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PROPERTY DESCRIPTION

BEING 6.000 ACRES OF LAND SITUATED IN THE J. JENKS SURVEY, ABSTRACT NO. 351, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 65.44 ACRE TRACT OF LAND REFERENCED IN A WARRANTY DEED TO BOODIDDLE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2016072101, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8-INCH IRON REBAR FOUND FOR THE WEST CORNER OF SAID 65.44 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER PORTION OF A CALLED 103.87 ACRE TRACT OF LAND REFERENCED IN AN ASSIGNMENT OF CONTRACT OF VETERANS' LAND BOARD CONTRACT OF SALE AND PURCHASE TO EDMOND C. MCCRAY, RECORDED IN VOLUME 484, PAGE 651, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 444, PAGE 336, OF SAID DEED RECORDS, ALSO BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281 (A VARIABLE WIDTH RIGHT-OF-WAY, NO DEDICATION FOUND TO DATE);

THENCE, SOUTH 55°01'45" EAST, ALONG THE SOUTHWEST LINE OF SAID 65.44 ACRE TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, A DISTANCE OF 732.93 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, OVER AND ACROSS SAID 65.44 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 68°08'17" EAST, A DISTANCE OF 1665.14 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET;

2. NORTH 21°51'43" WEST, A DISTANCE OF 613.51 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET IN THE NORTHWEST LINE OF SAID 65.44 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF SAID REMAINDER PORTION OF THE 103.87 ACRE TRACT;

THENCE, NORTH 68°08'17" EAST, WITH SAID NORTHWEST LINE OF THE 65.44 ACRE TRACT AND SAID SOUTHEAST LINE OF THE REMAINDER PORTION OF THE 103.87 ACRE TRACT, A DISTANCE OF 332.25 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET FOR THE NORTH CORNER OF SAID 65.44 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID REMAINDER PORTION OF THE 103.87 ACRE TRACT, ALSO BEING IN THE SOUTHWEST LINE OF LOT 26, BLOCK B, SILVER CREEK RANCH, PHASE FIVE, A SUBDIVISION RECORDED IN CABINET V, SLIDE 327-328, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, SOUTH 21°23'49" EAST, WITH THE NORTHEAST LINE OF SAID 65.44 ACRE TRACT AND THE SOUTHWEST LINE OF SAID SILVER CREEK RANCH, PHASE FIVE, A DISTANCE OF 142.66 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF A CALLED 47.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BRUCE ALLAN BECKETT, RECORDED IN DOCUMENT NO. 2002096837, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 21°12'00" EAST, CONTINUING WITH SAID NORTHEAST LINE OF THE 65.44 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 47.00 ACRE TRACT, A DISTANCE OF 500.89 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8-INCH IRON REBAR FOUND FOR THE EAST CORNER OF SAID 65.44 ACRE TRACT BEARS SOUTH 21°12'00" EAST, A DISTANCE OF 851.44 FEET;

THENCE, SOUTH 68°08'17" WEST, OVER AND ACROSS SAID 65.44 ACRE TRACT, A DISTANCE OF 1970.84 FEET TO A 1/2-INCH IRON REBAR WITH CAP STAMPED "RPLS 5784" SET IN SAID SOUTHWEST LINE OF THE 65.44 ACRE TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, FROM WHICH A 3/8-INCH IRON REBAR FOUND FOR THE SOUTH CORNER OF SAID 65.44 ACRE TRACT BEARS SOUTH 55°01'45" EAST, A DISTANCE OF 1029.92 FEET;

THENCE, NORTH 55°01'45" WEST, WITH SAID SOUTHWEST LINE OF THE 65.44 ACRE TRACT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281, A DISTANCE OF 35.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.000 ACRES OF LAND MORE OR LESS.

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

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE UNIFIED DEVELOPMENT CODE PUBLISHED BY WILLIAMSON COUNT, TEXAS, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF, AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
MIGUEL A. ESCOBAR, LSLS, RPLS
TEXAS REG. NO. 5630
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

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

I, DAVID L. PLATT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING 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 48491C0435E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS

THIS THE _____ DAY OF _____, 2016, A.D.

DAVID L. PLATT
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS - NO. 115964

OWNER'S DEDICATION

STATE OF TEXAS § KNOWN ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, _____, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ 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 PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL NEW PUBLIC ROADWAYS AND EASEMENTS IF ANY AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS: "MELCHOR ESTATES"

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

(OWNER'S SIGNATURE)

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

I, _____, LIEN HOLDER OF THE CERTAIN 6.00 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016072101 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO <THE CITY OF GEORGETOWN OR WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS: "MELCHOR ESTATES"

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

LIEN HOLDER'S SIGNATURE

<LIEN HOLDER'S TYPED NAME AND ADDRESS>

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

FLOODPLAIN ADMINISTRATOR APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THIS PLAT AS REPRESENTED BY 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 THE INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

DATE
JOE M. ENGLAND
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

HEALTH DISTRICT APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OF SURVEYOR, I FIND THAT THIS PLAT 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 THE 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 HE PLAT AND DOCUMENTS ASSOCIATED WITH IT.

DATE
DEBORAH L. MARLOW, RS, OS0029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

ROAD NAME AND 911 ADDRESSING APPROVAL

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

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS § KNOW ALL ME BY THESE PRESENTS;
COUNT OF WILLIAMSON §

I, DAN GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OF 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 AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN THE 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 ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PRELIMINARY PLAT OF
MELCHOR ESTATES
A 6.00 ACRE SUBDIVISION SITUATED IN THE
J. JENKS SURVEY, ABSTRACT NO. 351,
WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
SERVICES	>>ENGINEERS	>>PLANNERS >>SURVEYORS

JOB No. **22438**

DATE: NOV. 7, 2016

SHEET **2** of **2**

DRAWN BY:

REVIEWED BY:

APPROVED BY: