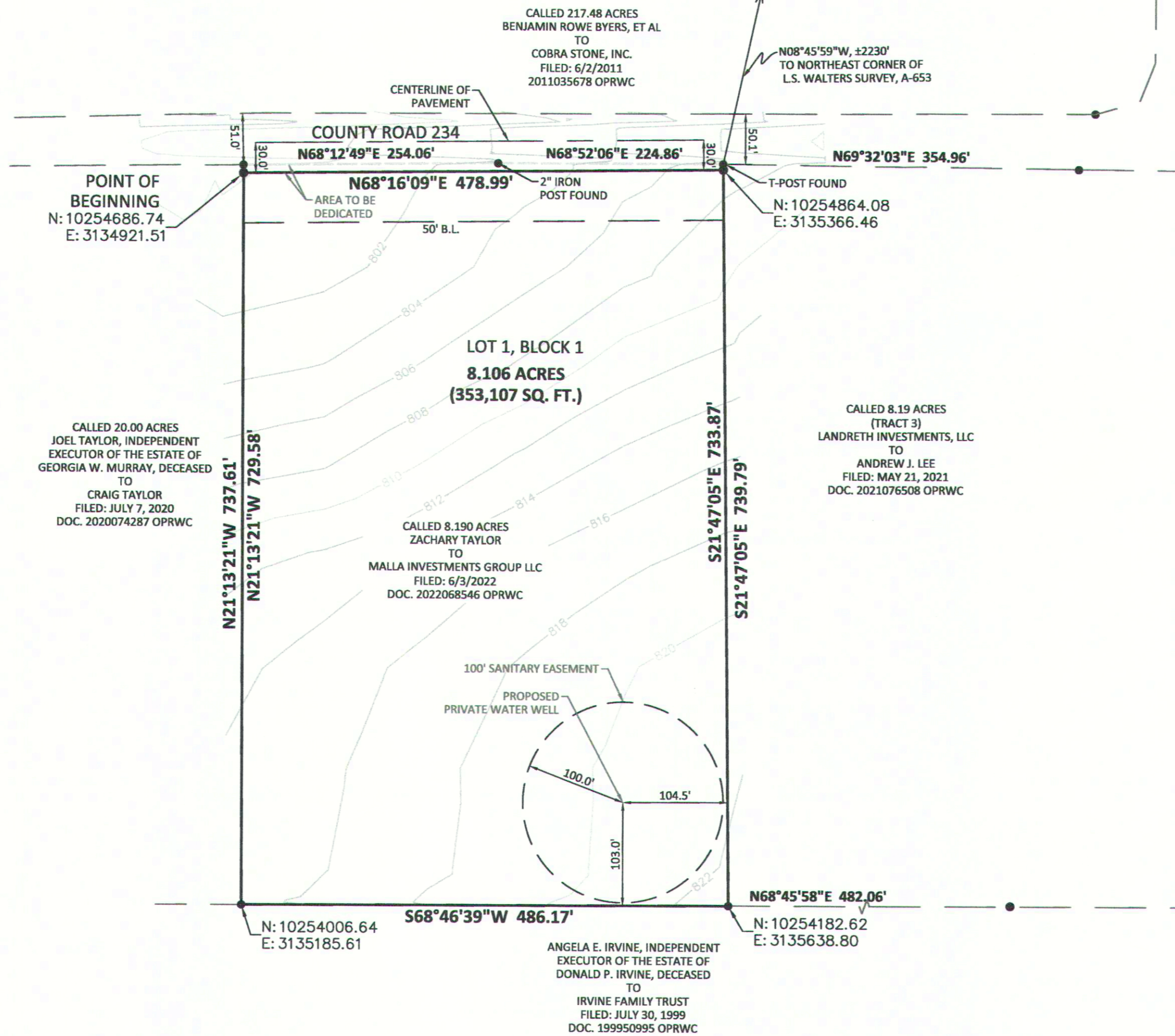
NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- 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.
- UTILITY SERVICE PROVIDERS - WATER: PRIVATE WELL; WASTEWATER: OSSF; ELECTRICITY: PEC.
- 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.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- A DRIVEWAY PERMIT IS REQUIRED FROM WILLIAMSON COUNTY FOR DRIVEWAYS THAT ACCESS A COUNTY MAINTAINED ROADWAY.
- NO LOT IN THIS SUBDIVISION IS ENCOMPASSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0125F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
- 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.
- 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.
- 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.
- 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.
- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENT.
- NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

