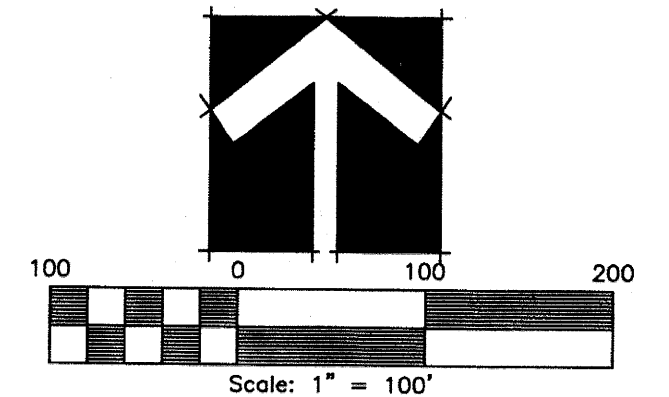


PRELIMINARY PLAT OF
BATTEN SUBDIVISION
 17.78 ACRES OUT OF THE DAVID D. BERRY SURVEY, ABSTRACT No. 104,
 WILLIAMSON COUNTY, TEXAS



BEARINGS CITED HEREON BASED ON
 GRID NORTH, TEXAS STATE PLANE
 COORDINATE SYSTEM, CENTRAL ZONE
 NAD83(93)

RECORD BEARINGS CITED HEREON BASED
 ON DOC. No's 2002088718, 2002088720
 O.P.R.W.C.

PERIMETER FIELD NOTES:

17.78 ACRES

BEING 17.78 acres out of the out of the David D. Berry Survey, Abstract No. 104, Williamson County, Texas and being that same tract described as 7.78 acres in a Warranty Deed granted to Randy Batten et al, dated November 6, 2002 and recorded as Document No. 2002088720 of the Official Public Records of Williamson County, Texas and that same tract described as 10.00 acres in a General Warranty Deed granted to Randy Batten, et al, dated November 6, 2002 and recorded as Document No. 2002088718 of said official public records, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the centerline of a 50 foot access easement as recorded in Volume 830, Page 265 of the Deed Records of Williamson County, Texas and being the northeast corner of said Batten 10.00 acre tract and the southeast corner of that tract described as Tract I in a Deed to Cordie L. Moore et ux, dated March 1, 1973 and recorded in Volume 564, Page 265 of said deed records and in the west line of that tract described as 28.24 acres in a Warranty Deed with Vendor's Lien granted to Jimmie Mack Horton et ux, dated July 9, 2002 and recorded as Document No. 2002052147 in said official public records being the northeast corner of this tract;

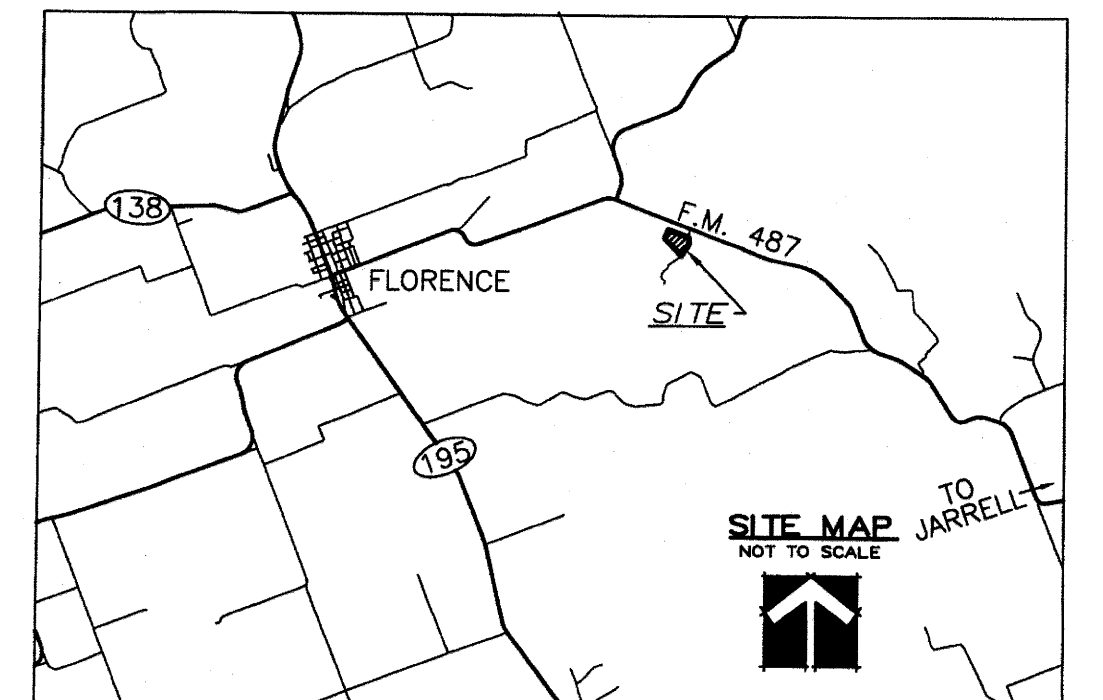
THENCE continuing with the centerline of said access easement and with the east line of said Batten 10.00 acre tract and this tract in the following five (5) courses:

1. S9°29'45"E 79.95 feet with the west line of said Mack tract to a 1/2" iron pin found,
2. S9°35'58"E 92.78 feet continuing with the west line of said Mack tract to a 1/2" iron pin found,
3. S4°28'01"W 115.53 feet continuing with the west line of said Mack tract to a 1/2" iron pin found,
4. S26°05'42"W 227.81 feet passing the north line of that tract described as 30.00 acres in a Warranty Deed with Vendor's Lien granted to Kevin J. Stevens et al, dated May 10, 2005 and recorded as Document No. 2005037908 of said official public records and the south line of said Mack tract to a 1/2" iron pin found,
5. S35°46'54"W 451.78 feet with the west line of said Stevens tract to a 1/2" iron pin found for the most easterly corner of that tract described as Tract II in a Warranty Deed to Joe McLeod Maines et al, dated August 8, 2008 and recorded as Document No. 2008062302 of said official public records being the southeast corner of said 10.00 acre Batten tract and this tract;

THENCE: N43°59'33"W at 482.77 feet passing the east line of said Batten 7.78 acre tract and the west line of Batten 10.00 acre tract, in all 1123.40 feet with the northeast line of said Maines Tract II and the southwest line of this tract to a 1/2" iron pin found being the most northerly corner of said Maines Tract II and an angle point in a south line of that tract described as Tract I granted to Joe M. Maines et al, in said Warranty Deed Document No. 2008062302 being the most westerly corner of said Batten 7.78 acre tract and this tract;

THENCE: N20°50'47"E 449.16 feet with the east line of said Maines Tract I and the west line of said Batten 7.78 acre tract to a 1/2" iron pin found being the southwest corner of said Moore tract and the northwest corner of said Batten 7.78 acre tract and this tract;

THENCE: S68°57'16"E at 579.85 feet passing the west line of said Batten 10.00 acre tract and the east line of said Batten 7.78 acre tract, in all 1034.11 feet with the south line of said Moore tract and the north line of this tract being the basis of bearings cited hereon, to the Point of Beginning.



TOTAL ACRES: 17.78 ACRES
NO. OF LOTS: 2 LOTS
NO. OF BLOCKS: 1
AREA OF SMALLEST RESIDENTIAL LOT: 7.78 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
OWNER: RANDY BATTEN & HEATHER HEHMAN
 120 HIDDEN LANE
 FLORENCE, TX 76527
 PH: (512)793-0255
SURVEYOR: CASTLEBERRY SURVEYING, LTD.
 3613 WILLIAMS DRIVE, SUITE 903
 GEORGETOWN, TX 78628
 (512) 930-1600 / (512) 930-9389 fax
ENGINEER:

Couler Engineering
 CIVIL ENGINEERS
 595 ROUND ROCK WEST DRIVE, STE. 101
 ROUND ROCK, TEXAS 78681
 (512) 248-1800 VOICE
 (512) 248-9903 FAX

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD."
⊙	BLOCK IDENTIFIER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
D.R.W.C.	DEED RECORDS WILLIAMSON CO.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 09°29'45" E	79.95'
L2	S 09°35'58" E	92.78'
L3	S 04°28'01" W	115.53'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 05°56'43" E	79.95'
L2	S 06°02'56" E	92.78'
L3	S 08°01'04" W	115.53'

Castleberry Surveying, Ltd.
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600/(512) 930-9389 fax
 www.castleberrysurveying.com

SHEET

1 OF 2

PRELIMINARY PLAT OF
BATTEN SUBDIVISION
17.78 ACRES OUT OF THE DAVID D. BERRY SURVEY, ABSTRACT No. 104,
WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

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

THAT RANDY BATTEN, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING THAT TRACT DESCRIBED IN DOCUMENT NO. 2002088718 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT TRACT DESCRIBED IN DOCUMENT No. 2002088720 OF SAID OFFICIAL PUBLIC RECORDS 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 **BATTEN SUBDIVISION**.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS OWNER, NOT THE COUNTY'S RESPONSIBILITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

RANDY BATTEN
120 HIDDEN LANE
FLORENCE, TX, 76527

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20 DAY OF NOVEMBER, 2009, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

