

NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONER'S COURT
NOVEMBER 10TH, 2009
9:30 A.M.

The Commissioner's Court of Williamson County, Texas will meet in regular session in the Commissioner's Courtroom, 710 Main Street, in Georgetown, Texas to consider the following items:

1. Review and approval of minutes.
2. Consider noting in minutes any off right-of-way work on any County road done by Road & Bridge Unified System.
3. Hear County Auditor concerning invoices, bills, Quick Check Report, and Wire Transfers submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.
4. Citizen comments. Except when public hearings are scheduled for later in the meeting, this will be the only opportunity for citizen input. The Court invites comments on any matter affecting the county, whether on the Agenda or not. Speakers should limit their comments to three minutes. Note that the members of the Court may not comment at the meeting about matters that are not on the agenda.

CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.

(Items 5 – 10)

5. Consider and take appropriate action on authorizing the transfer of various vehicles from the Williamson County Fire Chiefs' Association to the Williamson County Hazmat department.
6. Consider and take appropriate action on authorizing the transfer of uniforms through inter-office transfer to auction/donation/destruction. (Complete list filed with official minutes)

7. Consider and take appropriate action on appointment of William Beechinor to Deputy Constable to fill open position in Precinct Two.
8. Discuss and consider preliminary plat approval for Clearwater Ranch, Pct. 2.
9. Discuss and consider preliminary plat approval for San Gabriel Ridge Revised Preliminary Plat, Pct. 2.
10. Discuss and consider replacement of yield signs on CR 394/368 with stop signs on CR 101, Pct. 4.

REGULAR AGENDA

11. Acknowledge the receipt of Certificate of Achievement in Financial Reporting for Fiscal Year 2008 from the Government Finance Officers Association.
12. Acknowledge receipt of Award for Outstanding Achievement in Popular Annual Financial Reporting for Fiscal Year 2008 from the Government Finance Officers Association.
13. Discuss and take appropriate action on road bond program.
14. Consider authorizing County Judge to execute a Possession and Use Agreement with Russell U. Jones regarding right-of-way on US 183.
15. Consider authorizing County Judge to execute a Possession and Use Agreement with Emogene Champion and Kirkpatrick Builders, Ltd. regarding right-of-way on US 183.
16. Consider a resolution determining the necessity and authorizing the condemnation of certain property interests required for the construction of US 183, and take appropriate action. (Giddens Parcel 17, Part 2)
17. Consider authorizing County Judge to execute a Real Estate Contract with Life Springs Christian Church for ROW needed on US 183. (P15)
18. Consider authorizing County Judge to execute a Real Estate Contract with Steven P. Walker and Margaret R. Stummer for ROW needed on RM 2338. (P24)
19. Consider authorizing County Judge to execute a Possession and Use Agreement with Waypoint West LLC. regarding right-of-way on RM 2338. (P33)

20. Consider authorizing Judge to execute amendment to Kaufman contract regarding relocation of detention pond on Reagan Boulevard.
21. Discuss and take possible action regarding granting permission to the LCRA to close Brushy Creek Road, east of Walsh Hill Trail and west of Sam Bass Road to inspect the pipelines and interceptors within the Edwards Aquifer.
22. Discuss and take action on Victoria County Interlocal Cooperation Agreement for out of county residential services.
23. Discuss and take action on Parks ILA between Jarrell and Williamson County.
24. Consider accepting donation from the Williamson County 4H Hoofpicks Horse Project Club for the Show Barn.
25. Discuss and take appropriate action on approving a revised grant application for the Byrne Justice Assistance Grant (JAG) through the Criminal Justice Division of the Governor's Office for an Automated Fingerprinting Identification System (AFIS).
26. Discuss and take appropriate action regarding Agreement between ESD #8, Georgetown and Williamson County.
27. Discuss and take appropriate action regarding Agreement between City of Leander and Williamson County.
28. Discuss and take appropriate action regarding Agreement between ESD #3, Hutto and Williamson County.
29. Discuss and take appropriate action regarding possible reorganization of county departments which are not under the direction of Elected Officials.
30. Consider authoring advertising and setting date of December 1, 2009 at 2:00pm in the Purchasing Department to receive proposals for Health and Welfare Benefits Broker/Consultant Services and Deferred Compensation Plan.
31. Discuss and approve use of Homeland Security Grant Program funds to purchase an armored vehicle through the United States General Services Administration's State and Local Law Enforcement Equipment Procurement Program (1122 program) from Lenco Armored Vehicles for \$269,776. 00.

EXECUTIVE SESSION

"The Commissioners Court for Williamson County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Deliberations regarding Economic Development Negotiations)."

32. Discuss real estate matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.0721 Deliberation Regarding Real Estate Property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.)
 1. Proposed or potential purchase of lease of property by the County:
 - a. Discuss proposed acquisition of property for right-of-way for RM 2338 Phase II.
 - b. Discuss proposed acquisition of property for right-of-way for US 183 project from 1000 feet south of San Gabriel to 1000 feet north of SH 29.
 - c. Discuss proposed acquisition of property for right-of-way for SH 195 project from .805 to SH 138.
 - d. Discuss proposed acquisition of property for right-of-way for CR 104 project.
 - e. Discuss proposed acquisition of property for right-of-way for O'Connor Boulevard and 620 project.
33. Discuss pending or contemplated litigation, settlement matters and other confidential attorney-client legal matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.071 consultation with attorney.)
 - 1) Litigation or claims or potential litigation or claims against the County or by the County -
(discussion and possible action)
 - a) Green Haven Plat Issues
 - b) Georgetown Housing Authority – County Claim for repayment of CDBG funds
 - c) AT&T Claim for property damage F 200 Indian Oaks, Liberty Hill
 - 2) Contract matters (legal aspects of current or proposed County contracts)
 - a) Proposed contract with Georgetown Housing Authority - discussion and possible action

34. Discuss personnel issues (EXECUTIVE SESSION as per VTCA Govt. Code sec 551.074 Deliberation regarding matters concerning personnel) Reorg of HR Dept.
35. Discuss and take appropriate action on real estate.
36. Discuss and take appropriate action on pending or contemplated litigation.
37. Discuss and take appropriate action regarding matters concerning personnel in the matter of reorganization of the Human Resources Department.
38. Comments from Commissioners.

Dan A. Gattis, County Judge

This notice of meeting was posted in the locked box located on the south side of the Williamson County Courthouse, a place readily accessible to the general public at all times, on the _____ day of _____, 2009 at _____ and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Asset Transfers, WCFCFA to HazMat, 11/10/09
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Lisa Moore, County Auditor
Submitted For: Melanie Denny
Department: County Auditor
Agenda Category: Consent

Information

Agenda Item

Consider and take appropriate action on authorizing the transfer of various vehicles from the Williamson County Fire Chiefs' Association to the Williamson County Hazmat department.

Background

These vehicles were part of the Hazmat division when the department was part of the Williamson County Fire Chiefs' Association. When the County created a Hazmat department, the responsibility of, and need for, these vehicles should have transferred with the department. The Fire Chiefs' Association has voted to transfer ownership of these vehicles to the County at no cost. The trailers should incur little maintenance costs, and the Hazmat Chief has indicated that if the ambulance needs major maintenance it will be taken out of service and auctioned off.

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [Hazmat Vehicle Status Change Forms](#)

Link: [Fire Chiefs' Meeting](#)

Link: [Asset Transfer Justification](#)

Form Routing/Status

Form Started By: Lisa Moore Started On: 11/03/2009 08:56 AM
Final Approval Date: 11/03/2009



Williamson County

Vehicle Status Change Form

To be completed by **department** releasing vehicle:

1) Identify Vehicle:				
1WC200J27Y2040601		WCFCA		
Vehicle Identification Number		Department		Door Number
903259	2000	Wells Cargo	Trailer	White
License Plate Number	Year	Make	Model	Color
2) Reason for Status Change:				
☐ Accident				
Attach:				
1. A Damage to County Property Incident Report				
2. The Official Accident Report				
3. A Vehicle Insurance / Litigation Release Form				
☐ High Mileage: List actual mileage _____				
☐ Not mechanically sound _____				
☒ Other: Explain Donation from WCFCFA to Williamson County				
3) Elected Official/Department Head/Authorized Staff				
Print Brad Landi		Signature		Date Oct 14, 2009

To be completed by **Fleet**: Forward to Fleet Services Manager - Mike Fox

1) Method of Status Change: This vehicle is to be considered for: (Select one)	
☐ SALVAGE for parts / SALE at the earliest auction based on Fleet's recommendation	☐ TRANSFER between county departments
☐ TRADE-IN for new assets of same general type for the county	Comments: _____
☐ SALE to a government entity / civil or charitable organization in the county at fair market value	Receiving Department: <u>Hazardous Materials</u>
☒ OTHER <u>Donated from Williamson County Fire Chiefs</u>	Elected Official/Department Head/Authorized Staff or Donee - Representative: _____
	Print Name: <u>Marty Herrin</u>
	Signature and Date: <u>Marty Herrin 10/27/09</u>
	Contact name and Number: <u>Marty Herrin 943-1271</u>
2) ☐ Vehicle Marked for Auction and moved to Auction Yard	
☐ Forward forms and reports to County Auditor's Office	
Print <u>Mike Fox</u>	Signature Date <u>11-2-09</u>



Williamson County Vehicle Status Change Form

To be completed by **department** releasing vehicle:

1) Identify Vehicle:				
1FDKF37F6SEA79212		WCFCA		
Vehicle Identification Number		Department		Door Number
856 406	1995	Ford	F350	White
License Plate Number	Year	Make	Model	Color
2) Reason for Status Change:				
☐ Accident				
<u>Attach:</u> 1. A Damage to County Property Incident Report 2. The Official Accident Report 3. A Vehicle Insurance / Litigation Release Form				
☐ High Mileage: List actual mileage _____				
☐ Not mechanically sound _____				
☒ Other: Explain <u>Donation from WCFCA to Williamson County</u>				
3) Elected Official/Department Head/Authorized Staff				
Print <u>Brad Landi</u>		Signature <u>[Signature]</u>		Date <u>Oct 14, 2009</u>

To be completed by **Fleet**: Forward to Fleet Services Manager - Mike Fox

1) Method of Status Change: This vehicle is to be considered for: (Select one)	
☐ SALVAGE for parts / SALE at the earliest auction based on Fleet's recommendation	☐ TRANSFER between county departments
☐ TRADE-IN for new assets of same general type for the county	Comments:
☐ SALE to a government entity / civil or charitable organization in the county at fair market value	Receiving Department: <u>Hazardous Materials</u>
☒ OTHER <u>Williamson County Fire Chiefs donated</u>	Elected Official/Department Head/Authorized Staff or Donee - Representative:
	Print Name: <u>Marty Herrin</u>
	Signature and Date: <u>Marty Herrin 10/27/09</u>
	Contact name and Number: <u>Marty Herrin 943-1271</u>
2) ☐ Vehicle Marked for Auction and moved to Auction Yard	
☐ Forward forms and reports to County Auditor's Office	
Print <u>Mike Fox</u>	Signature <u>[Signature]</u> Date <u>11-2-09</u>



Williamson County Vehicle Status Change Form

To be completed by **department** releasing vehicle:

1) Identify Vehicle:				
1WC200L2832048969		WCFCA		
Vehicle Identification Number		Department		Door Number
901910	2003	Wells Cargo	Trailer	White
License Plate Number	Year	Make	Model	Color
2) Reason for Status Change:				
☐ Accident				
Attach: 1. A Damage to County Property Incident Report				
2. The Official Accident Report				
3. A Vehicle Insurance / Litigation Release Form				
☐ High Mileage: List actual mileage _____				
☐ Not mechanically sound _____				
☒ Other: Explain Donation from WCFCA to Williamson County				
3) Elected Official/Department Head/Authorized Staff				
Print Brad Landi		Signature <i>[Signature]</i>		Date Oct 14, 2009

To be completed by **Fleet**: Forward to Fleet Services Manager - Mike Fox

1) Method of Status Change: This vehicle is to be considered for: (Select one)	
☐ SALVAGE for parts / SALE at the earliest auction based on Fleet's recommendation	☐ TRANSFER between county departments
☐ TRADE-IN for new assets of same general type for the county	Comments: _____
☐ SALE to a government entity / civil or charitable organization in the county at fair market value	Receiving Department: <u>(542) Hazardous Materials</u>
☒ OTHER Williamson County Fire Chief Donation	Elected Official/Department Head/Authorized Staff or Donee - Representative: _____
	Print Name: <u>Marty Herrin</u>
	Signature and Date: <u>Marty Herrin 10/27/09</u>
	Contact name and Number: <u>Marty Herrin 943-1271</u>
2) ☐ Vehicle Marked for Auction and moved to Auction Yard	
☐ Forward forms and reports to County Auditor's Office	
Print <u>Mike Fox</u>	Signature <u>[Signature]</u> Date <u>11-2-09</u>



Williamson County

Vehicle Status Change Form

To be completed by **department** releasing vehicle:

1) Identify Vehicle:

1WC200J28W2035484

WCFCA

Vehicle Identification Number

Department

Door Number

983974

1998

Wells Cargo

Trailer

White

License Plate Number

Year

Make

Model

Color

2) Reason for Status Change:

☐ Accident

Attach:

1. A Damage to County Property Incident Report
2. The Official Accident Report
3. A Vehicle Insurance / Litigation Release Form

☐ High Mileage: List actual mileage _____

☐ Not mechanically sound _____

☒ Other: Explain Donation from WCFCA to Williamson County

3) Elected Official/Department Head/Authorized Staff

Print Brad Landi

Signature [Signature]

Date Oct 14, 2009

To be completed by **Fleet**: Forward to Fleet Services Manager - Mike Fox

1) Method of Status Change: This vehicle is to be considered for: (Select one)

- ☐ SALVAGE for parts / SALE at the earliest auction based on Fleet's recommendation
- ☐ TRADE-IN for new assets of same general type for the county
- ☐ SALE to a government entity / civil or charitable organization in the county at fair market value

☐ TRANSFER between county departments

Comments: _____

Receiving Department: Hazardous Materials

Elected Official/Department Head/Authorized Staff or Donee - Representative:

Print Name: Marty Herrin

Signature and Date: Marty Herrin 10/27/09

Contact name and Number: 943-1271 Marty Herrin

☒ OTHER Donated From Williamson County Fire Chiefs

- 2) ☐ Vehicle Marked for Auction and moved to Auction Yard
- ☐ Forward forms and reports to County Auditor's Office

Print Mike Fox

Signature [Signature]

Date 11-2-09

**Williamson County Fire Chiefs Association
Meeting Minutes
September 9, 2009**

Called to order by John Kiracofe at 6:35p

Roll call of the departments – use sign in sheet

Approval of August 12th, 2009 meeting minutes – Motion by Cedar Park, 2nd by Coupland, approved unanimously

Treasurers Report – Motion by Cedar Park, 2nd by Coupland, approved unanimously

Old Business – Discussion on new meeting schedule (odd numbered months are fire department command staff only, even numbered months are all members), decided to submit to email for further discussion by all fire chiefs. It was decided to bring it up in an executive session at 6pm next meeting.

Question on the timeline for the Florence fire reimbursements. It is supposed to be still hung up at the state level

The CRC committee requested an additional 30-45 days to complete their revision project

New Business – Ryan Moeller, Emergency Preparedness & Response Coordinator with Williamson County & Cities Health District made a presentation on the upcoming pandemic flu drill and a discussion on the future availability and distribution of the H1N1 vaccinations. He will need department staffing numbers for distribution of the vaccines. He also suggested departments use the IMMTRAC online database for documenting department member's inoculations. It is easier to access during major activations.

Transfer of HazMat vehicles titles to WCFCFA to WILCO

1995 Ford F350 Ambulance – VIN#1FDKF37F6SEA79212

2003 Wells Cargo Trailer – VIN#1WC200L2832048969

2000 Wells Cargo Trailer – VIN#1WC200J27Y2040601

1998 Wells Cargo Trailer – VIN#1WC200J28W2035484

Motion to transfer by Cedar Park, 2nd by Weir, approved unanimously

Announcements – RRPD Command Vehicle was demo for the Chiefs. It will be available for county response with a one hour delay.

Meeting adjourned at 8:15p



Williamson County Hazardous Materials Team

Mail Address 303 MLK Georgetown, Texas 78626

Billing Address PO Box 873, Georgetown Texas 78627

(512) 943-1271

Fax (512) 943-1193

To Whom It May Concern;

Prior to October 2008, Williamson County Hazardous Materials Team (Team) was controlled by the Williamson County Fire Chief's Association. Through this control the Team purchased and maintained 4 vehicles: 1) 2003 Wells Cargo Trailer, 2) 1995 F350 Retired Ambulance, 3) 1998 Wells Cargo Trailer, and 4) 2000 Wells Cargo Trailer. In October of 2008 the County has created a new department called the Williamson County Hazardous Material Division and therefore the responsibility of the cost to maintain this equipment.

The trailers have a variety of response equipment that is needed for a Hazardous Materials Response in the county. We have the trailers located strategically to have the ability to have a trailer on the scene in a timely manner, with the other trailers to follow and be able to support the initial response.

The 1995 Ambulance was donated to the Team after being retired from the county fleet to pull one of the trailers.

Why they need to be transferred back to the county as an asset? The trailers are continuing to be response trailers today. The 2000 Wells Cargo trailer will be replaced with a new Gooseneck trailer from the 2010 budget but will then be moved to the Technical Rescue Group to hold and transport the equipment that we have purchased in the 2009 Budget and plan to purchase in the 2010 budget. This equipment will be utilized to train all Emergency Service Responders within the County on how to deal with specialized technical rescue situations and will also be used for response if needed.

The 1995 Ambulance has been replaced by the new 2009 Dodge Truck but is still needed to provide the organization the ability to move large equipment around when needed such as drums and large boxes. We do not have anything to do this today unless we take one of the response trucks out of service. Today I have to borrow a truck to do this. I do not plan on spending very little money if any on the maintenance of this truck, if for some reason it needs major maintenance then we will take it out of service and auction it off.

Marty Herrin
Williamson County Hazardous Materials
Response Team Chief

Consent Agenda

Commissioners Court - Regular Session

Date: 11/10/2009

Submitted By: Ursula Stone, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Consider and take appropriate action on authorizing the transfer of uniforms through inter-office transfer to auction/donation/destruction. (Complete list filed with official minutes)

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [Asset Transfers](#)

Form Routing/Status

Route Seq	Inbox	Approved By	Date	Status
1	Purchasing (Originator)	Bob Space	11/05/2009 07:45 AM	APRV
2	County Judge Exec Asst.	Wendy Coco	11/05/2009 09:58 AM	APRV

Form Started By: Ursula Stone

Started On: 11/04/2009 08:52 AM

Final Approval Date: 11/05/2009

Williamson County

Asset Status Change Form

Print Form

The following asset(s) is(are) considered for: (select one)

- ☐ TRANSFER bet ween county departments ☐ TRADE-IN for new assets of similar type for the county
☒ SALE at the earliest auction * ☐ DONATION to a non-county entity ☐ DESTRUCTION due to Public Health / Safety

Asset List:

Quantity	Description (year, make, model, etc.)	Manufacturer ID# (serial, service tag, or VIN)	County Tag#	Condition of Assets (Working, Non-Working)
11	UNIFORM PANTS (MALE)			WORN
12	UNIFORM SHIRTS (MALE)			WORN
17	UNIFORM SHIRTS (CIVILIAN FEMALE)			WORN
10	UNIFORM PANTS (CIVILIAN FEMALE)			WORN
	- all patches & logos removed			

Parties involved:FROM (Transferor Department): CONST Pct 2

Transferor - Elected Official/Department Head/

Authorized Staff:

Contact Person:

RANDOLPH DOYER, CHIEF DEPUTY.ROSS BROWN, SGT

Print Name

Print Name

Randolph Doyer

Signature

260-4270

Date Phone Number

TO (Transferee Department/Auction/Trade-in/Donee): Auction

Transferee - Elected Official/Department Head/

Authorized Staff OR Donee - Representative: (If being approved for Sale or Trade-in, no signature is necessary.)

Contact Person:

Print Name

Print Name

Signature

Date Phone Number

* If the above asset(s) is (are) listed for sale at auction and no bids are made, the Purchasing Director may dispose of or donate this (these) asset(s). A list of the (these) asset(s) to be donated or disposed of will be sent to the Auditor's Office with a date of donation or disposal.

Forward to County Auditor's Office

This Change Status was approved as agenda item # _____ in Commissioner's Court on _____

If for Sale, the asset(s) was(were) delivered to warehouse on _____ by _____

Appointment of Deputy Constable
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Grimes Kathy, Commissioner Pct. #2
Submitted For: Dale Vannoy
Department: Commissioner Pct. #2
Agenda Category: Consent

Information

Agenda Item

Consider and take appropriate action on appointment of William Beechinor to Deputy Constable to fill open position in Precinct Two.

Background

This was an open position that was created by the transfer of a Deputy Constable to another precinct. William Beechinor is a retired officer from the Austin Police Department with 27 and 1/2 years of experience. He is married with two children and is a long time resident of Williamson County.

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

No file(s) attached.

Form Routing/Status

Form Started By: Grimes Kathy Started On: 11/05/2009 09:48 AM
Final Approval Date: 11/05/2009

Preliminary Plat Clearwater Ranch
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Nickey Lawrence, Unified Road System
Submitted For: Joe England
Department: Unified Road System
Agenda Category: Consent

Information

Agenda Item

Discuss and consider preliminary plat approval for Clearwater Ranch, Pct. 2.

Background

This preliminary plat was original approved by the court on October 23, 2007 and has expired.

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

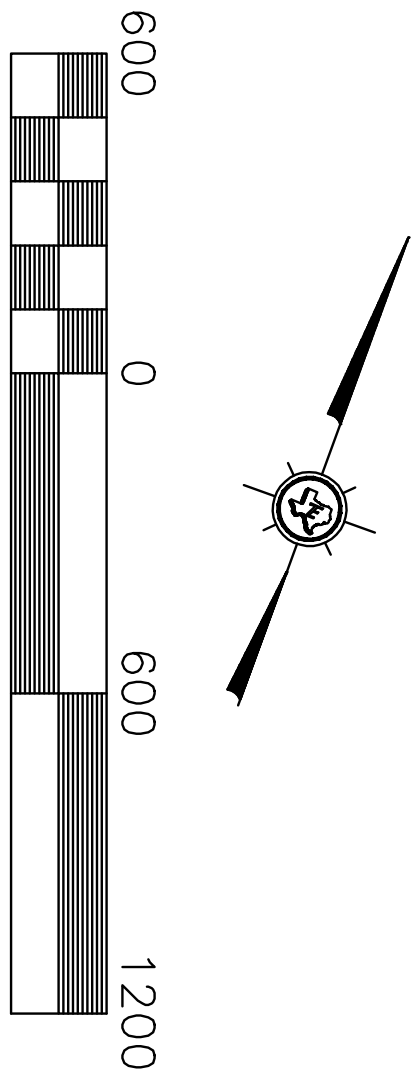
Link: [Projects Clearwater Ranch Plat](#)

Form Routing/Status

Form Started By: Nickey Lawrence Started On: 11/05/2009 10:33 AM

Final Approval Date: 11/05/2009

CLEARWATER RANCH PRELIMINARY PLAT



NOTE:
BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS SUB-HARN DATA, AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

NOTE:
ALL RIGHT-OF-WAYS ARE 60' UNLESS SHOWN OTHERWISE. ALL CUL-DE-SACS HAVE A 60' RADIUS.

