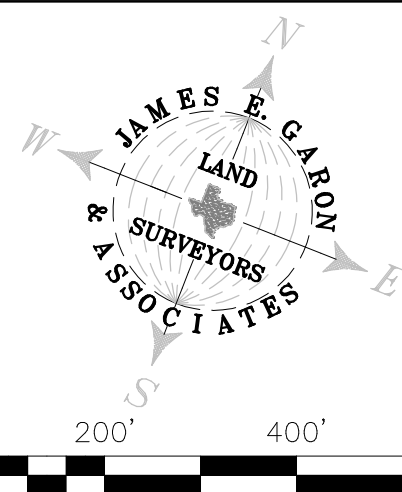
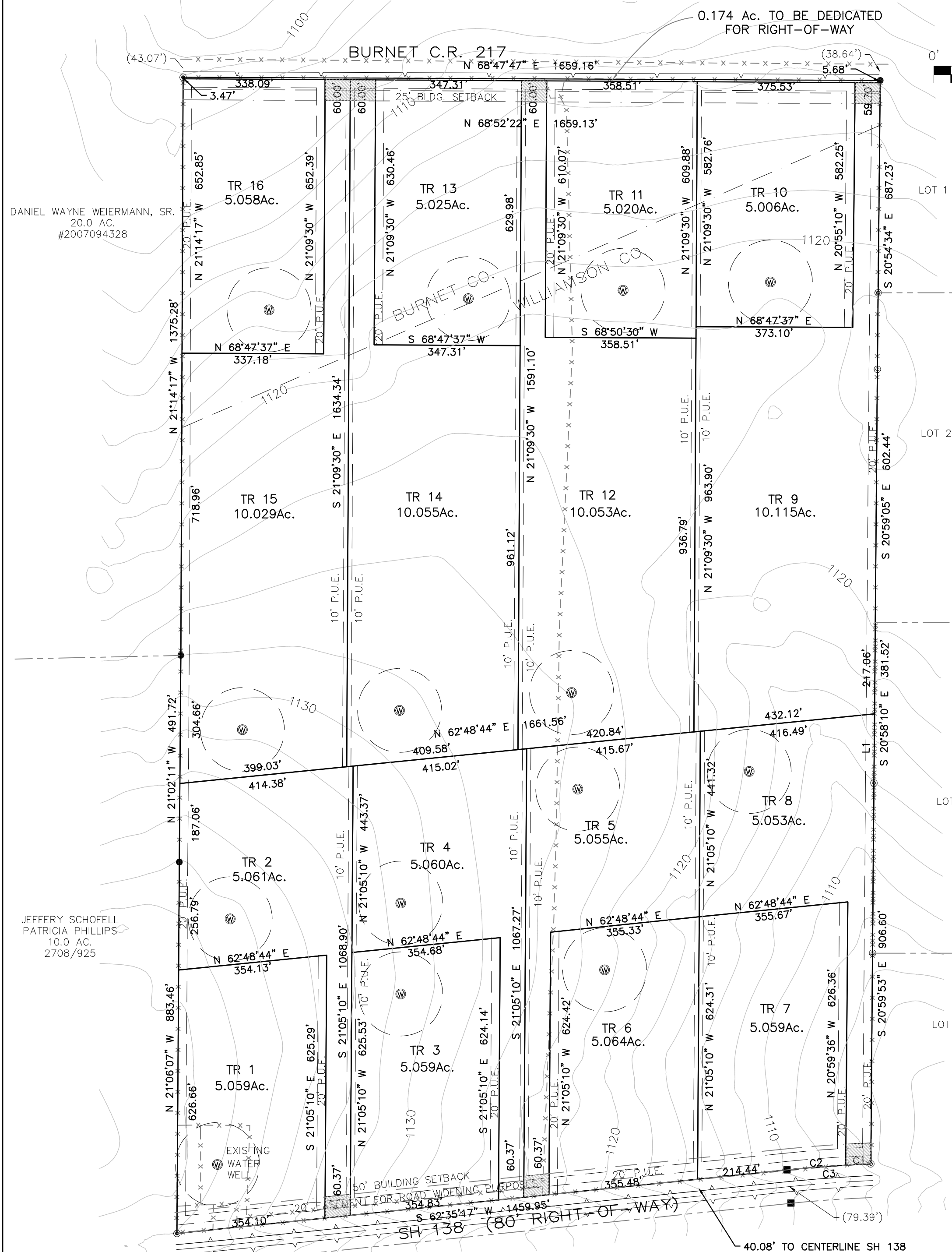


