

PRELIMINARY PLAT OF

ESTATES OF WALBURG SUBDIVISION

97.34 ACRES OUT OF THE I. & G.N.R.R. SURVEY, ABSTRACT No. 818, WILLIAMSON COUNTY, TEXAS

PERIMETER FIELD NOTES:

97.34 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas, out of the I & GNRR Survey, Abstract No. 818 and being all of that tract of land described as 97.893 acres (Tract 1) in a Warranty Deed with Vendor's Lien, granted to Clyde C. Castleberry, Jr. dated March 29, 2007, and recorded in Document No. 2007026071 of the Official Public Records of Williamson County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found in the north line of Williamson County Road 342, for the southwest corner of said Castleberry tract and the southwest corner that tract of land described as 109.17 acres 30, 2006 and recorded as Document No. 2006055639 of said Official Public Records and the southwest corner of this tract;

THENCE: N 21°24'05" W 2757.88 feet with the east line of said Carolena Capital Corporation and and the west line of said Castleberry tract and this tract to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set in the south line of that tract of land described as 112.56 acres in Special Warranty Deed conveyed to Frank R. Knapek, et al, dated December 16, 2005 and recorded in Document No. 2006009682 of said Official Public Records for the northwest corner of said Castleberry tract and this tract;

THENCE: N 68'48'35" E 1512.80 feet with the north line of said Castleberry tract and the south line of said Knapek tract to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set in the west line of Williamson County Road 324 for the southeast corner of said Knapek tract and the northeast corner of said Castleberry tract and this tract;

THENCE: S 21°31'35" E 1407.03 feet with the east line of said Castleberry tract and the west line of said Williamson County Road 324 to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set for the northeast corner of that tract of land described as 11.269 acres in Warranty Deed conveyed to Jay Reid Zrubek, dated January 22, 2008 and recorded in Document No. 2008005340 of said Official Public Records;

THENCE: S 72.05'46" W 358.80 feet with the east line of said Castleberry tract and the north line of said 11.269 acre Zrubek tract to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set for an angle point of said 11.269 acre Zrubek tract and this tract;

THENCE: with the east line of said Castleberry tract and the west line of said 11.269 acre Zrubek tract in the following nine (9) courses:

1. S 17'11'10" E 140.50 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set;

1/2" iron pin with yellow

- 2. S 02°15'18" E 276.56 feet to a 1/2" iron pin with yellow
- plastic cap inscribed "CS, LTD" set; 3. S 46°05'49" E 163.31 feet to a plastic cap inscribed "CS, LTD" set; 1/2" iron pin with yellow
- 4. N 63'15'13" E 197.15 feet to a plastic cap inscribed "CS, LTD" set;
- 5. S 44°15'33" E 486.57 feet to a plastic cap inscribed "CS, LTD" set;
- 6. S 24°56'58" E 377.00 feet to a plastic cap inscribed "CS, LTD" set;
- 7. S 49'13'45" E 252.46 feet to a
- plastic cap inscribed "CS, LTD" set 8. S $75^{\circ}15^{\circ}11^{\circ}$ E 75.50 feet to a $1/2^{\circ}$ iron pin with yellow plastic
- cap inscribed "CS, LTD" set; 9. S 47'41'14" E 329.35 feet to a 1/2" iron pin with yellow plastic
- cap inscribed "CS, LTD" set in the north line of that tract described as 0.597 acre (Tract 4, Save and Except tract) in said Document No. 2007026071 for the southwest corner of said 11.269 acre Zrubek tract and the southeast corner of said Castleberry tract and this tract;

THENCE: S 54'24'59" W 666.69 feet with the south line of said Castleberry tract, and the north line of said 0.597 acre tract to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set in the north line of said Williamson County Road 342 for the northwest corner of said 0.597 acre tract and the southernmost corner of said Castleberry tract and this tract;

THENCE: with the north line of said Williamson County Road 342 and the west line of said Castleberry tract in the following two (2) courses:

- 1. N 21°39'40" W 722.76 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS, LTD" set;
- 2. S 68'14'43" W 1208.60 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

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

I, KENNETH LOUIS CRIDER., 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.

KENNETH LOUIS CRIDER DÁTE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5624 STATE OF TEXAS

ENGINEER'S CERTIFICATION:

STATE OF TEXAS

STATE OF TEXAS

§KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON \$

I, JAMES B. COULTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED 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 48491C0325 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

www.castleberrysurveying.com

18 August 2009 JAMES B. COULTER REGISTERED PROFESSIONAL ENGINEER NO. 57922





ESTATES OF WALBURG SUBDIVISION

97.34 ACRES OUT OF THE I. & G.N.R.R. SURVEY, ABSTRACT No. 818, WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

STATE OF TEXAS

\$KNOW ALL MEN BY THESE PRESENTS;

THAT WALBURG LAND CO., INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2007029429, 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 RECORDATION 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 ESTATES OF WALBURG 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.

WALBURG LAND CO., INC., A TEXAS CORPORATION BY: CLYDE C. CASTLEBERRY, JR. PRESIDENT 3613 WILLIAMS DRIVE, SUITE 903 GEORGETOWN. TX. 78628

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE DAY OF CONTROL O

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT TOTAL ASSETS RETURN, L.C. R THE LIEN HOLDER OF 97.34 ACRES, RECORDED IN DOCUMENT NO. 2007029429, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF SAID 97.34 ACRES, SITUATED IN THE WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

TOTAL ASSETS RETURN, L.C. BY:
BOB BROWDER, VICE PRESIDENT
15 N. MAIN STREET
TEMPLE, TX 76501
254-774-8333 EXT.262
254-774-9353 FAX

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:
MY 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 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.

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.
- MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 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.
- 4. LOTS ARE TO BE SERVED BY PRIVATE WELLS AND OSSF'S.
- 5. ALL DRIVEWAYS SHALL BE DIP-TYPE.
- ACCESS TO LOTS 4, 7 AND 8 FROM CR 324 SHALL CONSIST OF ONE (1) JOINT USE DRIVEWAY.

 NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0325 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
 - NO STRUCTURE OF LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

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

S COUNTY OF WILLIAMSON S

KNOW ALL MEN BY THESE PRESENTS;

I, DAN A. GATTIS, SR., 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, SR., COUNTY JUDGE DATE APPROVED DATE SIGNED 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

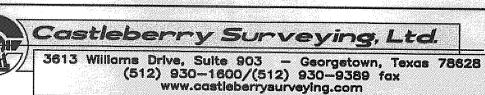
O'CLOCK, ___.M., AND DULY RECORDED THIS THE DAY OF _____,

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



SHEET

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OF 5