

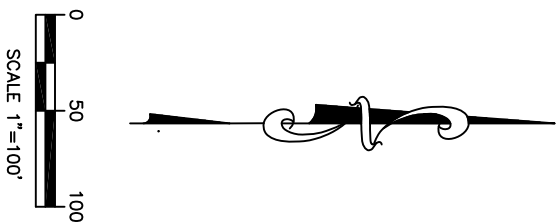
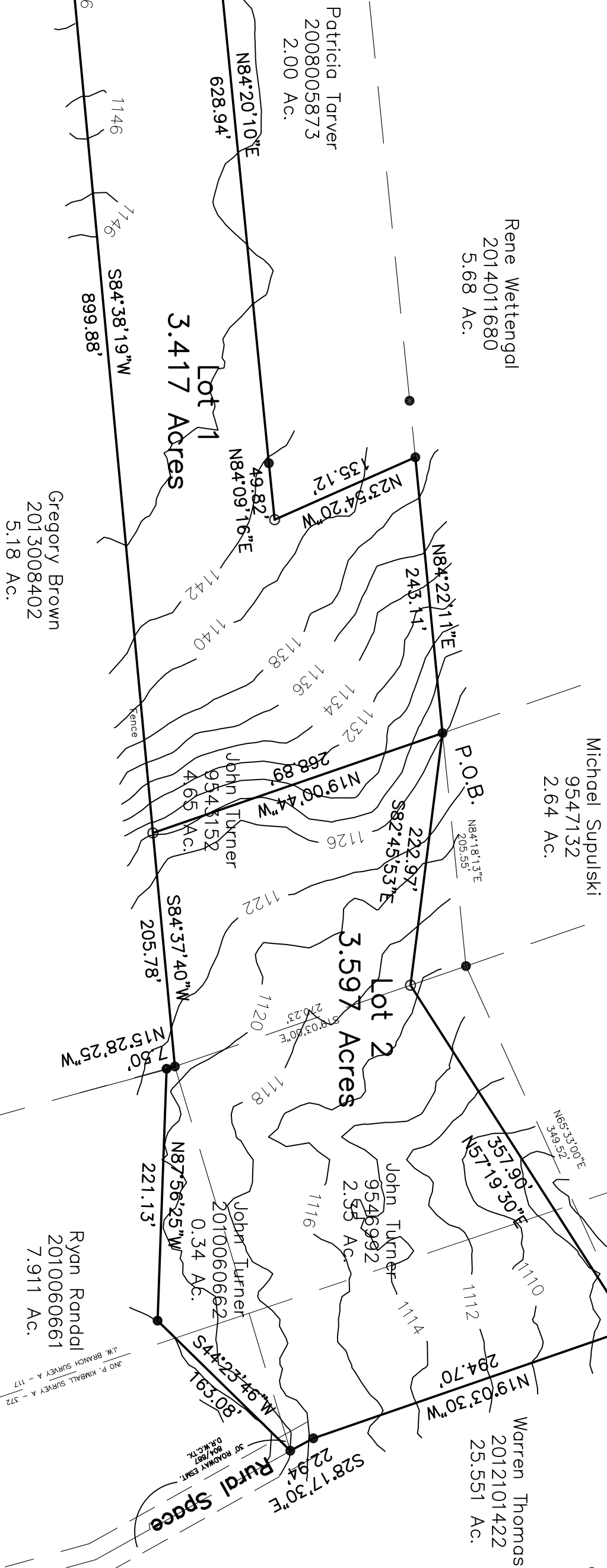
Wm. J. Turner Subdivision

