

WITNESS MY HAND this day	of, 2016.
Ву:	By:
Todd S. Cox	Kathy O. Cox
217 Cibolo Ridge Dr. Georgetown, Texas 78628	217 Cibolo Ridge Dr. Georgetown, Texas 78628
512-733-1110	ocorgetown, rexus 70020
STATE OF TEXAS:	
COUNTY OF BURNET:	
known to me to be the person whose acknowledged that he executed the sc	nd State, on this day personally appeared Todd S. Cox, name is subscribed to the forgoing instrument and ame for the purpose and consideration therein expressed
and in the capacity therein stated.	OFFICE this,
2016.	
Notary Public in and for the State of	Texas
STATE OF TEXAS:	
	ed State on this day personally appeared Kathy O. Cov
Before me, in and for said County an known to me to be the person whose	nd State, on this day personally appeared Kathy O. Cox, name is subscribed to the forgoing instrument and
Before me, in and for said County an known to me to be the person whose acknowledged that she executed the s	
Before me, in and for said County an known to me to be the person whose acknowledged that she executed the s and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF	name is subscribed to the forgoing instrument and
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Before me, in and for said County an known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016.	e name is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed OFFICE this day of,
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Before me, in and for said County an known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET:	e name is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed OFFICE this day of,
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUE recorded in Document No. 2015091013	e name is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed OFFICE this day of, Texas BDIVISION" being all of that certain 212.142 acre tract 8 AND 2015085810f the Official Public Records of
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBTECTED TO SUBTECT TO SUBT	e name is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed. OFFICE this day of, Texas BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas.
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBTRECORDED in Document No. 2015091018 Burnet County, Texas, was found to content to content to the county of the same and was approved for filling the TO CERTIFY WHICH, the undersigned as	BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas.
known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUB recorded in Document No. 2015091018 Burnet County, Texas, was found to context the same and was approved for filling the same accorded in the same approved for filling the same accorded in the same accorded in the same approved for filling the same accorded in the same accorde	BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas.
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the stand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBTECTED FOR TEXAS IN The County, Texas, was found to confer and was approved for filling the TO CERTIFY WHICH, the undersigned as of	BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas. S County Judge of Burnet County, Texas, this day, 2016.
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the stand in the capacity therein stated. BIVEN UNDER MY HAND AND SEAL OF 2016. STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBsecorded in Document No. 2015091018 Burnet County, Texas, was found to compare the county of th	BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas.
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the stand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBTRECORDED in Document No. 2015091018 Burnet County, Texas, was found to confere and was approved for filling the TO CERTIFY WHICH, the undersigned as porture of the county of the coun	ename is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed OFFICE this day of, BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas. s County Judge of Burnet County, Texas, this day, 2016. James Oakley, County Judge,
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the stand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBrecorded in Document No. 2015091018 Burnet County, Texas, was found to compare the county of the coun	ename is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed OFFICE this day of, BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas. s County Judge of Burnet County, Texas, this day, 2016. James Oakley, County Judge,
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. Notary Public in and for the State of STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBTRECORDED in Document No. 201509101: Burnet County, Texas, was found to context to context and was approved for filling the TO CERTIFY WHICH, the undersigned as of	ename is subscribed to the forgoing instrument and same for the purpose and consideration therein expressed OFFICE this day of, BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas. s County Judge of Burnet County, Texas, this day, 2016. James Oakley, County Judge,
Before me, in and for said County an known to me to be the person whose acknowledged that she executed the sand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBtrecorded in Document No. 2015091016 Burnet County, Texas, was found to construct the county of the county of the county of the county. TO CERTIFY WHICH, the undersigned as cof	BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statues and Laws of the State of ereof in the Plat Records of Burnet County, Texas. S County Judge of Burnet County, Texas, this day, 2016. James Oakley, County Judge, Burnet County, Texas SUBDIVISION" was found to comply with the Subdivision
Before me, in and for said County and known to me to be the person whose acknowledged that she executed the stand in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF 2016. STATE OF TEXAS: COUNTY OF BURNET: The attached plat "WATSON PLACE SUBtrecorded in Document No. 2015091016 Burnet County, Texas, was found to construct the county of t	BDIVISION" being all of that certain 212.142 acre tract 8 AND 201508581of the Official Public Records of omply with the Statutes and Laws of the State of ereof in the Plat Records of Burnet County, Texas. S County Judge of Burnet County, Texas, this day, 2016. James Oakley, County Judge, Burnet County, Texas

