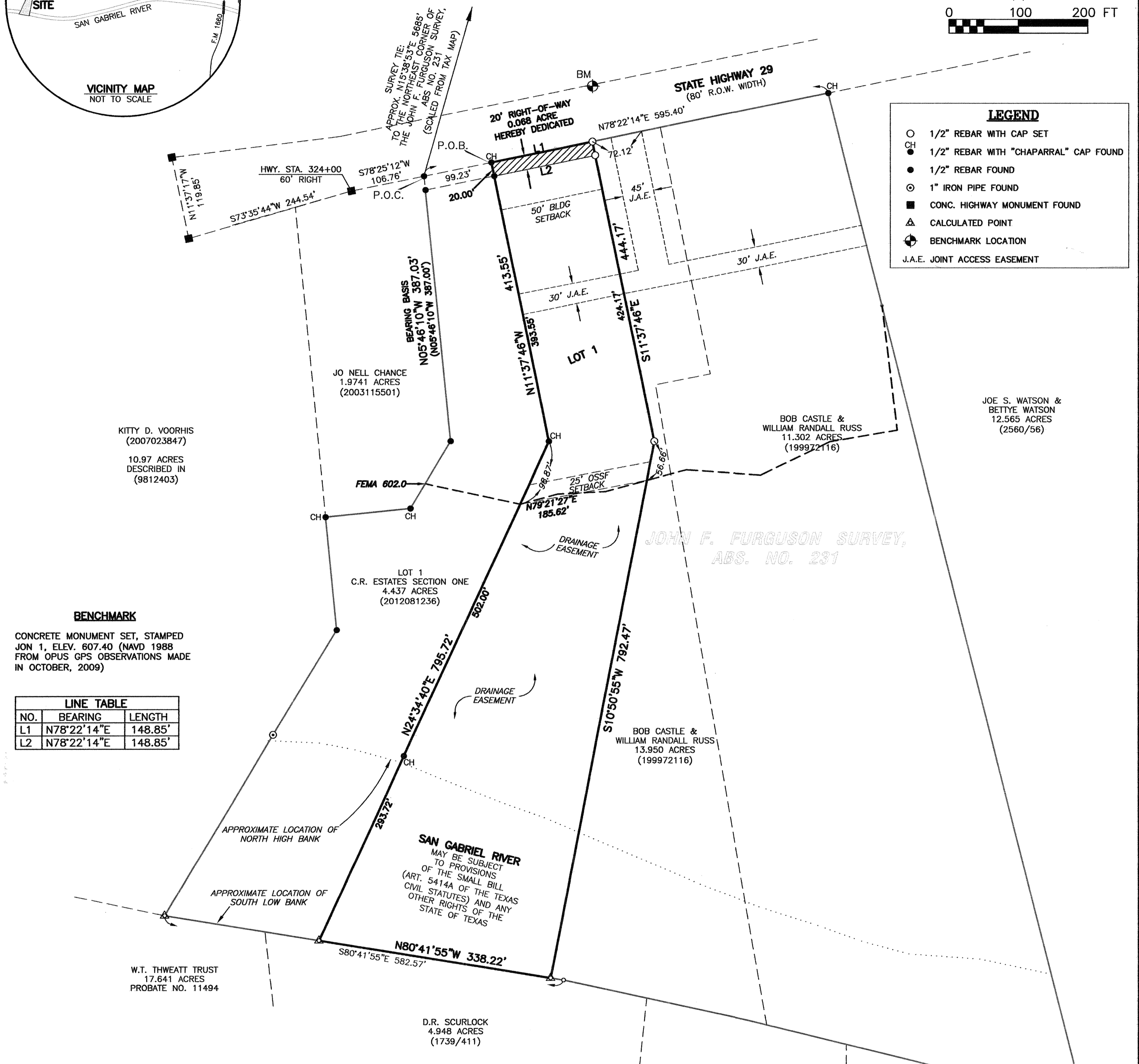
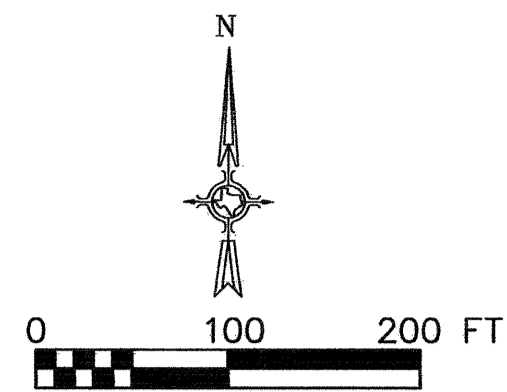
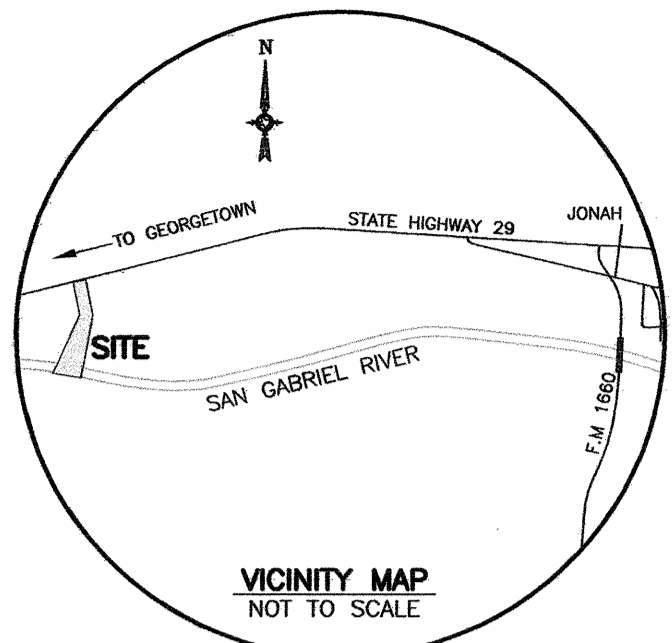


