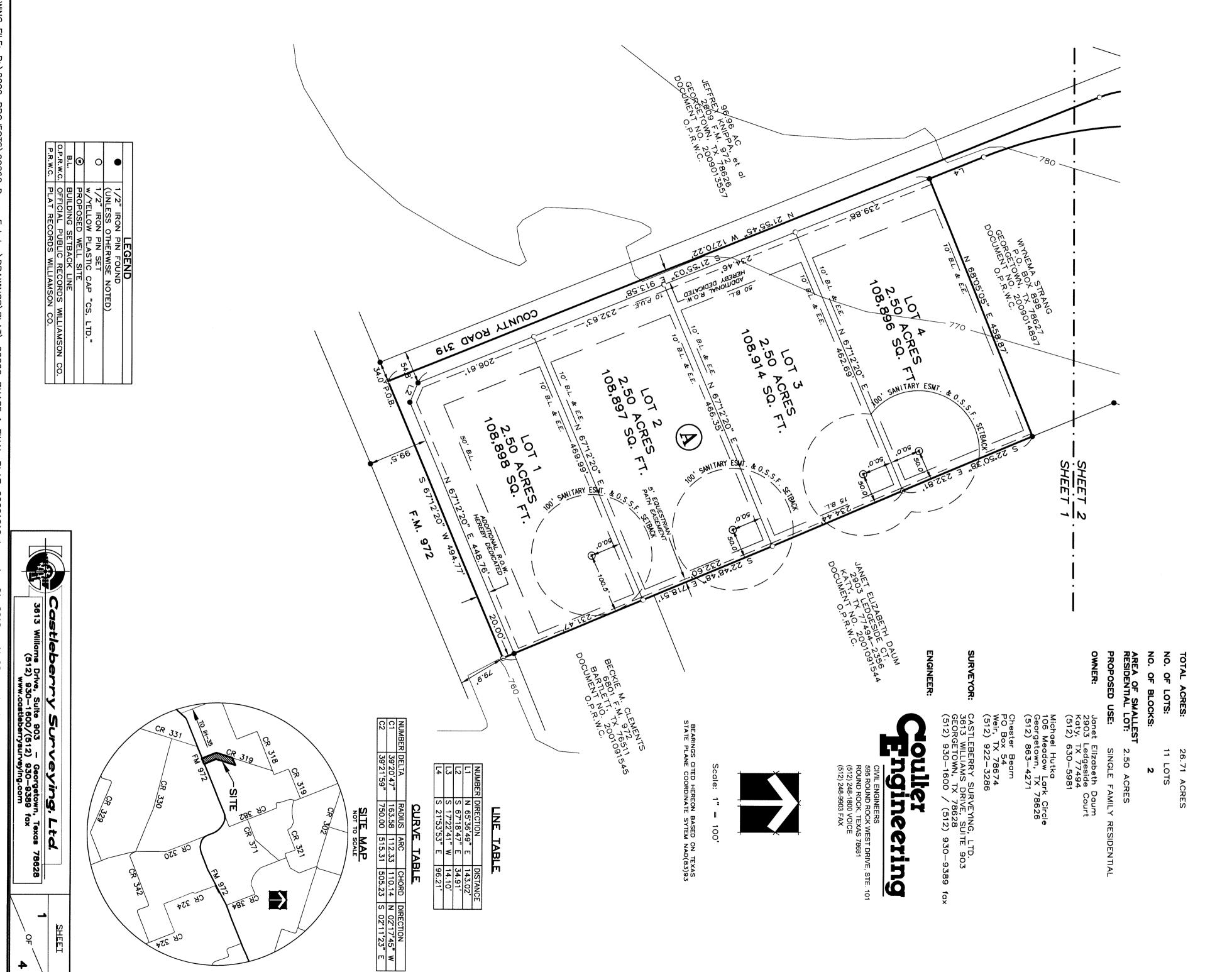
## AD COMPANY

26. ACRES ( S SECTION RAILROAD No. 765, UNTY, TEXAS SURVEY,



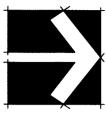
# DAUM ACRES OUT OF

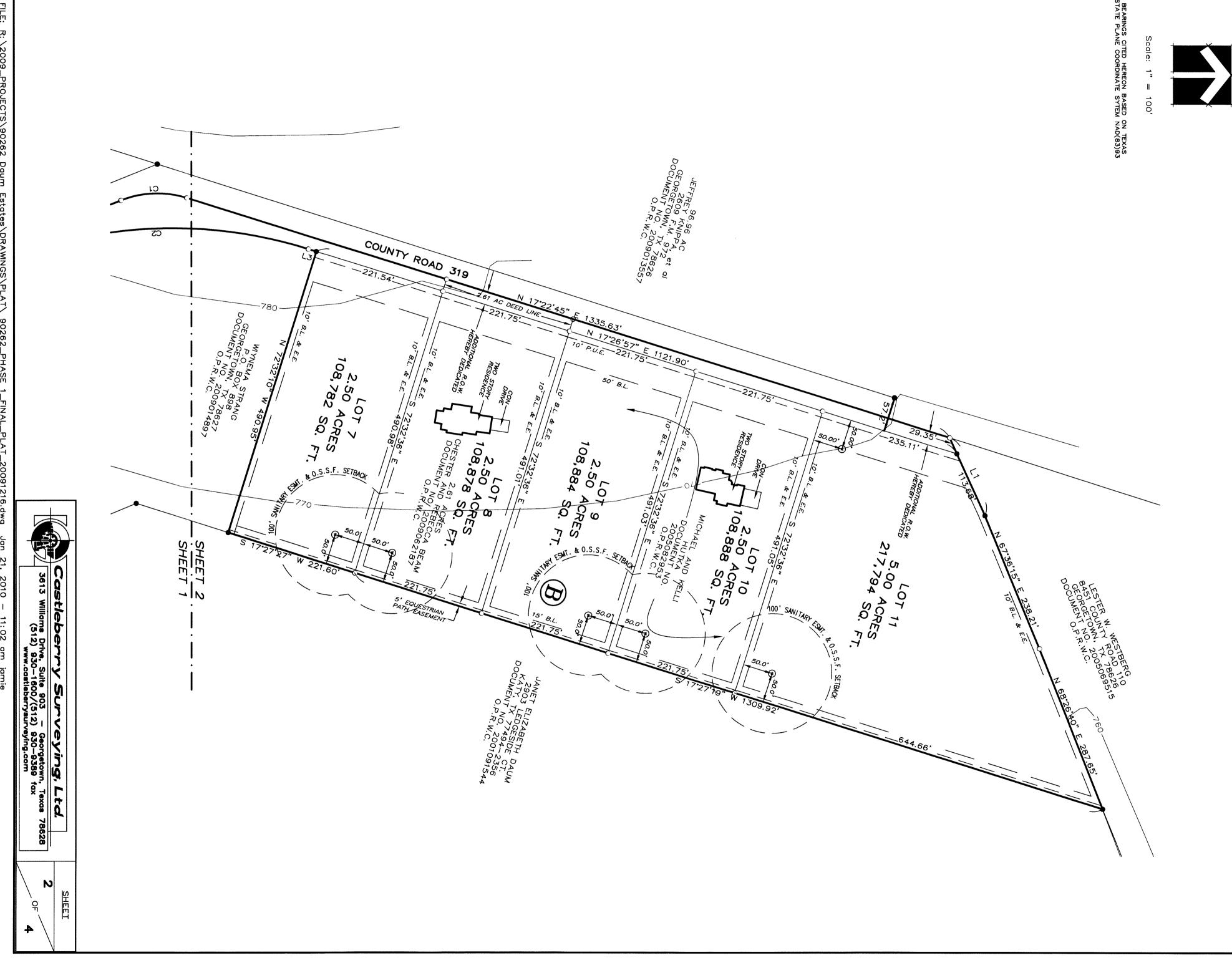
26. PRELIMINARY PLAT OF

MESTATES SECTION 1

OF THE 1. & G.N. RAILROAD COMPANY
ABSTRACT No. 765,

WILLIAMSON COUNTY, TEXAS SURVEY,





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## ACRES . AUM OUT OF PRELIMINARY PLAT M ESTATES SI OF THE 1. & G.N. RAIL ABSTRACT No. 76 WILLIAMSON COUNTY, SECTI

RAILK 765, TEXAS SURVE

Ill that certain tract or parcel of land situated in Williamson County, Texas, out of the & G.N. Railroad Company Survey, Abstract No. 765, and being a portion of that ract described as 204.026 acres in a Special Warranty Deed granted to Janet lizabeth Daum, and recorded in Document No. 2001091544, Official Public Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a ½" iron pin with a yellow plastic cap inscribed "CS, LTD." set at the intersection of the east line of County Road 319 (right—of—way varies), and the north line of F.M. 972 (right—of—way varies) for the southwest corner of said 204.026 acre Daum tract and this tract;

THENCE, with the east right—of way line of said County road 319 and the west line said 204.026 acre Daum tract and this tract in the following three (3) courses

- N 21\*55'45" W 1270.22 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD." set;
   112.33 feet along a curve to the right, concave to the east, (D=39\*20'47", r=163.58 feet, Ic bears N 02\*17'45" W 110.14 feet), to a ½" iron pin with yellow plastic cap inscribed "CS, LTD" set,
   N 17\*22'45" E 1335.63 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the northeast corner of this tract,

THENCE, in to and across said 204.026 acre Daum tract in the following nine (9) courses:

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- 4. rù
- 1. N 65'36'49" E 143.02 feet to a ½" iron pin found
  2. N 67'36'15" E 238.21 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LID." set.
  3. N 68'26' 40" E 287.65 feet to a ½" iron pin with a yellow plastic cap of this tract.
  4. S 17'27'19" W 1309.92 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LID." set.
  5. S 17'27'27" W 221.60 feet to a ½" iron pin found for the northeast corner of that tract described as Lot 4, Block "A", Daum Estates recorded in Cabinet V, Slide 134 (said Plat being cancelled per Document No. 2008054352 of said Official Public Records) conveyed to Wiynema Strang and Recorded in Document No. 2009014897 of said Official Public Records;
  6. N 72'32'10" W 490.95 feet with the north line of said Strang tract and an angle point of this tract;
  6. N 72'32'10" W 490.95 feet with the north line of said Strang tract and the east line of this tract;
  7. In the west line of said Strang tract and the east line of this tract;
  8. S 17'22'41" W 14.10 feet with the west line of said Strang tract and the east line of this tract;
  9. S 21'35.3" E 96.21 feet with the west line of said Strang tract and the east line of this tract to a ½" iron pin found for the southwest corner of said Strang tract and an angle point of this tract;
  9. S 22'50'38" E 96.21 feet with the south line of said Strang tract and the east line of this tract to a ½" iron pin found for the southwest corner of said Strang tract and an angle point of this tract;
  9. S 22'50'38" E 23.81 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LID" set, set, set to a ½" iron pin with a yellow plastic cap inscribed "CS, LID" set, set to a ½" iron pin with a yellow plastic cap inscribed "CS, LID" set, set in the north line of said F.M. 972 and the south line of said 204.026 acre Daum tract for the southeast corner of this tract, set to a but have a place place of this tract.
  - ნ.
  - 4.

67°12'20" W 494.77 feet with the north line of said F.M. 972 and the of said 204.026 acre Daum tract to the POINT OF BEGINNING of this tract.

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 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 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.

## ROAD MIDENING:

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 ACKNOWLEDGES THAT THE IMPROVEMENT MAY REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT.

PUBLIC ROADWAYS AND 8

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BY THESE PRESENTS;

I, CLYDE C. CASTLEBERRY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE 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 OR. REGISTERED PROFESSIONAL STATE OF TEXAS DATE NO. 4835

ASSESSED ASS

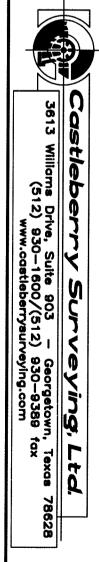
STATE OF **TEXAS** 

COUNTY TEXAS & KNOW , THESE PRESENTS;

I, JAMES B. COULTER, REGISTERED PINEREBY CERTIFY THAT THIS TRACT IS ZONE AND NO LOT WITHIN THIS SUBE AREAS INUNDATED BY 100—YEAR FLOW MANAGEMENT AGENCY BOUNDARY MANUMBER 48491C0150 E, WITH AN EFF PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO I IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE UBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY—PANEL EFFECTIVE DATE OF SEPTEMBER 26, 2008.

JAMES B. COULTER REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS 57922





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## $\triangleright$ CRES PRELIMINARY PLAT M ESTATES SE OF THE 1. & G.N. RAIL ABSTRACT No. 76 WILLIAMSON COUNTY, 9 SECTION SECTION OF THE PRINT OF TEXAS S

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RVEY,

### OWNER'S CERTIFICATION:

STATE 읶 TEXAS

COUNTY OF \$\$ K N O W

THAT JANET ELIZABETH DAUM, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2001091544, OF THE OFFICIAL PUBLIC 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 **DAUM ESTATES**SECTION 1.

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.

JANET ELIZABETH DAUM 2903 LEDGESIDE COURT KATY, TX 77494-2356

BEFORE ME, THE UNDERSIGNED AU20\_\_\_, PERSONALLY APPEARED
WHOSE NAME IS SUBSCRIBED TO THE
TO ME THAT HE/SHE EXECUTED THE
PROPERTY DESCRIBED HEREON. FOREGOING I I THIS THE DAY OF THE PERSON KNOWN BY ME TO BE THE PERSON INSTRUMENT. IT HAS BEEN ACKNOWLEDGED INSTRUMENT AS THE OWNER OF THE

NOTARY PUBLIC IN AND FOR THE STATE 읶

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION

STATE OF TEXAS §

THAT MICHAEL HUTKA, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2005082953, OF THE OFFICIAL PUBLIC 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 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 **DAUM ESTATES SECTION 1**. QF

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.

CIRCLE 78626

STATE OF TEXAS §

**(**())

THIS 20\_\_ INSTRUMENT WAS ACKNOWLEDGED BY BRIAN TUERFF. BEFORE **X** 

PRINTED NAME: EXPIRES:

STATE OF TEXAS §

THAT CHESTER BEAM, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2009062187, OF THE OFFICIAL PUBLIC 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 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 **DAUM ESTATES SECTION 1**. OF P

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.

STATE OF TEXAS \$

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THIS 20\_\_

PUBLIC,

PRINTED NAME:

CHESTER BEAM PO BOX 54 WEIR, TX 78674

INSTRUMENT WAS ACKNOWL

PLAT

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.

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

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.

LOTS ARE TO BE SERVED BY PRIVATE WELLS AND OSSF'S.

34 52

WHERE RURAL ROUTE MAILBOXES ARITHE EDGE OF THE PAVEMENT OR BEARTERIAL RIGHT-OF-WAY SHALL MEEDOES NOT MEET THIS REQUIREMENT E, SUCH BOXES SHALL BE SET THREE FEET FROM JRBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY URRENT TXDOT STANDARDS. ANY MAILBOX THAT REMOVED BY WILLIAMSON COUNTY.

ROAD

AND ADDRESS ASSIGNMENTS FIED SIHT DAY 읶 A.D.

ADDRESS COORDINATOR

## DISTRICT:

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 WILLIAMSON COUNTY PRIVATE SEWAGE FACILITY REGULATIONS, CONSTRUCTION STANDARDS FOR ON SITE SEWAGE FACILITY REGULATIONS (TCEQ), 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 PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

PAULO PINTO DIRECTOR ENVIRONMENTAL SERVICES DATE

## COUNTY JUDGE'S

STATE COUNTY OF **TEXAS** 

WILLIAMSON യ യ യ ω THESE PRESENTS;

I, DAN A. GATTIS, SR., COUNTY JUDGE THAT THIS MAP OR PLAT, WITH FIELD PRESENTED TO THE COMMISSIONERS' COURT DULY CONSIDERED, WERE ON TREGISTERED AND RECORDED IN THE PICOUNTY, TEXAS. GE OF WILD NOTES
COURT (
THIS DA)
PROPER HEREON, THAT A SUBDIVISION HAVING BEEN FULLY OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID AY APPROVED AND PLAT IS AUTHORIZED TO BE RECORDS OF THE COUNTY CLERK OF WILLIAMSON

DAN A. GATTIS, SR., WILLIAMSON COUNTY, DATE APPROVED DATE SIGNED

### KINNOS CLERK'S APPROVAL:

STATE ᄋᆍ

STATE OF TEXAS \$ KNOW \$ COUNTY OF WILLIAMSON \$ THESE PRESENTS;

THE FOREGOING INSTRUMENT IN WRITING, WITH I FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_\_ DAY O'CLOCK, \_\_\_\_.M., AND DULY RECORDED O'\_\_\_\_A.D., AT \_\_\_\_\_\_ O'CLOCK, \_\_\_.M., IN TH RT OF SAID COUNTY, DO HEREBY CERTIFY THAT ITS CERTIFICATE OF AUTHENTICATION WAS FILED OF \_\_\_\_\_, A.D., AT

SLIDE DED THE PLAT SHT THE DAY OF RECORDS 유 SAID COUNTY IN CABINET

MY O⊤ CERTIFY OFFICE Y WHICH, WITNESS IN GEORGETOWN, MY HAND AND SE TEXAS, THE DATE EAL AT THE COUNTY COURT OF SHOWN ABOVE WRITTEN. COUNTY,

SEAL SAID

NANCY RISTER, OF WILLIAMSON CLERK COUNTY COURT COUNTY, TEXAS

DEPUTY



SHEET