

CONCLUSIONS

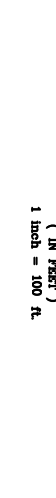
26.91 AC

$$\begin{array}{r} 0.61 \text{ N} \\ \hline 0.0061 \text{ S} \end{array}$$

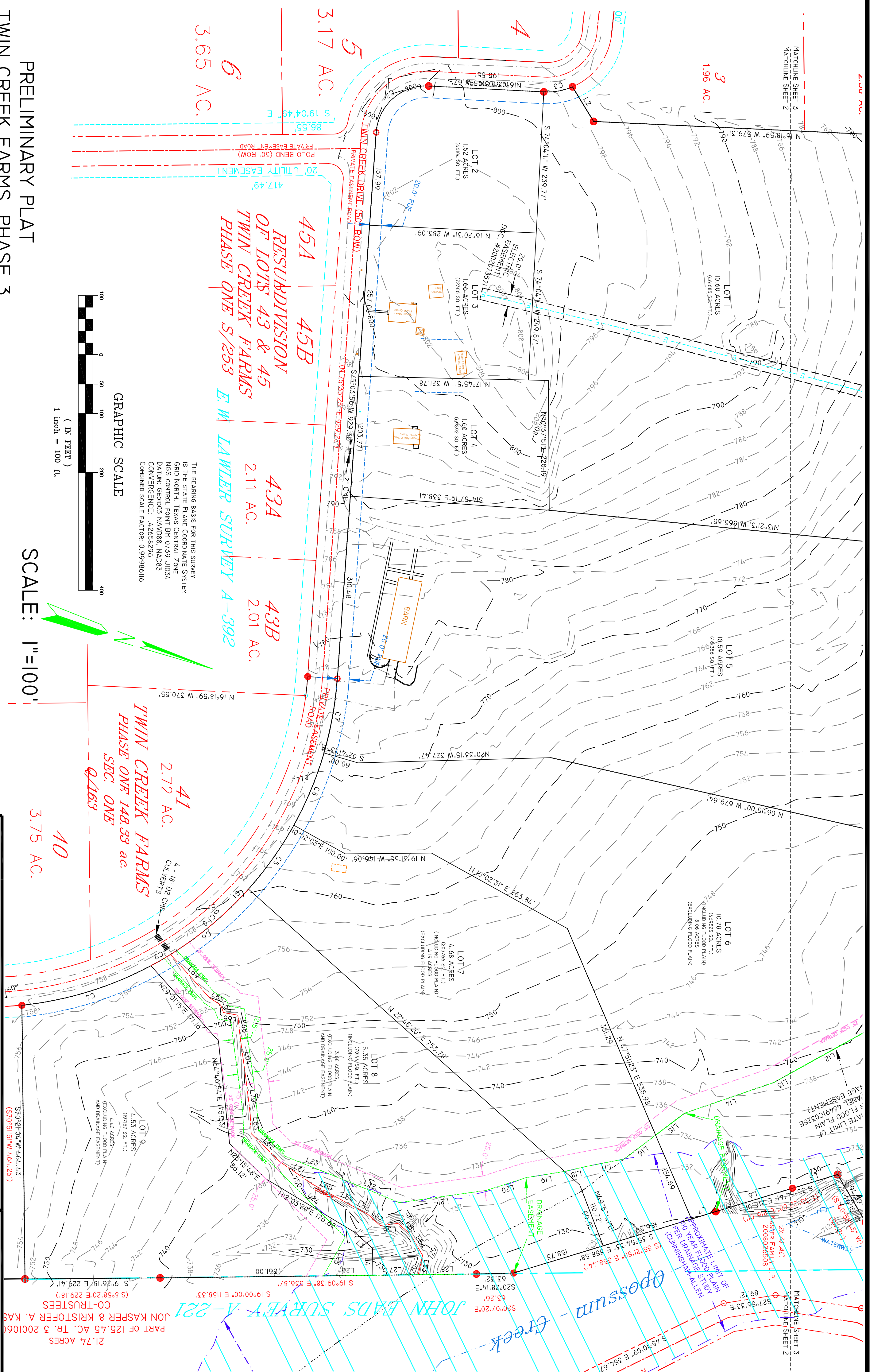
14.0 AC.

CREEK FARMS PH

TWIN CREEK FARMS, PHASE 3
51.30 AC., SITUATED IN THE
E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS



DATE: MARCH 30, 2012
FILE #
MAP#
PROJECT NAME: BEAR2
TWIN CREEK PH3 PRELIM
SHEET ONE OF SIX



PRELIMINARY PLAT

TWIN CREEK FARMS, PHASE 3

51.30 AC., SITUATED IN THE

E. W. LAWLER SURVEY A-392

IN WILLIAMSON COUNTY, TEXAS

OWNER:

HB TWIN CREEK III, LLC

DOCUMENT #2010085354

9471 STEEP HOLLOW ROAD

BRYAN, TEXA 77808

PH. 979-218-0490

FAX 979-774-1662

ENGINEER:

CUNNINGHAM - ALLEN

3103 BEE CAVE ROAD, SUITE 202

AUSTIN, TEXAS 78746

PH. (512) 512-327-2973

TBPE FIRM NO. F-284

SCALE: 1"=100'

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

THE BEARING BASIS FOR THIS SURVEY

IS THE STATE PLANE COORDINATE SYSTEM

GRID NORTH, TEXAS CENTRAL ZONE

NGS CONTROL POINT BM 0739 J1034

DATUM: GEOID03 NAVD88, NAD83

CONVERGENCE: 1.42658296

COMBINED SCALE FACTOR: 0.99986116

21.74 ACRES

PART OF 125.45 AC. TR. S 2001066

CO-TRUSTEES

JON KASPER & KRISTOFFER A. KAS

FOREST SURVEYING & MAPPING COMPANY

1002 Ash St. Georgetown, Texas

phone: 512-930-5927

www.forestsurveying.com

DATE: MARCH 30, 2012

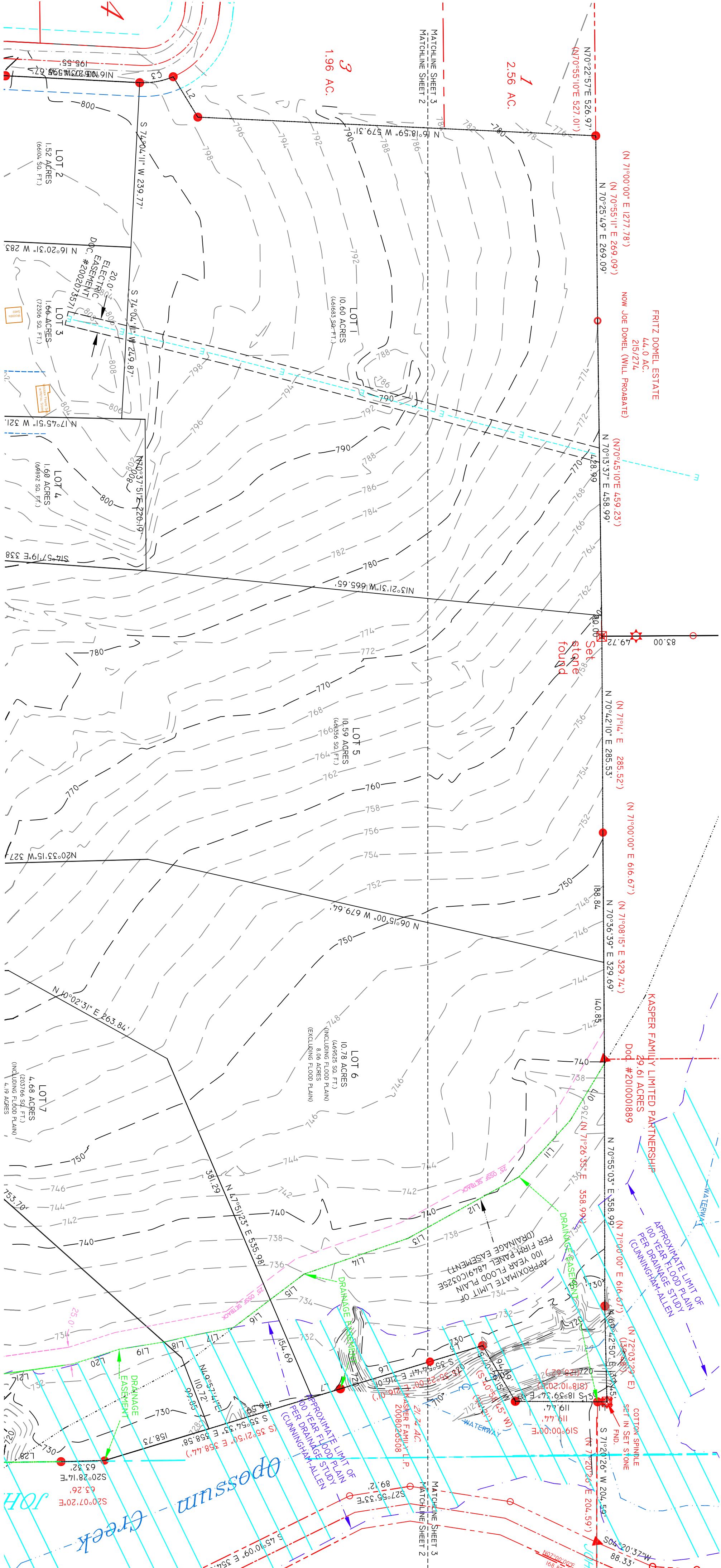
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PROJECT NAME: BEARD2

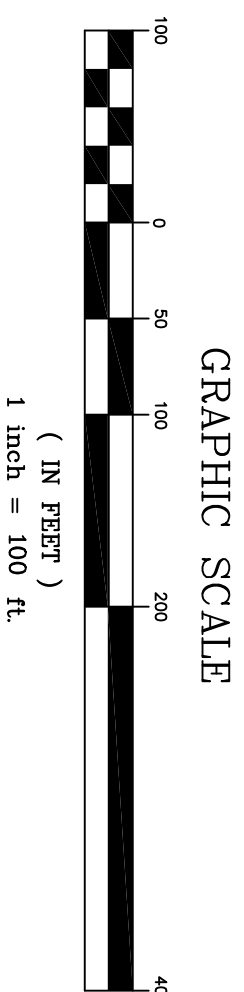
TWIN CREEK PH3 PRELIM

SHEET TWO OF SIX



LEGEND

- ELEVATION BENCHMARK
- AXLE FOUND
- STEEL COTTON SPINDLE
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- IRON PIPE FOUND
- FENCE POST
- NAIL FOUND
- MAG SPIKE SET
- AXLE FOUND
- CONCRETE MONUMENT FOUND
- RECORD CALLS (BEARING / DISTANCE)
- DATA THIS SURVEY (VOLUME / PAGE)
- SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
- TRACT LINES
- BOUNDARY LINES
- LAND GRANT LINES
- ALL DOCUMENT REFERENCES ARE IN WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE NGS CONTROL, POINT BM 0739 J1034 DATUM: GEOD03 NAD88, NAD83 CONVERGENCE: 1.42658296 COMBINED SCALE FACTOR: 0.99986116

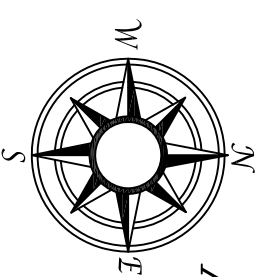
SCALE: 1"=100'

OWNER:

HB TWIN CREEK III, LLC
DOCUMENT #2010085354
94.71 STEEP HOLLOW ROAD
BRYAN, TEXA 77808
PH. 979-218-0490
FAX 979-774-1662

ENGINEER:

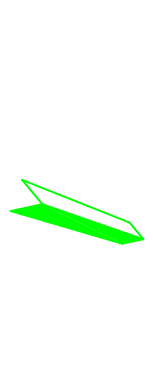
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TBPE FIRM NO. F-284



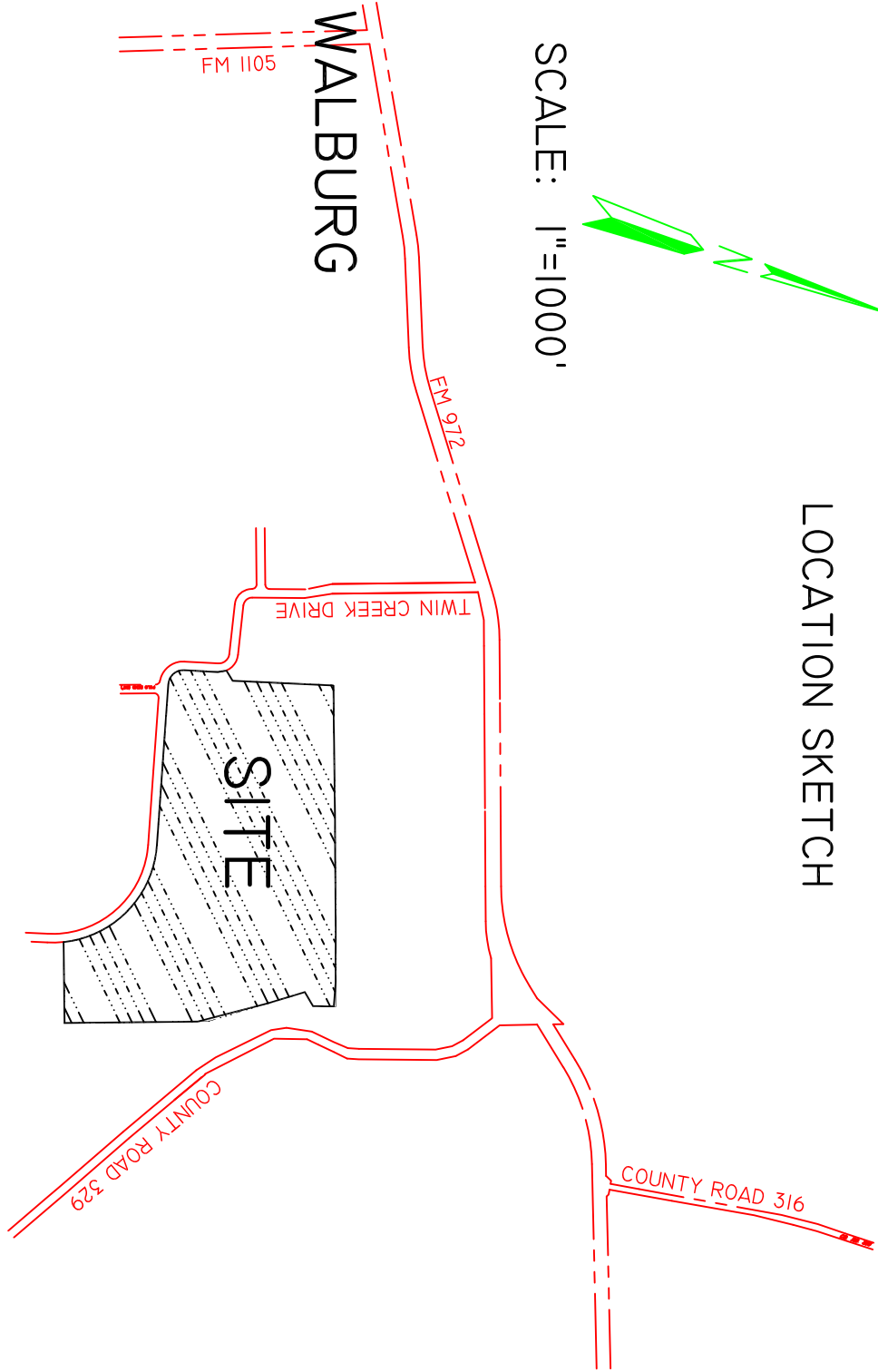
Forest Surveying & Mapping Company
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DATE:	MARCH 30, 2012
FILE #	
MAP #	
PROJECT NAME:	BEARD2
TWIN CREEK PH3 PRELIM	
SHEET THREE OF SIX	

LOCATION SKETCH



SCALE: 1"=1000'



LEGEND

- ELEVATION BENCHMARK
 - AXLE FOUND
 - STEEL COTTON SPINDLE
 - IRON PIN FOUND
 - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
 - IRON PIN SET
 - IRON PIPE FOUND
 - FENCE POST
 - NAIL FOUND
 - NAIL SET
 - MAG SPIKE SET
 - AXLE FOUND
 - CONCRETE MONUMENT FOUND
 - RECORD CALLS (BEARING / DISTANCE)
 - RECORD FILE LOCATION (VOLUME / PAGE)
 - DATA THIS SURVEY BEARING/ DISTANCE
 - SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
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PRELIMINARY PLAT

TWIN CREEK FARMS, PHASE 3
51.30 AC.,SITUATED IN THE
E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS

OWNER:

HB TWIN CREEK III, LLC
DOCUMENT #2010085354
9471 STEEP HOLLOW ROAD
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TBPE FIRM NO. F-284

LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°39.54'E	13.59
L2	N39°34.47'E	68.83
L3	N23°06.20'E	4.01
L4	N70°20.10'E	45.66
L5	S35°54.40'E	80.00
L6	S35°54.44'E	136.01
L7	S35°54.33'E	43.27
L10	N77°56.09'W	96.41
L11	N66°44.35'W	110.77
L12	N47°59.38'W	160.47
L13	N47°59.38'W	24.04
L14	N38°00.25'W	160.19
L15	N56°08.49'W	61.40
L16	N56°08.49'W	67.18
L17	S30°04.44'E	66.54
L18	N31°59.24'W	36.50
L19	S28°10.35'E	66.00
L20	S36°39.29'E	71.46
L2	N27°00.18'W	148.55
L22	S03°15.52'W	116.19
L23	S02°51.14'W	93.98
L24	N25°56.53'E	167.44
L25	S79°40.46'E	75.70
L26	N19°54.21'W	84.15
L27	N19°42.57'W	77.09
L28	N19°42.57'W	98.63
L53	S83°24.42'W	33.84
L54	S40°32.52'W	42.57
L55	S21°32.34'W	26.42
L56	S24°58.03'E	30.67
L57	S23°06.20'W	27.74
L58	N09°38.51'E	26.31
L59	N09°38.51'E	36.20
L60	S09°29.29'W	45.09
L61	S15°41.00'W	66.57
L62	S25°15.48'W	68.27
L63	S68°07.03'W	33.44
L64	S63°05.18'W	69.25
L65	S64°51.53'W	4.01
L66	S08°28.33'E	24.76
L67	S50°02.36'W	13.60
L68	S14°10.30'W	22.95
L69	S29°01.15'W	98.47
L70	S64°07.04'W	59.63

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	79°53.41°	600.06	836.714	502.57	770.58
C2	88°52.37°	84.89	131.68	118.87	164°59.13'W
C3	25°54.10°	110.23	49.83	25.35	560°29.45'E
C4	22°00.06°	600.06	230.42	116.65	N36°02.26'W
C5	12°40.25°	600.06	132.73	66.64	N73°57.44'W
C6	20°12.11°	600.06	211.59	106.90	N57°08.35'W
C7	12°13.57°	600.06	128.11	64.30	S81°10.55'W
C8	12°43.17°	600.06	132.23	66.89	N86°19.35'W
C9	03°39.46°	600.06	38.36	19.19	N48°52.22'W
C10	16°35.18°	600.06	173.73	87.48	N58°59.53'W

RECORD EASEMENTS AND RESTRICTIVE COVENANTS AS IDENTIFIED BY THE OWNER'S TITLE POLICY No. 5991448.3 DATE OF POLICY DEC. 16, 2010. TITLE VESTED IN HB TWIN CREEK III, LLC. VENDORS LIEN RETAINED AS DESCRIBED IN DOC. 2010085354. DEED OF TRUST TO J. LEE JARRARD, JR. DOC. 2010085353 (OPRWCT7).

A) LEASES, MINERAL RIGHTS AND OTHER MATTERS HAVE NOT BEEN LISTED

B-1) RESTRICTIVE COVENANTS: DOC. 9863676, MODIFIED BY DOC. 9909388. DOC. 2010085356, PLAT CAB. Q. SL. 163-172 PLAT RECORDS, SETBACKS, PRIVATE ROAD DEDICATION AND STATUS, ETC.

B-9 & 10) ASSESSMENTS AND MAINTENANCE FEES ETC.

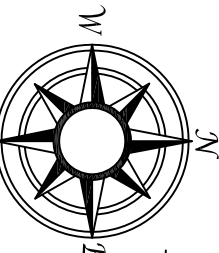
SCHEDULE B EASEMENT ITEMS FOR TRACT I - 51.3 AC.:

B-11) ELECTRIC UTILITY EASEMENT TO BARTLETT ELECTRIC COOPERATIVE INC., RECORDED IN DOC. 2002073571; 20' WIDE EASEMENT CENTERED ON SERVICE LINES AND/OR TEN FEET MINIMUM AROUND EACH POLE ETC., AND ADJACENT ACCESS B13, 14, 15) ROAD ACCESS FOR TRACT I IS PROVIDED BY ROADWAYS IN TWIN CREEK FARMS PHASE ONE (TRACT I) PER PLAT Q/163, PRIVATE ROAD STATUS ETC. AS APPROVED BY COUNTY.

B16) 20' EASEMENT DEDICATED FOR FUTURE ROAD WIDENING PER PLAT Q/163, AS SHOWN ADJACENT TO FM 972.

B19) EASEMENT AGREEMENT FOR ACCESS AND WATER LINES BETWEEN TWIN CREEK FARMS, L.P. AND HB TWIN CREEK II, LLC AS SET OUT IN DOC. 2010085360 - 10, 19 AC. EX. B INCLUDES STREETS.

B20) BUILDING LINES ETC. PER RESTRICTIONS DOC. 9863676, AND DOC. 9908388 AS THEY APPLY TO PHASE ONE.



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DATE: MARCH 30, 2012
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PROJECT NAME: BEARD2
TWIN CREEK PH3 PRELIM
SHEET FOUR OF SIX

BOUNDARY DESCRIPTION

TWIN CREEK FARMS PHASE THREE

BEING 51.3 ACRES, OF THE ELU W. LAWLER SURVEY, ABSTRACT NO. 392, IN WILLIAMSON COUNTY, TEXAS. THIS TRACT IS A PART OF THE 222.81 ACRE PROPERTY WHICH WAS DESCRIBED IN A DEED FROM COURTS W. MICKAM, ET. AL., TO TWIN CREEK FARMS L.P., OF RECORD IN DOC. 9900408, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPWCT). THE SAME 51.3 ACRES WHICH IS DESCRIBED IN A DEED FROM TWIN CREEK FARMS L.P. TO H B TWIN CREEK, III AS FILED IN DOC. 2010085354, (OPWCT). SURVEY NOTE: THE BEARING BASIS FOR THIS DESCRIPTION IS THE STATE PLANE COORDINATE SYSTEM, GRID NORTH, TEXAS CENTRAL ZONE, AS SURVEYED ON THE GROUND IN OCTOBER OF 2011 UNDER THE SUPERVISION OF WM. F. FOREST, JR., R.P.L.S. NO. 1847.

BEGINNING AT AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF SAID 51.3 ACRES, IN THE LOWER NORTH LINE OF THE SAID 222.81 ACRE TRACT, AND IN THE SOUTH LINE OF THE PROPERTY OF FRITZ DOMEL (215/2712), NOW JOE DOMEL, BY PROBATED WILL. THIS CORNER EXISTS AT THE NORTHEAST CORNER OF LOT 1 OF THE SUBDIVISION THAT IS KNOWN AS TWIN CREEK FARMS PHASE ONE SECTION ONE, AS SET OUT ON THE PLAT WHICH IS FILED IN CABINET Q, SLIDE 163, PLAT RECORDS.

THENCE WITH THE LOWER NORTH LINE OF THE SAID 222.81 ACRE TRACT AND WITH THE SOUTH LINE OF THE DOMEL TRACT, FOLLOWING THE NORTH LINE OF THE SAID 51.3 ACRES, N 70°25'49" E 269.09 FEET TO AN IRON PIN WHICH WAS SET, AND N 70°13'37" E 458.99 FEET TO A SET STONE WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE FRITZ DOMEL TRACT AND AT THE SOUTHWEST CORNER OF THE PROPERTY OF THE KASPER FAMILY LIMITED PARTNERSHIP (29.61 ACRES DOC. 2010001889).

THENCE CONTINUING WITH THE LOWER NORTH LINE OF THE SAID 51.3 ACRE TRACT AND THE SOUTH LINE OF THE SAID PROPERTY OF THE KASPER FAMILY L.P., N 70°42'10" E 285.53 FEET TO AN IRON PIN WHICH WAS FOUND, N 70° 36'39" E 329.69 FEET TO A NAIL WHICH WAS FOUND, N 70°55'03" E 358.99 FEET TO AN IRON PIN WHICH WAS FOUND ON THE BROW OF THE WEST BANK OF DOSSUM CREEK, AND N 69°42'25" E CROSSING THE CREEK, 139.48 FEET TO A SET STONE WHICH WAS FOUND ABOUT 10 FEET EASTERLY FROM AN OLD FENCE THAT RUNS ALONG THE EAST BANK OF THE CREEK.

THENCE FOLLOWING THE EAST BOUNDARY OF THE SAID 51.3 ACRE TRACT AND THE WEST BOUNDARY OF THE PROPERTY OF JON KASPER AND KRISTOPHER A. KASPER, CO-TRUSTEES (21.74 AC. PART OF 125.45 AC. TRACT 3 DOC. 2001060035) AS FOLLOWS, S 18°39'34" E 119.44 FEET ALONG AN OLD FENCE ON THE EAST BANK OF THE CREEK TO AN IRON PIN FOUND, S 40°29'15" W CROSSING THE CREEK, 94.09 FEET TO AN IRON PIN WHICH WAS FOUND ON THE SOUTH BANK OF A RAVINE AT AN OLD FENCE CORNER CONTINUING ALONG THE FENCED EAST SIDE BOUNDARY OF THE 51.3 ACRES, S 35°54'41" E 216.01 FEET TO AN IRON PIN WHICH WAS FOUND, S 35°54' 33" E 358.58 FEET TO AN IRON PIN WHICH WAS FOUND, S 20°28'14" E 63.32 FEET TO AN IRON PIN WHICH WAS FOUND, S 19°42'57" E 536.72 FEET TO AN IRON PIN WHICH WAS FOUND, AND S 19°26'18" E 229.41 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHEAST CORNER OF LOT 33 OF TWIN CREEK FARMS PHASE ONE SECTION ONE (Q1/63).

THENCE WITH THE NORTH LINE OF LOT 33 OF SAID TWIN CREEK FARMS PHASE ONE SEC. ONE, S 70°21'04" W 464.43 FEET TO AN IRON PIN WHICH WAS FOUND.

THENCE WITH THE CURVED NORTHEAST LINE OF TWIN CREEK DRIVE, A 50 FOOT WIDE PRIVATELY MAINTAINED ROADWAY AS SET OUT ON THE SAID PLAT, (C1) 836.74 FEET WITH THE ARC OF THE CURVE TO THE LEFT HAVING A RADIUS OF 600.06 FEET AND A CENTRAL ANGLE OF 79°53'41", THE CHORD BEARS N 64°59'13" W 770.58 FEET TO AN IRON PIN WHICH WAS SET.

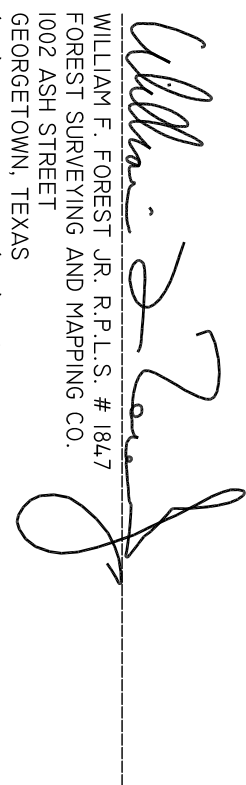
THENCE CONTINUING WITH THE NORTH LINE OF THE PRIVATE EASEMENT ROAD RESERVED AS SET OUT ON THE PLAT, S 75°05'56" W 929.31 FEET TO AN IRON PIN WHICH WAS SET AT THE BEGINNING OF A CURVE TO THE RIGHT (C2) HAVING A RADIUS OF 84.89 FEET AND A CENTRAL ANGLE OF 88°53'37", CONTINUING 131.68 FEET WITH THE ARC OF THE CURVE, THE CHORD BEARS N 60°29'45" W 118.87 FEET TO AN IRON PIN WHICH WAS FOUND AT THE END OF THE CURVE.

THENCE CONTINUING WITH THE EAST LINE OF THE EASEMENT FOR TWIN CREEK DRIVE, N 16° 03'27" W 195.67 FEET TO AN IRON PIN WHICH WAS FOUND AT THE BEGINNING OF A CURVE (C 3) TO THE LEFT HAVING A RADIUS OF 110.23 FEET AND A CENTRAL ANGLE OF 25°54'10", CONTINUING WITH THE ARC OF THE CURVE 49.83 FEET, THE CHORD BEARS N 29°00'32" W 49.41 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTH CORNER OF LOT 3 OF TWIN CREEK FARMS PHASE ONE SEC. ONE.

THENCE WITH THE BOUNDARY OF SAID LOT 3, (L2) N 39°34'47" E 68.83 FEET TO AN IRON PIN WHICH WAS FOUND, AND N 16°18'59" W 579.31 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED DOES 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, OR CONFLICTS, EXCEPT AS SHOWN HEREON, CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 30TH DAY OF MARCH, 2012.


WILLIAM F. FOREST JR., R.P.L.S. # 1847
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS
(512) 930-5927 PH. (512) 868-0605 FAX
WWW.FORESTSURVEYING.COM



PLAT NOTES:

1. TOTAL ACRES: 51.30 AC.
2. NUMBER OF LOTS: 9
3. AREA OF SMALLEST LOT: 1.52 ACRES

PRELIMINARY PLAT

TWIN CREEK FARMS, PHASE 3
51.30 AC., SITUATED IN THE
E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. ALL ROADS WHICH PROVIDE ACCESS TO THIS SUBDIVISION ARE PRIVATE AND WILL NOT BE MAINTAINED BY WILLIAMSON COUNTY, TEXAS.
2. SEWER SERVICE FOR THIS PROPERTY WILL BE PROVIDED BY APPROVED PRIVATE SEWAGE FACILITIES.
3. THE WATER SERVICE PROVIDER IS THE JONAH WATER SUPPLY SPECIAL UTILITY DISTRICT.
4. ELECTRICAL SERVICE IN THIS AREA IS PROVIDED BY BARTLETT ELECTRIC COOPERATIVE.
5. IN ORDER TO PROVIDE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT 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 A DISTANCE OF AT LEAST 10 FEET.
6. A 20' WIDE PUBLIC UTILITY EASEMENT IS RESERVED ADJACENT TO TWIN CREEK DRIVE.
7. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS SHOWN HEREON.
8. THE MINIMUM FRONT BUILDING SETBACK SHALL BE 25' OF ALL LOTS. THE MINIMUM SIDE SETBACK SHALL BE 5' ON ALL LOTS. THE MINIMUM REAR BUILDING SETBACK SHALL BE 25' FROM THE FLOOD PLAIN AND DRAINAGE EASEMENT ON LOTS 6, 7, 8 AND 9. THE MINIMUM REAR SETBACK ON ALL OTHER LOTS SHALL BE 25'.
9. 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 WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY DOES NOT ASSUME ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARE AS SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN ITS JURISDICTION.
10. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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.

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

THAT I, JAMES BEARD, PARTNER OF HB TWIN CREEK III, LLC, OWNER OF THE 51.3 ACRES AS SHOWN HEREON, WHICH WAS CONVEYED TO HB TWIN CREEK III, LLC BY DEED AS FILED IN DOC. 2010085354, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPWCT). THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LENDER OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE RECODATION OF THIS PLAT ON BEHALF OF THE OWNERS AND DEDICATES TO THE CITY OF PUBLIC ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2011 A.D.

JAMES BEARD
MANAGING PARTNER OF HB TWIN CREEK III, LLC
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES BEARD, 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 SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2012, A.D.

PRINTED NAME OF NOTARY AND STAMP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, BRYAN BARRY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS PARTIALLY ENCRGOACHED BY AN IDENTIFIED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #48,910C0325E, EFFECTIVE DATE SEPT. 26, 2008. THE LOT HEREON CONFORMS TO THE FLOOD DAMAGE PREVENTION REQUIREMENTS OF WILLIAMSON COUNTY. THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE ADEQUATE TO CONTAIN THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE ____TH DAY OF _____, 2012.

BRYAN BARRY P.E. #104546 (State of Texas)
CUNNINGHAM ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2973
TBPE FIRM NO. _____

ENGINEER:

CUNNINGHAM - ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2973
TBPE FIRM NO. F-284

APPROVAL OF WILLIAMSON COUNTY & CITIES HEALTH DISTRICT

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

DEBRAHL HATLON, REG. GSO029590
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

APPROVAL OF POSTMASTER
THE LOCATION OF MAILBOX CLUSTERS DELINEATED HEREON HAVE BEEN APPROVED BY THE UNDERSIGNED.

APPROVAL OF ADDRESS COORDINATOR

ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE OF SIGNATURE

COMMISSIONERS' COURT APPROVAL

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 OR MAINTAIN 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. IT IS FURTHER UNDERSTOOD THAT THE STREETS, ROADS AND OTHER THOROUGHFARES SHOWN HEREON ARE PRIVATE ROADS. THE COUNTY ASSUMES NO RESPONSIBILITY OR OBLIGATION FOR CONSTRUCTION OR MAINTENANCE. FURTHER, RESPONSIBILITY FOR MAINTENANCE FOR ALL ROADS AND DRAINAGE WAYS WITHIN THIS SUBDIVISION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND ARCHITECTURAL CONTROL COMMITTEE.

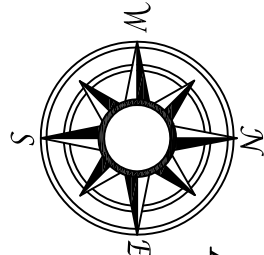
STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS:

I, DAN 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 GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS:

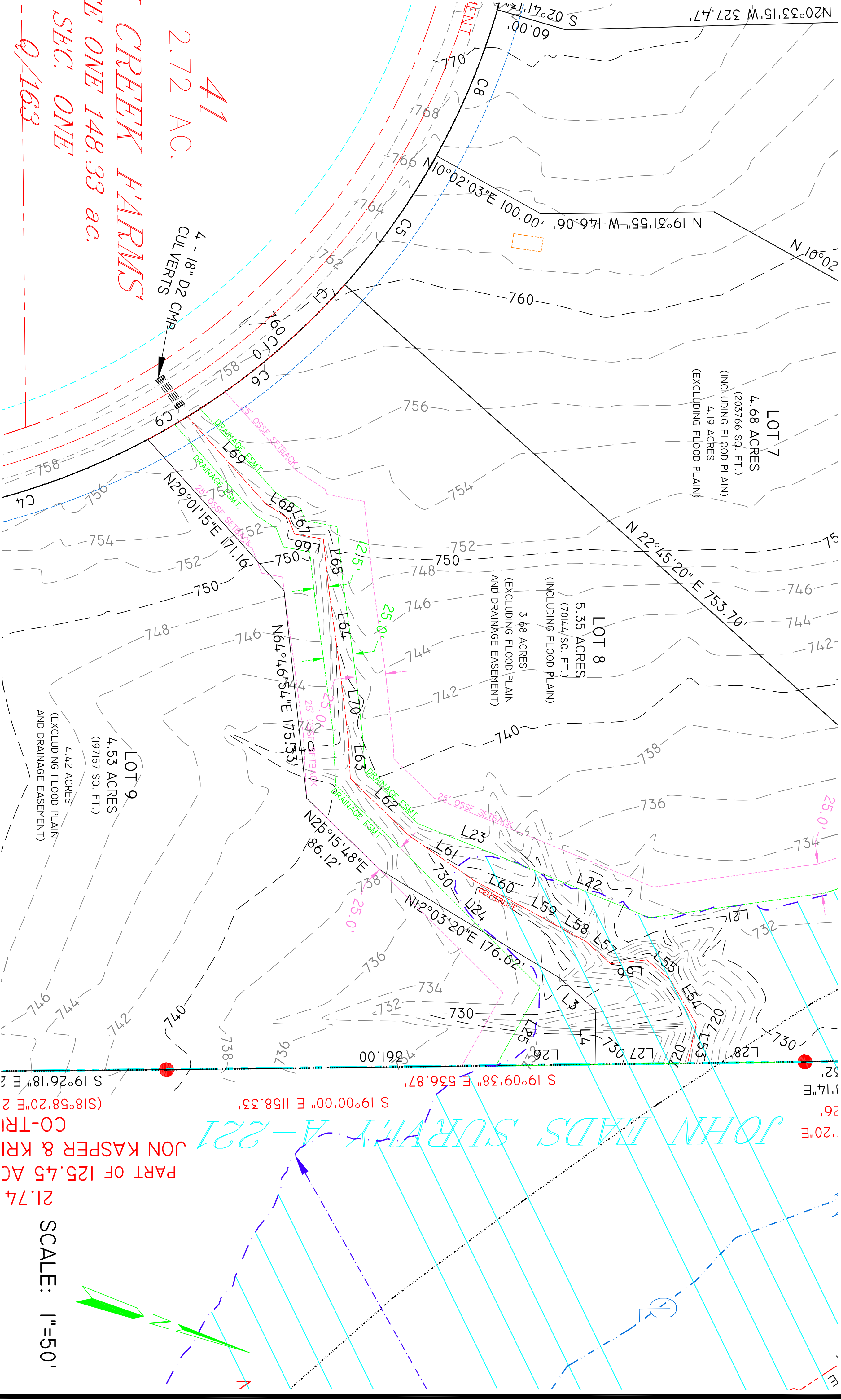
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2011 A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 2011 A.D., AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET ____ 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



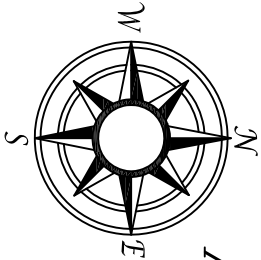
Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: MARCH 30, 2012
FILE #
MAP#
PROJECT NAME: BEARD2
TWIN CREEK PH3 PRELIM
SHEET FIVE OF SIX



PRELIMINARY PLAT
TWIN CREEK FARMS, PHASE 3
51.30 AC., SITUATED IN THE
E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS

EASEMENT DETAIL



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE:	MARCH 30, 2012
FILE #	
MAP#	
PROJECT NAME:	BEAR02
TWIN CREEK PH3 PRELIM	
SHEET SIX OF SIX	