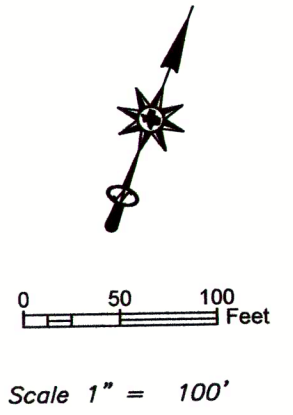


Final Plat of Windmill Acres Subdivision

24.043 Acres out of the Nathaniel H. Mix Survey
Abstract No. 411, Williamson County, Texas

Legend

- O.P.R.W.C.T. = Official Public Records Williamson County, Texas
P.R.W.C.T. = Plat Records Williamson County, Texas
(xxxxx) = Denotes Record Data
● = 1/2" Iron Rod Found
⊙ = Capped 1/2" Iron Rod Found
○ = Capped 1/2" Iron Rod Set marked "WALKER 5283"
B.L. = Building Line Setback
D.E. = Drainage Easement
P.U.E. = Public Utility Easement
⊠ = Benchmark: Cotton Gin Spindle See Note 14



Bearing Basis:

Bearings cited hereon based on Grid North
Texas State Plane Coordinate System
Central Zone (NAD83)

Combined Scale Factor = 0.99989148
(for surface to grid conversion)

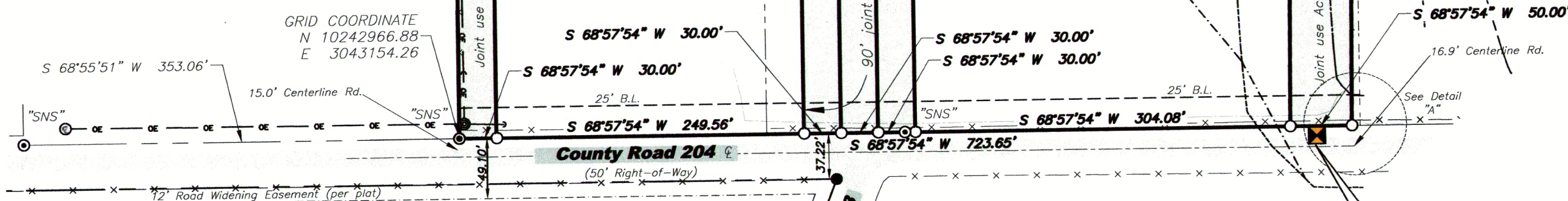
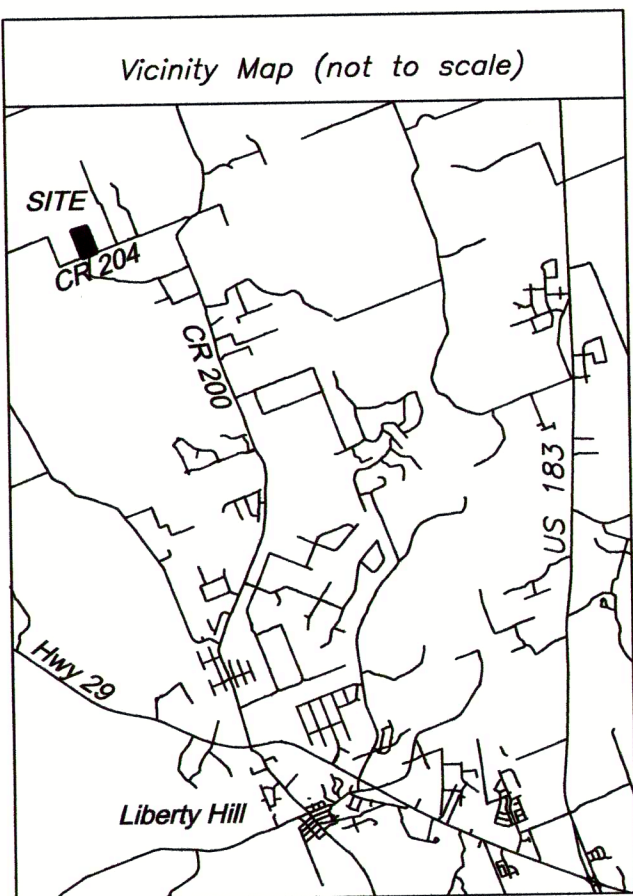
Inverse Scale Factor = 1.00015281
(for grid to surface conversion)

Scaled about 0.0

Elevations shown here are based on
Network GPS observations in NAVD88.

Driveway Culvert Table			
Lot No.	Diameter	Min. Length	Invert Elev.
1	18"	22'	1018'
2	18"	22'	1020'
3	18"	22'	1016'
4	18"	22'	1016'
5	18"	22'	1015'
6	18"	22'	1012'
7	18"	22'	1014'

Jessie Ronny Urive Jr.
12.048 Acres
Document No. 2014038314
O.P.R.W.C.T.



Hidden Meadows of Liberty Hill
Cabinet Q, Slide 213
P.R.W.C.T.

Charles E. & Neal & R. Elroy Foust
92.17 Acres
Doc. No. 1996053712
O.P.R.W.C.T.

Benchmark
Elev. = 1021.07'

Final Plat of Windmill Acres Subdivision

24.043 Acres Out of the Nathaniel H. Mix Survey
Abstract No. 441, Williamson County, Texas

PERIMETER DESCRIPTION

BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 24.043 ACRES, IN THE NATHANIL H. MIX SURVEY, ABSTRACT 411, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING OUT OF TRACT I AND TRACT II, CONTAINING 24.091 ACRES, AS RECORDED IN DOCUMENT 2014085579 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, AND BEING A TRACT OF LAND OUT OF THE 394.665 ACRES CONVEYED TO SUZCO, LLC, IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2012037979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 24.043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at a capped 1/2" Iron Rod Found marked "RLS 5785", in the Common line of said 394.665 acres and a called 149.892 tract of land to Thomas G. Foust, as recorded in Volume 395, Page 636, of the Deed Records of Williamson County, Texas, also being the Northeast corner of said Tract I, also being a point in the West line of a 10.7389 acre tract conveyed to Robert M. & Tyree J. Wolesensky, recorded in Document No. 2011066457 of the Official Public Records of Williamson County, Texas, also being a point at the Southeast Corner of a 40.001 acre tract conveyed to Patricia Reyna, recorded in Document No. 2014015652 of the Official Public Records of Williamson County, Texas, for the Northeast Corner hereof, from which a capped 1/2" Iron Rod Found marked "CRIGHTON", at the Northwest Corner of said 10.7389 acre tract bears: North 20°57'31" West, 399.45 feet,

THENCE, South 20°59'06" East, with said Common line, along or near a fence, passing a 1/2" Iron Rod Found, at the Southwest corner of said 10.7389 acre tract, also being the Northwest Corner of a 20.8428 acre tract conveyed to Robert M. and Tyree J. Wolesensky, recorded in Document No. 2011066457 of the Official Public Records of Williamson County, Texas, a distance of 7.09 feet, continuing along or near a fence, to a capped 1/2" Iron Rod Set marked "WALKER 5283", at the Southwest corner of said 20.8428 acre tract, also being the Northwest Corner of a 16.00 acre tract conveyed to Pamela A. and Ronnie R. Stevenson, recorded in Volume 593, Page 923, of the Deed Records of Williamson County, Texas, a total distance of 794.58 feet, from which from which a 1/4" Iron Rod Found at the Northeast corner of said 16.00 acre tract, also being the Southeast corner of said 20.8428 acre tract, bears: North 69°36'09" East, 1154.15 feet,

THENCE, along the West Line of said 16.00 acre tract, South 20°20'39" East, 608.28 feet to a capped 1/2" Iron Rod Set marked "WALKER 5283", a point in the Northerly Right-of-Way line of County Road 204, said point being the Southwest Corner of said 16.00 acre tract, from which the Southeast Corner of said 24.091 acre tract, also being the Southeast Corner of said 394.665 acre tract, bears: North 68°57'54" East, 6.80 feet,

THENCE, South 68°57'54" West, with said Right-of-Way line, passing a capped 1/2" Iron Rod Found marked "SNS", at the Southwest corner of said Tract I same being the Southeast Corner of said Tract II, a distance of 362.25 feet, for a total distance of 723.65 feet, to a capped 1/2" Iron Rod Found marked "SNS", in said Right-of-Way line, for the Southwest Corner hereof, also being the Southwest Corner of said Tract II, same being the Southeast Corner of a 12.048 acre tract conveyed to Jessie Ronny Urive Jr., recorded in Document No. 2014038314 of the Official Public Records of Williamson County, Texas, from which a 1/2" Iron Rod Found at the Southwest Corner of said 12.048 acre tract bears: South 68°55'51" West, 353.06 feet,

THENCE, departing said Right-of-Way line with the Common line of said Tract II and said 12.048 acre tract along a fence, North 20°59'23" West, 1470.19, to a capped 1/2" Iron Rod Found marked "SNS", in the Southerly line of said 40.001 acre tract, at the Northwest Corner of said Tract II same being the Northeast Corner of said 12.048 acre tract, from which a 1/2" Iron Rod Found at the Northwest Corner of said 12.048 acre tract bears: South 74°14'14" West, 354.40 feet,

THENCE, North 74°14'02" East, with the Common line of said Tract II and said 40.001 acre tract along a fence, passing a capped 1/2" Iron Rod Found marked "SNS", at the Northeast Corner of said Tract II, same being the Northwest Corner of said Tract I, a distance of 362.45 feet, and a total distance of 733.61, to the Point of Beginning, and containing 24.043 Acres of land.

