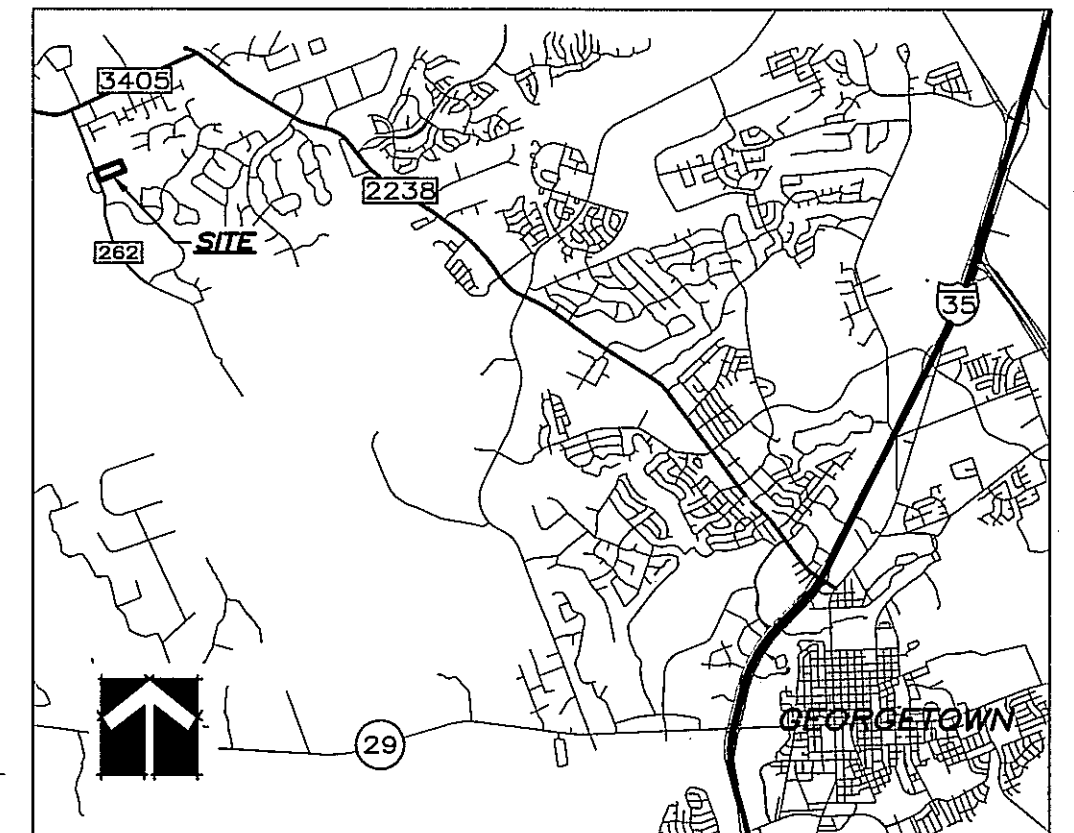


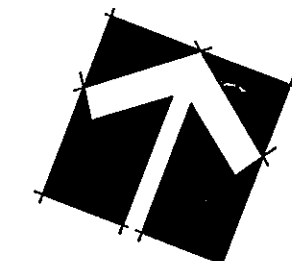
DRAWING FILE: S:\2012_PROJECTS\12040 JOYNER, CATHERINE SVY 23.64 AC LUDWIG SUBDIVISION\DRAWINGS\PLAT\ 12040_FINAL_PLAT_20120308.dwg Sep 19, 2012 - 2:58 pm chris

FINAL PLAT
RJS SUBDIVISION
11.82 ACRES OUT OF
THE CATHERINE JOYNER SURVEY, ABSTRACT NO. 820
WILLIAMSON COUNTY, TEXAS



SITE MAP
(N.T.S.)

KENNETH RICHMONI
DOC. #2010021242
O.P.R.W.C.



100 0 100 200
Scale: 1" = 100'

BEARINGS BASED ON GRID NORTH
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (NAD83)

FINAL PLAT OF
RJS SUBDIVISION

OWNERS: RYAN LUDWICK & JOANIE LUDWICK
TRUSTEES OF R/L TRUST
115 ROBERTS CIRCLE
GEORGETOWN, TEXAS 78633
(512)930-1600/(512)930-9389 fax

ACREAGE: 11.82 ACRES
SURVEY: CATHERINE JOYNER SURVEY, ABSTRACT NO. 820

NO. OF BLOCKS: 1
NO. OF LOTS: 2 RESIDENTIAL
NEW STREETS: NONE
DATE: FEBRUARY 2012
SURVEYOR: CASTLEBERRY SURVEYING, LTD.
ENGINEER: SMITH-WESTERN ENGINEERING
TBPE FIRM #1612
3613 WILLIAMS DRIVE, STE. 901
GEORGETOWN, TEXAS 78628
(512) 869-1168/(512) 819-4677 fax

PERIMETER FIELD NOTES

BEING 11.82 ACRES OF LAND OUT OF THE CATHERINE JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 23.64 ACRES IN A WARRANTY DEED GRANTED TO RYAN ANDREW LUDWICK AND WIFE, JOANIE COLEEN LUDWICK, DATED APRIL 30, 2009 AND RECORDED AS DOCUMENT NO. 2009041905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE EAST MARGIN OF COUNTY ROAD 262, ALSO KNOWN AS RUSSEL PARK ROAD, A RIGHT-OF-WAY OF VARYING WIDTH FOR THE NORTHWEST CORNER OF SAID LUDWICK TRACT AND THIS TRACT, THE SOUTHWEST CORNER OF SAID CATHERINE JOYNER SURVEY BEARS APPROXIMATELY S 18°15' E 1190 FEET;

THENCE: N 68°59'30" E 1117.60 FEET ALONG THE NORTH LINE OF SAID LUDWICK TRACT AND THIS TRACT TO A 1/2" IRON PIN IN CONCRETE WITH ORANGE CAP STAMPED "AUSTIN SURVEYORS" FOUND FOR THE NORTHEAST CORNER OF SAID LUDWICK TRACT AND THIS TRACT;

THENCE: S 25°18'29" E 443.22 FEET ALONG THE EAST LINE OF SAID ASHBY TRACT AND THIS TRACT TO A 1/2" IRON PIN WITH YELLOW CAP STAMPED "CS, LTD" SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 67°45'52" W 1148.49 FEET ACROSS SAID ASHBY TRACT WITH THE SOUTH LINE OF THIS TRACT TO A 1/2" IRON PIN WITH YELLOW CAP STAMPED "CS, LTD" SET IN THE WEST LINE OF SAID LUDWICK TRACT, THE SAME BEING THE EAST MARGIN OF SAID COUNTY ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: ALONG THE EAST MARGIN OF SAID COUNTY ROAD WITH THE WEST LINE OF SAID LUDWICK TRACT AND THIS TRACT THE FOLLOWING THREE (3) COURSES:

1. N 21°17'48" W 134.35 FEET TO A 1/2" IRON PIN FOUND,
2. N 21°22'03" W 282.05 FEET TO A 1/2" IRON PIN FOUND,
3. N 21°10'59" W 50.19 FEET TO THE POINT OF BEGINNING.

Remainder of
RYAN ANDREW LUDWICK &
JOANIE COLEEN LUDWICK
DOC. #2009041905
O.P.R.W.C.

ADVENTURE PROPERTIES, LLC
DOC. #2010048461
O.P.R.W.C.

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
(A)	BLOCK DESIGNATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 21°17'48" W	134.35'
L2	N 21°10'59" W	50.19'



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

SHEET

1
OF
2

FINAL PLAT
RJS SUBDIVISION
 11.82 ACRES OUT OF
 THE CATHERINE JOYNER SURVEY, ABSTRACT NO. 820
 WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, RYAN ANDREW LUDWICK, CO-OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT TRACT DESCRIBED AS 23.64 ACRES IN A DEED RECORDED IN DOCUMENT NO. 2009041905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS **RJS SUBDIVISION**.