DATE: OCTOBER 1, 2007

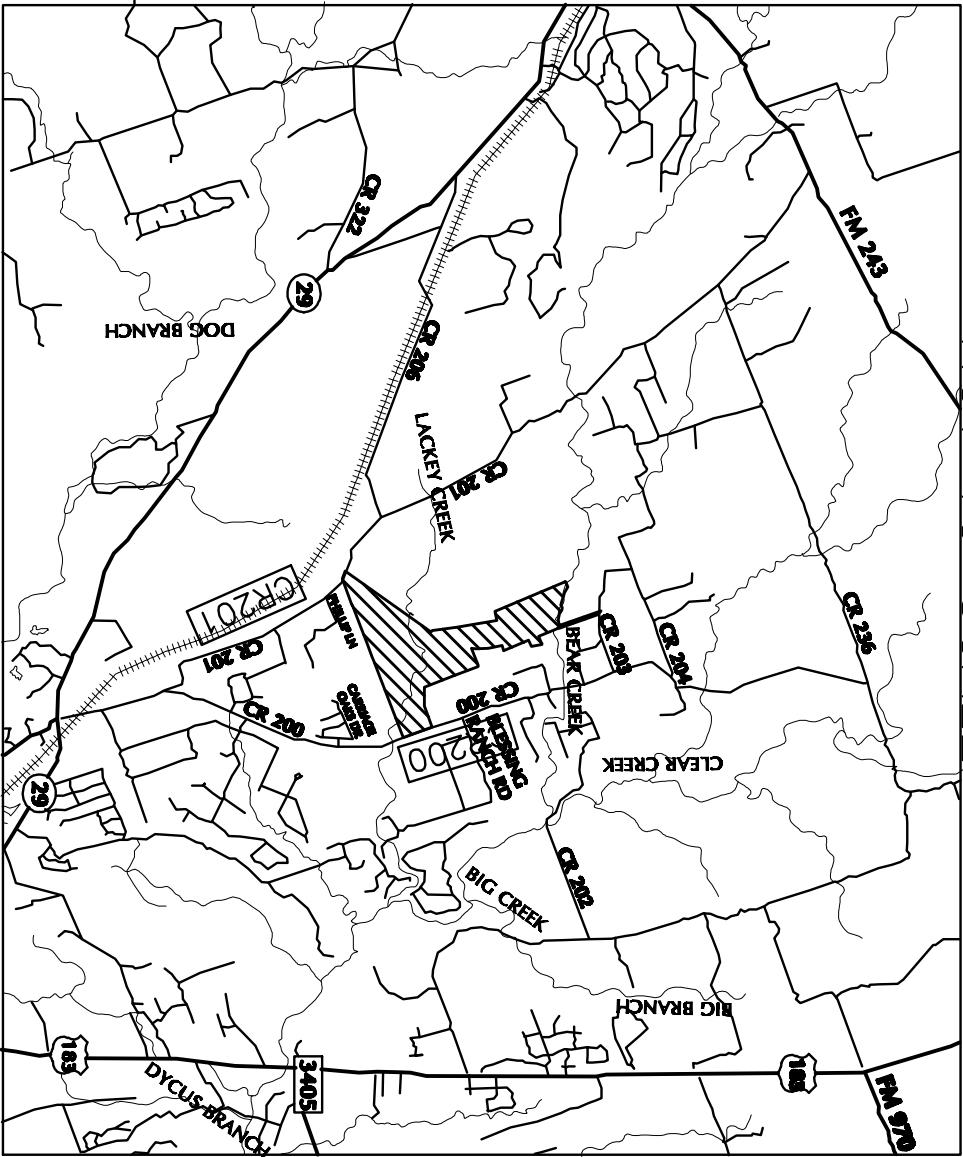
OWNER:
THE LOOKOUT GROUP, INC.
1001 CRYSTAL FALLS PKWY
LEANDER, TEXAS 78641
PH: (512) 260-2008

ENGINEER & SURVEYOR:
HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PH: (512)357-2446

I. ADDISON SURVEY, ABST. NO. 22;
WILLIAM GRAY SURVEY, ABST. NO. 251;

NUMBER OF BLOCKS: 16
TOTAL NUMBER OF LOTS : 446
BUILDABLE LOTS: 443
L.F. OF NEW STREET: 7

VICINITY MAP
NOT TO SCALE



Area Summary

699.7832	TOTAL ACRES
2	ACRES OF RIGHT-OF-WAY
7	ACRES OF DEVELOPMENT

LOTS BY SIZE CATEGORY

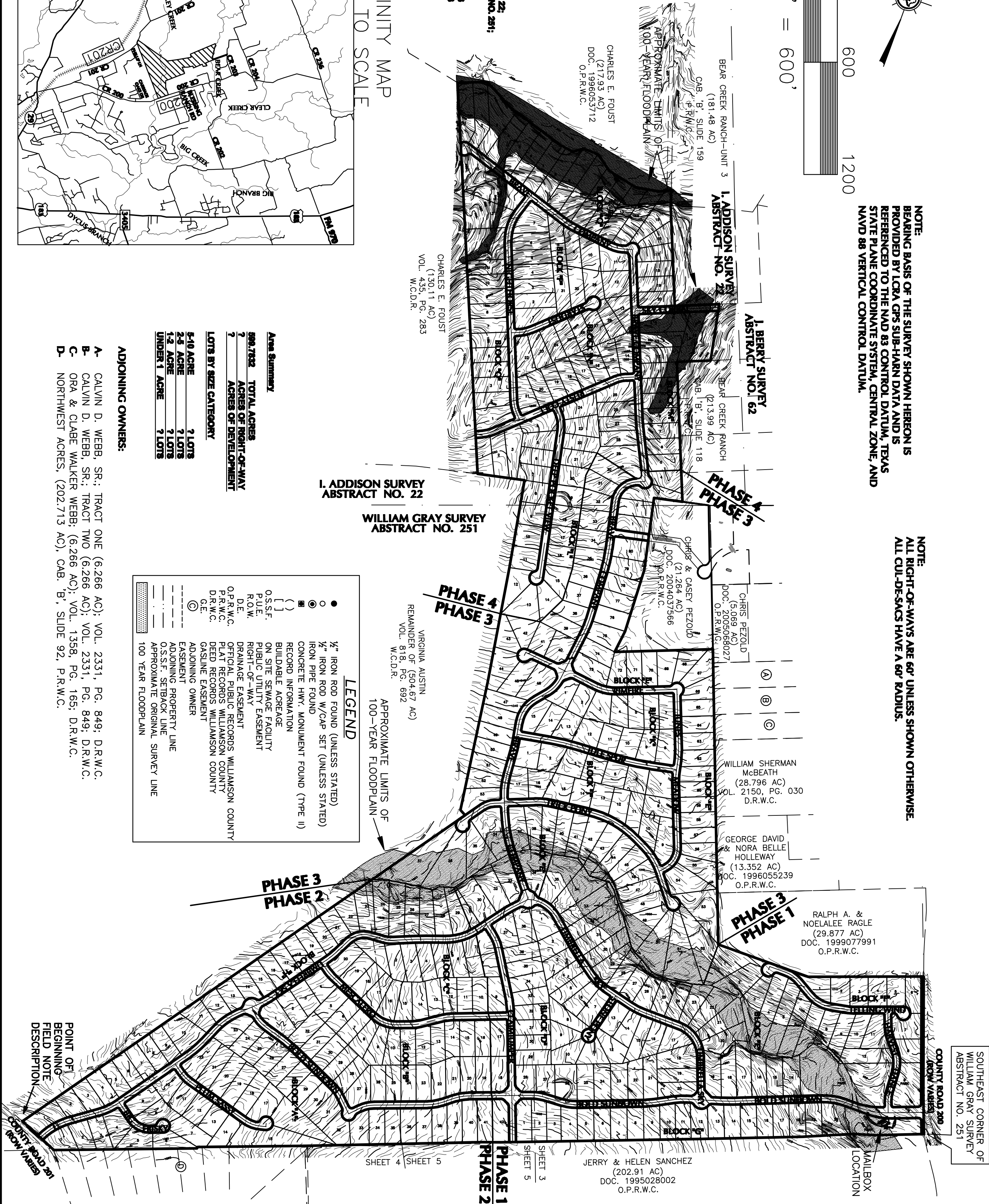
6-10 ACRE	7 LOTS
2-5 ACRE	7 LOTS
1-2 ACRE	7 LOTS
UNDER 1 ACRE	7 LOTS

ADJOINING OWNERS:

- A- CALVIN D. WEBB, SR.; TRACT ONE (6,266 AC); VOL. 2331, PG. 849; D.R.W.C.
B- CALVIN D. WEBB, SR.; TRACT TWO (6,266 AC); VOL. 2331, PG. 849; D.R.W.C.
C- ORA & CLABE WALKER WEBB; (6,266 AC); VOL. 1358, PG. 165; D.R.W.C.
D- NORTHWEST ACRES, (202,713 AC), CAB, 'B', SLIDE 92, P.R.W.C.

LEGEND

●	1/2" IRON ROD FOUND (UNLESS STATED)
○	1/2" IRON ROD W/CAP SET (UNLESS STATED)
⊙	IRON PIPE FOUND
⊠	CONCRETE HWY. MONUMENT FOUND (TYPE II)
()	RECORD INFORMATION
[]	BUILDABLE AGREAGE
—	ON SITE SEWAGE FACILITY
—	PUBLIC UTILITY EASEMENT
—	RIGHT-OF-WAY
—	DRAINAGE EASEMENT
—	OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY
—	PLAT RECORDS WILLAMSON COUNTY
—	DEED RECORDS WILLAMSON COUNTY
—	GASLINE EASEMENT
—	ADJOINING OWNER
—	EASEMENT
—	ADJOINING PROPERTY LINE
—	O.S.S.F. SETBACK LINE
—	APPROXIMATE ORIGINAL SURVEY LINE
—	100 YEAR FLOODPLAIN



DATE	REV. BY	DESCRIPTION
7/12/07	CAA	REVISION ONE- LOT AND ROW RECONFIGURATION
7/27/07	CAA	REVISION TWO- REVISE INTERSECTION TANGENTS
		REVISION TWO- LOT AND CUL-DE-SAC REVISIONS
8/31/07	CAA	REVISION THREE- CHANGED PHASE BOUNDARIES
10/1/07	CAA	REVISION FOUR- ADDED BUILDING SETBACKS

DRAWN BY: CAA	CHECKED BY: B.J.
FIELD DATA: 646-07-01 ALL.TXT	FIELD NOTE NO:
SCALE: 1"=600'	DATE: 6-16-2007
JOB NO: 646-07-01	
FILE NAME: 646-07-06_BaseMap.dwg	

 **HAYNIE CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

CLEARWATER RANCH
PRELIMINARY PLAT

CLEARWATER RANCH PRELIMINARY PLAT

METES AND BOUNDS DESCRIPTION

OF A 599.7832 ACRE TRACT OF LAND OUT OF THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251, AND THE I. ADDISON SURVEY, ABSTRACT NO. 22 SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 254.42 ACRE TRACT OF LAND AS CONVEYED TO LOOKOUT PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT 1997031438 OF THE OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 135.7303 ACRE TRACT OF LAND AS CONVEYED TO LOOKOUT PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT 2006033834 OF SAID PUBLIC RECORDS; BEING ALL OF THAT CERTAIN 22.15 ACRE TRACT OF LAND AS CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT 2005034505 OF SAID PUBLIC RECORDS; BEING ALL OF THAT CERTAIN 48.49 ACRE TRACT OF LAND AS CONVEYED TO LOOKOUT PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT 2006023841 OF SAID PUBLIC RECORDS; BEING ALL OF THAT CERTAIN 140.42 ACRE TRACT OF LAND AS CONVEYED TO LOOKOUT PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT 2001053912 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a fence corner post found in the northeasterly right-of-way (R.O.W.) of County Road 201, being the most southerly corner of the remainder of that certain 504.67 acre tract of land as conveyed to Virginia Austin by deed of record in Volume 818, Page 692 of said Deed Records, and being the most westerly southwest corner of said 140.42 acre tract and hereof;

THENCE, N35° 20' 47"E, along the common line as fenced of said remainder tract and said 140.42 acre tract, being the westerly line hereof, a distance of 4795.72 feet to a fence corner post found, being the northernmost corner of said 140.42 acre tract and an angle point in the westerly line of said 254.42 acre tract;

THENCE, continuing along the easterly line of said remainder tract, being the westerly line of said 254.42 acre tract and hereof, the following four (4) courses and distances;

- 1) N63° 03' 36"W, a distance of 62.04 feet to an iron rod found;
- 2) N07° 57' 03"W, a distance of 1166.10 feet to an iron rod found in fence post;
- 3) N09° 18' 55"W, a distance of 1037.85 feet to an iron rod found;
- 4) N10° 06' 47"W, a distance of 790.41 feet to an iron rod found for the northwest corner of said 254.42 acre tract, and being a point in the southerly line of said 135.7303 acre tract;

THENCE, S77° 50' 54"W, continuing along the westerly line hereof, being the common line of said 135.7303 acre tract and said remainder tract, a distance of 423.04 feet to a concrete monument found for the southwest corner of said 135.7303 acre tract, being the southeast corner of that certain 130.11 acre tract of land as conveyed to Charles E. Foust by deed of record in Volume 435, Page 283 of said Deed Records;

THENCE, N22° 55' 22"W, continuing along the westerly line hereof, being the common line of said 130.11 acre tract and said 135.7303 acre tract, a distance of 3488.75 feet to a concrete monument found for the northeast corner of said 130.11 acre tract, the northwest corner of said 135.7303 acre tract and hereof, and being an angle point in the southerly line of that certain 217.93 acre tract of land as conveyed to Charles E. Foust by deed of record in Document 1996053712 of said Public Records;

THENCE, along the southerly line of said 217.93 acre tract, being the northerly line of said 135.7303 acre tract and hereof, the following nine (9) courses and distances;

- 5) N68° 39' 00"E, a distance of 265.28 feet to an angle point;
- 6) S62° 06' 00"E, a distance of 308.33 feet to an angle point;
- 7) S73° 06' 00"E, a distance of 555.56 feet to an angle point;
- 8) S81° 36' 00"E, a distance of 125.00 feet to an angle point;
- 9) N53° 34' 00"E, a distance of 98.06 feet to an angle point;
- 10) S89° 36' 00"E, a distance of 139.72 feet to an angle point;
- 11) S53° 56' 00"E, a distance of 180.56 feet to an angle point;
- 12) S78° 06' 00"E, a distance of 276.39 feet to an angle point;
- 13) N79° 54' 00"E, a distance of 211.94 feet to an angle point;

THENCE, N63° 44' 00"E, continuing along the northerly line hereof, over and across said 135.7303 acre tract, a distance of 109.38 feet to a point in the easterly line of said 135.7303 acre tract, being the westerly line of Bear Creek Ranch Unit 3, a subdivision of record in Cabinet 'B', Slide 159 of the Plat Records of Williamson County, for the northeast corner hereof;

THENCE, S17° 23' 09"E, along the common line of said Bear Creek Ranch Unit 3 and said 135.7303 acre tract, being the easterly line hereof, a distance of 137.48 feet to an angle point being the common westerly corner of said Bear Creek Ranch Unit 3 and Bear Creek Ranch, a subdivision of record in Cabinet 'B', Slide 118 of said Plat Records;

THENCE, along the easterly line of said 135.7303 acre tract and hereof, the following six (6) courses and distances;

- 14) S22° 18' 11"E, a distance of 895.40 feet to an ell corner;
- 15) N67° 44' 51"E, a distance of 397.57 to an ell corner in the northerly line of Lot 14 of said Bear Creek Ranch;
- 16) S11° 13' 37"E, at a distance of 25.68 feet passing an iron rod found, in all a distance of 508.39 feet to and iron rod found in the southerly line of said Lot 14;
- 17) S67° 42' 40"W, a distance of 299.90 feet to an iron rod found;
- 18) S22° 00' 03"E, a distance of 329.84 feet to an iron rod found;
- 19) S22° 21' 50"E, at a distance of 330.26 feet passing an iron rod found, in all a distance of 917.17 feet to an iron rod found for the southeast corner of said 135.7303 acre tract, being the southwest corner of said Bear Creek Ranch, and being a point in the northerly line of that certain 21.264 acre tract of land as conveyed to Chris and Casey Pezold by deed of record in Document 2004037568 of said Public Records;

THENCE, S77° 46' 33"W, along the common line of said 135.7303 acre tract and said 21.264 acre tract, being the easterly line hereof, a distance of 255.14 feet to a concrete monument found for the northwest corner of said 21.264 acre tract and the northeast corner of said 254.42 acre tract;

THENCE, along the common line of said 254.42 acre tract and said 21.264 acre tract, being the easterly line hereof, the following three (3) courses and distances;

- 20) S12° 12' 01"E, a distance of 650.29 feet to an iron rod found;
- 21) S02° 39' 58"E, a distance of 570.69 feet to a nail found in fence post;
- 22) S07° 00' 34"W, a distance of 205.90 feet to an iron rod found for the southwest corner of said 21.264 acre tract;

THENCE, N68° 28' 31"E, along the southerly line of said 21.264 acre tract, being the easterly line hereof, a distance of 875.85 feet to the common easterly corner of said 21.264 acre tract and said 22.15 acre tract, and being a point in the westerly line of that certain 5.069 acre tract of land as conveyed to Roy Waley by deed of record in Volume 1130, Page 782 of said Deed Records;

THENCE, S20° 58' 13"E, along the common line of said 5.069 acre tract and said 22.15 acre tract, being the easterly line hereof, a distance of 120.29 feet to an iron rod found for the northwest corner of that certain 6.266 acre tract of land as conveyed to Starla Atwood by deed of record in Document 2004048078 of said Public Records;

THENCE, S21° 03' 47"E, along the easterly line of said 22.15 acre tract, being the easterly line hereof, at a distance of 230.33 feet passing an iron rod found for the southwest corner of said 6.266 acre tract, same being the northwest corner of that certain 6.266 acre tract of land as conveyed to Calvin D. Webb, Sr. as Tract Two by deed of record in Volume 2331, Page 849 of said Deed Records, at a distance of 460.71 feet passing an iron rod found for the southwest corner of said 6.266 acre Tract Two, same being the northwest corner of that certain 6.266 acre tract of land as conveyed to Ora & Clabe Webb by deed of record in Volume 1358, Page 165 of said Deed Records, at a distance of 689.76 passing an iron rod found for the southwest corner of said Ora & Clabe Webb 6.266 acre tract, same being the northwest corner of that certain 28.796 acre tract of land as conveyed to William McBeath by deed of record in Volume 2150, Page 30 of said Deed Records, in all a distance of 1004.80 feet to an iron rod found for the southeast corner of said 22.15 acre tract, same being the northeast corner of said 48.49 acre tract;

THENCE, S20° 53' 38"E, along the common line of said 48.49 acre tract and said 28.796 acre tract, being the easterly line hereof, a distance of 368.77 feet to an iron rod found for the southwest corner of said 28.796 acre tract, and being the northwest corner of that certain 13.352 acre tract of land as conveyed to George & Nora Holloway by deed of record in Document 1998055239 of said Public Records;

THENCE, S21° 07' 52"E, along the common line of said 48.49 acre tract and said 13.352 acre tract, being the easterly line hereof, at a distance of 677.39 feet passing an iron rod found for the southwest corner of said 13.352 acre tract, and being the northwest corner of that certain 29.877 acre tract of land as conveyed to Ralph & Noelalee Ragle by deed of record in Document 1999777991 of said Public Records, in all a distance of 1136.87 feet to an iron rod found for the southwest corner of said 29.877 acre tract, and being the southeast corner of said 48.49 acre tract;

THENCE, along the southerly line of said 29.877 acre tract, being a northerly line of said 254.42 acre tract, and being the easterly line hereof, the following two (2) courses and distances;

- 1) N89° 45' 43"E, a distance of 851.19 feet to a concrete monument found;
- 2) N69° 50' 28"E, a distance of 1028.36 feet to an iron rod found for the southeast corner of said 29.877 acre tract and being in the westerly R.O.W. of County Road 200;

THENCE, along the westerly R.O.W. of said County Road 200, being the easterly line of said 254.42 acre tract and hereof the following two (2) courses and distances;

- 3) S19° 49' 31"E, a distance of 1038.57 feet to an iron rod found;
- 4) S20° 39' 53"E, a distance of 366.09 feet to an iron rod found for the southeast corner of said 254.42 acre tract and hereof, being the northeast corner of that certain 202.91 acre tract of land as conveyed to Jerry & Helen Sanchez by deed of record in Document 1995028002 of said Public Records, and being a point in the southerly line of the William Gray Survey, Abstract No. 251;

THENCE, along the northerly line of said 202.91 acre tract, and being the southerly line hereof, the following seven (7) courses and distances as fenced;

- 5) S68° 40' 35"W, a distance of 436.51 feet to a nail found in fence post;
- 6) S73° 44' 46"W, a distance of 192.31 feet to an angle point;
- 7) S66° 40' 23"W, a distance of 449.69 feet to an angle point;
- 8) S68° 46' 23"W, a distance of 903.03 feet to an iron rod found;
- 9) S69° 02' 30"W, a distance of 1790.78 feet to an iron rod found;
- 10) S70° 46' 49"W, a distance of 161.10 feet to an iron rod found in fence post for the common southerly corner of said 254.42 acre tract and said 140.42 acre tract;
- 11) S68° 47' 44"W, a distance of 1570.91 feet to a fence post found for the northwest corner of said 202.91 acre tract and being the northeast corner of Northwest Acres, a subdivision of record in Cabinet 'B', Slide 92 of said Plat Records;

THENCE, along the northerly line of said Northwest Acres, and being the southerly line of said 140.42 acre tract and hereof, the following three (3) courses and distances as fenced;

- 12) S69° 18' 28"W, a distance of 971.06 feet to an iron rod found;
- 13) S06° 57' 48"E, a distance of 11.75 feet to an iron rod found;
- 14) S69° 19' 34"W, a distance of 1273.81 feet to an angle point, being the northwest corner of said Northwest Acres, and being in the northeasterly R.O.W. of said County Road 201;

THENCE, N67° 37' 26"W, along the northeasterly R.O.W. of said County Road 201, being the southerly line of said 140.42 acre tract and hereof, a distance of 381.43 feet to the POINT OF BEGINNING, and containing 599.7832 acres of land, more or less, within these metes and bounds. A sketch has been prepared to accompany this description.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS PROVIDED BY LOWER COLORADO RIVER AUTHORITY (LCRA) GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM. ALL COORDINATES AND DISTANCES SHOWN/LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

I, TIMOTHY E. HAYNIE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 10-1-07

HAYNIE CONSULTING, INC.
ENGINEERS - SURVEYORS
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664

TIMOTHY E. HAYNIE
R.P.L.S. NO. 2380
STATE OF TEXAS



DATE

REV. BY

DESCRIPTION

7/19/07 CAA

7/27/07 CAA

8/31/07 CAA

10/1/07 CAA

REVISION ONE - LOT AND RECONCILIATION

REVISION TWO - REVERSE INTERSECTION TANGENTS

REVISION THREE - LOT AND CUL-DE-SAC REVISIONS

REVISION FOUR - CHANGED PHASE BOUNDARIES

REVISION FIVE - ADDED BUILDING SETBACKS

DRAWN BY: CAA

FIELD DATA: 646-07-01 ALL TXT

SCALE: NONE

JOB NO: 646-07-01

FILE NAME: 646-07-06 BaseLine.dwg

CHECKED BY: B.J.L

FIELD NOTE NO:

DATE: 6-16-2007

HAYNIE CONSULTING, INC.

Civil Engineers and Land Surveyors

1010 Provident Lane

Round Rock, Texas 78664-3276

PH: 512-837-3446 Fax: 512-837-9463

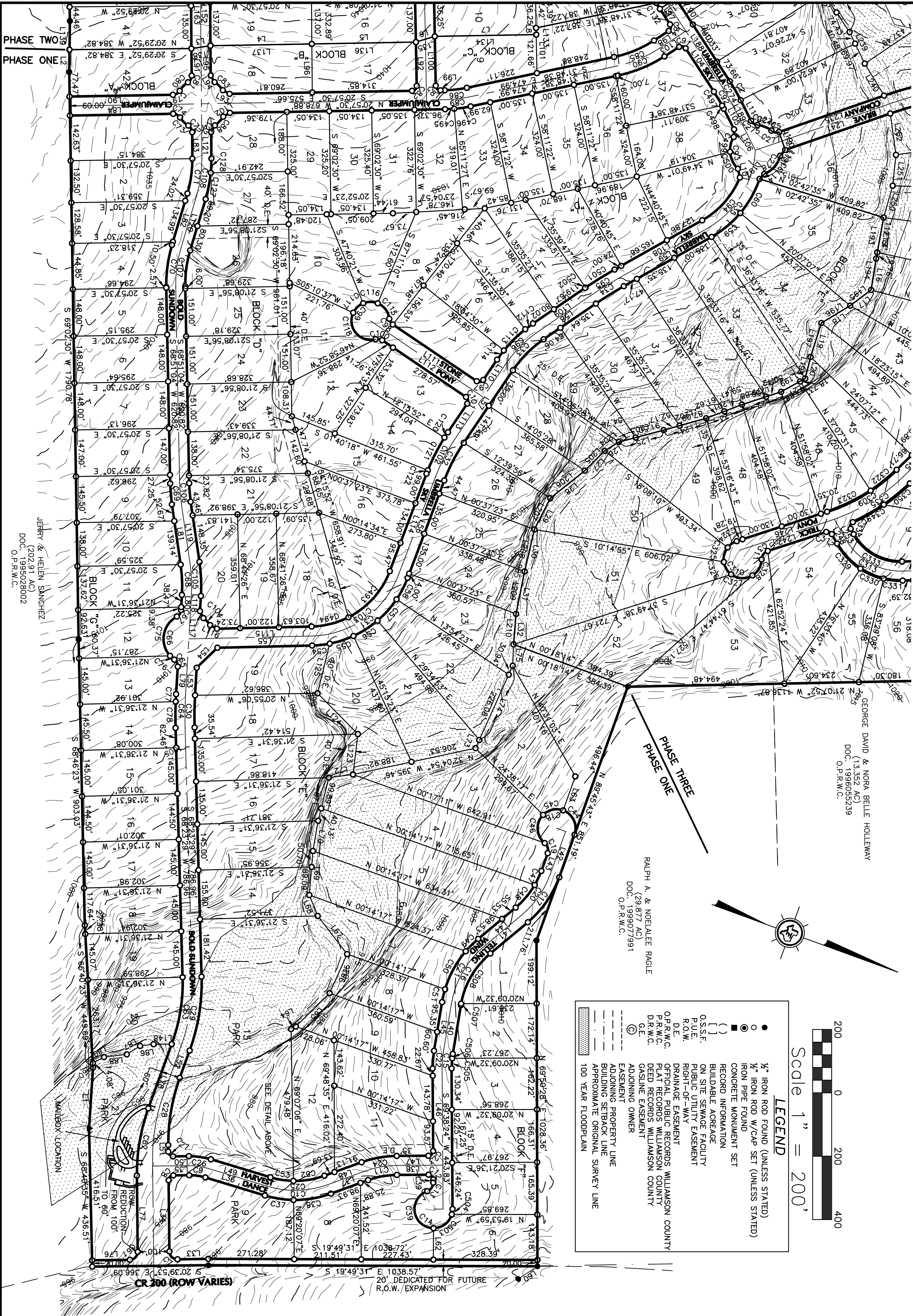
CLEARWATER RANCH

PRELIMINARY PLAT

SHEET NO.

