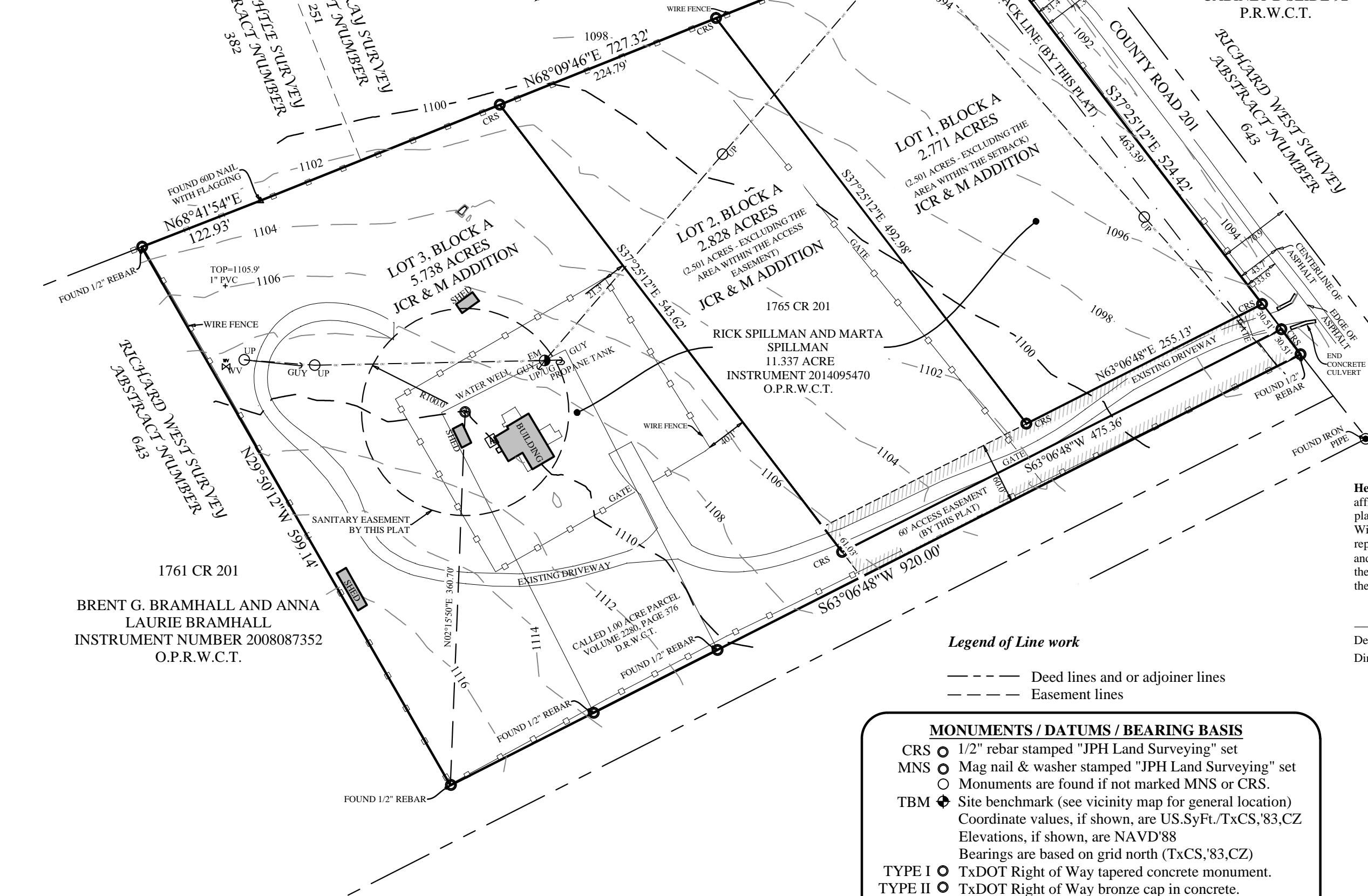


**Surveyor:** JPH Land Surveying Inc.  
13563 West SH 29, Suite 4  
Liberty Hill, Texas 78642

**Owner:** Rick & Marta Spillman  
P.O. Box 1866  
Liberty Hill, Texas 78642



**Legend of Line work**

- Deed lines and or adjoiner lines
- - - - - Easement lines

**MONUMENTS / DATUMS / BEARING BASIS**

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- Monuments are found if not marked MNS or CRS.
- TBM ⊕ Site benchmark (see vicinity map for general location)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS,'83,CZ)
- TYPE I ○ TxDOT Right of Way tapered concrete monument.
- TYPE II ○ TxDOT Right of Way bronze cap in concrete.
- TYPE III ○ TxDOT Right of Way iron rod with aluminum cap.

**NOTES:**

- Owner: Rick & Marta Spillman
- Acreage: 11.337 Acres
- Survey & Abstract: Richard West A-643
- Number of Blocks: 1
- Number of Lots: 3
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0250E for Williamson Co., effective September 26, 2008.
- Basis of Bearings for this survey is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, Central Zone.
- No recording documents were found for County Road 201. Right of way is shown as evidenced by found monumentation.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas, said Commissioner's Court assumes no obligation to build any of the streets, 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, other than those draining or protecting the road system and streets.
- 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 the property. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data in particular, may change depending on 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 finally been accepted for maintenance by the county.
- The minimum lowest finished floor elevation shall be one foot higher than the highest spot elevation which is located five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.
- All driveways onto rural county roads whose lot is served by a septic system shall be required to obtain a permit from Williamson County and Cities Health District prior to construction. The subdivision developer will be held responsible to notify builders and lot owners of this requirement.
