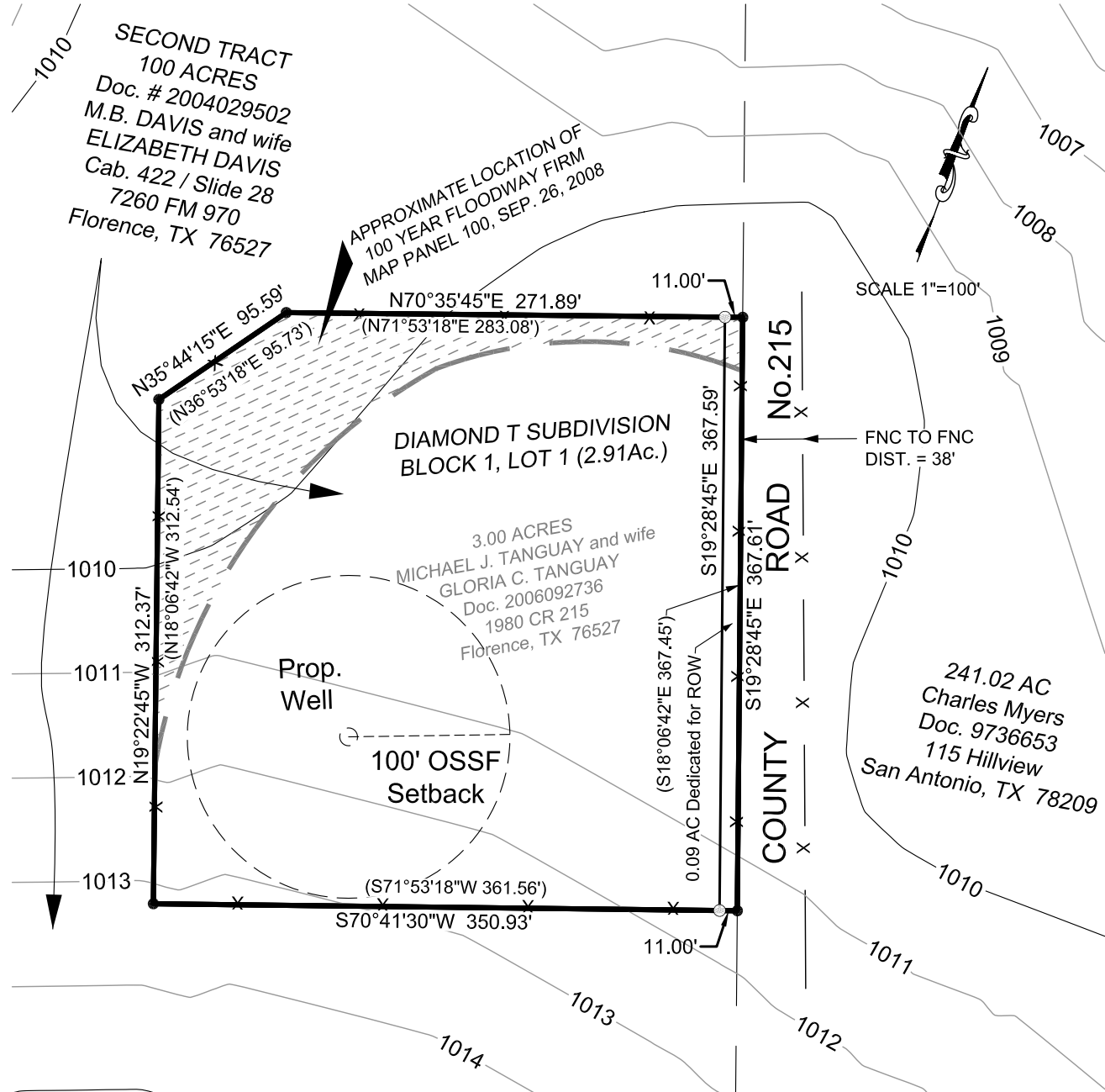


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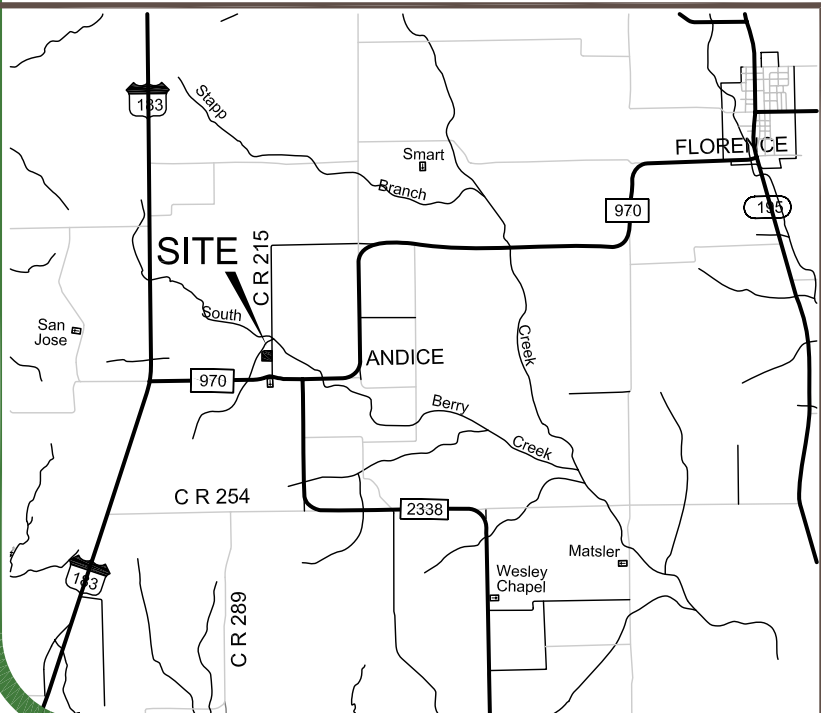


Property: Williamson County Appraisal District Jan., 2006  
Contours: Florence Quadrangle 7.5 Minute Series (Topographic) Photoinspected 1976

GENERAL NOTES:

1. Total Acres: 3.00 Ac.
2. Number of lots: 1
3. Number of blocks: 1
4. Area of smallest lot: 2.91 Acres
5. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of a least 10 feet.
6. Each lot will be served by an on-site wastewater system. Water will be provided by private wells.
7. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
8. All dwellings placed on subdivision lots or ranchettes must be connected to septic tanks or disposal facilities meeting the specifications and conditions of the state Department of Health and the private sewage facility regulations applicable to Williamson County as of the date of applications.
9. Maintenance of drainage easements shall be the responsibility of the property owner.
10. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
11. 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.
12. All private water wells must be placed a minimum of 50' from property lines.
13. In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all street, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of construction of 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 systems and streets.
14. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance.

LOCATION MAP - NOT TO SCALE



OWNERS:

Michael Tanguay and wife  
Gloria C. Tanguay  
201 Rockmoor Dr.  
Georgetown, TX 78626  
512 863-3984

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

P.U.E. - PUBLIC UTILITY EASEMENT

B.L. - BUILDING LINE

