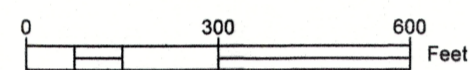
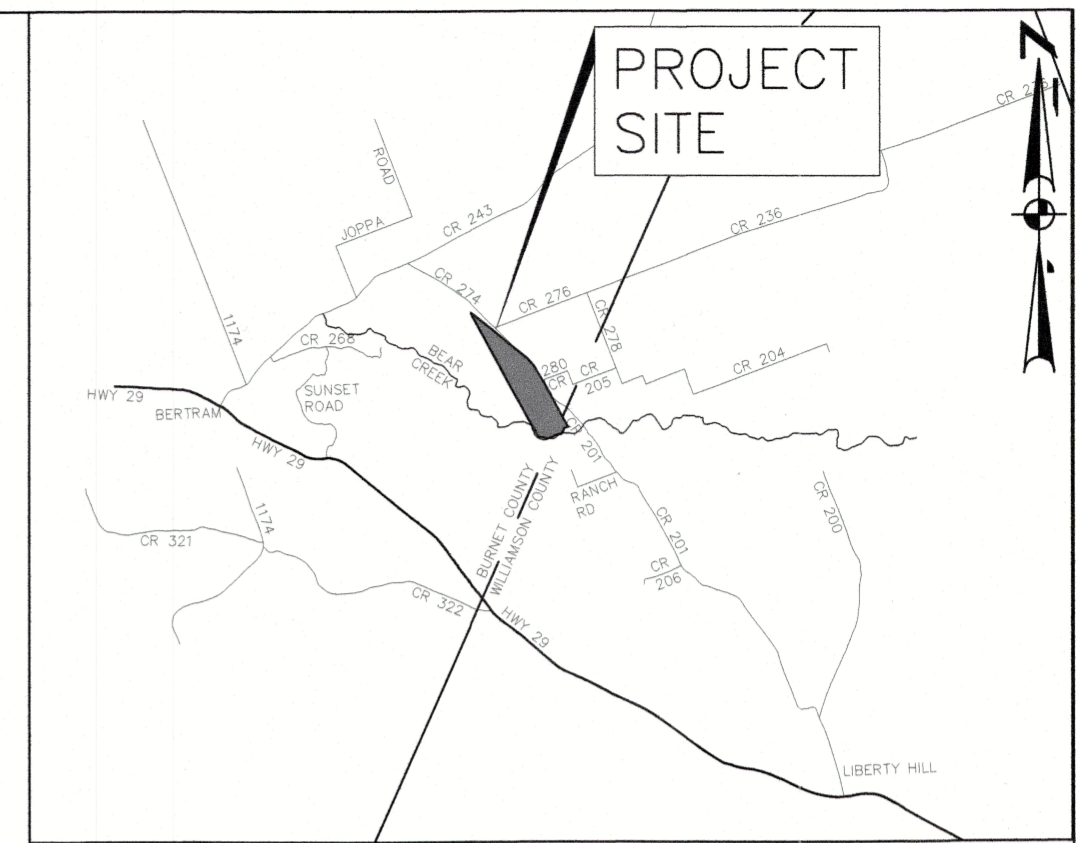


FINAL PLAT OF WATSON PLACE SUBDIVISION A PRIVATE SUBDIVISION BURNET COUNTY AND WILLIAMSON COUNTY, TEXAS

SUBMITTAL DATE: MARCH, 2017



BEARING BASIS
TEXAS STATE PLANE
COORDINATES,
TEXAS CENTRAL ZONE
WESTERN
DATA SYSTEMS NETWORK

- LEGEND
- △ CALCULATED POINT
 - ▲ NAIL SET
 - 1/2" IRON ROD FOUND
 - CAPPED IRON ROD SET
 - ✕ IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - WROUGHT IRON FENCE
 - () RECORD INFORMATION

