

RECORDS BASED ON DOC. NO. 9641778
O.P.R.W.C. UNLESS NOTED

Bearings cited hereon based on a calculated line from a 1/2" iron pin found for the northeast corner of Bacon tract to a 1/2" iron pin found for the most easterly southwest corner of said Bacon tract being the southwest corner of subject Randall tract having a call of N 01°49'30" E 1404.93 feet as calculated from record data and a found distance of 1404.89 feet.

FINAL PLAT OF
RANDALL SUBDIVISION
3.14 ACRES OUT OF THE JOHN DYKES SURVEY, ABSTRACT No. 187,
WILLIAMSON COUNTY, TEXAS

TOTAL ACRES: 3.14 ACRES

NO. OF LOTS: 1 LOTS

NO. OF BLOCKS: 1

AREA OF SMALLEST
RESIDENTIAL LOT: 3.01 ACRES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

OWNER: STEVE RANDALL
P.O. BOX 728
HUTTO, TX 78634

SURVEYOR: CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TX 78628
(512) 930-1600 / (512) 930-9389 fax

ENGINEER:

Couller Engineering

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

PERIMETER FIELD NOTES:

3.14 ACRES

BEING 3.14 acres out of the John Dykes Survey, Abstract No.187, Williamson County, Texas and being a portion of that tract described as 137.786 acres in a Warranty Deed with Vendor's Lien granted to Seven Randall, et ux, dated August 5, 1996 and recorded as Document No. 9641778 of the Deed Records of Williamson County, Texas and further described by metes and bounds as follows:

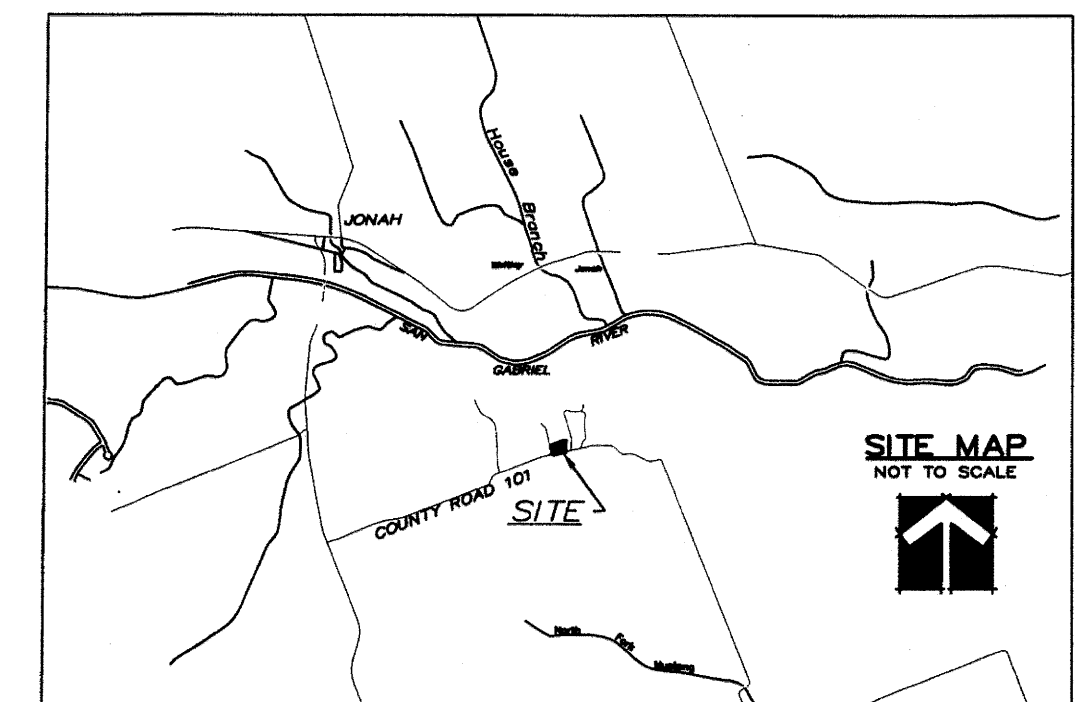
BEGINNING at a 1/2" iron pin found in the north margin of County Road 101 for the southeast corner of that tract described as 10.50 acres in a Warranty Deed with Vendor's Lien granted to Peter K. Bacon et ux, dated February 17, 2005 and recorded as Document No. 2005029746 of the Official Public Records of Williamson County, Texas for the southwest corner of said Randall tract and this tract;

THENCE: N 19°00'04" W 286.52 feet with the east line of said Bacon tract and the west line of said Randall tract and this tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set for an inside ell corner of said Bacon tract and an angle point in said Randall tract for the northwest corner of this tract;

THENCE: N 71°45'00" E 505.83 feet into said Randall tract with the north line of this tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set for the northeast corner of this tract;

THENCE: continuing into and across said Randall tract with the east line of this tract in the following two (2) courses:

1. S 08°55'04" W 138.23 feet to a 1/2" iron pin found for an angle point of this tract,
2. S 03°16'16" E 222.72 feet to a 1/2" iron pin found in the north margin of said County Road 101 and the south line of said Randall tract for the southeast corner of this tract;
3. THENCE: S 79°27'40" W 384.88 feet with the north margin of said County Road 101 and the south line of said Randall tract and this tract to the POINT OF BEGINNING



SITE MAP
NOT TO SCALE



LEGAL DESCRIPTION:

RANDALL SUBDIVISION - 3.14 ACRES

All that tract or parcel of land being 3.14 acres out of the John Dykes Survey, Abstract No.187, Williamson County, Texas and being a portion of that tract described as 137.786 acres in a Warranty Deed with Vendor's Lien granted to Seven Randall, et ux, dated August 5, 1996 and recorded as Document No. 9641778 of the Deed Records of Williamson County, Texas.

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



Castleberry Surveying, Ltd.

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

SHEET

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FINAL PLAT OF
RANDALL SUBDIVISION
3.14 ACRES OUT OF THE JOHN DYKES SURVEY, ABSTRACT No. 187,
WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

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

THAT STEVE RANDALL, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT TRACT DESCRIBED IN DOCUMENT NO. 9641778, OF THE OFFICIAL 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 RELOCATION 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 RANDALL 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 ACQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

Steve Randall
STEVE RANDALL
P.O. BOX 728
HUTTO, TX, 78634

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 10th DAY OF February, 2013, PERSONALLY APPEARED Steve Randall, 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.

Debbie M. Chelf
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 RITA RANDALL, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT TRACT DESCRIBED IN DOCUMENT NO. 9641778, OF THE OFFICIAL 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 RELOCATION 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 RANDALL 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 ACQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

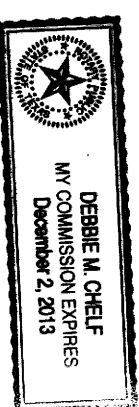
Rita Randall
RITA RANDALL
P.O. BOX 728
HUTTO, TX, 78634

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 10th DAY OF February, 2013, PERSONALLY APPEARED Steve Randall, 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.

Debbie M. Chelf
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES



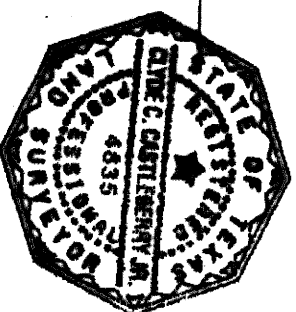
SURVEYOR'S CERTIFICATION:

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 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, OR 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.
CLYDE C. CASTLEBERRY JR.
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 PART OF THIS SUBDIVISION IS ENCOMPALED BY ANY SPECIAL FLOOD HAZARD AREAS BOUNDARIED BY 100-YEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NUMBER 48010305 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

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



ROAD WORKING:
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 ASSUMES ALL LIABILITY OWING TO THE DEFECTS OR NEGLIGENCE, AND EMPLOYEES HAVING BEEN PLACED ON THE PROPERTY TO PROPERTY 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.

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 ACQUIFER 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 PLAN ADMINISTRATOR.
4. WATER AND WASTEWATER ARE TO BE SERVED BY CENSUUS TRAIL P.U.D. AND OSSF'S.
5. ALL DRIVEWAYS SHALL BE DIP-TYPE.
6. NO LOT IN THIS SUBDIVISION IS ENCOMPALED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48010305 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
7. SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR.

OWNER'S 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 DRAINAGEWAYS 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.

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 (FLOODPLAIN MANAGEMENT REGULATIONS FOR WILLIAMSON COUNTY, TEXAS), AND THE EDWARDS AQUIFER CHAPTER 313 SUBCHAPTER A 5513.11-313.15. THIS CERTIFICATION IS MADE SUBJECT TO THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DEPARTMENT AND WILLIAMSON COUNTY, TEXAS, SHALL BE RELIED UPON FOR VERIFICATION 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.

Pablo Pinto
PABLO PINTO
DIRECTOR ENVIRONMENTAL SERVICES

DATE 2/2/10

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 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
WILLIAMSON COUNTY, TEXAS
DATE APPROVED
DATE SIGNED

LIEN FREE RIGHT OF WAY:

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

WILLIAMSON COUNTY 911 ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 2 DAY OF FEB 2010 A.D.

Michaela
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 PAVEMENT OR BENCH 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:

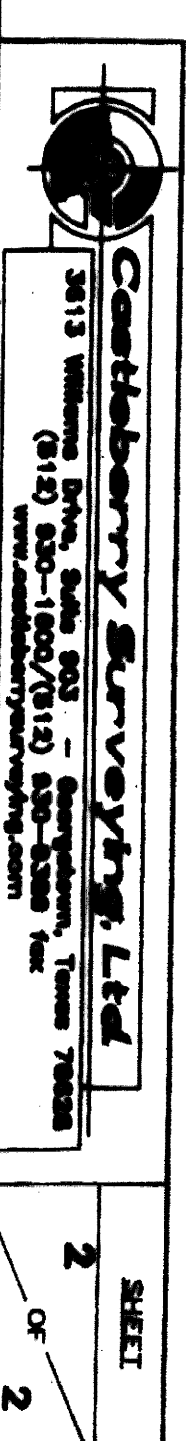
STATE OF TEXAS
COUNTY OF WILLIAMSON §
§ KNOW ALL MEN BY THESE PRESENTS:

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 THE 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
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