

DEDICATION
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, **LAWRENCE O. BROGDON**, ACTING THROUGH POWER OF ATTORNEY, GRANTED ON OCTOBER 15, 2009, ON BEHALF OF LAWRENCE O. BROGDON OWNER OF TWO TRACTS TRACT 1 BEING 3.21 ACRES AND TRACT 2 BEING 2.57 ACRES AS RECORDED IN A CASH WARRANTY DEED DATED 9-20-2007 AS RECORDED IN DOCUMENT NO. 2007081156 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY RE-SUBDIVIDE SAID TRACT 1 AND TRACT 2 AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

I, **LAWRENCE O. BROGDON**, ACTING THROUGH POWER OF ATTORNEY, GRANTED ON OCTOBER 15, 2009, ON BEHALF OF LAWRENCE O. BROGDON ACKNOWLEDGE 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 WATER SHED ORDINANCES.

Lawrence O. Brogdon
LAWRENCE O. BROGDON C/O LAWRENCE O. BROGDON
2678 CR 481
THRALL, TEXAS 76578
PHONE: (512) 856-2125

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25 DAY OF November, 2009,
BY Michael Rodriguez

Michael Rodriguez
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME Michael Rodriguez
MY COMMISSION EXPIRES: 8-28-2013

SURVEYOR'S CERTIFICATE

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

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

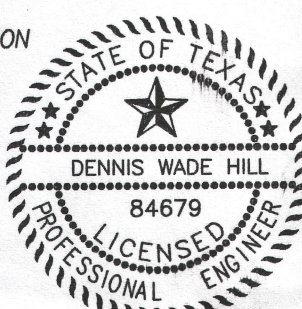
NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS AS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 481079 750 E, EFFECTIVE DATE 9-26-08, FOR WILLIAMSON COUNTY, TEXAS.

THE PROPOSED DEVELOPMENT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES. POSITIVE DRAINAGE WILL BE MAINTAINED ACROSS THE AREAS SERVED BY THE OSSF AND IMPROVEMENTS TO DRAINAGE WILL BE MADE SHOULD ANY PROBLEMS DEVELOP IN THE FUTURE.

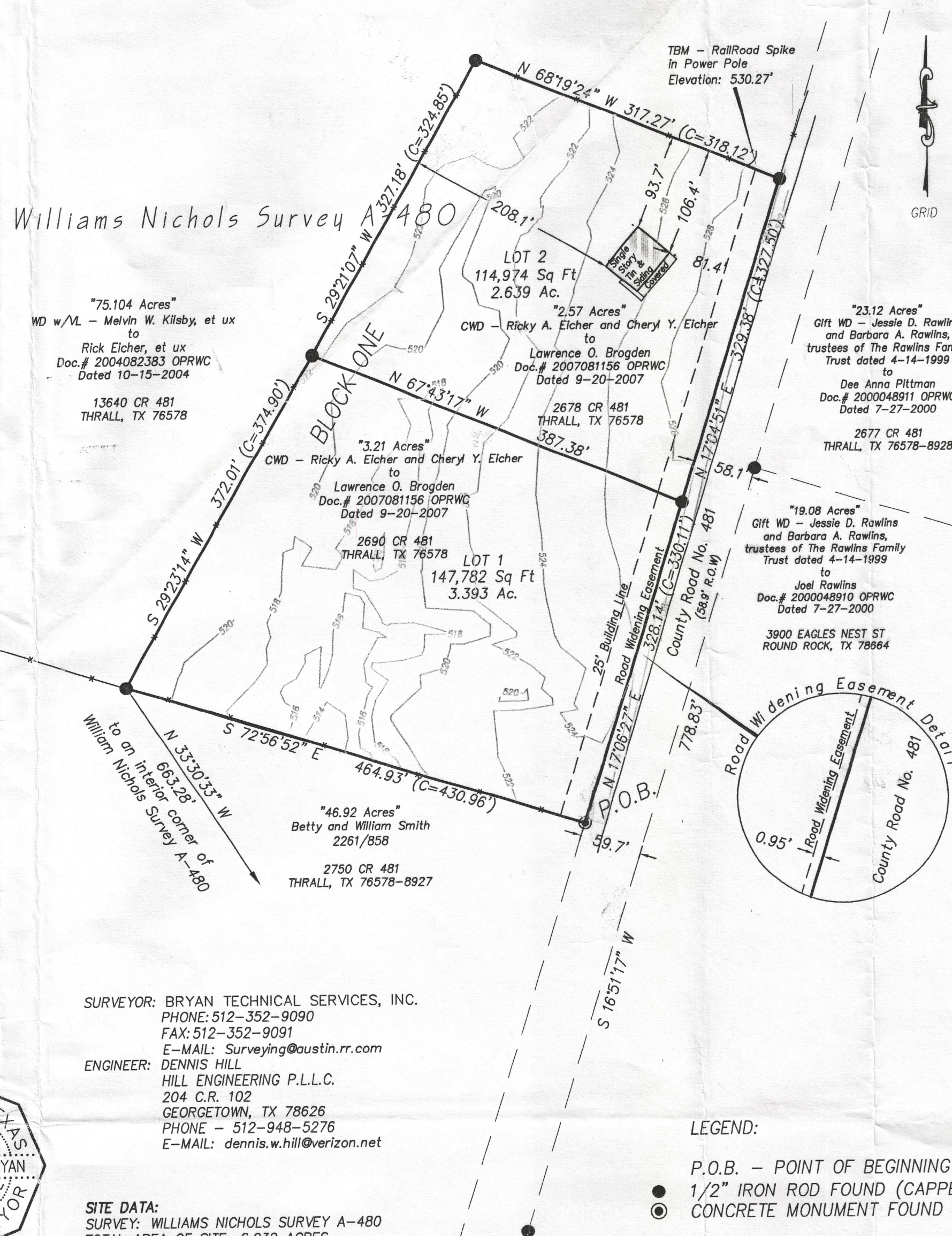
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