I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY AS 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.

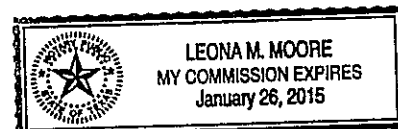
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 DAY OF Aug 2012

Ryan Andrew Ludwick
 RYAN ANDREW LUDWICK
 115 ROBERTS CIRCLE
 GEORGETOWN, TEXAS 78633

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED RYAN ANDREW LUDWICK KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 DAY OF Aug 2012

Leona M. Moore
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNER'S CERTIFICATION:**

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, JOANIE COLEEN LUDWICK, CO-OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT TRACT DESCRIBED AS 23.64 ACRES IN A DEED RECORDED IN DOCUMENT NO. 2009041905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS **RJS SUBDIVISION**.

I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY AS 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.

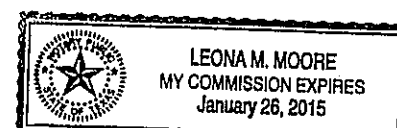
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 DAY OF Aug 2012

Joanie Coleen Ludwick
 JOANIE COLEEN LUDWICK
 115 ROBERTS CIRCLE
 GEORGETOWN, TEXAS 78633

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOANIE COLEEN LUDWICK KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 DAY OF Aug 2012

Leona M. Moore
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PLAT NOTES**

1. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
2. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS. SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
3. THIS TRACT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
5. WATER WILL BE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (O.S.S.F).
6. DRIVEWAYS SHALL BE DIP TYPE OR "AT GRADE" for Lot 1 off CR 262. Lot 2 driveway off San Marino TRAIL shall have engineered culverts.
7. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS

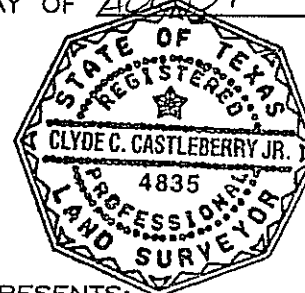
COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS;

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, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 24 DAY OF August 2012

Clyde C. Castleberry Jr.
 CLYDE C. CASTLEBERRY, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
 STATE OF TEXAS

**ENGINEER'S CERTIFICATION**

STATE OF TEXAS

COUNTY OF TRAVIS

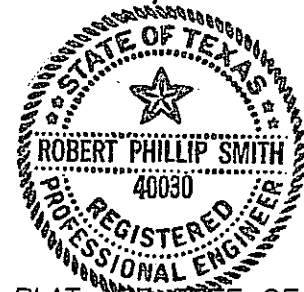
§
§ KNOW ALL MEN BY THESE PRESENTS;

I, PHIL SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT LOTS 2 AND 1 ARE LOCATED IN 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 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN SUBDIVISION REGULATIONS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31st DAY OF August 2012

Robert P. Smith
 PHIL SMITH
 REGISTERED PROFESSIONAL ENGINEER NO. 40030
 STATE OF TEXAS

**LIEN FREE RIGHT-OF-WAY**

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.

WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR APPROVAL

Jeressa Baker 9/7/12
 WILLIAMSON COUNTY ADDRESSING COORDINATOR
 FINAL PLAT APPROVAL

OWNER'S RESPONSIBILITIES

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.

ROAD WIDENING EASEMENTS

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER 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, ITS 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 IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

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 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 IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

Deborah L. Marlow, R.S.
 DEBORAH L. MARLOW, R.S. 050029596
 ASSISTANT DEPUTY DIRECTOR
 ENVIRONMENTAL HEALTH SERVICES, WCCHD

09/21/2012
 DATE

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS;

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 PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE

DATE

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 AD, AT 2 O'CLOCK, PM, AND DULY RECORDED THIS THE DAY OF 20 AD, AT 2 O'CLOCK PM, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET SLIDE /DOCUMENT NO.

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

Castleberry Surveying Ltd.
 3813 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1800 / (512) 930-9389 fax
 www.castleberrysurveying.com

SHEET

2

OF

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