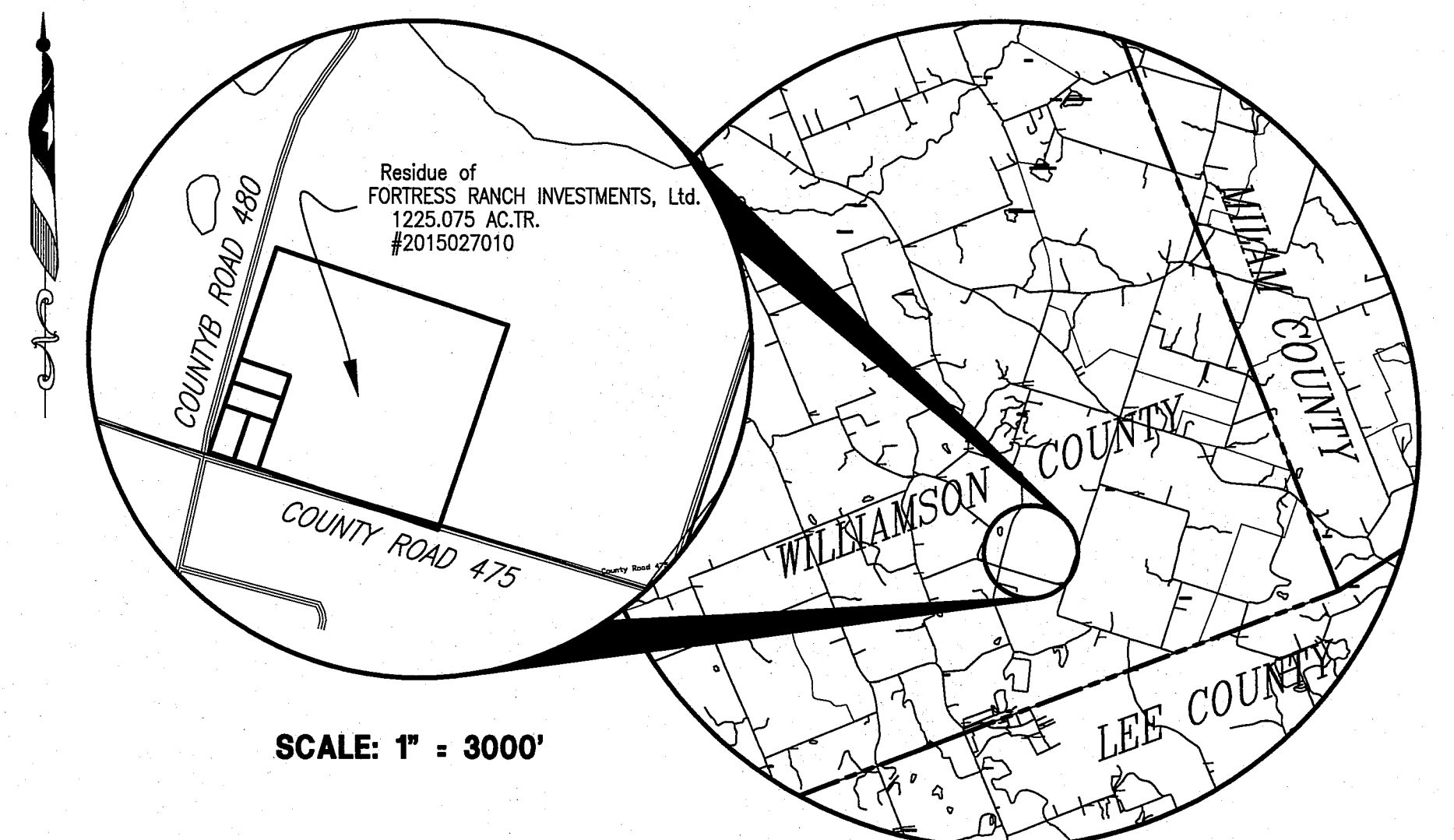


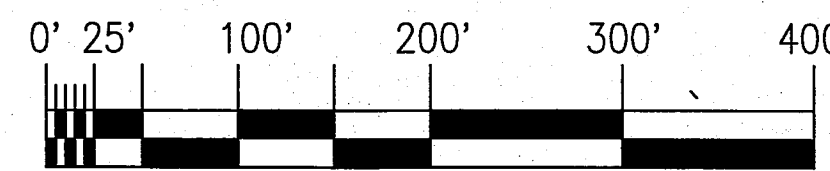
# WOODLAND ACRES

a subdivision of 12.009 acres in the  
Simon Miller Survey, A-418, in Williamson County, Texas



SCALE: 1" = 3000'

SCALE: 1" = 4 Miles



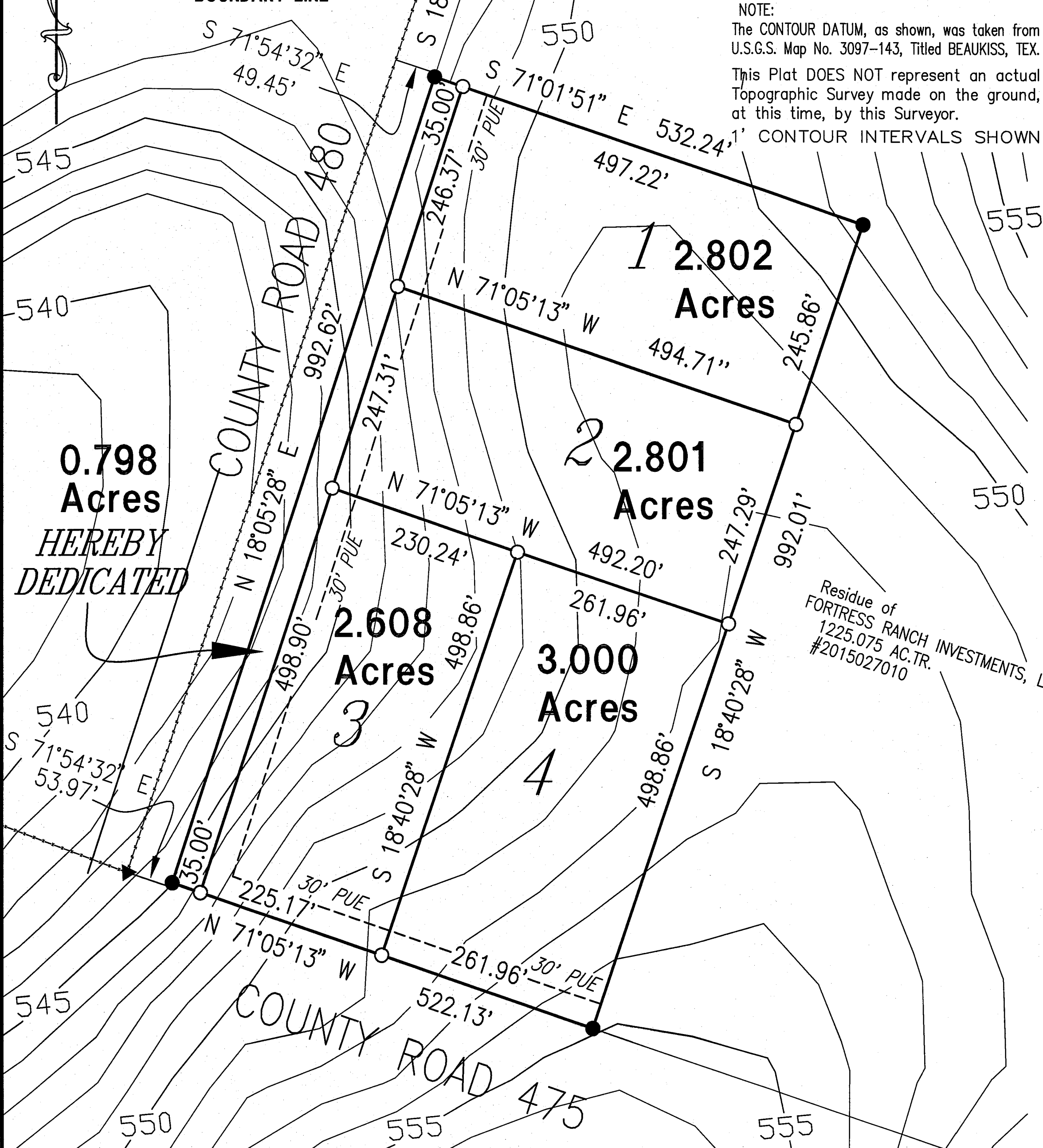
SCALE: 1" = 100'

- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8 IRON ROD SET
- X- FENCE LINE
- P- PIPE LINE
- BOUNDARY LINE

SIMON MILLER SURVEY  
A - 418

NOTE:  
The CONTOUR DATUM, as shown, was taken from  
U.S.G.S. Map No. 3097-143, Titled BEAUKISS, TEX.  
This Plat DOES NOT represent an actual  
Topographic Survey made on the ground,  
at this time, by this Surveyor.

1' CONTOUR INTERVALS SHOWN



FIELD NOTES FOR A 12.009 ACRE TRACT IN THE SIMON MILLER SURVEY,  
IN WILLIAMSON COUNTY, TEXAS.

BEING a 12.009 acre tract or parcel of land out of and being a part of the Simon Miller Survey, A-418, in Williamson County, Texas. Said tract or parcel of land being a part of that certain 122.075 acre tract described in a deed from Clear Water Resources Partners, LLC, to Fortress Ranch Investments, Ltd., recorded in Doc. No. 2015027010, Williamson County Official Public Records, and being the same tract described in a deed from Willie James Olive, Jr. to DS Exchange, LLC, recorded in Doc. No. 2014090654, Williamson County Official Public Records. Said tract being designated as Tract 12 of Woodland Estates, an unrecorded subdivision in said county.

COMMENCING FOR REFERENCE at a capped 1/2 inch iron rod found in the east line of County Road No. 480 at the southwest corner of that certain 40.00 acre tract described in a deed from Walter R. Springall, et ux, to Kevin Burris, recorded in Doc. No. 2005052176, Williamson County Official Public Records, the northwest corner of the 122.075 acre tract.

THENCE with the east line of County Road No. 480 and west line of the 122.075 acre tract, S 18 deg. 05 min. 28 sec. W, 118.48 feet to a 5/8 inch iron rod found for the POINT OF BEGINNING, for the northwest corner of this tract.

THENCE S 71 deg. 01 min. 51 sec. E, 532.24 feet to a 5/8 inch iron rod found for the northeast corner of this tract.

THENCE S 18 deg. 40 min. 28 sec. W, 992.01 feet to a 5/8 inch iron rod found in the south line of the 122.075 acre tract and north line of County Road No. 475, for the southeast corner of this tract.

THENCE with the north line of County Road No. 475 and the south line of the 122.075 acre tract, N 71 deg. 05 min. 13 sec. W, 522.12 feet to a 5/8 inch iron rod found at the intersection of the north line of County Road No. 475 with the east line of County Road No. 480, the southwest corner of the 122.075 acre tract, for the southwest corner of this tract.

THENCE with the east line of County Road No. 480 and west line of the 122.075 acre tract, N 18 deg. 05 min. 28 sec. W, 992.62 feet to the POINT OF BEGINNING, containing 12.009 acres of land.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown were properly placed, under my personal supervision, in accordance with the Subdivision Regulations of Williamson County, Texas.

Dale L. Olson, RPLS  
Registered Professional Land Surveyor  
Reg. No. 1753  
711 Water Street  
Bastrop, Texas 78602  
(512) 321-5476 Date

( SEAL )

Based upon the representations of the engineer whose seal is affixed hereto, and after review of the suitability report and survey submitted, I find that this survey complies with the 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 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 the survey and the documents associated with it.

Deborah L. Marlow, RS, OS0029596  
Assistant Deputy Director, Environmental Health Services, WCCHD

Date

## COUNTY NOTES

1) No portion of this subdivision lies within a designated Flood Hazard Area as shown on the Flood Insurance Rate Map No. 48491C0750E, Community No. 481079, for Williamson County, Texas. Effective date: 11/26/08. This subdivision lies within Zone "X".

WARNING: The degree of flood protection required by the Williamson County Flood Damage Prevention Order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur, and flood heights may be increased by man-made or natural causes. Acceptance of this plat by the Commissioners Court does not imply that the land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plat create liability on the part of Williamson County or any official or employee thereof for any flood damages that result from reliance on the information contained within this plat or any administration decision lawfully made hereunder.

2) Erosion/sediment controls are required for all construction on each lot, including construction of single and/or multi-family residences.

3) All driveways in this subdivision must be constructed to facilitate drainage along the ROW. The developer and/or property owner shall be responsible for installation and maintenance of driveways in accordance with Williamson County specifications, which may include culvert pipe installation. A permit must be obtained from Williamson County prior to the creation of a driveway.

4) Property in this subdivision shall be developed in accordance with all applicable federal, state and local regulations including, but not limited to: Williamson County 9-1-1 Addressing Assignment, Driveway/Culvert, Development, Floodplain and On-site Sewage Facility.

5) The owner of this subdivision, and his/her successors and assigns, assumes responsibility for plans and construction of subdivision improvements which comply with applicable regulations and requirements of Williamson County. The owner understands and acknowledges that plat vacations or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such regulations and requirements.

6) It is understood that an approval of this plat by the Commissioners Court of Williamson County Texas, that the building of all bridges, culverts streets, roads, and other public thoroughfares delineated and shown on this plat, shall remain the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Williamson County, Texas. The Court assumes no obligation to construct any bridges, culverts, streets, roads, or public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.

7) The authorization of this plat by the Commissioners Court for filing and subsequent acceptance for maintenance by Williamson County, Texas, of roads and streets in real estate subdivisions does not obligate the County to install street name signs, as this is considered to be part of the developer's construction; erecting signs for traffic control, such as speed limits and stop and yield signs, shall also be the responsibility of the developer under the direction of the Commissioners Court.

8) Approval of this plat by the Commissioners Court of Williamson County, Texas, does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the plat has been reviewed for compliance of regulations by the County Engineer and/or plats review staff.

9) Neither approval of a subdivision plat by the Williamson County Commissioners Court, nor the filing/recording of an approved plat constitutes acceptance by Bastrop County of any dedication of the roads/streets depicted on the plat. Only the Williamson County Commissioners Court, acting as a body, has the authority to accept roads/streets into the Williamson County road system for county maintenance. Individual members of the Williamson County Commissioners Court have no authority to bind Williamson County by separate action. Until Williamson County, through its Commissioners Court, accepts a road/street that has been dedicated in a plat, said road/street is not a County Road, and is not subject to County maintenance.

10) This subdivision does not lie within the city limits or ETJ of any municipality.

11) This subdivision does not lie within the Edwards Aquifer Recharge Zone.

12) Sewer service for this subdivision will be provided by On-Site Sewage Facilities.

13) Water service is to be provided by Manville WSC.

14) No on-site water well may be placed within 100' (50' if encased) of an on-site sewage facility (OSSF) and/or drain field, nor can any OSSF and/or drain field be placed within 100' (50' if encased) of any on-site water well. Each lot shall have a 50' (25' if encased) water well setback adjacent to side and rear property lines. Property owners are responsible to determine appropriate locations for same.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:  
That Fortress Ranch Investments, Ltd., owner of 122.075 ACRES in the SIMON MILLER SURVEY, A-418, as recorded in Document No. 2015027010 Williamson County Official Public Records, do hereby subdivide 12.009 acres out of said tract in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as WOODLAND ACRES, and do hereby dedicate to the public the use of the Easements as shown hereon.

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D.

Zachary Potts, President of Chanan Corporation,  
General Partner of Fortress Ranch Investments, Ltd.  
P.O. Box 1249  
San Marcos TX 78667  
(512) 396-5115

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared Zachary Potts, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D.

Notary Public in and for  
the State of Texas

Printed Name of Notary / Expires

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County Court of Williamson County, Texas, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D., the Commissioners' Court of Williamson County, Texas, passed an order authorizing the filing for record of this plat and that said order has been entered into the minutes of said Court.

Witness my hand and seal of office of the Clerk of County Court of Williamson County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D.

Dan A. Gattis,  
County Judge,  
Williamson County, Texas

Nancy Rister,  
Clerk of County Court,  
Williamson County, Texas

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, Nancy Rister, County Clerk of Williamson County, Texas, do hereby certify that the foregoing instrument of writing with the certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D. at \_\_\_\_ o'clock \_\_\_\_ M., in the Plat Records of Williamson County, Texas, in Cabinet \_\_\_\_ Slide \_\_\_\_.

FILED FOR RECORD on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D.

Nancy Rister,  
County Clerk  
Williamson County, Texas

Deputy