- Restriction:** All 3 lot owners shall participate equally in the cost of maintenance, changes, improving etc. of the existing driveway system for ingress or egress access, including any gate or gate system that may be existing or added. Lot 1 pays 19%, Lot 2 pays 35%, Lot 3 pays 46%. Driveway is considered +/- 720' from edge of pavement on CR 201 to the gate in the fence that surrounds the house on Lot 3, for payment costs. Any gate or gate system that may be existing or added will fall into the driveway for sharing cost as well.
- Lots 2 and 3 may not be further subdivided.
- The water for this subdivision will be provided by water wells. The sanitary facilities will be onsite sanitary facilities.

- LEGEND OF ABBREVIATIONS**
- US.SyFt. United States Survey Feet
  - TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
  - NAVD'88 North American Vertical Datum of 1988
  - P.R.W.C.T. Plat Records of Williamson County, Texas
  - O.P.R.W.C.T. Official Public Records of Williamson County, Texas
  - D.R.W.C.T. Deed Records of Williamson County, Texas
  - POB Point of Beginning
  - POC Point of Commencing



JPH Job No.  
2016.200.032

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13563 West SH 29, Suite #4, Liberty Hill, Texas 78642  
Telephone (512) 778-5688 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
Dallas - Fort Worth | Austin | Abilene

STATE OF TEXAS  
COUNTY OF WILLIAMSON

**WHERE AS** Rick and Marta Spillman are the owners of all of that 11.337 acres situated within the Richard West Survey, Abstract Number 643, Williamson County, Texas as described in the deed recorded under Instrument Number 2014095470 of the Official Public Records of Williamson County, Texas (hereafter referred to as the Spillman Parcel). Said 11.337 acres of land surveyed on the ground in the month of October 2016, under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 and being more particularly described as follows:

**BEGINNING** at a 3/4 inch iron pipe found at the northeast corner of said Spillman Parcel, from which a 1/2 inch rebar found at the north corner of a parcel of land as described in the deed to Marcella Schroder recorded under Instrument Number 20100061192 of said Public Records, bears NORTH 69 degrees 05 minutes 24 seconds WEST, 1212.51 feet;

- THENCE SOUTH 77 degrees 00 minutes 47 seconds EAST, 10.59 feet with the southeast line of County Road 201, a variable width right of way as evidenced by found monumentation, to a 5/8 inch rebar found at the easterly northeast corner of said Spillman Parcel;
- THENCE SOUTH 37 degrees 25 minutes 12 seconds EAST, 524.42 feet with the southwest line of said County Road 201 to a 1/2 inch rebar found at the southeast corner of said Spillman Parcel;
- THENCE SOUTH 63 degrees 06 minutes 48 seconds WEST, 920.00 feet with the south line of said Spillman Parcel to a bent 1/2 inch rebar, found at the southwest corner of said Spillman Parcel;
- THENCE NORTH 29 degrees 50 minutes 12 seconds WEST, 599.14 feet with the west line of said Spillman Parcel to a 1/2 inch rebar found at the northwest corner of said Spillman Parcel;
- THENCE NORTH 68 degrees 41 minutes 54 seconds EAST, 122.93 feet with the north line of said Spillman Parcel to a 60d nail found at a re-entrant corner of said Spillman Parcel;
- THENCE NORTH 68 degrees 09 minutes 46 seconds EAST 727.32 feet with the north line of said Spillman Parcel to the POINT OF BEGINNING, containing 11.337 acres of land. The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, Central Zone.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Rick Spillman and Marta Spillman do hereby adopt this plat, designating the herein described property as **JCR & M Addition**, an addition within Williamson County Texas, and hereby dedicate all additional ROW, streets, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision.

\_\_\_\_\_  
Rick Spillman

\_\_\_\_\_  
Marta Spillman

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rick Spillman and known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas My commission expires:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Marta Spillman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas My commission expires:

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, **Robert A. Hansen**, do Hereby certify that I prepared this plat from an actual and accurate survey of the land, under my personal supervision, in accordance with the Williamson County Subdivision Ordinances. This tract is not located within the Edwards Aquifer Recharge Zone.

Signed \_\_\_\_\_  
Robert A. Hansen  
Registered Professional  
Land Surveyor, No. 6439

PRELIMINARY: THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT.

~RELEASED FOR REVIEW TO Williamson County ON  
2016-12-07

\_\_\_\_\_  
Deborah L. Marlow, RS, OS0029596  
Director, Environmental Health Services, WCCHD

\_\_\_\_\_  
Date

County Judge's Approval

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON §

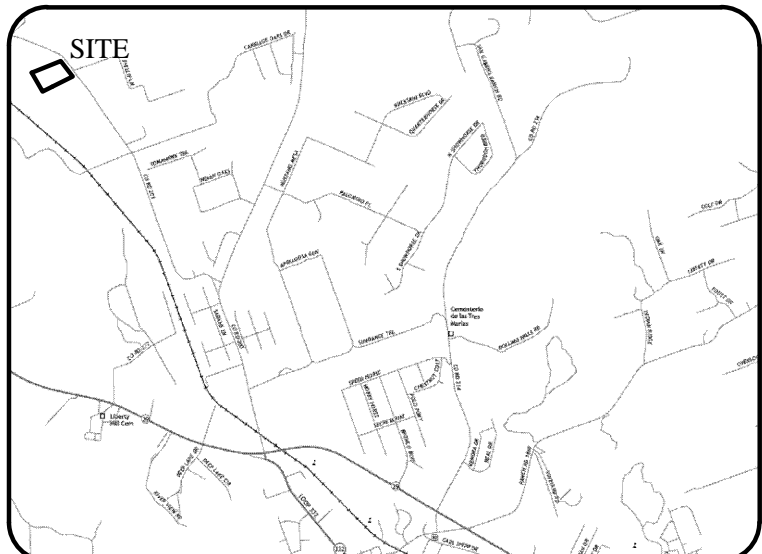
I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioner's Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that 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

\_\_\_\_\_  
Date

**VICINITY MAP**

NOT TO SCALE



**PRELIMINARY PLAT**  
**JCR & M ADDITION**  
**11.337 ACRES**  
SITUATED IN  
**RICHARD WEST SURVEY**  
**ABSTRACT NO. 643**  
WILLIAMSON COUNTY, TEXAS