Russell Graeter, Commissioner Precinct 2, Burnet County, Texas

ATE OF TEXAS: UNTY OF WILLIAMSON:

AT I, JAMES W. GRIFFITH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND CURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN EREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH RNFT COUNTY SUBDIVISIONS REGULATIONS

MES W. GRIFFITH. RPLS

DATE

JAMES W. GRIFFITH 1885

STATE OF TEXAS UNTY OF WILLIAMSON

AT I, JAMES W. GRIFFITH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT MPLÍES WITH BURNET CÓUNTY SUBDIVISION REGULATIONS, AND THE DESIGN AND CONSTRUCTION ANDARDS ADOPTED BY BURNET COUNTY, TEXAS.

MES W. GRIFFITH, PE

水 JAMES W. GRIFFITH

- A PORTION OF PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE A . AS SHOWN ON THE BURNET AND WILLIAMSON COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0550 F, DATED MARCH 15, 2012 AND 48491C0250 E DATED SEPTEMBER 26, 2008.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
- WATER IS TO BE PROVIDED BY PRIVATE WELLS.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
- THIS PLAT INCLUDES 7.02 ACRES OF NEW ROAD RIGHT OF WAY.
- THIS PLAT INCLUDES 5632 LINEAR FEET OF NEW ROADS.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLAIN (GRID). CENTRAL ZONE, NAD83.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
- ONLY LOTS 1, 2, AND 3 WILL HAVE ACCESS OFF OF CR 274. ALL OTHER LOTS MAY NOT HAVE ACCESS OF CR 274 AND WILL INSTEAD BE REQUIRED TO HAVE ACCESS FROM THE INTERNAL SUBDIVISION ROADS ONLY BOTH AT THE PRESENT AND IN THE FUTURE.
- BY FILING THIS PLAT (OWNERS), AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE; AND FOR PLATS WHICH PROPOSE PRIVATE ROADS, THE PLAT SHALL STATE THE FOLLOWING; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN APPROVED ON SITE SEWAGE FACILITY, IN ACCORDANCE WITH BURNET COUNTY ENVIRONMENTAL SERVICES.

COUNTY JUDGE'S APPROVAL:

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

DAN A. GATTIS, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

DATE

PRELIMINARY PLAT OF WATSON PLACE SUBDIVISION A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS

SUBMITTAL DATE: FEBRUARY, 2016

BEING A 212.142 ACRES TRACT OF LAND CONSISTING OF APPROXIMATELY 205.603 ACRES OUT OF AND A PART OF THE WILLIAM E. MILLER SURVEY NO. 4, ABSTRACT NO. 578, IN BURNET COUNTY, TEXAS AND APPROXIMATELY 6.539 ACRES OUT OF AND A PART OF THE WILLIAM E. MILLER SURVEY NO. 4, ABSTRACT NO. 413, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN THE FOLLOWING TWO WARRANTY DEEDS WITH VENDOR'S LIEN, AS FOLLOWS:

1) 202.198 ACRES OF LAND CONVEYED FROM ANNIE DELL TAYLOR, TAMMY WALKER AND ALVA WATSON,

CO-EXCUTORS OF THE ESTATE OF FLOYD B. WATSON, DECEASED, TO TODD S. COX AND KATHY O. COX, DATED OCTOBER 9, 2015, RECORDED IN DOCUMENT NO. 2015091018 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; AND 10.01 ACRES OF LAND CONVEYED FROM CHRISS SYLVESTER AND MARJORIE SYLVESTER (INCORRECTLY

VESTED IN TITLE AS MARJORIE DELL TAYLOR IN THE GENERAL WARRANTY DEED DATED OCTOBER 7, 2015, RECORDED UNDER DOCUMENT NO. 2015084040F THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS) TO TODD S. COX AND KATHY O. COX. DATED OCTOBER 9, 2015. RECORDED IN DOCUMENT NO. 201508581 OF THE OFFICIAL PUBLIC RECORDS OF

SAID 212.142 ACRES TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF BEAR CREEK SAME BEING THE MOST NORTHERLY SOUTHEAST CORNER OF A CALLED 185.204 ACRES TRACT OF LAND CONVEYED TO RICHARD J. GILMORE AND BURLA JEAN GILMORE RECORDED IN VOLUME 454, PAGE 291, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAME BEING A POINT ON THE WESTERN LINE OF A CALLED 52.311 ACRES TRACT OF LAND CONVEYED TO KELLY E, AND TRUDY HAWTHORNE, RECORDED IN VOLUME 702, PAGE 403, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE TEN (10) CALLS WITH THE CENTERLINE OF BEAR CREEK, AS FOLLOWS:

- 1) S 75°30'47" W, 216.50 FEET TO A CALCULATED POINT;
- S 27°01'19" W, 166.18 FEET TO A CALCULATED POINT; S 43°02'59" W. 188.30 FEET TO A CALCULATED POINT
- N 75°31'31" W. 67.76 FEET TO A CALCULATED POINT
- S 80°55'19" W, 320.60 FEET TO A CALCULATED POINT S 61°21'54" W, 113.90 FEET TO A CALCULATED POINT
- S 76°48'39" W, 177.88 FEET TO A CALCULATED POINT
- N 82°38'21" W, 152.42 FEET TO A CALCULATED POINT; N 67°58'11" W. 272.02 FEET TO A CALCULATED POINT
- 10) N 78°32'57" W, 129.13 FEET TO A PK NAIL SET FOR THE COMMON INTERIOR CORNER OF THE SAID CALLED 185.204 ACRES GILMORE TRACT AND THE SOLITHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 21°24'59" W ALONG THE EAST LINE OF THE SAID GILMORE TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 978.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SLIGHT ANGLE POINT OF

THENCE N 21°32'35" W ALONG THE EAST LINE OF THE SAID GILMORE TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 1459.53 FEET AN IRON ROD FOUND FOR THE MOST NORTHEAST CORNER OF

THENCE S 66°48'15" W ALONG THE NORTH LINE OF THE SAID GILMORE TRACT, A DISTANCE OF 5.20 FEET TO AN IRON ROD FOUND THE SOUTHEAST CORNER OF A CALLED 232.959 ACRES TRACT DESCRIBED BY QUITCLAIM DEED FROM HERBERT JULIUS COLLINS, HERBY'S CLEAN SWEEP TO ROUND ROCK BUSINESS PARK L.P., DATED OCTOBER 28, 1996, RECORDED IN VOLUME 721, PAGE 3, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE

THENCE FIVE (5) CALLS ALONG THE COMMON EAST LINE OF THE SAID ROUND ROCK BUSINESS PARK TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT AS FOLLOWS:

1) N 21°15′59" W ALONG THE, A DISTANCE OF 1327.62 FEET TO AN IRON ROD SET FOR A SLIGHT ANGLE OF THE TWO

2) N 21°13'04" W A DISTANCE OF 2438.76 FEET TO AN IRON ROD SET FOR A SLIGHT ANGLE OF THE TWO TRACTS:

N 21°13'57" W ALONG THE EAST LINE OF THE SAID ROUND ROCK BUSINESS PARK TRACT, A DISTANCE OF 1113.92 FEET TO AN IRON ROD SET FOR A SLIGHT ANGLE POINT OF THE TWO TRACTS:

4) N 20°49'03" W A DISTANCE OF 39.86 FEET AN IRON ROD FOUND FOR A SLIGHT ANGLE OF THE TWO TRACTS; N 20°41'31" W A DISTANCE OF 10.45 FEET TO AN IRON ROD FOUND AT THE INTERSECTION OF THE APPARENT ANGLED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 274 MARKING AN EXTERIOR ANGLE POINT IN THE ROUND ROCK BUSINESS PARK TRACT AND THE MOST NORTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ELEVEN (11) CALLS ALONG THE APPARENT WEST RIGHT-OF-WAY OF COUNTY ROAD 274 AS FOLLOWS:

- 1) S 46°31'16" E A DISTANCE OF 111.99 FEET TO A CAPPED IRON ROD FOUND AT A SLIGHT ANGLE POINT FOR CORNER:
- 2) S 45°11'47" E A DISTANCE OF 209.19 FEET TO A CAPPED IRON ROD FOUND AT A SLIGHT ANGLE POINT FOR CORNER:
- 3) S 44°52'56" E A DISTANCE OF 854.62 FEET TO A CAPPED IRON ROD SET AT A SLIGHT ANGLE POINT FOR CORNER;
- 4) S 43°10'48" F A DISTANCE OF 2459 77 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE 5) A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 219.35 FEET, A RADIUS OF 1427.38 FEET, A LONG CHORD OF S
- 38°46'39" E, A DISTANCE OF 219.13 FEET TO A CAPPED IRON ROD FOUND FOR END OF CURVE FOR CORNER; 6) S 34°22'31" E A DISTANCE OF 311.02 FEET TO A CAPPED IRON ROD FOUND AT A SLIGHT ANGLE POINT FOR CORNER:
- 7) S 32°48'52" F A DISTANCE OF 121 43 FFFT TO A CAPPED IRON ROD FOUND. THE BEGINNING OF A CURVE TO THE 8) A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 249.35 FEET. A RADIUS OF 1556.80 FEET. A LONG CHORD OF S 28°13'33" E. A DISTANCE OF 249.09 FEET TO AN IRON ROD FOUND FOR END OF CURVE AND FOR CORNER:
- 9) S 23°38'14" E A DISTANCE OF 734.08 FEET TO A CAPPED IRON ROD FOUND, THE BEGINNING OF A CURVE TO THE LEFT 10) CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 60.91 FEET, A RADIUS OF 418.58 FEET, A LONG CHORD OF S
- 27°48'21" E. A DISTANCE OF 60.85 FEET TO A CAPPED IRON ROD SET FOR THE END OF CURVE AND FOR THE MOST NORTHERLY CORNER OF THE SAID CALLED 10.01 ACRES TRACT, AND AN ANGLE CORNER FOR THE HEREIN DESCRIBED
- 11) S 23°38'35" E A DISTANCE OF 49.99 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF A CALLED TRACT 1, 1.96 ACRES CONVEYED TO KEITH S. BORDERS, ET.UX., RECORDED IN VOLUME 949, PAGE 300, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAME BEING AN ANGLE POINT OF COUNTY ROAD 274 AND AN ANGLE CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE S 21°02'26" E, DEPARTING THE APPARENT RIGHT-OF-WAY OF COUNTY ROAD 274 AND WITH THE EAST LINE OF THE SAID 10.01 ACRES COX TRACT AND IN PART WITH THE WEST LINE OF THE SAID BORDERS TRACTS AND THE SAID 52.311 ACRES HAWTHORNE TRACT, A DISTANCE OF 1907-90 FEET TO A CAPPED IRON ROD SET AT A SLIGHT ANGLE POINT FOR THE SOUTHEAST CORNER OF THE SAID COX 10.01 ACRES TRACT;

THENCE S 21°28'46" E ALONG THE WEST LINE OF THE SAID CALLED 52.311 ACRES HAWTHORNE TRACT AND THE EAST LINE OF THE COX 212, A DISTANCE OF 660.91 FEET TO THE POINT OF BEGINNING, CONTAINING 212.142 ACRES OF LAND MORE

"I, CHARLES SHELL, HAVE REVIEWED THE PLAT OF WATSON PLACE SUBDIVISION NO WATER WELL DRILLING OPERATIONS MAY BE COMMENCED UNTIL PROPER AUTHORIZATION HAS BEEN ISSUED BY THE CENTRAL TEXAS GROUNDWATER CONSERVATION DISTRICT."

