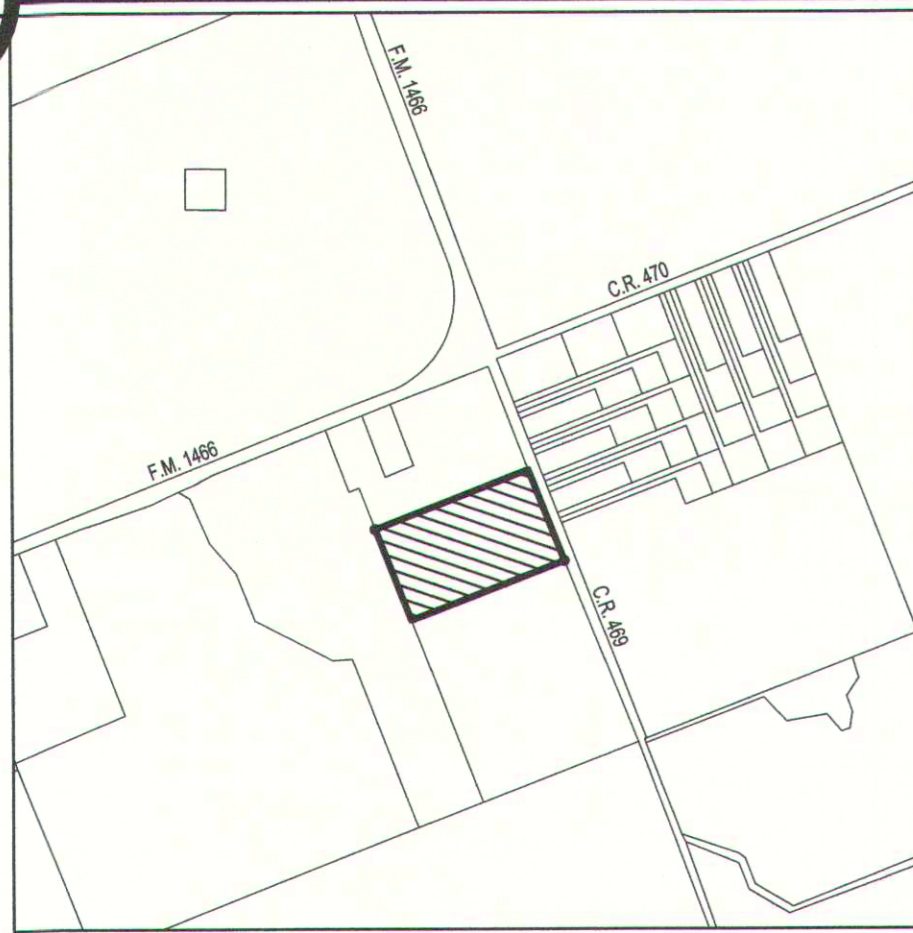


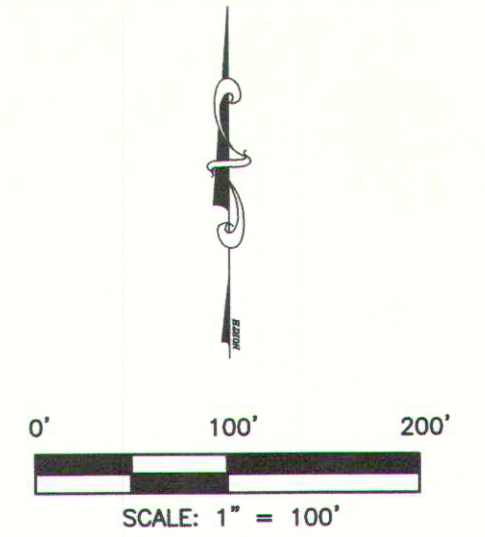
MINOR PLAT OF
BEYERSVILLE EXPANSE SUBDIVISION
 10.00 ACRES
 OUT OF THE WILLIAM BYERLEY SURVEY, ABSTRACT NO. 60
 WILLIAMSON COUNTY, TEXAS



LOCATION MAP
 SCALE 1" = 1000'



VICINITY MAP
 SCALE 1" = 200'



LEGEND

⊙	DENOTES BENCHMARK (SEE NOTE)
○	DENOTES 1/2" ST. SK. SET
○	DENOTES 1/2" ST. SK. FND.
D.E.	DRAINAGE EASEMENT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
■	CONCRETE MONUMENT
—	BOUNDARY LINE
—	PROPERTY LINE
—	R.O.W. LINE
---	UTILITY OR DRAINAGE EASEMENTS
A	BLOCK NUMBER
(X.XX ACRES)	USEABLE ACRAGE

OWNER'S NAME:
 SCOTT SENTENEY, MANAGER
 2305 BEYERSVILLE EXPANSE, LLC
 100 E. WHITESTONE BLVD., SUITE 148, PMB 218
 CEDAR PARK, TEXAS

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
 GEORGE E. LUCAS
 REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
 CELCO SURVEYING FIRM REGISTRATION NO. 10193975
 18018 OVERLOOK LOOP, SUITE 105
 SAN ANTONIO, TEXAS 78259

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
 HUGO ELIZONDO, JR.,
 REGISTERED PROFESSIONAL ENGINEER NO. 69781
 CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
 120 RIVERWALK DRIVE, SUITE 208
 SAN MARCOS, TEXAS 78666

DATE: FEBRUARY 1, 2024.

ACREAGE OF TOTAL SITE: 10.00 ACRES

TOTAL NUMBER OF BLOCKS: 1 BLOCK (A)

TOTAL NUMBER OF LOTS: 4 LOTS TOTAL
 • 4 - RESIDENTIAL LOTS

MINOR PLAT OF BEYERSVILLE EXPANSE SUBDIVISION

10.00 ACRES

OUT OF THE WILLIAM BYERLEY SURVEY, ABSTRACT NO. 60
WILLIAMSON COUNTY, TEXAS

FIELD NOTES

FIELD NOTE DESCRIPTION FOR A 10.00 ACRE TRACT OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS:

BEING A 10.00 ACRE TRACT OF LAND, OUT OF THE WILLIAM BYERLEY SURVEY, ABSTRACT 60 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2305 BEYERSVILLE EXPANSE, LLC, AS RECORDED IN DOCUMENT NO. 2023106809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

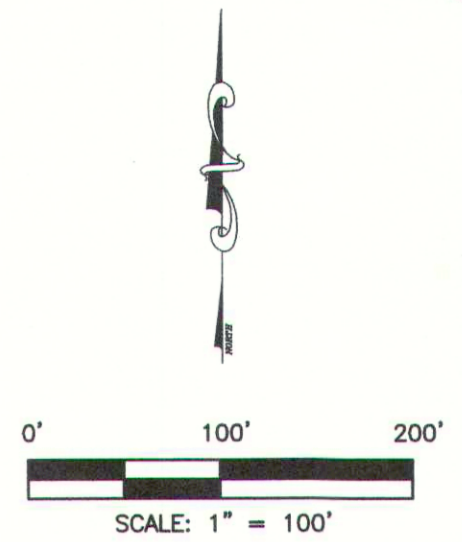
BEGINNING AT A 1/2" IRON ROD FOUND, LYING IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 469, A PUBLIC ROAD, MARKING THE NORTHEAST CORNER OF A 20.02 ACRE TRACT OF LAND, CONVEYED BY DEED TO JAMES RAY STROUD ESTATE, AS RECORDED IN DOCUMENT NO. 1996008987 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 68°44'26" WEST, ALONG THE SOUTH LINE OF THIS TRACT, COMMON WITH THE NORTH LINE OF SAID JAMES RAY STROUD ESTATE TRACT, A DISTANCE OF 855.45 FEET, TO A 1/2" IRON ROD FOUND, LYING IN THE EAST LINE OF A 25.883 ACRE TRACT OF LAND, CONVEYED BY DEED WITHOUT WARRANTY TO TODD R. AND DESTINY E. HAMMOND, AS RECORDED IN DOCUMENT NO. 2022023010 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF SAID JAMES RAY STROUD ESTATE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 21°34'05" WEST, ALONG THE WEST LINE OF THIS TRACT, COMMON WITH THE EAST LINE OF SAID HAMMOND TRACT, A DISTANCE OF 509.75 FEET, TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF A 10.136 ACRE TRACT, CONVEYED BY DEED OF GIFT TO GAYLON RICHARD FINN, AS RECORDED IN VOLUME 800, PAGE 676 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 68°48'50" EAST, ALONG THE NORTH LINE OF THIS TRACT, COMMON WITH THE SOUTH LINE OF SAID FINN TRACT, A DISTANCE OF 856.08 FEET, TO A 1/2" IRON ROD FOUND, LYING IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 469, MARKING THE SOUTHEAST CORNER OF SAID FINN TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 21°29'53" EAST, ALONG THE EAST LINE OF THIS TRACT, COMMON WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 469, A DISTANCE OF 508.65 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

