

DEDICATION

THE STATE OF TEXAS COUNTY OF WILLIAMSON

THAT LAWRENCE O. BROGDON OWNER OF TWO TRACTS TRACT 1 BEING 3.21 ACRES AND TRACT 2 BEING 2.57 ACRES AS RECORDED IN A CASH WARRANTY DEED DATED 9-20-2007 AS RECORDED IN DOCUMENT NO. 2007081156 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY RE-SUBDIVIDE SAID TRACT 1 AND TRACT 2 AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

LAWRENCE O. BROGDON 2678 CR 481 THRALL, TEXAS 76578 PHONE: (512) 856–2125

THE STATE OF TEXAS COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE_____DAY OF . 2009.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

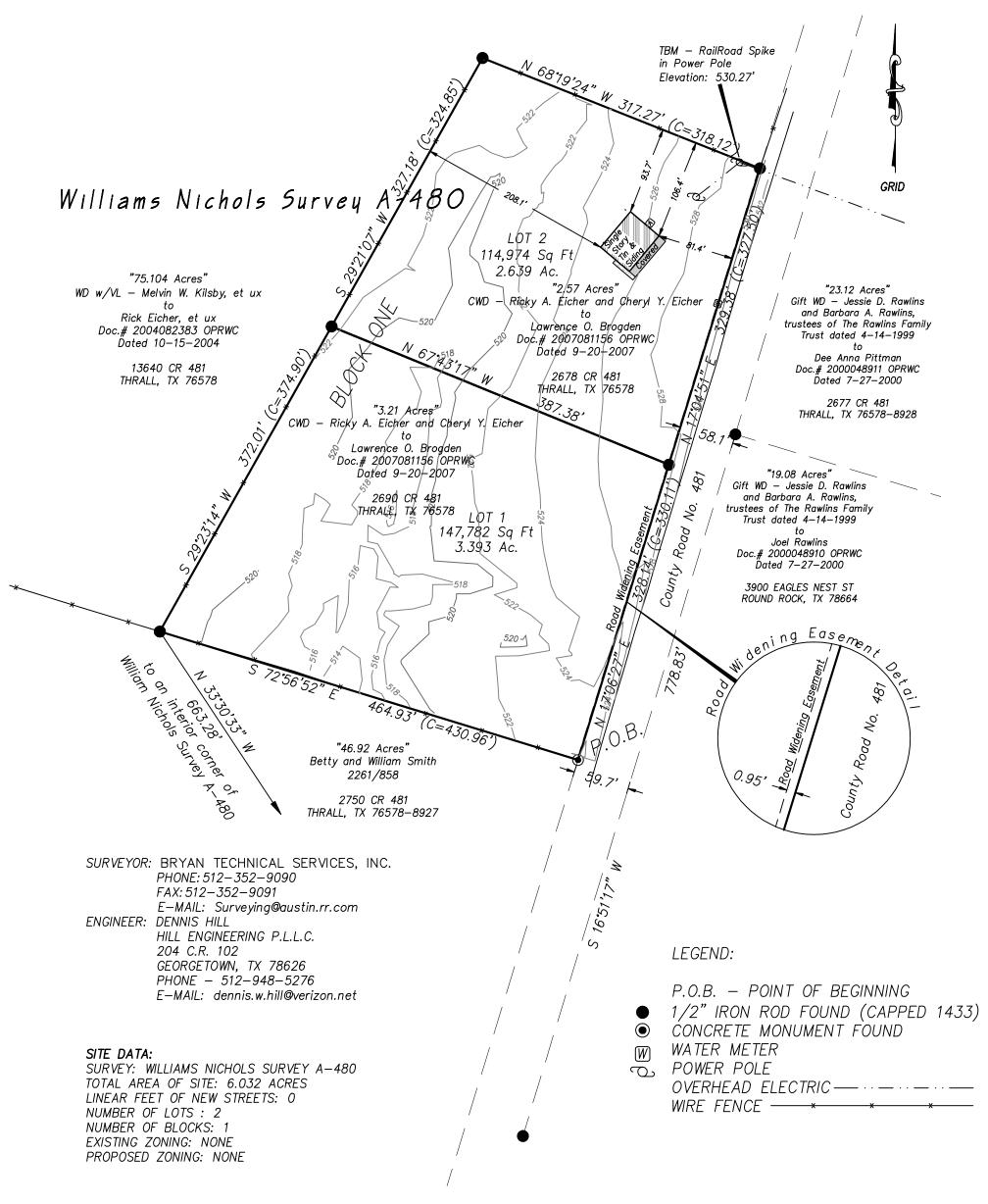
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS AS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 481079 750 E, EFFECTIVE DATE 9-26-08, FOR WILLIAMSON COUNTY, TEXAS.

THAT I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TEXAS

PRELIMINARY PLAT BROGDON SUBDIVISION



PERIMETER DESCRIPTION

6.032 ACRES

These notes describe that certain tract of land situated in located in the WILLIAM NICHOLS SURVEY A-480, located in Williamson County, Texas; subject tract being all of a called "Tract One" and "Tract Two" as conveyed in a Cash Warranty Deed from Ricky A. Eicher and Cheryl Y. Eicher to Lawrence O. Brogden, dated 9-20-2007 and recorded in Document No. 2007081156, Official Public Records of Williamson County, Texas (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on August 26, 2009, and being more fully described as follows:

BEGINNING at a Concrete Monument found in the West right—of—way of County Road No. 481 for the Northeast corner of a called "46.92 Acres" conveyed to Betty and William Smith as recorded in volume 2261, page 858, same being the Southeast corner of subject:

THENCE North 72'56'52" East, with the fenced common line of said "46.29 Acres" and subject for a distance of 464.93 feet (C=430.96') to a found 1/2" iron rod (capped 1433) at a fence corner for the Southwest corner of subject, same being the lower Southeast corner of a called "75.104 Acres" as conveyed in a warranty deed with vendor's lien from Melvin W. Kilsby, et ux to Rick Eicher, et ux, dated 10–15–2004 as recorded in Document No. 2004082383 OPRWC;

THENCE North 29°23'14" East, with the common fenced line of said "75.104 Acres" and subject for a distance of 372.01 feet (C=374.90') to a found 1/2" iron rod (capped 1433) for the Northwest corner of the aforementioned "Tract One" same being the Southwest corner of the aforementioned "Tract Two" for a point in the West line of subject;

THENCE North 29'21'07" East, continuing with the common fenced line of said "75.104 Acres" and subject for a distance of 327.18 feet (C=324.85') to a found 1/2" iron rod (capped 1433) for the Northwest corner of subject, same being the Northwest corner of said "Tract Two" and an interior corner of said "75.104 Acres":

THENCE South 68'19'24" East, with the common fenced line of said "75.104 Acres" and subject for a distance of 317.27 feet (C=318.12') to a found 1/2" iron rod (capped 1433) in the West right-of-way of County Road No. 481 for the Northeast corner of said "Tract Two", same being the Northeast corner of subject;

THENCE South 17'04'51" West, with the West right-of-way line of County Road No. 481 for a distance of 329.38 feet (C=327.50') to a found 1/2" iron rod (capped 1433) for the Southeast corner of said "Tract Two" same being the Northeast corner of said "Tract One" for a point the in East line of subject;

THENCE South 17'06'27" East, continuing with the West right—of—way line of County Road No. 481, for a distance of 328.14 feet (C=330.11') to the POINT OF BEGINNING containing according to the dimensions herein stated an area of 6.032 Acres of Land.

COUNTY JUDGE APPROVAL

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, DAN GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT OR MAP, 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 GATTIS, COUNTY JUDGE WILLIAMSON	COUNTY, TEXAS	DATE
STATE OF TEXAS		THESE PRESENTS;
COUNTY OF WILLIAMSON	KNOW ALL MEN BY THES	
333 3 <u>22</u> 3311		

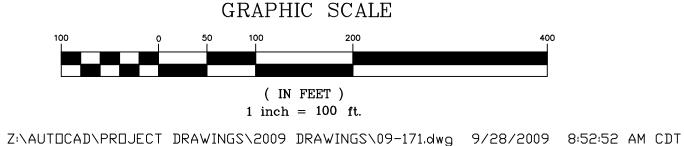
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF ______, 2009 A.D., AT______O'CLOCK,____,M., AND DULY RECORDED THIS THE DAY OF _______, 2009, A.D., AT______O'CLOCK,____,M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER______

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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS BY:

Y: _____ DEPU

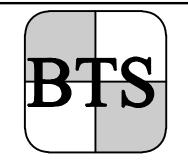
PRELIMINARY PLAT - BROGDON SUBDIVISION



NOTE: BEARINGS/COORDINATES SHOWN HEREON BASED ON TEXAS STATE

VALUES); ELEVATIONS BASED ON NGVD 88 DATUM.

PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83/93 ADJUSTMENT (GRID



UTILITY PROVIDERS:

VERIZON -(PHONE)

BLUEBONNET -(ELECTRIC)

BRYAN TECHNICAL SERVICES, INC. P. O. BOX 1371 TAYLOR, TEXAS 76574 512-352-9090 512-352-9091 (Fax)

surveying@austin.rr.com

DRAWN BY: AS	CHECKED BY: BLB	
SCALE: 1" = 100'		
DATE: AUGUST 26, 2009		
JOB NUMBER	SHEET	
09-171	1 OF 1	