**MINOR PLAT
MALLA SUBDIVISION**
BEING 8.106 ACRES OUT OF THE L.S. WALTERS SURVEY, ABSTRACT NO. 653, RECORDED IN DOCUMENT NO. 2022068546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LEGEND
● 1/2 INCH IRON ROD FOUND
○ 5/8 INCH IRON ROD SET

ABBREVIATIONS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: MAJOR SINGH
MALLA INVESTMENTS, LLC
18416 DRY BROOK LOOP
PFLUGERVILLE, TEXAS 78660

ACREAGE: 8.106 ACRES (353,107 SQ. FT.)

NUMBER OF LOTS: 1

NUMBER OF BLOCKS: 1

SURVEY: L.S. WALTERS SURVEY, A-653

SUBMITTAL DATE: FEBRUARY 26, 2024

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012

**MINOR PLAT
MALLA SUBDIVISION**
BEING 8.190 ACRES OUT OF THE L.S. WALTERS SURVEY, ABSTRACT NO. 653, RECORDED IN DOCUMENT NO. 2022068546 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE BLOCK:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, Major Singh (Malla Investments, LLC), sole owner of the certain 8.106 acre tract of land shown hereon and described in a deed recorded in Document No. 2022068546 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, 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 **MALLA SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 15 day of May, 2024.

M.S.
Major Singh (owner)
18416 Dry Brook Loop
Pflugerville, Texas 78660

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Major Singh known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13 day of May, 2024.

Lisa Ellisor
Lisa Ellisor
NOTARY PUBLIC - STATE OF TEXAS
ID# 12561482-4
COMM. EXP. 03-11-2026

NOTARY PUBLIC in and for the State of Texas

LIEN HOLDER SIGNATURE BLOCK:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, Karl R. Quebe, Trustee, Lien Holder of the certain 8.106 acre tract of land shown hereon and described in a deed recorded in Document No. 2022068546 of the Official Public Records of Williamson County, Texas, and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, 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 **MALLA SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 13 day of May, 2024.

Jonathan Kamenicky
Jonathan Kamenicky, Branch President
Citizens National Bank
601 FM 685
Pflugerville, Texas 78660

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Jonathan Kamenicky known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13 day of May, 2024.

Lisa Ellisor
Lisa Ellisor
NOTARY PUBLIC - STATE OF TEXAS
ID# 12561482-4
COMM. EXP. 03-11-2026

NOTARY PUBLIC in and for the State of Texas

911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 15 day of May, 2024 A.D.

Trevor Barington
Trevor Barington on behalf of Teresa Baker
Williamson County Addressing Coordinator

COUNTY JUDGE:

I, Bill Gravel Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravel Jr., County Judge
Williamson County, Texas

Date

WILLIAMSON COUNTY CLERK:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ___ day of ___, 20__ A.D., at ___ o'clock, __ M., and duly recorded this the day of ___, 20__ A.D., at ___ o'clock, __ M., in the Official Public Records of said County in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

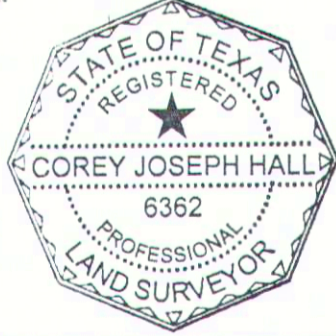
SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Williamson County, Texas.

This tract is located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this 13 day of MAY, 2024.

Corey Joseph Hall
Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas



ON-SITE SEWAGE FACILITY:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

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

Date 05/29/2024

OWNER: MAJOR SINGH
MALLA INVESTMENTS, LLC
18416 DRY BROOK LOOP
PFLUGERVILLE, TEXAS 78660

ACREAGE: 8.106 ACRES (353,107 SQ. FT.)

NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
SURVEY: L.S. WALTERS SURVEY, A-653
SUBMITTAL DATE: FEBRUARY 26, 2024
SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 360-0012