

SCALE: 1" = 200'

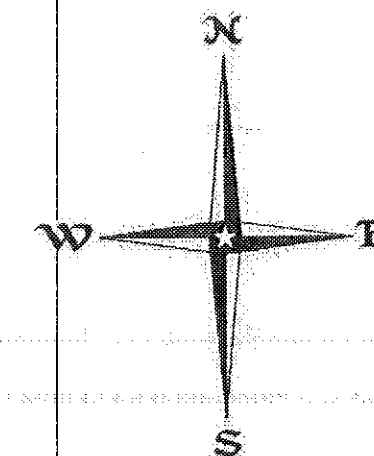
Legend

- Concrete Highway Monument Found
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt, Carson, Inc."
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Bryon Tech Services" (unless otherwise noted)
- ↑ Buried Telephone Cable Sign
- Wire Fence
- Overhead Utility Lines
- (Record Bearing and Distance)

PRELIMINARY PLAT OF CORNELL CORNER

PREPARED: MAY 10, 2016

Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone)
Combined Scale Factor 0.999928152. All distances shown hereon are surface values.



TAX PARCEL R008451
Allin, Mark Mohr
410 Water Oak Dr
Cedar Park, TX 78615-4050

(97 ACRES)
THE MOHR FAMILY TRUST
VOLUME 2565 PAGE 633

CHARLES W. MOHR, TRUSTEE
DOCUMENT NO. 2014009539

(100.506 ACRES)
STEVE H. CORNELL
VOLUME 2113 PAGE 622

95.841 ACRES
(Remainder of 99.650 Acres)
Steve H. Cornell and wife Patricia A. Cornell
Document No. 2015087210

11.765 Acres
Steve H. Cornell and wife
Patricia A. Cornell
Document No. 2015087210

41' from centerline of
existing pavement to
right-of-way line

LOT 1
SCHMIDT ACRES
CABINET SLIDE 131

OWNERS: STEVE H. CORNELL AND WIFE,
PATRICIA A. CORNELL
1100 CR 463
ELGIN, TEXAS 78621
Phone: (512) 856-2418

ACREAGE: 5.003 ACRES
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE:
DATE OF PLANNING & ZONING COMMISSION REVIEW:

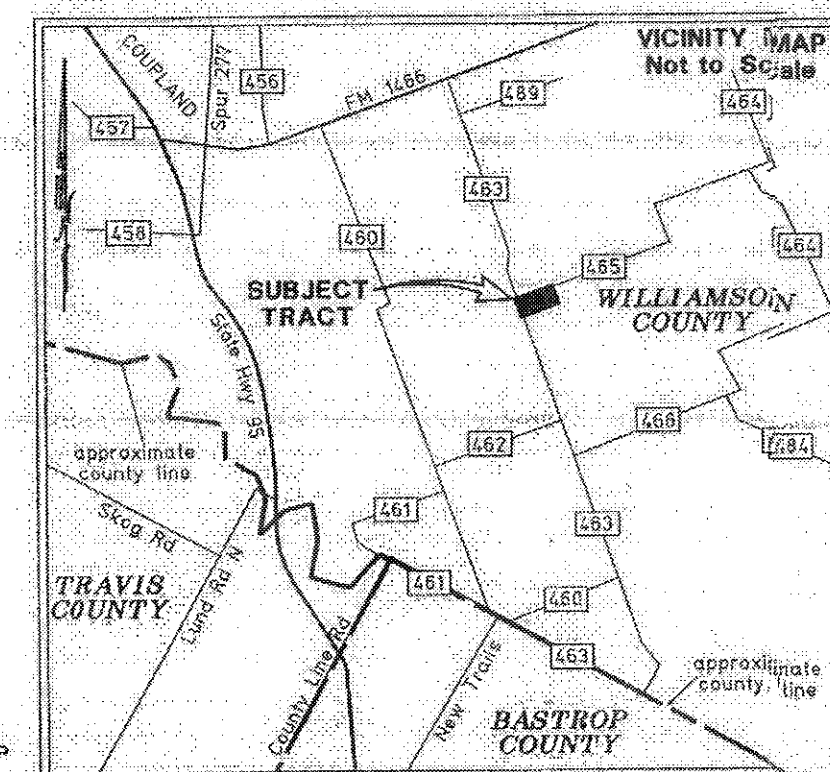
ACREAGE BY LOT TYPE:
LOT 1: 5.003 ACRES, RESIDENTIAL
PATENT SURVEY: ROBERT B. BISSETT SURVEY, ABSTRACT NO. 58
SURVEYOR: HOLT, CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
phone: (512) 442-0990
e-mail: holcaustin.rr.com

TAX PARCEL R008453
Agnes Eschburger
701 CR 464
Elgin, TX 78621-5309

(101.29 ACRES)
JACK AND AGNES ESCHBURGER REVOCABLE TRUST
DOCUMENT NO. 2002052632

FLOOD ZONE CLASSIFICATION:

NO PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE
1% ANNUAL FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP
(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C 0725 E DATED SEPTEMBER 26, 2008, FOR
WILLIAMSON COUNTY, TEXAS.



0 25 50
SCALE: 1"= 50'

Legend

- Concrete Highway Monument Found
- 1/2" Iron Rod Found
- 1" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- 1/2" Iron Rod Found with plastic cap imprinted with "Bryan Tech Services"
- Water Meter
- Water Valve
- Telephone Pedestal
- Buried Cable Sign
- Overhead Utility Line (Record Bearing and Distance)
- guy wire

(100.506 ACRES)
STEVE H. CORNELL
VOLUME 2113 PAGE 622

PLACE OF BEGINNING

North: 10137855.88'
East: 3234990.84'

JOHN GRYER SURVEY
ABSTRACT NO. 133

WILLIAMSON COUNTY ROAD 465 (40' R.O.W.)
N67°52'55"E 745.70'

(1.765 Acres)
Steve H. Cornell and wife, Patricia A. Cornell
Document No. 2015087210

LOT 1
BLOCK "A"
5.003 ACRES

ROBERT B. BISSETT SURVEY
ABSTRACT NO. 58

95.841 ACRES
(Remainder of 99.080 Acres)
Steve H. Cornell and wife, Patricia A. Cornell
Document No. 2015087210

DEDICATION STATEMENT: STATE OF TEXAS COUNTY OF WILLIAMSON

THAT, STEVE H. CORNELL AND WIFE, PATRICIA A. CORNELL, OWNERS OF OF 5.003 ACRES OF LAND, OUT OF THE ROBERT B. BISSETT SURVEY, ABSTRACT NO. 58, IN WILLIAMSON COUNTY, TEXAS, SHOWN HEREON, BEING COMPRISED OF A PORTION OF THAT CERTAIN (99.080 ACRE) TRACT OF LAND IDENTIFIED AS TRACT 1, TOGETHER WITH ALL OF THAT CERTAIN (1.765 ACRE) TRACT OF LAND IDENTIFIED AS TRACT 2, AS CONVEYED TO US BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2015087210 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACED 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 FROM LIENS. THIS SUBDIVISION SHALL BE KNOWN AS:

CORNELL CORNER

WITNESS MY HAND this the ____ day of ____, A.D. 2016.

Patricia A. Cornell
1100 CR 463
Elgin, TX 78621

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the ____ day of ____, A.D., 2016, did personally appear Patricia A. Cornell, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name _____
Commission Expires _____

WITNESS MY HAND this the ____ day of ____, A.D. 2016.

Steve H. Cornell
1100 CR 463
Elgin, TX 78621

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the ____ day of ____, A.D., 2016, did personally appear Steve H. Cornell, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name _____
Commission Expires _____

OWNERS: STEVE H. CORNELL AND WIFE,
PATRICIA A. CORNELL
1100 CR 463
ELGIN, TEXAS 78621
Phone: (512) 856-2418

ACREAGE: 5.003 ACRES
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE:
DATE OF PLANNING & ZONING COMMISSION REVIEW:

ACREAGE BY LOT TYPE:
LOT 1: 5.003 ACRES RESIDENTIAL
PATENT SURVEY: ROBERT B. BISSETT SURVEY, ABSTRACT NO. 58
SURVEYOR: HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
phone: (512) 442-0990
e-mail: hcarson@austin.rr.com

By signing this plat, the lienholder hereby subordinates any deed of trust, vendors lien, or other type of lien owned by the lienholder with respect to the Property to the easements conveyed to the City or the public under this plat.