CHARLES SHELL, GENERAL MANAGER DATE CENTRAL TEXAS GROUNDWATER CONSERVATION DISTRICT 512-756-4900



L LINC L PLANNING PLANNING # F-10052 1699-00 PRINGS S 78665 23

INEERING SURVEYING ENGINEERING FIRM # F SURVEY FIRM # 10169 4000 SENDERO SPRIRO SPRIRO SPRIROUND ROCK, TEXAS 7

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OF

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THAT CERTAIN 212.142 ACRE TRACT REOFFICIAL PUBLIC RECORDS OF BURNET PROPERTY AS SHOWN HEREON AND DOSUBDIVISION" AS THE OFFICIAL PLAT FOR EASEMENTS DESCRIBED HEREIN TO THE	THAT WE TODD S. COX AND KATHY O. COX, BEING THE OWNERS OF ECORDED IN DOCUMENT NO. 2015091018 AND 201508581 OF THE COUNTY, TEXAS (THE "PROPERTY"), DO HEREBY SUBDIVIDE THE DIFFERENCE ADOPT THIS PLAT TO BE KNOWN AS "WATSON PLACE OR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND E PROPERTY OWNERS.	NECESSARY TO BE CONSTRUCTED C LAND COVERED BY THIS PLAT IN AC COMMISSIONER'S COURT OF BURNE' BUILD ANY OF THE ROADS, OR OTH ANY OF THE BRIDGES OR DRAINAGE RESPONSIBILITY FOR DRAINAGE WAY! IMPROVEMENTS AND ROADS WILL BE
WITHESS WIT THANK THIS DAY	J	COUNTY JUDGE'S APPROVAL:
BY:	BY:	STATE OF TEXAS
TODD S. COX	KATHY O. COX	COUNTY OF WILLIAMSON
217 CIBOLO RIDGE DR. GEORGETOWN, TEXAS 78628 512—733—1110	217 CIBOLO RIDGE DR. GEORGETOWN, TEXAS 78628	I, DAN A. GATTIS, COUNTY JUDGE (PLAT. WITH FIELD NOTES HEREON, COMMISSIONERS' COURT OF WILLIAM ON THIS DAY APPROVED AND PLAT RECORDS OF THE COUNTY CLERK (
STATE OF TEXAS:		THIS DAY OF
COUNTY OF WILLIAMSON: BEFORE ME, IN AND FOR SAID COUNTY TO ME TO BE THE PERSON WHOSE NA THAT HE EXECUTED THE SAME FOR TH CAPACITY THEREIN STATED.	Y AND STATE, ON THIS DAY PERSONALLY APPEARED TODD S. COX, KNOWN AME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED HE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE OFFICE THIS DAY OF, 2016.	DAN A. GATTIS, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS
NOTARY PUBLIC IN AND FOR THE STAT	E OF TEXAS	STATE OF TEXAS COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENT
		I, NANCY RISTER, CLERK OF THE CINSTRUMENT IN WRITING, WITH ITS (THE DAY OF THE DAY OF
STATE OF TEXAS: COUNTY OF WILLIAMSON:		RECORDS OF SAID COUNTY IN INST
BEFORE ME, IN AND FOR SAID COUNTY KNOWN TO ME TO BE THE PERSON WH ACKNOWLEDGED THAT SHE EXECUTED T	TO CERTIFY WHICH, WITNESS MY HAGEORGETOWN, TEXAS, THE DATE LAS	
AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF	OFFICE THIS, 2016.	NANCY RISTER, CLERK COUNTY COL
		BY:
NOTARY PUBLIC IN AND FOR THE STAT	E OF TEXAS	
HEALTH DISTRICT APPROVAL NOT REQUI	IRED	
	RED. SEE NOTE 1 ON THIS SHEET. THERE WILL BE NO DEVELOPMENT OF ANY LOT THAT LIES WITHIN WILLIAMSON COUNTY. THIS IMPACTS	
FLOODPLAIN ADMINISTRATOR APPROVAL		STATE OF TEXAS: COUNTY OF WILLIAMSON:
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 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 VERIFICATION OF THE FACTS ALLEGED, THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND 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.		I, JAMES W. GRIFFITH, REGISTERED HEREBY CERTIFY THAT THIS PLAT IS GROUND OF THE PROPERTY LEGALL DISCREPANCIES, CONFLICTS, OVERLA PLACE, EXCEPT AS SHOWN ON THE HEREON HAVE A MATHEMATICAL CLO "MANUAL OF PRACTICE" OF THE TEXKNOWLEDGE AND BELIEF.
		SURVEYED BY:
	DATE NISTRATOR	GRIFFITH CONSULTING TX. SURVEY FIRM NO. 101699-00 ROUND ROCK, TEXAS 78681 (512)626-0023
ROAD NAME AND ADDRESS ASSIGNMENT	TS VERIFIED THIS THE DAY OF, 2016, A.D.	
		JAMES W. GRIFFITH REGISTERED PROFESSIONAL LAND SI
TERESA BAKER WILLIAMSON COUNTY ADDRESSING COOF	RDINATOR	STATE OF TEXAS
		THE STATE OF TEXAS
OWNERS RESPONSIBILITY:		COUNTY OF WILLIAMSON
	NER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS ND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND	THAT I, JAMES W. GRIFFITH, DO HE CONTAINED ON THIS PLAT COMPLIES DESIGN AND CONSTRUCTION STANDA

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN

THIS PLAT. FLOODPLAIN ADTA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS

DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN

ACCEPTED FOR MAINTENANCE BY THE COUNTY.

OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL

OWNER'S CERTIFICATION

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 OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF CCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO IER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO 'S OR EASEMENTS IN THE SUBDIVISION, NOR FOR ANY ROADS SINCE ALL LOCATED WITHIN BURNET COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS

OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE SON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED. WERE IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER OF WILLIAMSON COUNTY, TEXAS.

__, 2016 DATE

OUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON _____, 2016 A.D., AT _____ O'CLOCK, ___M. AND DULY RECORDED THIS 2016 A.D. AT ______ O'CLOCK ___M., IN THE OFFICIAL PUBLIC RUMENT NO.

AND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN ST SHOWN ABOVE WRITTEN

DEPUTY

JRT OF WILLIAMSON COUNTY, TEXAS

PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE Y DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT PPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN ACCOMPANYING PLAT, AND THAT THE PERIMETER FIELD NOTES SURE IN COMPLIANCE WITH STANDARDS AS SET OUT IN THE XAS SOCIETY OF PROFESSIONAL SURVEYORS, TO THE BEST OF MY

JAMES W. GRIFFITH 1885 DATE

JRVEYOR, NO. 1885

REBY CERTIFY THAT WHERE APPLICABLE THE INFORMATION WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS, AND THE RDS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

GRIFFITH CONSULTING TX. ENGINEERING FIRM NO. F-10052 ROUND ROCK, TEXAS 78681 (512)626-0023

REGISTERED PROFESSIONAL ENGINEER # 41184

JAMES W. GRIFFITH

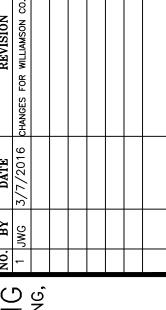
STATE OF TEXAS

水 JAMES W. GRIFFITH 41184

PRELIMINARY PLAT OF WATSON PLACE SUBDIVISION A PRIVATE SUBDIVISION BURNET COUNTY, TEXAS (6.489 ACRES IN WILLIAMSON COUNTY)

NOTES:

- 1. NO DEVELOPMENT, INCLUDING ROADS, HOMES, AND SEPTIC TANK/FIELD LINES WILL BE LOCATED ON THE PORTION OF ANY LOTS WIHTIN THIS SUBDIVISION THAT LIES WITH WILLIAMSON COUNTY. THIS NOTE TAKES PRECEDENCE OVER ALL OTHER NOTES OR STATEMENTS INCLUDED IN THIS PLAT.
- 2. A PORTION OF PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE A , AS SHOWN ON THE BURNET AND WILLIAMSON COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0550 F, DATED MARCH 15, 2012 AND 48491C0250 E DATED SEPTEMBER 26, 2008.
- 3. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
- 4. WATER IS PROVIDED BY PRIVATE WELLS.
- 5. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- 6. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- 7. IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS. ALL ROADS ARE LOCATED IN BURNET COUNTY.
- 8. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
- 9. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- 10. TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
- 11. THIS PLAT INCLUDES 7.02 ACRES OF NEW ROAD RIGHT OF WAY.
- 12. THIS PLAT INCLUDES 5632 LINEAR FEET OF NEW ROADS.
- 13. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLAIN (GRID), CENTRAL ZONE, NAD83.
- 14. NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS EXCEPT AS PROVIDED BY THE REQUIREMENTS OF BURNET COUNTY,
- 15. ONLY LOTS 1, 2, AND 3 WILL HAVE ACCESS OFF OF CR 274. ALL OTHER LOTS MAY NOT HAVE ACCESS OF BURNET COUNTY CR 274 AND WILL INSTEAD BE REQUIRED TO HAVE ACCESS FROM THE INTERNAL SUBDIVISION ROADS ONLY BOTH AT THE PRESENT AND IN THE FUTURE.
- 16. BY FILING THIS PLAT (OWNERS), AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT WILLIAMSON COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- 17. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE: AND FOR PLATS WHICH PROPOSE PRIVATE ROADS THE PLAT SHALL STATE THE FOLLOWING; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
- 18. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN APPROVED ON SITE SEWAGE FACILITY, IN ACCORDANCE WITH BURNET COUNTY ENVIRONMENTAL SERVICES
- 19. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHIN WILLIAMSON COUNTY WITHOUT FIRST OBTAINING. 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 FOOR ABOVE THE BFE, WHICHEVER IS HIGHER.
- 20. 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 REQUIREMENTS MAY BE REMOVED BY WILLIAMSON COUNTY.
- 21. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE-SEWAGE FACILITIES.



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JAMES W. GRIFFITH COSTERED.

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