

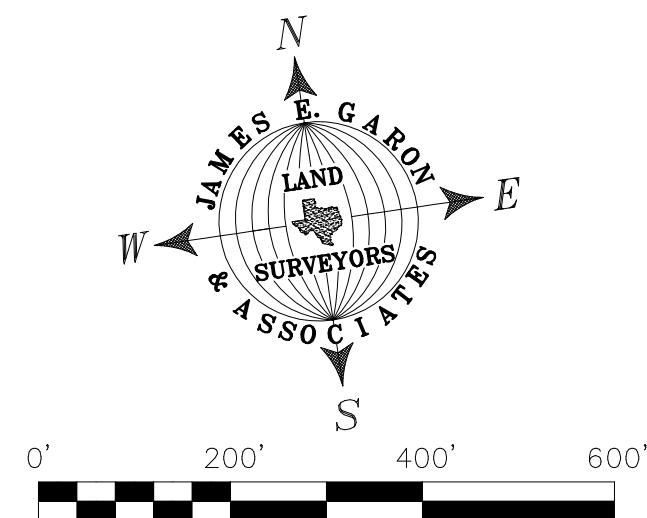
SAMUEL C. JONES SURVEY, A-352

DICY HOPKINS SURVEY, A-300






WYNETTE N. LESSNER
87.23 AC.
DOC. #2012085476

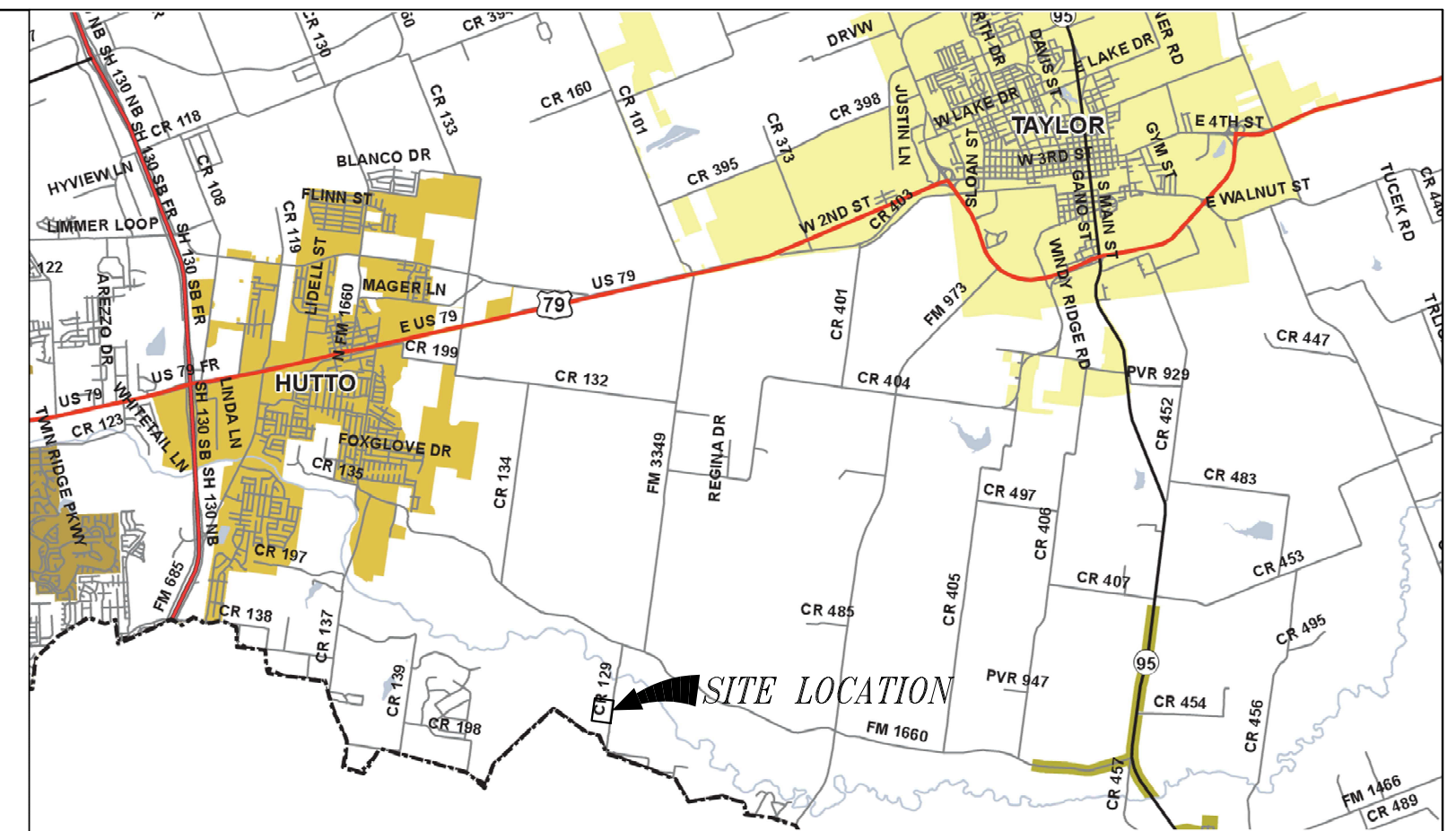
PLAT NOTE:

LOTS 5, 6, 7 & 8 MAY NOT BE FURTHER SUBDIVIDED.



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 |
| (BRG.-DIST.) | RECORD CALL |



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION: BEING 42.951 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE DICY HOPKINS SURVEY, ABSTRACT 300 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 35.453 ACRE TRACT OF LAND AND A PORTION OF THAT CERTAIN 64.6 ACRE TRACT OF LAND CONVEYED TO THE HENRY P. HOOPER III LIVING TRUST BY DEED RECORDED IN DOCUMENT #2013037227 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 42.951 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 2015:

BEGINNING at a 1/2" iron rod with cap stamped "Forest RPLS1847" found on the westerly line, as fenced, of CR 129 for 35.453 acre tract and the northeast corner of that certain 13.31 acre tract of land conveyed to Wind River Cattle, LLC by deed recorded in Doc. #2012106056 of said official records;

THENCE N 81°40'10" W a distance of 1238.15 feet along the north line of said Wind River Cattle, LLC 13.31 acre tract to a 1/2" iron rod with cap stamped "Forest RPLS1847" found on the east line of that certain 87.23 acre tract of land conveyed to Wynette N. Lessner by deed recorded in Document 2012085476 of said official records for the northwest corner of said Wind River Cattle, LLC 13.31 acre tract and the southwest corner hereof and said Hooper 35.453 acre tract;

THENCE N 07°57'56" E, passing a calculated point for the northwest corner of said Hooper 35.453 acre tract and southwest corner of said Hooper 64.6 acre tract at a distance of 1341.58 feet and continuing for a total distance of 1500.71 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS43032 set for the northwest corner hereof;

THENCE S 82°25'39" E a distance of 1235.52 feet to a 1/2" iron rod with cap stamped ?JE Garon RPLS4303? set on the west margin of CR 129 for the northeast corner hereof;

THENCE with the west margin of CR 129 the following four (4) calls:

- 1) S 07°34'21" W a distance of 169.21 feet to a 1/2" iron rod with cap stamped ?Forest RPLS1847? found for the northeast corner of said 35.453 acres tract and the southeast corner of said 64.6 acres tract;
- 2) S 07°21'08" W a distance of 536.35 feet to a 1/2" iron rod with cap stamped ?Forest RPLS1847? found for angle point;
- 3) S 08°03'52" W a distance of 413.19 feet to a 1/2" iron rod with cap stamped ?Forest RPLS1847? found for angle point;
- 4) S 08°28'31" W a distance of 398.38 feet to the POINT OF BEGINNING, containing 42.951 acres of land, more or less as shown.

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
JAMESGARON.COM

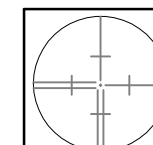
DATE _____

42.951 Ac.

THE HEIGHTS AT BRUSHY CREEK
PRELIMINARY PLAT

PAGE 1 OF 2

FILE: Server\Co\Wm\Surveys\DICY HOPKINS\51315-PLAT



JAMES E. GARON & ASSOC.

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

OCT. 14, 2016
REVISED: NOV. 7, 2016

THE HEIGHTS AT BRUSHY CREEK
PRELIMINARY PLAT

STATE OF TEXAS }}
COUNTY OF WILLIAMSON }}

KNOW ALL MEN BY THESE PRESENTS

THAT WE, THE HEIGHTS AT BRUSHY CREEK, LLC, A TEXAS LIMITED LIABILITY CO., ACTING HEREIN AND THROUGH BOYD DEVELOPMENT, INC., MANAGER, OWNERS OF 42.951 ACRES OF LAND OUT OF THE DICY HOPKINS SURVEY, ABSTRACT NO. 300 IN WILLIAMSON COUNTY, TEXAS AND AS CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2015106792, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS , DO HEREBY SUBDIVIDE SAID 42.951 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 THE HEIGHTS AT BRUSHY CREEK.

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

BOYD DEVELOPMENT, INC.
GAVIN BOYD, PRESIDENT
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:

STATE OF TEXAS }}
COUNTY OF WILLIAMSON }}

KNOW ALL MEN BY THERE PRESENTS:

THAT WE, SR1 FUND, LLC, A LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE OF THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

FLORENCE RANCHETTES
WITNESS MY HAND THIS THE _____ DAY OF _____, 2016, A.D.

BENJAMIN K. WILLIAMS
TRUSTEE, SR1 FUND, LLC
12710 RESEARCH BLVD., # 115
AUSTIN, TEXAS 78759

STATE OF TEXAS }}
COUNTY OF WILLIAMSON }}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENJAMIN K. WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

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 ALLEDGED. 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

DATE

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 ALLEDGED. 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

DATE

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.

FLOODPLAIN NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48491C0675E & 700E, EFFECTIVE SEPT. 26, 2008.

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

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: MANVILLE WATER SUPPLY CORPORATION
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: ONCOR

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

ON-SITE SEWAGE FACILITY NOTE:

ALL ON-SITE SEWAGE FACILITIES (OSSF) SHALL COMPLY WITH THE SETBACKS SHOWN ON PAGE 3, TABLE 1 OF THE ON-SITE SEWAGE FACILITY GUIDE FOR WILLIAMSON COUNTY, TEXAS.

ADDRESSING:

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE

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

DATE

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.

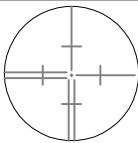
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: _____, DEPUTY

THE HEIGHTS AT BRUSHY CREEK
PRELIMINARY PLAT

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FILE: Server\Co\Wm\Surveys\DICY HOPKINS\51315-PLAT



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