2 of 12

CLEARWATER RANCH PRELIMINARY PLAT



DATE	REV. BY	DESCRIPTION
7/12/07	CAA	REVISION ONE- LOT AND ROW RECONFIGURATION
7/27/07	CAA	REVISION TWO- REVISE INTERSECTION TANGENTS
8/31/07	CAA	REVISION TWO- LOT AND CUL-DE-SAC REVISIONS
10/1/07	CAA	REVISION THREE- CHANGED PHASE BOUNDARIES
	CAA	REVISION FOUR- ADDED BUILDING SETBACKS

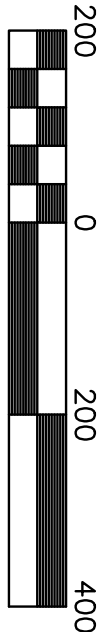
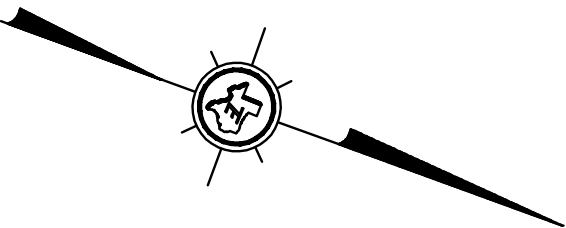
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SCALE: 1"=200'	DATE: 6-16-2007
JOB NO: 646-07-01	
FILE NAME: 646-07-06_BaseMap.dwg	



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CLEARWATER RANCH
PRELIMINARY PLAT

CLEARWATER RANCH PRELIMINARY PLAT



Scale 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON PIPE FOUND (UNLESS STATED)
- CONCRETE MONUMENT SET
- () RECORD INFORMATION
- [] BUILDABLE AGREEMENT
- ON SITE SEWAGE FACILITY
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- DRAINAGE EASEMENT
- OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY
- PLAT RECORDS WILLAMSON COUNTY
- DEED RECORDS WILLAMSON COUNTY
- GASLINE EASEMENT
- ADJOINING OWNER
- EASEMENT
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- APPROXIMATE ORIGINAL SURVEY LINE
- 100 YEAR FLOODPLAIN

VIRGINIA AUSTIN
REMANDER OF (504.67 AC)
VOL. 818, PG. 692
W.C.D.R.



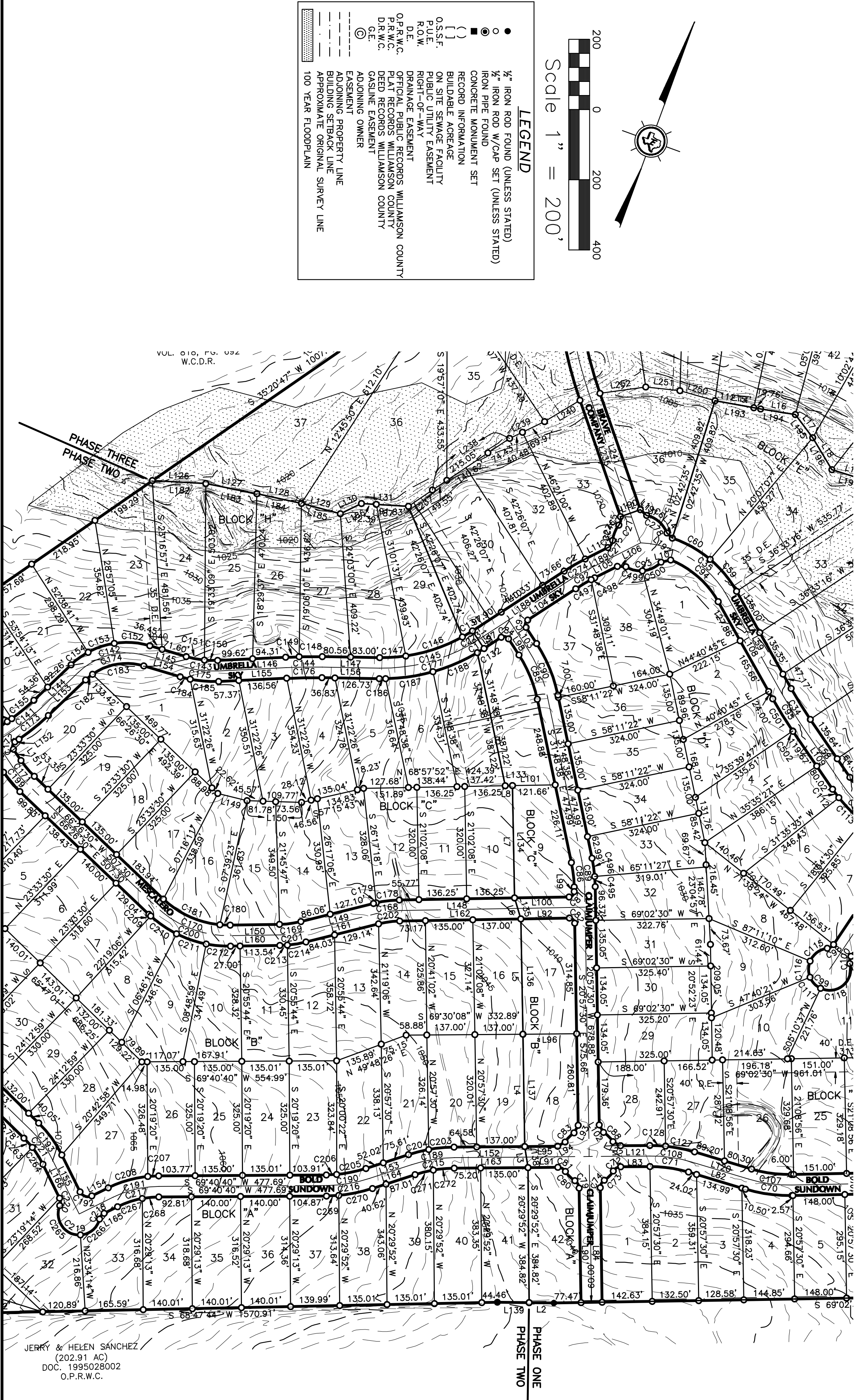
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7/12/07	CAA	REVISION ONE- LOT AND ROW RECONFIGURATION
7/27/07	CAA	REVISION TWO- REVISE INTERSECTION TANGENTS
8/31/07	CAA	REVISION TWO- LOT AND CUL-DE-SAC REVISIONS
10/1/07	CAA	REVISION THREE- CHANGED PHASE BOUNDARIES
		REVISION FOUR- ADDED BUILDING SETBACKS

DRAWN BY: CAA	CHECKED BY: B.J.
FIELD DATA: 646-07-01 ALL.TXT	FIELD NOTE NO:
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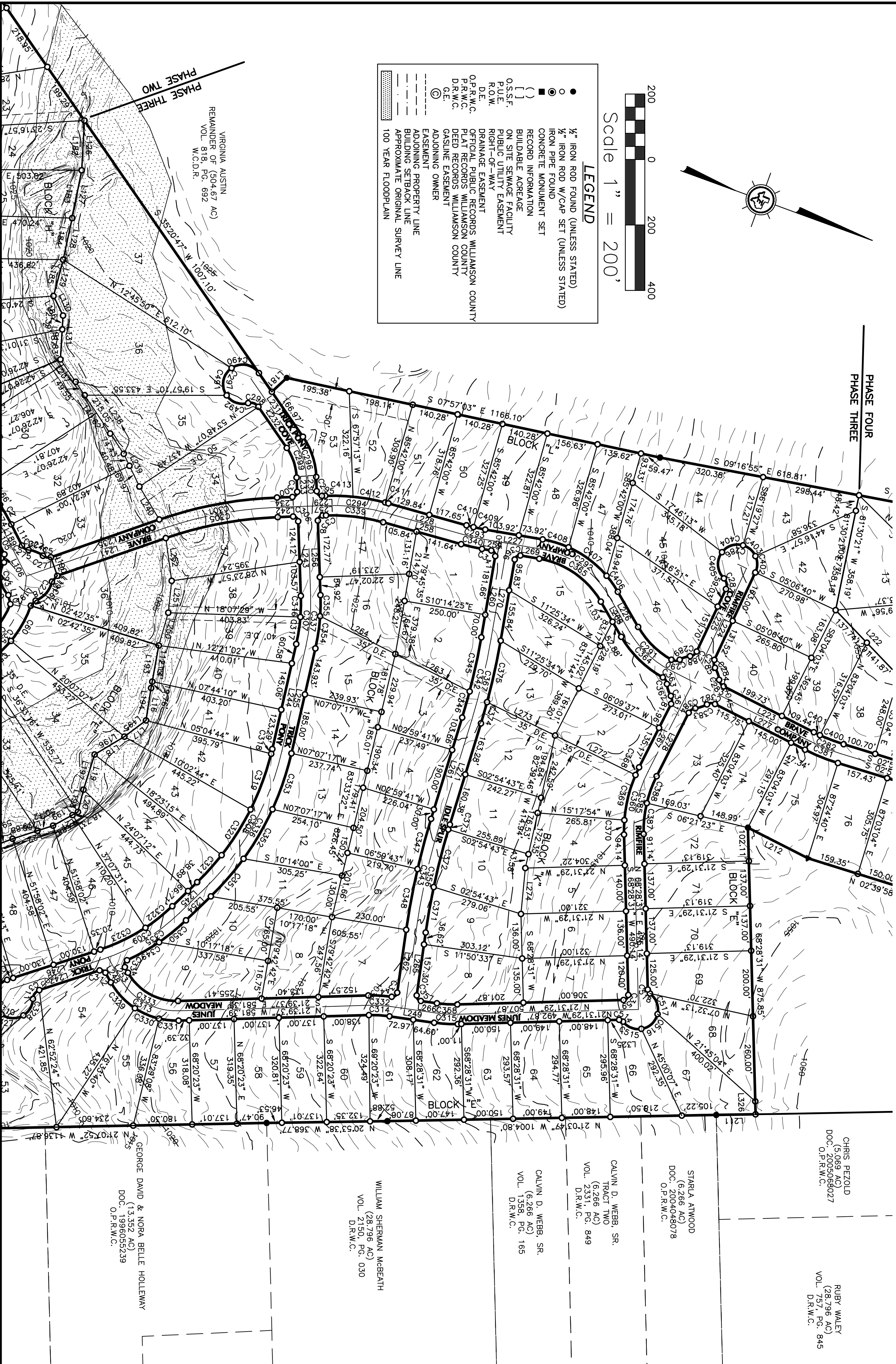
CLEARWATER RANCH PRELIMINARY PLAT

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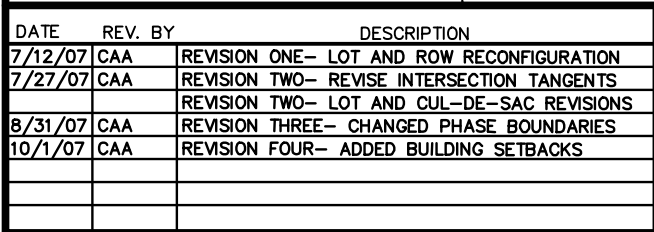
DATE	REV. BY	DESCRIPTION	DRAWN BY: CAA	CHECKED BY: B.J.	 HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463	CLEARWATER RANCH PRELIMINARY PLAT	SHEET NO.
7/12/07	CAA	REVISION ONE- LOT AND ROW RECONFIGURATION	FIELD DATA: 646-07-01 ALL.TXT	FIELD NOTE NO:			5
7/27/07	CAA	REVISION TWO- REVISE INTERSECTION TANGENTS	SCALE: 1"=200'	DATE: 6-16-2007			OF
8/31/07	CAA	REVISION THREE- CHANGED PHASE BOUNDARIES	JOB NO: 646-07-01				12
10/1/07	CAA	REVISION FOUR- ADDED BUILDING SETBACKS	FILE NAME: 646-07-06_BaseMap.dwg				

CLEARWATER RANCH PRELIMINARY PLAT



**I. ADDISON SURVEY
ABSTRACT NO. 22**

**WILLIAM GRAY SURVEY
ABSTRACT NO. 251**

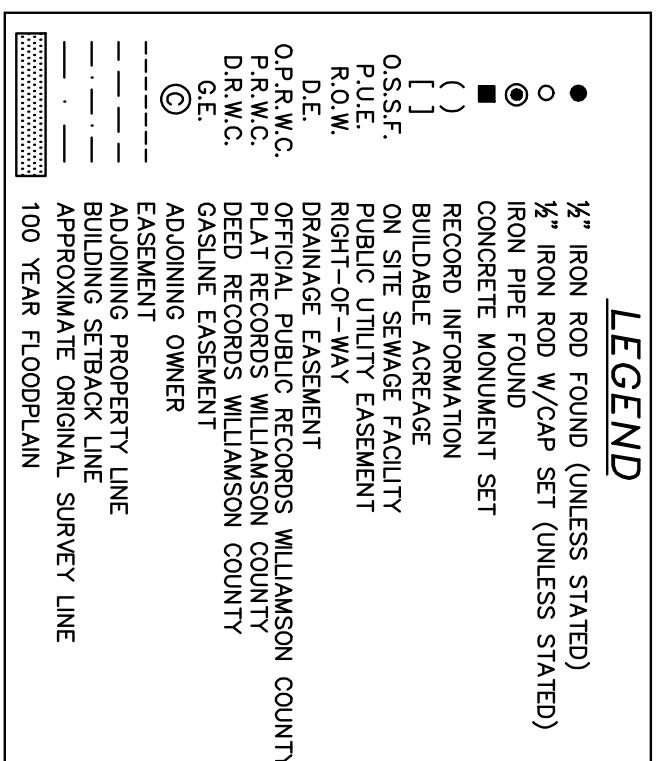


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SCALE: 1"=200'	DATE: 6-16-2007
JOB NO: 646-07-01	
FILE NAME: 646-07-06_BaseMap.dwg	



SHEET NO.

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OF
12



CHARLES E. FOUST
(130.11 AC)
VOL. 435, PG. 283
WCDR

**I. ADDISON SURVEY
ABSTRACT NO. 22**

**WILLIAM GRAY SURVEY
ABSTRACT NO. 251**

DATE		REV. BY	DESCRIPTION	DRAWN BY: CAA		CHECKED BY: B.J.	 HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463	CLEARWATER RANCH PRELIMINARY PLAT	SHEET NO.
7/12/07	CAA	REVISION ONE-- LOT AND ROW RECONFIGURATION		FIELD DATA: 646-07-01 ALL.TXT		FIELD NOTE NO:			8
7/27/07	CAA	REVISION TWO-- REVISE INTERSECTION TANGENTS		SCALE: 1"=200'		DATE: 6-16-2007			OF
8/31/07	CAA	REVISION TWO-- LOT AND CUL-DE-SAC REVISIONS		JOB NO: 646-07-01					12
10/1/07	CAA	REVISION THREE-- CHANGED PHASE BOUNDARIES		FILE NAME: 646-07-06 BaseMap.dwg					
10/1/07	CAA	REVISION FOUR-- ADDED BUILDING SETBACKS							

CURVE TABLES

	NUMBER	DELTA	ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
	C1	922.402"	11.10'	22.20'	22.20'	N 38.07.36" E	530.00'	
	C2	06.17.22"	34.61'	69.16'	69.12'	N 40.04.16" E	630.00'	
	C3	58.24.31"	13.98'	25.49'	24.40'	N 14.00.36" E	25.00'	
	C4	34.27.31"	24.81'	48.11'	47.39'	N 02.02.01" E	80.00'	
	C5	58.24.43"	13.98'	25.49'	24.40'	N 09.56.35" W	25.00'	
	C6	56.56.33"	43.38'	79.51'	76.27'	S 69.05.23" E	80.00'	
	C7	90.00.00"	23.00'	38.27'	35.36'	S 24.20.07" W	28.00'	
	C8	90.00.00"	15.00'	23.56'	21.21'	N 65.39.53" W	15.00'	
	C9	17.28.03"	26.12'	51.83'	51.63'	N 11.55.51" W	17.00'	
	C10	36.49.02"	109.83'	212.05'	208.42'	N 21.36.21" W	330.00'	
	C11	19.39.16"	146.77'	92.62'	92.17'	N 30.11.14" W	270.00'	
	C12	90.00.00"	13.00'	23.56'	21.21'	N 24.38.24" W	15.00'	
	C13	71.12.51"	20.41'	35.42'	33.19'	S 74.51.50" E	28.00'	
	C14	25.11.2.51"	-83.79'	283.07'	97.56'	N 15.14.50" E	60.00'	
	C15	09.44.55"	23.03'	45.94'	45.88'	S 74.30.52" W	270.00'	
	C16	40.43.45"	100.22'	191.93'	187.92'	N 80.14.48" W	270.00'	
	C17	30.21.22"	89.52'	174.84'	172.80'	N 79.03.36" W	330.00'	
	C18	25.11.2.51"	-83.79'	283.07'	97.56'	N 54.09.18" E	28.50'	
	C19	71.12.51"	20.41'	35.42'	33.19'	S 35.50.42" E	60.00'	
	C20	30.21.22"	73.25'	143.05'	141.38'	S 75.03.36" E	270.00'	
	C21	40.43.45"	122.49'	224.58'	229.67'	N 80.14.48" E	330.00'	
	C22	09.44.55"	15.00'	23.56'	21.21'	S 65.21.36" E	15.00'	
	C23	19.39.16"	15.00'	23.56'	21.21'	S 65.21.36" E	15.00'	
	C24	19.39.16"	57.16'	113.20'	112.66'	S 30.11.14" E	330.00'	
	C25	36.49.02"	89.86'	173.50'	170.53'	S 21.36.21" E	270.00'	
	C26	17.28.03"	35.53'	70.12'	69.85'	S 21.55.51" E	220.00'	
	C27	90.00.00"	13.00'	23.56'	21.21'	S 24.20.07" W	15.00'	
	C28	20.39.53"	109.39'	216.40'	215.23'	S 79.40.04" W	600.00'	
	C29	21.36.31"	120.23'	237.60'	236.19'	N 63.00.14" W	630.00'	
	C30	40.58.41"	50.86'	101.65'	101.62'	S 70.52.49" W	1170.00'	
	C31	68.04.03"	222.87'	392.04'	369.39'	N 55.20.35" W	330.00'	
	C32	13.28.05"	67.30'	133.99'	133.68'	N 82.38.34" W	570.00'	
	C33	21.29.59"	70.25'	138.84'	138.83'	N 65.09.33" W	370.00'	
	C34	05.05.18"	51.99'	103.91'	103.87'	N 51.51.54" W	1170.00'	
	C35	42.09.53"	127.22'	242.85'	237.41'	N 70.22.12" W	330.00'	
	C36	20.52.36"	60.79'	120.24'	119.58'	N 29.34.34" W	330.00'	
	C37	15.56.26"	46.20'	91.81'	91.51'	N 11.10.03" W	330.00'	
	C38	20.52.36"	60.79'	120.24'	119.58'	N 29.34.34" W	330.00'	
	C39	16.07.40.46"	352.48'	168.26'	118.30'	N 60.30.52" E	60.00'	
	C40	90.00.00"	60.00'	94.25'	84.85'	N 60.30.52" E	60.00'	
	C41	65.07.26"	38.32'	68.20'	64.59'	S 37.48.00" E	60.00'	
	C42	96.05.25"	66.74'	100.63'	89.24'	N 66.35.35" E	60.00'	
	C43	10.32.06"	24.89'	49.65'	49.58'	S 84.58.14" E	270.00'	
	C44	19.49.16"	47.17'	93.40'	92.94'	S 69.47.33" E	330.00'	
	C45	09.37.45"	27.80'	55.46'	55.39'	S 64.41.48" E	330.00'	
	C46	23.53.24"	69.81'	137.60'	136.60'	S 81.27.92" E	330.00'	
	C47	07.12.36"	20.79'	41.53'	41.50'	N 82.59.38" E	330.00'	
	C48	21.10.45"	50.48'	99.80'	99.24'	S 29.25.30" E	270.00'	
	C49	15.38.18"	37.08'	73.69'	73.47'	S 11.00.58" E	330.00'	
	C50	05.43.18"	28.06'	55.99'	55.93'	N 26.10.13" W	330.00'	
	C51	05.43.18"	28.06'	55.99'	55.93'	N 26.10.13" W	330.00'	
	C52	21.10.45"	50.48'	99.80'	99.24'	S 29.25.30" E	270.00'	
	C53	15.38.18"	37.08'	73.69'	73.47'	S 11.00.58" E	330.00'	
	C54	05.43.18"	28.06'	55.99'	55.93'	N 26.10.13" W	330.00'	
	C55	13.42.46"	39.68'	78.98'	78.79'	N 37.53.15" W	330.00'	
	C56	15.40.30"	45.42'	90.28'	90.00'	N 52.34.52" W	330.00'	
	C57	15.40.30"	45.42'	90.28'	90.00'	N 52.34.52" W	330.00'	
	C58	13.17.00"	38.43'	76.51'	76.33'	N 82.40.04" W	330.00'	
	C59	20.33.37"	59.85'	118.42'	117.79'	N 59.36.04" W	330.00'	
	C60	21.36.15"	62.96'	124.43'	123.70'	N 65.40.04" W	330.00'	
	C61	90.00.00"	25.00'	39.27'	35.36'	N 65.39.53" W	25.00'	
	C62	20.39.53"	109.39'	216.40'	215.23'	S 79.40.04" W	600.00'	
	C63	21.36.31"	108.78'	214.97'	213.70'	S 79.11.44" W	570.00'	
	C64	40.58.41"	53.47'	106.87'	106.83'	S 70.52.49" W	1230.00'	
	C65	58.24.43"	13.98'	25.49'	24.40'	S 04.09.48" W	25.00'	
	C66	11.64.92.5"	130.10'	163.12'	136.29'	S 73.22.09" W	80.00'	
	C67	58.24.43"	13.98'	25.49'	24.40'	N 77.25.29" W	25.00'	
	C68	11.04.29"	48.05'	95.77'	95.60'	S 67.31.55" W	470.00'	
	C69	07.09.24"	67.75'	134.39'	133.84'	S 77.48.16" W	430.00'	
	C70	17.54.24"	62.75'	134.39'	133.84'	S 77.48.16" W	430.00'	
	C71	17.54.20"	56.14'	111.43'	111.01'	S 78.07.48" W	370.00'	
	C72	58.24.43"	13.98'	25.49'	24.40'	S 04.07.47" W	25.00'	
	C73	26.21.47"	18.74'	36.81'	36.49'	S 24.16.19" W	80.00'	
	C74	58.24.43"	13.98'	25.49'	24.40'	S 04.16.19" W	25.00'	
	C75	10.53.02"	102.18'	145.05'	125.98'	N 79.50.21" E	80.00'	
	C76	12.56.32"	9.07'	18.07'	18.03'	N 21.25.38" E	80.00'	
	C77	01.06.25"	11.88'	23.76'	23.76'	N 72.48.57" E	1230.00'	
	C78	03.52.16"	41.57'	83.10'	83.09'	N 70.19.37" E	1230.00'	
	C79	58.24.43"	13.98'	25.49'	24.40'	N 50.09.52" W	25.00'	
	C80	27.17.04"	19.42'	38.10'	37.74'	N 65.43.41" W	80.00'	
	C81	58.24.43"	13.98'	25.49'	24.40'	N 81.17.31" W	25.00'	
	C82	90.04.37"	15.02'	23.58'	21.23'	S 65.59.49" E	15.00'	
	C83	26.21.47"	18.74'	36.81'	36.49'	S 24.16.19" W	80.00'	
	C84	90.00.00"	15.00'	23.56'	21.21'	N 81.55.35" E	15.00'	
	C85	21.15.47"	69.45'	137.31'	136.52'	S 42.26.31" E	370.00'	
	C86	10.51.07"	35.14'	70.08'	69.97'	S 26.23.04" E	370.00'	
	C87	89.55.23"	14.98'	23.54'	21.20'	S 24.00.11" W	15.00'	
	C88	27.17.04"	19.42'	38.10'	37.74'	N 65.43.41" W	80.00'	
	C89	10.51.07"	40.84'	81.44'	81.32'	N 26.23.04" W	430.00'	
	C90	21.15.47"	80.72'	159.58'	158.66'	N 42.26.31" W	430.00'	
	C91	90.00.00"	15.00'	23.56'	21.21'	N 08.04.25" W	15.00'	
	C92	06.17.22"	31.32'	62.57'	62.54'	N 40.04.16" E	570.00'	
	C93	78.15.53"	65.09'	109.28'	100.98'	N 62.29.43" E	80.00'	
	C94	38.55.41"	95.42'	183.44'	179.94'	S 66.47.06" E	270.00'	

DATE	REV. BY	DESCRIPTION			 HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463	CLEARWATER RANCH PRELIMINARY PLAT	SHEET NO. 9 OF 12
7/12/07	CAA	REVISION ONE-- LOT AND ROW RECONFIGURATION	DRAWN BY: CAA	CHECKED BY: B.J.			
7/27/07	CAA	REVISION TWO-- REVISE INTERSECTION TANGENTS	FIELD DATA: 646-07-01 ALL.TXT	FIELD NOTE NO:			
8/31/07	CAA	REVISION TWO-- LOT AND CUL--DE--SAC REVISIONS	SCALE: 1"=200'	DATE: 6-16-2007			
10/1/07	CAA	REVISION THREE-- CHANGED PHASE BOUNDARIES	JOB NO: 646-07-01				
		REVISION FOUR-- ADDED BUILDING SETBACKS	FILE NAME: 646-07-06_BaseMap.dwg				

