# PLAT MAP RECORDING SHEET

DEDICATOR(s):

YUPEL LLC JONA LLC

SUBDIVISION NAME: DOVE PASS

PROPERTY IS DESCRIBED AS:

ABSTRACT 131

SUBMITTED BY: CITY OF TAYLOR

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018013461

PLAT Fee: \$166.00 02/16/2018 03:22 PM

**CPHELPS** 

36 351 ACRES P COURSEY SURVEY

Nancy E. Rister, County Clerk
Williamson County, Texas

## OWNER STATE OF TEXAS \$ **§ KNOW ALL MEN BY THESE PRESENTS:** COUNTY OF WILLIAMSON § THAT, YUPEL, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN 30.351 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018110090 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 CITY OF TAYLOR THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DOVE PASS SUBDIVISION. TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_2\_\_ DAY OF February. \_AUTHORIZED PERSON Michael Herrys Tr \_PRINTED NAME THE STATE OF TEXAS COUNTY OF WILLIAMSON THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2 DAY OF NOTARY PUBLIC, STATE OF TEXAS LAURA DIANE HERNANDEZ My Commission Expires March 14, 2019 Lowra Diane Hernandez PRINTED NAME MY COMMISSION EXPIRES: 3/14/19 O WNER STATE OF TEXAS \$ **§ KNOW ALL MEN BY THESE PRESENTS;** COUNTY OF WILLIAMSON § THAT, JONA, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN 30.351 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017110090 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 CITY OF TAYLOR THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DOVE PASS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF JANUARY Styda Herzog AUTHORIZED PE KEJDA HERZOG, MANAGER PRINTED NAME THE STATE OF TEXAS COUNTY OF WILLIAMSON Trais THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 33-DAY OF 2018. Notary ID # 130807689 NOTARY PUBLIC, STATE OF TEXAS My Commission Expires

Do Pham PRINTED NAME MY COMMISSION EXPIRES: 09 / 27 / 20 LIEN HOLDER STATE OF TEXAS §

**§ KNOW ALL MEN BY THESE PRESENTS;** COUNTY OF WILLIAMSON § THAT, MICHAEL HERZOG, LIEN HOLDER OF THE CERTAIN 30.351 ACRES OF LAND SHOWN OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY. TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON. AND DO HEREBÝ FOREVÈR DEDICATE TO THE CITY OF TAYLOR THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DOVE PASS SUBDIVISION.

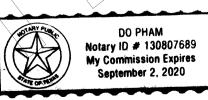
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF JANUARY, 2018. LIÉN HOLDER \_PRINTED NAME

THE STATE OF TEXAS COUNTY OF WILLIAMSON \ [ \S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 32 DAY OF JADA 2018.

NOTARY PUBLIC, STATE OF TEXAS

Than PRINTED NAME MY COMMISSION EXPIRES: 09/00/



SHEET 2 OF 2

## FINAL PLAT OF DOVE PASS SUBDIVISION, BEING 30.351 ACRES IN THE P. COURSEY SURVEY, A-131

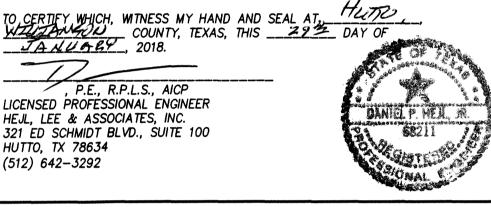
City of Taylor, Williamson County, Texas CITY OF TAYLOR PERMIT NO. PZ-2017-1072

#### ENGINEER'S CERTIFICATE

STATE OF TEXAS COUNTY OF WILLIAMSON

I, DANTEL P. HELL REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS PARTIALLY ENCROACHED BY A ZONE "AE" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C00535E, EFFECTIVE DATE 9-26-2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED

. P.E., R.P.L.S., AICP LICENSED PROFESSIONAL ENGINEER HEJL, LEE & ASSOCIATES, INC. 321 ED SCHMIDT BLVD., SUITE 100 HUTTO, TX 78634 (512) 642-3292



#### SURVEYOR'S CERTIFICATE

BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HERON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,, VISIBLE UTILITY LINES OR ROADS PLACE, EXCEPT 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 THE CITY OF TAYLOR, TEXAS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON DAY OF LANGE 1, 2018

BRUCE LANE BRYAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 STATE OF TEXAS

BRUCE LANE BRYAN

### *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.

TERRÓN EVERTSON, PE, DR, CFM COUNTY ENGINEER

#### LEGAL DESCRIPTION

30.351 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE P. COURSEY SURVEY, A-131, LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A "30.351 ACRES" CONVEYED FROM ST. PAUL LUTHERAN CHURCH, TAYLOR, TEXAS AND SCOTT & WHITE HOSPITAL - TAYLOR F/K/A/ JOHN'S COMMUNITY HOSPITAL, TAYLOR, TEXAS TO HBJR, INC., A TEXAS CORPORATION DATED 2-10-2016 AND RECORDED IN DOCUMENT NO. 2016011591, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON JANUARY 4, 2016 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A CALLED 2.346 ACRES" CONVEYED IN A WARRANTY DEED FROM CHRISTIE MAE BRADY AND JAMIE E. KLIMA TO SHIRLEY KLIMA, DATED 2-10-2003 AND RECORDED IN DOCUMENT NO. 2003012038 OPRWC, IN THE WEST RIGHT-OF-WAY LINE OF GRAVEL PIT ROAD, FOR REFERENCE: A 1/2"IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID "2.346 ACRES" BEARS SOUTH 15"15'02" EAST, A DISTANCE OF

