

FINAL PLAT OF:
GREEN LANE FARMS, A SUBDIVISION OF
48.370 ACRES OF LAND OUT OF
THE SAMUEL SMITH SURVEY, ABSTRACT NO. 11
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

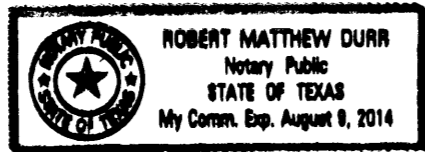
KNOW ALL MEN BY THESE PRESENTS THAT I, KAY WHITNEY, OWNER OF 48.370 ACRES OF LAND OUT OF THE SAMUEL SMITH SURVEY, ABSTRACT NO. 11 IN WILLIAMSON COUNTY, TEXAS, CONVEYED ME BY DEED RECORDED IN DOCUMENT NO. 2009053404, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY DO HEREBY SUBDIVIDE SAID 48.370 ACRES IN ACCORDANCE WITH THE ACCOMPANYING PLAT TO BE KNOWN AS:

GREEN LANE FARMS

AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON AND DO HEREBY ACKNOWLEDGE 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 THIS THE 15th DAY OF March 2011, A.D.

KAY WHITNEY
3909 ROCKLEDGE DRIVE
AUSTIN, TEXAS 78731



STATE OF TEXAS
COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAY WHITNEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF March 2011, A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

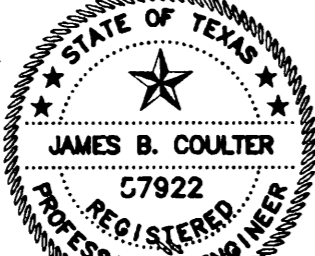
PRINTED NAME OF NOTARY / EXPIRES
Robert Matthew Durr / 8/9/2014

- ALL THE PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- SERVICES:
 - WATER SUPPLY: JONAH WATER SUPPLY CORPORATION, INC.
 - SEWER SERVICE: PRIVATE INDIVIDUAL ON-SITE SEWAGE FACILITIES
 - ELECTRIC SERVICE: ONCOR ELECTRIC COMPANY
 - TELEPHONE, CABLE, GAS, ETC. RESPONSIBILITY OF INDIVIDUAL OWNERS
- BUILDING SETBACKS: AS SHOWN ON THE FACE OF THE PLAT HEREON.
- 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.
- THE OWNER 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, OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- HORIZONTAL COORDINATES: TEXAS CENTRAL COORDINATE SYSTEM NAD 83 GRID COORDINATES - VERTICAL DATUM PER NVD 88, BASED UPON GPS OBSERVATION.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR AT LEAST 10 FEET.
- ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY CITIES HEALTH DISTRICT PRIOR TO CONSTRUCTION. THE SUBDIVISION DEVELOPER WILL BE HELD RESPONSIBLE TO NOTIFY BUILDERS AND LOT OWNERS OF THIS REQUIREMENT.

I, JAMES B. COULTER, STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS, IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND NO LOT IS ENCRASED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 481079 0325 E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

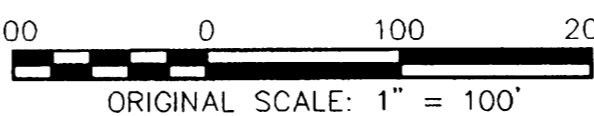
JAMES B. COULTER, STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 57922