FINAL PLAT C.R. ESTATES SECTION TWO



BENCHMARK
CONCRETE MONUMENT SET, STAMPED
JON 1, ELEV. 607.40 (NAVD 1988
FROM OPUS GPS OBSERVATIONS MADE
IN OCTOBER, 2009)

NO.	BEARING	LENGTH
L1	N78°22'14"E	148.85'
L2	N78°22'14"E	148.85'

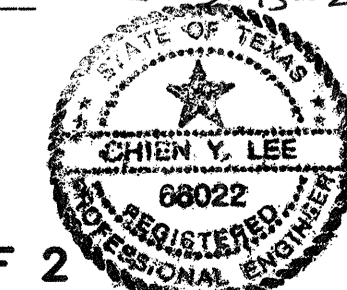
SURVEYOR'S CERTIFICATION
I, CHIEN Y. LEE, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE PERIMETER FIELD NOTES HEREON HAVE A MATHEMATICAL CLOSURE IN COMPLIANCE WITH STANDARDS AS SET OUT IN THE "MANUAL OF PRACTICE" OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHIEN Y. LEE, P.E., R.P.L.S., AICP
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5771
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD., STE. 100
HUTTO, TEXAS 78634
(512) 642-3292



ENGINEER'S CERTIFICATION:
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
I, CHIEN Y. LEE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" (AREAS DETERMINED TO BE INSIDE 100-YEAR FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0325 E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.

CHIEN Y. LEE, P.E., R.P.L.S., AICP
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD., STE. 100
HUTTO, TEXAS 78634
(512) 642-3292



BEARING BASIS: RECORD PLAT BASIS FROM C.R. ESTATES SECTION ONE AS SHOWN.
PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE HISTORY REPORT.

TBPLS FIRM NO. 100585-00
TBPE FIRM NO. F-755
HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
321 ED SCHMIDT BLVD., SUITE 100, HUTTO, TEXAS 78634
Ph: (512) 642-3292 FAX: (512) 642-4230

FINAL PLAT C.R. ESTATES SECTION TWO

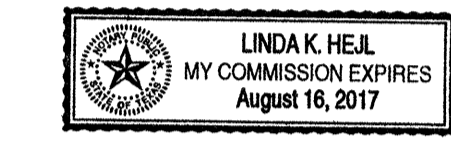
STATE OF TEXAS
COUNTY OF WILLIAMSON

WE, BOB CASTLE AND WILLIAM RANDALL RUSS, BEING OWNERS OF THE CERTAIN 13.950 ACRES TRACT IN THE JOHN F. FERGUSON SURVEY, ABS. NO. 231, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 199972116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS FINAL PLAT C.R. ESTATES SECTION TWO. 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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.

TO CERTIFY WHICH, WITNESS BY my hand this 17 day of February, 2014
By: Bob Castle
BOB CASTLE
3874 LIMMER LOOP
HUTTO, TEXAS 78634
PH. (512) 759-3763 FAX. (512) 759-2763

STATE OF TEXAS
COUNTY OF WILLIAMSON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOB CASTLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

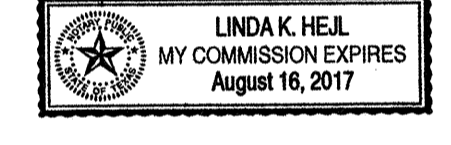
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 17 DAY OF February, 2014, AD.
NOTARY PUBLIC, STATE OF TEXAS
Linda K. Heil 8-16-17
PRINTED NAME MY COMMISSION EXPIRES



WITNESS MY HAND THIS 17 DAY OF Feb, 2014, AD.
By: William Randall Russ
WILLIAM RANDALL RUSS
3874 LIMMER LOOP
HUTTO, TEXAS 78634
PH. (512) 759-3763 FAX. (512) 759-2763

STATE OF TEXAS
COUNTY OF WILLIAMSON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM RANDALL RUSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 17 DAY OF Feb, 2014, AD.
NOTARY PUBLIC, STATE OF TEXAS
Linda K. Heil 8-16-17
PRINTED NAME MY COMMISSION EXPIRES