GENERAL PLAT NOTES

1. Lots 2, 3, 4, 5 and 6 may not be further subdivided.
2. Water service provided by private wells.
3. Sewer service provided by On-Site Sewage Facility.
4. A de facto certificate of compliance is hereby issued for all lots within this subdivision except for lots 3, 4, 5, 6, and 7. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area. A floodplain development permit must be obtained from the Williamson County floodplain administrator for lots 3, 4, 5, 6, and 7 prior to any construction or development.
5. A ten (10) foot public utility and drainage easement is hereby dedicated adjacent to all property lines unless otherwise noted on the plat.
6. A ten (10) foot building line is located adjacent to all property lines unless otherwise noted on the plat.
7. 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.
8. 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.
9. 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.
10. Right-of-way easements for future right of way, 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 or future roadway.
11. 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 improvements will be responsible for the relocation and/or replacement of the improvement.
12. All public roadways and easements as shown on this plat are free of liens.
13. Landscaping is prohibited within the country road right-of-way.
14. Benchmark: Cotton Gin Spindle set at the North edge of pavement of CR 204, 35 feet west and 7.8 feet south of the Southeast corner of subdivision. Elevation = 1012.07'
15. 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.
16. The minimum finished floor elevations shown on this plat were determined by adding one (1) foot to the base flood elevation (bfe) as determined by a study prepared by Phil Smith, P.E. Dated May 28, 2016.

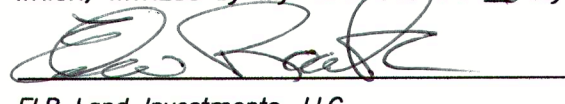
Final Plat of Windmill Acres Subdivision

24.043 Acres Out of the Nathaniel H. Mix Survey
Abstract No. 441, Williamson County, Texas

OWNER'S CERTIFICATION

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

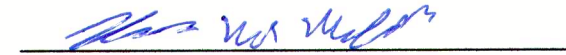
I, Edwin Roark, manager for ELR Land Investments, LLC, sole owner of the certain 24.091 acre tract of land shown hereon and described in a deed recorded in Document No. 2016041025 of the Official Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County, the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as "Final Plat of Windmill Acres Subdivision", TO CERTIFY WHICH, WITNESS by my hand this the 26 day of October, 2016.


ELR Land Investments, LLC
By: Edwin Roark, manager
3910 Sequoia Trail West
Georgetown, TX 78628

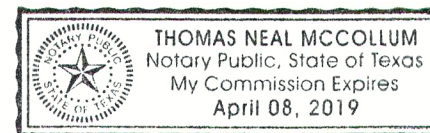
STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Edwin Roark, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this the 26 day of October, 2016.


Notary Public in and for the State of Texas

My Commission expires on: Apr 8, 2019

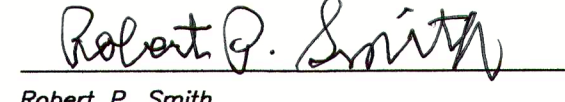


ENGINEER'S CERTIFICATION

I, Robert P. Smith, Registered Professional Engineer in the State of Texas, do hereby certify that this said 24.091 acre tract, is not in the Edwards Aquifer Recharge Zone and is encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0250E, effective date September 26, 2008, and that each lot conforms to the Williamson County, Texas regulations.

The boundary of the floodplain as determined by an engineering study is shown herein.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 31st day of October, 2016.



Robert P. Smith
Registered Professional Engineer No. 40030 (sealed)
State of Texas

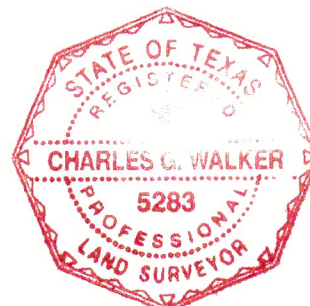


SURVEYOR'S CERTIFICATION

I, Charles G. Walker, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made 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 corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of Williamson County, Texas.

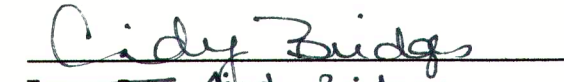
TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 26 day of October, 2016.


Charles G. Walker
Registered Professional
Land Surveyor Number 5283 (Sealed)
State of Texas



ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the ____ day of _____, 2016 A.D.


~~Teresa Baker~~ Cindy Bridges
Williamson County Addressing Coordinator

HEALTH DISTRICT APPROVAL

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) 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 blue line (survey) and the documents associated with it.


Deborah L. Marlow, RS, OS0029596
~~Assistant Deputy~~ Director, Environmental Health Services, WCCHD

11/01/2016
Date

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 of plat, with field notes heron, 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
Williamson County, Texas

COUNTY CLERK'S CERTIFICATION

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

I, Nancy E. 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 _____, 20____, A.D., at ____ o'clock, ____M., in the Official Public Records of said County in Document 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy