

# PRELIMINARY PLAT OF: RESUBDIVISION OF THE AMENDED PLAT OF AN AMENDING PLAT OF LOT 1A, CALDER SUBDIVISION AND LOT 53, ESTATES OF WESTLAKE

38.02 ACRES OUT OF THE JOHN SUTHERLAND SURVEY,  
ABSTRACT No. 553 & THE CATHERINE JOYNER SURVEY,  
ABSTRACT No. 820 IN WILLIAMSON COUNTY, TEXAS

(30 AC.)  
TIMOTHY S. MUNDAHL, et ux.  
DOCUMENT No. 9827931  
O.R.W.C.  
305 MARQUESA TRAIL  
GEORGETOWN, TX 78633

(21.009 AC.)  
BOBBY FREDRICKSON, TRUSTEE OF THE  
BOBBY FREDRICKSON 1999 TRUST  
DOCUMENT No. 2005091842  
O.P.R.W.C.  
110 E. 8TH STREET  
GEORGETOWN, TX 78626

(10.01 AC.)  
FREDRICKSON TRUST 1999  
DOCUMENT No. 2003117299  
O.P.R.W.C.  
110 E. 8TH STREET  
GEORGETOWN, TX 78626

THE WOODS OF FOUNTAINWOOD  
PHASE 2  
25 CAB. U, SLD. 260,  
P.R.W.C.

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 21°13'01" W	12.43'
L2	N 21°25'08" W	115.50'
L3	N 80°22'08" W	140.57'
L4	N 80°26'06" W	96.99'
L5	N 80°23'23" W	140.88'
L6	N 06°12'09" E	7.19'
L7	N 69°18'06" W	104.47'
L8	N 53°37'39" E	68.22'
L9	N 44°24'39" E	108.63'
L10	N 65°42'41" E	121.62'
L11	S 20°40'43" E	23.92'
L12	S 21°01'26" E	174.19'
L13	S 21°01'51" E	173.24'
L14	N 66°44'06" E	25.07'
L15	N 62°36'47" E	32.25'
L16	S 80°23'23" E	150.90'
L17	S 80°26'06" E	97.00'
L18	S 80°22'08" E	140.58'
L19	S 21°25'08" E	133.33'
L20	S 21°01'51" E	42.13'
L21	S 80°23'23" E	171.04'
L22	S 80°26'06" E	96.99'
L23	S 80°22'08" E	140.61'
L24	S 21°25'08" E	136.73'

## CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	13°14'03"	570.00	131.66	131.37	S 42°31'40" W
C2	53°33'52"	25.00	23.37	22.53	N 66°50'34" E
C3	60°24'38"	50.00	52.72	50.31	N 70°16'09" E
C4	06°41'16"	570.00	66.53	66.50	S 39°15'17" W
C5	03°18'36"	570.00	32.93	32.92	S 44°15'13" W
C6	03°14'11"	570.00	32.20	32.19	S 47°31'36" W

LOT 53  
ESTATES OF WESTLAKE

ESTATES OF WESTLAKE  
PHASE 4-A  
CAB. AA, SLD. 380, 2  
P.R.W.C.

ESTATES OF WESTLAKE  
CAB. Y, SLD. 279,  
P.R.W.C.

## GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE ROTATED TO THE STATE PLANE COORDINATES (NAD 83\93 TEXAS CENTRAL ZONE);
2. ELEVATION ON BENCHMARK BASED ON NAVD88
3. CONTOURS SHOWN HEREON PROVIDED BY COLTLER ENGINEERING.

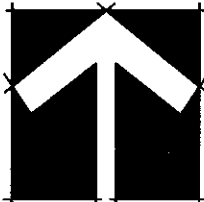
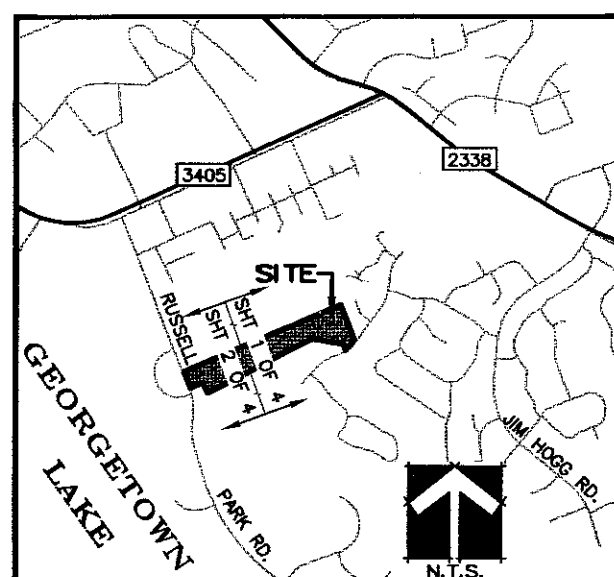
## LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
*	COTTON SPINDLE FOUND
(A)	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
J.D.E.	JOINT DRIVEWAY EASEMENT
D.R.W.C.	DEED RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
P.R.W.C.	PLAT RECORDS WILLIAMSON CO.

TOTAL ACRES: 38.02 ACRES  
NO. OF LOTS: 4 LOTS  
NO. OF BLOCKS: 1  
AREA OF SMALLEST LOT: 5.10 ACRES

OWNER: NAMASTE HOLDING, LLC.  
P.O. BOX 1134  
GEORGETOWN, TX 78627  
SURVEYOR: CASTLEBERRY SURVEYING, LTD.  
3613 WILLIAMS DRIVE, SUITE 903  
GEORGETOWN, TX 78628  
(512) 930-1600 / (512) 930-9389 fax  
ENGINEER: COLTLER ENGINEERING  
595 ROUND ROCK WEST DRIVE, STE 101  
ROUNDROCK, TX 78681  
(512) 248-1800 / (512) 248-9903 fax

## VICINITY MAP



Scale: 1" = 100'

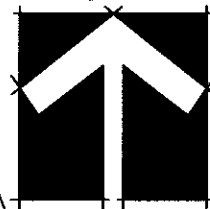
BEARINGS CITED HEREON ROTATED TO TEXAS  
STATE PLANE COORDINATE SYSTEM NAD(83)93  
GEORGETOWN HIGH ACCURACY REFERENCE  
NETWORK (H.A.R.N.)

DRAWING FILE: R:\2008\_PROJECTS\80169 Calder Subdivision - Amend Plat\PLAT\ 80169\_CALDER\_REPLAT\_PRELIM\_20090130.dwg Feb 13, 2009 - 9:50 am Allen

PRELIMINARY PLAT OF:  
**RESUBDIVISION OF THE AMENDED PLAT OF AN  
AMENDING PLAT OF LOT 1A, CALDER SUBDIVISION  
AND LOT 53, ESTATES OF WESTLAKE**

38.02 ACRES OUT OF THE JOHN SUTHERLAND SURVEY,  
ABSTRACT No. 553 & THE CATHERINE JOYNER SURVEY,  
ABSTRACT No. 820 IN WILLIAMSON COUNTY, TEXAS

(21.009 AC.)  
BOBBY FREDRICKSON, TRUSTEE OF THE  
BOBBY FREDRICKSON 1999 TRUST  
DOCUMENT No. 20050191842  
O.P.R.W.C.  
110 E. 8TH STREET  
GEORGETOWN, TX 78626



Scale: 1" = 100'

BEARINGS CITED HEREON ROTATED TO TEXAS  
STATE PLANE COORDINATED SYSTEM NAD(83)93  
GEORGETOWN HIGH ACCURACY REFERENCE  
NETWORK (H.A.R.N.)

(10.01 AC.)  
FREDRICKSON TRUST 1999  
DOCUMENT No. 2003117299  
O.P.R.W.C.  
110 E. 8TH STREET  
GEORGETOWN, TX 78626

CATHERINE JOYNER SURVEY,  
ABSTRACT No. 820

LOT 1  
22.70 ACRES

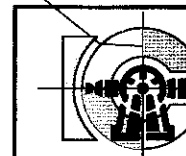
(20.051 AC.)  
LAKE GEORGETOWN, INC.  
DOCUMENT No. 2005059987  
O.P.R.W.C.  
P.O. BOX 1134  
GEORGETOWN, TX 78627

(TRACT 1)  
NAMASTE HOLDINGS, LC, A TEXAS  
LIMITED LIABILITY COMPANY  
DOCUMENT No. 2007071786  
O.P.R.W.C.  
P.O. BOX 1134  
GEORGETOWN, TX 78627

(LOT TWO (2))  
KOSHY K. VARGHESE,  
et. al.  
DOCUMENT No.  
2005059987  
O.P.R.W.C.  
645 COUNTY ROAD 262  
GEORGETOWN, TX  
78628

(17.365 AC.)  
STEVEN D. KNIGHT  
DOCUMENT No. 2008026005  
O.P.R.W.C.  
419 ALLEN CIRCLE  
GEORGETOWN, TEXAS 78627

G. B. MAYHALL SURVEY,  
ABSTRACT No. 821



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

SHEET

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OF 4

PRELIMINARY PLAT OF:

RESUBDIVISION OF THE AMENDED PLAT OF AN  
AMENDING PLAT OF LOT 1A, CALDER SUBDIVISION  
AND LOT 53, ESTATES OF WESTLAKE

38.02 ACRES OUT OF THE JOHN SUTHERLAND SURVEY,  
ABSTRACT No. 553 & THE CATHERINE JOYNER SURVEY,  
ABSTRACT No. 820 IN WILLIAMSON COUNTY, TEXAS

38.02 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas out of the John Sutherland Survey, Abstract No. 553, Williamson County, Texas and being a portion of that tract described as Lot 1A, of the Resubdivision of the Amended Plat of an Amending Plat of Lot 1, Calder Subdivision and Lot 53, Estates of Westlake a subdivision in Williamson County, Texas as recorded in Cabinet EE, Slide 319, Plat Records of Williamson County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the north line of Highland Spring Lane (60 foot right-of-way) and in the west line of The Woods of Fountainwood Phase 2, a subdivision in Williamson County, Texas as recorded in Cabinet U, Slide 260, of said Plat Records, for the southwest corner of Lot 27 of said The Woods of Fountainwood Phase 2, and for the northeast corner of the Estates of Westlake as Recorded in Cabinet Y, Slide 279, of said Plat Records and for the southeast corner of said Lot 1A and this tract;

THENCE, with the south line of said Lot 1A in the following ten (10) courses:

1. S 36°02'59" W 131.39 feet with the north line of said Highland Spring Lane and said Estates of Westlake to a 1/2" iron pin found;
2. 131.66 feet along a curve to the right and concave to the northwest ( $\Delta = 13^\circ 14' 03"$ ,  $r = 570.00$  feet,  $lc$  bears S 42°31'40" W 131.37 feet) continuing with the north line of said Highland Spring Lane and said Estates of Westlake to a 1/2" iron pin found for the southeast corner of the Mail Box Lot, of said Estates of Westlake;
3. N 21°13'01" W 12.43 feet continuing with the north line of said Estates of Westlake and with the east line of said Mail Box Lot to a 1/2" iron pin found for the southeast corner of Lot 3 of said Estates of Westlake for the northeast corner of said Mail Box Lot ;
4. N 21°25'08" W 115.50 feet continuing with the north line of said Estates of Westlake and the east line of said Lot 3 to a 1/2" iron pin found for the northeast corner of said Lot 3;
5. N 80°23'37" W 248.18 feet continuing with the north line of said Estates of Westlake and the north line of said Lot 3 to a 1/2" iron pin found for the northeast corner of Lot 2 of said Estates of Westlake and for the northwest corner of said Lot 3;
6. N 80°22'08" W 140.57 feet continuing with the north line of said Estates of Westlake and the north line of said Lot 2 to a 1/2" iron pin found for the northeast corner of Lot 1 of said Estates of Westlake and for the northwest corner of said Lot 2;
7. N 80°26'06" W 96.99 feet continuing with the north line of said Estates of Westlake and the north line of said Lot 1 to a 1/2" iron pin found for the northeast corner of Lot 53 of said Amended Plat of an Amending Plat of Lot 1, Calder Subdivision and Lot 53, Estates of Westlake;
8. N 80°23'23" W 140.88 feet with the north line of said Lot 53 to a 1/2" iron pin found;
9. S 62°36'47" W 435.71 feet continuing with the north line of said Lot 53 to a cotton spindle found for the most northerly northeast corner of Lot 3 of the Estates of Westlake Phase 4-A, a subdivision in Williamson County, Texas, as recorded in Cabinet AA, Slide 380, of said Plat Records and for the northwest corner of said Lot 53;
10. S 62°36'54" W with the north line of said Estates of Westlake Phase 4-A, at approximately 254.02 feet passing the northeast corner of the remainder of that tract described as 20.051 acres in a Warranty Deed granted to Lake Georgetown, Inc. and recorded as Document No. 2005059987, Official Public Records of Williamson County, Texas, in all 718.97 feet to a 1/2" iron pin with an orange plastic cap inscribed found for an angle point of that tract described as Tract 1: 37.012 acres in a General Warranty Deed granted to NAMASTE Holdings, LLC, a Texas limited liability company, and recorded as Document No. 2007071786 of said Official Public Records and for the northwest corner of said Lake Georgetown tract;
11. S 61°18'48" W 313.03 feet with the north line of said NAMASTE tract to a 1/2" iron pin found;
12. S 63°10'57" W with the north line of said NAMASTE tract at approximately 682.33 feet passing the northeast corner of that tract described as 17.365 acres in a Cash Warranty Deed granted to Steven D. Knight, et. al., and recorded as Document No. 2008026005, of said Official Public Records and for the northwest corner of said NAMASTE tract, in all 834.11 feet to a 1/2" iron pin found for the southeast corner of Lot 2 of the Calder Subdivision, a subdivision in Williamson County, Texas as recorded in Cabinet BB, Slide 37, of said Plat Records and for the southwest corner of said Lot 1A and this tract;

THENCE, with the west line of said Lot 1A and this tract in the following three (3) courses:

1. N 28°42'30" W 227.31 feet with the east line of said Lot 2 for the northeast corner of said Lot 2;
2. S 66°34'16" W 252.85 feet with the north line of said Lot 2 to a 1/2" iron pin found in the east margin of County Road 262 (a.k.a Russell Park Road with a 79 foot right-of-way) for the northwest corner of said Lot 2;
3. N 21°19'16" W 335.93 feet with the east margin of said County Road 262 to a 1/2" iron pin found for the southwest corner of that tract described as 10.01 acres in a Warranty Deed granted to Fredrickson Trust 1999 and recorded as Document No. 2003117299 of said Official Public Records and for the northwest corner of said Lot 1A and this tract;

THENCE, with the north line of said Lot 1A and this tract in the following four (4) courses:

1. N 66°45'40" E 2030.76 feet with the south line of said Fredrickson Trust 1999 tract to a 1/2" iron pin found;
2. N 67°52'47" E continuing with the south line of said Fredrickson Trust 1999 tract at approximately 63.70 feet passing the external ell corner of that tract described as 21.009 acres in a Warranty Deed granted to Bobby Fredrickson, Trustee of the Bobby Fredrickson 1999 Trust and recorded as Document No. 2005091842, in all 371.35 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set
3. N 65°42'41" E 121.62 feet with the south line of said Bobby Fredrickson Trust tract to a 1/2" iron pin found;
4. N 66°44'06" E with the south line of said Bobby Fredrickson Trust tract at approximately 74.45 feet passing the southwest corner of that tract described as 30 acres in a Warranty Deed with Vendor's Lien granted to Timothy S. Mundahl, et ux., recorded as Document No. 9827931, Official Records of Williamson County, Texas and the southeast corner of said Bobby Fredrickson Trust tract in all 819.14 feet to a 1/2" iron pin found in the west line of said The Woods of Fountainwood Phase 2 for the northeast corner of this tract;

THENCE, with the west line of said The Woods of Fountainwood Phase 2 and with the east line of said Lot 1 in the following three (3) courses:

1. S 20°40'43" E 23.92 feet to a 1/2" iron pin found;
2. S 21°01'26" E 174.19 feet to a 1/2" iron pin found;
3. S 21°01'51" E 173.24 feet to a 1/2" iron pin found;
4. S 21°01'44" E 367.16 feet to the point of Beginning and containing 38.02 acres of land.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 21°13'01" W	12.43'
L2	N 21°25'08" W	115.50'
L3	N 80°22'08" W	140.57'
L4	N 80°26'06" W	96.99'
L5	N 80°23'23" W	140.88'
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CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	13°14'03"	570.00	131.66	131.37	S 42°31'40" W
C2	53°33'52"	25.00	23.37	22.53	N 66°50'34" E
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C4	06°41'16"	570.00	66.53	66.50	S 39°15'17" W
C5	03°18'36"	570.00	32.93	32.92	S 44°15'13" W
C6	03°14'11"	570.00	32.20	32.19	S 47°31'36" W



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SHEET

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OF

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PRELIMINARY PLAT OF:

# RESUBDIVISION OF THE AMENDED PLAT OF AN AMENDING PLAT OF LOT 1A, CALDER SUBDIVISION AND LOT 53, ESTATES OF WESTLAKE

38.02 ACRES OUT OF THE JOHN SUTHERLAND SURVEY,  
ABSTRACT No. 553 & THE CATHERINE JOYNER SURVEY,  
ABSTRACT No. 820 IN WILLIAMSON COUNTY, TEXAS

## OWNER'S CERTIFICATION:

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

THAT I, \_\_\_\_\_ OWNER(S) OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN AN AFFIDAVIT RECORDED AS DOCUMENT NO. 2007071786 OF THE OFFICIAL PUBLIC 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 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 RESUBDIVISION OF THE AMENDED PLAT OF AN AMENDING PLAT OF LOT 1A, CALDER SUBDIVISION AND LOT 53, ESTATES OF WESTLAKE.

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.

NAMASTE HOLDING, LLC.  
P.O. BOX 1134  
GEORGETOWN, TX, 78627

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 OF 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.

## ROAD WIDENING:

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL A 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 INDEMNIFIES 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 WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

## LIEN FREE RIGHT OF WAY:

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

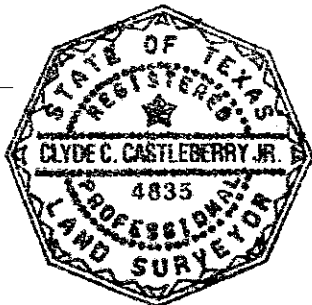
## SURVEYOR'S CERTIFICATION:

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

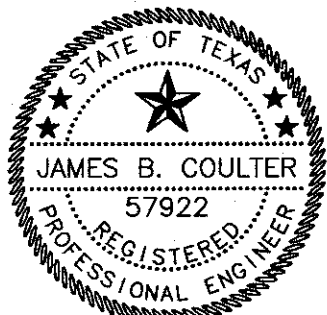


## ENGINEER'S CERTIFICATION:

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

I, JAMES B. COULTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NUMBER 48491C0275 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

JAMES B. COULTER DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 57922  
STATE OF TEXAS



**Coulter Engineering**  
CIVIL ENGINEERS  
595 ROUND ROCK WEST DRIVE, STE. 101  
ROUND ROCK, TEXAS 78681  
(512) 248-1800 VOICE  
(512) 248-9903 FAX

## 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 AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
2. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CHISHOLM TRAIL S.U.D. AND O.S.S.F.
4. 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.
5. NO DEVELOPMENT SHALL BEGIN PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
6. 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.
7. 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.
8. THIS TRACT LIES WHOLLY IN THE COUNTY OF WILLIAMSON AND IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE (EARZ).
9. CONTOUR ELEVATIONS SHOWN HEREON BASED ON DATA OBTAINED FROM COULTER ENGINEERING.
10. ON-SITE SEWAGE FACILITY (O.S.S.F.) MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
11. DRIVEWAY ACCESS TO HIGHLAND SPRINGS LANE FOR LOTS 1 & 2 SHALL BE LIMITED TO 1 (ONE) DRIVEWAY LOCATED WITHIN THE JOINT DRIVEWAY EASEMENT.

## 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, I FIND 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.**  
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(512) 930-1800/(512) 930-9389 fax  
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SHEET

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