



THE CITY OF

JARRELL

City of Jarrell
Regular City Council Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, April 2, 2024, at 7:00 p.m.

AGENDA

Mayor Patrick Sherek
Alderman Place 1, Daniel Klepac
Alderman Place 2, Jeff Seidel

Mayor Pro Tem Place 3, Tanya Clawson
Alderman Place 4, Adam Marsh
Alderman Place 5, Daniel Islas

1. **CALL MEETING TO ORDER**

- Roll Call
- Invocation by **Pastor Kevin Ross**
- Pledge of Allegiance

2. **PUBLIC COMMENTS**

Those wishing to speak to the City Council must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three**-minute time limit when speaking.

Orange Sign in Card – Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

Yellow Sign in Card – Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to approach the podium.

3. **PROCLAMATIONS**

3.1 Proclamation Declaring May 2024 as Motorcycle Awareness Month

3.2 Proclamation Declaring April 2024 as Child Abuse Prevention and Awareness Month.

3.3 Proclamation Declaring May 12 – 18, 2024 as National Police Week.

3.4 Proclamation Declaring April 2024 as Fair Housing Month.





THE CITY OF

JARRELL

4. **CONSENT AGENDA ITEMS**

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate deliberation of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

- 4.1 Consideration and possible action regarding the approval of the minutes of the Regular City Council Meeting on March 5, 2024.

Dianne Peace

- 4.2 Consideration and Possible Action on the Replat of 2.07 Acres in the Sonterra Commercial Sections Section Subdivision.

Jordan Cantu

5. **ADJOURN INTO CLOSED SESSION/EXECUTIVE SESSION:**

- 5.1 Closed Executive Session pursuant to Texas Government Code Section 551.074 of the Texas Government Code to deliberate the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Council Members

6. **RECONVENE INTO OPEN SESSION.**

- 6.1 Discussion, consideration, and possible action regarding the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Council Members.

7. **ADJOURNMENT.**

CERTIFICATION

I certify that the above Notice of Meeting of the City of Jarrell City Council was posted on the city's website at www.cityofjarrell.com and on the Bulletin Board located at Jarrell City Hall - 161 Town Center Blvd, Jarrell, Texas 76537 pursuant to Chapter 551 of the Texas Government Code.

March 28, 2024, at 4:30 p.m.

Posted by: City Secretary's Office





THE CITY OF

JARRELL

*This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [deliberations about real property], 551.073 [deliberations about gifts and donations to city], 551.074 [deliberations on certain personnel matters] or 551.076 [deliberations about deployment/ implementation of security personnel or devices] and 551.087 [Economic Development]. The City of Jarrell is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the Municipal Clerk at 512/ 746-4593 for assistance.***

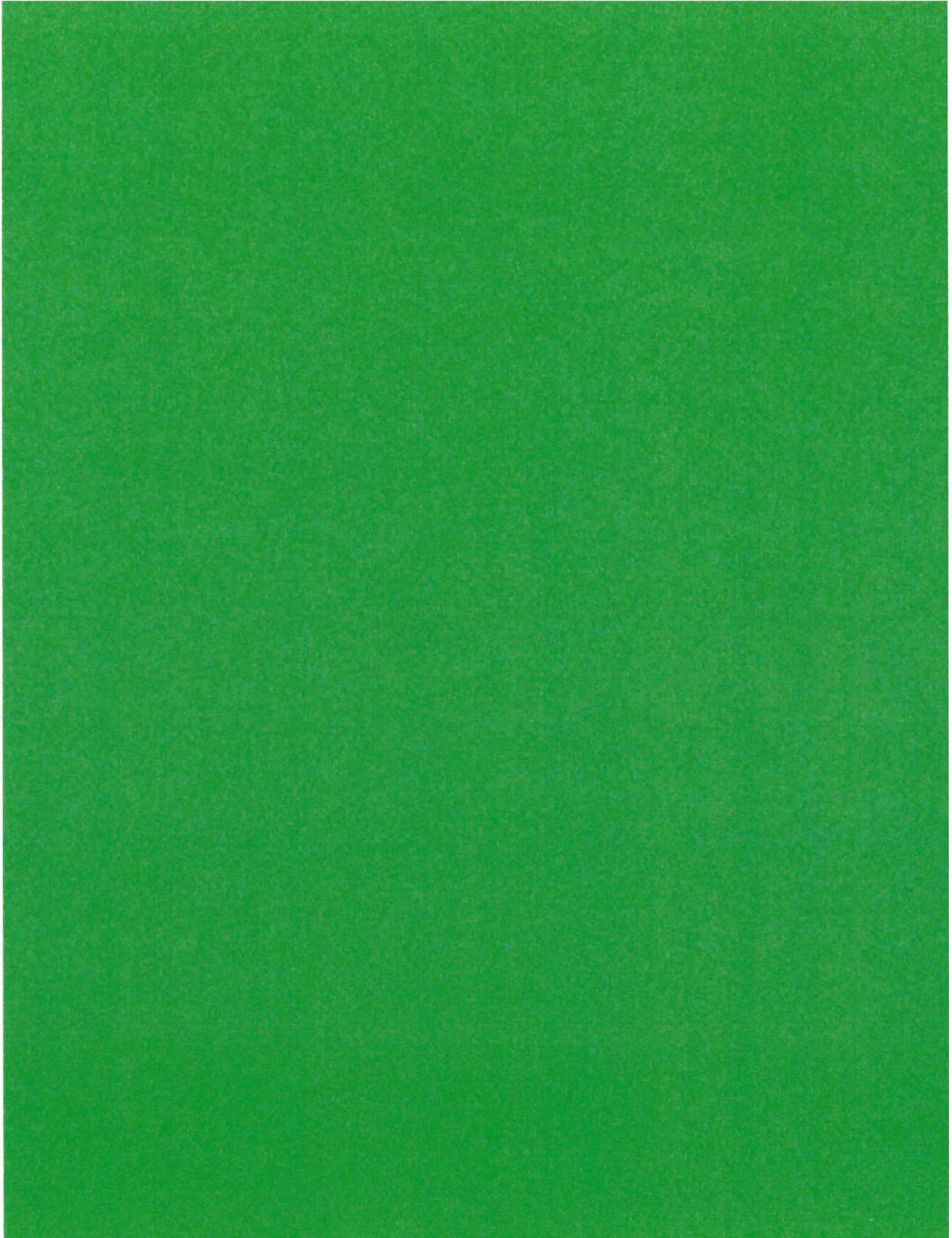
I certify that the above Agenda of the Jarrell City Council was removed from the Bulletin Board located at Jarrell City Hall; 161 Town Center Blvd. in Jarrell, Texas on:

Removed on _____, 2024 at _____ am/pm

City of Jarrell, Texas

Removed by: City Secretary's Office







THE CITY OF

JARRELL

PROCLAMATION

MOTORCYCLE SAFETY AND AWARENESS MONTH MAY 2024

WHEREAS, today's society is finding more citizens involved in motorcycling on the roads of our country; and

WHEREAS, motorcyclists are roughly unprotected and therefore more prone to injury or death in a crash than other vehicle drivers; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel, to become aware of motorcyclists, regarding them with the same respect as any other vehicle traveling the highways of this country; and it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules; and

WHEREAS, urging all citizens of our community to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve.

NOW, THEREFORE, I, Patrick Sherek, Mayor of the City of Jarrell, Texas do hereby proclaim the month of May 2024 as Motorcycle Safety and Awareness Month in Jarrell. Further, I urge all residents to do their part to increase safety and awareness in our community.

IN WITNESS WHEREOF we have affixed our signatures and seal on this the 2nd day of April 2024.

THE CITY OF JARRELL

BY:

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary





THE CITY OF

JARRELL

PROCLAMATION

CHILD ABUSE AWARENESS AND PREVENTION MONTH APRIL 2024

WHEREAS, every child deserves to grow up in a safe, nurturing environment, free from abuse and neglect; and

WHEREAS, child abuse and neglect affect children of all ages, races, and socioeconomic backgrounds, posing a threat to the well-being and development of our community's youngest members; and

WHEREAS, the City of Jarrell recognizes the importance of promoting awareness and prevention efforts to address child abuse and neglect and provide support for families in need; and

WHEREAS, preventing child abuse requires collaboration among families, communities, and organizations to create safe, stable, and nurturing environments for all children; and

WHEREAS, the citizens of Jarrell are committed to protecting our children and supporting families in crisis through education, intervention, and community resources; and

WHEREAS, the City of Jarrell calls upon all citizens to support efforts that strengthen families and create environments where children can thrive, grow, and reach their full potential. By standing together, we can make a significant impact in the lives of our children and build a community that prioritizes the well-being of every child.

NOW, THEREFORE, I, Patrick Sherek, Mayor of the City of Jarrell, Texas, do hereby proclaim the month of April 2024 as "Child Abuse Prevention and Awareness Month" in our community. I urge all citizens, community agencies, faith groups, and businesses to join together to raise awareness about child abuse and neglect and work collaboratively to prevent it.

PROCLAIMED this the 2nd day of April 2024.

THE CITY OF JARRELL

BY:

Patrick Sherek, Mayor

ATTEST:

Dianne Peace, City Secretary





THE CITY OF

JARRELL

PROCLAMATION

TO DESIGNATE MAY 12-18, 2024, AS NATIONAL POLICE WEEK

WHEREAS, we recognize and honor the selfless and heroic service provided by the men and women of the City of Jarrell Police Department; and

WHEREAS, we rely on law enforcement officers to keep our neighborhoods safe, enforce our laws, and respond in times of crisis; and

WHEREAS, everyday law enforcement officers throughout the nation face the threat of violence and danger, routinely putting their lives in jeopardy to defend others, putting themselves at risk of injury, disability, or even death; and

WHEREAS, these men and women by their distinctive service and dedicated efforts as law enforcement officers, have earned our highest respect and deepest gratitude; and

WHEREAS, the City of Jarrell extends appreciation to our own Police Chief Patrick South; Assistant Police Chief Angela Mathews; and to all the City of Jarrell Corporals and Officers for the vital services they perform and their exemplary dedication to the community they serve.

NOW THEREFORE, BE IT RESOLVED, I, Patrick Sherek, Mayor of the City of Jarrell, further call upon all citizens to observe the week of **May 12-18, 2024**, as **National Police Week** and to join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities and their invaluable contributions in upholding justice, enforcing the rule of law, and protecting the innocent have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

PROCLAIMED this the **2nd** day of **April 2024**.

THE CITY OF JARRELL

BY:

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary





THE CITY OF

JARRELL

PROCLAMATION

FAIR HOUSING MONTH APRIL 2024

WHEREAS, equal opportunity in housing is a right guaranteed to all Americans under Title VIII of the Civil Rights Act of 1968,

WHEREAS, the 56th anniversary of the National Fair Housing Law provides an opportunity for all Americans to rededicate themselves to the principle of freedom of choice and to reacquaint themselves with the rights and responsibilities that are theirs under the law; and

WHEREAS, the National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, WE, the City Council of the City of Jarrell, do proclaim April as Fair Housing Month in the City of Jarrell and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

IN WITNESS WHEREOF we have affixed our signatures and seal on this the 2ndth day of April 2024.

THE CITY OF JARRELL

BY:

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary



the 1990s, the number of people in the world who are under 15 years of age has increased from 1.1 billion to 1.3 billion. The number of children under 5 years of age has increased from 1 billion to 1.2 billion. The number of children under 1 year of age has increased from 150 million to 200 million.

At the same time, the number of people aged 65 and over has increased from 200 million to 400 million. The number of people aged 75 and over has increased from 100 million to 200 million. The number of people aged 85 and over has increased from 50 million to 100 million.

At the same time, the number of people aged 15 and over has increased from 3.5 billion to 4.5 billion. The number of people aged 25 and over has increased from 2.5 billion to 3.5 billion. The number of people aged 35 and over has increased from 1.5 billion to 2.5 billion.

At the same time, the number of people aged 45 and over has increased from 1 billion to 1.5 billion. The number of people aged 55 and over has increased from 500 million to 1 billion. The number of people aged 65 and over has increased from 200 million to 400 million.

At the same time, the number of people aged 75 and over has increased from 100 million to 200 million. The number of people aged 85 and over has increased from 50 million to 100 million. The number of people aged 95 and over has increased from 10 million to 20 million.