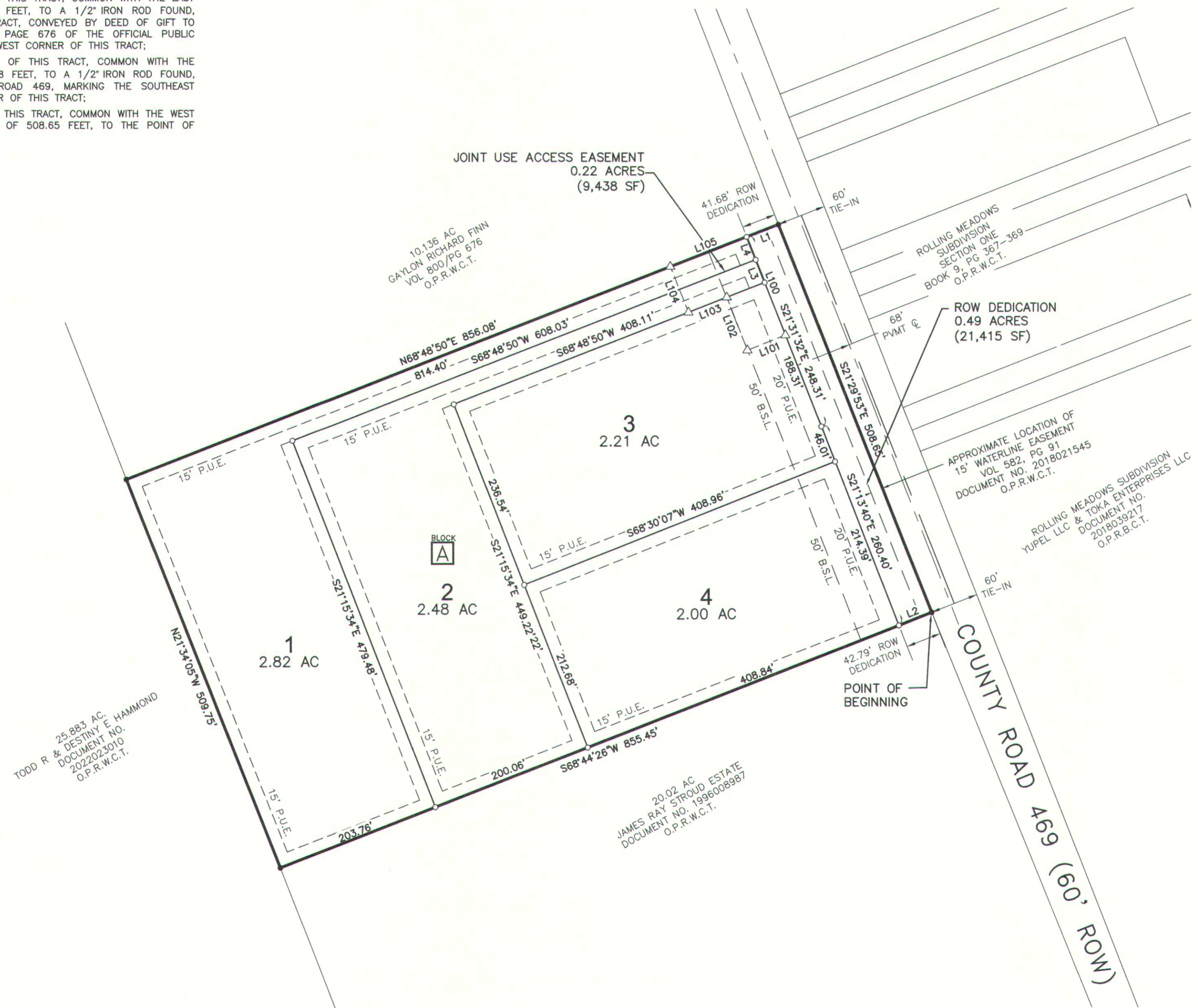


LEGEND

- ⊙ DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- CONCRETE MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- - - R.O.W. LINE
- - - UTILITY OR DRAINAGE EASEMENTS
- - - ROAD CENTERLINE
- ⓐ BLOCK
- ⓐ BLOCK NUMBER
- (X.XX ACRES) USEABLE ACRAGE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	41.68'	N68°48'50"E
L2	42.79'	S68°44'26"W
L3	30.00'	N21°31'32"W
L4	30.00'	N21°31'32"W

ACCESS EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L100	128.90'	S21°31'32"E
L101	50.00'	S68°28'28"W
L102	69.19'	N21°11'10"W
L103	50.41'	S68°48'50"W
L104	60.00'	N21°31'32"W
L105	100.00'	N68°48'50"E



MINOR PLAT OF
BEYERSVILLE EXPANSE SUBDIVISION
 10.00 ACRES
 OUT OF THE WILLIAM BYERLEY SURVEY, ABSTRACT NO. 60
 WILLIAMSON COUNTY, TEXAS

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

I, 2305 BEYERSVILLE EXPANSE, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023108809 OF THE OFFICIAL 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 SPACES 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 BEYERSVILLE EXPANSE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 DAY OF May, 2024.

