

PRELIMINARY PLAT OF:
GRIFFIS SUBDIVISION

OWNERS: JERRY J. GRIFFIS & DONNA KAYE GRIFFIS
2600 COUNTY ROAD 327
GRANGER, TX
76530

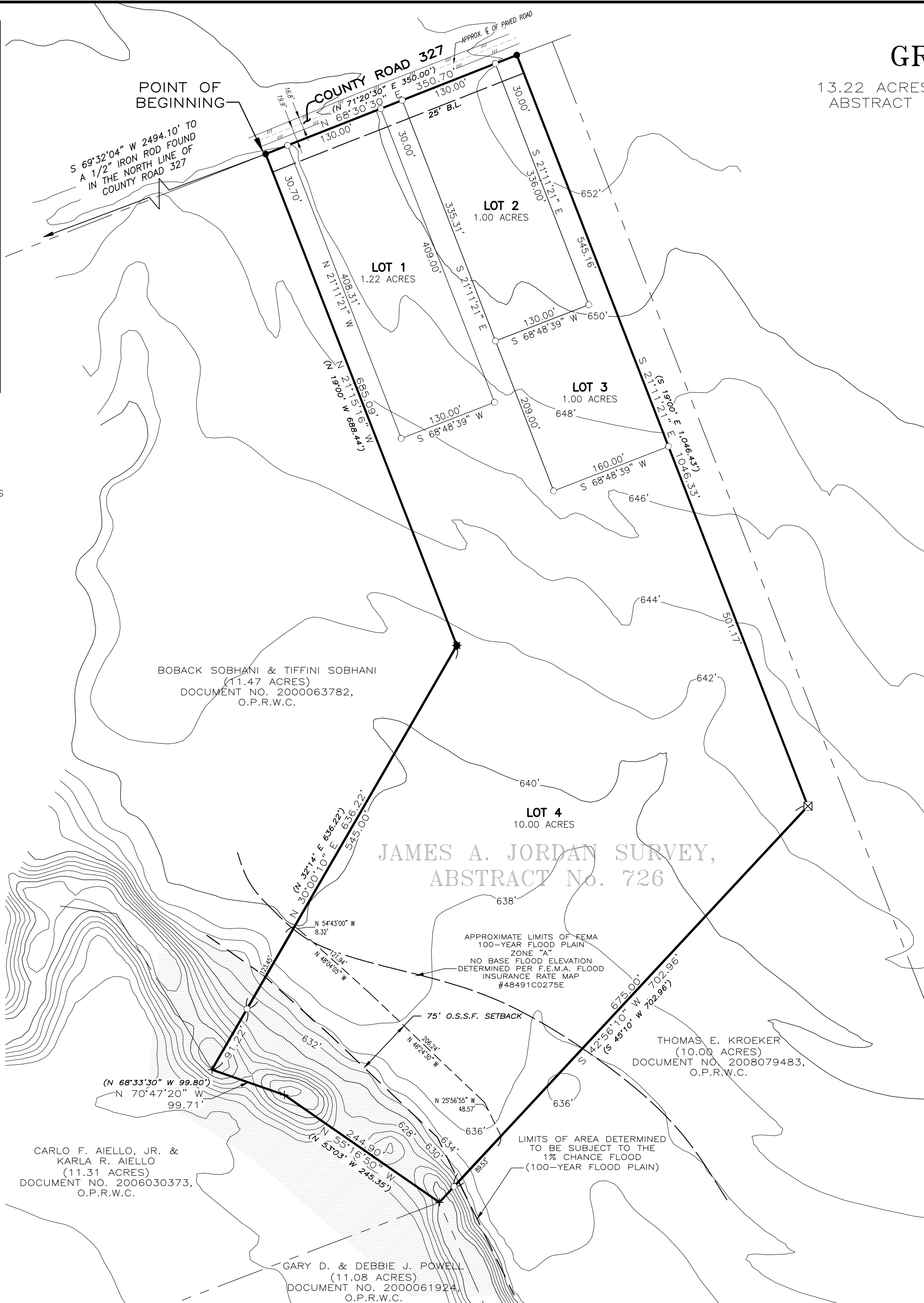
ACREAGE: 13.22 ACRES
SURVEY: JAMES A. JORDAN SURVEY,
ABSTRACT NO. 726

NO. OF BLOCKS: 1
NO. OF LOTS: 4
NEW STREETS: None
SUBMISSION DATE: December 2, 2015
RESUBMISSION DATE: January 19, 2016
SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Ste 903
Georgetown, Texas 78628
512-930-1600 - phone
512-930-9389 - fax

