

REVISED FINAL PLAT OF
CORN HILL COMMERCIAL PHASE ONE

CORN HILL COMMERCIAL SUBDIVISION PHASE ONE

BEING a 12.062 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas being all of that certain Corn Hill Commercial Phase One subdivision being of record in Cabinet EE, Slides 367-369, Plat Records of Williamson County, Texas and being a 3.075 acre tract of land being a part or portion of that certain 234.25 acre tract of land described in a Warranty Deed dated November 23, 2004 from William J. Schwertner and Felix B. Schwertner, Jr. to Theron D. Vaughan and wife, Ellie B. Vaughan and being of record in Document No. 2004091097, Official Public Records, Williamson County, Texas and being a part or portion of that certain 16.786 acre tract of land described in a Warranty Deed With Vendor's Lien dated March 27, 2008 from Hugh Allen Smith and wife, Jo Annabeth Smith to Theron Vaughan and wife, Ellie Vaughan and being of record in Document No. 2008023727, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" found being the southwest corner of the said 16.786 acre tract and being in the east right-of-way line of County Road No. 312 as fenced and evidenced on the ground and being the northwest corner of that certain remainder 30.40 acre tract of land described in a Affidavit of Property Ownership dated February 22, 2006 by Hugh Allen Smith and being of record in Document No. 2006014538, Official Public Records, Williamson County, Texas for corner;

THENCE N. 10° 18' 31" E., 100.86 feet departing said remainder 30.40 acre tract and with the west boundary line of the said 16.786 acre tract (call N. 10° 18' 31" E., 589.20 feet) and with the said east right-of-way line of County Road No. 312 and continuing with the east right-of-way line of Old State Highway No. 2-C as fenced and as referenced in a Special Warranty Deed With Vendor's Lien dated November 8, 2005 from Evelyn Gladys Tschoerner et als to Lanford Equipment Co., Inc. and being of record in Document No. 2005090193, Official Public Records of Williamson County, Texas (said right-of-way being referred to as "unused R.O.W. Old Hwy 81 in said Document No. 2006014538) (said right-of-way appears) to have been unused for many years) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a non-tangent curve to the left having a radius equals 905.00 feet, chord bearing equals S. 84° 13' 20" E., 389.80 feet, central angle equals 24° 52' 24" for corner;

THENCE departing the said east right-of-way line and the said west boundary line and over and across the said 16.786 acre tract the following three (3) calls:

- 392.88 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- N. 83° 20' 28" E., 351.92 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

3) N. 06° 39' 32" W., 545.40 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the north boundary line of the said 16.786 acre tract and being in the south boundary line of that certain 6.431 acre tract of land described as Sonterra West Phase II A according to the map or plat of record in Cabinet AA, slides 339-341, Plat records of Williamson County, Texas for corner;

THENCE N. 83° 59' 25" E., 380.57 feet with the said north boundary line (calls N. 83° 59' 25" E., 447.16 feet) and the said south boundary line (calls S. 83° 58' 03" W., 447.22 feet) to a 1/2" iron rod found being the southeast corner of the said 6.431 acre tract for corner;

THENCE departing the said north boundary line and with the east boundary line of the said 6.431 acre tract and continuing over and across the said 234.25 acre tract and continuing over and across the said 16.786 acre tract the following fifteen (15) calls:

- N. 20° 21' 41" E., 117.23 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- S. 69° 34' 23" E., 218.17 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- S. 20° 25' 37" W., 32.51 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a non-tangent curve to the left having a radius equals 835.00 feet, chord bearing equals S. 07° 14' 26" W., 380.96 feet, central angle equals 26° 22' 23" for corner;
- 384.35 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- S. 05° 56' 46" E., 122.76 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 25.00 feet, chord bearing equals S. 38° 41' 51" W., 35.13 feet, central angle equals 89° 17' 14" for corner;
- 38.96 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- N. 83° 20' 28" E., 47.50 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a non-tangent curve to the right having aradius equals 920.33 feet, chord bearing equals N. 85° 17' 08" E., 70.71 feet, central angle equals 04° 24' 11" for corner;
- 70.73 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a non-tangent curve to the right having a radius equals 25.00 feet, chord bearing equals N. 49° 13' 46" W., 34.28 feet, central angle equals 86° 34' 00" for corner;
- 37.77 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- N. 05° 56' 46" W., 123.73 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- N. 84° 03' 14" E., 189.79 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- S. 67° 41' 37" E., 115.22 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the west boundary line of that certain 6.172 acre tract of land described as Sonterra West Phase IIB-1 and being of record in Cabinet BB, Slides 221-223, Plat Records of Williamson County, Texas for corner;
- S. 22° 18' 23" W., 145.57 feet with the said west boundary line (calls N. 22° 16' 16" E., 961.66 feet) to a 1/2" iron rod found being the southwest corner of the said 6.172 acre tract and being at the beginning of a non-tangent curve to the right having a radius equals 920.33 feet, chord bearing equals S. 73° 53' 41" E., 193.40 feet, central angle equals 12° 03' 45" for corner;
- 193.76 feet along the arc of said curve to the right and with the south boundary line of the said 6.172 acre tract to a 1/2" iron rod found being the most southerly southeast corner of the said 6.172 acre tract for corner;
- S. 20° 26' 38" W., 100.05 feet departing the said south boundary line to a 1/2" iron rod found being in the north boundary line of that certain 28.339 acre tract of land described as Sonterra West Phase IV according to the map or plat of record in Cabinet CC, Slides 51-53, Plat Records of Williamson County, Texas and being at the beginning of a non-tangent curve to the left having a radius equals 820.33 feet, chord bearing equals N. 82° 17' 12" W., 414.38 feet, central angle equals 29° 15' 32" for corner;

THENCE 418.91 feet along the arc of said curve to the left to a 1/2" iron rod found being the northwest corner of the said 28.339 acre tract and being in the west boundary line of the said 234.25 acre tract and being the northeast corner of that certain 2.82 acre tract of land described in a Deed to Lina White, et al and being of record in Volume 1844, Page 718, Official Public Records, Williamson County, Texas and being the southeast corner of the said 16.786 acre tract for corner;

THENCE departing the said 234.25 acre tract and the said 28.339 acre tract and with the south boundary line of the said 16.786 acre tract the following two (2) calls:

- S. 83° 20' 28" W., with the north boundary line of the said 2.82 acre tract at 386.58 feet pass a 1/2" iron rod found being the northwest corner of the said 2.82 acre tract and continuing with the north boundary line of the said remainder 30.40 acre tract at 895.08 feet in all to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1005.00 feet (calls 1005.00 feet), chord bearing equals N. 84° 37' 04" W., 419.32 feet (calls N. 84° 37' 04" W., 419.32 feet), central angle equals 24° 04' 57" (calls 24° 04' 57") for corner;
- 422.42 feet along the arc of said curve to the right (calls 422.42 feet) to the Point of BEGINNING and containing 12.062 acres of land.

TRACT B - RIGHT-OF-WAY DEDICATION TO WILLIAMSON COUNTY

BEING a 1.045 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being a part or portion of that certain 234.25 acre tract of land described in a Warranty Deed dated November 23, 2004 from William J. Schwertner and Felix B. Schwertner, Jr. to Theron D. Vaughan and wife, Ellie B. Vaughan and being of record in Document No. 2004091097, Official Public Records, Williamson County, Texas and being a part or portion of the above described 9.239 acre tract and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being the southeast corner of the above mentioned 16.786 acre tract and being the northeast corner of the above mentioned 2.82 acre tract and being the northwest corner of the above mentioned 28.339 acre tract and being in the south boundary line of the above described 9.239 acre tract for corner;

THENCE N. 20° 53' 51" W., 103.17 feet departing the said 2.82 acre tract and the said 28.339 acre tract and the said south boundary line and with the east boundary line of the said 16.786 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE N. 83° 20' 28" E., 24.92 feet departing the said east boundary line to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 920.33 feet, chord bearing equals S. 82° 23' 23" E., 461.88 feet, central angle equals 29° 03' 09" for corner;

THENCE 466.66 feet along the arc of said curve to the right to a 1/2" iron rod found being the most southerly southeast corner of the above mentioned 6.172 acre tract and being an exterior ell corner in the east boundary line of the above described 9.239 acre tract for corner;

THENCE S. 20° 26' 38" W., 100.05 feet with the said east boundary line to a 1/2" iron rod found being the southeast corner of the above described 9.239 acre tract and being in the north boundary line of the above mentioned 28.339 acre tract and being at the beginning of a non-tangent curve to the left having a radius equals 820.33 feet, chord bearing equals N. 82° 17' 12" W., 414.38 feet, central angle equals 29° 15' 32" for corner;

THENCE 418.91 feet along the arc of said curve to the left with the said north boundary line and with the south boundary line of the said 9.239 acre tract to the Point of BEGINNING and containing 1.045 acres of land.

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I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis
Michael E. Alvis, R.P.L.S. No. 5402
October 6, 2009

bearing base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch that accompanies this set of field notes. (ref: Turley Associates, Inc. drawing no. 12169-C)



GENERAL NOTES

- TOTAL ACRES: 12.062 ACRES
- NUMBER OF LOTS: 3
- NUMBER OF BLOCKS: 2
- AREA OF SMALLEST LOT: 0.941 AC. - 40990 SQ. FT.
- PROPOSED USES: COMMERCIAL

LAND USE SUMMARY

- | | |
|--------------------------|--|
| DETENTION AREA | 0 AC. |
| PARK | 0 AC. |
| COMMERCIAL LOTS | 8.056 AC. |
| RESIDENTIAL LOTS | 0 AC. |
| SUBDIVISION RIGHT-OF-WAY | 0 AC. |
| TRACT A - 2.862 ACRES - | RESERVED FOR FUTURE ROADWAY CONSTRUCTION |
| TRACT B - 1.045 ACRES - | DEDICATED TO WILLIAMSON COUNTY FOR RIGHT-OF-WAY PURPOSES |

6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE ELEVATION OF ALL SLABS 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 10 FEET.

7. THIS TRACT IS NOT LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE.

8. 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.

9. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

10. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.

11. EACH LOT IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE CONDITIONS. ANY CHANGES IN SURFACE DRAINAGE PATTERNS WILL REQUIRE THE APPROVAL OF THE PROPER REGULATORY AUTHORITY.

12. THE ELECTRIC SERVICE PROVIDER IS BARTLETT ELECTRIC COMPANY.

13. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCE.

14. CONSTRUCTION OF IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR SONTERRA WEST SUBDIVISION TO BE RECORDED BY SEPARATE INSTRUMENT IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

15. DRIVEWAY ACCESS IS PROHIBITED FROM ALL LOTS TO SIDE AND REAR STREETS. ALL DRIVEWAYS WILL ACCESS FRONTING AND INTERNAL STREETS WITHIN THE SUBDIVISION.

16. NO STRUCTURE OR IMPROVEMENT ON ANY LOT SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ).

17. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO A COLLECTIVE PUBLIC OR PRIVATE WASTEWATER SYSTEM AS PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

18. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES, RULES, REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS OR THE CITY OF JARRELL, TEXAS, WHICHEVER ARE IN EFFECT OR ARE MORE STRINGENT AND APPLICABLE TIME THAT THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

19. WATER AND SEWER SERVICE: "WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT."

20. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ), WILLIAMSON COUNTY (IF ANY ARE APPLICABLE) OR THE CITY OF JARRELL (IF ANY ARE APPLICABLE). PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES, AS APPROPRIATE, AT THE TIME SUCH PLANS ARE PREPARED.

21. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.

22. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.

23. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

"IN ACCORDANCE WITH SECTION 810.1 OF WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS, STORMWATER MANAGEMENT FACILITIES FOR 2, 10 & 100-YEAR FLOOD EVENTS IS REQUIRED FOR EACH NON-RESIDENTIAL LOT SHOWN HEREON. AN EXCEPTION TO THIS REQUIREMENT MAY BE GRANTED IF IT CAN BE SHOWN THAT DOWNSTREAM PROPERTY IS NOT ADVERSELY AFFECTED BY RUNOFF FROM THE ACCUMULATIVE DEVELOPMENT ACTIVITIES WITHIN THIS SUBDIVISION."



FIRM REGISTRATION NO. F-1658
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS
E-MAIL: VDTURLEY@AOL.COM
(254) 773-2400
(254) 773-3998
FAX NO.

REVISED FINAL PLAT of:

CORN HILL COMMERCIAL PHASE ONE
ISAAC BUNKER SURVEY, ABSTRACT #54

A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
SONTERRA DEVELOPMENT, LLC.

P.O. BOX 54
11900 IH-35
JARRELL, TEXAS, 76537

REVISIONS

DATE: 10/06/09

DRN. BY: MEA

REF.:

FIELD BOOK -

JOB NO.: 09-302

SHEET 2 OF 3

COMPUTER DWG. NO. PHASE1FINAL

12169-C
DRAWING NUMBER

REVISED FINAL PLAT OF CORN HILL COMMERCIAL PHASE ONE

OWNER APPROVAL AND DEDICATION:

STATE OF TEXAS

*

* KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

THAT WE, THERON D. VAUGHAN AND ELLIE B. VAUGHAN, OWNERS OF 12.062 ACRES OF LAND LOCATED OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NUMBER 54, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CORN HILL COMMERCIAL PHASE ONE SUBDIVISION OF RECORD IN CABINET EE, SLIDES 367-369, PLAT RECORD OF WILLIAMSON COUNTY, TEXAS AND A 3.075 ACRE TRACT BEING A PORTION OF THAT CERTAIN 234.25 ACRE TRACT CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NUMBER 2004091097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 16.786 ACRE TRACT OF LAND CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NUMBER 2008023727, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 12.062 ACRES OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS "REVISED FINAL PLAT OF CORN HILL COMMERCIAL PHASE ONE" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WE UNDERSTAND 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.

WITNESS MY HAND THIS 26 DAY OF October, 2009 A.D.

THELON D. VAUGHAN
P.O. BOX 371
GEORGETOWN, TX. 78627

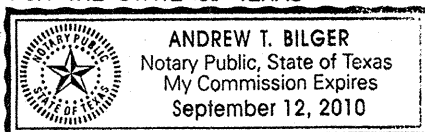
ELLIE B. VAUGHAN
P.O. BOX 371
GEORGETOWN, TX. 78627

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THERON D. VAUGHAN, 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, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

10/26/09
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND STAMP

DATE NOTARY COMMISSION EXPIRES



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLIE B. VAUGHAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

10/26/09
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND STAMP

DATE NOTARY COMMISSION EXPIRES

AND

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT First Texas Bank, THE LIEN HOLDER OF THAT CERTAIN 234.25 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2004091097 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND OF THAT CERTAIN 16.786 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2008023727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 12.062 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

First Texas Bank

P.O. Box 649

Georgetown, TX 78627

BY:

Mark E. Lehnick, Executive V.P. & CLO
MARK E. LEHNICK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark E. Lehnick, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

10-27-09
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND STAMP

DATE NOTARY COMMISSION EXPIRES
August 21, 2012

ENGINEER'S STATEMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, VICTOR TURLEY, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF WILLIAMSON CO., TX. AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0150E, EFFECTIVE DATE SEPTEMBER 26, 2008. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS, THIS DAY 6th OF October, 2009 A.D.

Victor D. Turley
VICTOR D. TURLEY, P.E.
STATE OF TEXAS NO. 32525
TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET
TEMPLE, TEXAS, 76501
(254) 773-2400 OFFICE
(254) 773-3998 FAX

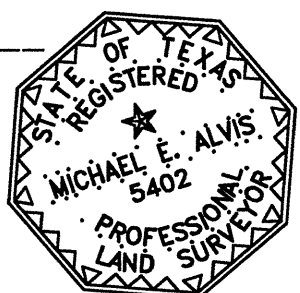


SURVEYOR'S STATEMENT

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY LEGALLY DESCRIBED HEREON. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Michael E. Alvis
MICHAEL E. ALVIS, R.P.L.S. No. 5402
TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET
TEMPLE, TEXAS 76501
(254) 773-2400 OFFICE
(254) 773-3998 FAX

10/6/19
DATE



HEALTH DEPARTMENT APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLATS AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER PLAN REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON FLOOD PLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY 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
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES
WILLIAMSON COUNTY & CITIES HEALTH DISTRICT

10/7/09
DATE

APPROVAL OF POSTMASTER FOR LOCATION OF MAILBOX CLUSTERS DELINEATED HEREON.

Cesar R. Lundy
CEGAR R. LUNDY
POSTMASTER
DATE OF SIGNATURE 11-3-09

APPROVAL OF ADDRESS COORDINATOR FOR STREET NAMES SHOWN HEREON.

Michael D. Smith
MICHAEL D. SMITH
WILLIAMSON COUNTY ADDRESSING COORDINATOR
DATE OF SIGNATURE OCT 7, 2009

OWNERS RESPONSIBILITY

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL, AT THEIR OWN EXPENSE, ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS

*

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

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

*

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2009 A.D., AT O'CLOCK, __M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2009 A.D., AT _____ O'CLOCK __M.,

IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDES _____

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



FIRM REGISTRATION NO. F-1658
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
E-MAIL: VDTURLEY@AOL.COM
TEMPLE, TEXAS
(254) 773-2400
(254) 773-3998
FAX NO.

REVISED FINAL PLAT OF:
CORN HILL COMMERCIAL PHASE ONE
ISAAC BUNKER SURVEY, ABSTRACT #54

A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
SONTERRA DEVELOPMENT, LLC.
P.O. BOX 54
11900 IH-35
JARELL, TEXAS, 76537

REVISIONS

DATE: 10/06/09

DRN. BY: MEA

REF.:

FIELD BOOK

JOB NO.: 09-302

SHEET 3 OF 3

COMPUTER DWG. NO. PHASE/FINAL

12169-C
DRAWING NUMBER