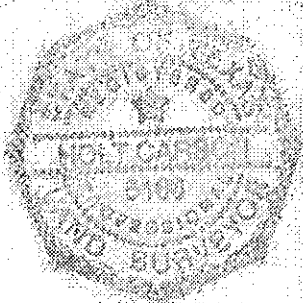
Lien Holder Name and Title

Southwest corner of
(99.080 acre) Cornell tract

STATE OF TEXAS
COUNTY OF TRAVIS

I, HOLT CARSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THIS SURVEY WAS COMPLETED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEY, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS
FIRM REGISTRATION NO. 10050700



5-10-2016

DATE

PRELIMINARY PLAT OF CORNELL CORNER PREPARED: MAY 10, 2016

FIELD NOTE DESCRIPTION OF 5.003 ACRES OF LAND OUT OF THE ROBERT B. BISSETT SURVEY, ABSTRACT NO. 58, IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF THAT CERTAIN (99.080 ACRE) TRACT OF LAND IDENTIFIED AS TRACT 1, TOGETHER WITH ALL OF THAT CERTAIN (1.765 ACRE) TRACT OF LAND IDENTIFIED AS TRACT 2, AS CONVEYED TO STEVE H. CORNELL AND WIFE, PATRICIA A. CORNELL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2015087210 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found at the intersection of the South right-of-way line of Williamson County Road 465 and the East right-of-way line of Williamson County Road 463, same being the Northwest corner of that certain (1.765 acre) tract of land identified as Tract 1, as conveyed to Steve H. Cornell and wife, Patricia A. Cornell by Warranty Deed Recorded in Document No. 2015087210 of the Official Public Records of Williamson County, Texas, and also being the Northwest corner and PLACE OF BEGINNING of the herein described tract

THENCE with the South right-of-way line of Williamson County Road 465 and the North line of said (1.765 acre) Cornell tract, N 67 deg. 52'52"E passing a 1/2" iron rod with a plastic cap imprinted "Bryan Tech Services" found at a distance of 311.70 ft. for the Northeast corner of said (1.765 acre) Cornell tract, same being an angle corner of that certain (99.080 acre) tract of land identified as Tract 2 as conveyed to Steve H. Cornell and wife, Patricia A. Cornell by Warranty Deed Recorded in Document No. 2015087210 of the Official Public Records of Williamson County, Texas, continuing along said bearing with the North line of said (99.080 acre) Cornell tract for a total distance of 745.70 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the Northeast corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "Bryan Tech Services" found at the Northeast corner of said (99.080 acre) Cornell tract bears, N 67 deg. 52'55" E 2079.72 ft..

THENCE leaving the South right-of-way line of Williamson County Road 465 and crossing through the interior of said (99.080 acre) Cornell tract, the following two (2) courses:

1.) S 21 deg. 12'00" E 292.34 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the Southeast corner of the herein described tract

2.) S 67 deg. 52'55" W 745.70 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the East right-of-way line of Williamson County Road 463, same being a point in the West line of said (99.080 acre) Cornell tract and the Southwest corner of the herein described tract, from which a 1" iron pipe found at the Southwest corner of said (99.080 acre) Cornell tract bears, S 21 deg. 12'00" E 1252.93 ft..

THENCE with the East right-of-way line of Williamson County Road 463 and the West line of said (99.080 acre) Cornell tract, N 21 deg. 12'00" W passing a 1/2" iron rod with a plastic cap imprinted "Bryan Tech Services" found at a distance of 54.30 ft. for an angle corner of said (99.080 acre) Cornell tract, same being the Southwest corner of said (1.765 acre) Cornell tract, continuing along said bearing with the West line of said (1.765 acre) Cornell tract for a total distance of 292.34 ft. to the PLACE OF BEGINNING and containing 5.003 acres of land.

WILLIAMSON COUNTY NOTES:

1. THIS SUBDIVISION IS SUBJECT TO COVENANTS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF BEAR CREEK RANCH, AS RECORDED IN CABINET B SLIDES 118-119 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN VOLUME 526 PAGE 666 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

2. THIS SUBDIVISION IS SUBJECT TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS LAST REVISED ON AUGUST 20, 2013.

3. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

4. 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 INDICATES 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.

5. 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.

6. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE 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.

