

PERIMETER DESCRIPTION

BEING A 1.220 ACRE (53,152 SQUARE FOOT) TRACT OF LAND OUT OF THE JOSEPH TOM SURVEY, ABSTRACT NO. 615, WILLIAMSON COUNTY, TEXAS: SAID 1.220 ACRE TRACT BEING COMPRISED OF A PORTION OF THAT CERTAIN CALLED 0.047 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DIONYSUS GROUP, L.L.P., FILED JANUARY 3, 2011, AND RECORDED IN DOCUMENT NO. 2011000418, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 165.300 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DIONYSUS GROUP, L.L.P., FILED JUNE 6, 2007, AND RECORDED IN DOCUMENT NO. 2007047397, O.P.R.W.C.T.; SAID 1.220 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" (hereafter referred to as "Wallace cap") set for most easterly northeast corner of the herein described tract, same marking the easternmost corner of said 0.047 acre tract, said point also marking the northernmost corner of the remainder of that certain called 92.83 acre tract of land (Tract 5) described in a Warranty Deed to Decata W. Isbell and husband, Alan D. Isbell, filed March 3, 2000, and recorded in Document No. 2000013063, O.P.R.W.C.T., said point being on the southwesterly right-of-way (R.O.W.) line of F.M. Highway 487 (a variable width R.O.W.), and from which the northeast corner of the Joseph Tom Survey, Abstract No. 615 bears North 32 degrees 40 minutes 32 seconds East, at an approximate distance of 2,742 feet;

THENCE, South 61 degrees 49 minutes 31 seconds West, departing the southwesterly R.O.W. line of said F.M. Highway 487, and with the common line of said 0.047 acre tract and said 92.83 acre remainder tract, a distance of 51.22 feet to a 1/2-inch iron rod found for the southernmost corner of said 0.047 acre tract;

THENCE, South 21 degrees 06 minutes 43 seconds East, with the common line of said 165.300 acre remainder tract and said 92.83 acre remainder tract, a distance of 170.82 feet to a 1/2-inch iron rod with "Wallace cap" set for the easternmost corner of the herein described tract, said point also marking the northernmost corner of that certain called 7.114 acre tract of land described in a Deed to Alan and Decata Isbell, filed January 3, 2011, and recorded in Document No. 2011000419, O.P.R.W.C.T.;

THENCE, South 62 degrees 03 minutes 31 seconds West, with the common line of said 7.114 acre tract and said 165.300 acre remainder tract, a distance of 288.89 feet to a 1/2-inch iron rod with "Wallace cap" set for the southernmost corner of the herein described tract;

THENCE, departing said common line, and traveling through the interior of said 165.300 acre remainder tract, the following four (4) calls:

- 1) North 31 degrees 54 minutes 18 seconds West, a distance of 127.08 feet to a 1/2-inch iron rod with "Wallace cap" set for corner of the herein described tract;
- 2) North 00 degrees 36 minutes 46 seconds West, a distance of 46.84 feet to a 1/2-inch iron rod with "Wallace cap" set for the westernmost corner of the herein described tract;
- 3) North 61 degrees 49 minutes 31 seconds East, a distance of 266.47 feet to a 1/2-inch iron rod with "Wallace cap" set for an interior corner of the herein described tract;
- 4) North 26 degrees 04 minutes 43 seconds West, a distance of 30.02 feet to a 1/2-inch iron rod with "Wallace cap" set for an exterior corner of the herein described tract;

THENCE, North 61 degrees 49 minutes 31 seconds East, at a distance of 30.02 feet passing the common line of said 165.300 acre remainder tract and said 0.047 acre tract, continuing in all a total distance of 62.18 feet to a 1/2-inch iron rod with "Wallace cap" set for the northernmost corner of the herein described tract, said point being on the common northeasterly line of said 0.047 acre tract and the southwesterly R.O.W. line of said F.M. Highway 487;

THENCE, South 59 degrees 05 minutes 08 seconds East, with said common line, a distance of 34.97 feet to the POINT OF BEGINNING of the herein described tract, delineating and encompassing within the metes recited 1.220 acres (53,152 square feet) of land, more or less, based on a field survey performed by The Wallace Group, Inc., Round Rock, Texas in September and December of 2010 and January of 2011.