At the same time, the number of people aged 100 and over has increased from 1 million to 2 million. The number of people aged 105 and over has increased from 100,000 to 200,000. The number of people aged 110 and over has increased from 10,000 to 20,000.

At the same time, the number of people aged 115 and over has increased from 1,000 to 2,000. The number of people aged 120 and over has increased from 100 to 200. The number of people aged 125 and over has increased from 10 to 20.

At the same time, the number of people aged 130 and over has increased from 1 to 2. The number of people aged 135 and over has increased from 0 to 1. The number of people aged 140 and over has increased from 0 to 1.

At the same time, the number of people aged 145 and over has increased from 0 to 1. The number of people aged 150 and over has increased from 0 to 1. The number of people aged 155 and over has increased from 0 to 1.

At the same time, the number of people aged 160 and over has increased from 0 to 1. The number of people aged 165 and over has increased from 0 to 1. The number of people aged 170 and over has increased from 0 to 1.

At the same time, the number of people aged 175 and over has increased from 0 to 1. The number of people aged 180 and over has increased from 0 to 1. The number of people aged 185 and over has increased from 0 to 1.

At the same time, the number of people aged 190 and over has increased from 0 to 1. The number of people aged 195 and over has increased from 0 to 1. The number of people aged 200 and over has increased from 0 to 1.

At the same time, the number of people aged 205 and over has increased from 0 to 1. The number of people aged 210 and over has increased from 0 to 1. The number of people aged 215 and over has increased from 0 to 1.

At the same time, the number of people aged 220 and over has increased from 0 to 1. The number of people aged 225 and over has increased from 0 to 1. The number of people aged 230 and over has increased from 0 to 1.

At the same time, the number of people aged 235 and over has increased from 0 to 1. The number of people aged 240 and over has increased from 0 to 1. The number of people aged 245 and over has increased from 0 to 1.

At the same time, the number of people aged 250 and over has increased from 0 to 1. The number of people aged 255 and over has increased from 0 to 1. The number of people aged 260 and over has increased from 0 to 1.

At the same time, the number of people aged 265 and over has increased from 0 to 1. The number of people aged 270 and over has increased from 0 to 1. The number of people aged 275 and over has increased from 0 to 1.

At the same time, the number of people aged 280 and over has increased from 0 to 1. The number of people aged 285 and over has increased from 0 to 1. The number of people aged 290 and over has increased from 0 to 1.



THE CITY OF

JARRELL

City of Jarrell

Regular City Council Meeting

Jarrell City Council Chambers

161 Town Center Blvd. Jarrell, Texas 76537

Tuesday, March 5, 2024, at 7:00 p.m.

MINUTES

Mayor Patrick Sherek - **Present**

Alderman Place 1, Daniel Klepac - **Present**

Alderman Place 2, Jeff Seidel- **Present**

Mayor Pro Tem Place 3, Tanya Clawson – **Present**

Alderman Place 4, Adam Marsh - **Present**

Alderman Place 5, Daniel Islas - **Present**

1. **THE MAYOR CALLED THE MEETING TO ORDER AT 7:00 P.M.**

- Roll Call – All members are present.
- Invocation led by Pastor Anthony Van Noy.
- Pledge of Allegiance led by Mayor Pro Tem Tanya Clawson.

2. **PUBLIC COMMENTS**

Those wishing to speak to the City Council must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three-minute** time limit when speaking.

Orange Sign in Card – Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

1. Sherry Smith expressed her thanks from the Jarrell Chamber of Commerce for the City's support.
2. Whitney Hicks made comments disputing the gas station to be located at the intersection of CR 305 and CR 307.

Yellow Sign in Card – Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to approach the podium.





THE CITY OF

JARRELL

3. **PUBLIC HEARINGS**

- 3.1 **Opened Public Hearing** for the Consideration and Possible Action regarding the recommendation of the Planning and Zoning Commission; and consider approval of Ordinance No. 2024-0305-01 approving the Update to the Zoning Map.

A letter from Robert Leslie was read expressing concerns regarding the map changes at Avenue A, adjacent to his agricultural land.

Closed Public Hearing.

Alderman Jeff Seidel made a motion to approve the zoning map and to carve out that area for AG and develop that or change that at a later time. Second by Mayor Pro Tem Tanya Clawson. The motion was approved by a unanimous vote.

4. **REGULAR AGENDA ITEMS**

- 4.1 Discussion, consideration, and possible action considering a request to form a special events committee to plan additional community events.

Alderman Jeff Seidel made a motion to approve. Second by Mayor Pro Tem Tanya Clawson. Alderman Jeff Seidel, Mayor Pro Tem Tanya Clawson, Alderman Daniel Klepac and Alderman Adam Marsh voted for the motion. Alderman Daniel Islas voted against the motion. The motion was approved by a 4 to 1 vote.

- 4.2 Discussion, consideration, and possible action regarding the Annual Audit Report for the fiscal year ended September 30, 2023.

Mayor Pro Tem Tanya Clawson made a motion to approve the Annual Audit Report for the fiscal year ended September 30, 2023. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.

- 4.3 Discussion, consideration, and possible action regarding a budget amendment for FY 2024.

Mayor Pro Tem Tanya Clawson made a motion to approve as presented. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.





THE CITY OF

JARRELL

5. **CONSENT AGENDA ITEMS – The Mayor announced each consent agenda item would be discussed individually.**

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate deliberation of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

- 5.1 Consideration and possible action regarding the approval of the minutes of the Regular City Council Meeting on February 6, 2024.

Alderman Daniel Klepac made a motion to approve. Second by Alderman Daniel Islas. Alderman Daniel Klepac, Alderman Daniel Islas, Alderman Jeff Seidel and Alderman Adam Marsh voted for the motion. Mayor Pro Tem Tanya Clawson abstained from the vote due to her absence. The motion was approved.

- 5.2 Discussion, consideration, and possible action for a Proposal for Professional Services for use of remaining 2021 CDBG Funds And 2022 CDBG Waterline Project.

Mayor Pro Tem Tanya Clawson made a motion to approve the proposal for professional services for use of the remaining 2021 CDBG Funds and 2022 CDBG Waterline project as presented. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.