Scott Senteny
 SCOTT SENTENY, MANAGER
 2305 BEYERSVILLE EXPANSE, LLC
 100 E. WHITESTONE BLVD., SUITE 148, PMB 218
 CEDAR PARK, TEXAS

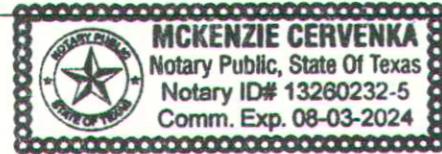
STATE OF TEXAS
 COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SCOTT SENTENY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF May, 2024

Mckenzie Cervenka

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
 COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROUND TOP STATE BANK, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS BEYERSVILLE EXPANSE SUBDIVISION.

WITNESS MY HAND THIS THE 30 DAY OF May, 2024 A.D.

Robert Randig
 ROBERT RANDIG, COMMERCIAL LENDER
 ROUND TOP STATE BANK
 106 NW CARLOS G. PARKER BLVD.
 TAYLOR, TEXAS 76754

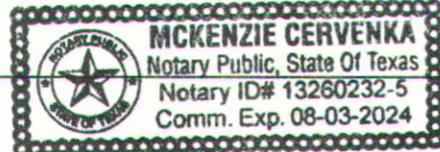
STATE OF TEXAS
 COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROBERT RANDIG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30 DAY OF May, 2024 A.D.

Mckenzie Cervenka

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Mckenzie Cervenka / 08-03-2024
 PRINTED NAME OF NOTARY/EXPIRES

STATE OF TEXAS
 COUNTY OF HAYS

I, HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0705F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
 TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT KYLE, HAYS COUNTY, TEXAS, THIS 25TH DAY OF MAY, 2024.

Hugo Elizondo Jr.
 HUGO ELIZONDO, JR.,
 REGISTERED PROFESSIONAL ENGINEER NO. 69781
 CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
 120 RIVERWALK DRIVE, SUITE 208
 SAN MARCOS, TEXAS 78666



SUBDIVISION PLAT NOTES

- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0705F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT THE 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.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTANCE 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 OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR 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.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY:
 - LOTS 1, 2, AND 3 WILL BE SERVED BY A SINGLE SHARED DRIVEWAY.
- JOINT USE ACCESS EASEMENTS SHALL BE PRIVATELY MAINTAINED BY LOT OWNERS AND NO OBSTRUCTION TO EGRESS AND INGRESS IS ALLOWED.
- A 20' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR IT'S CONTRIBUTING ZONE.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- 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 OF ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS THAT PLAT VACATION AND REPLACING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND STANDARDS.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 285, AND WILLIAMSON COUNTY.
- WATER SERVICE IS PROVIDED BY MANVILLE WATER. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITH THIS SUBDIVISION.
- THERE ARE NO PROPOSED ROADWAYS ASSOCIATED WITH THIS PROJECT. ALL LOTS SHALL BE SERVICED FROM THE EXISTING COUNTY ROAD 469.
- 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.
- ABSORPTIVE TYPE OSSFS SHALL NOT BE LOCATED WITHIN 100 FEET OF WELL LOCATION.
- 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.
- 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THE WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 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.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO OR 469.
- LOT 1 AND LOT 2 MAY NOT BE FURTHER SUBDIVIDED.
- LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNER 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.
- LOTS 1, 2, AND 3 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 BEXAR

I, GEORGE E. LUCAS, 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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS 30TH DAY OF MAY, 2024.

George E. Lucas
 GEORGE E. LUCAS
 REGISTERED PROFESSIONAL SURVEYOR NO. 4160, STATE OF TEXAS
 CELCO SURVEYING FIRM REGISTRATION NO. 10193975
 18018 OVERLOOK LOOP, SUITE 105
 SAN ANTONIO, TEXAS 78259



Jonny Graf
 JONNY GRAF - GENERAL MANAGER
 MANVILLE WATER
 13805 S STATE HIGHWAY 95
 COUPLAND, TX 78615

STATE OF TEXAS
 COUNTY OF WILLIAMSON

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 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
 ADAM D. BOATRIGHT, P.E.
 WILLIAMSON COUNTY ENGINEER

06/05/2024

STATE OF TEXAS
 COUNTY OF WILLIAMSON

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED ON THIS THE 30 DAY OF May, 2024, A.D.

Cindy Bridges
 TERESA BAKER, WILLIAMSON COUNTY ADDRESS COORDINATOR
 Cindy Bridges

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.

STATE OF TEXAS
 COUNTY OF WILLIAMSON

I, BILL GRAVELL, 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 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 GRAVELL, JR. DATE
 COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

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 _____, 2024 A.D. AT _____ O'CLOCK ____M. AND DULY RECORDED THIS THE DAY OF _____, 2024 A.D. AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. IN DOCUMENT NUMBER _____

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.

BY: _____ DEPUTY