ENGINEER: Smith-Western Engineering
TBPE Firm #1612
3613 Williams Drive, Ste. 901
Georgetown, Texas 78628
512-869-1168/512-819-4677 fax

LEGEND	
●	5/8" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
●	COTTON SPINDLE FOUND
+	CALCULATED POINT
⊕	UTILITY POLE
—E—	ELECTRIC LINES
—P—	PAVEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
O.S.S.F.	ON SITE SEWAGE FACILITY
()	RECORD INFORMATION
⊗	WATER METER
⊗	CLEANOUT
⊗	ELECTRIC

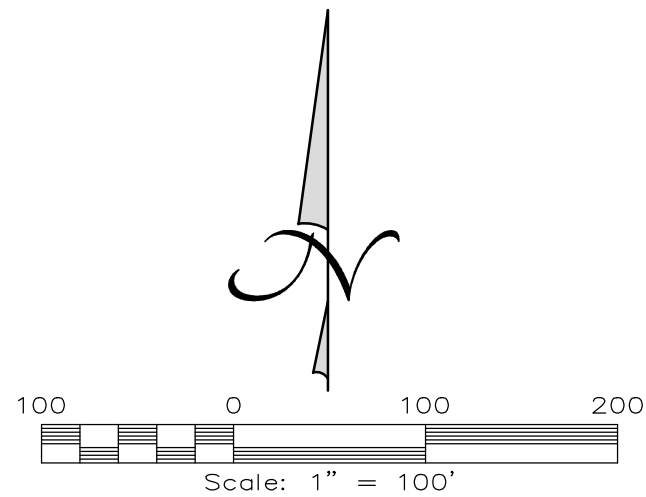
NOTE:
CONTOUR INFORMATION SHOWN HEREON IS
PER WILLIAMSON COUNTY LIDAR MAP
ACQUIRED SEPTEMBER 28, 2015.



PRELIMINARY PLAT OF:

GRIFFIS SUBDIVISION

13.22 ACRES OUT OF THE JAMES A. JORDAN SURVEY,
ABSTRACT No. 726, IN WILLIAMSON COUNTY, TEXAS.



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

PERIMETER FIELD NOTES

Being 13.22 acres out of the James A. Jordan Survey, Abstract No. 726 in Williamson County, Texas, being that same tract conveyed to Jerry J. Griffis and Donna Kaye Griffis by deed recorded in Document No. 2000065397 of the Official Public Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 5/8 inch iron rod found in the south line of County Road 327, marking the northeast corner of that tract called 11.47 acres in a deed to Bobak Sobhani and Tiffini Sobhani, recorded in Document No. 2000063782 of said Official Public Records, for the northwest corner of said Griffis tract and this tract;

THENCE: N 68°30'30" E 350.70 feet with south line of said County Road 327 to a 1/2 inch iron rod with orange cap found, marking the most northerly northwest corner of that tract called 10.00 acres in a deed to Thomas E. Kroeker, recorded in Document No. 2008079483 of said Official Public Records, for the northeast corner of said Griffis tract and this tract;

THENCE: S 21°11'21" E 1046.33 feet with northwest line of said Kroeker tract to a 1/2 inch iron rod in concrete found, marking an angle point in the northwest line of said Kroeker tract for the southwest corner of said Griffis tract and this tract;

THENCE: S 42°56'10" W with northwest line of said Kroeker tract at 675.00 feet pass a 1/2 inch iron rod with pink cap stamped "TLS INC." set for reference, and continuing for an overall distance of 702.96 feet to a calculated point in the center of Opossum Creek, marking the northwest corner of said Kroeker tract, the northeast corner of that tract called 11.08 acres in a deed to Gary D. Powell and Debbie J. Powell, recorded in Document No. 2000061924 of said Official Public Records, and marking the southeast corner of that tract called 11.31 acres in a deed to Carlo F. Aiello, Jr. and Karla R. Aiello, recorded in Document No. 2006030373 of said Official Public Records, for the most southerly corner of said Griffis tract and this tract;