CLEARWATER RANCH PRELIMINARY PLAT

CURVE TABLES

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING.
C88	27°17'04"	80.00'	19.42'	38.10'	37.74'	N 65.43°41' W
C89	10°51'07"	430.00'	40.84'	81.44'	81.32'	N 26°23'04" W
C90	21°15'47"	430.00'	80.72'	159.58'	158.66'	N 42°26'31" W
C91	90°00'00"	15.00'	15.00'	23.56'	21.21'	N 08°04'25" W
C92	06°17'22"	570.00'	31.32'	62.57'	62.34'	N 40°04'16" E
C93	78°15'53"	80.00'	65.09'	109.28'	100.98'	N 62°29'43" E
C94	38°55'41"	270.00'	95.42'	183.44'	179.94'	N 51.51°54' E
C95	05°05'18"	1230.00'	54.66'	109.24'	109.20'	S 65°09'33" E
C96	21°29'59"	430.00'	81.64'	161.35'	160.41'	S 30°54'32" E
C97	90°00'00"	15.00'	15.00'	23.56'	21.21'	S 38°53'52" W
C98	49°40'47"	25.00'	11.57'	21.88'	21.00'	S 75°54'32" E
C99	27°21'34"	60.00'	-50.92'	292.54'	77.65'	N 10°44'55" W
C100	49°40'47"	25.00'	11.57'	21.88'	21.00'	N 69°05'28" E
C101	90°00'00"	15.00'	15.00'	23.56'	21.21'	S 64°44'58" E
C102	13°28'05"	630.00'	74.39'	148.09'	147.75'	S 82°38'34" E
C103	68°04'03"	270.00'	182.35'	320.76'	302.23'	S 35°20'35" E
C104	22°08'42"	80.00'	15.66'	30.92'	30.73'	S 26°01'48" W
C105	11°40'29"	530.00'	54.18'	107.99'	107.81'	S 67°31'55" W
C106	07°09'24"	470.00'	29.39'	58.71'	58.67'	S 65°16'22" W
C107	17°54'24"	370.00'	58.29'	115.64'	115.17'	S 77°48'16" W
C108	17°13'20"	430.00'	65.25'	129.50'	129.01'	S 78°07'48" W
C109	03°59'53"	430.00'	15.01'	30.01'	30.00'	S 66°24'30" E
C110	12°41'03"	430.00'	47.79'	95.19'	95.00'	S 64°44'58" E
C111	04°49'02"	430.00'	18.09'	36.15'	36.14'	S 73°30'01" E
C112	60°57'25"	60.00'	35.31'	63.83'	60.87'	S 33°17'33" W
C113	45°08'29"	60.00'	24.94'	47.27'	46.06'	S 19°43'24" E
C114	42°29'45"	60.00'	23.33'	44.50'	43.06'	S 63°34'31" E
C115	75°44'22"	60.00'	46.66'	79.31'	73.66'	N 57°18'25" E
C116	01°49'36"	630.00'	10.04'	20.09'	20.08'	S 76°49'20" E
C117	10°53'54"	630.00'	58.40'	116.47'	116.31'	S 83°01'55" E
C118	01°02'55"	630.00'	5.76'	11.53'	11.53'	S 88°51'09" E
C119	11°15'37"	430.00'	42.39'	84.51'	84.37'	S 81°07'40" W
C120	05°59'43"	430.00'	22.52'	44.99'	44.97'	S 72°58'30" E
C121	04°06'07"	430.00'	16.83'	33.65'	33.64'	S 38°58'38" W
C122	02°24'02"	530.00'	11.10'	22.20'	22.20'	S 38°07'36" W
C123	29°42'05"	630.00'	167.05'	326.58'	322.94'	N 39°35'56" E
C124	02°24'02"	530.00'	11.10'	22.20'	22.20'	N 44°54'10" E
C125	19°05'35"	570.00'	95.86'	189.95'	189.07'	N 54°54'10" E
C126	12°23'08"	770.00'	83.55'	166.45'	166.12'	N 29°09'49" E
C127	23°31'17"	630.00'	131.93'	260.10'	258.25'	N 34°47'53" E
C128	58°24'43"	25.00'	13.98'	25.49'	24.40'	N 17°25'11" E
C129	11°6'41'20"	80.00'	128.76'	162.93'	136.19'	N 46°33'29" E
C130	59°52'10"	25.00'	14.40'	26.12'	24.95'	N 74°58'04" E
C131	08°56'11"	570.00'	48.54'	88.90'	88.81'	N 40°33'53" E
C132	09°46'40"	570.00'	44.75'	97.27'	97.15'	N 31°12'27" E
C133	60°15'18"	230.00'	133.47'	241.88'	230.43'	N 56°26'46" E
C134	19°16'49"	220.00'	45.86'	90.86'	90.43'	N 78°56'01" E
C135	03°40'33"	1630.00'	52.31'	104.58'	104.36'	N 69°07'53" E
C136	34°02'45"	470.00'	186.49'	279.26'	275.15'	N 53°56'52" E
C137	20°50'45"	470.00'	84.86'	171.00'	170.06'	S 51°27'05" W
C138	02°19'43"	1630.00'	33.13'	66.24'	66.24'	S 69°48'18" W
C139	01°20'51"	1630.00'	19.17'	38.33'	38.33'	S 67°58'01" W
C140	08°01'28"	270.00'	18.94'	37.81'	37.78'	S 71°18'20" W
C141	11°15'21"	220.00'	26.61'	53.04'	52.66'	S 80°56'45" W
C142	25°31'30"	230.00'	52.10'	102.46'	101.62'	S 73°48'40" W
C143	19°16'49"	220.00'	45.86'	90.86'	90.43'	N 78°56'01" E
C144	03°40'33"	1630.00'	52.31'	104.58'	104.36'	N 69°07'53" E
C145	34°02'45"	470.00'	186.49'	279.26'	275.15'	N 53°56'52" E
C146	20°50'45"	470.00'	84.86'	171.00'	170.06'	S 51°27'05" W
C147	09°05'42"	1630.00'	33.13'	66.24'	66.24'	S 69°48'18" W
C148	01°20'51"	1630.00'	19.17'	38.33'	38.33'	S 67°58'01" W
C149	08°01'28"	270.00'	18.94'	37.81'	37.78'	S 71°18'20" W
C150	11°15'21"	220.00'	26.61'	53.04'	52.66'	S 80°56'45" W
C151	25°31'30"	230.00'	52.10'	102.46'	101.62'	S 73°48'40" W
C152	19°16'49"	220.00'	45.86'	90.86'	90.43'	N 78°56'01" E
C153	03°40'33"	1630.00'	52.31'	104.58'	104.36'	N 69°07'53" E
C154	34°02'45"	470.00'	186.49'	279.26'	275.15'	N 53°56'52" E
C155	20°50'45"	470.00'	84.86'	171.00'	170.06'	S 51°27'05" W
C156	02°19'43"	1630.00'	33.13'	66.24'	66.24'	S 69°48'18" W
C157	01°20'51"	1630.00'	19.17'	38.33'	38.33'	S 67°58'01" W
C158	08°01'28"	270.00'	18.94'	37.81'	37.78'	S 71°18'20" W
C159	11°15'21"	220.00'	26.61'	53.04'	52.66'	S 80°56'45" W
C160	25°31'30"	230.00'	52.10'	102.46'	101.62'	S 73°48'40" W
C161	19°16'49"	220.00'	45.86'	90.86'	90.43'	N 78°56'01" E
C162	03°40'33"	1630.00'	52.31'	104.58'	104.36'	N 69°07'53" E
C163	34°02'45"	470.00'	186.49'	279.26'	275.15'	N 53°56'52" E
C164	20°50'45"	470.00'	84.86'	171.00'	170.06'	S 51°27'05" W
C165	02°19'43"	1630.00'	33.13'	66.24'	66.24'	S 69°48'18" W
C166	01°20'51"	1630.00'	19.17'	38.33'	38.33'	S 67°58'01" W
C167	08°01'28"	270.00'	18.94'	37.81'	37.78'	S 71°18'20" W
C168	11°15'21"	220.00'	26.61'	53.04'	52.66'	S 80°56'45" W
C169	25°31'30"	230.00'	52.10'	102.46'	101.62'	S 73°48'40" W
C170	19°16'49"	220.00'	45.86'	90.86'	90.43'	N 78°56'01" E
C171	03°40'33"	1630.00'	52.31'	104.58'	104.36'	N 69°07'53" E
C172	34°02'45"	470.00'	186.49'	279.26'	275.15'	N 53°56'52" E
C173	20°50'45"	470.00'	84.86'	171.00'	170.06'	S 51°27'05" W
C174	02°19'43"	1630.00'	33.13'	66.24'	66.24'	S 69°48'18" W
C175	01°20'51"	1630.00'	19.17'	38.33'	38.33'	S 67°58'01" W
C176	08°01'28"	270.00'	18.94'	37.81'	37.78'	S 71°18'20" W
C177	11°15'21"	220.00'	26.61'	53.04'	52.66'	S 80°56'45" W
C178	25°31'30"	230.00'	52.10'	102.46'	101.62'	S 73°48'40" W

NUMBER	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
C179	01°24'27"	4.05'	8.11'	8.11'	S 56°42'30" W	330.00'
C180	06°13'34"	14.68'	29.34'	29.33'	S 72°11'03" W	270.00'
C181	38°15'40"	93.66'	180.30'	176.97'	N 85°34'02" W	270.00'
C182	08°40'50"	12.90'	25.76'	25.73'	N 30°33'32" E	170.00'
C183	51°34'28"	82.13'	153.02'	147.91'	N 60°47'11" E	170.00'
C184	05°07'20"	14.84'	29.50'	29.49'	N 84°00'45" E	330.00'
C185	14°09'29"	40.87'	81.54'	79.97'	N 74°22'21" E	330.00'
C186	01°56'33"	8.99'	17.97'	17.97'	N 69°59'53" E	530.00'
C187	14°46'12"	68.69'	136.63'	136.25'	N 61°38'30" E	530.00'
C188	14°55'48"	69.45'	138.11'	131.56'	N 46°47'31" E	530.00'
C189	17°35'54"	66.56'	133.07'	131.56'	S 60°42'11" W	430.00'
C190	17°46'26"	57.85'	114.78'	114.32'	S 60°42'11" W	370.00'
C191	25°53'34"	75.86'	149.13'	147.87'	S 56°43'53" W	330.00'
C192	90°00'00"	25.00'	39.27'	35.36'	S 88°47'06" W	25.00'
C193	19°34'07"	56.91'	112.71'	112.16'	N 55°53'57" W	330.00'
C194	07°38'23"	55.42'	110.67'	110.59'	N 69°36'12" W	830.00'
C195	22°33'05"	53.83'	106.27'	105.59'	N 62°08'51" W	270.00'
C196	25°35'16"	18.17'	35.73'	35.43'	N 00°53'31" E	80.00'
C197	09°10'59"	50.59'	100.97'	100.86'	N 40°41'16" E	630.00'
C198	90°00'00"	15.00'	23.56'	21.21'	N 81°05'47" E	15.00'
C199	12°32'17"	36.25'	72.21'	72.07'	S 60°10'22" E	330.00'
C200	44°29'14"	134.96'	256.23'	249.84'	S 88°47'07" E	330.00'
C201	13°03'59"	37.79'	76.26'	75.09'	N 62°32'16" E	330.00'
C202	12°57'36"	30.67'	61.07'	60.94'	N 62°29'04" E	270.00'
C203	09°41'21"	36.45'	72.72'	72.63'	S 64°39'27" W	430.00'
C204	07°54'33"	29.73'	59.36'	59.31'	S 55°51'30" W	430.00'
C205	13°13'50"	42.91'	85.44'	85.25'	S 58°31'09" W	370.00'
C206	04°32'36"	14.68'	29.34'	29.33'	S 67°24'42" W	370.00'
C207	05°25'50"	15.65'	31.28'	31.27'	S 66°57'48" W	330.00'
C208	20°27'43"	59.56'	117.85'	117.23'	S 54°00'58" W	330.00'
C209	01°14'24"	3.57'	7.14'	7.14'	S 67°03'42" E	330.00'
C210	15°32'49"	45.05'	89.54'	89.27'	S 75°27'19" E	330.00'
C211	15°35'15"	45.17'	89.78'	89.50'	N 88°58'39" E	330.00'
C212	12°06'46"	35.01'	69.76'	69.63'	N 75°07'38" E	330.00'
C213	03°43'42"	10.74'	21.47'	21.47'	N 67°12'24" E	330.00'
C214	09°20'17"	26.95'	53.78'	53.72'	N 60°40'25" E	330.00'
C215	17°35'54"	57.27'	113.64'	113.20'	S 60°42'11" W	370.00'
C216	17°46'26"	67.24'	133.39'	132.86'	S 60°42'27" W	430.00'
C217	25°53'34"	62.07'	122.02'	120.98'	S 56°43'53" W	270.00'
C218	49°40'47"	11.57'	21.68'	21.00'	S 18°56'43" W	25.00'
C219	188°21'34"	-732.96'	198.30'	119.60'	S 88°47'06" W	60.00'
C220	49°40'47"	11.57'	21.68'	21.00'	N 55°59'57" W	270.00'
C221	19°34'07"	46.56'	92.22'	91.77'	N 55°59'57" W	270.00'
C222	07°38'23"	51.41'	102.67'	102.59'	N 69°36'12" W	770.00'
C223	24°30'21"	71.67'	141.14'	140.07'	N 61°10'13" W	330.00'
C224	53°55'35"	12.72'	25.53'	22.67'	N 75°52'50" W	25.00'
C225	27°52'52"	19.86'	38.93'	38.55'	N 88°54'11" W	80.00'
C226	58°24'43"	13.98'	25.49'	24.40'	S 75°49'53" W	25.00'
C227	23°39'17"	11.96'	23.53'	23.36'	S 34°47'53" W	570.00'
C228	12°23'08"	90.06'	179.42'	179.07'	S 29°08'49" W	830.00'
C229	90°00'00"	15.00'	23.56'	21.21'	S 08°38'37" E	15.00'
C230	20°05'10"	47.82'	94.65'	94.17'	S 64°41'13" E	270.00'
C231	21°12'11"	50.54'	99.92'	99.35'	S 85°19'53" E	270.00'
C232	78°10'30"	23.15'	38.89'	35.94'	N 44°58'47" E	28.50'
C233	248°09'44"	-87.04'	280.92'	98.80'	S 49°31'36" E	60.00'
C234	30°12'57"	89.09'	174.03'	172.02'	N 89°50'16" W	330.00'
C235	20°05'10"	58.44'	115.69'	115.10'	N 64°41'13" W	330.00'
C236	90°00'00"	15.00'	23.56'	21.21'	S 80°21'23" W	15.00'
C237	90°00'00"	15.00'	23.56'	21.21'	S 09°38'37" E	15.00'
C238	55°43'14"	89.86'	165.33'	158.89'	S 82°30'15" E	170.00'
C239	71°12'51"	20.41'	35.42'	33.19'	N 34°01'43" E	28.50'
C240	25°11'251"	-83.79'	223.68'	214.97'	S 55°58'17" E	60.00'
C241	55°43'14"	121.57'	263.07'	97.56'	N 82°30'15" W	230.00'
C242	86°34'02"	14.13'	22.66'	20.57'	S 82°04'21" W	15.00'
C243	15°38'38"	86.64'	172.20'	171.66'	S 46°37'09" W	630.00'
C244	29°27'05"	149.81'	292.99'	289.78'	S 39°43'25" W	570.00'
C245	26°16'59"	133.08'	261.47'	259.19'	N 38°08'22" E	570.00'
C246	50°31'58"	84.93'	162.71'	159.34'	N 89°54'07" E	230.00'
C247	02°33'33"	15.76'	31.52'	31.52'	N 40°47'16" E	60.00'
C248	13°07'04"	13.98'	27.96'	27.96'	N 53°10'41" E	630.00'
C249	15°11'17"	72.44'	144.24'	143.92'	N 45°20'52" E	630.00'
C250	15°11'17"	30.66'	60.97'	60.79'	S 62°14'16" E	630.00'
C251	47°31'45"	33.05'	60.42'	57.90'	N 89°54'07" E	230.00'
C252	60°05'01"	34.70'	62.92'	60.08'	N 18°06'07" W	60.00'
C253	133°26'04"	139.43'	138.73'	110.23'	S 65°08'20" W	60.00'
C254	11°35'03"	33.47'	66.72'	66.61'	S 60°28'09" E	330.00'
C255	08°30'08"	24.53'	48.97'	48.82'	S 70°28'44" E	330.00'
C256	77°54'21"	46.51'	81.58'	75.44'	S 36°06'05" E	60.00'
C257	77°31'06"	44.59'	76.69'	71.58'	N 34°58'29" W	60.00'
C258	98°01'16"	69.05'	102.65'	90.58'	S 59°54'10" W	60.00'
C259	05°01'56"	14.50'	28.98'	28.87'	S 51°28'00" E	330.00'
C260	19°28'25"	56.63'	112.16'	111.62'	S 63°41'11" E	330.00'
C261	06°17'46"	42.35'	84.62'	84.57'	S 70°16'30" E	770.00'
C262	01°20'36"	9.93'	18.05'	18.05'	S 66°27'19" E	770.00'
C263	07°29'43"	17.69'	35.33'	35.30'	S 62°02'09" E	270.00'
C264	12°04'24"	28.55'	56.89'	56.79'	S 52°15'06" E	270.00'
C265	12°04'28"	97.98'	122.56'	102.34'	S 55°03'16" E	60.00'
C266	77°19'27"	43.85'	75.74'	70.81'	N 30°16'03" E	60.00'

CURVE TABLES

NUMBER	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	RADIUS
C355	05:50.10"	32.11'	64.17'	S 70:52.18° W	630.00'
C356	08:55:51"	169.46'	338.24'	N 82:37.22° E	2170.00'
C357	90:00.00"	15.00'	23.56'	N 33:09.27° E	13.00'
C358	09:40:55"	31.34'	62.52'	N 16:41.01° W	370.00'
C359	90:00.00"	15.00'	23.56'	N 62:31.29° W	15.00'
C360	28:19.45"	108.52'	212.61'	N 86:38.24° W	430.00'
C361	58:24.43"	13.98'	25.49'	S 67:35.55° W	25.00'
C362	27:37.51"	19.67'	38.20'	S 52:12.19° W	80.00'
C363	57:16.45"	13.65'	24.99'	S 37:22.42° W	25.00'
C364	31:13.30"	90.22'	179.84'	S 2:21.04° W	330.00'
C365	50:12.14"	126.49'	226.56'	S 4:51.42° W	270.00'
C366	90:00.00"	15.00'	23.56'	S 55:14.25° E	15.00'
C367	07:19.42"	130.00'	259.65'	N 83:25.26° E	2030.00'
C368	03:28.38"	12.93'	25.85'	S 84:55.03° E	430.00'
C369	18:59.42"	71.94'	142.56'	N 83:51.47° E	430.00'
C370	05:53.25"	22.12'	44.21'	N 71:25.14° E	430.00'
C371	03:43.10"	70.46'	140.87'	S 80:01.01° W	220.00'
C372	04:43.41"	90.93'	181.76'	S 84:15.31° W	2202.55'
C373	00:38.18"	7.81'	15.62'	S 87:05.17° W	1401.80'
C374	01:54.13"	33.73'	67.45'	S 86:08.11° W	2030.00'
C375	05:28.29"	96.17'	192.20'	S 82:28.19° W	2030.00'
C376	48:40.47"	113.56'	21.68'	S 47:08.40° E	25.00'
C377	18:52.13"	-332.26'	198.30'	S 22:41.43° W	60.00'
C378	49:40.47"	11.57'	21.68'	N 87:21.53° W	25.00'
C379	80:14.07"	103.24'	238.06'	S 27:34.40° W	170.00'
C380	09:35:27"	143.19'	205.89'	S 07:44.40° E	1230.00'
C381	08:56:53"	54.46'	108.65'	S 01:59.30° W	630.00'
C382	58:58.23"	14.14'	25.61'	S 22:33.15° E	25.00'
C383	27:15.25"	19.40'	38.06'	S 38:24.44° E	80.00'
C384	58:24.43"	13.98'	25.49'	S 53:59.23° E	25.00'
C385	28:19.45"	93.38'	182.94'	N 82:35.24° E	370.00'
C386	90:00.00"	15.00'	23.56'	N 23:28.31° E	15.00'
C387	14:44.50"	47.88'	95.23'	S 75:50.56° W	370.00'
C388	13:34.54"	44.06'	87.71'	N 89:59.11° W	370.00'
C389	06:51.47"	29.28'	147.33'	N 06:22.50° W	1230.00'
C390	02:43.40"	29.28'	58.55'	N 11:10.33° W	1230.00'
C391	29:10.52"	44.25'	92.03.03° E	170.00'	
C392	51:03.14"	81.18'	151.48'	N 02:10.06° E	170.00'
C393	11:57.07"	102.44'	124.92'	N 57:43.50° E	60.00'
C394	70:04.28"	42.07'	73.38'	N 36:56.40° W	60.00'
C395	41:14.19"	86.54'	165.54'	S 47:04.34° W	230.00'
C396	29:35.30"	60.79'	117.54'	S 11:39.09° W	230.00'
C397	09:23.17"	18.89'	37.69'	S 07:50.44° E	23.00'
C398	00:43.18"	7.18'	14.35'	S 12:11.18° E	1170.00'
C399	09:03.58"	90.94'	181.30'	S 07:21.09° E	1147.73'
C400	07:48.52"	38.93'	77.74'	S 00:57.30° W	570.00'
C401	02:04.01"	10.28'	20.56'	S 05:53.56° W	570.00'
C402	49:23.37"	27.59'	51.72'	S 70:24.51° W	60.00'
C403	48:23.37"	27.59'	51.72'	S 21:01.15° W	60.00'
C404	68:33.13"	40.89'	71.79'	S 37:57.10° E	60.00'
C405	83:52.24"	53.90'	87.83'	N 65:50.01° E	60.00'
C406	10:22.45"	29.97'	59.70'	S 34:46.27° W	330.00'
C407	25:24.30"	74.39'	146.34'	S 16:52.49° W	330.00'
C408	14:24.59"	41.74'	83.03'	S 03:01.56° E	570.00'
C409	03:41.36"	18.38'	36.74'	S 08:23.37° E	330.00'
C410	02:14.49"	11.18'	22.35'	S 05:25.24° E	570.00'
C411	00:55.28"	5.08'	10.17'	S 04:45.44° E	630.00'
C412	09:06.15"	50.16'	100.11'	S 09:46.35° E	630.00'
C413	07:43.04"	42.50'	84.86'	S 18:11.15° E	630.00'
C414	90:00.00"	25.00'	39.27'	N 22:41.43° E	25.00'
C427	11:37.41"	33.60'	66.97'	N 59:56.06° E	330.00'
C428	07:05.42"	20.46'	40.87'	N 50:34.24° E	330.00'
C429	12:44.35"	114.63'	130.63'	S 02:57.46° E	60.00'
C430	76:48.23"	47.56'	80.43'	N 26:35.52° E	60.00'
C431	48:48.23"	27.76'	52.01'	N 89:50.00° E	60.00'
C432	17:33.54"	50.98'	101.17'	N 20:35.16° W	330.00'
C433	13:36.14"	39.36'	78.35'	N 36:10.20° W	330.00'
C434	18:43.23"	44.51'	88.23'	N 56:23.14° E	270.00'
C435	90:00.00"	15.00'	23.56'	N 02:01.33° E	15.00'
C436	20:50.10"	60.67'	120.01'	N 32:33.22° W	330.00'
C437	39:48.37"	155.70'	298.77'	N 02:13.59° W	430.00'
C438	90:00.00"	15.00'	23.56'	N 27:19.40° W	13.00'
C439	71:12.51"	20.41'	35.42'	S 72:03.54° W	28.50'
C440	61:23.43"	35.62'	64.29'	S 67:08.21° W	60.00'
C441	22:16.39"	84.66'	167.19'	S 06:32.00° W	430.00'
C442	17:31.58"	66.31'	131.07'	S 13:22.18° E	430.00'
C443	05:41.31"	16.41'	32.78'	S 24:59.03° E	330.01'
C444	15:08.39"	43.87'	87.22'	S 35:24.08° E	330.00'
C445	09:03.07"	15.01'	23.58'	S 22:43.17° W	15.00'
C446	04:17.53"	13.88'	27.76'	S 24:27.13° E	370.00'
C447	04:17.53"	16.14'	32.26'	S 24:27.13° E	430.00'
C448	01:56.56"	6.29'	12.58'	N 25:37.42° W	370.00'
C449	02:20.58"	7.59'	15.17'	S 23:28.45° E	370.00'
C450	71:22.13"	43.09'	74.74'	N 71:59.11° E	60.00'
C451	11:15.36"	46.33'	92.37'	S 77:57.28° E	470.00'
C452	22:44.44"	54.31'	107.19'	N 85:02.22° E	270.00'
C453	49:40.47"	11.57'	21.68'	N 48:48.36° E	25.00'
C454	18:52.378"	-2028.51'	192.04'	S 64:19.08° E	60.00'

NUMBER	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	RADIUS
C455	49:40.47"	11.57'	21.68'	S 67:16.43° E	15.00'
C456	89:56.53"	14.99'	23.55'	S 67:16.43° E	15.00'
C457	57:22.08"	32.83'	60.08'	N 01:18.33° W	60.00'
C458	37:01.28"	20.09'	38.77'	N 48:30.22° W	60.00'
C459	75:30.37"	46.59'	73.63'	S 75:09.05° W	60.00'
C460	13:20.04"	7.01'	13.96'	S 39:19.14° W	60.00'
C461	06:03.52"	24.90'	49.75'	N 80:33.21° W	470.00'
C462	05:11.44"	21.52'	42.62'	N 74:35.33° W	470.00'
C463	49:40.47"	11.57'	21.68'	N 71:49.55° E	25.00'
C464	27:21.34"	-50.92'	292.54'	N 03:00.29° W	60.00'
C465	49:40.47"	11.57'	21.68'	S 77:57.28° E	470.00'
C466	20:52.12"	49.72'	98.35'	S 22:09.08° W	25.00'
C467	90:00.00"	15.00'	23.56'	N 67:08.17° W	15.00'
C468	39:48.37"	133.98'	257.08'	N 02:13.59° W	370.00'
C469	90:00.00"	15.00'	23.56'	N 62:40.20° E	15.00'
C470	11:15.36"	52.25'	104.16'	S 77:57.28° E	530.00'
C471	22:44.44"	66.38'	131.00'	N 85:02.22° E	330.00'
C472	84:01.44"	22.52'	36.66'	S 64:19.08° E	25.00'
C473	90:00.00"	15.00'	23.56'	S 22:41.43° W	15.00'
C474	20:40.11"	60.18'	118.40'	S 57:21.38° W	330.00'
C475	90:00.00"	15.00'	23.56'	N 87:58.27° W	15.00'
C476	20:50.10"	49.64'	98.19'	S 32:33.22° W	270.00'
C477	90:00.00"	15.00'	23.56'	N 22:51.43° E	15.00'
C478	20:52.12"	60.77'	120.20'	N 57:25.37° E	330.00'
C479	12:10.49"	35.21'	70.15'	N 51:26.18° E	330.00'
C480	08:41.22"	25.07'	50.05'	N 51:20.12° E	330.00'
C481	51:55.03"	29.21'	54.37'	N 70:42.47° E	60.00'
C482	87:45.45"	57.70'	91.90'	N 00:52.24° E	60.00'
C483	139:40.47"	163.43'	146.27'	S 67:09.08° W	60.00'
C484	11:44.34"	35.05'	75.83'	N 16:16.00° W	370.00'
C485	28:04.03"	92.48'	181.25'	N 03:36.18° E	370.00'
C486	00:51.41"	3.98'	7.97'	S 72:45.31° E	530.00'
C487	10:23.55"	48.23'	96.19'	S 78:23.19° E	530.00'
C488	08:05.41"	23.35'	46.62'	S 63:38.53° W	330.00'
C489	12:34.30"	35.36'	72.43'	S 53:18.48° W	330.00'
C490	90:00.00"	60.00'	94.25'	S 09:39.13° E	60.00'
C491	90:00.00"	60.00'	94.25'	N 80:20.47° E	60.00'
C492	71:12.51"	42.97'	74.58'	N 07:25.38° W	60.00'
C493	42:26.13"	104.83'	199.98'	S 68:09.30° E	270.00'
C494	25:37.49"	61.42'	120.78'	S 34:07.29° E	270.00'

DATE	REV. BY	DESCRIPTION			 HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463	CLEARWATER RANCH PRELIMINARY PLAT	SHEET NO. 11 OF 12
7/12/07	CAA	REVISION ONE-- LOT AND ROW RECONFIGURATION	DRAWN BY: CAA	CHECKED BY: B.J.			
7/27/07	CAA	REVISION TWO-- REVISE INTERSECTION TANGENTS	FIELD DATA: 646-07-01 ALL.TXT	FIELD NOTE NO:			
8/31/07	CAA	REVISION THREE-- CHANGED PHASE BOUNDARIES	SCALE: 1"=200'	DATE: 6-16-2007			
10/1/07	CAA	REVISION FOUR-- ADDED BUILDING SETBACKS	JOB NO: 646-07-01				
			FILE NAME: 646-07-06_BaseMap.dwg				

CLEARWATER RANCH PRELIMINARY PLAT

STATE OF TEXAS §
COUNTY OF WILLAMSON §

THE LOOKOUT GROUP, INC., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 889,782 ACRES OF LAND IN THE WILLIAM GRAY SURVEY, ABSTRACT NO. 281 AND THE LADSON SURVEY, ABSTRACT NO. 22, IN WILLAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 284.42 ACRE TRACT OF LAND AS CONVERTED TO LOOKOUT PARTNERS, L.P., BY DEED OF RECORD IN DOCUMENT 189708458 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 18,7383 ACRE TRACT OF LAND AS CONVERTED TO LOOKOUT PARTNERS, L.P., BY DEED OF RECORD IN DOCUMENT 20068384 OF SAID PUBLIC RECORDS; BEING ALL OF THAT CERTAIN 22.18 ACRE TRACT OF LAND AS CONVERTED TO LOOKOUT DEVELOPMENT GROUP, L.P., BY DEED OF RECORD IN DOCUMENT 20068468 OF SAID PUBLIC RECORDS; BEING ALL OF THAT CERTAIN 48.48 ACRE TRACT OF SAID PUBLIC RECORDS, BEING ALL OF THAT CERTAIN 140.42 ACRE TRACT OF LAND AS CONVERTED TO LOOKOUT PARTNERS, L.P., BY DEED OF RECORD IN DOCUMENT 200108812 OF SAID PUBLIC RECORDS; DO HEREBY SUBSIDIVE SAID 889,782 ACRE TRACT TO BE KNOWN AS CLEARWATER RANCH AND JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND THIS THE ____ DAY OF _____, 200__ A.D.

AUTHORIZED SIGNER FOR THE LOOKOUT GROUP, INC.,
BY BILL HINKLEY
1001 CRISTAL FALLS PARKWAY
LEANDER, TX 78641
PH: (612)280-2868

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 200__ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____ PRINTED NAME _____

STATE OF TEXAS §
COUNTY OF WILLAMSON §

KNOW ALL MEN BY THESE PRESENTS THAT FINANCIAL INSTITUTION NAME, THE LEND HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 889,782 ACRES OF LAND SITUATED IN WILLAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FINANCIAL INSTITUTION NAME _____

BY: _____

NAME: _____

TITLE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 200__ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____ PRINTED NAME _____

PLAT NOTES

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE WILLAMSON COUNTY SUBDIVISION REGULATIONS.
2. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL 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.
3. 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.
4. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLAMSON 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 WILLAMSON 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 DRAWING OR PROTECTING THE ROAD SYSTEM AND STREETS.
5. 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 SIGNAE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
6. ALL PUBLIC ROADWAYS & EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LENS.

WILLAMSON COUNTY AND CITIES HEALTH DISTRICT (WOCHD) NOTES

1. ON SITE SEWAGE FACILITIES MUST BE ASSIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
2. NO DEVELOPMENT SHALL BEGIN ON LOTS ENCOMPACHED BY FEMA ZONE A & AE PRIOR TO ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY WILLAMSON COUNTY FLOOD ADMINISTRATOR.
3. 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 WILLAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
4. PRIOR TO ANY CHANNEL, ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
5. 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.
6. NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCOMPACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
7. WATER SERVICE WILL BE PROVIDED BY CITYSD, ON SITE SEWAGE FACILITIES.
8. ALL RESIDENTIAL LOTS ARE (1) ACRE OR GREATER IN SIZE.
8. ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY THE WOCHD.
10. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED IN WRITING THE WATER POLLUTION ABATEMENT PLAN (WPAP).

STATE OF TEXAS §
COUNTY OF WILLAMSON §

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 COMPLES WITH THE REQUIREMENTS OF EDWARDS ADJUTER REGULATIONS FOR WILLAMSON COUNTY. THE WILLAMSON COUNTY FLOODPLAIN REGULATIONS AND WILLAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLAMSON COUNTY DISCLAIM 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 WITH IT.

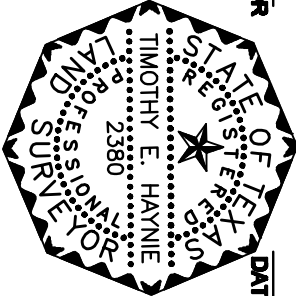
PALLO PRATO
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

STATE OF TEXAS §
COUNTY OF WILLAMSON §

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

TIMOTHY HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2380 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664



STATE OF TEXAS §
COUNTY OF WILLAMSON §

I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48461007CQ, EFFECTIVE DATE OF SEPTEMBER 27, 1991, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS ADJUTER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS ADJUTER CONTRIBUTING ZONE MAPS.

TIMOTHY E. HAYNIE
LICENSED PROFESSIONAL ENGINEER
No. 36982 - STATE OF TEXAS



DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____ 2007

AUTHORIZED ADDRESS COORDINATOR
WILLAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLAMSON §

I, DAN A. GATTIS, COUNTY JUDGE OF WILLAMSON 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 WILLAMSON 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 WILLAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §
COUNTY OF WILLAMSON §

I, NAUCY WISITER, COUNTY CLERK OF WILLAMSON COUNTY, TEXAS 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 _____, 200__ A.D. AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS IN BOOK _____ PAGE(S) _____, 200__ A.D. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 200__ A.D.

COUNTY CLERK
WILLAMSON COUNTY, TEXAS

DATE		REV. BY	DESCRIPTION			 HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463	CLEARWATER RANCH PRELIMINARY PLAT	12 OF 12	SHEET NO.
7/12/07	CAA	REVISION ONE- LOT AND ROW RECONFIGURATION	DRAWN BY: CAA	CHECKED BY: B.J.					
7/27/07	CAA	REVISION TWO- REVISE INTERSECTION TANGENTS	FIELD DATA: 646-07-01 ALL.TXT	FIELD NOTE NO:					
8/31/07	CAA	REVISION THREE- CHANGED PHASE BOUNDARIES	SCALE: 1"=200'	DATE: 6-16-2007					
10/1/07	CAA	REVISION FOUR- ADDED BUILDING SETBACKS	JOB NO: 646-07-01						
			FILE NAME: 646-07-06_BaseMap.dwg						

CLEARWATER RANCH
PRELIMINARY PLAT

HAYNIE
CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

CLEARWATER RANCH PRELIMINARY PLAT

LINE TABLES

NUMBER	DIRECTION	DISTANCE
L1	S 73°44'46" W	192.31'
L2	S 70°46'49" W	70.54'
L3	N 28°39'40" W	60.61'
L4	N 20°57'30" W	319.99'
L5	N 21°02'08" W	328.45'
L6	N 36°45'51" W	62.33'
L7	N 21°02'08" W	320.00'
L8	S 68°57'52" W	20.85'
L9	N 53°04'25" W	60.00'
L10	N 36°55'35" E	311.89'
L11	N 43°12'57" E	72.37'
L12	N 50°51'03" E	60.00'
L13	S 68°21'18" E	24.40'
L14	S 66°03'07" E	21.47'
L15	N 80°15'29" E	131.90'
L16	N 79°05'58" E	100.18'
L17	S 56°51'52" E	82.38'
L18	S 51°06'26" E	106.21'
L19	N 87°30'44" E	112.55'
L20	N 84°17'28" E	70.02'
L21	S 48°58'09" E	86.60'
L22	S 38°01'58" E	130.00'
L23	S 40°54'11" E	121.03'
L24	S 35°32'19" E	139.26'
L25	S 34°56'43" E	146.26'
L26	S 52°02'57" E	52.87'
L27	S 64°50'04" E	88.29'
L28	S 58°42'34" E	139.66'
L29	S 83°08'28" E	110.20'
L30	N 83°13'21" E	136.13'
L31	N 81°19'52" E	136.79'
L32	N 74°54'42" E	96.54'
L33	S 20°39'53" E	97.26'
L34	S 69°20'07" W	225.00'
L35	N 20°39'53" W	50.00'
L36	N 03°11'50" W	196.28'
L37	N 40°00'52" W	124.82'
L38	N 20°21'36" W	100.00'
L39	N 69°38'24" E	10.02'
L40	S 79°23'20" W	155.95'
L41	N 59°52'55" W	134.05'
L42	S 89°45'43" W	142.98'
L43	N 89°45'43" E	59.19'
L44	S 59°52'55" E	154.05'
L45	N 79°23'20" E	155.95'
L46	N 69°38'24" E	260.02'
L47	S 20°21'36" E	100.00'
L48	S 40°00'52" E	124.82'
L49	S 03°11'50" E	196.28'
L50	S 20°39'53" E	50.00'
L51	S 69°20'07" W	20.72'
L52	N 90°00'00" W	91.83'
L53	S 73°22'09" W	87.08'
L54	N 63°58'12" W	90.89'
L55	N 21°18'34" W	298.87'
L56	N 89°22'37" W	328.47'
L57	N 75°54'32" W	276.49'
L58	N 54°24'33" W	199.70'
L59	N 49°19'15" W	317.52'
L62	N 70°10'29" E	99.27'
L63	N 89°45'43" E	113.87'
L64	N 47°03'05" W	16.88'
L65	N 64°36'18" W	149.74'
L66	N 85°56'00" W	135.38'
L67	S 32°22'02" W	152.19'
L68	S 48°13'43" W	70.79'
L69	S 74°53'33" W	139.79'
L70	S 79°50'32" W	96.53'
L71	S 83°46'50" W	140.02'
L72	N 27°46'32" W	77.11'
L73	N 85°43'51" W	28.32'
L74	N 85°43'51" W	257.02'
L75	S 72°04'58" W	67.51'
L76	N 20°39'53" W	119.21'
L77	S 69°20'07" W	240.60'
L78	S 90°00'00" W	216.12'
L79	S 73°22'09" W	87.08'

NUMBER	DIRECTION	DISTANCE
L80	S 73°22'09" W	47.84'
L81	S 61°41'40" W	191.81'
L82	S 86°45'28" W	169.50'
L83	S 69°30'08" W	83.43'
L84	S 20°57'30" E	326.10'
L86	S 27°27'25" E	42.93'
L87	S 52°16'44" E	49.68'
L88	S 26°45'54" E	72.50'
L89	S 48°28'39" E	40.11'
L90	N 20°57'30" W	326.10'
L91	S 69°30'08" W	85.20'
L92	N 68°57'52" E	138.42'
L93	S 08°14'51" W	24.40'
L94	S 40°17'47" W	24.40'
L95	S 69°30'08" W	93.80'
L96	S 69°30'08" W	153.00'
L97	N 36°55'35" E	58.83'
L98	S 53°04'25" E	54.88'
L99	S 20°57'30" E	13.23'
L100	S 68°57'52" W	155.44'
L101	S 68°57'52" W	142.51'
L102	N 50°09'52" W	24.40'
L103	S 54°38'37" W	55.37'
L104	N 36°55'35" E	163.26'
L105	N 43°12'57" E	72.37'
L106	S 69°38'08" E	120.17'
L107	N 57°33'25" E	28.10'
L108	S 49°19'15" E	317.52'
L109	S 54°24'33" E	199.70'
L110	S 75°54'32" E	77.62'
L111	S 14°05'28" E	319.83'
L112	N 14°05'28" E	319.83'
L113	S 75°54'32" E	108.87'
L114	S 75°54'32" E	328.47'
L115	S 21°18'34" E	298.87'
L116	S 07°53'48" W	24.40'
L117	S 44°09'48" W	24.40'
L118	S 73°22'09" W	47.84'
L119	S 61°41'40" W	191.81'
L120	S 69°30'08" W	169.50'
L121	S 69°30'08" W	83.43'
L122	N 81°17'31" W	24.40'
L123	S 76°52'15" W	128.12'
L124	S 25°24'15" W	181.00'
L125	S 83°45'11" W	161.31'
L126	S 83°45'11" W	152.35'
L127	N 81°17'12" E	148.59'
L128	N 82°18'23" E	129.97'
L129	N 84°52'35" E	114.90'
L130	N 43°51'07" E	66.63'
L131	N 73°23'57" E	134.22'
L132	S 53°04'25" E	60.00'
L133	S 53°04'25" E	20.85'
L134	S 21°02'08" E	320.00'
L135	S 36°45'51" E	62.33'
L136	S 21°02'08" E	328.45'
L137	S 20°57'30" E	319.99'
L138	S 28°39'40" E	60.61'
L139	S 70°46'49" W	90.57'
L140	S 06°57'48" E	11.75'
L141	N 54°28'58" E	262.47'
L142	N 22°58'15" E	155.58'
L143	N 46°37'32" E	43.30'
L144	N 26°19'07" E	146.62'
L145	N 86°34'25" E	108.06'
L146	N 67°17'36" E	193.93'
L147	N 70°58'10" E	163.56'
L148	N 20°23'48" W	57.22'
L149	N 83°56'02" E	85.87'
L149	N 83°56'02" E	85.87'
L149	N 56°00'16" W	213.16'
L150	N 71°46'39" E	155.34'
L150	S 69°04'16" W	140.54'
L151	N 53°54'20" W	38.60'
L152	N 69°30'08" W	201.59'
L152	N 36°05'47" E	14.21'
L153	S 51°54'14" W	127.63'

NUMBER	DIRECTION	DISTANCE
L154	S 43°47'06" W	52.29'
L154	N 86°34'25" E	108.06'
L154	N 86°34'25" E	108.06'
L155	N 46°12'54" W	117.40'
L155	N 67°17'36" E	83.43'
L156	S 20°57'30" E	326.10'
L156	N 73°23'24" W	222.23'
L156	N 70°58'10" E	163.56'
L157	N 18°35'45" W	26.70'
L158	N 16°41'19" E	23.93'
L159	S 53°54'13" E	36.60'
L160	N 69°04'16" E	140.54'
L161	N 56°00'16" E	213.16'
L162	N 68°57'52" E	345.17'
L163	S 69°30'08" W	210.20'
L164	S 51°54'14" W	127.63'
L165	S 43°47'06" W	42.48'
L166	N 46°12'54" W	107.59'
L167	N 73°23'24" W	222.23'
L168	S 46°37'32" W	43.30'
L169	S 22°58'15" W	155.58'
L170	S 35°21'23" W	105.12'
L171	S 54°38'37" E	55.37'
L172	S 75°03'16" W	44.88'
L173	N 54°38'37" E	55.37'
L174	S 54°38'37" E	140.32'
L175	N 69°38'08" E	36.39'
L176	S 69°38'08" E	120.17'
L177	N 54°38'37" W	141.48'
L178	S 54°26'58" W	262.47'
L179	N 20°21'52" W	144.83'
L180	S 41°51'22" W	129.73'
L181	S 63°03'36" E	62.04'
L182	N 73°06'07" E	152.35'
L183	N 81°17'12" E	148.59'
L184	N 82°18'23" E	129.97'
L185	N 84°52'35" E	114.90'
L186	N 43°51'07" E	66.63'
L187	N 73°23'57" E	134.22'
L188	N 36°55'35" E	311.89'
L189	N 43°12'57" E	72.37'
L190	N 50°51'03" E	60.00'
L191	S 68°21'18" E	24.40'
L192	S 66°03'07" E	21.47'
L193	N 80°15'29" E	131.90'
L194	N 79°05'58" E	100.18'
L195	S 56°51'52" E	82.38'
L196	S 51°06'26" E	106.21'
L197	N 87°30'44" E	112.55'
L198	N 84°17'28" E	70.02'
L199	S 48°58'09" E	86.60'
L200	S 38°01'58" E	130.00'
L201	S 40°54'11" E	121.03'
L202	S 35°32'19" E	139.26'
L203	S 34°56'43" E	146.26'
L204	S 52°02'57" E	52.87'
L205	S 64°50'04" E	88.29'
L206	S 58°42'34" E	139.66'
L207	S 83°08'28" E	110.20'
L208	N 83°13'21" E	136.13'
L209	N 81°19'52" E	136.79'
L210	N 74°54'42" E	96.54'
L211	N 20°58'13" W	120.29'
L212	N 07°00'34" E	205.90'
L213	N 77°46'33" E	255.14'
L214	N 22°21'50" W	282.30'
L215	S 67°38'10" W	294.62'
L216	N 22°18'17" W	11.00'
L217	S 67°41'43" W	60.00'
L218	S 22°18'17" E	45.00'
L219	S 67°41'43" W	20.92'
L220	S 06°43'58" W	223.55'
L221	S 02°56'56" E	298.39'
L222	S 26°13'42" W	279.61'
L223	S 06°55'57" W	309.17'
L224	N 84°53'20" W	294.52'
L225	S 84°53'20" E	210.73'
L226	S 39°57'49" W	123.91'
L227	S 10°14'25" E	177.84'

NUMBER	DIRECTION	DISTANCE
L223	S 06°55'57" W	309.17'
L224	N 84°53'20" W	294.52'
L225	S 84°53'20" E	210.73'
L226	S 39°57'49" W	123.91'
L227	S 10°14'25" E	177.84'
L228	S 04°18'00" E	247.49'
L229	S 22°02'47" E	10.48'
L230	S 67°57'13" W	43.74'
L231	S 35°20'47" W	236.41'
L232	N 36°20'47" E	152.62'
L233	N 67°57'13" E	43.74'
L234	S 22°02'47" E	47.06'
L235	S 39°08'57" E	350.79'
L237	N 35°43'41" E	82.64'
L238	N 36°18'41" E	264.61'
L239	N 44°24'07" E	110.45'
L240	N 38°53'45" E	117.89'
L241	N 39°08'57" W	350.79'
L242	N 22°02'47" W	47.06'
L243	N 67°57'13" E	227.69'
L244	N 82°52'43" E	328.93'
L245	S 64°02'13" E	105.80'
L246	S 38°01'58" E	299.62'
L247	N 38°01'58" W	193.71'
L248	N 40°34'00" E	33.97'
L249	N 11°50'33" W	137.57'
L250	S 86°02'53" W	104.44'
L251	S 76°01'47" W	97.82'
L252	S 62°09'08" W	131.79'
L253	S 40°34'00" W	1.59'
L254	N 64°02'13" W	105.60'
L255	S 82°52'43" W	328.93'
L256	S 67°57'13" W	227.69'
L257	N 22°02'47" W	10.48'
L258	N 04°18'00" W	247.49'
L259	N 10°14'25" W	28.92'
L260	N 79°45'35" E	251.66'
L261	N 87°05'17" E	323.66'
L262	N 78°09'27" E	253.92'
L263	N 06°44'17" E	293.82'
L264	N 06°44'17" E	257.48'
L265	N 78°09'27" E	193.99'
L266	N 11°50'33" W	49.60'
L267	N 83°11'44" W	43.80'
L268	S 39°57'49" W	123.91'
L269	S 10°14'25" E	58.92'
L270	N 79°45'35" E	251.66'
L271	N 87°05'17" E	323.66'
L272	S 06°09'37" W	273.79'
L273	S 08°09'37" E	231.25'
L274	S 75°18'38" W	141.00'
L275	S 22°18'17" E	35.19'
L276	S 67°41'43" W	11.11'
L277	S 06°55'57" W	308.09'
L278	S 83°11'44" E	217.13'
L279	N 21°31'29" W	304.13'
L280	N 67°42'40" E	299.90'
L281	N 17°23'09" W	137.48'
L282	S 63°44'00" W	109.38'
L283	S 79°54'00" W	211.94'
L284	N 78°06'00" W	176.39'
L285	N 53°56'00" W	280.56'
L286	N 89°36'00" W	139.72'
L287	S 53°34'00" W	95.06'
L288	N 81°36'00" W	128.00'
L289	N 62°06'00" W	308.33'
L290	S 68°39'00" W	265.28'
L291	N 26°13'42" E	279.61'
L292	N 02°56'56" W	298.39'
L293	N 06°43'58" E	223.55'
L294	N 67°41'43" E	20.92'
L295	N 22°18'17" W	45.00'
L296	N 67°41'43" E	60.00'
L297	S 22°18'17" E	11.00'
L298	N 67°38'10" E	294.62'
L299	N 22°00'03" W	329.84'
L300	S 67°41'43" W	54.11'

NUMBER	DIRECTION	DISTANCE
L306	S 06°43'58" W	64.15'
L306	N 22°58'54" E	50.00'
L306	N 12°28'55" E	218.75'
L306	N 07°04'35" E	130.42'
L306	S 67°57'13" W	25.97'
L306	N 17°40'20" E	150.59'
L306	S 72°19'40" E	35.70'
L306		

Revised Preliminary Plat San Gabriel Ridge
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Nickey Lawrence, Unified Road System
Submitted For: Joe England
Department: Unified Road System
Agenda Category: Consent

Information

Agenda Item

Discuss and consider preliminary plat approval for San Gabriel Ridge Revised Preliminary Plat, Pct. 2.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
---------	----------	-------------	--------	----------

Attachments

Link: [Projects San Gabriel Ridge Revised Preliminary](#)

Form Routing/Status

Form Started By: Nickey Lawrence Started On: 11/05/2009 11:33 AM
Final Approval Date: 11/05/2009

SAN GABRIEL RIDGE REVISED PRELIMINARY PLAT

SHEET NO. 1 OF 7

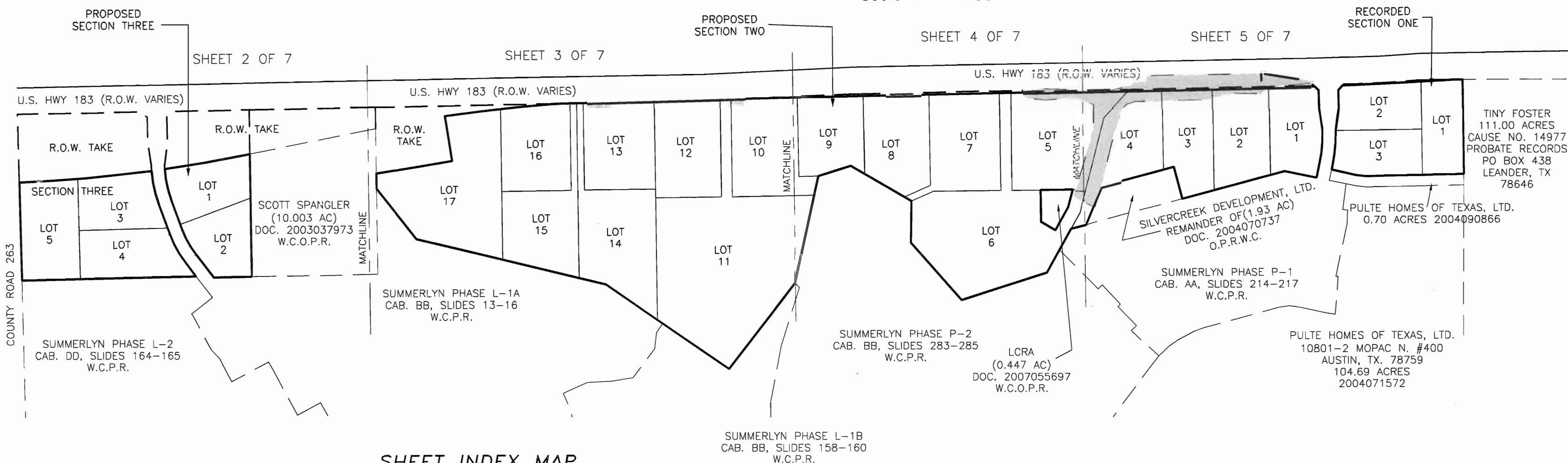
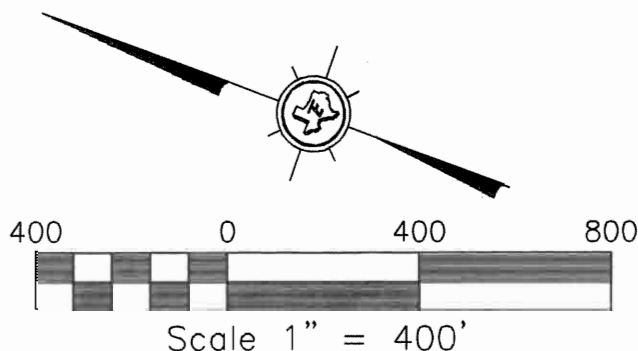
SAN GABRIEL RIDGE REVISED PRELIMINARY PLAT

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

DRAWN BY: CAA
CHECKED BY: B.J.
FIELD DATA: 619-06 ALL TX
FIELD NOTE NO.:
SCALE: 1"=400'
DATE: 05-07-09
JOB NO: 619-09-01
FILE NAME: 619-09-01_Basdon.dwg

DATE: REV. BY: DESCRIPTION:

NOTE:
BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED
BY LCRA GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD
83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL
DATUM.