DEBORAH L. MARLOW, RS, GS 0029596
ASSISTANT DEPUTY DIRECTOR
ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE

WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR

DATE

WILLIAMSON COUNTY COMMISSIONERS' COURT APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND PUBLIC THOROUGHFARES AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY 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 AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA IN PARTICULAR MAY CHANGE DEPENDING UPON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE BEEN FINALLY ACCEPTED FOR MAINTENANCE BY THE COUNTY.

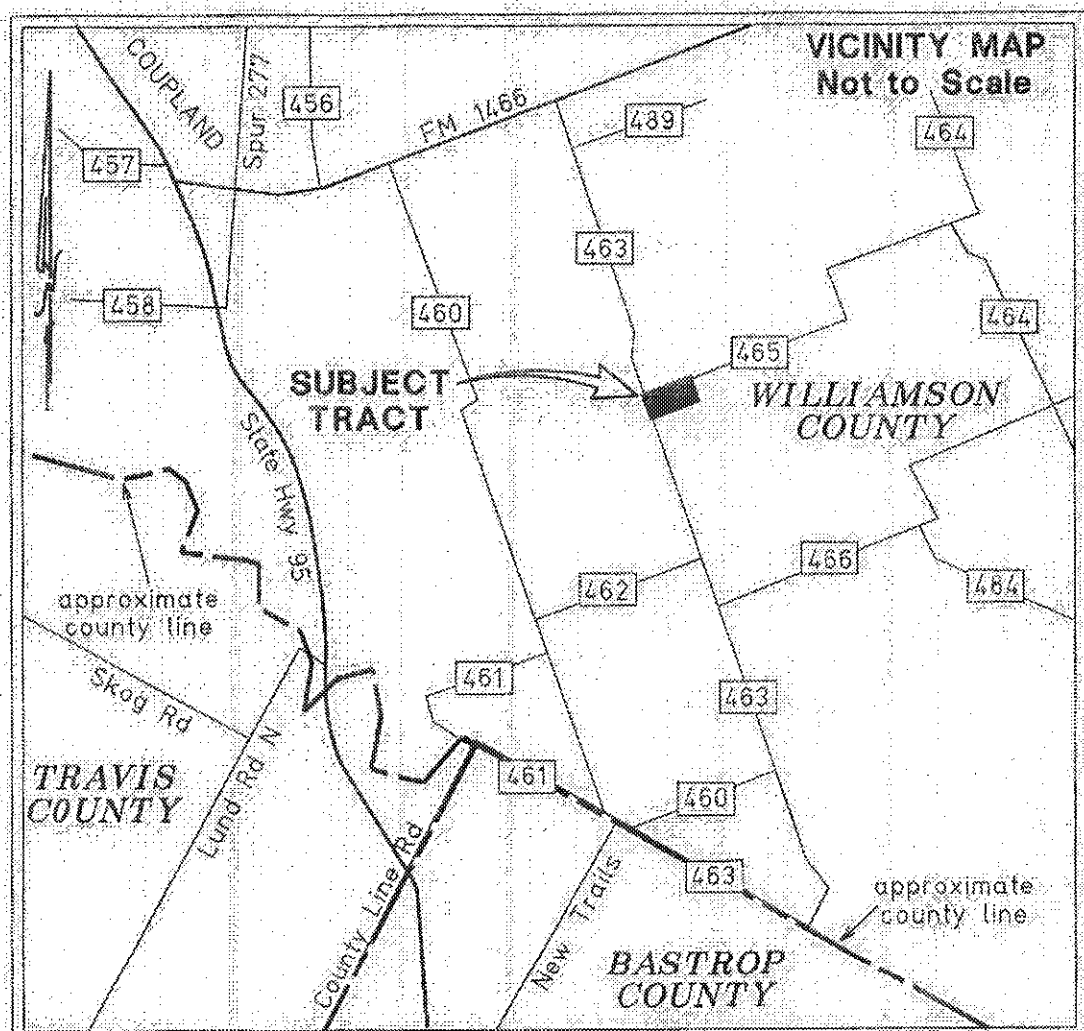
GENERAL NOTES:

1) NO PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C 0725 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

2) A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

4) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.



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, AND 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.

BY:

DAN A. GATTIS
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and 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 on the _____ day of _____, 20____ A.D., at _____ o'clock _____ M. in the Official Public Records of said County in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____ A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY:
Deputy