- 5.3 Discussion, consideration, and possible action for a Proposal for Professional Services for the 2023 CDBG Paving Project.

Alderman Jeff Seidel made a motion to approve Agenda Item 5.3. Second by Mayor Pro Tem Tanya Clawson. The motion was approved by a unanimous vote.

- 5.4 Discussion, consideration, and possible action regarding an Interlocal Agreement with Williamson County for the resurfacing of Ronald Reagan Boulevard.

Mayor Pro Tem Tanya Clawson made a motion to enter into an Interlocal Agreement with Williamson County for the resurfacing of Ronald Reagan Boulevard within the city limits, allowing for administrative changes and reflecting the financial portion as it happens. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.





THE CITY OF

JARRELL

5.5 Discussion, consideration, and possible action regarding the purchase of parts to repair a filter at the wastewater treatment plant.

Mayor Pro Tem Tanya Clawson made a motion to approve the purchase of parts to repair a filter at the wastewater treatment plant as presented. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.

5.6 Review, and possible discussion regarding the 2023 Racial Profiling Report for the Jarrell Police Department.

The report was presented by Chief Patrick South. No formal action taken.

5.7 Discussion, consideration, and possible action regarding approval of a new IT contract and related fees for the City of Jarrell with IT Voice.

Alderman Jeff Seidel made a motion to approve. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.

6. DISCUSSION ITEMS

6.1 Discussion, consideration, and possible action regarding closure of non-essential City Offices on April 8, 2024, for the Solar Eclipse.

Alderman Jeff Seidel made a motion to approve. Second by Mayor Pro Tem Tanya Clawson. The motion was approved by a unanimous vote.

7. ADJOURNED INTO CLOSED SESSION/EXECUTIVE SESSION AT 8:23 P.M.:

7.1 Closed Executive Session pursuant to Texas Government Code Section 551.074 of the Texas Government Code to deliberate the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: Review of applications for appointments of member(s) of the Jarrell Planning & Zoning Commission.

7.2 Closed Executive Session pursuant to 551.087 of the Texas Government Code to deliberate economic development negotiations regarding Project Lunch Lady.





THE CITY OF

JARRELL

- 7.3 Closed Executive Session pursuant to Texas Government Code Section 551.071 for a consultation with the City Attorney: Wholesale Water & Wastewater Contracts.
- 7.4 Closed Executive Session pursuant to Texas Government Code Section 551.071 for a consultation with the City Attorney: Jarrell Town Center Water Contract.
- 7.5 Closed Executive Session pursuant to Texas Government Code Section 551.071 for a consultation with the City Attorney: Cielo Gardens.
- 7.6 Closed Executive Session pursuant to 551.074 of the Texas Government Code to deliberate the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Council

8. **RECONVENED INTO OPEN SESSION AT 10:12 P.M.**

- 8.1 Discussion and possible action regarding the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: Review of applications for appointments of member(s) of the Jarrell Planning and Zoning Commission.

No formal action taken.

- 8.2 Discussion and possible action regarding economic development negotiations regarding Project Lunch Lady.

No formal action taken.

- 8.3 Discussion, consideration, and possible action regarding the Wholesale Water & Wastewater Contracts.

No formal action taken.

- 8.4 Discussion, consideration, and possible action regarding the Jarrell Town Center Water Contract.

No formal action taken.





THE CITY OF

JARRELL

8.5 Discussion, consideration, and possible action regarding Cielo Gardens.

Mayor Pro Tem Tanya Clawson made a motion granting the City Manager permission to sign the agreement with Cielo Gardens. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.

8.6 Discussion and possible action regarding the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Council

No formal action taken.

9. **THE MEETING WAS ADJOURNED AT 10:13 P.M.**

PASSED AND APPROVED by the City Council on the 2nd DAY of April 2024.

CITY OF JARRELL, TEXAS

Attest:

Patrick Sherek, Mayor

Dianne Peace, Municipal Clerk





THE CITY OF

JARRELL

Date: April 2nd, 2024

Subject: Replat of 2.07 Acres in the Sonterra Commercial Sections One Subdivision

Item: Consideration and Possible Action on the Replat of 2.07 Acres in the Sonterra Commercial Sections Section Subdivision.

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Our current 1445 agreement with Williamson County allows us to approve plats within our ETJ if they meet Williamson County Standards. House Bill 3167 requires plats be approved within 30 days after a municipality has deemed it meets the requirements of the applicable code.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- This plat has been found to be in conformance with standards set by Williamson County. The replat merges 3 lots into one for Truck Wash site.

Public Comment: N/A

Supporting Documentation:

Plat and supporting documents.



GIS & Addressing Office
Teresa Baker, Addressing Coordinator

March 12, 2024

To Whom It May Concern:

Williamson County GIS & Addressing considers 108 Quarry Rim Dr Jarrell, TX 76537 to be a valid address for all official County business, including for 9-1-1 purposes.

Any questions about this may be directed to the Williamson County GIS & Addressing Staff at our contact information below.

Sincerely,

Teresa Baker, Addressing Coordinator
Williamson County GIS & Addressing Office





PLAT MAP RECORDING SHEET

DEDICATOR: Theron D. & Ellie B. Vaughan, owners

SUBDIVISION NAME: Sonterra Commercial Section One

PLAT RECORDED IN: Cabinet AA, Slides 71, 72 and 73

PROPERTY IS DESCRIBED AS:

41.44 acres
Isaac Bunker Survey, Abstract No. 54

Reference No.: 2004091097

HAND TO: Andrew Bilger (Project Manager for Sonterra)
738-1411

INSTRUMENT DATE: March 7, 2005

FILE DATE: March 24, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2005021114

Nancy E. Rister

03/24/2005 12:20 PM

DVITEK \$161.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Subdivision Plat
 Sonterra Commercial Subdivision
 Section One
 41.44 AC.

Sonterra Commercial Subdivision
 PART OF 234.25 AC.

OWNER: THERON D. VAUGHAN
 & ELLIE B. VAUGHAN

DOCUMENT #2004091097

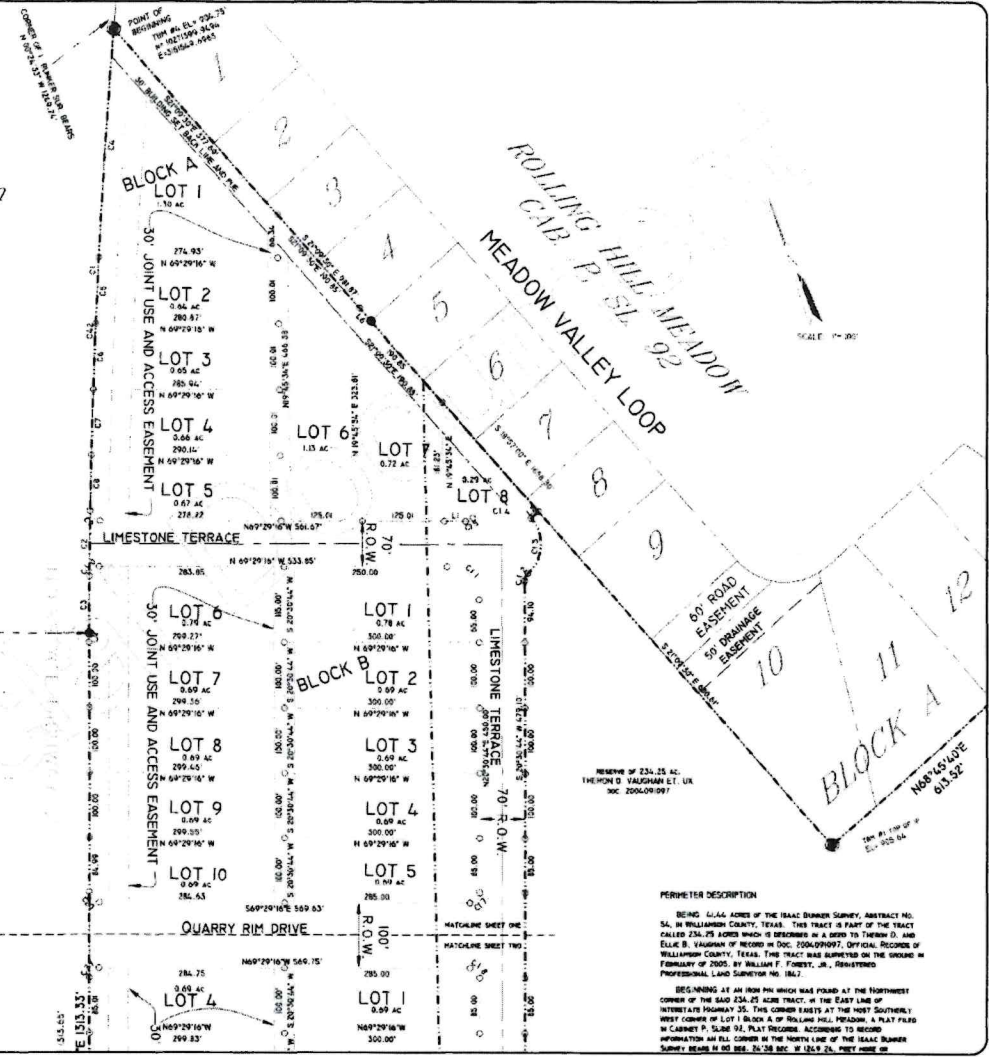
IN THE ISAAC BUNKER SURVEY A-54
 IN WILLIAMSON COUNTY, TEXAS

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C4	0°14'18"	151.06	346.73	176.63	346.22	S24°18'47"W
C5	0°29'52"	151.06	100.31	52.38	100.31	S23°09'47"W
C6	0°29'53"	151.06	100.37	50.04	100.37	S23°09'48"W
C7	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C8	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C9	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C10	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C11	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C12	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C13	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C14	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C15	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C16	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C17	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C18	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C19	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C20	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C21	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C22	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C23	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C24	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C25	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C26	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C27	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C28	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C29	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C30	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C31	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C32	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C33	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C34	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C35	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C36	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C37	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C38	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C39	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C40	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C41	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C42	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W
C43	0°29'53"	151.06	86.76	42.28	86.76	S23°09'48"W
C44	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C45	0°29'53"	151.06	100.07	61.28	100.07	S23°09'48"W
C46	0°29'53"	151.06	23.82	9.26	23.82	S23°09'48"W
C47	0°29'53"	151.06	100.04	50.02	100.04	S23°09'48"W

LINE	LENGTH	BEARING
L3	10.18	S81°09'30"E
L4	15.73	N20°13'58"W
L5	29.10	S20°13'58"W
L6	76.18	S40°02'00"E
L7	32.47	N69°24'18"W
L8	15.75	N68°52'30"E

FOREST SURVEYING
 AND MAPPING COMPANY
 1000 ASH STREET
 GEORGETOWN, TEXAS
 912-930-5847

SONTERRA SECTION ONE FINAL DWG
 SHEET ONE OF THREE



RESERVE OF 234.25 AC.
 THERON D. VAUGHAN ET AL
 DOC 2004091097

PERIMETER DESCRIPTION

BEING 41.44 ACRES OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS. THIS TRACT IS PART OF THE TRACT CALLED 234.25 ACRES WHICH IS DESCRIBED AS A DEED TO THERON D. AND ELLIE B. VAUGHAN OF RECORD IN DOC. 2004091097, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. THE TRACT HAS SURVEYED ON THE OCEAN IN FEBRUARY OF 2005, BY WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 18427.

BEING 24 ACRES OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS. THIS TRACT IS PART OF THE TRACT CALLED 234.25 ACRES WHICH IS DESCRIBED AS A DEED TO THERON D. AND ELLIE B. VAUGHAN OF RECORD IN DOC. 2004091097, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. THE TRACT HAS SURVEYED ON THE OCEAN IN FEBRUARY OF 2005, BY WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 18427.

Cabaret AA

Slide 72

Doc. 2005021114

PERIMETER DESCRIPTION

BEING 41.64 ACRES OF THE ISAAC BLANKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS. THIS TRACT IS PART OF THE TRACT CALLED 234.25 ACRES WHICH IS DESCRIBED IN A DEED TO THERON D. AND ELLIE B. VAUGHAN OF RECORD IN DOC. 2002091097, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. THIS TRACT WAS SURVEYED BY THE GROUND IN FEBRUARY OF 2005, BY WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1647.

BEGINNING AT AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF THE SAID 234.25 ACRE TRACT, IN THE EAST LINE OF INTERSTATE HIGHWAY 35. THIS CORNER EXISTS AT THE MOST SOUTHERLY WEST CORNER OF LOT 1 BLOCK A OF ROLLING HILL MEADOWS, A PLAT FILED IN CABINET P. 3110E 92, PLAT RECORDS. ACCORDING TO RECORD INFORMATION AN ILL CORNER IN THE NORTH LINE OF THE ISAAC BLANKER SURVEY BEARS N 00 DEG. 24' 38 SEC. W 1249.24 FEET MORE OR LESS. SAID CORNER OF THE BLANKER SURVEY IS THE SOUTHWEST CORNER OF THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527.

THENCE WITH THE NORTHEAST BOUNDARY OF THE SAID 234.25 ACRE VAUGHAN TRACT AND THE WEST LINE OF ROLLING HILL MEADOWS, S. 21 DEG. 09 MIN. 30 SEC. E AT 548.54 FEET PASS AN IRON PIN FOUND, CONTINUING IN ALL 981.87 FEET TO AN IRON PIN SET.

THENCE S 68 DEG. 50 MIN. 30 SEC. W 15.25 FEET TO AN IRON PIN SET IN THE EAST LINE OF A STREET.

THENCE WITH THE CURVED BOUNDARY OF A STREET WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET, WITH THE ARC OF THE CURVE 94.10 FEET, THE CHORD BEARS S 23 DEG. 40 MIN. 18 SEC. W 84.75 FEET TO AN IRON PIN SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15 FEET, CONTINUING WITH THE ARC OF THE CURVE 12.62 FEET, THE CHORD BEARS S 44 DEG. 56 MIN. 25 SEC. W 12.25 FEET TO AN IRON PIN SET.

THENCE CONTINUING WITH THE EAST BOUNDARY OF A STREET, S 20 DEG. 30 MIN. 44 SEC. W 1994.10 FEET TO AN IRON PIN SET.

THENCE N 69 DEG. 29 MIN. 17 SEC. W 70.00 FEET TO AN IRON PIN SET IN THE WEST LINE OF THE STREET.

THENCE WITH THE WEST LINE OF THE STREET, S 20 DEG. 30 MIN. 44 SEC. W 25.10 FEET TO AN IRON PIN SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15 FEET, CONTINUING ALONG THE WEST LINE OF THE STREET WITH THE ARC OF THE CURVE, 12.62 FEET, THE CHORD BEARS S 44 DEG. 56 MIN. 25 SEC. W 12.25 FEET TO AN IRON PIN SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, CONTINUING WITH THE ARC OF THE CURVE 50.40 FEET, THE CHORD BEARS S 44 DEG. 36 MIN. 25 SEC. W 48.99 FEET TO AN IRON PIN SET.

THENCE S 20 DEG. 45 MIN. 44 SEC. W 60.34 FEET TO AN IRON PIN FOUND AT A CORNER IN THE SOUTH BOUNDARY OF THE VAUGHAN 234.25 ACR TRACT.

THENCE S 84 DEG. 15 MIN. 54 SEC. W 97.28 FEET TO AN IRON PIN FOUND.

THENCE WITH THE BOUNDARY OF THE 2 AC. TRACT WHICH IS DESCRIBED IN A DEED TO CAPROCK TELECOMMUNICATIONS CORP. OF RECORD IN DOC. 200002226, FINDING IRON PINS AS FOLLOWS:

N 02 DEG. 45 MIN. 43 SEC. E 226.18 FEET; S 84 DEG. 14 MIN. 58 SEC. W 350.02 FEET; AND S 20 DEG. 50 MIN. 01 SEC. W PASSING THE EAST END OF AN ACCESS EASEMENT DESCRIBED IN DOC. 2000042227, CONTAINING IN ALL 219.95 FEET TO AN IRON PIN FOUND.

THENCE S 82 DEG. 04 MIN. 52 SEC. W 19.72 FEET TO AN IRON PIN FOUND.

THENCE WITH THE EAST LINE OF INTERSTATE HIGHWAY 35, N 20 DEG. 34 MIN. 40 SEC. E AT 0.85 FEET PASS A CONCRETE MONUMENT FOUND, AT 928.84 FEET PASS A CONCRETE MONUMENT FOUND, CONTINUING IN ALL 1140.30 FEET TO A CONCRETE MONUMENT FOUND, N 20 DEG. 33 MIN. 58 SEC. E 1315.33 FEET TO AN IRON PIN FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11511.66 FEET, CONTINUING WITH THE ARC OF THE CURVE 920.75 FEET, THE CHORD BEARS N 22 DEG. 51 MIN. 27 SEC. E 920.51 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, IN ACCORDANCE WITH BEST STANDARD PRACTICES. THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NUMBER 484910000C, EFFECTIVE DATE SEPTEMBER 28, 1991. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS 26TH DAY OF FEBRUARY, 2005.

William F. Forest, Jr.

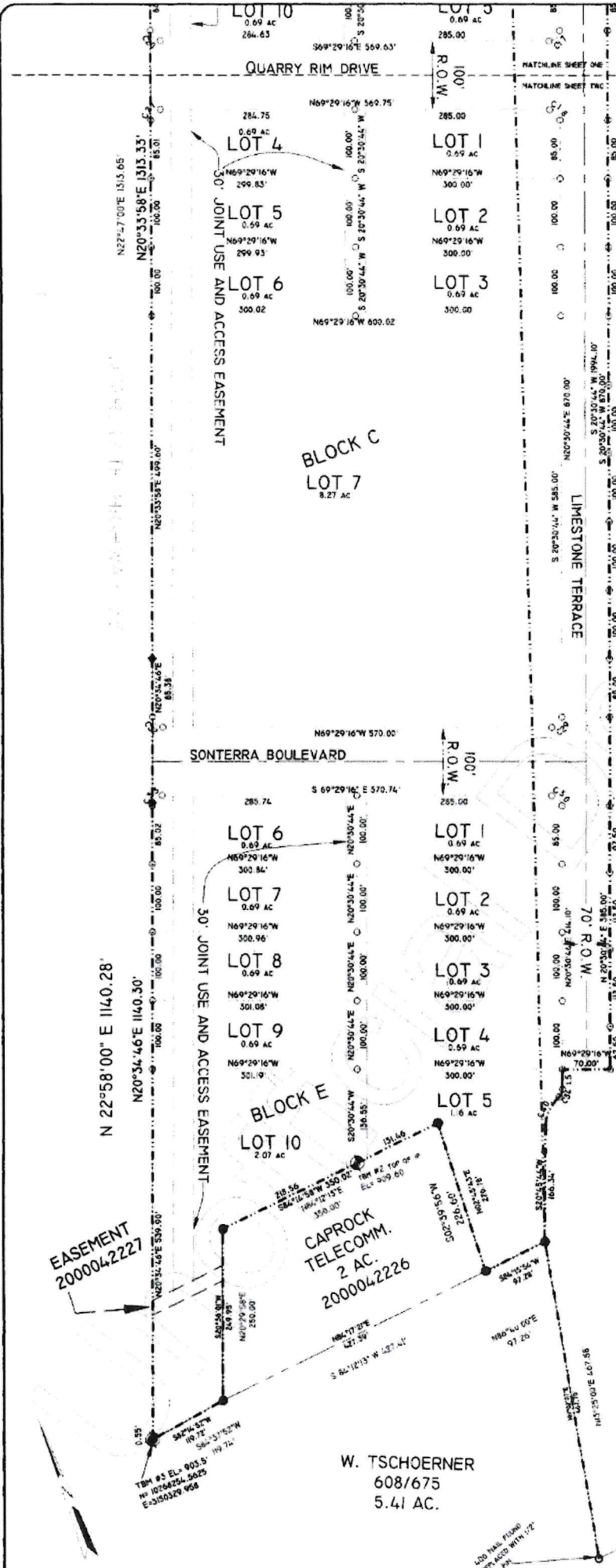
WILLIAM F. FOREST, JR., R.P.L.S. 1647
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS
(512) 930-5927 PHONE
(512) 868-0605 FAX



RESERVE OF 234.25 AC.
DOC. THERON D. VAUGHAN ET. UX.
DOC. 2002091097

LEGEND

- STEEL COTTON SPINDLE
 - IRON PIN FOUND
 - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
 - IRON PIN SET
 - IRON PIPE FOUND
 - FENCE POST
 - NAIL FOUND
 - NAIL SET
 - CONCRETE MONUMENT FOUND
 - CENTER LINE OF CHANNEL
 - RECORD CALLS BEARING / DISTANCE
 - DATA THIS SURVEY BEARING / DISTANCE
 - 100 YEAR FLOOD PLAIN (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
 - PUE PUBLIC UTILITY EASEMENT
 - BL BUILDING LINE
 - DE DRAINAGE EASEMENT
- SURVEYORS NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993) CENTRAL ZONE CONVERGENCE = +01'23"25"



W. TSCHOERNER
608/675
5.41 AC.

B.C. SMITH
503/770

REST SURVEYING
10 MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TEXAS
512-930-5927

THIS SECTION ONE FINAL DWG
TWO OF THREE

SONTERRA COMMERCIAL SUBDIVISION SECTION ONE

GENERAL NOTES

- TOTAL ACRES: 41.64 ACRES
 - NUMBER OF LOTS: 35
 - NUMBER OF BLOCKS: 4
 - AREA OF SMALLEST RESIDENTIAL LOT: 0.965 ACRES
 - PROPOSED USES: COMMERCIAL, RETAIL, OFFICE, INDUSTRIAL
- LAND USE SUMMARY**
- | | |
|-------------------------------------|----------------|
| DRAINAGE EASEMENT | 0 |
| PARK | 0 |
| COMMERCIAL LOT | 28 34.28 ACRES |
| RESIDENTIAL LOTS | 0 |
| SUBDIVISION RIGHT-OF-WAY | 7.16 ACRES |
| TOTAL LENGTH OF STREETS - LASH FEET | 0 |
| TOTAL | 35 41.64 ACRES |
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE ELEVATION OF ALL SLABS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF 10 FEET.
 - THIS TRACT IS NOT LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - NO STRUCTURE OR LAND ON THIS PLAT HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FROM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATION.
 - MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE MUNICIPAL LIMITS OF THE CITY OF JARRELL, TEXAS.
 - EACH LOT IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR PROVISION OF STORM WATER DETENTION FACILITIES ON AN INDIVIDUAL BASIS UNLESS A REGIONAL STORMWATER DETENTION FACILITY IS PROVIDED BY THE DEVELOPER FOR SOME OR ALL OF THE LOTS IN THE FUTURE.
 - THE ELECTRIC SERVICE PROVIDER IS THE ELECTRIC COMPANY.
 - ALL BUILDING SETBACK LINES, NOT SHOWN HEREON, FOR ALL NON-SINGLE FAMILY RESIDENTIAL LOTS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT ZONING ORDINANCES.
 - SEWERLINES SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL PUBLIC HIGHWAY, AS SHOWN HEREON, AND SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF JARRELL OR WILLIAMSON COUNTY.
 - DRIVEWAY ACCESS IS PROHIBITED FROM ALL LOT TO THE EAST FRONTAGE ROAD INTERSTATE HIGHWAY NO. 29 UNLESS A TxDOT DRIVEWAY PERMIT IS APPROVED BY AND OBTAINED FROM TxDOT AREA ENGINEER'S OFFICE OR TxDOT DISTRICT PERMITS OFFICE.
 - A FIVE FOOT (5') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL 50' LOT LINES THIS CREATING AND EFFECTIVE WIDTH OF A TEN FOOT (10') PUBLIC UTILITY EASEMENT CENTER ON EACH SIDE LOT LINE.
 - NO STRUCTURE OR IMPROVEMENT ON ANY LOT SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR AN ON-SITE PRIVATE SUBSURFACE WATER WELL.
 - NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO A COLLECTIVE PUBLIC OR PRIVATE WASTEWATER SYSTEM AS PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR AN ON-SITE SEWAGE FACILITY APPROVED BY WILLIAMSON COUNTY OR THE CITY OF JARRELL.
 - PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM EITHER WILLIAMSON COUNTY, FOR DRAINWAY LOCATION PURPOSES, OR THE CITY OF JARRELL, IF THE CITY HAS ADOPTED A SITE DEVELOPMENT ORDINANCE PRIOR TO THE TIME THAT CONSTRUCTION IS COMMENCED.
 - CONSTRUCTION OF IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR THE SONTERRA COMMERCIAL SUBDIVISION SECTION ONE AS RECORDED AS DOCUMENT NO. _____ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY.
 - THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE BOUNDARY OF SONTERRA MUNICIPAL UTILITY DISTRICT AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE MUNICIPAL UTILITY DISTRICT.
 - THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES, RULES, REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS OR THE CITY OF JARRELL, TEXAS. WHICHEVER ARE IN EFFECT OR ARE MORE STRINGENT AND APPLICABLE TIME THAT THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

