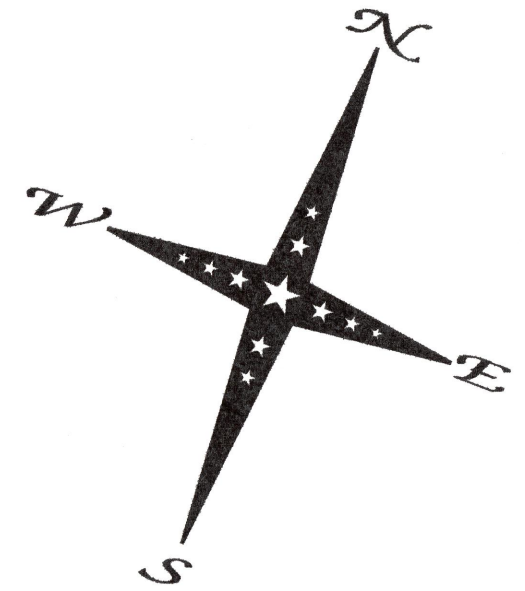


# PRELIMINARY PLAT OF CHANDLER CORNER

at centerline HWY Station 154+40.92

at centerline HWY Station 156+00

N14°14'21"W  
160.04'



SCALE: 1" = 100'

**JOHN DYKES SURVEY**  
ABSTRACT No. 186

OWNER: CHASE EQUITIES, INC.  
3839 BEE CAVE ROAD SUITE 200  
AUSTIN, TX 78746

ACREAGE: 26.31 ACRES  
NO. OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE:  
DATE OF PLANNING & ZONING COMMISSION REVIEW:

ACREAGE BY LOT TYPE:  
LOT 1: 4.39 ACRES COMMERCIAL  
LOT 2: 3.00 ACRES COMMERCIAL  
LOT 3: 5.12 ACRES COMMERCIAL  
LOT 4: 5.80 ACRES COMMERCIAL  
LOT 5: 8.00 ACRES COMMERCIAL

PATENT SURVEY: JOHN DYKES SURVEY, ABSTRACT No. 186

## Legend

- ⊙ 1/2" Iron Rod Found
- ⊗ 1/2" Iron Pipe Found
- ⊕ Capped Iron Rod Found
- ⊖ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Concrete Monument Found (Record Bearing and Distance)

