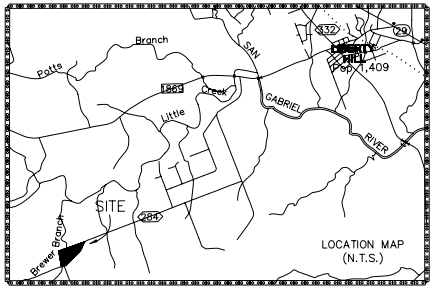
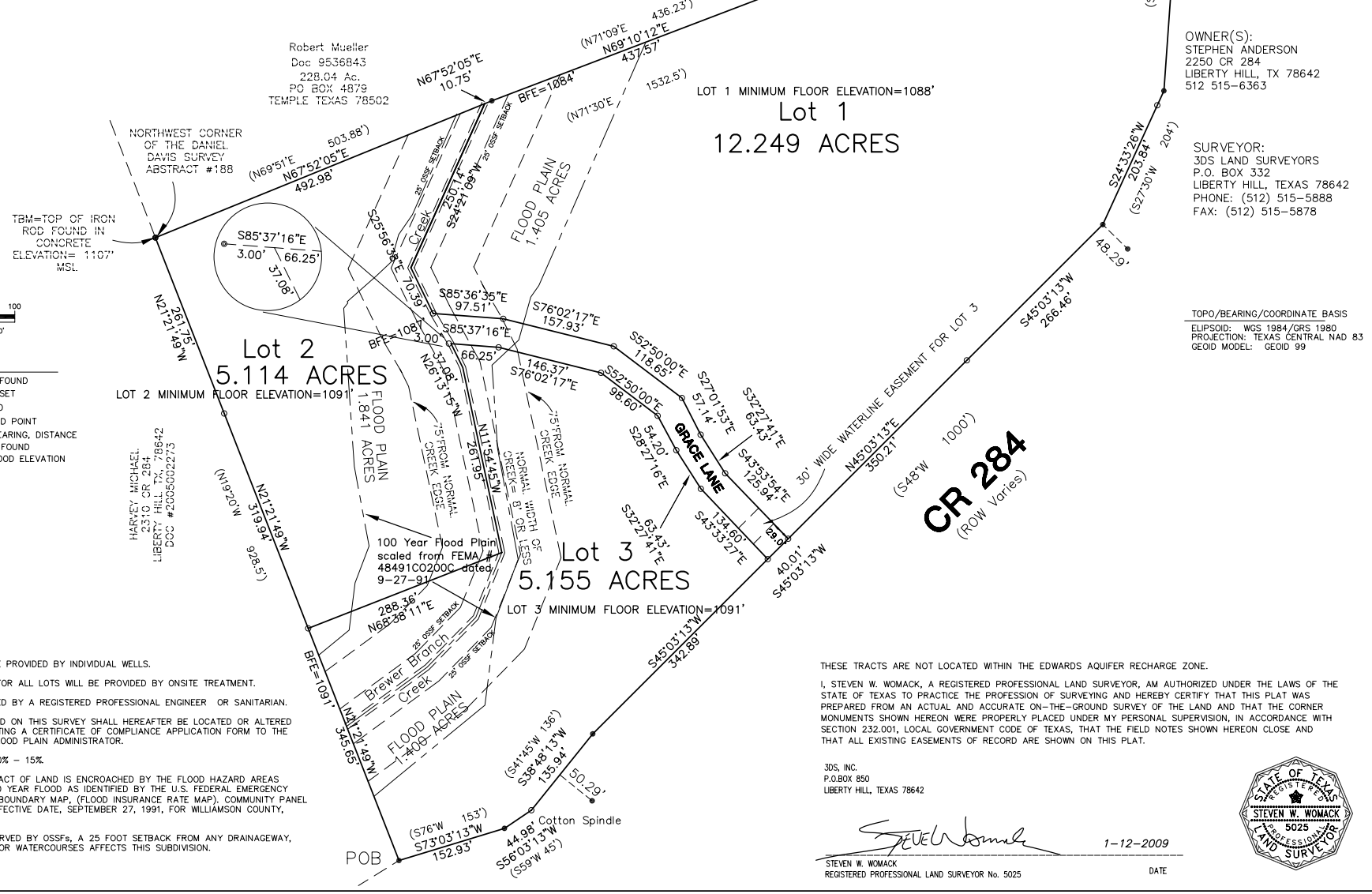
GRACE MEADOWS

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

BEING 22.52 ACRES OF LAND SITUATED IN THE DANIEL DAVIS SURVEY, ABSTRACT NO. 188 IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO STEPHEN P. ANDERSON BY INSTRUMENT OF RECORD IN VOLUME 599, PAGE 849 OF THE WILLIAMSON COUNTY, DEED RECORDS.



Patte
Branch
Little
Creek
SAN
GABRIEL
RIVER
1869
332
29
Pop. 1,409
SITE
284
Brewer Branch
LOCATION MAP
(N.T.S.)



60d Nail
(N71°01'E 588.28')
N69°01'08"E
587.09'
(S07°W 353')
N04°03'20"E
352.92'
(N71°09'E 436.23')
N69°10'12"E
437.57'
(N71°30'E 1532.5')
N67°52'05"E
10.75'
BFE=1084'
Robert Mueller
Doc 9536843
228.04 Ac.
PO BOX 4879
TEMPLE TEXAS 78502
NORTHWEST CORNER
OF THE DANIEL
DAVIS SURVEY
ABSTRACT #188
(N69°51'E 503.88')
N67°52'05"E
492.98'
TBM=TOP OF IRON
ROD FOUND IN
CONCRETE
ELEVATION= 1107'
MSL.
S85°37'16"E
3.00'
66.25'
37.08'
S25°56'38"E 70.39'
S24°21'09"W 250.14'
25' OSSF SETBACK
Creek
FLOOD PLAIN
1.405 ACRES
LOT 1 MINIMUM FLOOR ELEVATION=1088'
Lot 1
12.249 ACRES
S24°33'26"W
203.84'
(S27°30'W 204')
48.29'
S85°36'35"E
97.51'
S76°02'17"E
157.93'
S52°50'00"E
118.65'
S27°01'53"E
57.14'
S32°27'41"E
63.43'
S43°53'54"E
125.94'
S45°03'15"W
266.46'
N21°12'49"W
261.75'
Lot 2
5.114 ACRES
LOT 2 MINIMUM FLOOR ELEVATION=1091'
BFE=1081'
3.00'
37.08'
66.25'
146.37'
S76°02'17"E
S52°50'00"E
98.60'
S28°27'16"E
54.20'
GRACE LANE
30' WIDE WATERLINE EASEMENT FOR LOT 3
N45°03'13"E
350.21'
(S48°W 1000')
CR 284
(ROW Varies)
N26°13'15"W
261.95'
N11°54'45"W
75' FROM NORMAL CREEK EDGE
NORMAL WIDTH OF CREEK= 8' OR LESS
FLOOD PLAIN
1.841 ACRES
HARVEY MICHAEL
2310 CR 284
LIBERTY HILL, TX. 78642
DOC #2005002273
(N19°20'W
N21°21'49"W
319.94
928.5')
100 Year Flood Plain
scaled from FEMA #
48491C0200C dated
9-27-91
Lot 3
5.155 ACRES
LOT 3 MINIMUM FLOOR ELEVATION=1091'
S32°27'41"E
63.43'
S43°33'27"E
134.60'
128.0'
40.01'
S45°03'13"W
N68°38'11"E
288.36'
BFE=1091'
N41°21'49"W
345.65'
Brewer Branch
Creek
FLOOD PLAIN
1.409 ACRES
S45°03'13"W
342.89'
(S41°45'W 136')
S38°48'13"W
135.94'
50.29'
(S76°W 153')
S73°03'13"W
152.93'
44.98' Cotton Spindle
S56°03'13"W
(S59°W 45')
POB

STREET L.F.= 0
LOTS= 3
TOTAL ACREAGE= 22.52

OWNER(S):
STEPHEN ANDERSON
2250 CR 284
LIBERTY HILL, TX 78642
512 515-6363

SURVEYOR:
3DS LAND SURVEYORS
P.O. BOX 332
LIBERTY HILL, TX 78642
PHONE: (512) 515-5888
FAX: (512) 515-5878

TOPO/BEARING/COORDINATE BASIS
ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD 83
GEOID MODEL: GEOID 99

SCALE 1"=100'

LEGEND
- ● IRON ROD FOUND
- ○ IRON ROD SET
- ▲ NAIL FOUND
- △ CALCULATED POINT
- ( ) RECORD BEARING, DISTANCE
- ● IRON PIPE FOUND

BFE= BASE FLOOD ELEVATION

NOTES:

1. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. WASTEWATER SERVICE FOR ALL LOTS WILL BE PROVIDED BY ONSITE TREATMENT.
3. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.
4. NO STRUCTURE OR LAND ON THIS SURVEY SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
5. EXISTING SLOPES ARE 0% – 15%.
6. A PORTION OF THIS TRACT OF LAND IS ENCROACHED BY THE FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP). COMMUNITY PANEL NO. 48491C0200 C, EFFECTIVE DATE, SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.
7. THIS SUBDIVISION IS SERVED BY OSSFs, A 25 FOOT SETBACK FROM ANY DRAINAGEWAY, DRAINAGE EASEMENTS OR WATERCOURSES AFFECTS THIS SUBDIVISION.

THESE TRACTS ARE NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

3DS, INC.
P.O.BOX 850
LIBERTY HILL, TEXAS 78642

1-12-2009

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

Texas Society of Professional Surveyors
MEMBER

3DS
Three Dimensional Services
(512) 515-5888
FAX 515-5878

3DS
Land Surveyors
GPS Services
Subdivision · Topographic
Construction · Commercial · Boundaries
P.O. BOX 850
LIBERTY HILL, TX 78642

Grace Meadows
WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 100' DATE: 1-12-2009	
2ND SUBMITTAL PRELIMINARY	
DRAWN BY: CORY THORNHILL	
FILE NAME: 03.001 3LOT PLAT.DWG	
APPROVED BY: S.W.	
PROJECT NO.: 03-001	

SHEET 1 OF 2

Z:\03-001 SteveAnderson\03-001 3LOT PLAT.dwg, 2/20/2009 12:53:52 PM