THENCE: with the east line of said Aiello tract and the center line of said creek the following two (2) courses:

- N 55°16'50" W 244.90 feet to a calculated point, for an angle point in the southwest line of said Griffis tract and this tract;
- N 70°47'20" W 99.71 feet to a calculated point, marking the most southerly corner of said Sobhani tract for the most westerly corner of said Griffis tract and this tract;

THENCE: with the east line of said Sobhani tract the following two (2) courses:

- N 30°00'10" E at 91.22 feet pass a 1/2 inch iron rod with pink cap stamped "TLS INC." set for reference, and continuing for an overall distance of 636.22 feet to a cotton spindle found, for an angle point in the west line of said Griffis tract and this tract;
- N 21°15'16" W 685.09 feet to the POINT OF BEGINNING.

SHEET

1 OF 2

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com

TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

PLAT NOTES:

1. 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.
2. 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 attributed to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.
3. In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) 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 any of the 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.
4. 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.
5. 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 install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
6. Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes withiin 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.
7. 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.
8. The minimum lowest finished floor elevation 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 BFE, whichever is higher.
9. Water service for this subdivision will be provided by Jonah Water Service. Sewer service for this subdivision will be provided by On-Site Sewage Facility.
10. Lot 3 may not be further subdivided.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Kenneth Louis Crider, 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 monument shown thereon were properly placed under my supervision in accordance with the City of Georgetown Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this ____ day of _____, 20____.

Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Robert P. Smith, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is not located within the Edwards Aquifer Recharge Zone and is encroached by a Special Flood Hazard Area inundated by 100 year Flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community-Panel Number 48491C0325 E, effective date September 26, 2008.

Robert P. Smith Date
Registered Professional Engineer No. 40030
State of Texas

FLOODPLAIN ADMINISTRATOR APPROVAL

Based upon the above representations of the Engineer of 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 Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson 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 within it.

Joe England, County Engineer
Williamson County Floodplain Administrator

HEALTH DISTRICT APPROVAL

Based upon the above representations of the Engineer of 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 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 and 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.

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

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 of plat, with field notes hereon, for 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
Williamson County, Texas

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____. A.D., at _____ o'clock, __.M., and duly recorded in the Official Public Records of said County under 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.

_____, Clerk
County Court of Williamson County, Texas

PRELIMINARY PLAT OF:

GRIFFIS SUBDIVISION

13.22 ACRES OUT OF THE JAMES A. JORDAN SURVEY,
ABSTRACT No. 726, IN WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Jerry J. Griffis, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2000065397 of the Official Records of Williamson County, Texas, do hereby subdivide said tract as shown, 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 **GRIFFIS SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20____.

Jerry J. Griffis
2600 County Road 327
Granger, TX 76530

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned authority, on this day personally appeared Jerry J. Griffis, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires on: _____.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Donna Kaye Griffis, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2000065397 of the Official Records of Williamson County, Texas, do hereby subdivide said tract as shown, 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 **GRIFFIS SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20____.

Donna Kaye Griffis
2600 County Road 327
Granger, TX 76530

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned authority, on this day personally appeared Steven G. Lively, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires on: _____.

LIEN HOLDER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

That Washington Mutual Bank, FA., a state chartered banking association, the lien holder of that certain tract of land recorded as Document No. 2000065397 of the Official Public Records of Williamson County, Texas, do hereby consent to subdivision of that certain tract of land situated in Williamson County, Texas, plat do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as **GRIFFIS SUBDIVISION**.

Michael L. Riddle, Trustee

Before me, the undersigned authority, on this the ____ day of _____, 20____, personally appeared _____, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Notary Public in and for the State of Texas

Printed Name or Notary and Notary Stamp

Date Notary Commission Expires

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this ____ day of _____, 20____. A.D.

Teresa Baker
Williamson County Addressing Coordinator

SHEET

2 OF 2

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