SHEET INDEX MAP

DATE: MAY 7, 2009

OWNER:
FOSTER SAN GABRIEL INVESTMENTS, LTD.
1301 SOUTH I.H.35, SUITE 200
AUSTIN, TEXAS 78741
PH: (512) 447-4414
FAX: (512) 447-2392

ENGINEER & SURVEYOR:
HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PH: (512) 837-2446
FAX: (512) 837-9463

JOHN B. ROBINSON SURVEY, ABST. NO. 521;

PROPOSED USE: COMMERCIAL
NUMBER OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 25
BUILDABLE LOTS: 25
L.F. OF NEW STREET: 0

Area Summary

80.4668 TOTAL ACRES
0 ACRES OF RIGHT-OF-WAY
80.4668 ACRES OF DEVELOPMENT

LOTS BY SIZE CATEGORY

10-15 ACRE 1 LOT
5-10 ACRE 2 LOTS
2-5 ACRE 17 LOTS
1-2 ACRE 5 LOTS
UNDER 1 ACRE 0 LOTS

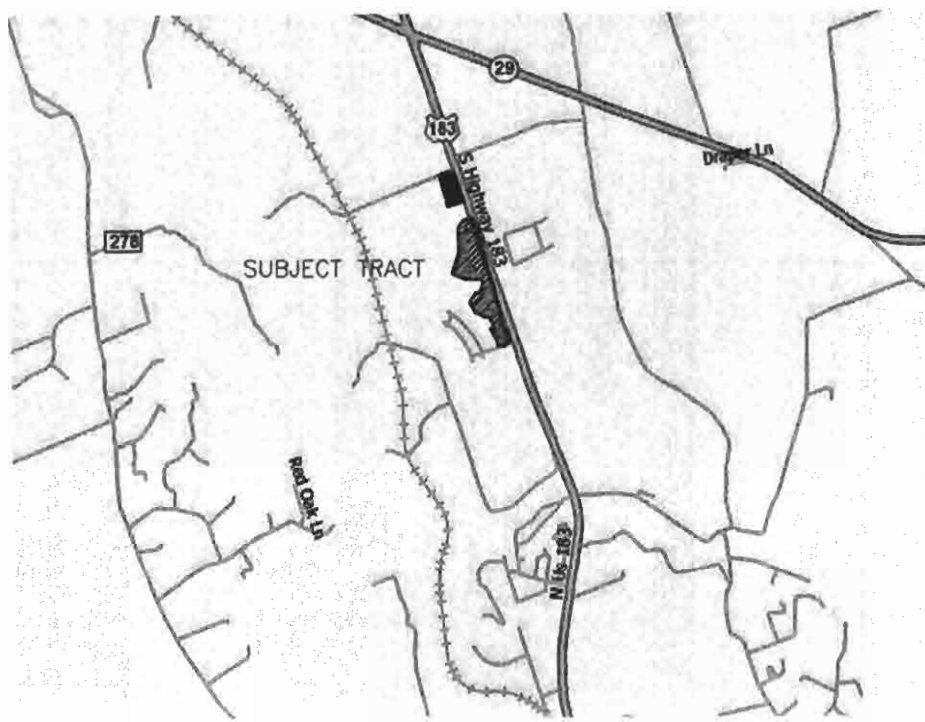
FLOOD PLAIN NOTE:

1.) REVISED TO REFLECT LOMR
MAP REVISED: FIRM NO. 48491C0275E (9-26-08)
CASE NO.: 08-06-1357P
COMMUNITY NAME: WILLIAMSON COUNTY, TX
COMMUNITY NO.: 481079
EFFECTIVE DATE OF
THIS REVISION: FEBRUARY 17, 2009
LOMR AREA AFFECTED IS DESCRIBED IN
DRAINAGE EASEMENT DOC: 2009054646 OPRWC

BENCHMARK:

L.C.R.A. MONUMENT A843, STAMPED
"A843". NAD'83 TX. SPCS COORDINATES
N=10201363.7439, E=3072703.4697,
EL.906.44 (NAVD '88)
L.C.R.A. MONUMENT AZF9, STAMPED
"AZF9". NAD'83 TX. SPCS COORDINATES
N=10202180.7869, E=3072381.0370,
EL.923.23' (NAVD '88)

VICINITY MAP
NOT TO SCALE



NOTE:
1.) STORMWATER DETENTION WILL BE ADDRESSED PER
INDIVIDUAL LOT DEVELOPMENT.
2.) CHISOLM TRAIL S.U.D. WILL SUPPLY WATER SERVICE.
3.) L.C.R.A. WILL SUPPLY WASTEWATER SERVICE.

CURVE TABLE

NUMBER	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
C1	16°53'21"	156.23	155.66	S 57°56'17" W	530.00
C2	17°02'52"	148.82	148.27	S 40°56'03" W	500.15
C3	05°10'08"	606.24	606.04	S 24°59'56" E	6720.00
C4	03°06'56"	365.43	365.38	S 29°39'15" E	6720.00
C5	17°03'02"	130.92	130.44	N 40°56'37" E	439.95
C6	17°26'08"	142.99	142.43	N 58°12'32" E	469.87
C7	02°16'33"	266.92	266.90	S 23°33'08" E	6720.00
C8	02°53'35"	339.32	339.29	S 26°08'12" E	6720.00
C11	02°20'12"	256.09	256.07	S 27°29'25" E	6279.25
C12	02°16'04"	248.54	248.52	S 25°11'17" E	6279.25
C13	12°56'25"	162.68	162.33	N 75°29'47" E	720.30

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS STATED)
○	1/2" IRON ROD W/CAP SET (UNLESS STATED)
⊙	IRON PIPE FOUND
■	CONCRETE HWY. MONUMENT FOUND (TYPE II)
▲	NAIL FOUND
△	CALCULATED POINT
()	RECORD INFORMATION
[]	BUILDABLE ACREAGE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY
D.R.W.C.	DEED RECORDS WILLIAMSON COUNTY
G.E.	GASLINE EASEMENT
---	RECORDED EASEMENT
---	ADJOINING PROPERTY LINE
---	FLOODPLAIN BOUNDARY
---	PROPOSED EASEMENT
---	100 YEAR FLOODPLAIN

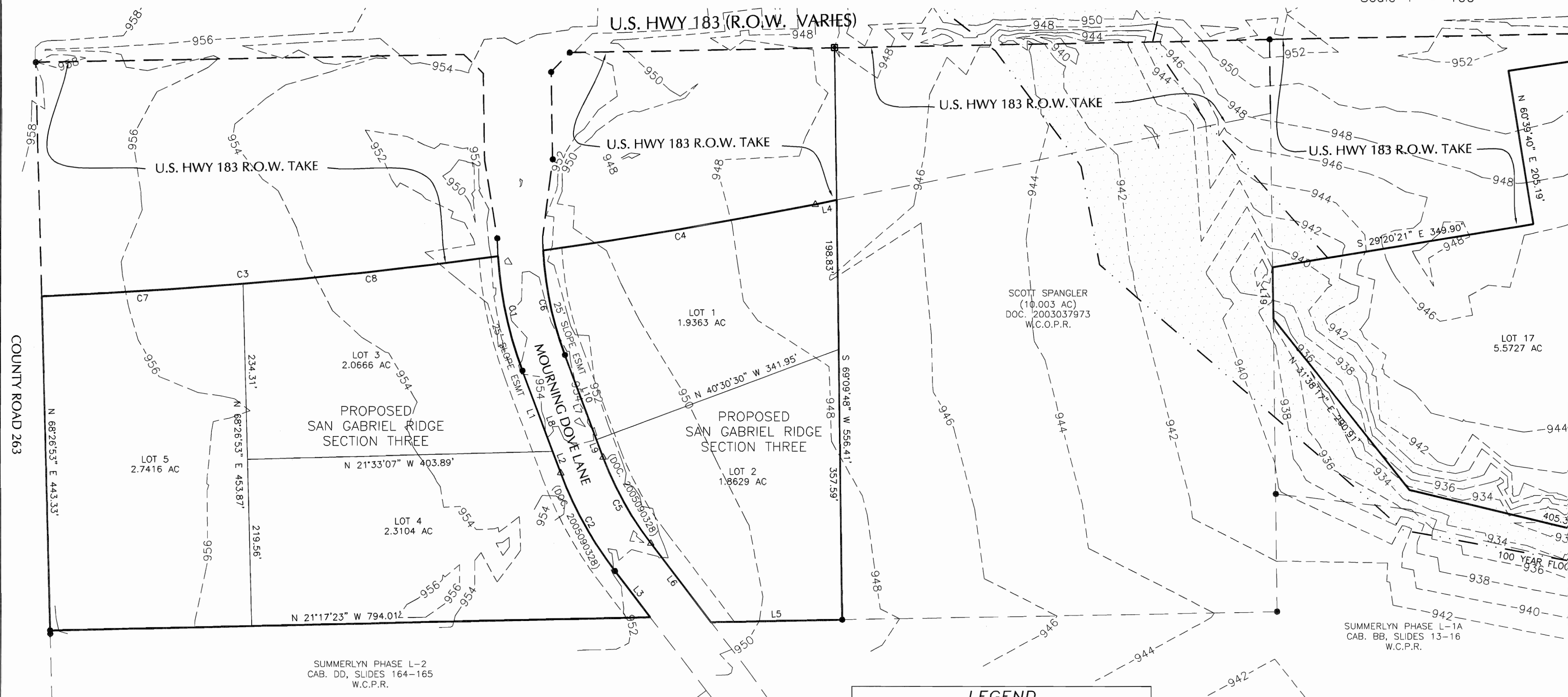
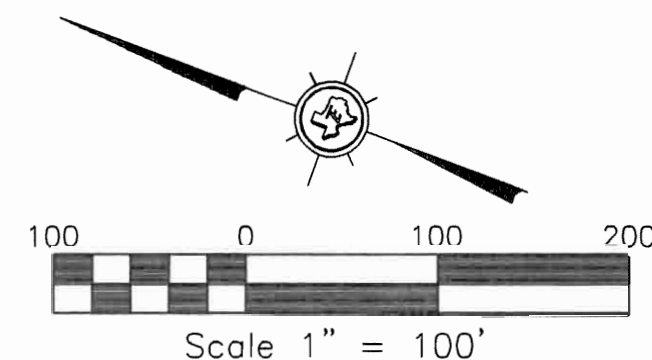
SHEET NO. 2 OF 7

**SAN GABRIEL RIDGE
REVISED PRELIMINARY PLAT**



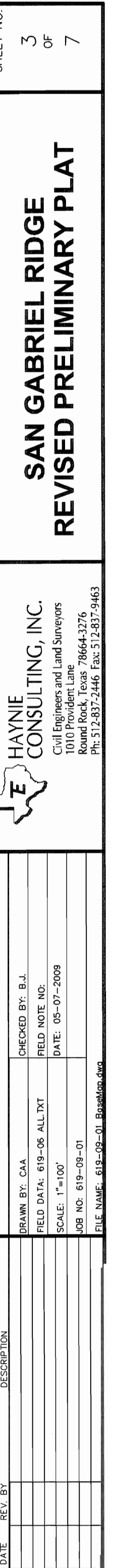
**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane

DRAWN BY: CAA	CHECKED BY: B.J.
FIELD DATA: 619-06 ALL.TXT	FIELD NOTE NO:
SCALE: 1"=600'	DATE: 05-07-2009
JOB NO: 619-06	



● ½" IRON ROD FOUND (UNLESS STATED)
 ○ ½" IRON ROD W/CAP SET (UNLESS STATED)
 ⊙ IRON PIPE FOUND
 ■ CONCRETE HWY. MONUMENT FOUND (TYPE II)
 ▲ NAIL FOUND
 △ CALCULATED POINT
 () RECORD INFORMATION
 [] BUILDABLE ACREAGE
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.W. RIGHT-OF-WAY
 D.E. DRAINAGE EASEMENT
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
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 D.R.W.C. DEED RECORDS WILLIAMSON COUNTY
 G.E. GASLINE EASEMENT
 ----- RECORDED EASEMENT
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DATE	REV. BY	DESCRIPTION	DRAWN BY: CAA	CHECKED BY: B.J.
			FIELD DATA: 619-06 ALL TXT	FIELD NOTE NO:
			SCALE: 1"=100'	DATE: 05-07-2009
			JOB NO: 619-08-01	
			FILE NAME: 619-09-01 BaseMap.dwg	

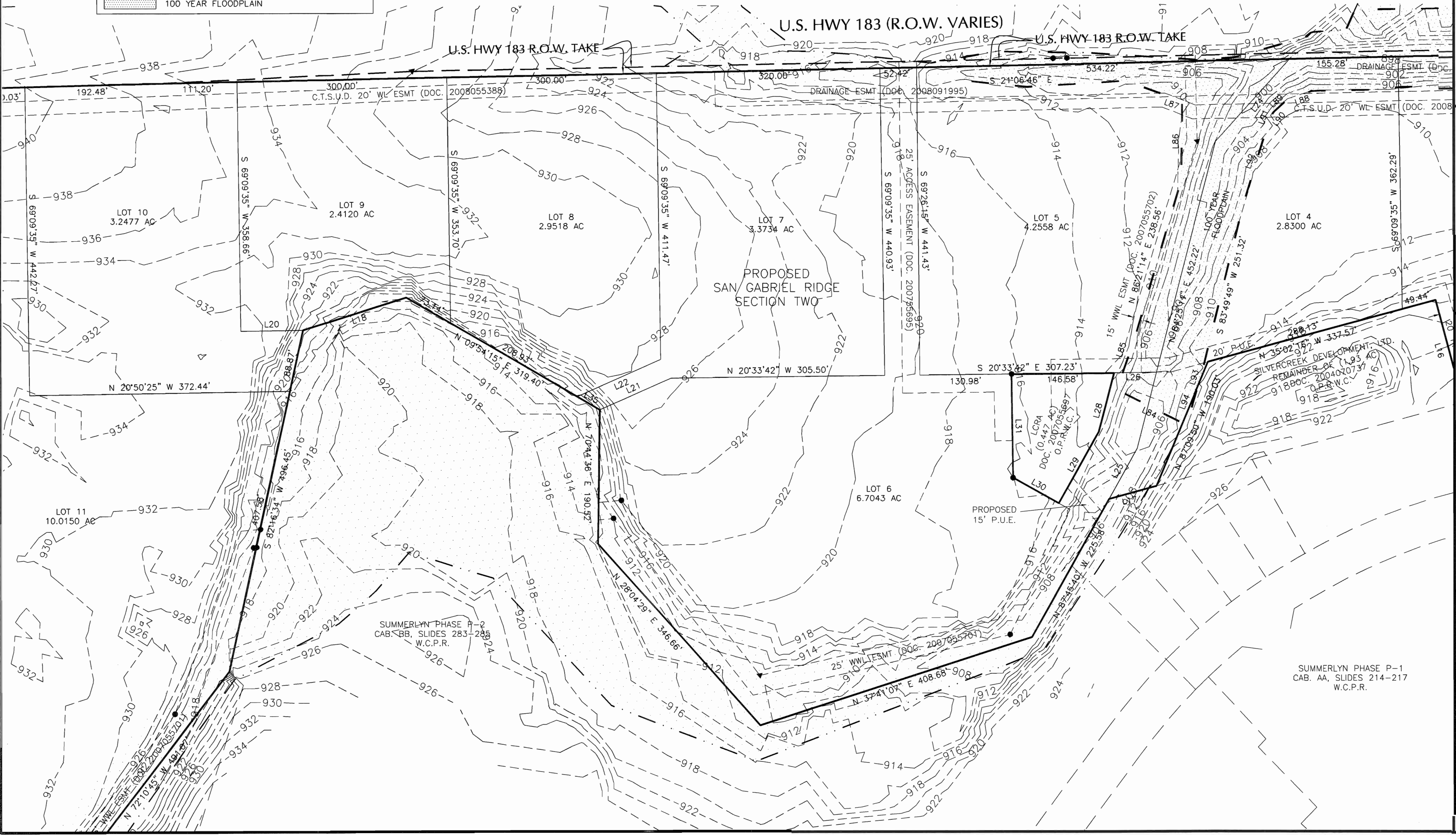
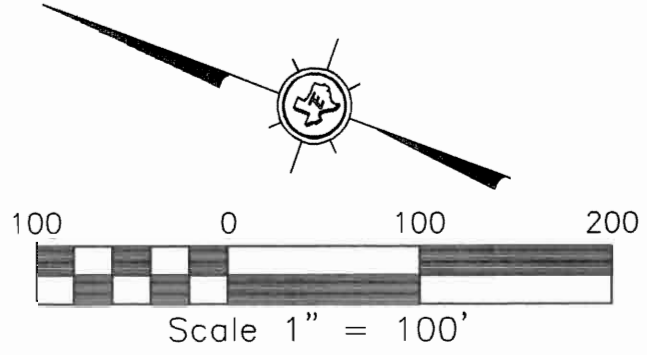
SAN GABRIEL RIDGE REVISED PRELIMINARY PLAT

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- ⊙ IRON PIPE FOUND
- CONCRETE HWY. MONUMENT FOUND (TYPE II)
- ▲ NAIL FOUND
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- () RECORD INFORMATION
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- P.U.E. PUBLIC UTILITY EASEMENT
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- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
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- G.E. GASLINE EASEMENT
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- FLOODPLAIN BOUNDARY
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FLOOD PLAIN NOTE:

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MAP REVISED: FIRM NO. 48491C0275E (9-26-08)
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DRAINAGE EASEMENT DOC: 2009054646 OPRWC



SHEET NO.
4 OF 7

**SAN GABRIEL RIDGE
REVISED PRELIMINARY PLAT**

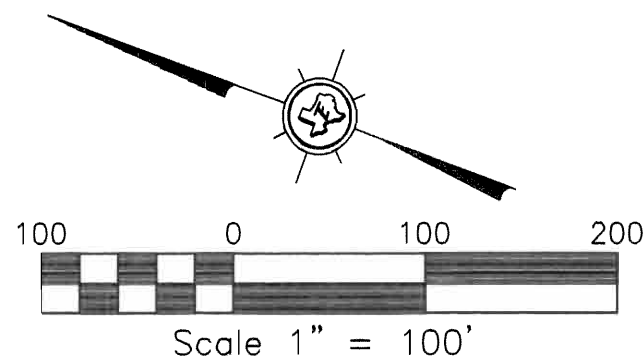
HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

DATE	REV. BY	DESCRIPTION

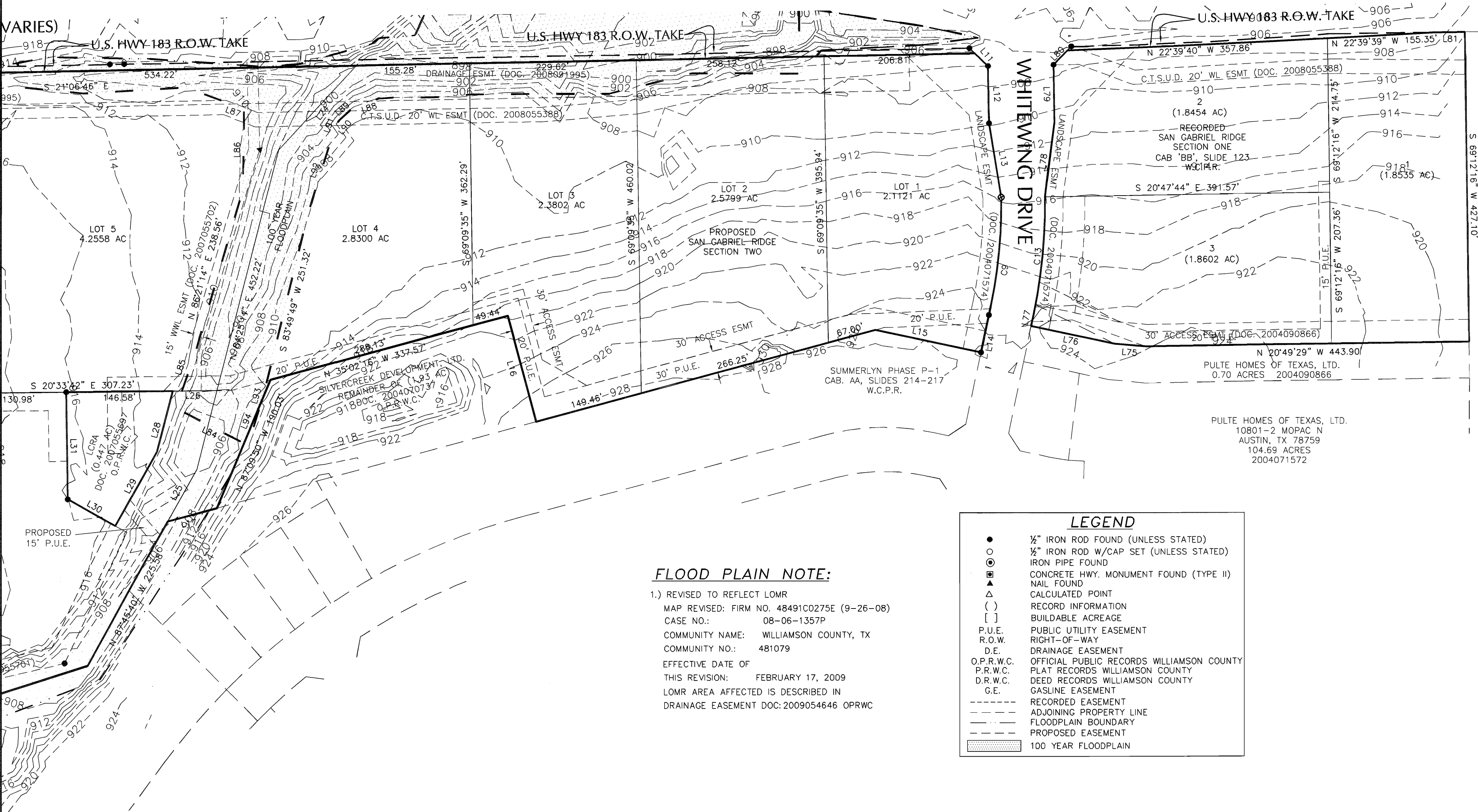
DRAWN BY: CAA	CHECKED BY: B.J.
FIELD DATA: 619-06 ALL TX	FIELD NOTE NO:
SCALE: 1"=100'	DATE: 05-07-2009
JOB NO: 619-08-01	
FILE NAME: 619-08-01 Baseplan.dwg	

SUMMERLYN PHASE P-1
CAB. AA, SLIDES 214-217
W.C.P.R.

SAN GABRIEL RIDGE REVISED PRELIMINARY PLAT



U.S. HWY 183 (R.O.W. VARIES)



FLOOD PLAIN NOTE:

1.) REVISED TO REFLECT LOMR
MAP REVISED: FIRM NO. 48491C0275E (9-26-08)
CASE NO.: 08-06-1357P
COMMUNITY NAME: WILLIAMSON COUNTY, TX
COMMUNITY NO.: 481079
EFFECTIVE DATE OF THIS REVISION: FEBRUARY 17, 2009
LOMR AREA AFFECTED IS DESCRIBED IN DRAINAGE EASEMENT DOC: 2009054646 OPRWC

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- IRON PIPE FOUND
- CONCRETE HWY. MONUMENT FOUND (TYPE II)
- ▲ NAIL FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- [] BUILDABLE ACREAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS WILLIAMSON COUNTY
- G.E. GASLINE EASEMENT
- RECORDED EASEMENT
- ADJOINING PROPERTY LINE
- FLOODPLAIN BOUNDARY
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN

SECTION ONE METES AND BOUNDS




TIMOTHY E. HAYNIE
 R.P.L.S. NO. 2380
 STATE OF TEXAS

SAN GABRIEL RIDGE REVISED PRELIMINARY PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

FOSTER SAN GABRIEL INVESTMENTS, LTD., LEWBO, INC. BEING ITS GENERAL PARTNER, BEING THE OWNER OF 75.3172 ACRES OF LAND IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 0.1068 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT 2005003392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 71.3684 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT 2002087769 OF SAID PUBLIC RECORDS; AND BEING ALL OF THAT CERTAIN 0.57 ACRE TRACT AS DESCRIBED IN DOCUMENT 2005062455 OF SAID PUBLIC RECORDS; AND BEING A PORTION OF THAT CERTAIN 11.1224 ACRE TRACT ONE AND A PORTION OF THAT CERTAIN 5.8078 ACRE TRACT TWO AS DESCRIBED IN DOCUMENT 2005003392 OF SAID PUBLIC RECORDS; SAVE AND EXCEPT THAT CERTAIN 0.447 ACRE TRACT OF LAND AS CONVEYED TO LCRA BY DEED OF RECORD IN DOCUMENT 2007055697; DO HEREBY SUBDIVIDE SAID 75.3172 ACRE TRACT TO BE KNOWN AS **SAN GABRIEL RIDGE REVISED PRELIMINARY PLAT** AND JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND THIS THE ____ DAY OF _____, 200__ A.D.

FOSTER SAN GABRIEL INVESTMENTS, LTD.,
1301 SOUTH IH 35, SUITE 200
AUSTIN, TX 78741

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 200__ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, PRINTED NAME _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 75.3172 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FINANCIAL INSTITUTION NAME _____

BY: _____

NAME: _____

TITLE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 200__ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, PRINTED NAME _____

PLAT NOTES

- BUILDING SETBACKS SHALL BE 50 FEET ALONG U.S. HIGHWAY 183 AND 30 FEET ALONG COUNTY ROAD 263.
- ALL LOTS DO NOT HAVE DRIVEWAY ACCESS TO HIGHWAY 183 UNLESS DRIVEWAY PERMIT IS OBTAINED FROM TxDOT. ALL OTHER DRIVEWAYS SHALL RECEIVE APPROVAL FROM WILLIAMSON COUNTY AND/OR MUNICIPAL UTILITY DISTRICT, AS APPLICABLE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN FEET.
- ALL DWELLINGS PLACED ON THE SUBDIVISION LOTS WILL BE CONNECTED TO WASTEWATER LINE PROVIDED BY LOWER COLORADO RIVER AUTHORITY OR PROPERTY OWNERS MAY APPLY FOR AN O.S.S.F. PERMIT FROM WILLIAMSON COUNTY HEALTH DEPARTMENT IN LIEU OF LCRA SEWER.
- EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION AS PER WILLIAMSON COUNTY REGULATIONS MUST BE PROVIDED PRIOR TO ANY CONSTRUCTION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION. IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF WILLIAMSON COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- WATER SERVICE WILL BE BY CHISHOLM TRAIL SPECIAL UTILITY DISTRICT (C.T.S.U.D.)
- BENCH MARKS: SEE SHEET ONE.
- THE STORMWATER RUNOFF FOR DEVELOPMENT OF EACH LOT SHALL BE PROVIDED BY INSTALLATION OF STORMWATER DETENTION FACILITY FOR EACH LOT AS DEVELOPED TO MAINTAIN EXISTING CONDITION RUNOFF RELEASE OR BY OTHER APPROVED METHODS.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE 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.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S 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. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) NOTES

- NO STRUCTURE OR LAND ON THIS BLUELINE(SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED IN WRITING THE WATER POLLUTION ABATEMENT PLAN (WPAP).

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. 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 WITH IT.

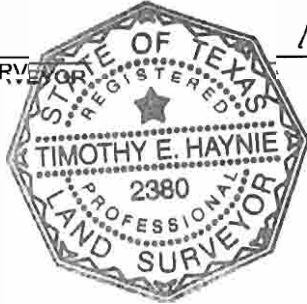
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

TIMOTHY E. HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2380 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664



10-6-09
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND /OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS.

TIMOTHY E. HAYNIE
LICENSED PROFESSIONAL ENGINEER
No. 36982 - STATE OF TEXAS



10-6-09
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 COMMISSIONER'S 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 _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS 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 _____, 200__ A.D. AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS IN BOOK _____, PAGE(S) ____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 200__ A.D.

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

SHEET NO.

7
OF
7

SAN GABRIEL RIDGE
REVISED PRELIMINARY PLAT

HAYNIE
CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

REV. BY	DESCRIPTION	DRAWN BY: CAA	CHECKED BY: B.J.
		FIELD DATA: 619-06 ALL TXT	FIELD NOTE NO:
		SCALE:	DATE: 05-07-2009
		JOB NO: 619-09-01	
		DATE: 10-06-09	

Replacement of yield signs CR 394/368
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Nickey Lawrence, Unified Road System
Submitted For: Joe England
Department: Unified Road System
Agenda Category: Consent

Information

Agenda Item

Discuss and consider replacement of yield signs on CR 394/368 with stop signs on CR 101, Pct. 4.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [CR 101 94 368](#)

Form Routing/Status

Form Started By: Nickey Lawrence Started On: 11/05/2009 11:52 AM
Final Approval Date: 11/05/2009

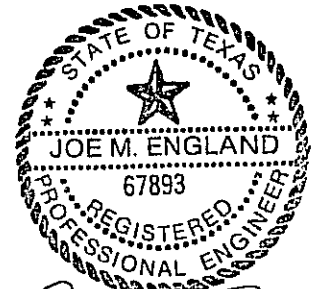
Joe M. England, P.E.
County Engineer



3151 SE Inner Loop, Suite B
Georgetown, Texas 78626
Telephone (512) 943-3336
Fax (512) 943-3335

Williamson County
Unified Road System

To: Williamson County Commissioners' Court
From: Joe M. England P.E., County Engineer
Date: November 5, 2009
Subject: Proposed Stop Sign Relocation at
County Road 101 and County Road 394/368



Joe M. England
11/5/09

According to Section 2B.05 *STOP Sign Applications* as found in the 2006 edition of the Texas Manual on Uniform Traffic Control Devices (TxMUTCD), once the decision has been made to install two-way stop control, the decision regarding the appropriate street to stop should be based on engineering judgment. In most cases, the street carrying the lowest volume of traffic should be stopped. A STOP sign should not be installed on the major street unless justified by a traffic engineering study.

A volume study was conducted from September 16 to September 17, 2009 at this intersection. The result of this study is attached to this memorandum. The study concluded that the majority of the total volume approaching this intersection is on County Road 394/368. Based upon this data and the TxMUTCD, it is my professional recommendation that the existing yield signs on County Road 394/368 be removed and replaced with stop signs on County Road 101.

Number	Date	Time	CR 101 SB	CR 101 NB	CR 101 TOTAL	CR 368 WB	CR 394 EB	CR 368/394 TOTAL
1	9/16/2009	03:00 PM	44	36	80	88	96	184
2	9/16/2009	04:00 PM	40	16	56	94	118	212
3	9/16/2009	05:00 PM	32	23	55	88	108	196
4	9/16/2009	06:00 PM	16	23	39	58	50	108
5	9/16/2009	07:00 PM	6	10	16	31	28	59
6	9/16/2009	08:00 PM	10	3	13	28	30	58
7	9/16/2009	09:00 PM	2	4	6	14	14	28
8	9/16/2009	10:00 PM	0	0	0	2	2	4
9	9/16/2009	11:00 PM	0	0	0	2	0	2
10	9/17/2009	12:00 AM	0	0	0	3	3	6
11	9/17/2009	01:00 AM	0	0	0	2	1	3
12	9/17/2009	02:00 AM	0	0	0	2	2	4
13	9/17/2009	03:00 AM	3	7	10	4	5	9
14	9/17/2009	04:00 AM	1	1	2	10	9	19
15	9/17/2009	05:00 AM	15	2	17	26	30	56
16	9/17/2009	06:00 AM	40	32	72	112	118	230
17	9/17/2009	07:00 AM	32	18	50	67	62	129
18	9/17/2009	08:00 AM	16	10	26	38	41	79
19	9/17/2009	09:00 AM	8	6	14	38	46	84
20	9/17/2009	10:00 AM	14	18	32	41	44	85
21	9/17/2009	11:00 AM	24	20	44	42	51	93
22	9/17/2009	12:00 PM	18	22	40	48	39	87
23	9/17/2009	01:00 PM	10	7	17	45	44	89
24	9/17/2009	02:00 PM	15	20	35	65	60	125
		TOTAL	346	278	624	948	1001	1949

Place stop sign on CR 368/394

Comprehensive Annual Financial Report Award
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Julie Kiley, County Auditor
Submitted For: Julie Kiley
Department: County Auditor
Agenda Category: Regular Agenda Items

Information

Agenda Item

Acknowledge the receipt of Certificate of Achievement in Financial Reporting for Fiscal Year 2008 from the Government Finance Officers Association.

Background

This is the 17th year that Williamson County has been recognized by the Government Finance Officers Association with the Certificate of Achievement in Financial Reporting. Attached is a letter and a copy of the certificate.

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [CAFR Award](#)

Form Routing/Status

Form Started By: Julie Kiley Started On: 10/30/2009 09:08 AM
Final Approval Date: 11/03/2009



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

October 5, 2009

David U. Flores
County Auditor
Williamson County
710 South Main Street
Suite 301
Georgetown TX 78626

Dear Mr. Flores:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2008, qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Each entity submitting a report to the Certificate of Achievement review process is provided with a "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements in its financial reporting techniques. Your list has been enclosed. You are strongly encouraged to implement the recommended improvements into the next report and submit it to the program. If it is unclear what must be done to implement a comment or if there appears to be a discrepancy between the comment and the information in the CAFR, please contact the Technical Services Center (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.

Certificate of Achievement program policy requires that written responses to the comments and suggestions for improvement accompany the next fiscal year's submission. Your written responses should provide detail about how you choose to address each item that is contained within this report. These responses will be provided to those Special Review Committee members participating in the review.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. As the designated individual we have enclosed your AFRA.

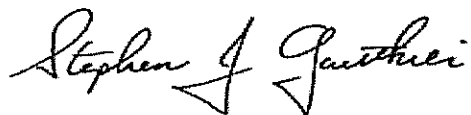
Your Certificate of Achievement plaque will be shipped to you under separate cover in about eight weeks. We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release has been enclosed. We suggest that you provide copies of it to local newspapers, radio stations and television stations. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

A current holder of a Certificate of Achievement may include a reproduction of the award in its immediately subsequent CAFR. A camera ready copy of your Certificate is enclosed for that purpose. If you reproduce your Certificate in your next report, please refer to the enclosed instructions. A Certificate of Achievement is valid for a period of one year. To continue to participate in the Certificate of Achievement Program it will be necessary for you to submit your next CAFR to our review process.

In order to expedite your submission we have enclosed a Certificate of Achievement Program application form to facilitate a timely submission of your next report. This form should be completed and sent (postmarked) with three copies of your report, three copies of your application, three copies of your written responses to the program's comments and suggestions for improvement from the prior year, and any other pertinent material with the appropriate fee by March 31, 2010.

Your continued interest in and support of the Certificate of Achievement Program is most appreciated. If we may be of any further assistance, please contact Delores Smith (dsmith@gfoa.org or (312) 578-5454).

Sincerely,
Government Finance Officers Association

A handwritten signature in black ink that reads "Stephen J. Gauthier". The signature is written in a cursive style with a large, stylized "S" and "G".

Stephen J. Gauthier, Director
Technical Services Center

SJG/ds



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

10/05/2009

NEWS RELEASE

For Information contact:
Stephen Gauthier (312) 977-9700

(Chicago)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **Williamson County** by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s), department or agency designated by the government as primarily responsible for preparing the award-winning CAFR. This has been presented to:

David U. Flores, County Auditor

The CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The GFOA is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL, and Washington, D.C.

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Williamson County
Texas

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
September 30, 2008

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director

Popular Annual Financial Report Award
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Julie Kiley, County Auditor
Submitted For: Julie Kiley
Department: County Auditor
Agenda Category: Regular Agenda Items

Information

Agenda Item

Acknowledge receipt of Award for Outstanding Achievement in Popular Annual Financial Reporting for Fiscal Year 2008 from the Government Finance Officers Association.

Background

This is the 4th year that the Auditor's Office has received this recognition from the Government Finance Officers Association. Attached is a letter from GFOA and a copy of the Certificate.

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [PAFR Award](#)

Form Routing/Status

Form Started By: Julie Kiley Started On: 10/30/2009 09:16 AM
Final Approval Date: 11/03/2009



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

October 16, 2009

David U. Flores
County Auditor
Williamson County
710 S. Main Street, Suite #301
Georgetown, Texas 78626

Dear Mr. Flores:

A panel of independent reviewers has completed its examination of your Popular Annual Financial Report (PAFR). We are pleased to notify you that your PAFR for the fiscal year ended September 30, 2008, has substantially met the requirements of the PAFR Program. In the absence of authoritative standards governing the presentation, these requirements were based on an evaluation of creativity, presentation, understandability and reader appeal. The report received a weighted average score of 75.00 percent or above from three of the four highest individual reviews.

The PAFR award is valid for one year. To continue your participation in the program, it will be necessary for you to submit your next PAFR to the Government Finance Officers Association within 6 months of the end of your entity's fiscal year. Enclosed is an application form to facilitate a timely submission. Five copies of this form should be submitted with five copies of your PAFR, accompanied by the appropriate fee.

Each entity submitting a report to the PAFR Program is provided with confidential comments and suggestions for possible improvements in next year's presentation. Your comments and suggestions, as well as the summary of grading sheet are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare next year's report.

Your award plaque will be mailed separately and should arrive in approximately eight weeks. A camera-ready reproduction of the award is included for your convenience and may be included in your next report.

David U. Flores
October 16, 2009
Page 2

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain a well, presented PAFR. If we can be of further assistance, please contact Jim Phillips at the Technical Services Center.

Sincerely,

A handwritten signature in black ink, reading "Stephen J. Gauthier". The signature is written in a cursive style with a large, stylized "S" and "G".

Stephen J. Gauthier, Director
Technical Service Center

SJG/jp
Enclosure

Award for Outstanding Achievement in Popular Annual Financial Reporting

PRESENTED TO

**Williamson County
Texas**

for the Fiscal Year Ended

September 30, 2008




President


Executive Director

Jones Possession and Use Agreement (P12)
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Charlie Crossfield, Road Bond
Submitted For: Charlie Crossfield
Department: Road Bond
Agenda Category: Regular Agenda Items

Information

Agenda Item

Consider authorizing County Judge to execute a Possission and Use Agreement with Russell U. Jones regarding right-of-way on US 183.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [Jones PUA \(P12\)](#)

Form Routing/Status

Form Started By: Charlie Crossfield
Started On: 11/05/2009 09:35 AM
Final Approval Date: 11/05/2009

POSSESSION AND USE AGREEMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

WHEREAS, RUSSELL U. JONES, hereinafter referred to as "GRANTOR", whether one or more, is the owner of that certain pieces, parcels or tracts of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibits "A-B", which are attached hereto and made a part hereof; and

WHEREAS, WILLIAMSON COUNTY, TEXAS, THE STATE OF TEXAS, and CHISHOLM TRAIL SPECIAL UTILITY DISTRICT "collectively GRANTEE", plan to acquire a fee simple interest in the tract(s) of land described in Exhibit "A" (parcel 12), and a waterline easement interest in and to the tract of land described in Exhibit "B" (parcel 12WE), whether through contract and conveyance or through eminent domain proceedings; and

WHEREAS, the GRANTEE must have possession of said-described tract of land for the purposes described below,

Construction of the Highway 183 roadway improvements and related utility relocation activities (Project).

NOW THEREFORE, BE IT KNOWN:

That in consideration of the payment of FIVE HUNDRED FORTY THREE THOUSAND AND NINE HUNDRED FOUR AND 00/100 Dollars (\$543,904.00), which amount represents 90% of the estimated compensation for the acquisition of the Property to be acquired and any damages to the remaining property, and out of this total \$543,904.00 payment amount one half (\$271,952.00) shall be paid upon full execution of this document and the remaining one half (\$271,952.00) shall be paid on the date GRANTEE takes possession of the Property pursuant to the provisions of Paragraph 7 below, GRANTOR has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto the GRANTEE, its employees, agents and assigns an irrevocable right-of-entry, possession, and construction easement, with the right of exclusive possession over, upon, and across those tracts of land described in Exhibits "A-B", along with the additional right to temporarily enter the remaining property of GRANTOR solely for the purposes of removing any remaining improvements which are bisected by the proposed acquisition and roadway project, unless such improvements have been removed by GRANTOR prior to the time that GRANTOR vacates the Property.

GRANTOR warrants and represents by, through, and under the GRANTOR, but not otherwise, that the title to the Property is free and clear of all liens and encumbrances on the title to the Property, or that any necessary and proper releases will be executed for the Property prior to or simultaneously with the first payment of funds being disbursed under this agreement. The GRANTOR further agrees to indemnify the GRANTEE from all unreleased or undisclosed liens, claims or encumbrances that are known to GRANTEE and that affect the Property.

It is expressly agreed, acknowledged, and understood that the consideration paid hereunder shall be credited against, applied towards, and offset from any consideration to be paid in satisfaction of an agreed purchase price under a contract and conveyance or in satisfaction of the award of the Special Commissioners or subsequent judgment in any condemnation proceeding for the acquisition of the property interests described in Exhibits "A-B", and any other real property situated on Exhibits "A-B" or on the remainder property adjacent to Exhibits "A-B" to be acquired from GRANTOR.

It is expressly agreed, acknowledged, and understood that the easements, rights, and privileges herein granted are assignable and shall be used by the GRANTEE, its employees, agents, and assigns, for the purposes of entering upon the above-described property, before the closing of the contemplated real estate transaction or the acquisition of title through condemnation, and proceeding with surveying, site review and analysis, utility relocation, actual construction on the Project, and all manner of preparation and work attendant thereto. Utility relocation, if any, shall include, but not be limited to, the relocation of water and wastewater lines, electrical lines, cable television lines, telephone lines, gas lines, and their attendant facilities from the existing roadway right-of-way on the property described in Exhibit "A".

The GRANTEE, its employees, agents, and assigns shall have the full and exclusive right to control and use the above-described tracts, including the right to erect and maintain fencing and traffic and pedestrian control and devices and signs, the right to clear trees and vegetation, and the right to excavate, trench, fill, and grade the real property itself.

At no time during the possession of the property by GRANTEE for the purposes described herein shall GRANTOR be denied reasonable access and/or ingress to or egress from the remaining property.

The easement, rights, and privileges herein granted shall automatically terminate upon the contemplated closing of the above-described real estate transaction or the rendition of a final judgment in condemnation proceedings. However, this grant shall survive the termination of any purchase contract agreement and shall also survive any institution of condemnation proceedings.

The parties further agree as follows:

1. That by virtue of the granting of permission to the GRANTEE to take temporary possession of the Property in accordance with this Agreement, GRANTOR does not waive any legal rights or defenses under the Constitution of the United States, the Constitution and Statutes of the State of Texas or any other provisions of the law that GRANTOR may have in connection with the acquisition of any rights to the Property by the GRANTEE.
2. That this Right of Entry, Possession, and Construction Easement is irrevocable by GRANTOR but only valid until sixty (60) business days after the filing of a Special Commissioners' award in the Cause. Thereafter, continued possession, if at all, will be pursuant to a deposit of a Special Commissioners' award according to Texas law governing possession in a statutory eminent domain case.

3. The date of valuation for purposes of determining the value of the just compensation for the Property to be acquired shall be the date of full execution of this agreement by all parties.
5. This Agreement shall be binding upon the heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties. Specifically, Grantee's heirs, devisees, executors, administrators, legal representatives, successors or assigns are bound by terms of this agreement which state that the consideration paid hereunder to Grantee shall be credited against, applied towards, and offset from any consideration to be paid in satisfaction of an agreed purchase price under a contract and conveyance or in satisfaction of the award of the Special Commissioners or subsequent judgment in any condemnation proceeding for the acquisition of the property described herein, whether said Grantee is or is not the owner of said property, now or in the future.
6. The easement, right, and privileges granted herein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by this grant. This grant shall be binding upon legal representatives, successors, and assigns of GRANTOR for the term of this grant.
7. GRANTEE agrees that it will not take possession of the Property for the purposes set out in this easement prior to December 1, 2009. GRANTOR shall fully vacate the Property on or before January 15th, 2010.
8. GRANTEE agrees that once the GRANTOR, in writing, asks for a special commissioner's hearing to be scheduled, a Petition in Condemnation will be filed within thirty (30) days after said written request is received. Furthermore, both parties will undertake all reasonable efforts to hold a special commissioners' hearing within ninety (90) days after the GRANTOR asks for a special commissioners' hearing to be scheduled. Any award that exceeds \$543,904 will be deposited in the registry of the court within twenty (20) days following the award made by the special commissioners. If the compensation issue is settled through negotiations, a fixed date for receipt of the additional funds, if any, will be agreed upon as part of the negotiation process.

TO HAVE AND TO HOLD the possession of the above-described tracts of land for the purposes and subject to the limitations described above, and GRANTOR warrants that he knows of no persons or business entity owns a present possessory interest in the fee title to the above-described premises other than GRANTOR, and that there are no parties in possession of any portion of the referenced real property as lessees other than identified herein.

[signature page follows]

Executed this the ____ day of _____, 2009.

GRANTOR:

RUSSELL U. JONES

By: Russell U. Jones

Its: owner

Address: 3378 Fm 1478
Lampasas Tx 76550

GRANTEE:

WILLIAMSON COUNTY, TEXAS

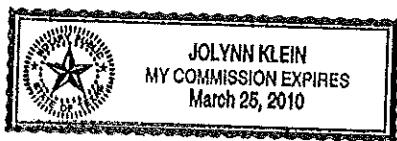
County Judge Dan A. Gattis
Williamson County, Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 30 day of Oct, 2009
by Russell Jones, in the capacity and for the purposes and consideration recited
herein.



Jolynn Klein
Notary Public, State of Texas
Printed Name: Jolynn Klein
My Commission Expires:

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the ____ day of _____,
2009 by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and
consideration recited herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires:

After recording return to:

Don Childs
Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

Champion Possession and Use Agreement (P22)

Commissioners Court - Regular Session

Date: 11/10/2009

Submitted By: Charlie Crossfield, Road Bond

Submitted For: Charlie Crossfield

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Consider authorizing County Judge to execute a Possession and Use Agreement with Emogene Champion and Kirkpatrick Builders, Ltd. regarding right-of-way on US 183.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [Champion PUA \(P22\)](#)

Form Routing/Status

Form Started By: Charlie Crossfield

Started On: 11/05/2009 09:56 AM

Final Approval Date: 11/05/2009

POSSESSION AND USE AGREEMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

WHEREAS, EMOGENE CHAMPION and KIRKPATRICK BUILDERS, LTD., hereinafter referred to as "GRANTOR", whether one or more, is the owner of or tenant on that certain piece, parcel or tract of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof; and

WHEREAS, WILLIAMSON COUNTY, TEXAS, and the STATE OF TEXAS, acting by and through Williamson County "collectively GRANTEE", plan to acquire a fee simple interest in the tract(s) of land described in Exhibit "A", whether through contract and conveyance or through eminent domain proceedings; and

WHEREAS, the GRANTEE must have possession of said-described tract of land for the purposes described below,

Construction of the Highway 183 roadway improvements (Project).

NOW THEREFORE, BE IT KNOWN:

That in consideration of the payment of SEVEN HUNDRED SIXTY THREE THOUSAND AND THREE HUNDRED THIRTY TWO AND 00/100 Dollars (\$763,332.00) and for the further agreement to postpone the time for a special commissioners hearing in Cause No. 09-1426-CC1, which compensation amount represents 90% of the estimated compensation for the acquisition of the Property to be acquired and any damages to the remaining property, GRANTOR has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto the GRANTEE, its employees, agents and assigns an irrevocable right-of-entry, possession, and construction easement, with the right of exclusive possession over, upon, and across those tracts of land described in Exhibit "A".