PERMETER DESCRIPTION

BEING 3.000 acres of land, situated in the Winslow Turner Survey, Abstract No. 606, in Williamson County, Texas, said land being that certain tract of land, called 3.00 acres, as conveyed to Michael J. Tanguay and wife, Gloria C. Tanguay, by deed recorded as Document No. 2006092736 of the Official Public Records of Williamson County, Texas, Surveyed on the ground in the month of September, 2009, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found on the west line of County Road No. 215, marking the Northeast corner of the above-referenced Tanguay tract, being a southeasterly corner of the remainder of that certain Second Tract, called 100 acres, as conveyed to M.B. Davis and wife, Elizabeth Davis, by deed as recorded in Volume 422, Page 78 of the Deed Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, along the said west line of County Road No. 215, S 19°28'45" E, 367.61 feet to an iron pin found marking the Southeast corner of the said Tanguay tract, being a northeasterly corner of the said remainder of the Davis tract, for the Southeast corner hereof;

THENCE, S 70°41'30" W, 361.93 feet to an iron pin found marking the Southwest corner of the said Tanguay tract, being an interior corner of the said remainder of the Davis tract, for the Southwest corner hereof;

THENCE, N 19°22'45" W, 312.37 feet to an iron pin found marking the Northwest corner of the said Tanguay tract, being an interior corner of the said remainder of the Davis tract, for the Northwest corner hereof;

THENCE, along the north line of the said Tanguay tract, being a southerly line of the said Davis tract, N 35°44'15" E, 95.59 feet to an iron pin found and N 70°35'45" E, 282.89 feet to the Place of BEGINNING and containing 3.000 acres of land.

