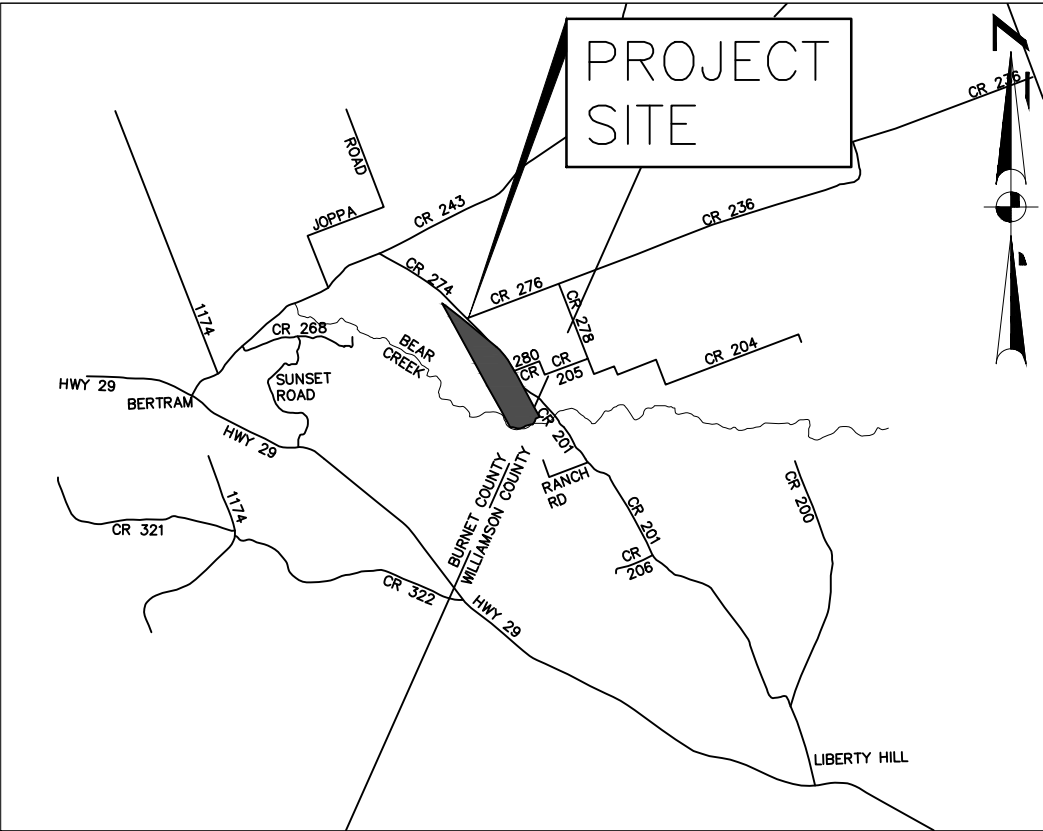
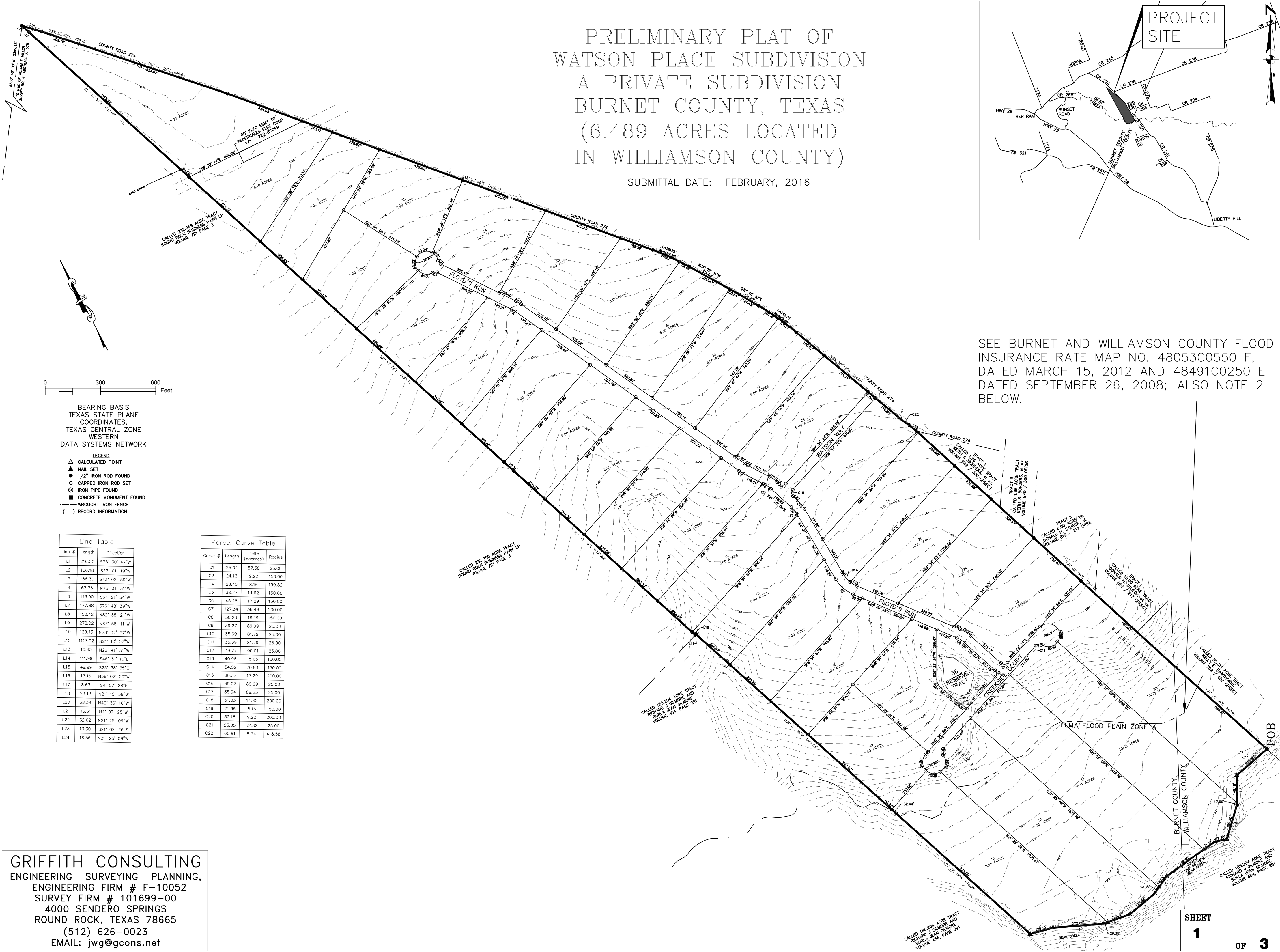


PRELIMINARY PLAT OF
WATSON PLACE SUBDIVISION
A PRIVATE SUBDIVISION
BURNET COUNTY, TEXAS
(6.489 ACRES LOCATED
IN WILLIAMSON COUNTY)

SUBMITTAL DATE: FEBRUARY, 2016



SEE BURNET AND WILLIAMSON COUNTY FLOOD
INSURANCE RATE MAP NO. 48053C0550 F,
DATED MARCH 15, 2012 AND 48491C0250 E
DATED SEPTEMBER 26, 2008; ALSO NOTE 2
BELOW.



BEARING BASIS
TEXAS STATE PLANE
COORDINATES,
TEXAS CENTRAL ZONE
WESTERN
DATA SYSTEMS NETWORK

LEGEND
△ CALCULATED POINT
▲ NAIL SET
● 1/2" IRON ROD FOUND
○ CAPPED IRON ROD SET
⊗ IRON PIPE FOUND
■ CONCRETE MONUMENT FOUND
— WROUGHT IRON FENCE
() RECORD INFORMATION

Line Table		
Line #	Length	Direction
L1	216.50	S75° 30' 47"W
L2	166.18	S27° 01' 19"W
L3	188.30	S43° 02' 59"W
L4	67.76	N75° 31' 31"W
L6	113.90	S61° 21' 54"W
L7	177.88	S76° 48' 39"W
L8	152.42	N82° 38' 21"W
L9	272.02	N67° 58' 11"W
L10	129.13	N78° 32' 57"W
L12	1113.92	N21° 13' 57"W
L13	10.45	N20° 41' 31"W
L14	111.99	S46° 31' 16"E
L15	49.99	S23° 38' 35"E
L16	13.16	N36° 02' 20"W
L17	8.63	S4° 07' 28"E
L18	23.13	N21° 15' 59"W
L20	38.34	N40° 36' 16"W
L21	13.31	N4° 07' 28"W
L22	32.62	N21° 25' 09"W
L23	13.30	S21° 02' 26"E
L24	16.56	N21° 25' 09"W

Parcel Curve Table			
Curve #	Length	Delta (degrees)	Radius
C1	25.04	57.38	25.00
C2	24.13	9.22	150.00
C4	28.45	8.16	199.82
C5	38.27	14.62	150.00
C6	45.28	17.29	150.00
C7	127.34	36.48	200.00
C8	50.23	19.19	150.00
C9	39.27	89.99	25.00
C10	35.69	81.79	25.00
C11	35.68	81.79	25.00
C12	39.27	90.01	25.00
C13	40.98	15.65	150.00
C14	54.52	20.83	150.00
C15	60.37	17.29	200.00
C16	39.27	89.99	25.00
C17	38.94	89.25	25.00
C18	51.03	14.62	200.00
C19	21.36	8.16	150.00
C20	32.18	9.22	200.00
C21	23.05	52.82	25.00
C22	60.91	8.34	418.58

GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING,
ENGINEERING FIRM # F-10052
SURVEY FIRM # 101699-00
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78665
(512) 626-0023
EMAIL: jwg@gcons.net

OF 3

OWNER'S CERTIFICATION
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THERE PRESENTS: THAT WE TODD S. COX AND KATHY O. COX, BEING THE OWNERS OF THAT CERTAIN 212.142 ACRE TRACT RECORDED IN DOCUMENT NO. 2015091018 AND 201508581 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (THE "PROPERTY"), DO HEREBY SUBDIVIDE THE PROPERTY AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "WATSON PLACE SUBDIVISION" AS THE OFFICIAL PLAT FOR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

BY: _____ BY: _____
TODD S. COX KATHY O. COX
217 CIBOLO RIDGE DR. 217 CIBOLO RIDGE DR.
GEORGETOWN, TEXAS 78628 GEORGETOWN, TEXAS 78628
512-733-1110

STATE OF TEXAS:
COUNTY OF WILLIAMSON:
BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD S. COX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF WILLIAMSON:
BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KATHY O. COX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HEALTH DISTRICT APPROVAL NOT REQUIRED

NO HEALTH DISTRICT APPROVAL REQUIRED. SEE NOTE 1 ON THIS SHEET. THERE WILL BE NO DEVELOPMENT OR CONSTRUCTION ON THE PORTION OF ANY LOT THAT LIES WITHIN WILLIAMSON COUNTY. THIS IMPACTS PORTIONS OF LOTS 20-22.

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 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.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 2016, A.D.

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

OWNERS RESPONSIBILITY:

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 ADTA, 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.

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 BURNET 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, NOR FOR ANY ROADS SINCE ALL IMPROVEMENTS AND ROADS WILL BE LOCATED WITHIN BURNET COUNTY, TEXAS.

COUNTY JUDGE'S APPROVAL:

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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT. WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED. WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THIS _____ DAY OF _____, 2016

DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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 _____, 2016 A.D., AT _____ O'CLOCK, ____ M. AND DULY RECORDED THIS THE _____ DAY OF _____, 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 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

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, JAMES W. GRIFFITH, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY 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 PERIMETER FIELD NOTES HEREON HAVE A MATHEMATICAL CLOSURE IN COMPLIANCE WITH STANDARDS AS SET OUT IN THE "MANUAL OF PRACTICE" OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED BY:

GRIFFITH CONSULTING
TX. SURVEY FIRM NO. 101699-00
ROUND ROCK, TEXAS 78681
(512)626-0023

JAMES W. GRIFFITH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1885
STATE OF TEXAS

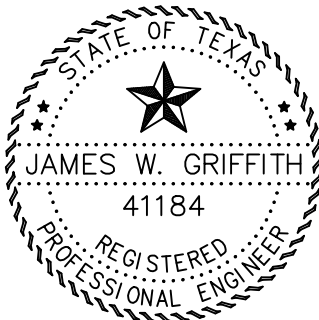
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JAMES W. GRIFFITH, DO HEREBY CERTIFY THAT WHERE APPLICABLE THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS, AND THE DESIGN AND CONSTRUCTION STANDARDS 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

JAMES W. GRIFFITH DATE
REGISTERED PROFESSIONAL ENGINEER # 41184
STATE OF TEXAS



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

NOTES:

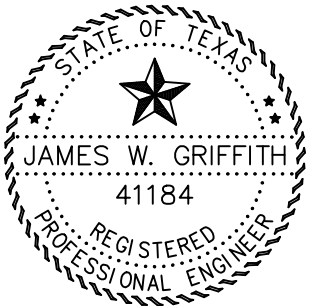
- NO DEVELOPMENT, INCLUDING ROADS, HOMES, AND SEPTIC TANK/FIELD LINES WILL BE LOCATED ON THE PORTION OF ANY LOTS WITHIN THIS SUBDIVISION THAT LIES WITH WILLIAMSON COUNTY. THIS NOTE TAKES PRECEDENCE OVER ALL OTHER NOTES OR STATEMENTS INCLUDED IN THIS PLAT.
- A PORTION OF PROPERTY SHOWN HEREON DOES LIE 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 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 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.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON 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 EXCEPT AS PROVIDED BY THE REQUIREMENTS OF BURNET COUNTY, TEXAS.
- 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.
- 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.
- 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.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHIN WILLIAMSON COUNTY 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 FOOR ABOVE THE BFE, WHICHEVER IS HIGHER.
- 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.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE-SEWAGE FACILITIES.

NO.	BY	DATE	REVISION
1	JWG	3/7/2016	CHANGES FOR WILLIAMSON CO. REVIEW

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PRELIMINARY PLAT WATSON PLACE
BERTRAM, TEXAS

PRELIMINARY PLAT



SHEET

3

OF 3