GRANTOR warrants and represents by, through, and under the GRANTOR, but not otherwise, that the title to the Property is free and clear of all liens and encumbrances on the title to the Property, or that any necessary and proper releases will be executed for the Property prior to or simultaneously with the first payment of funds being disbursed under this agreement. The GRANTOR further agrees to indemnify the GRANTEE from all unreleased or undisclosed liens, claims or encumbrances that are known to GRANTEE and that affect the Property.

It is expressly agreed, acknowledged, and understood that the consideration paid hereunder shall be credited against, applied towards, and offset from any consideration to be paid in satisfaction of an agreed purchase price under a contract and conveyance or in satisfaction of the award of the Special Commissioners or subsequent judgment in any condemnation proceeding for the acquisition of the property interests described in Exhibit "A", and any other real property situated on Exhibit "A" or on the remainder property adjacent to Exhibit "A" to be acquired from GRANTOR.

It is expressly agreed, acknowledged, and understood that the easements, rights, and privileges herein granted are assignable and shall be used by the GRANTEE, its employees, agents, and assigns, for the purposes of entering upon the above-described property, before the closing of the contemplated real estate transaction or the acquisition of title through condemnation, and proceeding with surveying, site review and analysis, utility relocation, actual construction on the Project, and all manner of preparation and work attendant thereto. Utility relocation, if any, shall include, but not be limited to, the relocation of water and wastewater lines, electrical lines, cable television lines, telephone lines, gas lines, and their attendant facilities from the existing roadway right-of-way on the property described in Exhibit "A".

The GRANTEE, its employees, agents, and assigns shall have the full and exclusive right to control and use the above-described tracts, including the right to erect and maintain fencing and traffic and pedestrian control and devices and signs, the right to clear trees and vegetation, and the right to excavate, trench, fill, and grade the real property itself.

At no time during the possession of the property by GRANTEE for the purposes described herein shall GRANTOR be denied reasonable access and/or ingress to or egress from the remaining property.

The easement, rights, and privileges herein granted shall automatically terminate upon the contemplated closing of the above-described real estate transaction or the rendition of a final judgment in condemnation proceedings. However, this grant shall survive the termination of any purchase contract agreement and shall also survive any institution of condemnation proceedings.

The parties further agree as follows:

1. That by virtue of the granting of permission to the GRANTEE to take temporary possession of the Property in accordance with this Agreement, GRANTOR does not waive any legal rights or defenses under the Constitution of the United States, the Constitution and Statutes of the State of Texas or any other provisions of the law that GRANTOR may have in connection with the acquisition of any rights to the Property by the GRANTEE.
2. That this Right of Entry, Possession, and Construction Easement is irrevocable by GRANTOR but only valid until sixty (60) business days after the filing of a Special Commissioners' award in the Cause. Thereafter, continued possession, if at all, will be pursuant to a deposit of a Special Commissioners' award according to Texas law governing possession in a statutory eminent domain case.
3. The date of valuation for purposes of determining the value of the just compensation for the Property to be acquired shall be the date of a deposit of a Special Commissioners Award in any applicable condemnation suit for this acquisition.

5. This Agreement shall be binding upon the heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties. Specifically, Grantee's heirs, devisees, executors, administrators, legal representatives, successors or assigns are bound by terms of this agreement which state that the consideration paid hereunder to Grantee shall be credited against, applied towards, and offset from any consideration to be paid in satisfaction of an agreed purchase price under a contract and conveyance or in satisfaction of the award of the Special Commissioners or subsequent judgment in any condemnation proceeding for the acquisition of the property described herein, whether said Grantee is or is not the owner of said property, now or in the future.
6. The easement, right, and privileges granted herein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by this grant. This grant shall be binding upon legal representatives, successors, and assigns of GRANTOR for the term of this grant.
7. GRANTEE agrees that it will not take possession of the Property for the purposes set out in this agreement prior to November 15, 2009. GRANTOR shall fully vacate the Property on or before December 1, 2009.
8. GRANTEE agrees that once the GRANTOR, in writing, asks for a special commissioner's hearing to be scheduled, a Petition in Condemnation will be filed within thirty (30) days after said written request is received. Furthermore, both parties will undertake all reasonable efforts to hold a special commissioners' hearing within ninety (90) days after the GRANTOR asks for a special commissioners' hearing to be scheduled. Any award that exceeds \$763,332.00 will be deposited in the registry of the court within twenty (20) days following the award made by the special commissioners. If the compensation issue is settled through negotiations, a fixed date for receipt of the additional funds, if any, will be agreed upon as part of the negotiation process.

TO HAVE AND TO HOLD the possession of the above-described tracts of land for the purposes and subject to the limitations described above, and GRANTOR warrants that he knows of no persons or business entity owns a present possessory interest in the fee title to the above-described premises other than GRANTOR, and that there are no parties in possession of any portion of the referenced real property as lessees other than identified herein.

[signature page follows]

Executed this the ____ day of _____, 2009.

GRANTOR:

Emogene Champion
Emogene Champion

Address: P.O. Box 266
Leander TX 78646

KIRKPATRICK BUILDERS, LTD

By: Kirkpatrick Management Inc.

By: Edward A. Kirkpatrick
Its: Resident

Address: 1659 County Road 270
Leander TX 78641

GRANTEE:

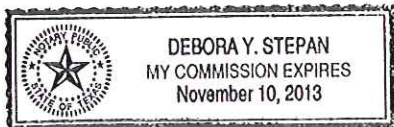
WILLIAMSON COUNTY, TEXAS

County Judge Dan A. Gattis
Williamson County, Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 3rd day of November, 2009 by Emogene Champion, in the capacity and for the purposes and consideration recited herein.

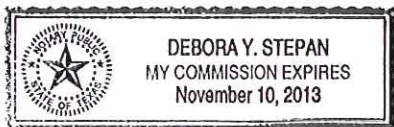


Debora Y. Stepan

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 3rd day of November, 2009 by Edward A. Kirkpatrick in the capacity and for the purposes and consideration recited herein.



Debora Y. Stepan

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the ____ day of _____, 2009 by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

After recording return to:

Don Childs
Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

EXHIBIT _____

County: Williamson
Parcel No.: 22
Highway: U.S. 183
Limits: From: Riva Ridge Drive
To: State Highway 29

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 4.726 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 38.24 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EMOGENE CHAMPION, AS RECORDED IN VOLUME 595, PG. 288, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.726 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 195+81.76, being in the south line of a called 21.543 acre tract of land, described in the deed to Mark Mason, as recorded in Document No. 2007021745, of the Official Public Records of Williamson County, Texas, same being the north line of said 38.24 acre tract, also being in the proposed east right-of-way line of U.S. Highway 183, a variable width right-of-way, and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found for the east common corner of said 38.24 acre tract and said 21.543 acre tract bears, N 68° 55' 45" E, a distance of 1722.91 feet;

THENCE leaving said common line with said proposed east right-of-way line crossing through the interior of said 38.24 acre tract, the following two (2) courses and distances:

1. with the arc of a curve to the left a distance of 202.81 feet, through a central angle of 00° 35' 13", having a radius of 19,800.00 feet, and whose chord bears S 25° 28' 44" E, a distance of 202.81 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 197+86.62, for a point of tangency, and
2. S 25° 46' 20" E, a distance of 523.62 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 203+10.24, from which a 1/2-inch iron rod found for the common east corner of said 38.24 tract and tract of land conveyed to Charles Wesley Craven and Kenneth Dale Craven in an order admitting will to probated and granting letters testamentary recorded June 18, 2007 in the Williamson County, Texas Court Records and being further described as a called 43.0 acre tract of land described in the deed to Ina Dale Craven, as recorded in Volume 595, Page 293, of the Deed Records of Williamson County, Texas, bears N 70° 06' 03" E, a distance of 1953.89 feet;

THENCE leaving said proposed east right-of-way line, with the south line of said 38.24 acre tract and north line of said 43.0 acre tract, S 70° 06' 03" W, a distance of 290.38 feet to a calculated point, in the existing east right-of-way line of said U.S. Highway 183, for the common west corner of said 38.24 acre tract and said 43.0 acre tract;

THENCE with said existing east right-of-way line, N 25° 04' 10" W, a distance of 719.88 feet to a calculated point, for the common west corner of said 38.24 acre tract and said 21.543 acre tract;

THENCE leaving said existing east right-of-way, with the common line of said 38.24 acre tract and said 21.543 acre tract, N 68° 55' 45" E, a distance of 282.01 feet to the **POINT OF BEGINNING** and containing 4.726 acres of land, more or less.

This property description is accompanied by a separate sketch of even date.

All coordinates shown hereon are NAD 83/93 (HARN) State Plane Coordinates adjusted to the surface using a combined scale factor of 1.00012.

THE STATE OF TEXAS

§
§
§

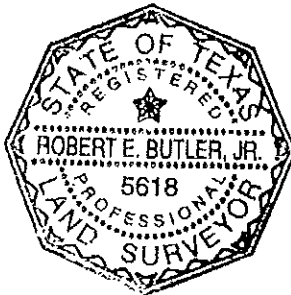
KNOW ALL MEN BY THESE PRESENTS:

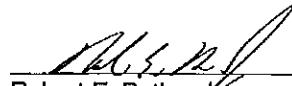
COUNTY OF TRAVIS

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 26th day of June 2008.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735

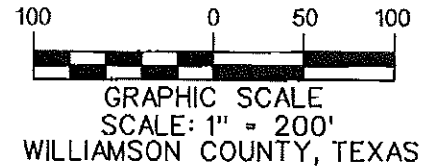



Robert E. Butler, Jr.
Registered Professional Land Surveyor
No. 5618 – State of Texas

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND UNLESS NOTED
- ⊗ 1/2" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/2" IRON ROD W/ SAM INC. PLASTIC CAP SET
- ✕ CHISELED PLUS FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- ⊕ COTTON SPINDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- () PROPERTY LINE
- () RECORD INFORMATION
- DRW.GTX DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OPR.W.GTX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PRW.GTX PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING

JOHN B. ROBINSON SURVEY ABSTRACT NO. 521

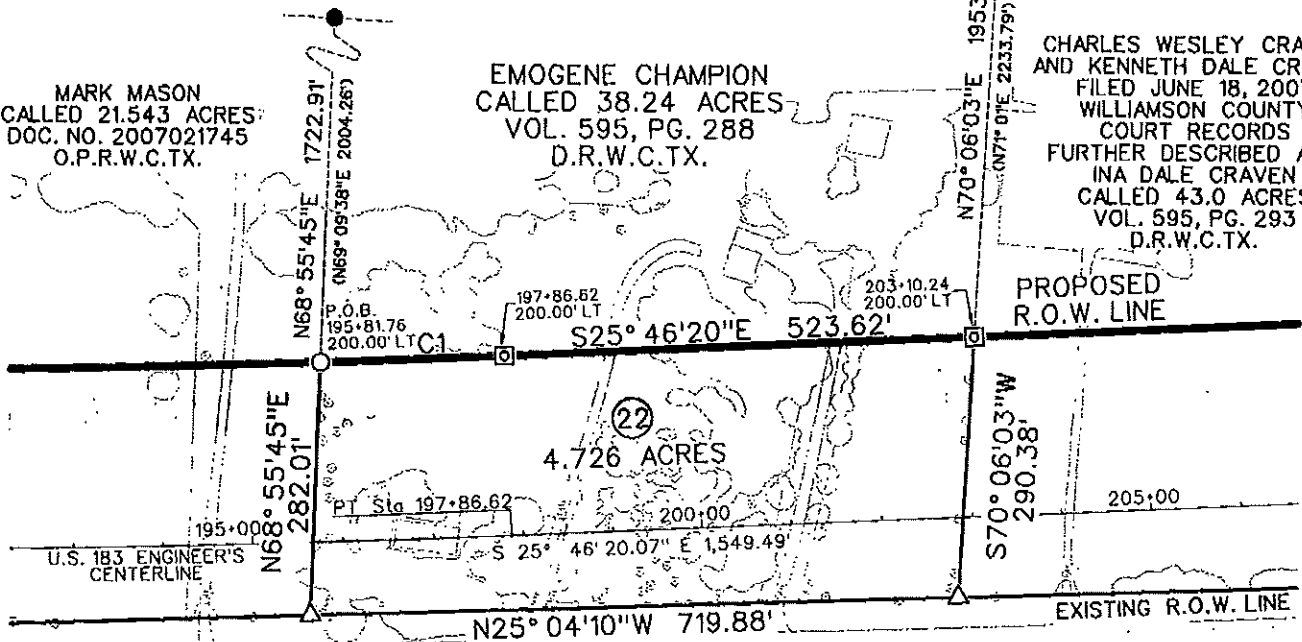


PI Sta 189+71.38
Δ = 4° 40' 24.95" (LT)
D = 0° 17' 11.32"
L = 1,631.39'
T = 816.15'
R = 20,000.00'
PC Sta 181+55.23
PT Sta 197+86.62

CHARLES WESLEY CRAVEN
AND KENNETH DALE CRAVEN
FILED JUNE 18, 2007
WILLIAMSON COUNTY
COURT RECORDS
FURTHER DESCRIBED AS
INA DALE CRAVEN
CALLED 43.0 ACRES
VOL. 595, PG. 293
D.R.W.C.TX.

MARK MASON
CALLED 21.543 ACRES
DOC. NO. 2007021745
O.P.R.W.C.TX.

EMOGENE CHAMPION
CALLED 38.24 ACRES
VOL. 595, PG. 288
D.R.W.C.TX.



U.S. 183
(VARIABLE WIDTH R.O.W.)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 35' 13"	19,800.00'	202.81'	202.81'	S25° 28' 44" E

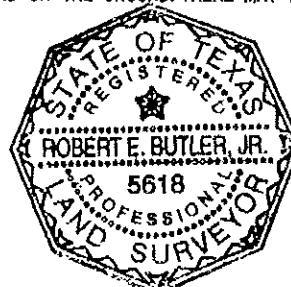
NOTES:

1. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL COORDINATES AND BEARINGS ARE BASED UPON NAD 83/93 (HARN) STATE PLANE COORDINATES ADJUSTED TO THE SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON SAM, INC. AERIAL SURVEY DIGITAL FILES SUPPLEMENTED BY ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT SHOWN.
4. VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
5. PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SKETCH.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. BUTLER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5618, STATE OF TEXAS

06/26/08
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 4762



5508 West Highway 290, Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH
PARCEL
22
WILLIAMSON COUNTY, TEXAS

Giddens resolution for condemnation regarding US 183 (P17 part 2)
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Charlie Crossfield, Road Bond
Submitted For: Charlie Crossfield
Department: Road Bond
Agenda Category: Regular Agenda Items

Information

Agenda Item

Consider a resolution determining the necessity and authorizing the condemnation of certain property interests required for the construction of US 183, and take appropriate action. (Giddens Parcel 17, Part 2)

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
---------	----------	-------------	--------	----------

Attachments

Link: [Giddens resolution for condemnation \(P17, Part 2\)](#)

Form Routing/Status

Form Started By: Charlie Crossfield
Started On: 11/05/2009 10:00 AM
Final Approval Date: 11/05/2009

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to 2.681 acres owned by JOE P. GIDDENS AND JOAN M. GIDDENS (parcel 17 part 2), described by metes and bounds in Exhibit "A" for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of US 183 Extension ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, widening, straightening, lengthening, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or her designated agent be and she is

hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

BE IT FURTHER RESOLVED that the County Attorney or her designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as she shall deem necessary to assist her in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners.

Adopted this _____ day of _____, 2009.

Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel No.: 17 Part 2
Highway: U.S. 183
Limits: From: Riva Ridge Drive
To: State Highway 29

PROPERTY DESCRIPTION FOR PARCEL 17 PART 2

DESCRIPTION OF A 2.681 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A RESIDUE OF A CALLED 43.0 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOE P. GIDDENS AND WIFE, JOAN M. GIDDENS, AS RECORDED IN VOLUME 2703, PAGE 635, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.681 ACRE TRACT, SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 173+43.16, being in a north line of said residue tract and the south line of a called 1.533 acre tract of land, described in the deed to Lower Colorado River Authority (LCRA), as recorded in Document No. 2004002671, of the Official Public Records of Williamson County, Texas, also being the northeast corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found for the southeast corner of said 1.533 acre tract bears N 68° 55' 51" E, a distance of 821.92 feet;

THENCE leaving said common line, crossing through the interior of said residue tract with the proposed east right-of-way line of U.S. Highway 183, a variable width right-of-way, S 21° 05' 55" E, a distance of 400.77 feet to a 1/2-inch iron rod with a "SAM Inc." plastic cap set, 200.00 feet left of U.S. Highway 183 Engineer's Centerline Station 177+43.93, in the south line of said residue tract, same being the north line of a called 43.0 acre tract of land (Tract Four), described in the deed to John T. Mason, as recorded in Volume 595, Page 288, of the Deed Records of Williamson County, Texas, from which a 1/2-inch iron rod with a cap found for the southeast corner of said residue tract also being in the north line of said Tract Four bears, N 68° 55' 27" E, a distance of 818.82 feet;

THENCE leaving said proposed east right-of-way line, with the common line of said Tract Four and said remainder tract, S 68° 55' 27" W, a distance of 291.58 feet, to a 1/2-inch iron rod found in the existing east right-of-way line of said U.S. Highway 183, same being the west common corner of said residue tract and said Tract Four;

THENCE leaving said common line, with said existing east right-of-way line, N 21° 02' 54" W, a distance of 400.80 feet to a 1/2-inch iron rod with a LCRA cap found for the west common corner of said residue tract and said 1.533 acre tract;

THENCE leaving said existing east right-of-way line, with the common line of said residue tract and said 1.533 acre tract, N 68° 55' 51" E, a distance of 291.23 feet to the **POINT OF BEGINNING** and containing 2.681 acres of land, more or less.

This property description is accompanied by a separate sketch of even date.

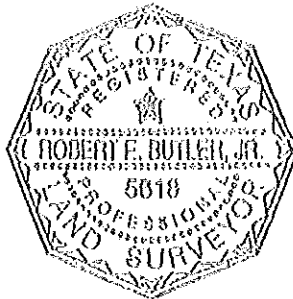
All coordinates shown hereon are NAD 83/93 (HARN) Texas State Plane Coordinates, Central Zone, adjusted to the surface using a combined scale factor of 1.00012.

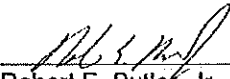
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of March 2009.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735




Robert E. Butler, Jr.
Registered Professional Land Surveyor
No. 5618 – State of Texas

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'

WILLIAMSON COUNTY, TEXAS

LOWER COLORADO
RIVER AUTHORITY
CALLED 1,533 ACRES
DOC. NO. 2004002671
O.P.R.W.C.TX

JOHN B. ROBINSON SURVEY
ABSTRACT NO. 521

JOE P. GIDDENS AND WIFE
JOAN M. GIDDENS
REMAINDER OF A
CALLED 43.0 ACRES
VOL. 2703, PG. 635
O.R.W.C.TX

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND UNLESS NOTED
- 3/4" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/2" IRON ROD W/ SAM INC. PLASTIC CAP SET
- CISELED PLUS FOUND
- 1/4" IRON ROD FOUND UNLESS NOTED
- 1/2" PIPE FOUND UNLESS NOTED
- COTTON SPRIGLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

DRAWGTX
DRAWGTX
OPAWGTX

1/2" IRF
W/CAP

JOHN T. MASON
CALLED 43.0 ACRES
(TRACT FOUR)
VOL. 595, PG. 288
D.R.W.C.TX

PROPOSED
R.O.W. LINE

P.O.B.
173+43.16
200.00' LT

S21° 05' 55" E 400.77'

(S89° 49' W 2078.6')
N68° 55' 27" E
818.82'

177+43.93
200.00' LT

(17) PART 2
2.681 ACRES

175+00

S 25° 46' 20" E 1,549.49' U.S. 183 ENGINEER'S CENTERLINE

N68° 55' 51" E 291.23'

1/2" IRF
W/ LCRA CAP

(N21° 03' 19" W 400.80')

N21° 02' 54" W 400.80'

U.S. 183
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W. LINE

S68° 55' 27" W 291.58'

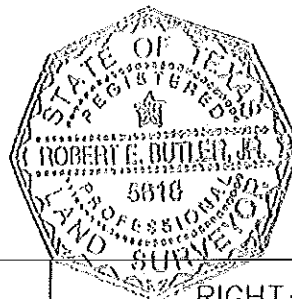
NOTES:

1. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL COORDINATES AND BEARINGS ARE BASED UPON NAD 83/93 (HARN) TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, ADJUSTED TO THE SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON SAM, INC. AERIAL SURVEY DIGITAL FILES SUPPLEMENTED BY ON-THE-GROUND SURVEY BY SAM, INC. THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT SHOWN.
4. VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
5. PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SKETCH.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. BUTLER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5618, STATE OF TEXAS

03/04/09
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 4594R1



5508 West Highway 290, Building B
Austin, Texas 78735
(512) 447-0576
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH
PARCEL
17 PART 2
WILLIAMSON COUNTY, TEXAS

Trinity Real Estate Contract for US 183 (P15)
Commissioners Court - Regular Session

Date: 11/10/2009
Submitted By: Charlie Crossfield, Road Bond
Submitted For: Charlie Crossfield
Department: Road Bond
Agenda Category: Regular Agenda Items

Information

Agenda Item

Consider authorizing County Judge to execute a Real Estate Contract with Life Springs Christian Church for ROW needed on US 183. (P15)

Background

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
---------	----------	-------------	--------	----------

Attachments

Link: [Trinity Real Estate Contract for US 183 \(P15\)](#)

Form Routing/Status

Form Started By: Charlie Crossfield
Started On: 11/05/2009 10:06 AM
Final Approval Date: 11/05/2009

REAL ESTATE CONTRACT

US183 Right of Way

State of Texas
County of Williamson

THIS REAL ESTATE CONTRACT ("Contract") is made by and between LIFE SPRINGS CHRISTIAN CHURCH, a Texas non-profit corporation, (referred to in this Contract as "Seller", whether one or more) and the COUNTY OF WILLIAMSON (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 3.755 acre tract of land, more or less, out of the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 15); and

All of that certain 3.245 acre tract of land, more or less, out of the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (Parcel 15 remainder)

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The purchase price for the Property and improvements described in Exhibit "A" or bisected by this acquisition, and compensation for any damages to the remaining property of seller shall be the sum of TWO MILLION and 00/100 Dollars (\$2,000,000.00).

2.01.1. The purchase price for the Property and any improvements described in Exhibit “B” shall be the sum of SEVEN HUNDRED NINETY THOUSAND AND 00/100 Dollars (\$790,000.00)

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the closing.

**ARTICLE III
PURCHASER’S OBLIGATIONS**

Conditions to Purchaser’s Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the closing.)

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the closing date, to the best of Seller’s knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein is being conveyed to Purchaser under threat of condemnation.

ARTICLE V CLOSING

Closing Date

5.01. The closing shall be held at the office of Texas American Title Company on or before November 30, 2009, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "closing date").

Seller's Obligations at Closing

5.02. At the closing Seller shall:

(1) Deliver a duly executed and acknowledged Special Warranty Deed conveying good and marketable title in fee simple to Williamson County, Texas to all of the Property described in Exhibits "A-B", free and clear of any and all liens and restrictions except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.
- (d) Any items listed on Schedule B of the title commitment obtained by Purchaser.

The deed shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Purchaser's favor in the full amount of the purchase price, insuring Purchaser's fee simple title to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;

- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (3) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the purchase price and additional compensation, if any.
- (b) Lease-back. At Closing, Purchaser and Seller shall enter into a lease agreement (the "Leaseback Agreement") wherein Purchaser (as Landlord) shall lease back to Seller (as Tenant) the Property for a term of six (6) months, such term commencing on the Closing Date. The Leaseback Agreement shall be in the form attached hereto as Exhibit D.

Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the closing date and shall be adjusted in cash at the closing. If the closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively.

ARTICLE VI ESCROW DEPOSIT

For the purpose of securing the performance of Purchaser under the terms and provisions of this Contract, Purchaser has delivered to Title Company the sum of Five Hundred Dollars (\$500.00), the Escrow Deposit, which shall be paid by the title company to Seller in the event Purchaser breaches this Contract as provided herein. At the closing, the Escrow Deposit shall be paid over to Seller and applied to the cash portion of the purchase price, provided, however, that in the event the Purchaser shall have given written notice to the title company that one or more of the conditions to its obligations set forth in Article III have not been met, or, in the opinion of Purchaser, cannot be satisfied, in the manner and as provided for in Article III, then the Escrow Deposit shall be forthwith returned by the title company to Purchaser.

ARTICLE VII BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit shall be forthwith returned by the title company to Purchaser.

ARTICLE VIII BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event.

ARTICLE IX MISCELLANEOUS

Notice

9.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

9.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

9.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

9.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

9.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

9.06. Time is of the essence in this Contract.

Gender

9.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

9.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

9.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

9.10 This Contract shall be effective as of the date it is approved by the Williamson County Commissioner's Court, which date is indicated beneath the Judge's signature below.

Counterparts

9.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile may be considered effective as originals for purposes of this Contract.

SELLER:

LIFE SPRINGS CHRISTIAN CHURCH,
a Texas non-profit corporation

By: _____
Its: _____
Date: _____

Address: _____

PURCHASER:

County of Williamson

By: _____
Dan A. Gattis, County Judge
Date: _____

Address: Williamson County Courthouse
710 Main Street, Suite 101
Georgetown, Texas 78626