

Legend of Line work

--- Deed lines and/or adjoining lines
--- Easement lines

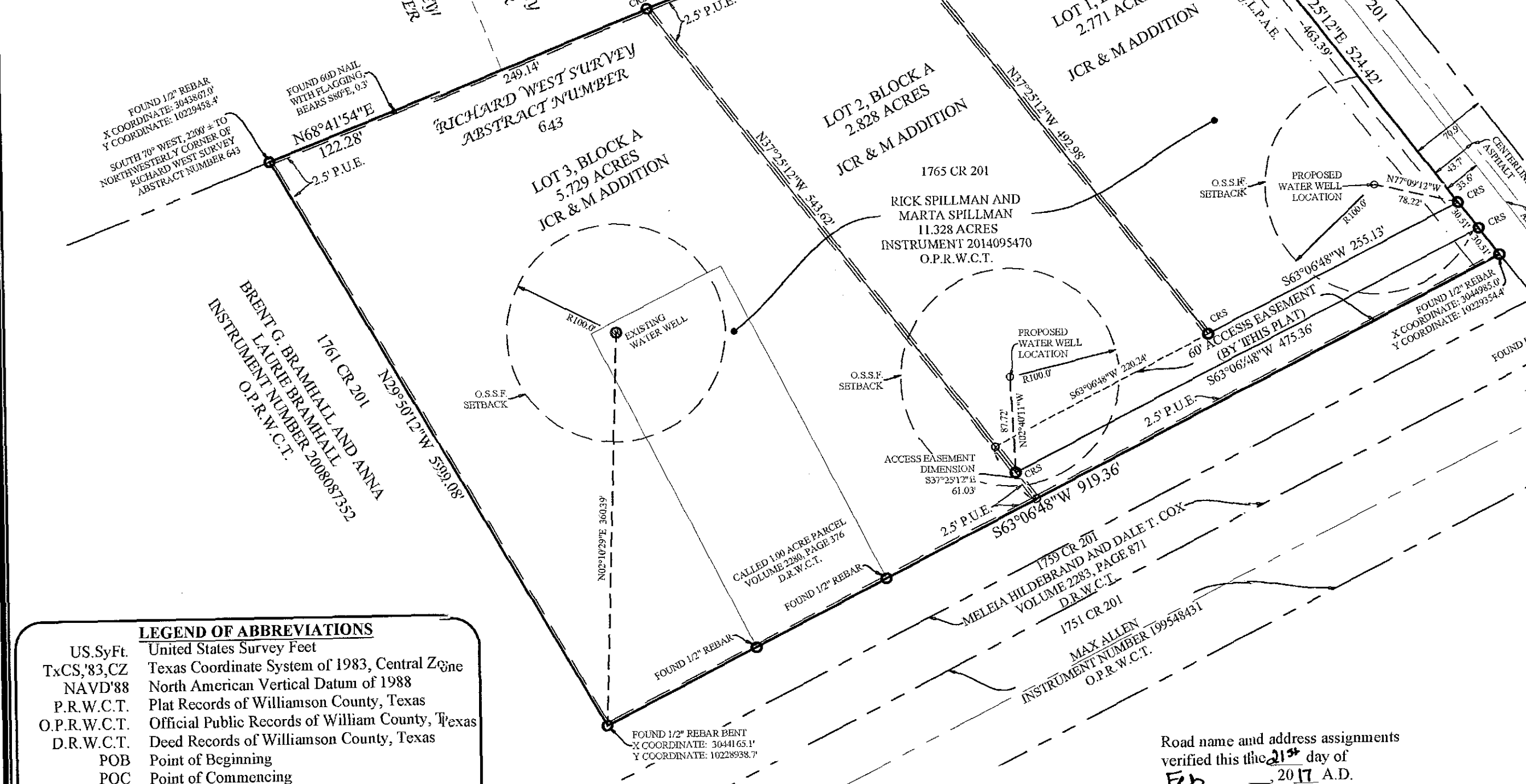
Surveyor: JPH Land Surveying Inc.
13563 West SH 29, Suite 4
Liberty Hill, Texas 78642

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

Revision Date:
February 7, 2017

LAND USE SUMMARY TABLE

LOT 1	LOT 2	LOT 3	PLAT
2.771 ACRES	2.828 ACRES	5.729 ACRES	11.328 ACRES



LEGEND OF ABBREVIATIONS

US.Sy.Ft. 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
O.S.S.F. On-site Sewage Facility Setback (BY THIS PLAT)
P.U.L.P.A.E. Public Utility, Landscape, and Pedestrian Access Easement (BY THIS PLAT)
P.U.E. Public Utility Easement (BY THIS PLAT)

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.

Coordinate values, if shown, are US.Sy.Ft./TxCS,'83,CZ
Bearings are based on grid north (TxCS,'83,CZ)

TYPE I 1/2" Right of Way tapered concrete monument
TYPE II 1/2" Right of Way bronze cap in concrete
TYPE III 1/2" Right of Way iron rod with aluminum cap

NOTES:

