

BAR-T RANCH ACRES  
A SUBDIVISION  
IN WILLIAMSON COUNTY, TEXAS  
OWNERS: MIGUEL & ELIZA CERDA  
10.08 AC. Doc. 2007022496  
situated in the  
Charles H. Delaney Survey A-181  
in Williamson County, Texas

NOTE:

THE BEARING BASIS FOR THIS SURVEY  
IS THE STATE PLANE COORDINATE SYSTEM  
GRID NORTH, TEXAS CENTRAL ZONE  
NGS CONTROL POINT AH5785  
DATUM: GEOID03 NAVD88, NAD83  
CONVERGENCE: 1.29884221  
COMBINED SCALE FACTOR: 0.99984644

SCALE: 1"= 100'

Eugene F. Purdy  
# 101 Bar T Drive  
Florence, Tx. 76527  
9.99 AC  
Doc. 2004095818

FORD TRACT B  
0.07 AC.  
2005004466

Terry Gray et. ux  
# 155 Bar T Road  
Florence, Tx. 76527  
11.28 ac.  
Doc. 2003029263

Lynn Bonnet  
18901 Cedar Cir.  
Point Venture 78645

12.00 ACRES  
Doc. 2008054021  
formerly  
Tract F 32.13 ac.  
Rollen R. Ford et. ux.  
Doc. 2005004466

NORTHEAST CORNER OF C.H. DELANEY  
SURVEY A-181 (AS CALCULATED)  
N 40°13'24" E 7426.51'

SEE MEMO 5-2-2008  
COUNTY ENGINEER JOE ENGLAND  
APPROVES BAR T ROAD FOR COUNTY MAINTENANCE  
PER SEC. 6.4 OF COUNTY CODE  
DEED TO WILLIAMSON COUNTY Doc. 2008011473  
2.20 AC. TRACT G  
AND FORMER EASEMENTS 2003029265  
8 Doc. 2007022496

0.49 AC. Doc. 2008050710  
DEED TO WILLIAMSON COUNTY  
S 71°57'01" W 294.62'

1.06 AC.  
ROLLEN R. FORD ET. UX.  
TRACT I - 1.06 AC.  
Doc. 2005004466

TRACT A  
2.55 AC.  
Rollen R. Ford et. ux.  
2005004466

Rollen R. Ford  
3801 Roble Grande Cir.  
Georgetown, Tx. 78628

H.A.T. Nguyen  
3313 Roller Crossing  
Austin, Texas 78728  
6.69 AC.  
Doc. 2005092404, 2005090696

LEGEND

ELEVATION BENCHMARK

IRON PIN FOUND

CORNER NOT FOUND, REPLACED

WITH 1/2" IRON PIN

IRON PIN SET

CONCRETE MONUMENT FOUND

RECORD CALLS (BEARING / DISTANCE)

DATA THIS SURVEY BEARING/ DISTANCE

TRACT LINES

ALL DOCUMENT REFERENCES ARE IN WILLIAMSON CO.

EXISTING WATER WELL

WELL SITE APPROVED

OVERHEAD POWER LINE

POWER POLE

EXISTING WIRE FENCE

PERIMETER DESCRIPTION

BEING 10.08 ACRES OF THE CHARLES H. DELANEY SURVEY, ABSTRACT No. 181, IN WILLIAMSON COUNTY, TEXAS; THE SAME 10.08 ACRES WHICH IS DESCRIBED IN A DEED TO MIGUEL AND ELIZA CERDA, OF RECORD IN Doc. 2007022496, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWCT). THIS TRACT WAS SURVEYED ON THE GROUND IN JANUARY OF 2010, UNDER THE SUPERVISION OF WILLIAM F. FOREST, JR. REGISTERED PROFESSIONAL LAND SURVEYOR No. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, GRID NORTH, TEXAS CENTRAL ZONE.

BEGINNING AT AN IRON PIN WHICH WAS FOUND AT THE NORTHEAST FENCE CORNER OF THE SAID CERDA 10.08 ACRE TRACT, AND AT THE NORTHWEST CORNER OF THE 10.20 ACRE PROPERTY WHICH IS DESCRIBED IN A DEED TO JOHN M. KYSER, ET. UX., OF RECORD IN Doc. 2001050589 (ORWCT). ACCORDING TO RECORD INFORMATION THE N.E. CORNER OF THE C.H. DELANEY SURVEY STANDS N 40°13'24"E 7426.51 FEET, AS CALCULATED.

THENCE WITH THE COMMON BOUNDARY BETWEEN CERDA AND KYSER, S 19°40'14"E 716.50 FEET TO AN IRON PIN WHICH WAS FOUND AT A FENCE CORNER. THIS CORNER EXISTS IN THE NORTH BOUNDARY OF THE REMAINDER OF A 60 AC. TRACT III WHICH IS DESCRIBED IN A DEED FROM BEN T. JACOB, ET. UX. TO BEN E. JACOB, ET. AL., AS SET OUT IN VOL. 1110, PG. 127.

THENCE WITH THE SOUTH LINE OF CERDA AND THE NORTH LINE OF THE PROPERTY OF THE SAID JACOB FAMILY, S 70°18'08"W 607.36 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF A 6.69 ACRE PARCEL WHICH IS DESCRIBED IN A DEED TO H.A.T. NGUYEN OF RECORD IN Document Nos. 2005092404 AND 2005090696 (ORWCT).

THENCE ALONG THE GENERAL LINE OF AN EXISTING FENCE, WITH THE COMMON BOUNDARY BETWEEN CERDA AND NGUYEN, N 20°02'04"W 724.26 FEET TO AN IRON PIN WHICH WAS FOUND IN THE SOUTH LINE OF BAR-T DRIVE (ALSO KNOWN AS BAR-T ROAD) SEE DEED TO WILLIAMSON COUNTY AS FILED IN Doc. # 2008011473 (2.20 AC.) AND Doc. 2008050710, (0.49 AC.).

THENCE WITH THE SOUTH LINE OF BAR-T ROAD, AND THE NORTH LINE OF THE CERDA 10.08 ACRE TRACT, N 71°01'40"E 612.00 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

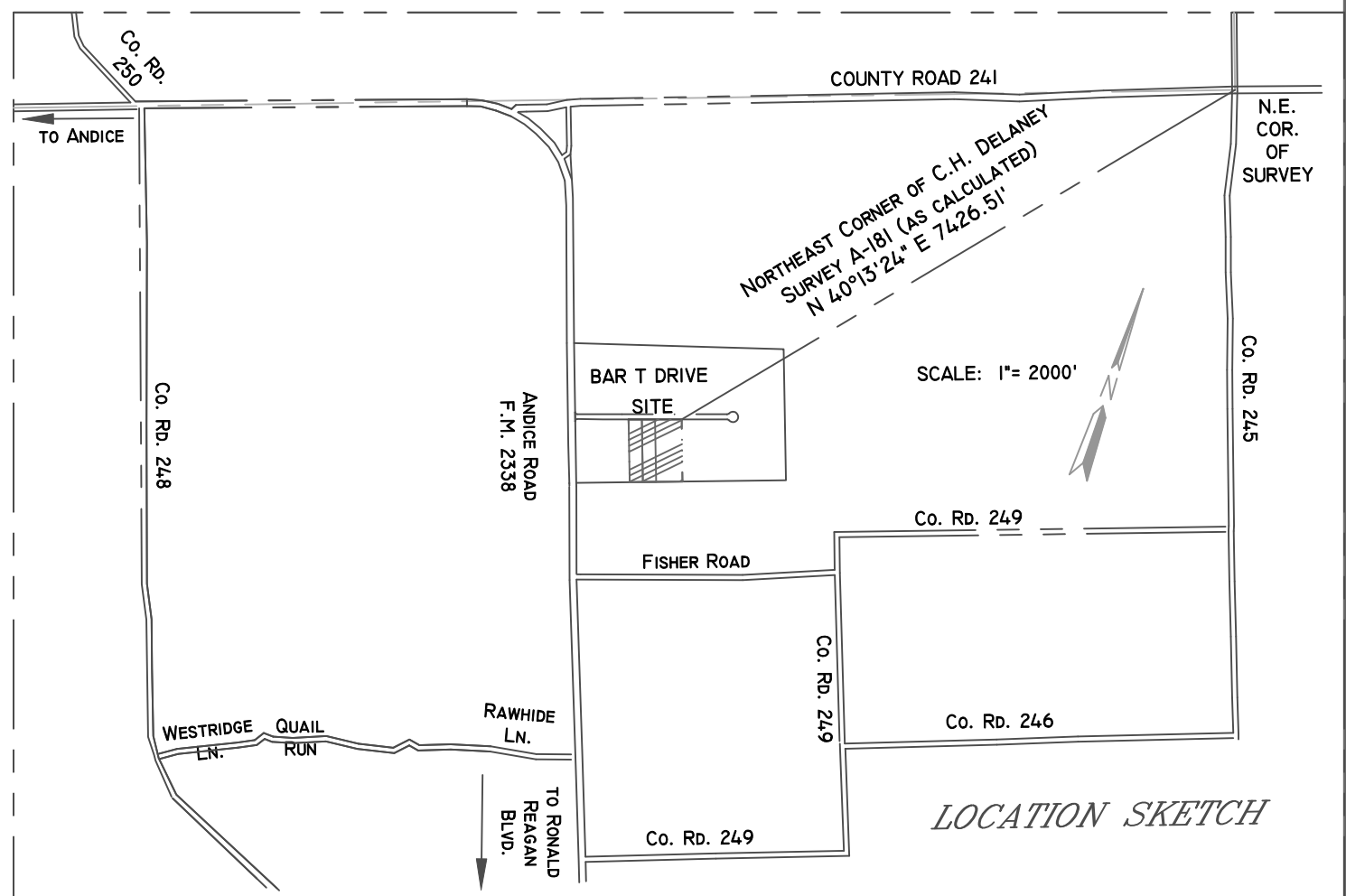
SURVEY DATE FEB. 23, 2010

William F. Forest, Jr.  
WILLIAM F. FOREST, JR. R.P.L.S. 1847



Ben T. Jacob et. ux. to Ben E. Jacob et. al.  
Tract III reserve of 60 ac.  
Partial Interest (und.) 1110/127  
c/o Ben E. Jacob, General Partner

3JS Partnership  
# 821 Shady Hollow Dr.  
Georgetown, Tx. 78628



RECORD INFORMATION FOR 10.08 AC.:

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. RESTRICTIVE COVENANTS AND RECORD EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED FOR THIS SURVEY BY COMMITMENT GF 1000827 PROVIDED BY GRACY TITLE CO. (STEWART TITLE GUARANTY CO.) EFFECTIVE DATE JAN. 25, 2010, AS FOLLOWS (MAY APPLY IF EXTENDING TO SITE):

- LIENS, LEASES, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY
- RESTRICTIVE COVENANTS - NOT RESEARCHED
- TRACT 2 (EASEMENT ESTATE) LEGAL DESCRIPTION IN COMMITMENT INCLUDES 60 FOOT ACCESS EASEMENT KNOWN AS BAR-T DRIVE (SEE EXHIBIT A-2)
- NO ADDITIONAL APPLICABLE RECORD EASEMENTS LISTED

M# 48595  
F# 99055

FOREST SURVEYING  
AND MAPPING COMPANY  
1002 ASH STREET  
GEORGETOWN, TEXAS  
512-930-5927

SDSKBONNETT/CERDA SUBDIVISION.DWG  
D56J3, FB 7/1P86 FB.113P84  
PRELIMINARY PLAT DRAFT 1/KFH

OWNER APPROVALS AND EASEMENT DEDICATION

STATE OF TEXAS \*  
COUNTY OF WILLIAMSON \* KNOW ALL MEN BY THESE PRESENTS;

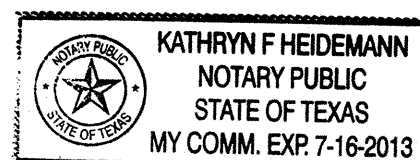
THAT MIGUEL CERDA AND SPOUSE, ELIZA CERDA, CO-OWNERS OF THE PROPERTY DESCRIBED HEREIN, ALSO KNOWN AS 10.08 AC. AS SET OUT BY DEED FILED IN DOC. 2007022496, OF THE OFFICIAL RECORDS OF WILLIAMSON CO., TX., DO HEREBY JOIN, APPROVE & CONSENT TO THE PLAT NOTE REQUIREMENTS HEREON. THE UNDERSIGNED PARTIES HEREBY APPROVE THE RECORDATION OF THIS PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY PUBLIC EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "BAR-T RANCH ACRES", A SUBDIVISION IN WILLIAMSON CO. THE PROPERTY OWNERS SIGNING HEREAFTER DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF EXISTING LIENS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

THE PROPERTY OWNERS UNDERSIGNED HEREBY ACKNOWLEDGE THAT INSTRUMENTS HEREON ARE BEING EXECUTED BY THE OWNERS OF THIS PROPERTY AND THAT IT IS THE RESPONSIBILITY OF THE OWNERS OF THIS PROPERTY, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF THE 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.

6-03-2010 Miguel Cerda  
DATE MIGUEL CERDA (CO-OWNER)  
# 166 BAR-T DRIVE  
FLORENCE, TEXAS 76527

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL CERDA, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS A PROPERTY OWNER OF THE PROPERTY DESCRIBED HEREON.

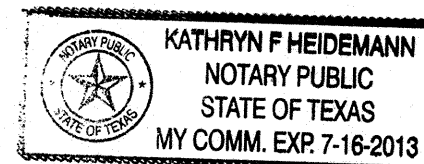
6-03-2010 Kathryn F. Heidemann  
DATE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Kathryn F. Heidemann PRINTED NAME OF NOTARY AND STAMP  
7-16-2013 DATE NOTARY COMMISSION EXPIRES



6-03-2010 Eliza Cerda  
DATE ELIZA CERDA (CO-OWNER)  
# 166 BAR-T DRIVE  
FLORENCE, TEXAS 76527

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIZA CERDA, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS A PROPERTY OWNER OF THE PROPERTY DESCRIBED HEREON.

6-03-2010 Kathryn F. Heidemann  
DATE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Kathryn F. Heidemann PRINTED NAME OF NOTARY AND STAMP  
7-16-2013 DATE NOTARY COMMISSION EXPIRES



AUTHORIZATION NOTES FOR  
WILLIAMSON COUNTY AND CITIES HEALTH DEPT.

1. NO STRUCTURE OR LAND HEREON SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

2. WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY A PRIVATE WATER WELL. SEPTIC IMPROVEMENTS ARE PROHIBITED WITHIN THE SANITARY SETBACKS AS SHOWN HEREON EXCEPT AS APPROVED BY THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT.

3. SEWER SERVICE FOR EACH OF THESE LOTS WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY WHICH MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN. SURFACE CONTOURING IN AREAS ADJACENT TO THE ON-SITE SEWAGE FACILITY WILL BE DESIGNED TO MAINTAIN FAVORABLE DRAINAGE PATTERNS SO THAT POSITIVE DRAINAGE WILL CONTINUE THROUGHOUT THE PROPERTY.

4. DRAINAGE PLAN: POSITIVE DRAINAGE IS TO BE MAINTAINED THROUGHOUT THE ENTIRE TRACT AND DRAINAGE IMPROVEMENTS WILL BE MADE IF DRAINAGE PROBLEMS BECOME APPARENT. RAINWATER RUNOFF SHALL BE DIVERTED AWAY FROM DRAINFIELD AREAS HEREON BY BERMS OR SWALES. DRAINAGE PATTERNS ARE NOT TO BE MODIFIED IN A MANNER THAT WILL NEGATIVELY IMPACT OR EFFECT THE PROPER FUNCTION OF THE ON-SITE SEWAGE FACILITIES TO BE DESIGNED AND/OR OPERATED HEREON. ANY CHANGES TO BE MADE TO EXISTING SURFACE DRAINAGE PATTERNS WILL REQUIRE APPROVAL OF THE APPROPRIATE REGULATORY AUTHORITY. BEST MANAGEMENT PRACTICES, INCLUDING SILT FENCING AND/OR OTHER OPTIONS FOR EROSION PREVENTATIVES SHALL BE EMPLOYED DURING DEVELOPMENT TO PROTECT DOWN SLOPE/DOWNSTREAM PROPERTIES AND RETAIN TOPSOIL.

5. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF WILLIAMSON CO., TX. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED BY F.E.M.A. FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL 48491C0100E, EFFECTIVE DATE SEPT. 26, 2008. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 23RD DAY OF FEBRUARY, 2010.

FOREST SURVEYING AND MAPPING CO.  
1002 ASH STREET  
GEORGETOWN, TEXAS  
(512) 930-5927 PH.  
(512) 868-0605 FAX



WILLIAM F. FOREST JR. R.P.L.S. # 1847

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

Steve Delmonico, P.E., D.S., 056592 4/10/10  
Paula Pinto Assistant  
Director of Environmental Services Date

THIS SUBDIVISION, TO BE KNOWN AS "BAR-T RANCH ACRES" HAS BEEN REVIEWED BY THE WILLIAMSON COUNTY ADDRESSING DEPARTMENT FOR FINAL APPROVAL.

Julissa Barr WILLIAMSON COUNTY ADDRESSING  
6/3/2010 DATE OF SIGNATURE

OWNER'S RESPONSIBILITIES

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 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. DRIVEWAYS WITHIN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS.

STATE OF TEXAS \*  
COUNTY OF WILLIAMSON \* KNOW ALL MEN BY THESE PRESENTS;

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 DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THE 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 \*  
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 IT'S 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 SLIDES

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

BAR-T RANCH ACRES  
A SUBDIVISION  
IN WILLIAMSON COUNTY, TEXAS

FOREST SURVEYING  
AND MAPPING COMPANY  
1002 ASH STREET  
GEORGETOWN, TEXAS  
512-930-5927

SDSKBONNETT3/CERDA SUBDIVISION/DESIGN2.DWG  
MB99055, D56J3, FB 7IP86 F#99055  
M#48545, FBI13P84 PRELIMINARY PLAT DRAFT1/KFH