

Block 1 Lot 1
47,474.292 Sq.Ft.
1.089 Acres

Block 1 Lot 2
47,501.225 Sq.Ft.
1.090 Acres

Block 2 Lot 1
47,749.470 Sq.Ft.
1.096 Acres

Block 2 Lot 2
48,109.765 Sq.Ft.
1.104 Acres

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	105.35	184.04	32°47'55"	54.16	103.92	N09°16'11"W
C2	105.94	469.84	12°55'09"	53.20	105.72	S00°40'11"W
C3	260.96	469.84	31°49'24"	133.94	257.62	S21°42'05"E
C4	78.65	469.84	9°35'30"	39.42	78.56	S42°24'32"E
C6	148.78	670.34	12°42'59"	74.70	148.47	N40°50'47"W
C7	20.49	25.00	46°57'13"	10.86	19.92	S57°57'54"E
C8	91.67	60.00	87°32'02"	57.47	83.01	N37°40'30"W
C9	142.16	690.35	11°47'54"	71.33	141.91	N20°09'49"W
C10	103.78	640.35	9°17'10"	52.01	103.67	N18°54'27"W
C11	119.17	590.35	11°33'56"	59.79	118.96	N20°02'50"W
C12	60.39	60.00	57°40'19"	33.03	57.88	N34°55'41"E
C13	57.88	60.00	55°16'17"	31.41	55.66	S88°36'01"E
C14	82.47	60.00	78°45'26"	49.25	76.13	S21°35'09"E
C15	23.03	25.00	52°46'55"	12.41	22.22	N08°35'54"W
C16	130.12	610.34	12°12'55"	65.31	129.88	N41°05'49"W
C17	91.08	529.84	9°50'56"	45.65	90.96	S42°16'49"E
C18	258.31	529.84	27°55'58"	131.77	255.76	S23°23'22"E
C19	153.07	529.84	16°33'09"	77.07	152.54	S01°08'48"E
C21	71.01	124.04	32°47'55"	36.51	70.04	N09°16'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.47	S25°40'08"E
L2	50.00	S07°07'46"W
L3	28.66	S47°12'16"E
L4	21.34	S47°12'16"E
L5	24.18	N47°12'16"W
L6	25.82	N47°12'16"W
L7	50.00	N07°07'46"E

SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
PHONE: 512-352-9090
FAX: 512-352-9091
E-MAIL: Surveying@austin.rr.com

ENGINEER: DENNIS HILL
HILL ENGINEERING P.L.L.C.
204 C.R. 102
GEORGETOWN, TX 78626
PHONE - 512-948-5276
E-MAIL: dennis.w.hill@verizon.net

SITE DATA:
SURVEY: PEDRO ZARZA SURVEY,
ABSTRACT NO. 14
TOTAL AREA OF SITE: 4.380 ACRES
LINEAR FEET OF NEW STREETS: 0
NUMBER OF LOTS: 4
NUMBER OF BLOCKS: 2