THENCE SOUTH 70°54'39" WEST GENERALLY ALONG A BARBED WIRE FENCE AND THE NORTH LINE OF SAID "2.346" ACRES", A DISTANCE OF 422.46 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID "2.346" ACRES", AND MARKING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21 26'15" EAST GENERALLY ALONG A BARBED WIRE FENCE AND THE WEST LINE OF SAID "2.346" ACRES", A DISTANCE OF 258.10 FEET TO A 5/8 IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID "2.346" ACRES", IN THE NORTH LINE OF A CALLED "15.98 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALVIN J. KLIMA. ET UX TO HAROLD E. HANSON, JR., ET UX. DATED 12-17-2007 AND RECORDED IN DOCUMENT NO. 2007103784 OPRWC, BEING IN THE SOUTH LINE OF SAID "40 ACRES", AND MARKING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT:

THENCE SOUTH 68:32'22" WEST GENERALLY ALONG A BARBED WIRE FENCE, THE NORTH LINE OF SAID "15.98" ACRES" AND THE SOUTH LINE OF SAID "40 ACRES", RASSING A 1" IRON PIPE FOUND AT A DISTANCE OF 761.49 FEET, BEING THE NORTHWEST CORNER OF SAID "15.98 ACRES", THE NORTHEAST CORNER OF A CALLED "12.75 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM JOHN MOSS TO CITY OF TAYLOR, DATED 4-20-2011 AND RECORDED IN DOCUMENT NO. 2011025524 OPRWC, CONTINUING FOR A TOTAL DISTANCE OF 1497.65 FEET TO A POINT IN THE NORTH LINE OF SAID "12.75 ACRES", THE SOUTHEAST CORNER OF A CALLED "1 1/2 ACRES" CONVEYED IN A DEED WITH VENDOR'S LIEN FROM EDNA LUECKEMEYER TO HARVEY CUZZORT, ET X, DATED 4-7-1969 AND RECORDED IN VOLUME 923, PAGE 16 DRWC, AND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FOR REFERENCE: A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID "12.75 ACRES" AND THE SOUTHWEST CORNER OF SAID "1 1/2 ACRES" BEARS SOUTH 69'01'56" WEST, A DISTANCE OF 235.98 FEET;

THENCE NORTH 21/24'13" WEST WITH THE EAST LINE OF SAID "1 1/2 ACRES", A DISTANCE OF 737.62 FEET TO A 1/2 IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID "1 1/2 ACRES", IN THE SOUTH RIGHT-OF-WAY LINE OLD THORNDALE ROAD, AND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; FOR REFERENCE: A ½ IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OLD THORNDALE ROAD BEARS SOUTH 67:53'40" WEST, A DISTANCE OF 234.21 FEET;

THENCE NORTH 68°35'47"EAST WITH THE SOUTH RIGHT—OF—WAY LINE OF OLD THORNDALE ROAD AND THE APPARENT NORTH LINE OF SAID "40 ACRES", A DISTANCE OF 1972.99 FEET TO A "X" CHISELED IN CONCRETE AT THE NORTHEAST CORNER OF SAID "40 ACRES", IN THE SOUTHWEST INTERSECTION OF OLD THORNDALE ROAD AND GRAVEL PIT ROAD, AND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 15"15'02"EAST WITH THE WEST RIGHT-OF-WAY LINE OF GRAVEL PIT ROAD AND THE APPARENT EAST LINE OF SAID "40 ACRES", A DISTANCE OF 497.97 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 30.351 ACRES

## PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS DOVE PASS SUBDIVISION, HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE \_\_ DAY OF \_\_\_\_, 2017, A.D.

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 16 DAY

OF TEORDAY, 20 18. A.D., AT 3.05. O'CLOCK, P.M., AND DULY

RECORDED THIS THE DAY OF TEORNAY 16., 20 18., A.D.,

AT3.22 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. 2018013461

TO CERTIFY WHICH. WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF

SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LASTI SHOWN

DON MCALISTER PLANNING CHAIRMAN homas mayer DONNA FRAZIĒR, SØCRETARY

KNOW ALL MEN BY THESE PRESENTS:

NANCY RISTER, CLERK COUNTY COURT

BY: DEPUTY

Connie Thelps

OF WILLIAMSON COUNTY, TEXAS BY:

COUNTY CLERK

COUNTY OF WILLIAMSON

STATE OF TEXAS

ABOVE WRITTEN.

DATE 2-13-18 HEJL, LEE & ASSOCIATES, INC.

ENGINEERING · SURVEYING · PLANNING 321 ED SCHMIDT BLVD., SUITE 100, HUTTO, TX 78634 Ph:(512) 642-3292 TBPLS FIRM REGISTRATION NO. 10058500

## BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN

FIRM No. 10128500 surveying@austin.rr.com www.bryantechnicalservices.com

PHONE: (512) 352-9090

FAX: (512) 352-9091

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NO.	DATE	RE	EVISIONS	BY
DRAWN BY: BLB			CHECKED BY: BLB	
SCALE: N/A			APPROVED BY: BLB	
PROJECT NO. 17-767			DATE: 12-6-17	

CITY OF TAYLOR PERMIT NO. PZ-2017-1072

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