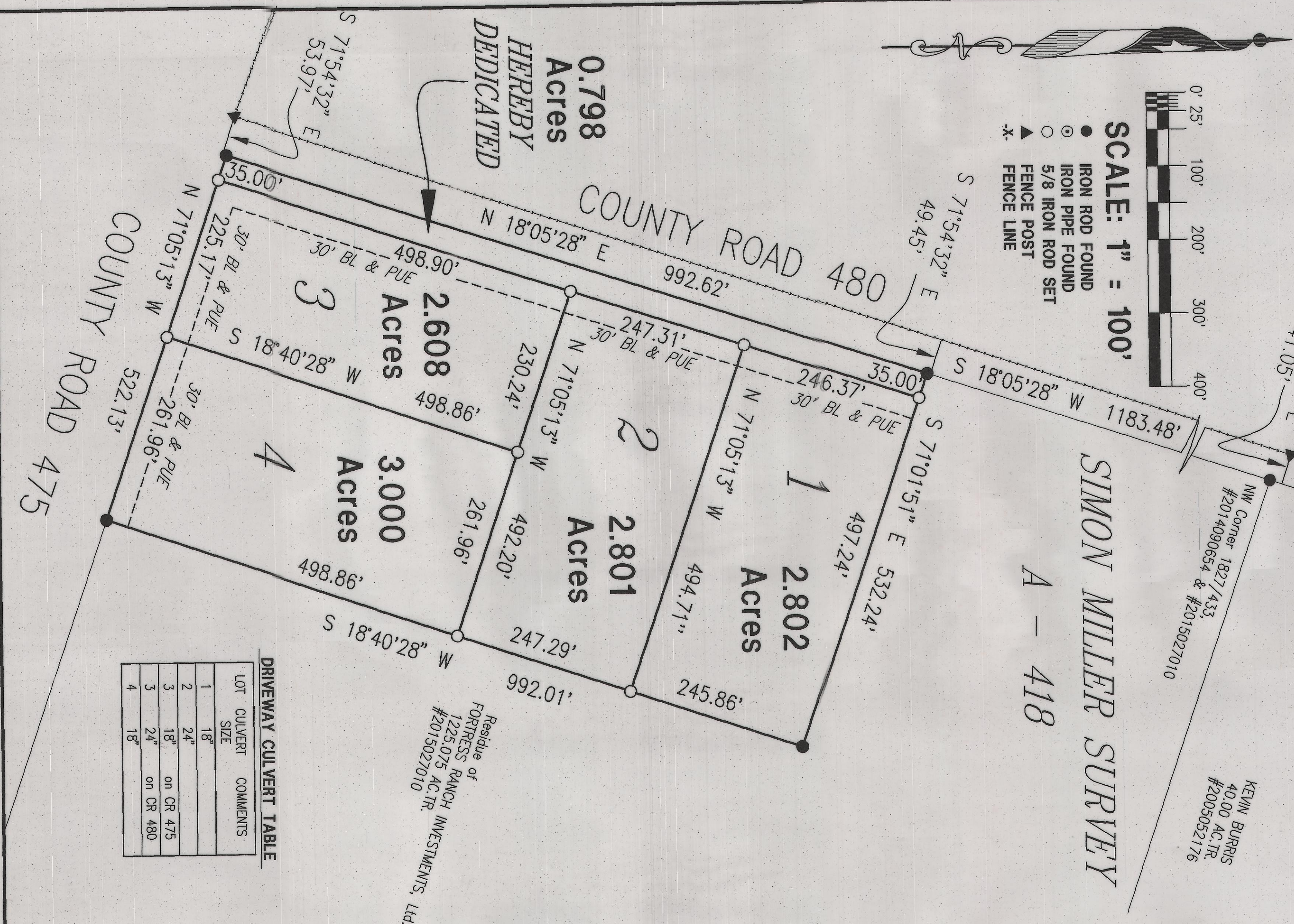


WOODLAND ACRES

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

— FINAL PLAT —



LOT	CULVERT	COMMENTS
1	18"	
2	24"	
3	18"	on CR 475
3	24"	on CR 480
4	18"	

DRIVEWAY CULVERT TABLE

Road name and address assignments verified this the 15th day of June, 2016 A.D.

Williamson County Addressing Coordinator

Based upon the representations of the engineer whose seal is affixed hereto, and after review of the available report and survey conducted by the engineer, I, the undersigned, do hereby certify that the subdivision of 12.009 acres in the Simon Miller Survey, A-418, as recorded in the Williamson County Official Public Records, is a true and correct subdivision of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.

I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate survey of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.



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 Deere Finance Partners, L.P., to Forest Ranch Investments, Ltd., recorded in Doc. No. 2015027010, Williamson County Official Public Records, and being the same as in Doc. No. 201400854, 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 43.0-acre tract in the Simon Miller Survey, A-418, as recorded in the Williamson County Official Public Records, No. 2008070176, Williamson County Official Public Records, the northwest corner of the 122.075 acre tract.

HENCE, with the east line of County Road No. 480 and west line of the 122.075 acre tract, 5.18 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 the 5/8 acre tract.

HENCE, 3.71 deg. 01 min. 13 sec. S. 22.24 feet to a 5/8 inch iron rod found for the southeast corner of the 5/8 acre tract, and north line of County Road No. 475, for the south line of the 122.075 acre tract and north line of County Road No. 475, for the southeast corner of this tract.

HENCE, with the north line of County Road No. 475 and the south line of the 122.075 acre tract, 7.11 deg. 10 min. 13 sec. S. 22.24 feet to a 5/8 inch iron rod found for the intersection of the north line of the 122.075 acre tract, No. 475, with the east line of County Road No. 480, for the southeast corner of the 122.075 acre tract, for the southwest corner of this tract.

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

COUNTY NOTES

1) No portion of this subdivision lies within a designated Flood Hazard Area as shown on the Flood Insurance Rate Map No. 448803025E, Community No. 48003, for Williamson County, Texas, effective date 11/28/06. This map was prepared by the Williamson County Flood Insurance Study, Inc., and is available for review at the Williamson County Flood Insurance Study, Inc., 1111 N. Main Street, Suite 100, P.O. Box 1249, Waco, Texas 76787.

2) The engineer assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must notify, at their own expense, all traffic control agencies and signage and any other agencies having jurisdiction in the area of the tract of land covered by this plat, and obtain any necessary permits or approvals from the appropriate agencies.

3) All drawings in this subdivision must be constructed to facilitate drainage along the ROW. The developer and/or property owner, shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies, which will include correct 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 Flood Insurance Study, Inc., 1111 N. Main Street, Suite 100, P.O. Box 1249, Waco, Texas 76787.

5) The owner of this subdivision, and his/her successors, shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies and representatives of Williamson County. The owner understands and acknowledges that all work done or re-planning 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 the responsibility of the owner, and the county, to ensure compliance with the provisions of applicable law, and to obtain all necessary permits and approvals from the appropriate agencies.

7) The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must notify, at their own expense, all traffic control agencies and signage and any other agencies having jurisdiction in the area of the tract of land covered by this plat, and obtain any necessary permits or approvals from the appropriate agencies.

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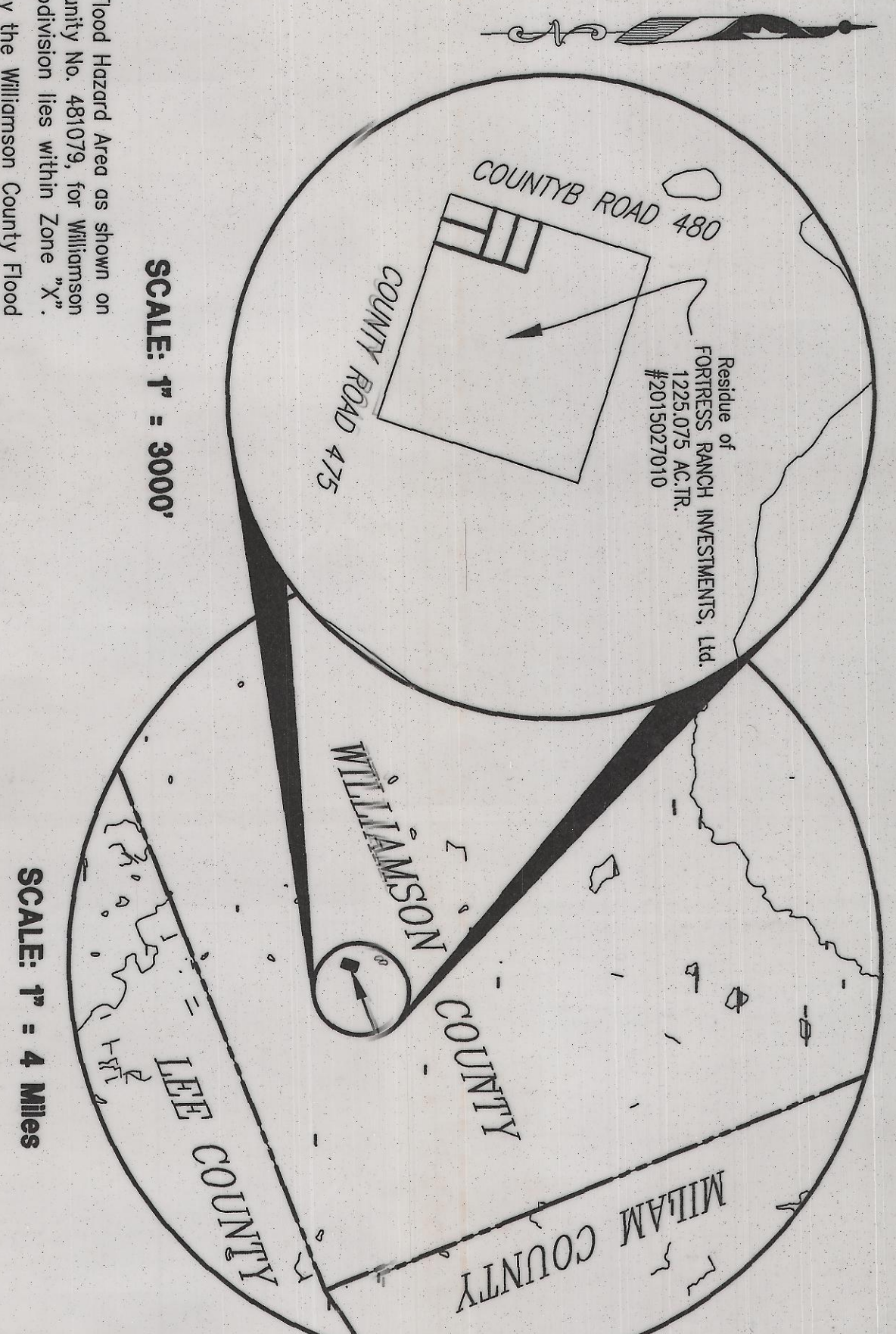
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SCALE: 1" = 3000'



STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS, that I, Dale L. Olson, County Clerk of Williamson County, Texas, do hereby certify that the subdivision of 12.009 acres in the Simon Miller Survey, A-418, as recorded in the Williamson County Official Public Records, is a true and correct subdivision of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.

I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate survey of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.

I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate survey of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.



Notary Public in and for
the State of Texas
TIA LOPEZ, 9/21/2018
Printed Name of Notary / Signer

STATE OF TEXAS
COUNTY OF WILLIAMSON
I, Dan A. Galtis, County Judge of Williamson County, Texas, do hereby certify that this subdivision of 12.009 acres in the Simon Miller Survey, A-418, as recorded in the Williamson County Official Public Records, is a true and correct subdivision of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.

I, Dan A. Galtis, do hereby certify that I prepared this plat from an actual and accurate survey of the land described in the said survey, and that the same is in accordance with the provisions of the Subdivision Regulations of the State of Texas, and that the same is in accordance with the provisions of the Subdivision Regulations of Williamson County, Texas.

STATE OF TEXAS
COUNTY OF WILLIAMSON
I, Nancy R. Baker, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing with the certificates of authentication was filed for record in my office on the 15th day of June, 2016, A.D. at _____ o'clock, _____ M., in the Official Public Records of said County in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy R. Baker, Clerk of County Court,
Williamson County, Texas

By: _____ Deputy