FIELD NOTES
5.803 ACRES
THE JOHN F. FERGUSON SURVEY, ABS. NO. 231
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 5.803 ACRES TRACT IN THE JOHN F. FERGUSON SURVEY, ABS. NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 13.950 ACRES TRACT CONVEYED TO BOB CASTLE AND WILLIAM RANDALL RUSS BY WARRANTY DEED DATED OCTOBER 22, 1998, DESCRIBED AS TRACT II IN RECORDED DOCUMENT NO. 199972116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.803 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the south right-of-way line of State Highway 29 (80' right-of-way width), being the northwest corner of a 4.437 acres tract of CR Estates Section 1 described in Document No. 2012081236 of the Official Public Records of Williamson County, Texas;

THENCE N 78°22'14" E, with the south right-of-way line of State Highway 29, and the north line of said 4.437 acres tract, a distance of 99.23 feet to a 1/2" rebar with "Chaparral" cap, from which a 1/2" rebar with "Chaparral" cap found in the south right-of-way line of State Highway 29, being the northeast corner of an 11.302 acres tract described in Document No. 1999972116 of the Official Public Records of Williamson County, Texas, and also being the northwest corner of a 12.565 acres tract of land deeded to Joe S. Watson & Bettie Watson recorded in Volume 2560, Page 56 of the Deed Records of Williamson County, Texas, bears N 78°22'14" E, a distance of 496.17 feet, said point being the POINT OF BEGINNING, also being the northwest corner of hereinafter described tract;

THENCE N 78°22'14" E, with the south right-of-way line of State Highway 29, and the north line of said 13.950 acres tract, a distance of 148.85 feet to a 1/2" rebar with cap set, being the northeast corner of hereinafter described tract;

THENCE leaving the south right-of-way line of State Highway 29, through said 13.950 acres tract, the following two (2) courses and distances:

- S 11°37'46" E, a distance of 444.17 feet to a 1/2" rebar with cap set;
- S 10°50'55" W, a distance of 792.47 feet to a calculated point on the south low bank of the San Gabriel River, being the south line of the 13.950 acres tract, and also being in the north line of a 4.948 acres tract deeded to D.R. Scurlock recorded in Volume 1739, Page 411 of the Deed Records of Williamson County, Texas;

THENCE N 80°41'55" W, with the south low bank of the San Gabriel River, also being the north line of said 4.948 acres tract, a distance of 338.22 feet to a calculated point for the southeast corner of said 4.437 acres tract of CR Estates Section 1, said point being the southwest corner of hereinafter described tract;

THENCE with the east line of said 4.437 acres tract, the following two (2) courses and distances:

- N 24°34'40" E, at a distance of 293.72 feet passing a 1/2" rebar with "Chaparral" cap on the north high bank of the San Gabriel River, and continuing for a total distance of 795.72 feet to a 1/2" rebar with "Chaparral" cap;
- N 11°37'46" W, a distance of 413.55 feet to the POINT OF BEGINNING, containing 5.803 acres of land, more or less.

- GENERAL NOTES:
- TOTAL ACRES: 5.803 Ac.
 - NUMBER OF LOTS: 1
 - NUMBER OF BLOCKS: 1
 - PROPOSED USE: RESIDENTIAL
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FINISH FLOOR ELEVATION (FFE) SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOR ELEVATION (BFE), WHICHEVER IS HIGHER.
 - EACH LOT WILL BE SERVED BY AN ON-SITE SEWAGE FACILITY. WATER FOR THIS SUBDIVISION IS PROVIDED BY JONAH WATER SUPPLY CORPORATION.
 - NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
 - ALL DWELLINGS, TRAILERS, OR MOBILE HOMES PLACED ON SUBDIVISION LOTS OR RANCHETTES MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATIONS.
 - MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
 - ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 - RURAL MAILBOXES 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.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 18th DAY OF February, 2014, AD.
Jesse Pak
WILLIAMSON COUNTY ADDRESSING COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR, WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN 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 HERewith, IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, OR TWO YEARS FROM THE DATE OF COMPLETION OF THE STREETS HAS ELAPSED, ON WRITTEN PERMISSION FROM THE COMMISSIONER'S COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. 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.

DATE: 2/13/2014
Deborah L. Marlow, R.S.
DEBORAH L. MARLOW, R.S. 050029596
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR 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 COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN 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 HERewith, IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, OR TWO YEARS FROM THE DATE OF COMPLETION OF THE STREETS HAS ELAPSED, ON WRITTEN PERMISSION FROM THE COMMISSIONER'S COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. 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.

STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE RESENTS
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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS 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
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION:
STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE RESENTS

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 20 DAY OF February, 2014, A.D., AT 10 O'CLOCK, AM AND DULY RECORDED ON THE 20 DAY OF February, 2014, A.D., AT 10 O'CLOCK, AM IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT 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

TBPLS FIRM NO. 100585-00
TBPE FIRM NO. F-755
HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
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