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

THAT HEATHER HEHMAN, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING THAT TRACT DESCRIBED IN DOCUMENT NO. 2002088718, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT TRACT DESCRIBED IN DOCUMENT No. 2002088720 OF SAID OFFICIAL PUBLIC RECORDS 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 **BATTEN SUBDIVISION**.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS OWNER, NOT THE COUNTY'S RESPONSIBILITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

HEATHER HEHMAN
120 HIDDEN LANE
FLORENCE, TX, 76527

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20 DAY OF NOVEMBER, 2009, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

LIEN HOLDER CERTIFICATION:

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

THAT GWAC MORTGAGE, THE LIEN HOLDER OF THAT 10.00 ACRES RECORDED IN DOCUMENT NO. 2002088718 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF SAID 10.00 ACRES, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

GWAC MORTGAGE
P.O. BOX 79135
PHOENIX, AZ 85062
1-800-766-4622

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20 DAY OF NOVEMBER, 2009, 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 LIEN HOLDER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

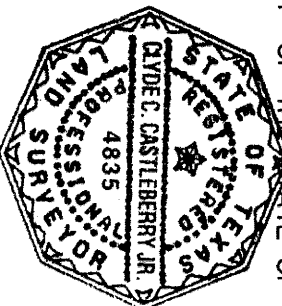
SURVEYOR'S CERTIFICATION:

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

I, CLYDE C. CASTLEBERRY JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, TITLE AND CONVEYED MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY INVOLVED AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS OR OVERLAPPING OF IMPROVEMENTS OR ROADS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

THE PERIMETER FIELD NOTES SHOWN HEREON HAVE A MATHEMATICAL CLOSURE WITHIN THE STANDARDS AS STATED IN THE "PROFESSIONAL LAND SURVEYING ACT" OF THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLYDE C. CASTLEBERRY JR. DATE 12/3/09
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
STATE OF TEXAS

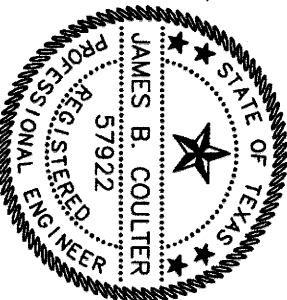


ENGINEER'S CERTIFICATION:

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

I, JAMES B. COULTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND NO LOT WITHIN THIS SUBDIVISION IS ENCOACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NUMBER 48491C0125 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

JAMES B. COULTER DATE 12/09
REGISTERED PROFESSIONAL ENGINEER NO. 57922
STATE OF TEXAS



PLAT NOTES:

1. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY/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.
2. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CHISHOLM TRAIL S.U.D. AND O.S.S.F.
4. 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 PLAN ADMINISTRATOR.
5. NO DEVELOPMENT SHALL BEGIN PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR FOR EACH LOT SPECIFIED.
6. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY), AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
7. 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.
8. THIS TRACT LIES WHOLLY IN THE COUNTY OF WILLIAMSON AND IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE (EARY).
9. CONTOUR ELEVATIONS SHOWN HEREON BASED ON DATA OBTAINED FROM CAPITAL OF TEXAS COUNCIL OF GOVERNMENTS.
10. ON-SITE SEWAGE FACILITY (O.S.S.F.) MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

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 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 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 CHANGING DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT, AND THEIR OWN EXPENSE, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

HEALTH DISTRICT:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT HAS REPRESENTED BY THE ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY REGULATIONS (TCOE), FLOODPLAIN MANAGEMENT REGULATIONS FOR WILLIAMSON COUNTY, REGULATIONS OF THE EDWARDS AQUIFER CHAPTER 313 SUBCHAPTER A SS131.1-313.15. 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 WITHIN IT.

PAULO PINTO DATE _____
DIRECTOR ENVIRONMENTAL SERVICES

COUNTY JUDGE'S APPROVAL:

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

I, DAN A. GATTIS, SR., 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 AND 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, SR., COUNTY JUDGE DATE APPROVED _____ DATE SIGNED _____
WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY 911 ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS _____ DAY OF _____ 20__ A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

MAIL BOXES:

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE DRIVEWAY OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

COUNTY CLERK'S APPROVAL:

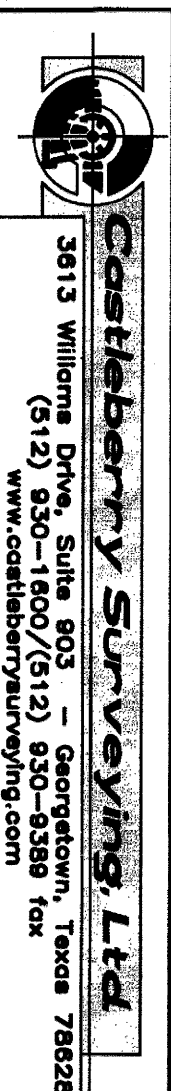
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

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 _____, 20__ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS DAY OF _____, 20__ 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



SHEET
2 OF 2