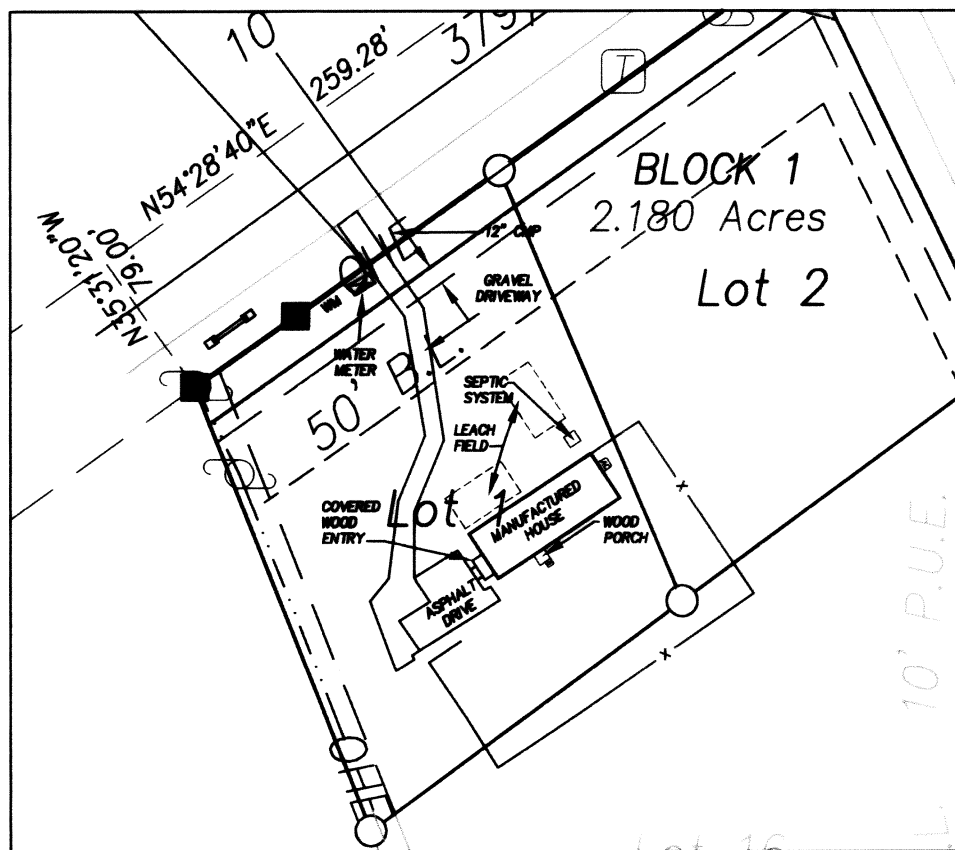
NOTE:
BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE). ELEVATIONS BASED ON NAVD 88 DATUM.
TBM IS CONCRETE MONUMENT AT NORTHWEST CORNER OF BLOCK 1, PHASE 1, ELEVATION=570.12'

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MARCH 2, 2007

UTILITY PROVIDERS:
TIME WARNER-(CABLE)
AT&T-(PHONE)
TU-(ELECTRIC)



FINAL PLAT LAKEWIND PLACE
PHASE 1
A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

FARM-TO-MARKET 1331 (79' R.O.W.)

"54.63 ACRES"
JAMES S. MILES
TO
MARK D. KRUGER, ET UX
DOC.# 1997027697 ORWC
6-23-1997

Owner Address: KRUEGER MARK D &
REBECCA P
1922 W LAKE DR
TAYLOR, TX 76574-2221

ALVIN FAYKUS ESTATE
338/390
60.25 AC.

Owner Address: ERNEST FAYKUS
301 GRACE LN APT 25
TAYLOR, TX 76574-1862

"1.89 ACRES"
WARRANTY DEED-
DEANNE CABANISS KERLIN AND JANE
CABANISS RUTLEDGE
TO
WILLIAM S. CABANISS, ET UX
8-22-2006 DOC.# 2006077938
OPRWC
Owner Address: CABANISS, WILLIAM S
& WANDA J
1215 COUNTY ROAD 415
TAYLOR, TX 76574-2088

STATE OF TEXAS
COUNTY OF WILLIAMSON

MAY 7, 2010

4.380 ACRES

These notes describe that certain tract of land situated in located in the PEDRO ZARZA SURVEY, ABSTRACT NO. 14 in Williamson County, Texas; Being a part of a called "36.66 Acres" as conveyed in a Warranty Deed from William S. Cabaniss, Trustee to Deanne Cabaniss Kerlin and Jane Cabaniss Rutledge dated 9-14-1995, recorded in Document No. 1995041010 Official Records Williamson County (ORWC); being more fully described as follows:

BLOCK 1 - 2.180 ACRES

BEGINNING at a concrete right-of-way marker TX DOT station 210+93 for the Northwest corner of subject, same being the Northeast corner of a called "60.25 Acres" as recorded in Volume 338, Page 390 Deed Records of Williamson County;

THENCE North 54°50'19" East, with the South right-of-way of F.M. 1331 a distance of 64.19 feet to a concrete monument for a point in the North line of subject;

THENCE North 54°29'39" East, continuing along the South right-of-way line of F.M. 1331 for a distance of 325.74 feet to a set 1/2" iron rod (capped) for the Northeast corner of subject;

THENCE South 25°40'08" East, for a distance of 238.40 feet to a set 1/2" ron rod (capped) for the Southeast corner of subject;

THENCE South 53°36'10" West, for a distance of 409.11 feet to a set 1/2" iron rod (capped) in the common line of the above mentioned 60.25 Acres and said 36.66 Acres for the Southwest corner of subject;

THENCE North 21°35'32" West, 248.95 feet with said common line to the POINT OF BEGINNING containing according to the dimensions herein stated an area of 2.180 Acres of Land.

BLOCK 2 - 2.200 ACRES

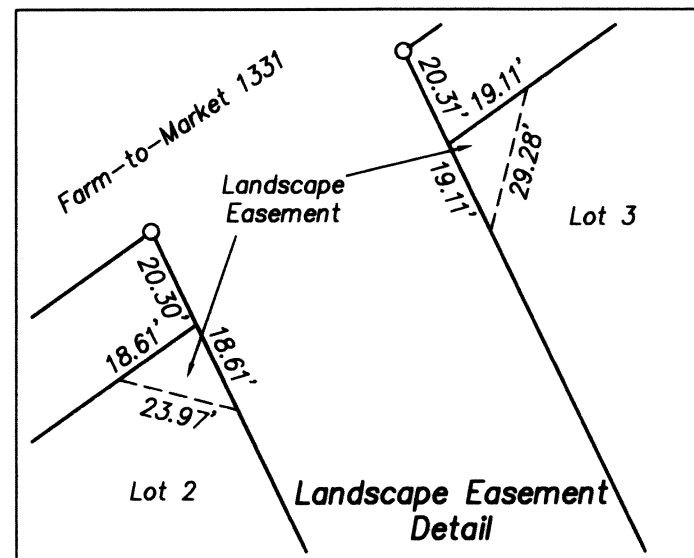
COMMENCING at the Northeast corner of the abovementioned Block 1, THENCE North 54°29'39" East, with the South right-of-way line of F.M. 1331, 17.50 feet to a found 1/2" iron rod; THENCE North 54°19'52" East, for a distance of 43.41 to a 1/2" iron rod (capped) for the Northwest corner of subject, and the POINT OF BEGINNING;

THENCE North 54°19'52" East, with said right-of-way for a distance of 438.54 feet to a found 1/2" iron rod for the Northeast corner of subject; same being the Northwest corner of a called "54.63 Acres" as conveyed from James S. Miles to Mark D. Kruger, et ux, dated 6-23-1997 recorded in Document No. 1997027697 ORWC;

THENCE South 17°10'47" East, with the common line of said "54.63 Acres" and subject for a distance of 240.36 feet to a set 1/2" iron rod (capped) for the Southeast Corner of subject; from which for reference a set 1/2" iron rod for the Southeast corner of the above mentioned 36.66 Acres, bears South 17°10'47" East, 1833.53 feet; same being the Northeast corner of a called "1.89 Acres" as conveyed in a Warranty Deed from Deanne Cabaniss Kerlin and Jane Cabaniss Rutledge to William S. Cabaniss, et ux dated 8-22-2006 recorded in Document No. 2006077938 Official Public Records of Williamson County (OPRWC); from which for reference a found 1/2" iron rod for the Southeast corner of said "1.89 Acres" bears South 17°08'41" East, 117.28 feet;

THENCE South 54°19'52" West, for a distance of 402.51 feet to a set 1/2" iron rod (capped) for the Southeast corner of subject;

THENCE North 25°40'08" West, 231.47 feet to the POINT OF BEGINNING containing according to the dimensions herein stated an area of 2.200 Acres of Land.



LEGEND:

P.O.B. = POINT OF BEGINNING

1/2" IRON ROD FOUND

1/2" IRON ROD SET (W/CAP)

CONCRETE R.O.W. MONUMENT

WATER METER

POWER POLE

OVERHEAD ELECTRIC

B.L. - BUILDING LINE

P.U.E. - PUBLIC UTILITY EASEMENT

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" = 200'

DATE: APRIL 23, 2010

JOB NUMBER

SHEET

07-106

1 OF 2

FINAL PLAT LAKEWIND PLACE
PHASE 1
A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT WE DEANNE CABANISS KERLIN AND JANE CABANISS RUTLEDGE, OWNERS OF 34.757 ACRES OUT OF THE PEDRO ZARZA SURVEY ABSTRACT NO. 14 IN WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. WE ACKNOWLEDGE AND UNDERSTAND THAT IT IS OUR RESPONSIBILITY AS OWNERS, NOT OF 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 WATERSHED ORDINANCES.

Deanne Cabaniss Kerlin
DEANNE CABANISS KERLIN
708 HUFF STREET
TAYLOR, TEXAS 76574
PHONE (512) 913-7823

Jane C. Rutledge
JANE CABANISS RUTLEDGE
416 SALDADO CREEK PLACE
SALADO, TEXAS 76571
PHONE (254) 947-5419

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF May, 2010,

BY Lisa M. Lasseter
Lisa M. Lasseter
NOTARY PUBLIC, STATE OF TEXAS

Lisa M. Lasseter
PRINTED NAME
MY COMMISSION EXPIRES: 3-14-2012



NOTES:

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

WATER AND SEWER SERVICE

WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE FOLLOWING ENTITIES:

WATER: SOUTHWEST MILAM WATER SUPPLY CO.
SEWER: ON SITE SEWAGE FACILITIES.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 18th DAY OF May, 2010.
Mesa Bar
WILLIAMSON COUNTY ADDRESS COORDINATOR

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 IN 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 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 CONVEYED 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.

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 TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

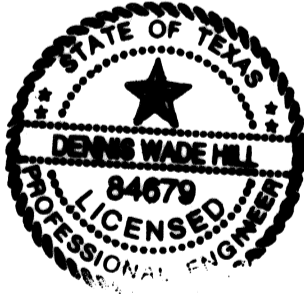
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

FLOOD NOTE:

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 **48491 C0275 C**

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

Dennis W. Hill
LICENSED PROFESSIONAL ENGINEER NO. 84679
STATE OF TEXAS



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



SURVEYOR'S NOTE: ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR LOCATION OF IMPROVEMENTS, ADJOINER INFORMATION, VISIBLE UTILITIES AND ROADWAYS. COORDINATES AND BEARINGS RECITED HEREIN BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) AND ARE GRID VALUES.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER FOR WILLIAMSON COUNTY FLOOD PLANE REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATION AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIM AND RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THE BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

Steve Wilson, MS, RS, BS, 056592 18 May 2010
DIRECTOR OF ENVIRONMENTAL SERVICES DATE

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 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 DULLY 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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

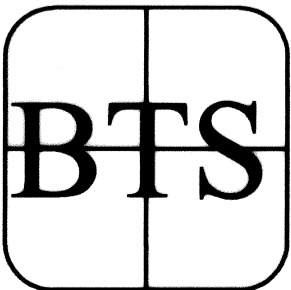
COUNTY OF WILLIAMSON

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 _____, 2010 A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE DAY OF _____, 2010, 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:

BY: _____ DEPUTY



BRYAN TECHNICAL SERVICES,
INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
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DRAWN BY: AS	CHECKED BY: BLB
DATE: APRIL 23, 2010	
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07-106	2 OF 2