

NUMBER	DIRECTION	DISTANCE
L1	N 72°40'49" E	82.92'
L2	N 15°06'25" W	114.99'
L3	N 72°43'18" E	89.29'
L4	S 72°30'50" W	94.62'

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	8°20'45"	1500.00'	218.49'	218.30'	N 68°30'26"
C2	7°14'59"	1500.00'	189.80'	189.67'	N 69°03'19"
C3	1°05'46"	1500.00'	28.70'	28.70'	N 64°52'56"
C4	5°15'13"	1441.51'	178.02'	177.96'	N 68°51'01"
C5	0°53'10"	1841.51'	30.03'	30.03'	N 66°05'56"

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET
▲	W/ YELLOW PLASTIC CAP "CS, LTD"
□	SOD NAIL FOUND
///	PAVEMENT
D.R.W.C.	DEED RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
P.R.W.C.	PIAT RECORDS, WILLIAMSON CO.



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

SHEET

1 OF 3

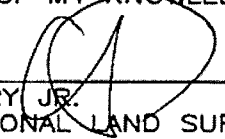
PRELIMINARY PLAT OF
SEWARD INDUSTRIAL PARK
11.53 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT No.
521, AND THE B. MANLOVE SURVEY, ABSTRACT No. 417
WILLIAMSON COUNTY, TEXAS

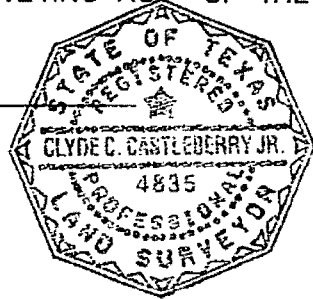
SURVEYOR'S CERTIFICATION:

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

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, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED OR FOUND 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.

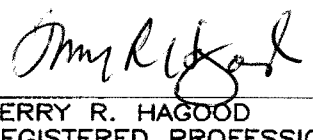
 7/26/11
CLYDE C. CASTLEBERRY JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
STATE OF TEXAS

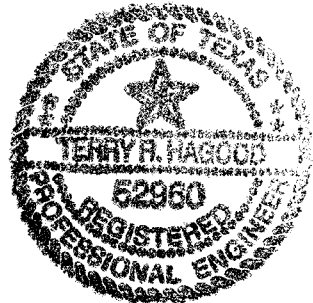


ENGINEER'S CERTIFICATION:

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

I, TERRY HAGOOD, 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 LOT WITHIN THIS SUBDIVISION IS ENCLOSED 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 48491C0275 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

 7/22/2011
TERRY R. HAGOOD
REGISTERED PROFESSIONAL ENGINEER NO. 52960
STATE OF TEXAS



FIELD NOTES:

Being 11.53 acres of land situated in Williamson County, Texas, out of the John B. Robinson Survey, Abstract No. 521 and the B. Manlove Survey, Abstract 417 and being a portion of that tract of land described as 12.53 acres in a Warranty Deed to David Stanton Morgan, et ux dated February 28, 2001 and recorded as Document Number 2001023901 of the Official Public Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin in a pipe found in the south line of County Road 258 for the northeast corner of that tract described in a Special warranty Deed with Vendor's Lien to Klatt Properties, LP dated January 31, 2007 and recorded as Document Number 2007009843 of said official public records, for the most westerly corner of that tract of land described in a Special Warranty Deed to Williamson County dated December 2, 2002 and recorded as Document Number 2002094530 of said official public records, and also being the northwest corner of said Morgan tract and this tract;

THENCE: with the south line of said Williamson County tract also being the south line of said county road and the north line of this tract the following three (3) courses:

1. N 72°40'49" E 82.92 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set,
2. 218.49 feet along a curve to the left (delta=8°20'46", r=1500.00', LC=N 68°30'26" E 218.30') to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set,
3. N 64°20'04" E 302.12 feet to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for the northwest corner of that tract described as a 30' access easement in a General Warranty Deed to David Stanton Morgan dated July 9, 2007 and recorded as Document Number 2007057968 of said official public records, in the south line of said Williamson County tract and for the northeast corner of this tract, from which a 1/2" iron pin found for the northeast corner of said Leander Developers bears N 65°02'12" E 81.03 feet;

THENCE: S 17°39'00" E with the west line of said 30' access easement, at 10.62 feet a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set, in all 888.59 feet to a 1/2" iron with yellow plastic cap inscribed "CS LTD" set in the north line of that tract of land described as 12.73 in said Deed to David Stanton Morgan. Dated June 5, 2007 and recorded as Document Number 2007057967, said official public records, and for the southeast corner of this tract;

THENCE: S 78°15'10" W 696.52 feet with the north line of said Morgan 12.73 acre tract and the south line of said Morgan 12.53 tract to a 1/2" iron pin with yellow plastic cap inscribed "CS LTD" set for an angle point in the north line of said Stone House Development and the southwest corner of said Morgan tract and this tract;

THENCE: with the west line of said Morgan tract the following three (3) courses;

1. N 15°06'25" W 114.99 feet to a 60d nail found for an angle corner in the north line of said Stone House Development tract, also in the south line of said Klatt Properties, and being an exterior angle corner of said Morgan tract and this tract,
2. N 72°43'18" E 89.29 feet to a 1/2" iron pin found for the southeast corner of said Klatt Properties tract and an interior angle corner of said Morgan tract and this tract,
3. N 17°46'45" W 646.38 feet to the Point of Beginning.



SHEET

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OF
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PRELIMINARY PLAT OF
SEWARD INDUSTRIAL PARK
11.53 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT No.
521, AND THE B. MANLOVE SURVEY, ABSTRACT No. 417
WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

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

THAT DAVID STANTON MORGAN, CO-OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2001023901, OF THE OFFICIAL PUBLIC 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 RECORDATION 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 **SEWARD INDUSTRIAL PARK**.

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 AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

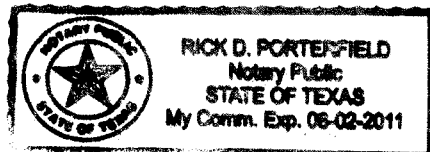
David S. Morgan
DAVID STANTON MORGAN
350 COUNTY ROAD 258
LIBERTY HILL, TX 78642

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 18 DAY OF MAY 2011, PERSONALLY APPEARED DAVID STANTON MORGAN 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.

Rick D. Porterfield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

8-2-2011
DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

OWNER'S CERTIFICATION:

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

THAT MARY ELISSE MORGAN, CO-OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2001023901, OF THE OFFICIAL PUBLIC 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 RECORDATION 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 **SEWARD INDUSTRIAL PARK**.

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 AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

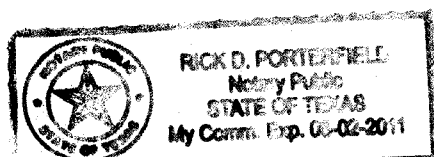
Mary Elisse Morgan
MARY ELISSE MORGAN
350 COUNTY ROAD 258
LIBERTY HILL, TX 78642

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 18 DAY OF MAY 2011, PERSONALLY APPEARED MARY ELISSE MORGAN 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.

Rick D. Porterfield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

8-2-2011
DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

OWNERS 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 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.

LIEN FREE RIGHT OF WAY:

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

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 AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
2. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LOTS ARE TO BE SERVED BY CHISHOLM TRAIL S.U.D. FOR WATER AND WASTEWATER.
4. WASTEWATER/ SEWAGE - ON SITE SEWAGE FACILITY.
5. ALL DRIVEWAYS SHALL INCLUDE AN 18" CULVERT FOR DRAINAGE PURPOSES.
6. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROL AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH SUCH CONTROLS BEYOND EXISTING CONDITIONS.

MAIL BOXES:

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.

WILLIAMSON COUNTY 911 ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS _____ DAY OF _____ 20__ A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

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 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 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 (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

STEVE GILMER, RS, OS6592
FOR EXECUTIVE DIRECTOR OF THE WCCHD

DATE

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

COUNTY CLERK'S APPROVAL:

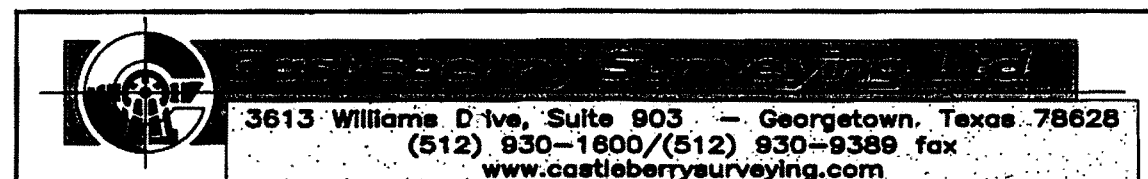
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

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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