FLORENCE RANCHETTES PRELIMINARY PLAT



LEGEND	
⊗	CALCULATED POINT
●	1/2" REBAR FOUND
○	1/2" REBAR SET W/CAP
●	STAMPED J.E. GARON RPLS 4303
▲	MAG NAIL FOUND
—	P.U.E. PUBLIC UTILITY EASEMENT
—	B.L. BUILDING LINE
—	POWER POLE
—	RECORD CALL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3297.83'	59.84'	59.84'	S 65°57'44" W
C2	2964.84'	140.05'	140.04'	S 63°56'38" W
C3	2904.79'	199.89'	199.85'	S 64°32'53" W

LINE	DISTANCE
L1	S 20°58'10" E 164.46'
L2	S 62°35'17" W 214.44'
L3	S 62°35'17" W 60.37'
L4	S 62°35'17" W 60.37'
L5	S 62°35'17" W 60.37'
L6	N 21°02'11" W 187.06'
L7	N 68°47'47" E 60.00'
L8	N 68°47'47" E 60.00'
L9	N 68°47'47" E 60.00'
L10	N 68°47'47" E 59.70'

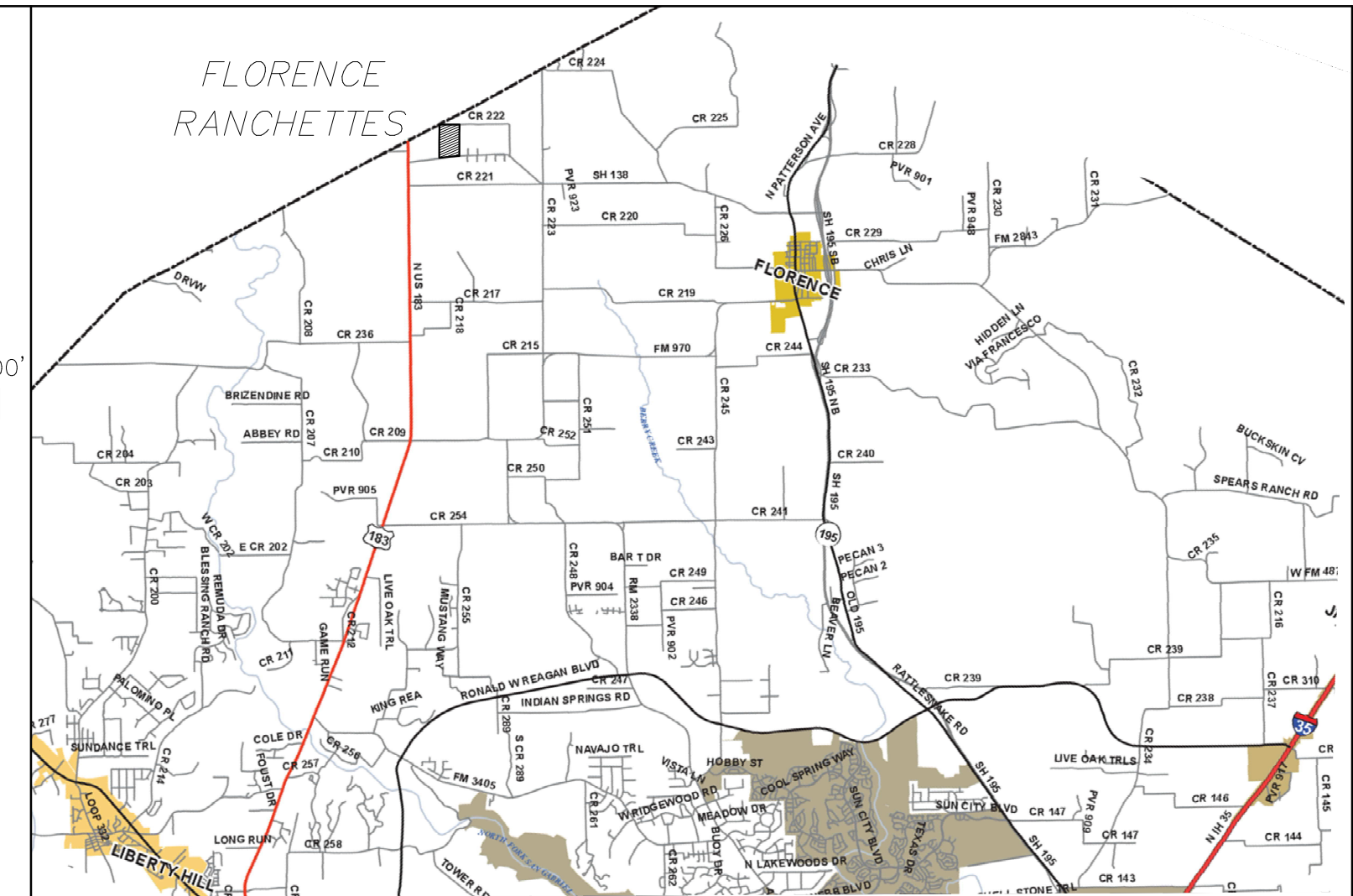
THE RANCH AT FLORENCE
#2011051154

- JOINT USE DRIVEWAY EASEMENT:
- SHARED ACCESS DRIVEWAY
- LOTS 1, 2 & 3
- LOTS 4, 5, & 6
- LOTS 7 & 8
- LOTS 9 & 10
- LOTS 11, 12 & 13
- LOTS 14, 15 & 16

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE ON-SITE WATER WELLS

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

PROPOSED WATER WELL LOCATION
WITH 100' RADIUS SANITARY EASEMENT.
WELLS MUST BE PLACED AT LEAST 50' FROM ANY PROPERTY LINE.



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION: BEING 101.004 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE GEORGE PATILLO SURVEY, ABSTRACT NO. 505 IN WILLIAMSON COUNTY, TEXAS AND ABSTRACT 677 IN BURNET COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 101.03 ACRE TRACT OF LAND CONVEYED TOBEMAR FAMILY PARTNERS, LTD BY DEED RECORDED IN DOCUMENT NO. 9875957 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 101.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 2016:

BEGINNING at a 1/2" iron rod with cap stamped "Austin Surveyors" found on the curving, north right-of-way (80') line of Highway 138 for the southeast corner hereof and the southwest corner of Lot 16, The Ranch at Florence as recorded by plat in Document 2011051154 of said official public records;

THENCE along said right-of-way line a distance of 199.89 feet along the arc of said curving line to the left having a radius of 2904.79 feet and a chord bearing S 64°32'53" W a distance of 199.85 feet to a concrete right-of-way monument (broken) found for endpoint and S 62°35'17" W a distance of 1459.95 feet to a 3/4" iron pipe found for the southwest corner hereof and the southeast corner of that certain 10.0 acre tract of land conveyed to Jeffery Schofell and Patricia Phillips by deed recorded in Volume 2708, Page 925 of said official records;

THENCE N 21°06'07" W a distance of 883.46 feet to a 1/2" iron rod found for angle point and N 21°02'11" W a distance of 491.72 feet to a 3/8" iron rod found for the northeast corner of said Schofell 10.0 acre tract and the southeast corner of that certain 20.0 acre tract of land conveyed to Daniel Wayne Weiermann, Sr. by deed recorded in Document #2007094328 of said official records;

THENCE N 21°14'17" W a distance of 1375.28 feet to a 3/4" iron pipe found on the south line of Burnet County Road 217 for the northwest corner hereof and northeast corner of said Weiermann 20 acre tract;

THENCE N 68°47'47" E a distance of 1659.16 feet along CR 217 to a 3/8" iron rod found for the northeast corner hereof and the northwest corner of Lot 1, The Ranch at Florence;

THENCE with the east line hereof, common with said Ranch at Florence the following four (4) calls:

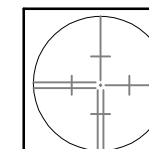
- 1.) S 20°54'34" E a distance of 687.23 feet to a 1/2" iron rod with cap stamped "Forest 1847" found for angle point;
- 2.) S 20°59'05" E a distance of 602.44 feet to a 1/2" iron rod found for angle point;
- 3.) S 20°58'10" E a distance of 381.52 feet to a 1/2" iron rod with cap stamped "Forest 1847" found for angle point;
- 4.) S 20°59'53" E a distance of 906.60 feet to the POINT OF BEGINNING, containing 101.004 acres of land, more or less.

101.004 Ac.

FLORENCE RANCHETTES
PRELIMINARY PLAT

PAGE 1 OF 2

FILE: Server\Co\Wm\Surveys\GEORGE PATILLO A505\23516



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
P.O. Box 1917
Bastrop, Texas 78602
(512) 303-4185
www.jamesegaron.com
jgaron@austin.rr.com

APRIL 13, 2016
REVISED: 5/19/2016

FLORENCE RANCHETTES
PRELIMINARY PLAT

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS

THAT WE, BOYD DEVELOPMENT, INC. ACTING HEREIN AND THROUGH GAVIN BOYD, OWNERS OF 101.004 ACRES OF LAND OUT OF THE GEORGE PATILLO SURVEY, ABSTRACT NO. 505 IN WILLIAMSON COUNTY, TEXAS AND ABSTRACT 677 IN BURNET COUNTY, TEXAS AND AS CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. , OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF SAID TRACT OF LAND, DO HEREBY SUBDIVIDE SAID 101.004 ACRE TRACT OF LAND AS SHOWN HEREON; DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON; DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAYS, 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 SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS FLORENCE RANCHETTES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2016.

BOYD DEVELOPMENT, INC.
GAVIN BOYD
P.O. BOX 431
CEDAR PARK, TEXAS 78630
713-398-9254
mrobertson@arcinvesting.com

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GAVIN BOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

NAME (PRINT)
MY COMMISSION EXPIRES:

I, JAMES E. GARON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT PLAT COMPLIES WITH ALL OF THE APPLICABLE CODES AND ORDINANCES; IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

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

JAMES E. GARON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
P.O. BOX 1917
BASTROP, TEXAS 78602
PH. 512-303-4185
FAX 512-321-2107
JAMESEGARON.COM

I, DEREK VAN GILDER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRIVEWAY CULVERT TABLE, SHOWN HEREON, IS IN COMPLIANCE WITH WILLIAMSON COUNTY REGULATIONS

DEREK VAN GILDER
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 44823
P.O. BOX 1917
BASTROP, TEXAS 78602

BASED UPON THE ABOVE REPRESENTATION 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 THE 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 050029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

BASED UPON THE ABOVE REPRESENTATION 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 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.

FLOODPLAIN ADMINISTRATOR, WILLIAMSON COUNTY

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HERBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS 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

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 IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2016 A.D. AT _____ O'CLOCK, _____M, AND DULY RECORDED IN 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 WRITTEN ABOVE.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: _____, DEPUTY

ADDRESSING:

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: ON-SITE PRIVATE WATER WELLS
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: PEDERNALES ELECTRIC COOPERATIVE

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 THIS 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 BEEN FINALLY ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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-WAYS SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

DEVELOPMENT NOTE:

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.

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 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.

BEARING BASIS: TEXAS STATE PLANE, CENTRAL ZONE (NAD83)

FLOODPLAIN NOTE:

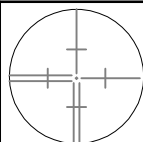
NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. F.I.R.M. PANEL 48491C0075E, EFFECTIVE SEPTEMBER 26, 2008.

EDWARDS AQUIFER NOTE:
THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLORENCE RANCHETTES
PRELIMINARY PLAT

PAGE 2 OF 2

FILE: Server\Co\Wm\Surveys\GEORGE PATILLO A505\23516



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