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

TOPO/BEARING/COORDINATE BASIS
ELLIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD 83
GEOID MODEL: GEOID 12

- LEGEND
- IRON ROD FOUND
 - IRON ROD SET
 - ▲ NAIL FOUND
 - △ CALCULATED POINT
 - IRON PIPE FOUND

Round Mountain Road
CR 282



OWNER(S):
WILLIAM JOHN TURNER AND LYNN LACKEY
501 RURAL SPACE ROAD
LEANDER, TEXAS 78641

STREET L.F.=0
LOTS= 2
TOTAL ACREAGE= 7.014

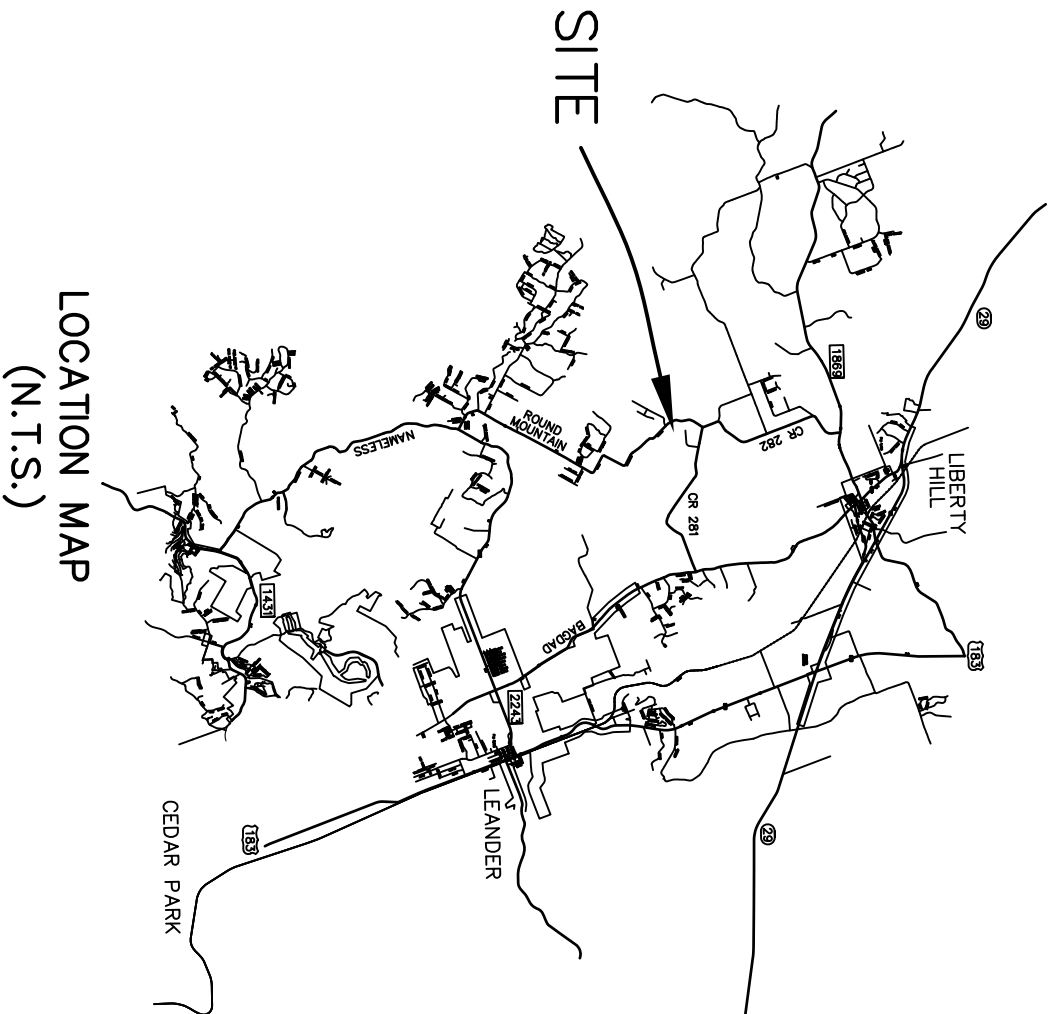
SURVEYOR:
STEVEN W. WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
512.638.0220
swrpls@gmail.com

THESE TRACTS ARE NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE



Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

Wm. J. Turner Subdivision

WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT

| |
|----------------------------------|
| SCALE: 1"= 100' DATE: 11-30-2015 |
| Final Plat |
| DRAWN BY: Staff |
| FILE NAME: FINAL PLAT |
| APPROVED BY: S.W. |
| PROJECT NO.: 15-006 |

METES AND BOUNDS DESCRIPTION

7.014 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.W. BRANCH SURVEY, ABSTRACT No. 117 OF THE PUBLIC LANDS, SECTION 20, T12N, R10E, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF A 2.35 ACRE TRACT CONVEYED TO JOHN TURNER BY INSTRUMENT OF RECORD IN DOCUMENT NO. 9546992 AND BEING ALL OF A 4.65 ACRE TRACT CONVEYED TO JOHN TURNER BY INSTRUMENT OF RECORD IN DOCUMENT NO. 9543152, AND BEING ALL OF A 0.34 ACRE TRACT CONVEYED TO JOHN TURNER BY INSTRUMENT OF RECORD IN DOCUMENT NO. 201006062 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the southeast corner of a 5.68 acre tract of land conveyed to Rene Weidman by instrument of record in Document 201001680 OPRWC, being also the southwest corner of a 2.00 acre tract conveyed to Gregory Brown by instrument of record in Document 2013008402 OPRWC, being also the northeast corner of the said 2.35 acre tract, being also the northwest corner of the herein described tract and POINT-OF-BEGINNING;

Thence S 82 deg 45 min 53 sec E 222.97 feet to an iron rod set on the east line of the referenced 4.65 acre tract, being also on the west line of the referenced 2.35 acre tract, for a northerly ell corner of the herein described tract;

Thence N 57 deg 19 min 30 sec E 357.90 feet to a called iron rod at the southeast corner of a 2.00 acre tract conveyed to Gregory Brown by instrument of record in Document 2013008402 OPRWC, being also the northeast corner of the said 2.35 acre tract, being also on the westerly line of the northeast corner of the herein described tract, being also on the north line of the referenced 4.65 acre tract, for the northwest corner of the herein described tract;

Thence S 19 deg 03 min 30 sec E 294.70 feet to a called iron rod in the centerline of Rural Space, a 30 foot wide roadway easement, for an easterly ell corner of the herein described tract;

Thence S 28 deg 17 min 30 sec E 22.94 feet to an iron rod found at the southeast corner of the referenced 2.35 acre tract, being also the east corner of the referenced 0.34 acre tract, being also the northeast corner of the herein described tract, being also the southeast corner of the herein described tract, for the southeast corner of the herein described tract;

Thence S 44 deg 23 min 46 sec W 163.08 feet to an iron rod set, for a southerly exterior ell corner of the herein described tract;

Thence N 87 deg 56 min 25 sec W 221.13 feet to an iron rod set on the easterly line of a 5.18 acre tract conveyed to Gregory Brown by instrument of record in Document 2013008402 OPRWC, being also at the southwest corner of the referenced 0.34 acre tract;

Thence N 15 deg 28 min 25 sec W 7.50 feet to an iron rod set at the northeast corner of the said 5.18 acre tract, being also the southeast corner of the said 4.65 acre tract, being also the southwest corner of the said 2.35 acre tract;

Thence S 84 deg 37 min 40 sec W 205.78 feet to an iron rod set, for a point on the south line of the herein described tract;

Thence S 84 deg 38 min 19 sec W 893.88 feet to an iron rod found on the easterly right-of-way of County Road 282 (Round Mountain Road), being also at the northwest corner of the said 5.18 acre tract, for the southwest corner of the herein described tract;

Thence N 23 deg 40 min 31 sec W 135.16 feet to an iron rod found at the southwest corner of a 2.00 acre tract conveyed to Patricia Turner by instrument of record in Document 2008005873 OPRWC, for the northwest corner of the herein described tract;

Thence N 84 deg 20 min 10 sec E 628.94 feet to an iron rod found on the south line of the said 2.00 acre tract;

Thence N 84 deg 09 min 16 sec E 49.82 feet to an iron rod set at the southeast corner of the said 2.00 acre tract, for an interior ell corner of the herein described tract;

Thence N 23 deg 54 min 20 sec W 135.12 feet to an iron rod found on the south line of the said 5.68 acre tract, being also at the northeast corner of the said 2.00 acre tract, for the northerly northwest corner of the herein described tract;

Thence N 84 deg 22 min 11 sec E 243.11 feet to the POINT-OF-BEGINNING containing 7.014 acres of land more or less

GENERAL NOTES:

1. ALL LOTS IN THIS SUBDIVISION ARE SERVED BY PRIVATE WELLS AND OSSF SYSTEMS. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLAMSON COUNTY.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTIES MAY BE IDENTIFIED FLOOD HAZARD AREAS AND THAT A FLOOD PLAN PROTECTION PERMIT WILL BE REQUIRED BEFORE STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAN DEVELOPMENT PERMITS.
7. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, BEDDING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS SURVEY, AN APPLICATION FOR FLOOD PLAN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND THE EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLAMSON COUNTY FLOOD PLAN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
8. 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 WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

9. THIS SUBDIVISION IS SUBJECT TO STORM--WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLAMSON COUNTY SUBDIVISION REGULATIONS SECTION B10.1 ON NEW DEVELOPMENT THAT WOULD ENVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
10. LOT 2 MAY NOT BE FURTHER SUBDIVIDED.

THE STATE OF TEXAS
THE COUNTY OF WILLAMSON
KNOW ALL MEN BY THESE PRESENTS:

THAT WE, WILLIAM JOHN TURNER AND LYNN LACKEY, BEING THE SOLE OWNERS OF THE TRACTS OF LAND RECORDED IN DOCUMENT NOS. 9543152, 9546992 AND 201006062 THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DO HEREBY SUBJDIUE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "WM. J. TURNER SUBDIVISION", AND DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE ACQUIER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20 ____ A.D.

BY: WILLIAM JOHN TURNER

BY: LYNN LACKEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM JOHN TURNER, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 20 ____ A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN LACKEY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 20 ____ A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THIS PLAT HAS BEEN APPROVED BY THE WILLAMSON COUNTY ADDRESSING COORDINATOR.

BY: _____
REPRESENTATIVE

WILLAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS' ACQUIER REGULATIONS FOR WILLAMSON COUNTY, THE WILLAMSON COUNTY FLOOD PLAN REGULATIONS, AND WILLAMSON 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 WILLAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLAMSON 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 WITH IT.

DIRECTOR OF ENVIRONMENTAL SERVICES

WILLAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLAMSON 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 PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLAMSON 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 CULVERTS 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 PLAN 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.

THE STATE OF TEXAS
THE COUNTY OF WILLAMSON
KNOW ALL MEN BY THESE PRESENTS

I, DAN A. GATTIS, COUNTY JUDGE OF WILLAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "BRIDLE GATE", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE, DATE _____

THE STATE OF TEXAS
THE COUNTY OF WILLAMSON
KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDES _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: NANCY E. RISTER
CLERK, COUNTY COURT
WILLAMSON COUNTY, TEXAS

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| SCALE: 1"= 100' DATE: 11-30-2015 |
| Final Plat |
| DRAWN BY: Staff |
| FILE NAME: FINAL PLAT |
| APPROVED BY: S.W. |
| PROJECT NO.: 15-006 |

Wm. J. Turner Subdivision
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
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