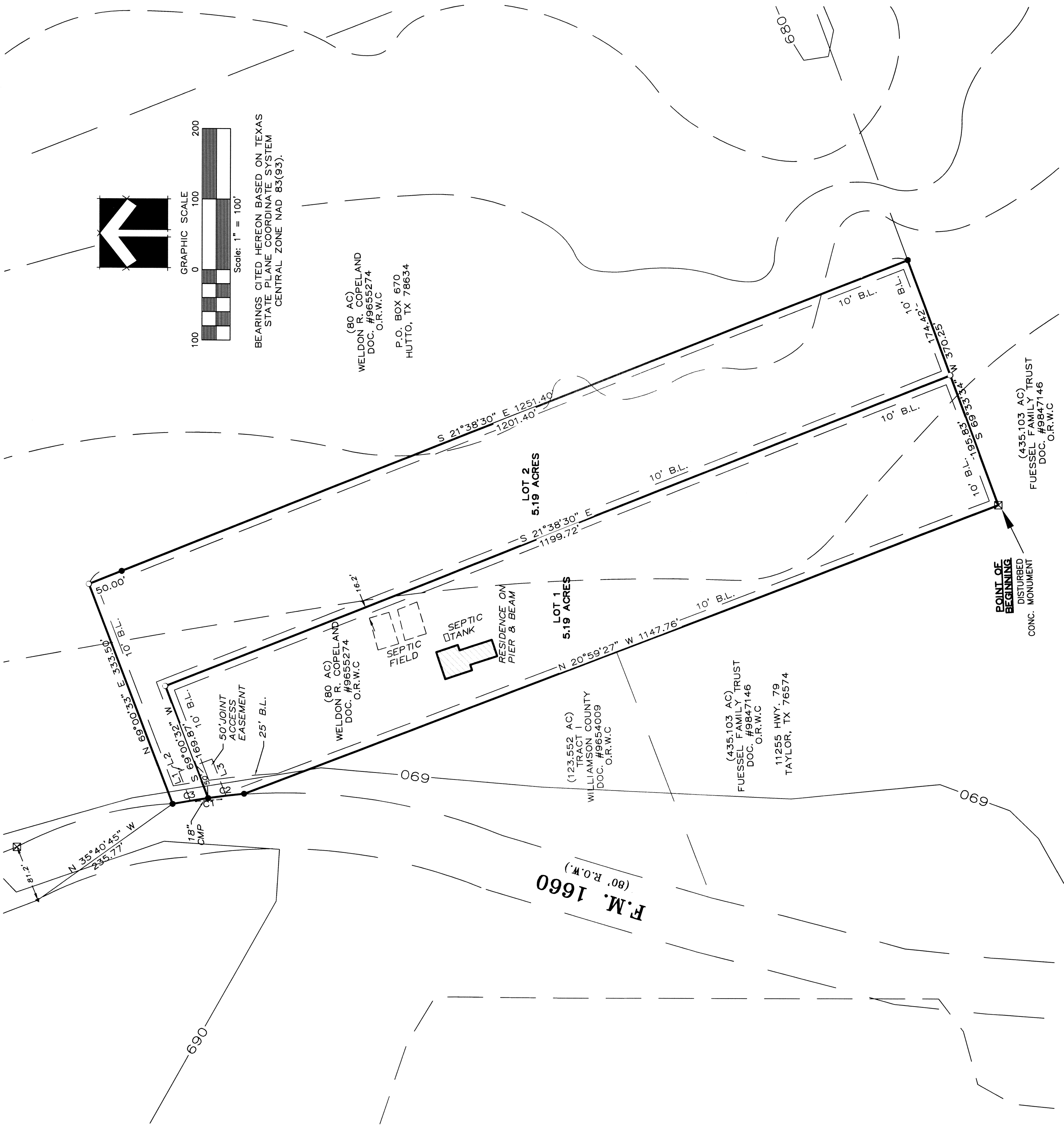


PRELIMINARY PLAT OF
WINDY FARMS SUBDIVISION
10.38 ACRES OUT OF THE JOHN DYKES SURVEY,
ABSTRACT 187, WILLIAMSON COUNTY, TEXAS



LEGAL DESCRIPTION:

WINDY FARMS - 10.38 ACRES
All that certain tract or parcel of land situated in Williamson County, Texas, out of the John Dykes Survey, Abstract No. 187 and being a portion of that certain tract or parcel of land described as 80 acres in a Special Warranty Deed granted to Weldon R. Copeland, dated October 11, 1996 and recorded in Document No. 9655274, Official Records, Williamson County, Texas.

TOTAL ACRES: 10.38 ACRES

NO. OF LOTS: 2 LOTS

NO. OF BLOCKS: 1

AREA OF SMALLEST RESIDENTIAL LOT: 5.19 ACRES

PROPOSED USE: RESIDENTIAL

OWNER:

WELDON COPELAND
200 C.R. 101
HUTTO, TX 78634
(512) 914-7727 / no fax
CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TX 78628
(512) 930-1600 / (512) 930-9389 fax

SURVEYOR:

ENGINEER:

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

BENCHMARK:

CONCRETE MONUMENT FOUND AT THE
SOUTHWEST CORNER OF SUBJECT TRACT
ELEVATION: 685.3' NAVD88

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°00'32" E	44.64'
L2	S 20°59'28" E	50.00'
L3	S 69°00'32" W	55.89'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	04°39'22"	1261.78	102.54	102.51	N 08°18'03" W
C2	02°20'19"	1261.78	51.50	51.50	N 07°08'32" W
C3	02°19'02"	1261.78	51.03	51.03	N 09°28'13" W

SUBJECT TO:

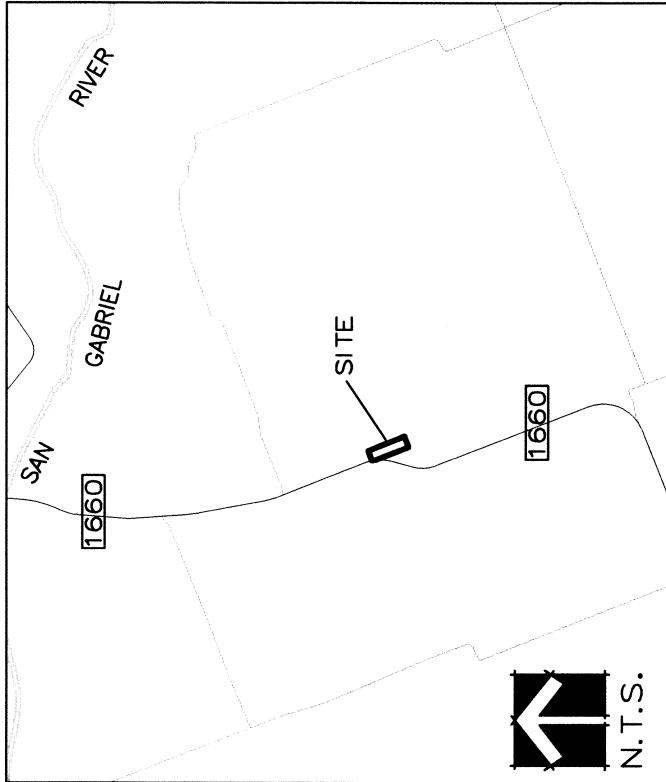
- Blanket easement to Lone Star Gas Co. Vol. 238, P. 183 D.R.W.C.
- Blanket easement to Texas Power & Light Co. Vol. 280, P. 490 D.R.W.C.
- Blanket easement to Lone Star Gas Co. Vol. 311, P. 451 D.R.W.C.
- Blanket easement to Texas Power & Light Co. Vol. 299, P. 424 D.R.W.C.
- Easement granted to Southwestern Bell Telephone Co. Vol. 309, P. 544. D.R.W.C. Unable to define location based on centerline description of record instrument.
- Blanket easement to Jonah Water Supply Corp. Vol. 563, P. 574 D.R.W.C.
- Blanket easement to Texas Utilities Electric Co. Vol. 2019, P. 129 O.R.W.C.
- Blanket easement to Texas Power & Light Co. Vol. 384, P. 99 D.R.W.C.
- Blanket easement to Texas Power & Light Co. Vol. 433, P. 404 D.R.W.C.
- Blanket easement to Texas Power & Light Co. Vol. 434, P. 148 D.R.W.C.
- Terms Conditions & Stipulations as contained in Special Warranty Deed, Document No. 9655274 O.R.W.C.

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/ YELLOW PLASTIC CAP "CS, LTD"
CMP	CORRUGATED METAL PIPE
☒	CONCRETE MONUMENT FOUND
D.R.W.C.	DEED RECORDS WILLIAMSON COUNTY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON COUNTY

N.T.S.

VICINITY MAP



Castleberry Surveying, Ltd.