Dennis W. Hill 11-25-09
DENNIS W. HILL
LICENSED PROFESSIONAL ENGINEER NO. 84679
STATE OF TEXAS



FINAL PLAT BROGDON SUBDIVISION



PERIMETER DESCRIPTION

6.032 ACRES

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

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. 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 November, 2009 A.D., AT 11:00 O'CLOCK, AM, AND DULY RECORDED THIS THE DAY OF November, 2009, A.D., AT 11:00 O'CLOCK, AM, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 11, SLIDE 11.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

RECEIVED

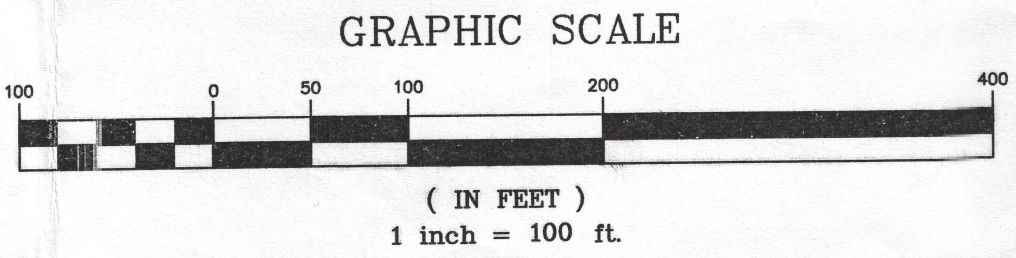
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FINAL PLAT - BROGDON SUBDIVISION

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

DRAWN BY: AS	CHECKED BY: BLB
SCALE: 1" = 100'	
DATE: AUGUST 26, 2009	
JOB NUMBER	SHEET
09-171	1 OF 2



NOTE: BEARINGS/COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83/93 ADJUSTMENT (GRID VALUES); ELEVATIONS BASED ON NGVD 88 DATUM.

SITE DATA:
SURVEY: WILLIAMS NICHOLS SURVEY A-480
TOTAL AREA OF SITE: 6.032 ACRES
LINEAR FEET OF NEW STREETS: 0
NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
EXISTING ZONING: NONE
PROPOSED ZONING: NONE

FINAL PLAT BROGDON SUBDIVISION

CERTIFICATE OF COMPLIANCE

NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL A ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGE 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.

BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE RECORDED STREET NAMES AND ADDRESSES.

Shilpa Bhadsavle
SHILPA BHADSAVLE
WILLIAMSON COUNTY ADDRESSING COORDINATOR

NOV-25, 2009

DATE

THIS SUBDIVISION IS LOCATED WITHIN THE SUD OF MANVILLE WATER SUPPLY UTILITY DISTRICT, THIS _____ DAY OF _____ 2009.

GENERAL MANAGER
MANVILLE WATER SUPPLY

COMMISSIONERS COURT

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. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON THE 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 THIS SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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 COUNTY 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

11/25/09

DATE

COUNTY JUDGE APPROVAL

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

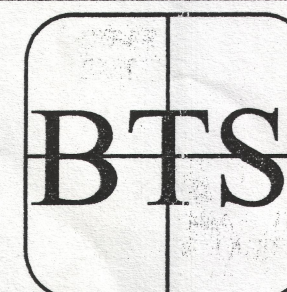
COUNTY OF WILLIAMSON

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT OR MAP, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE

DATE

FINAL PLAT - BROGDON SUBDIVISION



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