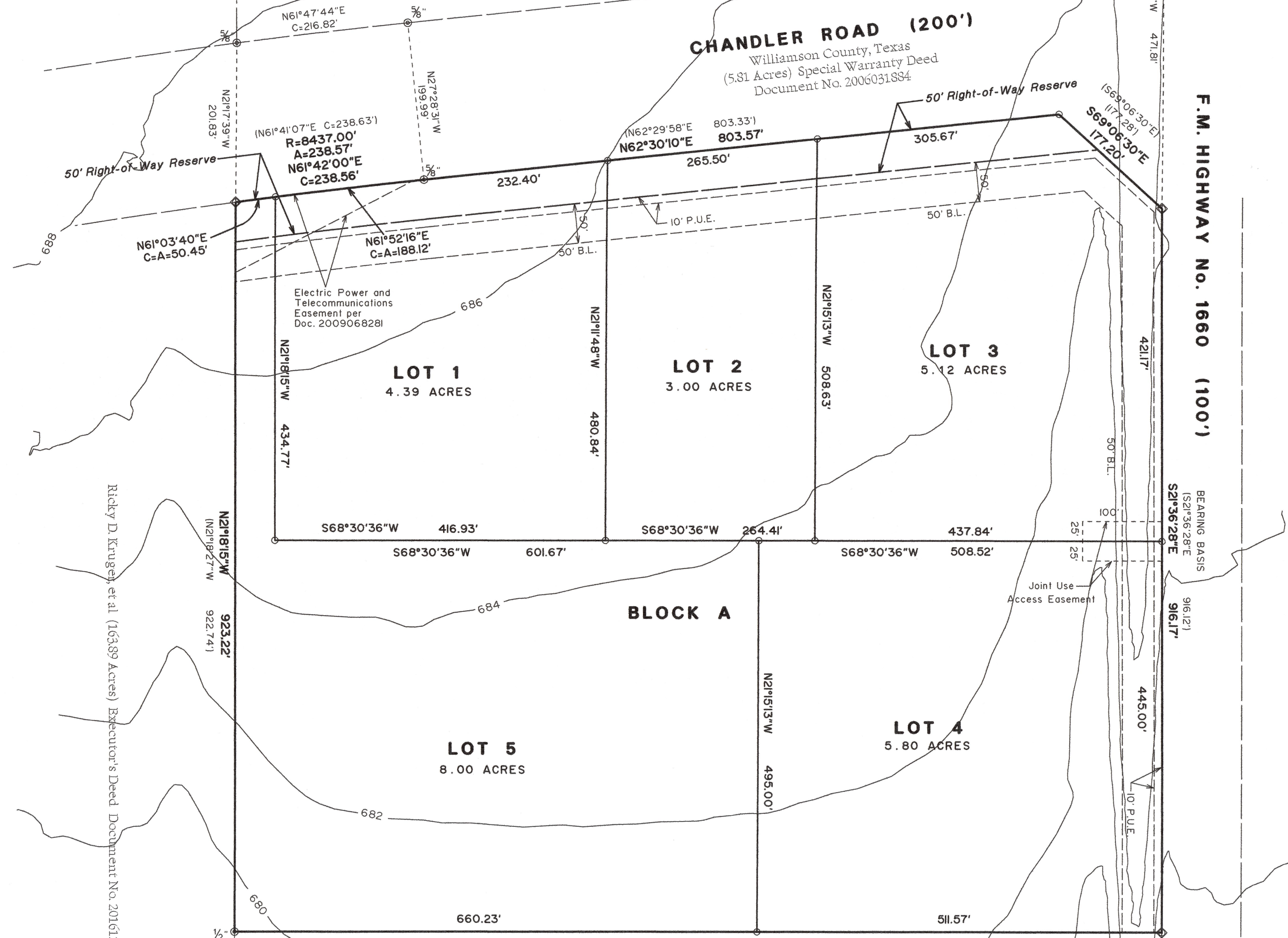
ENGINEER: KERRI K. PENA  
GREEN CIVIL DESIGN, LLC  
11130 JOLLYVILLE ROAD SUITE 101  
AUSTIN, TEXAS 78759

SURVEYOR: HOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704

William Ernest Albert  
remainder tract  
Volume 689 Page S13

**CHANDLER ROAD (200')**  
Williamson County, Texas  
(5.81 Acres) Special Warranty Deed  
Document No. 2006031884

**F.M. HIGHWAY No. 1660 (100')**



Rickey D. Krueger et al (16389 Acres) Executor's Deed Document No. 2016121073

Russell Holdings, LLC Special Warranty Deed Document No. 2012081609

at centerline HWY Station 174+20.31

Waco Tex Mx, Inc and The Tiger & Snake Partners, L.P. (15.02 Acres) Warranty Deed Document No. 2006042716

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
KNOW ALL MEN BY THESE PRESENTS  
THAT, CHASE EQUITIES, INC., HOLDING TITLE NOMINALLY FOR NAJIB WEHBE, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2017078725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 **CHANDLER CORNER**  
TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NAJIB WEHBE  
CHASE EQUITIES, INC.  
3839 Bee Cave Road Suite 200  
Austin, Texas 78746

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_ OF \_\_\_\_\_, \_\_\_\_\_, ON BEHALF OF SAID \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

# CHANDLER CORNER

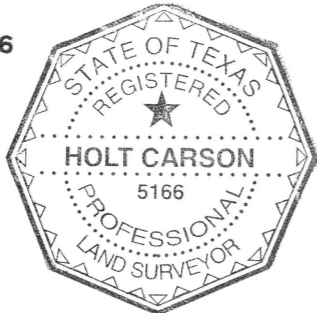
STATE OF TEXAS  
COUNTY OF TRAVIS

I, HOLT CARSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THIS SURVEY WAS COMPLETED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEY, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

*Holt Carson*

9-18-2018

HOLT CARSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5166  
HOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TEXAS  
FIRM REGISTRATION No. 10050700



STATE OF TEXAS  
COUNTY OF TRAVIS

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRATICICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

*Kerri K. Peña* 9/24/2018

KERRI K. PEÑA, P.E. 90255  
GREEN CIVIL DESIGN, LLC  
TBPE REGISTRATION No. F-17563  
11130 JOLLYVILLE ROAD SUITE 101  
AUSTIN, TEXAS 78759



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.

J. TERRON EVERTSON, PE, DR, CFM  
COUNTY ENGINEER

DATE

WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR

DATE

FIELD NOTE DESCRIPTION OF 26.312 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY ABSTRACT No. 186 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (26.303 ACRE) TRACT OF LAND AS CONVEYED TO CHASE EQUITIES, INC. BY WARRANTY DEED RECORDED IN DOCUMENT No. 2017078725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found in the West right-of-way line of F.M. Highway No. 1660 for the Southeast corner of that certain (26.303 acre) tract of land as conveyed to Chase Equities, Inc. by Warranty Deed recorded in Document No. 2017078725 of the Official Public Records of Williamson County, Texas, and for the Northeast corner of that certain (15.020 acre) tract of land as conveyed to Waco Tex Mix, Inc., et al by Warranty Deed recorded in Document No. 2006042719 of the Official Public Records of Williamson County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract of land.

THENCE leaving the West right-of-way line of F.M. Highway No. 1660 with the common line of said Chase Equities (26.303 acre) tract and said Waco Texas Mix (15.020 acre) tract, S 68 deg. 30' 38" W 1171.80 ft. to a 1/2" iron rod found in the East line of that certain (163.80 acre) tract of land as conveyed to Ricky Kruger, et al by Executor's Deed recorded in Document No. 2016121073 of the Official Public Records of Williamson County, Texas, for the Southwest corner of said Chase Equities (26.303 acre) tract and the Northwest corner of said Waco Tex Mix (15.020 acre) tract, and being the Southwest corner of this tract.

THENCE with the West line of said Chase Equities (26.303 acre) tract, N 21 deg. 18' 15" W 923.22 ft. to a capped iron rod found in the curving South right-of-way line of Chandler Road for the Northwest corner of said Chase Equities (26.303 acre) tract and being the Northwest corner of this tract.

THENCE with the South right-of-way line of Chandler Road and with the North line of said Chase Equities (26.303 acre) tract, the following three (3) courses:

- 1) along a curve to the right with a radius of 8437.00 ft. for an arc distance of 238.57 ft. and which chord bears N 61 deg. 42' 00" E 238.56 ft. to a 3/8" iron rod found for a point of tangency.
- 2) N 62 deg. 30' 10" E 803.57 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc."
- 3) S 69 deg. 06' 30" E 177.20 ft. to a capped iron rod found at the point of intersection with the West right-of-way line of F.M. Highway No. 1660 for a Northeasterly angle corner of this tract.

THENCE with the West right-of-way line of F.M. Highway No. 1660 and with the East line of said Chase Equities (26.303 acre) tract, S 21 deg. 36' 28" E 916.17 ft. to the PLACE OF BEGINNING, containing 26.312 acres of land.

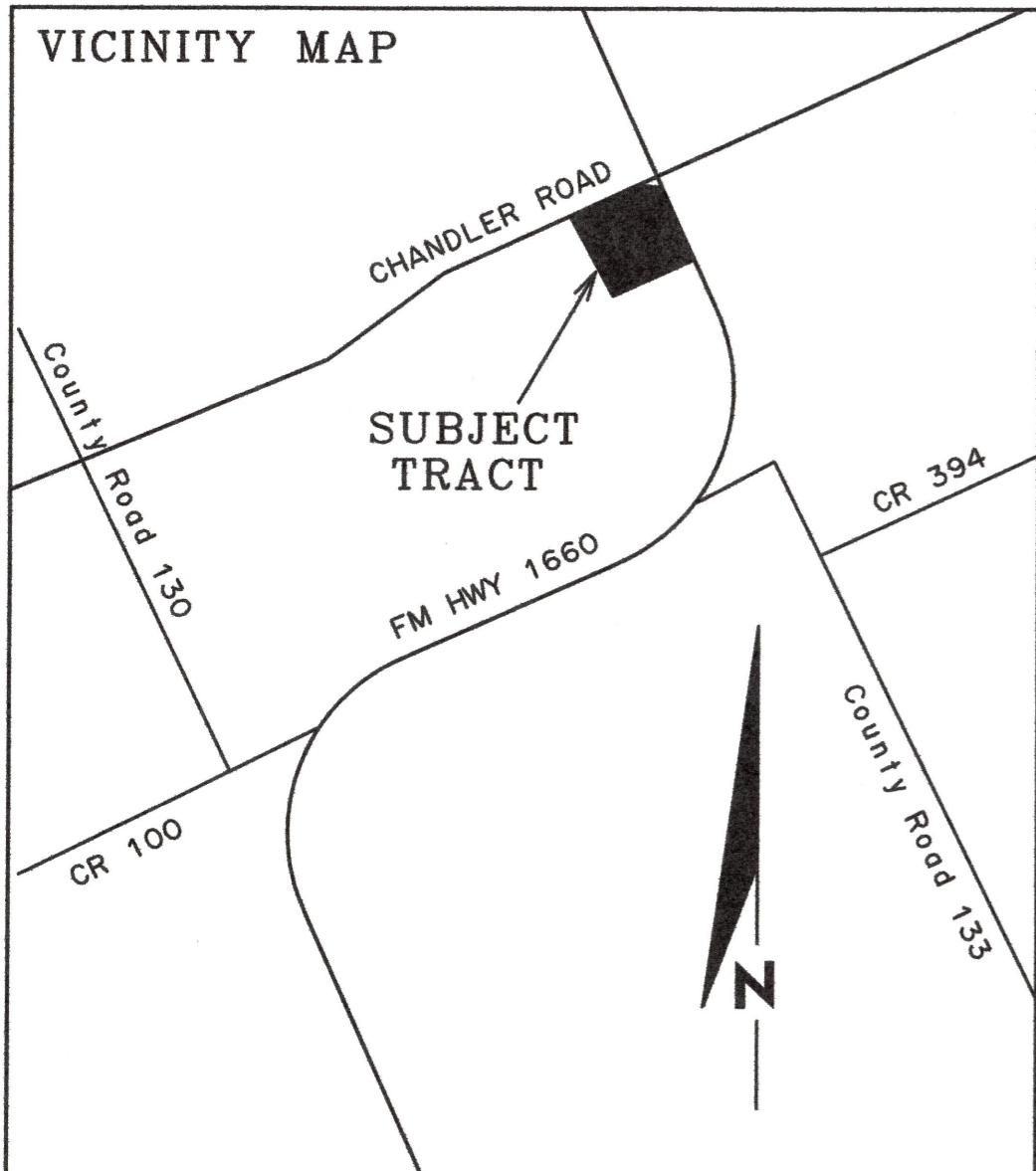
#### WILLIAMSON COUNTY NOTES:

1. THIS SUBDIVISION IS SUBJECT TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS LAST REVISED ON AUGUST 20, 2013.
2. 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. 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 IDEMNIFIES 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. SUBJECT TO FIRST PAYING ADEQUATE COMPENSATION ACHIEVED THROUGH NEGOTIATIONS OR OTHERWISE AND BASED ON THE CURRENT VALUE, THE COUNTY HAS THE RIGHT TO TAKE POSSESSION OF THE 50 FEET ROAD WIDENING RESERVATION AREA AS SHOWN ON THIS PLAT. NO STRUCTURES WILL BE PLACED WITHIN THE RESERVED RIGHT-OF-WAY.
3. 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.
4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE 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.
5. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROERTY OWNERS.
7. DRIVEWAYS FOR LOTS 1, 2, 3 AND 4 SHALL ONLY TAKE ACCESS FROM CHANDLER ROAD.
8. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING AND CUSTOM SIGNS IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
9. 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.
10. 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.
11. 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.

#### GENERAL NOTES:

- 1) NO PORTION OF THIS TRACT IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C 0510 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 2) A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- 4) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SUPPLY CORP. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

#### VICINITY MAP



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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, AND 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY:

DAN A. GATTIS  
COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

THE STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County Court of said County, 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. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official Public Records of said County in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy