

PRELIMINARY PLAT
RANDOLPH E. SCOTT
SUBDIVISION
WILLIAMSON COUNTY, TEXAS

"188.66 AC"
WD-EDWARD L. SCOTT
TO
JOHN CULLEN SCOTT AND
RANDOLPH E. SCOTT
355/310 DRWC
3/5/1949

LWT-RANDOLPH E. SCOTT
TO
JANE SCOTT
DOC. No. 9624743 ORWC

"188.66 ACRES"
WD-JOHN C. SCOTT
VIRGINIA S. SCOTT
TO
RANDOLPH E. SCOTT
2516/482 DRWC
04/28/1994

THOMAS DENSON SURVEY, A-757

DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JANE SCOTT, THE OWNER OF 101 WILLIAMSON COUNTY ROAD 384, AS RECORDED IN DOCUMENT NO. 9624743, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, DO HEREBY RE-SUBDIVIDE SAID 3.287 ACRES AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

JANE SCOTT C/O ROY C. SCOTT
1421 TASCOSA CT
ALLEN, TX 75013

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE _____ DAY OF _____, 2012,
BY _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

LIEN FREE RIGHT-OF-WAY

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

BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE RECORDED STREET NAMES AND ADDRESSES.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
DATE _____

THIS SUBDIVISION IS LOCATED WITHIN THE SUD OF JONAH SPECIAL UTILITY DISTRICT, THIS _____ DAY OF _____, 2012.

GENERAL MANAGER
JONAH SPECIAL UTILITY DISTRICT

SURVEYOR'S CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS

THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, (CENTRAL ZONE 4203) NAD 83, 93 ADJUSTMENT AND ARE GRID VALUES ELEVATIONS.

THAT I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY THE XXXXX, WILLIAMSON COUNTY, TEXAS.

DENNIS W. HILL
LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TEXAS
HILL ENGINEERING PLLC, TBPE FIRM REGISTRATION NO. 3532



SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OR BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITH THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: NOVEMBER 7, 2012

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PART OF THE PROPERTY DEPICTED HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0150E, EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS, WITH THE SHADED AREA BEING IN ZONE "A" AND THE UNSHADED PORTION IN ZONE "X".

LEGEND:

- P.O.B.= POINT OF BEGINNING
● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET (W/CAP)
() PER PLAT OR CITY ORDINANCE
⊙ SANITARY SEWER
⊗ WATER WELL
⊕ WATER METER
— 10' PUBLIC UTILITY EASEMENT
— BUILDING LINE
— OVERHEAD ELECTRIC

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SITE DATA:

SURVEY: THOMAS DENSON SURVEY, A-757
TOTAL AREA OF SITE: 3.287 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS : 1
NUMBER OF BLOCKS: 1
TBM= TYPE I TxDOT CONCRETE
MONUMENT ELEV.=650.89,
MONUMENT STA. 506+00
DRWC= DEED RECORDS WILLIAMSON COUNTY
ORWC= OFFICIAL RECORDS WILLIAMSON COUNTY
OPRWC= OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

LWT-RANDOLPH E. SCOTT
TO
JANE SCOTT
DOC. No. 9624743 ORWC

"188.66 AC"
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"188.66 ACRES"
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TO
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2516/482 DRWC
04/28/1994

STATE OF TEXAS
COUNTY OF WILLIAMSON

OCTOBER 16, 2012

3.287 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE THOMAS DENSON SURVEY, ABSTRACT NO. 757 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID TRACT BEING A PART OF AND OUT OF A CALLED "188.66 ACRES" CONVEYED IN A WARRANTY DEED FROM EDWARD L. SCOTT TO JOHN CULLEN SCOTT AND RANDOLPH E. SCOTT DATED 3-5-1949 AND RECORDED IN VOLUME 355, PAGE 310, DEED RECORDS OF WILLIAMSON COUNTY (DRWC) AND SUBSEQUENTLY CONVEYED IN A WARRANTY DEED FROM JOHN CULLEN SCOTT, ET UX TO RANDOLPH E. SCOTT, DATED 4-4-1994 AND RECORDED IN VOLUME 2516, PAGE 482 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC) FOLLOWED BY A CONVEYANCE TO JANE SCOTT, INDEPENDENT EXECUTOR OF THE ESTATE OF RANDOLPH SCOTT IN LWT AS RECORDED IN DOCUMENT NO. 9624743, ORWC; SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON OCTOBER 15, 2012 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED) IN THE WEST MAINTENANCE LINE OF WILLIAMSON COUNTY ROAD NO. 384 AT THE NORTHERMOST CORNER OF SUBJECT TRACT; AN OLD CEDAR POST FENCE CORNER FOUND FOR AN EXTERIOR CORNER OF SAID "188.66 ACRES" ON SOUTHWEST SIDE OF EXISTING ROAD BEARS NORTH 45°08'49" WEST, 2397.54 FEET;

THENCE SOUTH 20°56'54" EAST WITH THE WEST MAINTENANCE LINE OF SAID WILLIAMSON COUNTY ROAD NO. 384, A DISTANCE OF 353.29 FEET TO A SET 1/2" IRON ROD (CAPPED) AT THE EASTERNMOST CORNER OF SUBJECT TRACT AT THE INTERSECTION OF SAID WEST MAINTENANCE LINE OF SAID WILLIAMSON COUNTY ROAD NO. 384 WITH THE NORTH RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 972;

THENCE WITH THE NORTH RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 972, SAME BEING THE NORTH LINE OF A "1.5804 ACRE" TRACT DESCRIBED IN A RIGHT-OF-WAY DEED RECORDED IN VOLUME 439, PAGE 530, DRWC, AS FOLLOWS:

SOUTH 58°59'08" WEST 23.14 FEET TO A SET 1/2" IRON ROD (CAPPED),
SOUTH 22°38'22" EAST 27.15 FEET TO A SET 1/2" IRON ROD (CAPPED),
SOUTH 57°51'23" WEST 115.57 FEET TO A TYPE I TxDOT CONCRETE RIGHT-OF-WAY MARKER FOUND (TxDOT STATION 506+00) AND
SOUTH 62°49'08" WEST 209.26 FEET TO A SET COTTON SPINDLE GEAR IN THE CENTER OF WILLIS CREEK IN THE WEST LINE OF SAID "188.66 ACRES", SAME BEING THE EASTERNMOST CORNER OF A CALLED "TRACT ONE - 142.6 ACRES" CONVEYED IN A GIFT DEED FROM ELMA VIRGINIA FEWELL TO VIRGINIA FEWELL OSSO, ET AL DATED 11-29-2005 AND RECORDED IN DOCUMENT NO. 2006004953 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); A 1/2" IRON ROD FOUND AT AN EXTERIOR CORNER OF SAID CALLED "TRACT ONE - 142.6 ACRES" BEARS SOUTH 62°49'08" WEST A DISTANCE OF 291.07 FEET;

THENCE NORTH 32°23'27" WEST WITH THE GENERAL MEANDERS OF THE CENTERLINE OF WILLIS CREEK, SAME BEING A COMMON LINE OF SAID "188.66 ACRES" AND CALLED "TRACT ONE - 142.6 ACRES", A DISTANCE OF 81.34 FEET TO A SET 60D NAIL FOR CORNER;

THENCE NORTH 57°22'17" WEST WITH THE GENERAL MEANDERS OF THE CENTERLINE OF WILLIS CREEK, SAME BEING A COMMON LINE OF SAID "188.66 ACRES" AND CALLED "TRACT ONE - 142.6 ACRES", A DISTANCE OF 241.94 FEET TO A SET COTTON SPINDLE GEAR AT THE WESTERNMOST CORNER OF SUBJECT TRACT; AFOREMENTIONED OLD CEDAR POST FENCE CORNER FOUND FOR AN EXTERIOR CORNER OF SAID "188.66 ACRES" ON SOUTHWEST SIDE OF EXISTING ROAD BEARS NORTH 32°31'15" WEST, 2390.70 FEET;

THENCE NORTH 51°54'23" EAST, OVER AND ACROSS SAID "188.66 ACRES" WITH THE NORTHWEST LINE OF SUBJECT TRACT, A DISTANCE OF 526.56 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 3.287 ACRES.

BEARINGS RECITED HEREIN BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE 4203, NAD 83/93 ADJUSTMENT.

BRUCE LANE BRYAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249

SEAL:
BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN
TAYLOR, TX 76574
WWW.BRYANTECHNICALSERVICES.COM

HEALTH DEPARTMENT APPROVAL

BASED UPON THE 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, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE 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.

DATE _____
DIRECTOR ENVIRONMENTAL SERVICES

COUNTY JUDGE'S APPROVAL
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, HAT 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.

COUNTY JUDGE DATE _____
DAN A. GATTIS
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D.

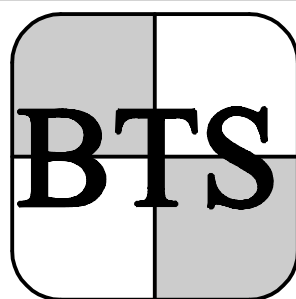
AND DULY RECORDED ON THE _____ DAY OF _____, A.D.
AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID

COUNTY, IN CABINET _____ SLIDES
WITNESS MY HAND AND SEAL OF THE COUNTY CLERK OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY E. RISTER, COUNTY CLERK,
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

BRYAN TECHNICAL SERVICES,
INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
www.bryantechnicalservices.com



DRAWN BY: JC CHECKED BY: BLB

SCALE: 1" = 20'

DATE: NOVEMBER 7, 2012

JOB NUMBER SHEET

12-416

1 OF 1