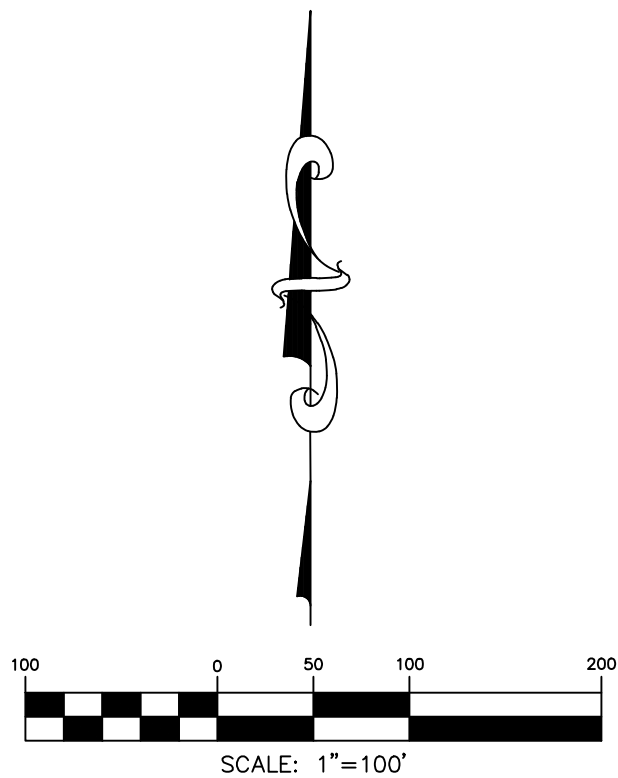


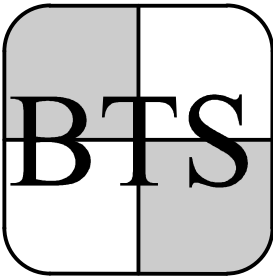
LAKE GRANGER ESTATES
PRELIMINARY PLAT



LOCATION MAP
SHEET 1 OF 3



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

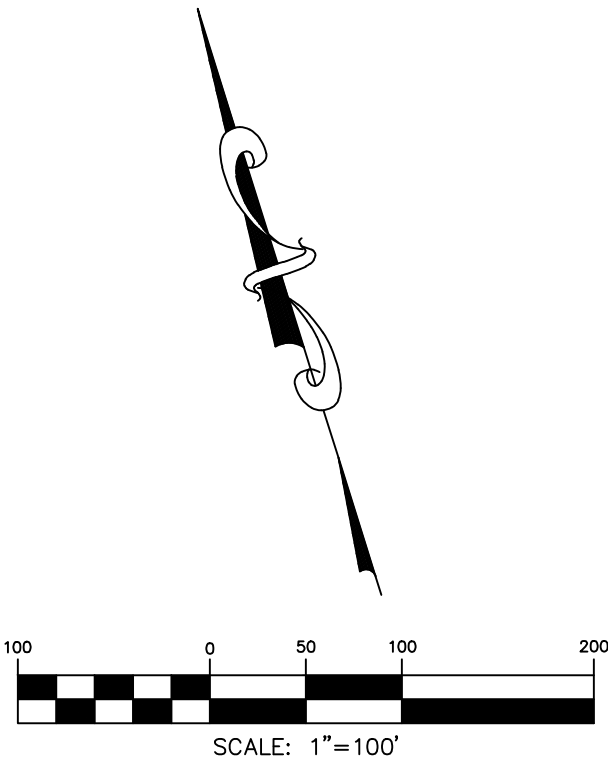
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| DRAWN BY: BLB | | CHECKED BY: BLB | |
| SCALE: 1" = 5000' | | APPROVED BY: BLB | |
| PROJECT NO. 15-674 | | DATE: NOVEMBER 2015 | |

LAKE GRANGER ESTATES
PRELIMINARY PLAT

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0575E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED). THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

"96.416 ACRES"
WD - VERONICA MUNDIS, ET AL
TO
PATRICK STABENO
6-24-2014 DOC# 2014057698 OPRWC

NOTE: MINIMUM DRIVEWAY SPACING ALONG F.M. 971 IS 425'



THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

LEGEND:

- 1/2" IRON ROD SET (CAPPED "BRYAN TECH SERVICES")
● IRON ROD FOUND
△ CALCULATED CORNER

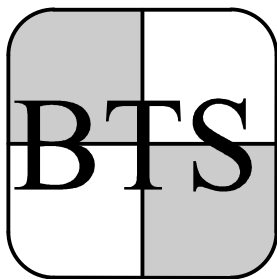
MIGUEL DAVILLA SURVEY A-4

PLAN VIEW
SHEET 2 OF 3

ABBREVIATIONS

- FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

BRYAN TECHNICAL SERVICES, INC.

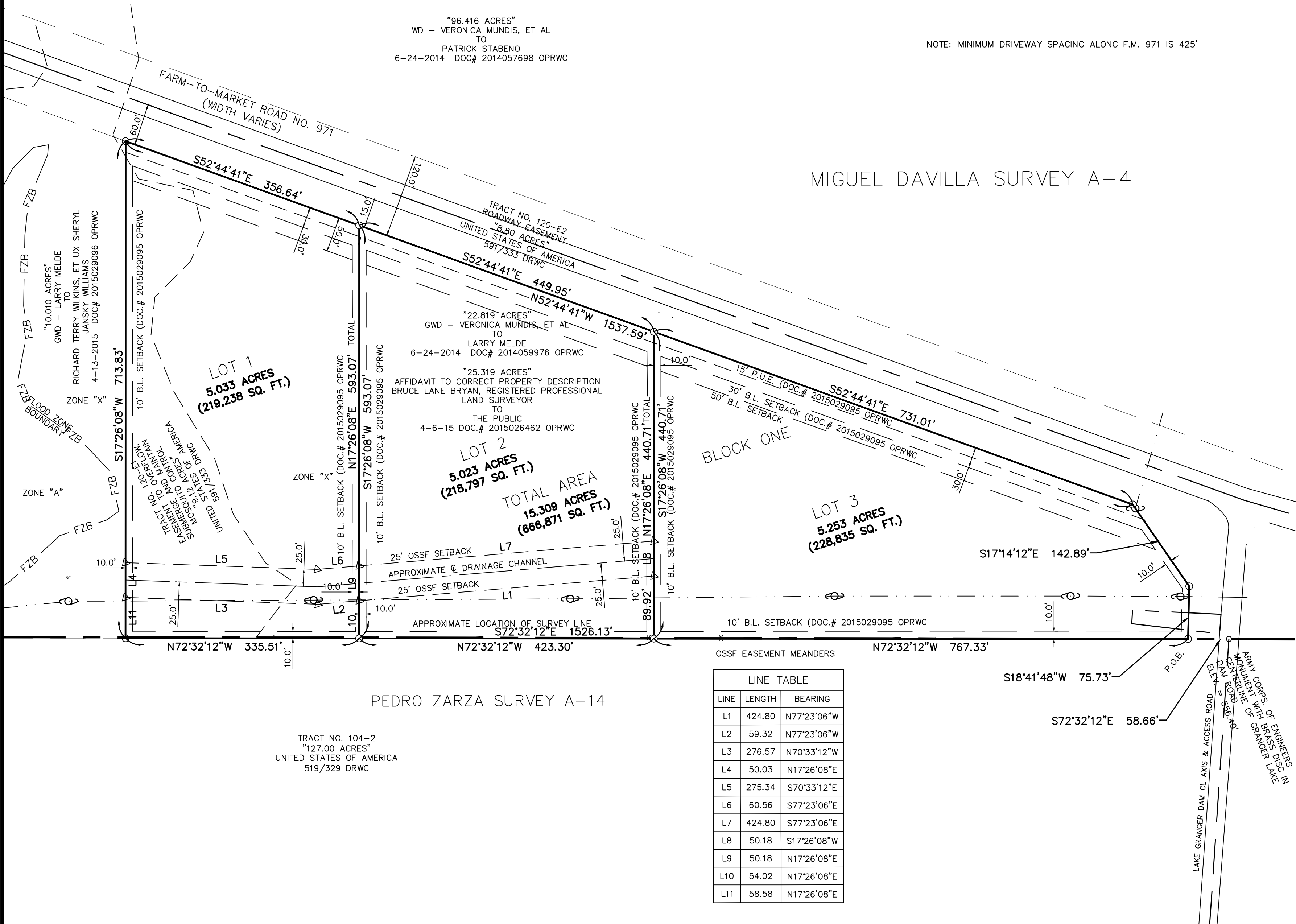


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| NO. | DATE | REVISIONS | BY |
|--------------------|----------|--------------------------------|----|
| 1 | 01-19-16 | ADDRESSED WCCHD COMMENTS | |
| 2 | 01-19-16 | ADDRESSED ENGINEERING COMMENTS | |
| DRAWN BY: BLB | | CHECKED BY: BLB | |
| SCALE: 1" = 100' | | APPROVED BY: BLB | |
| PROJECT NO. 15-674 | | DATE: NOVEMBER 2015 | |



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 424.80 | N77°23'06"W |
| L2 | 59.32 | N77°23'06"W |
| L3 | 276.57 | N70°33'12"W |
| L4 | 50.03 | N17°26'08"E |
| L5 | 275.34 | S70°33'12"E |
| L6 | 60.56 | S77°23'06"E |
| L7 | 424.80 | S77°23'06"E |
| L8 | 50.18 | S17°26'08"W |
| L9 | 50.18 | N17°26'08"E |
| L10 | 54.02 | N17°26'08"E |
| L11 | 58.58 | N17°26'08"E |

LAKE GRANGER ESTATES PRELIMINARY PLAT

LEGAL DESCRIPTION

15.309 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE MIGUEL DAVILLA SURVEY, ABSTRACT NO. 4, LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING A PART OF AND OUT OF A CALLED "22.819 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM VERONICA MUNDIS, ET AL TO LARRY MELDE DATED 