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

SHEET

1

OF 2

PRELIMINARY PLAT OF
WINDY FARMS SUBDIVISION
10.38 ACRES OUT OF THE JOHN DYKES SURVEY,
ABSTRACT 187, WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §KNOW ALL MEN BY THESE PRESENTS;

THAT I, WELDON COPELAND, OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 9655274 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECDICATION 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 **WINDY FARMS**.

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.

WELDON COPELAND
200 C.R.
HUTTO, TEXAS 78634

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSON 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

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.

PLAT NOTES:

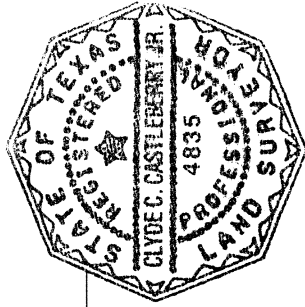
- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY/COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- WATER SERVICE WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT AND WASTEWATER SERVICE SHALL BE PROVIDED BY ON-SITE SANITARY SEWAGE FACILITIES.
- ON-SITE SEWAGE FACILITY (O.S.S.F.) MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 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.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
- 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.
- 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.
- THIS TRACT LIES WHOLLY IN THE COUNTY OF WILLIAMSON, AND IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE (EARZ).
- CONTOUR ELEVATIONS SHOWN HEREON BASED ON DATA OBTAINED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNIS)

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §KNOW ALL MEN BY THESE PRESENTS;

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 §KNOW ALL MEN BY THESE PRESENTS;

I, ROBERT P. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS **NOT** ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOODS AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARDS BOUNDARY MAP, COMMUNITY--PANEL NUMBER 4849TCD050C, EFFECTIVE DATE SEPTEMBER 27, 1991.

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

PERIMETER METES AND BOUNDS DESCRIPTION:

All that certain tract or parcel of land situated in Williamson County, Texas out of the John Dykes Survey, Abstract Number 187, and being a portion of that certain tract described as 80 acres in a Special Warranty Deed granted to Weldon R. Copeland, dated October 11, 1996 and recorded in Document Number 9655274, Official Records of Williamson County, Texas and further described by metes and bounds as follows:

BEGINNING: at a concrete monument found adjacent to the southwest corner of the John Dykes Survey for an interior ell corner in the north line of that certain tract of land described as 435.103 acres in a Warranty Deed granted to Fuessel Family Trust, dated July 14, 1998 and recorded as Document Number 9847146 of said Official Records, for the southwest corner of said Copeland tract and this tract;

THENCE: N 20°59'27" W 1147.76 feet with the north line of said Fuessel tract, with the east line of that certain tract described as 123.552 acres (Tract I) in a Cash Warranty Deed granted to the County of Williamson, Texas, dated October 4, 1996 and recorded in Document Number 9654009 of said Official Records, and with the west line of said Copeland tract and this tract to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set in the east margin of F.M. 1660 at the beginning of a curve to the left;

THENCE: 102.54 feet along said curve, concave to the west, (Δ=04°39'22", r=1261.78, lc bears N 08°18'03" W 102.51 feet) with the east margin of F.M. 1660 and with the west line of said Copeland tract and this tract to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set for the northwest corner of this tract;

THENCE: over and across said Copeland tract the following two (2) courses:

- N 69°00'33" E 333.50 feet with the north line of this tract to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set for the northeast corner of this tract,
- S. 21°38'30" E 1251.40 feet with the east line of this tract to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set in the north line of said Fuessel tract and in the south line of said Copeland tract for the southeast corner of this tract;

THENCE: S 69°33'34" W 370.25 feet with the north line of said Fuessel tract and with the south line of said Copeland tract and this tract to the Point of Beginning and containing 10.38 acres of land within this metes and bounds description.

LIEN FREE RIGHT OF WAY:

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

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 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, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY PRIVATE SEWAGE FACILITY REGULATIONS, CONSTRUCTION STANDARDS FOR ON SITE SEWAGE FACILITY REGULATIONS (TCEQ), FLOODPLAIN MANAGEMENT REGULATIONS FOR WILLIAMSON COUNTY, REGULATIONS OF THE EDWARDS AQUIFER CHAPTER 313 SUBCHAPTER A SS131.1-313.15. THIS CERTIFICATION 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 WITHIN IT.

PAULO PINTO
DIRECTOR ENVIRONMENTAL SERVICES

DATE

COUNTY JUDGE'S APPROVAL:

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, THAT A 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.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE APPROVED

DATE SIGNED

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §KNOW ALL MEN BY THESE PRESENTS;

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.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 830-1800/(512) 830-8389 fax
www.castleberrysurveying.com

SHEET

2

OF 2