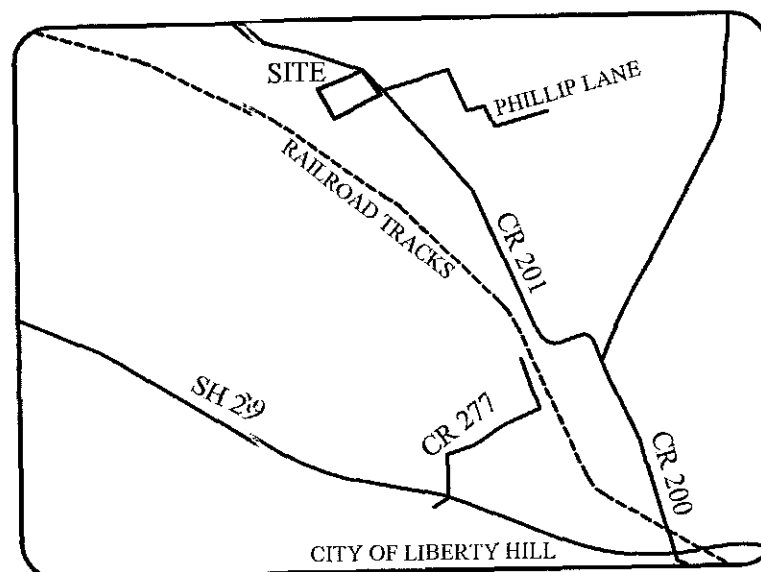
- Owner: Rick & Marta Spillman
- Acreage: 11.328 Acres
- Survey & Abstract: Richard West A-643
- Number of Blocks: 1
- Number of Lots: 3
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #48491C0250E for Williamson County, effective September 26, 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 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 or added. Lot 1 pays 19%, Lot 2 pays 35%, Lot 3 pays 46%. Driveway is considered 1/2" 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 On-Site Sewage Facilities.
- All public roadways and easements as shown on this plat are free of liens.
- 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.
- One-way "circular" driveways shall be prohibited onto County Road 201.
- 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.

Road name and address assignments
verified this 21st day of
Feb 2017 A.D.

Cathy Bridges
Williamson County 911 Addressing Coordinator

VICINITY MAP

NOT TO SCALE



FINAL PLAT
JCR & M ADDITION
11.328 ACRES
SITUATED IN
RICHARD WEST SURVEY
ABSTRACT NO. 643
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

WHEREAS, Rick Spillman and Marta Spillman are owners of an 11.328-acre parcel of land situated within the Richard West Survey, Abstract Number 643, Williamson County, Texas and being all of that parcel of land as described in the deed to Rick and Marta Spillman recorded under Instrument Number 2014095470 of the Official Public Records of Williamson County, Texas (hereafter referred to as the Spillman Parcel). Said 11.328 acres of land surveyed in 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 westernmost 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 Official Public Records bears NORTH 69 degrees 05 minutes 24 seconds WEST, 1,212.51 feet;

THENCE SOUTH 77 degrees 00 minutes 47 seconds EAST, 10.59 feet with the southwest right of way line of County Road 201, a variable width right of way, no recording document found (as evidenced by found monumentation), to a 5/8-inch rebar found at the easternmost northeast corner of said Spillman Parcel;
THENCE SOUTH 37 degrees 25 minutes 12 seconds EAST, 524.42 feet with the southwest right of way line of said County Road 201 to a 1/2-inch rebar found at the northeast corner of a parcel of land as described in the deed to Brent G. Bramhall and Anna Laurie Bramhall recorded under Instrument Number 2008087352 of said Official Public Records (hereafter referred to as the Bramhall Parcel);
THENCE SOUTH 63 degrees 06 minutes 48 seconds WEST, 919.36 feet with the north line of said Bramhall Parcel to a bent 1/2-inch rebar found at a re-entrant corner of said Bramhall Parcel;
THENCE NORTH 29 degrees 50 minutes 12 seconds WEST, 599.08 feet with the east line of said Bramhall Parcel to a 1/2-inch rebar found at the north corner of said Bramhall Parcel;
THENCE NORTH 68 degrees 41 minutes 54 seconds EAST, 122.28 feet with the north line of said Spillman Parcel to a salient corner of said Spillman Parcel, from which a 60d nail, bears South 80 degrees East, 0.3 feet;
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 11.328 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, the owners of the certain tract of land shown hereon and described in a deed recorded in Document No. 2014095470 of the Official Public Records of Williamson County, Texas 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 the roads, alleys, rights-of-way, easements and public places shown hereon for such public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as the **JCR & M Addition**.

TO CERTIFY WHICH, WITNESS by my hand this 22 day of Feb, 2017.

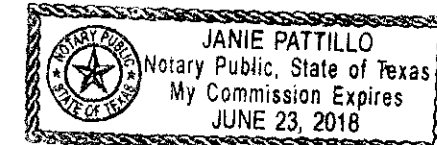
Rick Spillman
Marta Spillman

STATE OF TEXAS
COUNTY OF Williamson

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 22 day of February 2017.

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

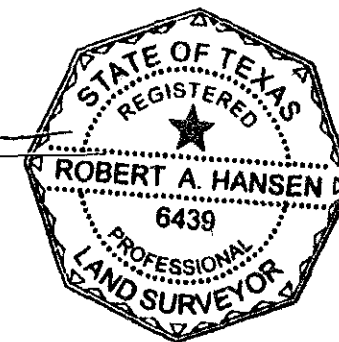


SURVEYOR'S CERTIFICATION

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

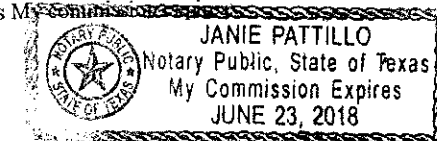


STATE OF TEXAS
COUNTY OF Williamson

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 22 day of February 2017.

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



I, DAN A. GATJIS, 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 IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON, TEXAS.

DAN A. GATJIS, 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 ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, AD, AT _____ O'CLOCK _____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____, AD AT _____ O'CLOCK _____ M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.
NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

Deborah L. Marlow, R.A. 2/21/2017

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

By: _____ DEPUTY

JPH Job No.
2016.200.032

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