COULTER ENGINEERING
595 ROUND ROCK WEST DRIVE, STE 101
ROUND ROCK, TEXAS, 78681



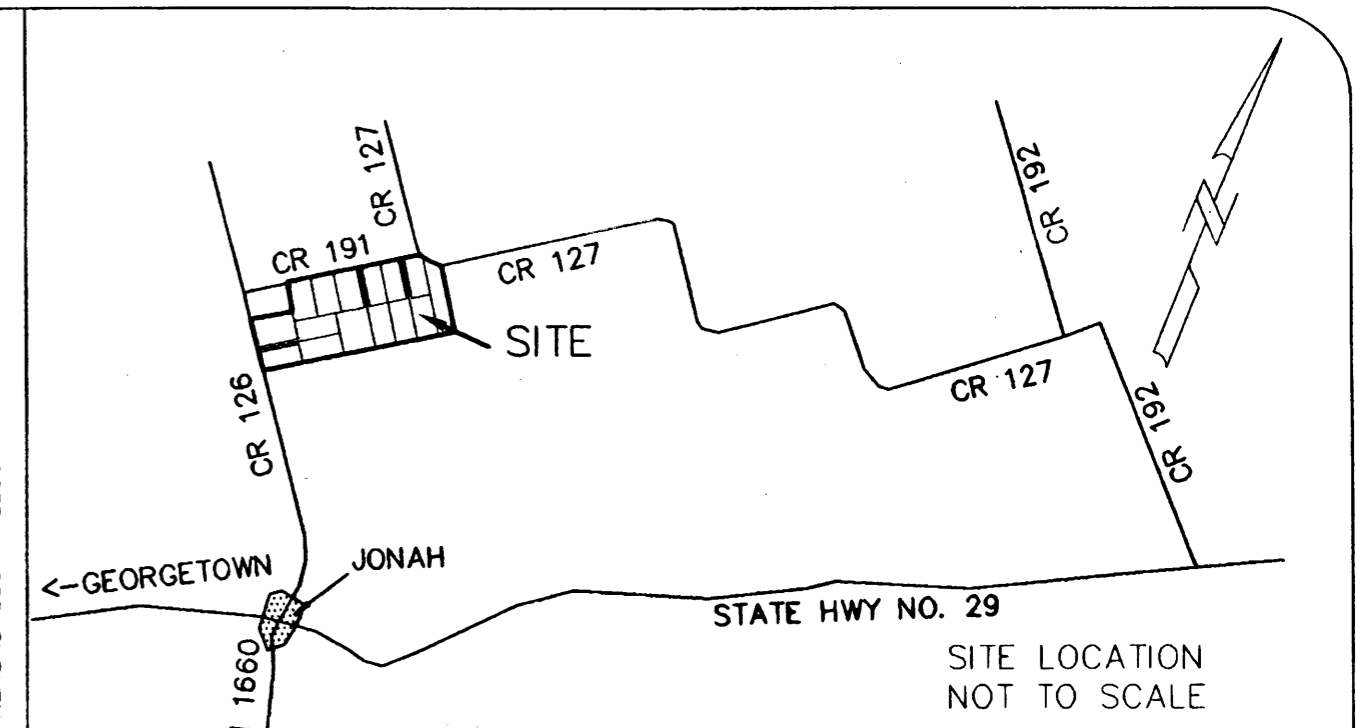
LEGEND

- IRON ROD SET
- IRON ROD FOUND
- E.U.E. ELECTRIC UTILITY EASEMENT
- B.L. BUILDING LINE
- (XXX) RECORD DATA
- TBM: 600 NAIL SET IN NEW POWER POLE ELEV = 686.97



CURVE TABLE				
NO.	I =	R =	A =	C.B. =
C1	25°27'23"	103.00	45.76	N 83°41'10" E
C2	12°20'54"	103.00	22.20	S 77°24'42" E
C3	05°43'08"	103.00	10.28	S 68°22'41" E
C4	22°07'45"	319.17	123.27	S 76°34'59" E

DRIVEWAY CULVERT TABLE	
LOTS	CULVERT SIZE
1, 2, 3, 4, 10, 11	24"
5, 6, 7, 12, 13	18"
8, 9, 14, 15	30"



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 CONSTRUCTION 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.

THIS SUBDIVISION IS APPROVED BY THE WILLIAMSON COUNTY ADDRESSING DEPARTMENT.

Jenava Bak
WILLIAMSON COUNTY 911
ADDRESS COORDINATOR
3/14/11
DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER 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 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 (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED WITHIN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

Steve Gilmer
STEVE GILMER, RS, OS6592
FOR EXECUTIVE DIRECTOR OF THE WCCHD
3-11-2011
DATE

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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
STATE OF TEXAS
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 THIS THE _____ DAY OF _____, 2011, A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2011, 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

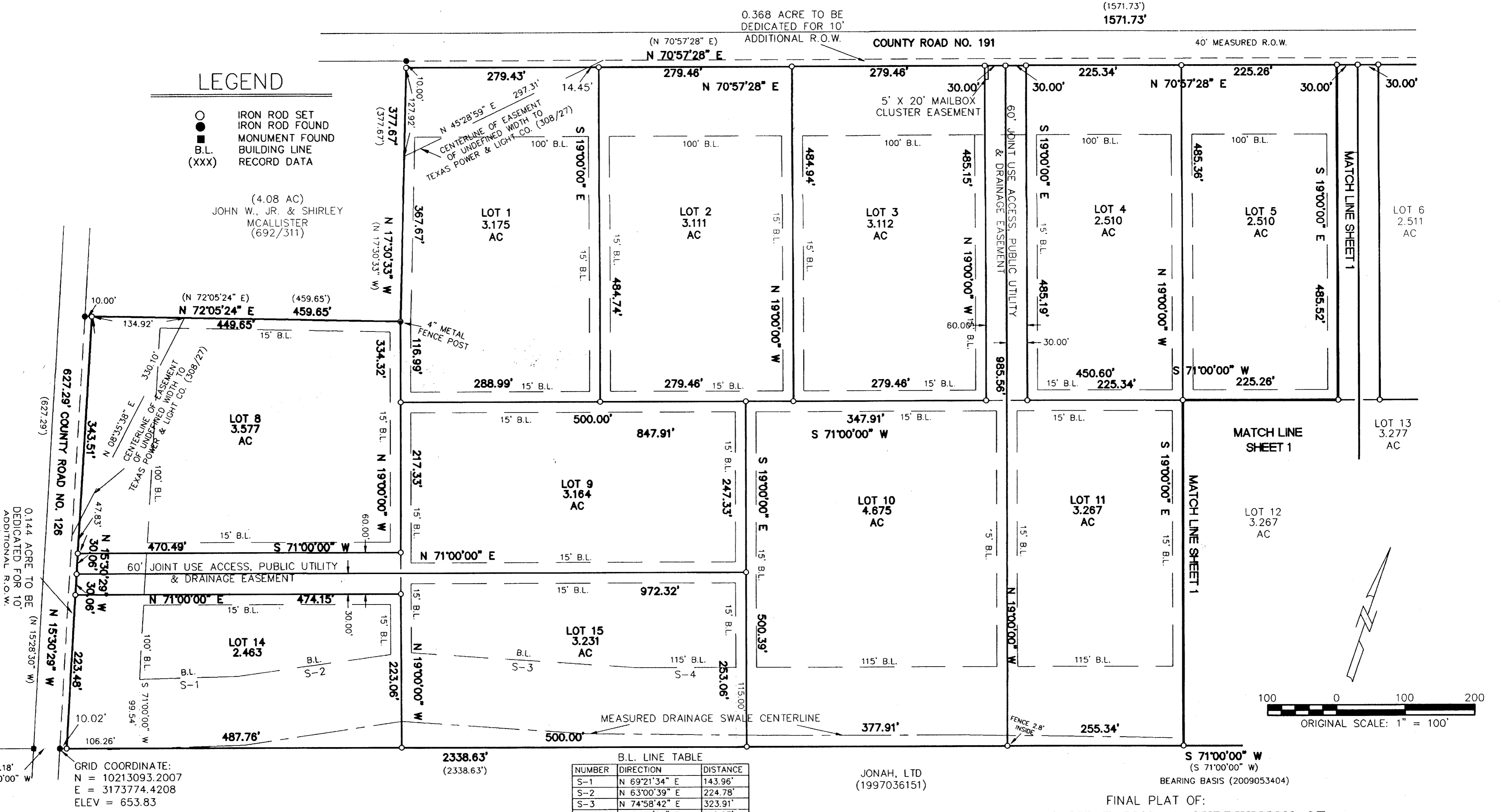
DEPUTY

SHEET
1 OF
2

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- MONUMENT FOUND
- B.L. BUILDING LINE
- (XXX) RECORD DATA

JOHN W. JR. & SHIRLEY
MCALLISTER
(692/311)



METES AND BOUNDS DESCRIPTION:

48.370 ACRES OF LAND OUT OF THE SAMUEL SMITH SURVEY, ABSTRACT NO. 11 IN WILLIAMSON COUNTY, TEXAS, COMPRISED OF THAT TRACT CONVEYED AS 48.370 ACRES TO KAY WHITNEY BY DEED RECORDED IN DOCUMENT NO. 2009053404, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, THE COMMON WEST CORNER OF SAID 48.370 ACRES AND THAT TRACT CONVEYED TO JONAH, LTD BY DEED RECORDED IN DOCUMENT NO. 1997036151 OF SAID OFFICIAL PUBLIC RECORDS AND A POINT ON THE EAST LINE OF COUNTY ROAD NO. 126, WHICH BEARS ±S 19°00'00" E, ±1047.42 FEET AND S 71°00'00" W, 2338.83 FEET FROM THE NORTHEAST CORNER OF THE SAID SAMUEL SMITH SURVEY;
THENCE, N 15°30'29" W, 627.29 FEET ALONG THE EAST LINE OF SAID COUNTY ROAD NO. 126 TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT CONVEYED AS 4.08 ACRES TO JOHN W. MCALLISTER, JR. BY DEED RECORDED IN VOLUME 692, PAGE 311, DEED RECORDS OF WILLIAMSON COUNTY;
THENCE N 72°05'24" E, 459.65 FEET TO A 4" METAL FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID 4.08 ACRES AND N 17°30'33" W, 377.87 FEET TO AN IRON ROD FOUND AT A FENCE CORNER POST FOR THE NORTHWEST CORNER HEREOF, THE NORTHEAST CORNER OF SAID 4.08 ACRES AND A POINT ON THE SOUTH LINE OF COUNTY ROAD NO. 191 (40' MEASURED R.O.W.);
THENCE THE FOLLOWING FOUR (4) COURSES: 1) N 70°57'28" E, 1571.73 FEET TO AN IRON ROD FOUND FOR A POINT OF CURVATURE AT THE CURVE RETURN OF THE INTERSECTION OF THE SOUTH LINE OF SAID COUNTY ROAD NO. 191 WITH THE SOUTH OR WEST LINE OF COUNTY ROAD NO. 127; 2) 76.24 FEET ALONG THE ARC TO THE RIGHT OF SAID CURVE WITH A CENTRAL ANGLE OF 43°31'25", A RADIUS OF 102.00 FEET AND A CHORD BEARING OF S 87°16'40" E, 78.37 FEET TO AN IRON ROD FOUND FOR A POINT OF TANGENCY; 3) S 6°31'07" E, 117.05 FEET TO AN IRON ROD FOUND FOR A POINT OF CURVATURE ALONG THE SOUTH LINE OF SAID COUNTY ROAD NO. 127; 4) 123.27 FEET ALONG THE ARC TO THE LEFT OF SAID CURVE WITH A CENTRAL ANGLE OF 22°07'45", A RADIUS OF 319.27 FEET AND A CHORD BEARING OF S 76°34'59" E, 122.51 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF AND THE NORTHWEST CORNER OF THAT TRACT CONVEYED AS 339.30 ACRES TO TRJ NELSON PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2008056888 OF SAID OFFICIAL PUBLIC RECORDS;
THENCE S 19°00'00" E, 821.60 FEET ALONG THE COMMON LINE HEREOF AND OF SAID 339.30 ACRES TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF AND THE NORTHWEST CORNER OF SAID JONAH, LTD TRACT;
THENCE S 71°00'00" W, 2338.83 FEET ALONG THE COMMON LINE HEREOF AND OF SAID JONAH, LTD TRACT TO THE POINT OF BEGINNING, CONTAINING 48.370 ACRES OF LAND, MORE OR LESS.

FINAL PLAT OF:
GREEN LANE FARMS, A SUBDIVISION OF
48.370 ACRES OF LAND OUT OF
THE SAMUEL SMITH SURVEY, ABSTRACT NO. 11
WILLIAMSON COUNTY, TEXAS

I, C. RICHARD RALPH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS AND ALL CORNER MONUMENTS WERE PROPERLY PLACED IN ACCORDANCE WITH AN ACCURATE, ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION.

C. RICHARD RALPH, STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4758
PROFESSIONAL LAND SURVEYORS
1515 CHESTNUT STREET
BASTROP, TEXAS 78602



01/22/2011
DATE

SHEET
2 OF
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