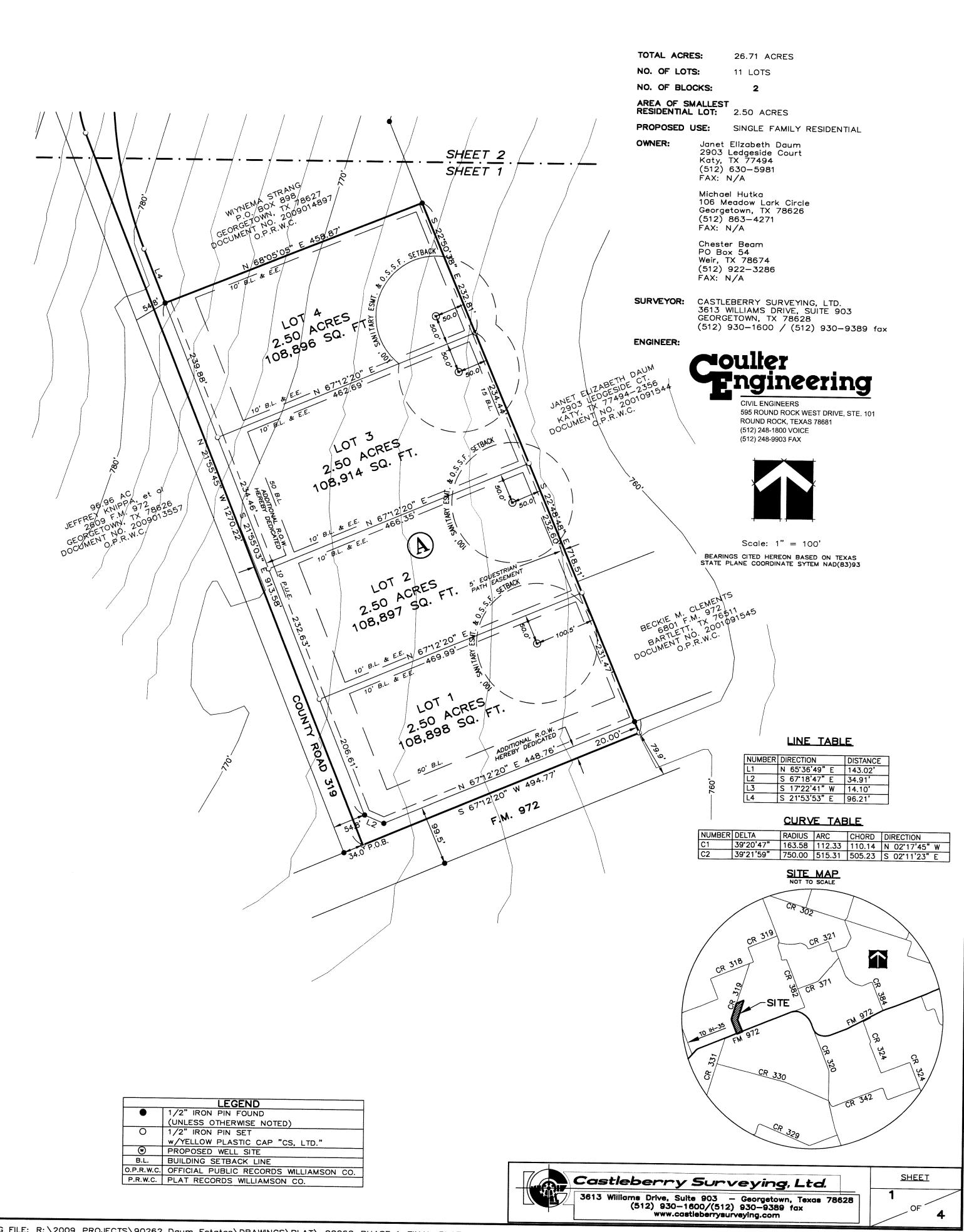
PRELIMINARY PLAT OF

DAUM ESTATES SECTION 1
26.71 ACRES OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 765, WILLIAMSON COUNTY, TEXAS

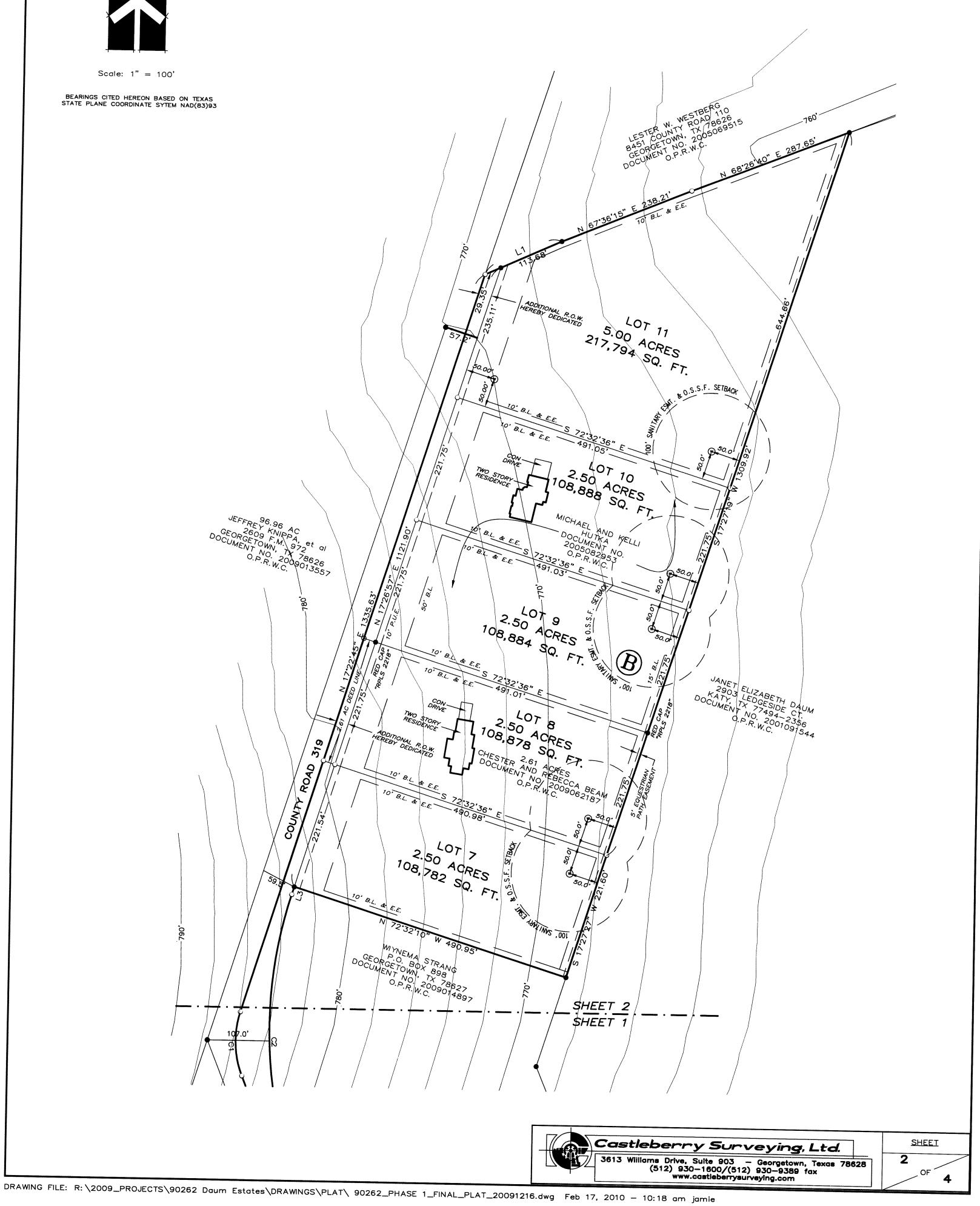


PRELIMINARY PLAT OF

DAUM ESTATES SECTION 1

26.71 ACRES OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY,

ABSTRACT No. 765, WILLIAMSON COUNTY, TEXAS



PRELIMINARY PLAT OF DAUM ESTATES SECTION 1

26.71 ACRES OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 765, WILLIAMSON COUNTY, TEXAS

PERIMETER FIELD NOTES:

26.71 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas, out of the I. & G.N. Railroad Company Survey, Abstract No. 765, and being a portion of that tract described as 204.026 acres in a Special Warranty Deed granted to Janet Elizabeth 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 of said 204.026 acre Daum tract and this tract in the following three (3) courses

- 1. N 21°55'45" W 1270.22 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD." set;
- 2. 112.33 feet along a curve to the right, concave to the east, (D=39°20'47", r=163.58 feet, lo bears N 02°17'45" W 110.14 feet), to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set.

3. 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:

- 1. N 65°36'49" E 143.02 feet to a ½" iron pin found
- 2. N $67^{\circ}36'15"$ E 238.21 feet to a $\frac{1}{2}"$ iron pin with a yellow plastic cap inscribed "CS, LTD." set,
- 3. N 68°26' 40" E 287.65 feet to a ½" iron pin found for the northeast corner of this tract,
- 4. S 17°27'19" W 1309.92 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD." 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. 2008056352 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 to a $\frac{1}{2}$ " iron pin found for the northwest corner of said Strang tract and an angle point of this tract;
- 4. S 17°22'41" W 14.10 feet with the west line of said Strang tract and the east line of this tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD"
- 5. with the west line of said Strang tract and the east line of this tract, 515.31 feet along a curve to the left, concave to the east, (D=39*21'59", r=750.00 feet, Ic bears S 02'11'23" E 505.23 feet), to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
- 6. S 21°53'53" E 96.21 feet with the west line of said Strang tract and the east line of this tract to a 1/2" iron pin found for the southwest corner of said Strang tract and an angle point of this tract;
- 7. N 68 05'05" E 458.87 feet with the south line of said Strang tract and the east line of this tract to a 1/2" iron pin found for the southeast corner of said Strang tract and an angle point of this tract,
- 8. S $22^{\circ}50'38$ " E 232.81 feet to a $\frac{1}{2}$ " iron pin with a yellow plastic cap inscribed "CS, LTD." set,
- 9. S 22°48'48" E 718.51 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD." 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,

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

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 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 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 WIDENING:

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 IMPROVEMENTS MAY REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

LIEN FREE RIGHT OF WAY:

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

SKNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON §

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, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835 STATE OF TEXAS

ENGINEER'S CERTIFICATION:

STATE OF TEXAS

\$KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON §

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 ENCROACHED 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 48491C0150 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

DATE

JAMES B. COULTER REGISTERED PROFESSIONAL ENGINEER NO. 57922 STATE OF TEXAS

JAMES B. COULTEF SIONAL



DAUM ESTATES SECTION 1

26.71 ACRES OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 765, WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

STATE OF TEXAS

§
\$know all men by these presents;

COUNTY OF WILLIAMSON §

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 AUTHORITY, ON THIS THE ______ DAY OF _____, 20____, PERSONALLY APPEARED_______, 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 \$

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 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.

MICHAEL HUTKA 106 MEADOWLARK CIRCLE GEORGETOWN, TX 78626

STATE OF TEXAS \$
COUNTY OF WILLIAMSON \$

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF ____

20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: MY COMMISSION EXPIRES:

STATE OF TEXAS §

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 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.

CHESTER BEAM PO BOX 54 WEIR, TX 78674

STATE OF TEXAS \$
COUNTY OF WILLIAMSON \$

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: MY COMMISSION EXPIRES:

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. 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.

5. ALL DRIVEWAYS SHALL BE DIP-TYPE.

MAIL BOXES:

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT 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.

WILLIAMSON COUNTY 911 ADDRESSING:

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

WILLIAMSON COUNTY ADDRESS COORDINATOR

HEALTH 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 3.13 SUBCHAPTER A SS.1.3.1.1-313.15. 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.

The state of the s	DATE	
PAULO PINTO	DATE	
DIRECTOR ENVIRONMENTAL SERVICES		

COUNTY JUDGE'S APPROVAL:

STATE OF TEXAS

§ KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON §

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 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, SR., COUNTY JUDGE DATE	APPROVED DATE	SIGNED
VILLIAMSON COUNTY, TEXAS		

COUNTY CLERK'S APPROVAL:

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 ________, 20_____, A.D., AT _______, 20_____, A.D., AT _______, O'CLOCK, ___.M., AND DULY RECORDED THIS THE DAY OF _______, 20_____, A.D., AT _______, SLIDE _______, 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