23. THE LANDOWNER/DEVELOPER INTENDS TO SERVE EACH LOT WITH WATER AND WASTEWATER SERVICE FROM A MUNICIPAL UTILITY DISTRICT OR INVESTOR OWNED UTILITY. WATER AND WASTEWATER IMPROVEMENTS ARE REQUIRED TO PROVIDE SUCH SERVICE. THE LANDOWNER/DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS AND FOR PROVIDING THE IMPROVEMENTS.

24. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ), WILLIAMSON COUNTY (IF ANY ARE APPLICABLE) OR THE CITY OF JARRELL (IF ANY ARE APPLICABLE). PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES, AS APPROPRIATE, AT THE TIME SUCH PLANS ARE PREPARED.

25. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC AND/OR PRIVATE USE.

26. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.

ENGINEER'S STATEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

I, RICHARD J. WHEELER, AN AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF JARRELL, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 4809100500C, EFFECTIVE DATE SEPTEMBER 28, 1993.

TO CERTIFY WHICH, I WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS, THIS 28 DAY OF FEBRUARY 2005 A.D.

RICHARD J. WHEELER, P. E.
STATE OF TEXAS NO. 45333
RALPH WHEELER, INC.
7500 RIAL TO RD.
BUILDING ONE, SUITE 400
AUSTIN, TEXAS 78755
512-899-0801 - 512-899-0805



R. J. Wheeler
02/28/05

RECORD EASEMENTS IDENTIFIED BY TITLE COMMITMENT GF 04035805 PROVIDED BY LONGHORN TITLE CO.(MAY APPLY IF EXTENDING TO THIS SITE);

- EASEMENTS TO T. P. & L. Co. 346/135; 453/8; 462/266; 576/216; 603/91; 666/239; 925/821
- EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORP. 524/781 - 10' WIDE EASEMENT FOR WATER LINE TO BE INSTALLED ADJACENT NEAREST ROAD WHEREVER POSSIBLE

OWNER APPROVAL AND DEDICATION:

STATE OF TEXAS

* KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

THAT WE, THERON D. VAUGHAN AND ELLIE B. VAUGHAN, OWNERS OF THE PROPERTY DESCRIBED HEREON, PART OF THE 234.25 ACRE TRACT WHICH WAS CONVEYED IN DOC. 200408197 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON. THE UNDERSIGNED OWNERS OF THIS PROPERTY, DO HEREBY APPROVE THE RECORDED OF THIS PLAT AND DEDICATE TO THE CITY OF JARRELL, ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "SONTERRA COMMERCIAL SUBDIVISION SECTION ONE".

WITNESS MY HAND THIS 28 DAY OF February, 2005 A.D.

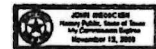
Theron D. Vaughan
THERON D. VAUGHAN
P.O. BOX 371
GEORGETOWN, TX 78627

Ellie B. Vaughan
ELLIE B. VAUGHAN
P.O. BOX 371
GEORGETOWN, TX 78627

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THERON D. VAUGHAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

Date: 2/28/05 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

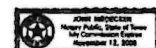
Jolan Niedzicka
Jolan Niedzicka
PRINTED NAME OF NOTARY AND STAMP
November 11, 2002
DATE NOTARY COMMISSION EXPIRES



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLIE B. VAUGHAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

Date: 2/28/05 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jolan Niedzicka
Jolan Niedzicka
PRINTED NAME OF NOTARY AND STAMP
November 11, 2002
DATE NOTARY COMMISSION EXPIRES



I, EUGENE MULLER, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF JARRELL, UNDER THE AUTHORITY GRANTED ME BY THE ORDINANCES OF THE CITY OF JARRELL, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR FILING OF RECORD IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF JARRELL, AND THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS IS HEREBY AUTHORIZED TO FILE THIS PLAT FOR RECORD.

DATE: 2-25 *Eugene Muller*
EUGENE MULLER, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF JARRELL

STATE OF TEXAS

* KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

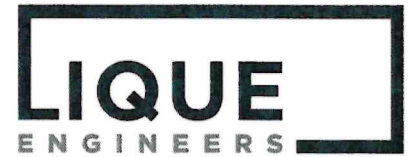
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF FEBRUARY, 2005 A.D., AT 0'CLOCK, P.M., AND DULY RECORDED THIS 28th DAY OF February, 2005 A.D., AT 12:30 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET AA SLIDES 71, 72, and 73

TO CERTIFY WHICH, I 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

By: *Nancy Rister*
DEPUTY

FOREST SURVEYING
AND MAPPING COMPANY
1002 45TH STREET
GEORGETOWN, TEXAS
512-330-5977



816 Camaron St. Ste. 110
San Antonio, TX. 78212

03/14/2024

Jordan Cantu
Development Services
161 Town Center Blvd
Jarrell, TX 76537
(512) 746-7878

**RE: City of Jarrell
D&S Truck Shop Replat Application**

Dear Mrs. Cantu,

Please accept the attached letter as a formal response to comments made for the above referenced project. The comment will be followed by our response in blue:

1. Submittal of original Plat
[Attached is a PDF of the original plat.](#)
2. Surveyor signature
[Surveyor signature block is located will be found on the bottom left-hand corner of the plat sheet 1 of 1.](#)

For any further comments or confirmation, please do not hesitate to contact us.

Best Regards,
Lique Engineers, LLC
816 Camaron St Ste. 110
San Antonio, TX 78212