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON }

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, overlapping of improvement, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2009, A.D.

\_\_\_\_\_  
Brian F. Peterson  
Registered Professional Land Surveyor, No. 3967  
State of Texas

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON }

I, Perry C. Steger, Registered Professional Engineer, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone. A part of this subdivision is encroached by a Special Flood Hazard Area inundated by 100-Year Flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Map No. 48491C0100E, effective date September 26, 2008.

The engineering work for the roads and drainage (including driveway drain pipes) within the subdivision have been completed in compliance with the Williamson County Subdivision Regulations (including the Engineering Guidelines incorporated as Appendix B) and all generally accepted engineering standards.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, A.D.

\_\_\_\_\_  
Perry C. Steger  
Professional Engineer, No. 65772  
State of Texas

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PERRY C. STEGER, P.E. REG. #65772 ON 11/10/09. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON }

That We, Michael J. Tanguay and wife Gloria C. Tanguay owners of the certain tract of land shown hereon and described in a deed recorded in Doc. 2006092736, of the Official Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as DIAMOND T SUBDIVISION. It is also understood that 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.

\_\_\_\_\_  
Michael J. Tanguay,  
201 Rockmoor Dr.  
Georgetown, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Gloria C. Tanguay  
201 Rockmoor Dr.  
Georgetown, Texas

\_\_\_\_\_  
Date

Before me, the undersigned authority, on this day personally appeared Michael J. Tanguay known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

\_\_\_\_\_  
Signature and Date  
\_\_\_\_\_  
Printed Name of Notary and Notary Stamp  
\_\_\_\_\_  
Date Notary Commission Expires

Before me, the undersigned authority, on this day personally appeared Gloria C. Tanguay known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

\_\_\_\_\_  
Signature and Date  
\_\_\_\_\_  
Printed Name of Notary and Notary Stamp  
\_\_\_\_\_  
Date Notary Commission Expires

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON }

That I, \_\_\_\_\_, the lien holder of the certain tract of land shown hereon and described in a deed recorded in Doc. \_\_\_\_\_, of the Official Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as DIAMOND T SUBDIVISION.

Before me, the undersigned authority, on this day personally appeared Glen Lee known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the lienholder of the property described hereon.

\_\_\_\_\_  
Signature and Date  
\_\_\_\_\_  
Printed Name of Notary and Notary Stamp  
\_\_\_\_\_  
Date Notary Commission Expires

Road name and address assignment verified this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

\_\_\_\_\_  
Williamson County Address Coordinator

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a 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 Flood Plain Regulations and Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County & Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representation, factual or otherwise, contained in this plat and the documents associated with it.

\_\_\_\_\_  
Paulo Pinto  
Director of Environmental Services

\_\_\_\_\_  
Date

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

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 Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

\_\_\_\_\_  
Dan A. Gattis, County Judge  
Williamson County, Texas

\_\_\_\_\_  
Date

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ A.D., at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ A.D., at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., in the Plat Records of said County in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

\_\_\_\_\_  
Nancy Rister, Clerk County Court  
of Williamson County, Texas

By: \_\_\_\_\_ Deputy

## DIAMOND T SUBDIVISION

A 3.00 ACRE SUBDIVISION SITUATED IN THE WINSLOW TURNER SURVEY, ABSTRACT No.606 WILLIAMSON COUNTY, TEXAS



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	WEB STEGERBIZZELL.COM

DRAWN BY: GAD

REVIEWED BY: Lynn Haag

APPROVED BY: