

PRELIMINARY PLAT OF
LORRIE SUBDIVISION

6.09 ACRES OUT OF THE JOHN HAMILTON SURVEY, WILLIAMSON COUNTY, TEXAS

TOTAL ACRES: 6.09 ACRES

NO. OF LOTS: 2 LOTS

NO. OF BLOCKS: 1

AREA OF SMALLEST
RESIDENTIAL LOT: 2.00 ACRES

PROPOSED USE: LOT 1: SINGLE FAMILY
RESIDENTIAL

LOT 2: COMMERCIAL

OWNER:
HOWARD J. KILGORE
8390 HIGHWAY 195
FLORENCE, TX 76527

SURVEYOR:
CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TX 78628
(512) 930-1600 / (512) 930-9389 fax

ENGINEER:
SMITH-WESTERN ENGINEERING, INC.
3613 WILLIAMS DRIVE, SUITE 804
GEORGETOWN, TX 78628
(512) 869-1168 / (512) 819-4667 fax

BENCHMARK:
COTTON SPINDLE SET IN CONCRETE NEAR
THE SOUTHWEST CORNER OF LOT 1, BLOCK A.
ELEVATION: 902.01' NAVD88

MORRIS J. JUDGE, ET UX.
DOC. #2000069695

815 PECAN BRANCH ROAD
FLORENCE, TX 76527

PECAN BRANCH ESTATES
(UNRECORDED)

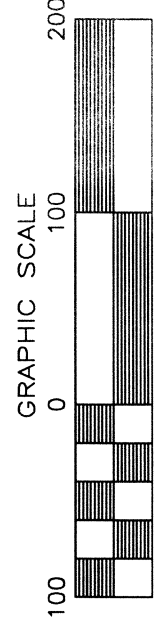
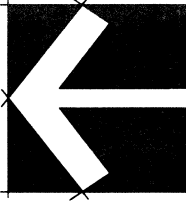
RONALD C. GRAIG
VOL. 790, PG. 50
O.R.W.C.

503 PEBBLE CV
KILLEEN, TX 76542

MICHAEL B. BRYAN, ET UX.
VOL. 744, PG. 209
D.R.W.C.

PO BOX 27
FLORENCE, TX 76527

NUMBER	DIRECTION	DISTANCE
L1	S 34°25'11" E	13.63 FT
L2	N 84°46'17" E	35.55 FT
L3	S 12°42'46" E	139.32 FT
L4	S 23°32'22" E	73.03 FT
L5	S 10°12'21" W	70.10 FT
L6	S 15°37'56" E	37.68 FT
L7	S 08°18'54" W	24.29 FT
L8	S 13°19'48" E	65.60 FT
L9	S 23°20'03" E	62.59 FT
L10	S 35°19'39" E	39.89 FT
L11	S 23°28'19" E	26.64 FT
L12	S 36°40'17" E	104.56 FT
L13	S 08°00'30" E	50.38 FT
L14	S 00°13'25" E	27.86 FT
L15	S 01°02'51" E	58.03 FT



BEARINGS CITED HEREON BASED ON TEXAS
STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE NAD 83(93).

RECORD BEARINGS BASED ON:
R1 = DOC. NO. 2000036586
R2 = DOC. NO. 2002013611

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/ YELLOW PLASTIC CAP "CS, LTD"
⊕	BLOCK LETTER
+	CALCULATED POINT
DR.W.C.	DEED RECORDS WILLIAMSON COUNTY
OP.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
OR.W.C.	OFFICIAL RECORDS WILLIAMSON COUNTY
DR.W.C.	DEED RECORDS WILLIAMSON COUNTY
(XX)	RECORD INFORMATION
FFE	FINISHED FLOOR ELEVATION

PERIMETER METES AND BOUNDS DESCRIPTION:

All that certain tract or parcel of land situated in Williamson County, Texas, out of the John Robinson Survey, Abstract No. 2821 and being a portion of that certain tract described as 8.02 acres, Tract 24, Pecan Branch Estates, an unrecorded subdivision, in and to be granted to Howard Jay Kilgore, dated April 27, 2006 and recorded in Document No. 2006044036, Official Public Records, Williamson County, Texas.

BEGINNING at a concrete monument found in the northeast line of State Highway 195 for the northwest corner of that tract described as 5.37 acres in a Warranty Deed with Vendor's Lien granted to Michael B. Bryan et ux, dated January 10, 1979 and recorded in Volume 744, Page 209 Deed Records Williamson County, Texas and the southwest corner of said Kilgore tract and this tract;

THENCE: N 36°35'03" W 463.95 feet with the northeast line of said State Highway 195 and the east line of said Kilgore tract and this tract to a cotton spindle set for the southwest corner of that tract described as 2.000 acres in a Severance Deed granted to Howard Jay Kilgore dated January 16, 2002 and recorded in Document No. 2002013611 said official public records for the northwest corner of this plat;

THENCE: with the north line of this tract in the following three courses:
1. N 53°36'31" E 402.94 feet with the south line of said 2,000 acre Kilgore tract to a 1/2" iron pin found for the southeast corner of said 2,000 acre Kilgore tract and an interior el corner of this tract;
2. N 36°25'58" W 216.23 feet with the east line of said 2,000 acre Kilgore tract to a 1/2" iron pin found in the south line of that tract described as 4.00 acres in a Warranty Deed with Vendor's Lien granted to Herbie Ledesma et ux, dated November 15, 1984 and recorded in Volume 1102, Page 852 said deed records for the northeast corner of said 2,000 acre Kilgore tract;
3. N 53°36'45" E at 172.58 feet passing the called southwest corner of that tract described as 10.347 acres in a Contract of Sale and Purchase to Jay Jorden dated May 12, 1988 and recorded in Volume 1662, Page 755 Official Records, Williamson County, Texas and the southeast corner of said Ledesma tract, in all 198.73 feet to a calculated point in the called Southerly boundary of said Jorden tract and the northeast corner of said 8.02 acre Kilgore tract and in the centerline of a creek for the northeast corner of this tract;

THENCE: with the centerline of said creek and the east line of said Kilgore 8.02 acre tract and this tract in the following fifteen (15) courses:
1. S 34°25'11" E 13.63 feet to a calculated point,
2. N 84°46'17" E 35.55 feet to a calculated point,
3. S 12°42'46" E 139.32 feet to a calculated point,
4. S 23°32'22" E 73.03 feet to a calculated point,
5. S 10°12'21" W 70.10 feet to a calculated point,
6. S 15°37'56" E 37.68 feet to a calculated point,
7. S 08°18'54" W 24.29 feet to a calculated point,
8. S 13°19'48" E 65.60 feet to a calculated point,
9. S 23°20'03" E 62.59 feet to a calculated point,
10. S 35°19'39" E 39.89 feet to a calculated point,
11. S 23°28'19" E 26.64 feet to a calculated point,
12. S 36°40'17" E 104.56 feet to a calculated point,
13. S 08°00'30" E 50.38 feet to a calculated point,
14. S 00°13'25" E 27.86 feet to a calculated point,
15. S 01°02'51" E 58.03 feet to a calculated point for the southeast corner of said 8.02 acre Kilgore tract and this tract;

THENCE: S 62°43'50" W with the north line of said Bryan tract and the south line of said Kilgore tract and this tract, at 19.82 feet passing a 6 inch fence post, in all 360.91 feet to the point of Beginning and containing 6.09 acres (265.371) sq.ft. Of land within this metes and bounds description.

VICINITY MAP



N.T.S.

Castleberry Surveying, Ltd.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.castleberrysurveying.com

SHEET

1 OF 2

PRELIMINARY PLAT OF
LORRIE SUBDIVISION

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, HOWARD J. KILGORE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 20006044036 SAVE AND EXCEPT THAT TRACT DESCRIBED IN A SEVERANCE DEED RECORDED AS DOCUMENT NO. 2002013116 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS 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 **LORRIE SUBDIVISION**.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS OWNER, NOT THE COUNTY'S RESPONSIBILITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

HOWARD JAY KILGORE
8390 HIGHWAY 195
FLORENCE, TEXAS 76527

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20 DAY OF NOVEMBER, PERSONALLY APPEARED WHOSE, NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OR NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

PLAT NOTES:

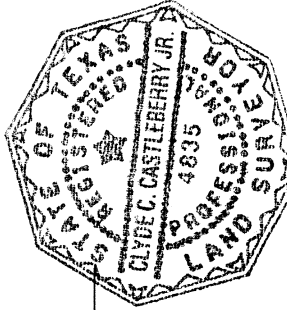
1. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY/COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE WATER QUALITY REGULATIONS, AND MUNICIPAL WATER-SHED ORDINANCES.
2. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS AND ON-SITE SANITARY SEWAGE FACILITIES.
4. ON-SITE SEWAGE FACILITY (O-S.S.F.) MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
5. BENCHMARK: COTTON SPINDLE SET IN CONCRETE NEAR THE SOUTHWEST CORNER OF LOT 1, BLK. "A", ELEVATION 902.01' NAVD 83.
6. NO STRUCTURE OR LAND ON THIS BLUE-LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. NO DEVELOPMENT SHALL BEGIN PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
8. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY), AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
9. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP-AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
12. THIS TRACT LIES WHOLLY IN THE COUNTY OF WILLIAMSON, AND IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE (EARZ).
13. THE DEVELOPER, BUYER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
14. CONTOUR ELEVATIONS SHOWN HEREON BASED ON TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) NO EVIDENCE OF A WELL OR ON SITE SEPTIC SYSTEM WAS FOUND ON LOT 2 AT THE TIME OF THIS SURVEY.
15. PER THE OWNER, WASTEWATER FOR LOT 2 IS CURRENTLY HANDLED BY AN EXISTING OFFSITE SEPTIC SYSTEM LOCATED ON THE HOWARD J. KILGORE TRACT (2002013611 O.P.R.W.C.) TO THE NORTH OF SUBJECT TRACT. THE OWNER OF SUBJECT TRACT HAS AGREED TO PROVIDE A PORTABLE SANITATION WASTE FACILITY FOR LOT 2, IF NECESSARY.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, CLYDE C. CASTLEBERRY, JR., 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, OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

THE PERIMETER FIELD NOTES SHOWN HEREON HAVE A MATHEMATICAL CLOSURE WITHIN THE STANDARDS AS STATED IN THE "PROFESSIONAL LAND SURVEYING ACT" OF THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CLYDE C. CASTLEBERRY, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
STATE OF TEXAS

ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, ROBERT P. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCLOSED BY SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD INSURANCE RATE MAP NUMBER 48491C0100C, WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 1991.

ROBERT P. SMITH
REGISTERED PROFESSIONAL ENGINEER NO. 40030
STATE OF TEXAS

DATE

LIEN FREE RIGHT OF WAY:

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

OWNERS RESPONSIBILITY:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

MAIL BOXES:

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES 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.

~~WILLIAMSON COUNTY 911 ADDRESSING:~~

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS _____ DAY OF _____ 20__ A.D.

WILLIAMSON COUNTY ADDRESS ADDRESS COORDINATOR

HEALTH DISTRICT:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY SURVEYOR, SEWAGE FACILITY REGULATIONS, CONSTRUCTION STANDARDS FOR ON SITE SEWAGE FACILITY REGULATIONS (TCEQ), FLOODPLAIN MANAGEMENT REGULATIONS FOR WILLIAMSON COUNTY, CERTIFICATIONS OF THE EDWARDS AQUIFER CHAPTER 313 SUBCHAPTER A §§131.1-313.15. THIS REPRESENTATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT 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.

PAULO PINTO
DIRECTOR ENVIRONMENTAL SERVICES

COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY REPRESENTED 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.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S APPROVAL:

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 ____ 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 PLAT RECORDS OF SAID COUNTY IN CABINET ____ SLIDE ____.

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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY



Castleberry Surveying, Ltd.

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