6-24-2014 AND RECORDED IN DOCUMENT NO. 2014059976, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), BEING THE SAME TRACT (WITH AREA CORRECTED) NOW KNOW AS "25.319 ACRES" AS RECORDED IN AN AFFIDAVIT TO CORRECT PROPERTY DESCRIPTION FROM BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR TO THE PUBLIC DATED 4-6-15 AND RECORDED IN DOCUMENT NO. 2015026462, OPRWC; BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83/93 ADJUSTMENT (GRID VALUES), DISTANCES ARE EXPRESSED AS GRID DISTANCES AS WELL, SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON NOVEMBER 11, 2015 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND (CAPPED BRYAN TECHNICAL SVC") IN THE COMMON NON-FENCED LINE OF THE MIGUEL DAVILLA SURVEY, ABSTRACT NO. 4 AND THE PEDRO GARZA SURVEY, A-4 AT THE SOUTHEAST CORNER OF SUBJECT TRACT; FOUND AN ARMY CORP. OF ENGINEERS BRASS DISC MONUMENT IN THE CENTER OF THE GRANGER LAKE DAM ROAD BEARING SOUTH 72° 32' 12" EAST, A DISTANCE OF 58.66 FEET;

THENCE NORTH 18° 41' 48" EAST WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 971, SAME BEING REFERRED TO AS A CALLED TRACT NO. 120-E2 -ROADWAY EASEMENT AS RECORDED IN VOLUME 591, PAGE 333, DRWC, A DISTANCE OF 75.73 FEET TO A ½" IRON ROD FOUND (CAPPED BRYAN TECHNICAL SVC");

THENCE NORTH 17° 14' 12" WEST WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD, A DISTANCE OF 142.89 FEET TO A COMMON CORNER OF SUBJECT TRACT AND SAID TRACT NO. 120-E2 -ROADWAY EASEMENT; FOUND A ½" IRON ROD (CAPPED BRYAN TECHNICAL SVC") AT SAME CORNER;

THENCE NORTH 52° 44' 41" WEST, 60 FEET FROM AND PARALLEL TO THE CENTERLINE OF SAID FARM-TO-MARKET ROAD NO. 971, A DISTANCE OF 1537.59 FEET TO A ½" IRON ROD FOUND (CAPPED BRYAN TECHNICAL SVC") AT THE NORTHEAST CORNER OF A CALLED "10.010 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM LARRY MELDE TO RICHARD TERRY WILKINS, ET UX, SHERYL JANSKY WILLIAMS DATED 4-13-2015 AND RECORDED IN DOCUMENT NO. 2015029096, OPRWC;

THENCE SOUTH 17° 26' 08" WEST WITH THE EAST LINE OF SAID "10.010 ACRES", A DISTANCE OF 713.83 FEET TO A ½" IRON ROD FOUND (CAPPED BRYAN TECHNICAL SVC") AT THE SOUTHEAST CORNER OF SAME IN THE SOUTH LINE OF AFOREMENTIONED "25.319 ACRES", ALSO BEING THE NORTH LINE OF A CALLED TRACT NO. 104-2 - 127.00 ACRES" CONVEYED TO THE UNITED STATES OF AMERICA AND RECORDED IN VOLUME 519, PAGE 329, DEED RECORDS OF WILLIAMSON COUNTY (DRWC) AND THE COMMON SURVEY LINE OF THE MIGUEL DAVILLA SURVEY, A-4, AND THE PEDRO GARZA SURVEY, A-14;

THENCE SOUTH 72° 32' 12" EAST WITH THE SOUTH LINE OF SAID "130 ACRES" AND THE NORTH LINE OF AFOREMENTIONED TRACT 104-2 -127.00 ACRES", GENERALLY ALONG A WIRE FENCE, SAME BEING THE NORTH LINE OF A CALLED TRACT NO. 104-2 - 127.00 ACRES" CONVEYED TO THE UNITED STATES OF AMERICA AND RECORDED IN VOLUME 519, PAGE 329, DRWC AND COMMON SURVEY LINE OF THE MIGUEL DAVILLA SURVEY, A-4, AND THE PEDRO GARZA SURVEY, A-14, A DISTANCE OF 1526.13 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 15.309 ACRES OF LAND.

PROFESSIONAL SURVEYOR'S CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS
TBPLS FIRM REGISTRATION NO. 10128500

PROFESSIONAL ENGINEER'S CERTIFICATION:

THAT I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0575E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED). THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DENNIS W. HILL
LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TEXAS
HILL ENGINEERING PLLC, TBPE FIRM REGISTRATION NO. 3532

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, LARRY MELDE, THE SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2014059976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 LAKE GRANGER ESTATES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

LARRY MELDE
OWNER
140 SOCIAL CIRCLE, APT. 103, PORT ARANSAS, TX 78373

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2015.,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

ROAD WIDENING EASEMENTS
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 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.

ROADWAY CONSTRUCTION

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.

OWNER'S RESPONSIBILITIES

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. 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.

DEVELOPMENT NOTES

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. 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.

ROAD NAME AND 911 ADDRESS APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BELL-MILAM-FALLS WATER SUPPLY CORPORATION

SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES

HEALTH DISTRICT APPROVAL

BASED UPON THE ABOVE 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 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 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.

DEBORAH L. MARLOW, RS, OS0029596 DATE
DIRECTOR ENVIRONMENTAL HEALTH SERVICES, WCCHD

MAILBOXES

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.

FLOODPLAIN ADMINISTRATOR APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER 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, P.E. DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

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 OR 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 DATE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION

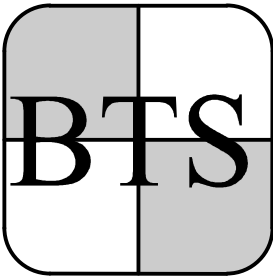
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

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 THIS THE DAY OF _____, 20____ 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 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

BRYAN TECHNICAL SERVICES, INC.



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| SCALE: NONE | APPROVED BY: BLB |
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