GENERAL NOTES:

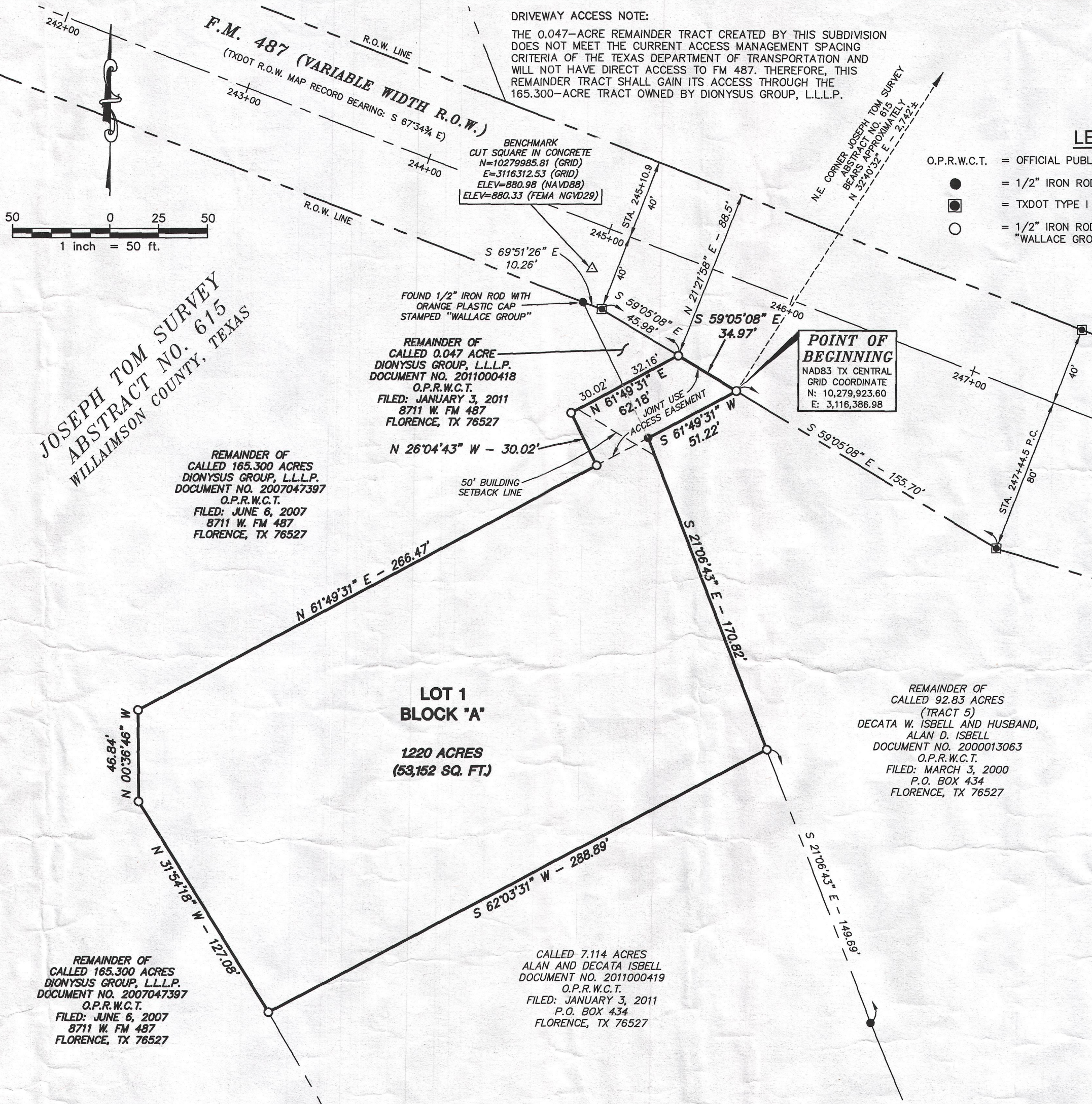
1. TOTAL ACRES: 1.220 ACRES
2. NUMBER OF LOTS: 1
3. AREA OF SMALLEST LOT: 1.220 ACRES
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
5. THIS LOT IS RESTRICTED FROM ANY FURTHER SUBDIVISION.
6. NO RIGHT-OF-WAY WILL BE DEDICATED BY THIS PLAT.
7. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8. ALL BUILDING FINISHED FLOOR SLABS SHALL BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND. THE GROUND SHALL BE GRADED AWAY FROM THE SLAB AT A MINIMUM SLOPE OF 1/2 INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET.
9. BUILDINGS AND/OR LANDSCAPING SHALL NOT ALTER THE NATURAL SHEET FLOW SURFACE DRAINAGE ON TO OR OFF OF ANY LOT EXCEPT FOR THOSE WITH DRAINAGE EASEMENTS SHOWN HEREON.
10. ANY CONCENTRATION OF RUN-OFF WATER CAUSED BY ANY ADDED IMPROVEMENT SHALL BE REDIRECTED TO ITS EXISTING NATURAL RUN-OFF PATTERNS. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO DESIGN AND PROVIDE ADEQUATE DRAINAGE FACILITIES TO PREVENT THE FLOODING OF ANY IMPROVEMENTS PLACED ON THESE LOTS AND IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ADEQUATE DRAINAGE FACILITIES TO PREVENT FLOODING OF ANY BUILDINGS ON OR FROM THESE LOTS
11. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD ADMINISTRATOR.
12. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 48491C0125E, EFFECTIVE DATE SEPTEMBER 26, 2008."
13. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITY DISTRICT.
14. ALL WATER SYSTEM IMPROVEMENTS ARE HEREBY DEDICATED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT.
15. WASTEWATER SERVICE SHALL BE PROVIDED ON-SITE BY THE PROPERTY OWNER.
16. ON-SITE SEWAGE FACILITIES SHALL BE BUILT IN COMPLIANCE WITH THE RULES AND STANDARDS OF THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND SHALL BE INSPECTED AND LICENSED BY THAT AGENCY.

OWNER:
DIONYSUS GROUP, L.L.P.
8711 W. FM 487
FLORENCE, TEXAS 76527-4185
PH. (512)924-7447, FAX (254)793-2567

ENGINEERED BY: ROBERT W. SIMS, P.E.
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, STE. 130
ROUND ROCK, TEXAS 78681
PH. (512) 248-0065
FAX (512) 248-0359

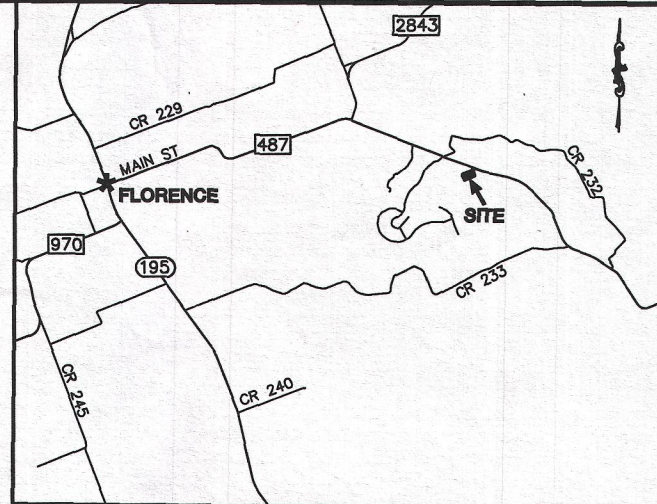
SURVEYED BY: DANIEL M. FLAHERTY, R.P.L.S.
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, STE. 130
ROUND ROCK, TEXAS 78681
PH. (512) 248-0065
FAX (512) 248-0359

AREA: 1.220 ACRES
SURVEY: JOSEPH TOM SURVEY, ABSTRACT NO. 615, WILLIAMSON COUNTY, TEXAS
NO. OF LOTS: 1
PROPOSED USE: RESIDENTIAL
DATE: JANUARY 2011



LEGEND

- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - = TXDOT TYPE I RIGHT-OF-WAY MONUMENT FOUND
 - = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET



LOCATION MAP
NOT TO SCALE

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

THAT DIONYSUS GROUP, L.L.P., A TEXAS LIMITED LIABILITY LIMITED PARTNERSHIP, ACTING HEREIN THROUGH ITS PRESIDENT KAMRAH E. GARLAND, SOLE OWNER OF THE REMAINDER OF THAT CERTAIN CALLED 165.300 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007047397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS AND THAT CERTAIN CALLED 0.047 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2011000418, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH TOM SURVEY, ABSTRACT NO. 615, ALL IN WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "THE PARSLEY SUBDIVISION." IT IS ALSO UNDERSTOOD THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT 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.

WITNESS MY HAND ON THE 1st DAY OF FEBRUARY, 2011

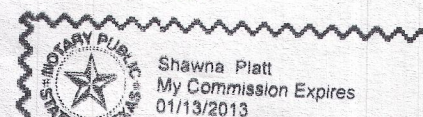
KAMRAH E. GARLAND
PRESIDENT, DIONYSUS GROUP, L.L.P.
8711 W. FM 487
FLORENCE, TEXAS 76527-4132

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAMRAH E. GARLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF February, 2011

Shawna Platt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 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 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 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.

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 COMMISSIONER'S 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, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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 16th DAY OF JANUARY, 2011, AT 10:00 O'CLOCK A.M., AND DULY RECORDED THIS THE 16th DAY OF JANUARY, 2011, AT 10:00 O'CLOCK A.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

THE PARSLEY SUBDIVISION

A 1.220 ACRE SUBDIVISION SITUATED IN THE JOSEPH TOM SURVEY, ABSTRACT NO. 615
WILLIAMSON COUNTY, TEXAS

THE WALLACE GROUP, INC.

ENGINEERS • PLANNERS • SURVEYORS
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
(PH: 512-248-0065) (FAX: 512-248-0359)
TBPE F-64

Proj. No. 22202	Sheet 1
Date: 01-27-2011	of 1
Drawing: 22202-PLAT	1
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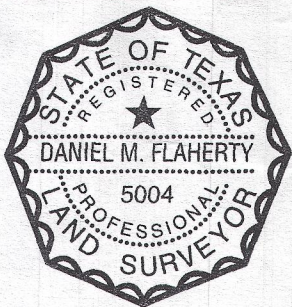
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STATE OF TEXAS § KNOW ALL MEN THESE PRESENTS:
COUNTY OF TRAMS §

I, DANIEL M. FLAHERTY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 16th DAY OF JANUARY, 2011, A.D.

Daniel M. Flaherty
DANIEL M. FLAHERTY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5004



COUNTY AND CITIES HEALTH DISTRICT CERTIFICATION

BASED UPON THE ABOVE 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 EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. 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.

Steve Gilman, MS, RS, CS, S92
Asst. DIRECTOR ENVIRONMENTAL SERVICES
for EXECUTIVE DIRECTOR OF THE WCCHD

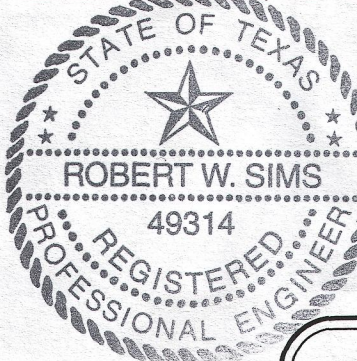
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, ROBERT W. SIMS, PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE NOR IS ANY PORTION OF THE SUBDIVISION WITHIN ANY FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 48491C0125E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT THE LOT IN THIS SUBDIVISION CONFORMS TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT, AND THAT ALL ENGINEERING FOR ROADS AND DRAINAGE WITHIN THE SUBDIVISION HAVE BEEN COMPLETED IN COMPLIANCE WITH THESE REGULATIONS (INCLUDING THE ENGINEERING GUIDELINES INCORPORATED AS APPENDIX B) AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS, AND APPROVED VARIANCES.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS THE 16th DAY OF JANUARY, 2011

Robert W. Sims, P.E.
ROBERT W. SIMS, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 49314



ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 17th DAY OF February, 2011
Jeneca Barr
WILLIAMSON COUNTY ADDRESS COORDINATOR