Line Table		
Line #	Length	Direction
L1	216.50	S79° 30' 47"W
L2	166.18	S27° 01' 19"W
L3	188.30	S43° 02' 59"W
L4	87.78	N78° 31' 31"W
L5	113.90	S61° 21' 54"W
L6	177.88	S76° 48' 39"W
L7	182.42	N82° 38' 21"W
L8	272.02	N87° 58' 11"W
L9	128.13	N78° 32' 57"W
L10	1113.92	N21° 13' 57"W
L11	10.45	N20° 41' 31"W
L12	111.89	S48° 31' 16"E
L13	48.99	S23° 38' 35"E
L14	13.16	N38° 02' 20"W
L15	8.63	S4° 07' 28"E
L16	23.13	N21° 15' 59"W
L17	38.34	N40° 36' 16"W
L18	13.31	N4° 07' 28"W
L19	32.82	N21° 25' 09"W
L20	13.30	S21° 02' 26"E
L21	16.56	N21° 25' 09"W

Parcel Curve Table			
Curve #	Length	Delta (degrees)	Radius
C1	25.04	57.38	25.00
C2	24.13	9.22	150.00
C3	28.45	8.16	199.82
C4	36.27	14.82	150.00
C5	45.28	17.29	150.00
C6	127.34	36.48	200.00
C7	50.23	19.19	150.00
C8	39.27	89.99	25.00
C9	35.89	81.79	25.00
C10	35.89	81.79	25.00
C11	39.27	90.01	25.00
C12	40.98	15.85	150.00
C13	54.52	20.83	150.00
C14	60.37	17.29	200.00
C15	39.27	89.99	25.00
C16	38.94	89.25	25.00
C17	51.03	14.82	200.00
C18	21.36	8.16	150.00
C19	32.18	9.22	200.00
C20	23.05	52.82	25.00
C21	60.91	8.34	418.58

GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING,
ENGINEERING FIRM # F-10052
SURVEY FIRM # 101699-00
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78665
(512) 626-0023
EMAIL: jwg@gcons.net

OWNER'S CERTIFICATION
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THERE PRESENTS: THAT HOMETOWN RENOVATIONS LLC, BEING THE OWNERS OF THAT CERTAIN 212.142 ACRE TRACT RECORDED IN DOCUMENT NO. 2015091018 AND 201508581 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (THE "PROPERTY"), DO HEREBY SUBDIVIDE THE PROPERTY AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "WATSON PLACE SUBDIVISION" AS THE OFFICIAL PLAT FOR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS 15th DAY OF March, 2017.

BY: Todd S. Cox
TODD S. COX , GOVERNING PERSON
217 CIBOLO RIDGE DR.
GEORGETOWN, TEXAS 78628

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD S. COX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF March, 2017.

Mary Selena Long
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



HEALTH DISTRICT APPROVAL NOT REQUIRED

NO HEALTH DISTRICT APPROVAL REQUIRED. THERE WILL BE NO DEVELOPMENT OR CONSTRUCTION ON ANY LOT THIS LIES WITHIN WILLIAMSON COUNTY. THIS IMPACTS PORTIONS OF LOTS 20-22.

OWNERS RESPONSIBILITY:

IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON 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. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR MAY CHANGE.

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS. WILLIAMSON COUNTY COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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, NOR FOR ANY ROADS SINCE ALL IMPROVEMENTS AND ROADS WILL BE LOCATED WITHIN BURNET COUNTY, TEXAS.

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, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND 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 DATE
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 _____, 2017 A.D., AT _____ O'CLOCK, _____ M. AND DULY RECORDED THIS THE

DAY OF _____, 2017 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 ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

NOTES:

1. A PORTION OF PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE A , AS SHOWN ON THE BURNET AND WILLIAMSON COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0550 F, DATED MARCH 15, 2012 AND 48491C0250 E DATED SEPTEMBER 26, 2008.
2. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
3. WATER IS PROVIDED BY PRIVATE WELLS.
4. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
5. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
6. IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
7. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
8. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
9. TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
10. THIS PLAT INCLUDES 7.02 ACRES OF NEW ROAD RIGHT OF WAY.
11. THIS PLAT INCLUDES 5632 LINEAR FEET OF NEW ROADS.
12. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLAIN (GRID), CENTRAL ZONE, NAD83.
13. NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
14. ONLY LOTS 1, 2, AND 3 WILL HAVE ACCESS OFF OF CR 274. ALL OTHER LOTS MAY NOT HAVE ACCESS OF CR 274 AND WILL INSTEAD BE REQUIRED TO HAVE ACCESS FROM THE INTERNAL SUBDIVISION ROADS ONLY BOTH AT THE PRESENT AND IN THE FUTURE.
15. BY FILING THIS PLAT (OWNERS), AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
16. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE; AND FOR PLATS WHICH PROPOSE PRIVATE ROADS, THE PLAT SHALL STATE THE FOLLOWING; THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN APPROVED ON SITE SEWAGE FACILITY, IN ACCORDANCE WITH BURNET COUNTY ENVIRONMENTAL SERVICES.
18. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHIN WILLIAMSON COUNTY FLOODPLAIN. A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ON LOTS 21 AND 22. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE WHICHEVER IS HIGHER.
19. RURAL MAILBOXES SHALL BE SET THREE FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS, ANY MAILBOX THAT DOES NOT MEET THE REQUIREMENTS MAYBE REMOVED BY WILLIAMSON COUNTY.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, JAMES W. GRIFFITH, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY 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 PERIMETER FIELD NOTES HEREON HAVE A MATHEMATICAL CLOSURE IN COMPLIANCE WITH STANDARDS AS SET OUT IN THE "MANUAL OF PRACTICE" OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED BY:

GRIFFITH CONSULTING
TX. SURVEY FIRM NO. 101699-00
ROUND ROCK, TEXAS 78681
(512)626-0023

James W. Griffith 3-14-17
JAMES W. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1885
STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JAMES W. GRIFFITH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

GRIFFITH CONSULTING
TX. ENGINEERING FIRM NO. F-10052
ROUND ROCK, TEXAS 78681
(512)626-0023

James W. Griffith 3-14-17
JAMES W. GRIFFITH
REGISTERED PROFESSIONAL ENGINEER # 41184
STATE OF TEXAS



FINAL PLAT OF WATSON PLACE SUBDIVISION A PRIVATE SUBDIVISION BURNET COUNTY AND WILLIAMSON COUNTY ,TEXAS

SUBMITTAL DATE: MARCH, 2017

FIELD NOTES

BEING A 212.142 ACRES TRACT OF LAND CONSISTING OF APPROXIMATELY 205.803 ACRES OUT OF AND A PART OF THE WILLIAM E. MILLER SURVEY NO. 4, ABSTRACT NO. 578, IN BURNET COUNTY, TEXAS AND APPROXIMATELY 6.539 ACRES OUT OF AND A PART OF THE WILLIAM E. MILLER SURVEY NO. 4, ABSTRACT NO. 413, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN THE FOLLOWING TWO WARRANTY DEEDS WITH VENDOR'S LIEN, AS FOLLOWS:

- 1) 202.198 ACRES OF LAND CONVEYED FROM ANNIE DELL TAYLOR, TAMMY WALKER AND ALVA WATSON, CO-EXCUTORS OF THE ESTATE OF FLOYD B. WATSON, DECEASED, TO TODD S. COX AND KATHY O. COX, DATED OCTOBER 9, 2015, RECORDED IN DOCUMENT NO. 2015091018 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; AND
- 2) 10.01 ACRES OF LAND CONVEYED FROM CHRIS SYLVESTER AND MARJORIE SYLVESTER (INCORRECTLY VESTED IN TITLE AS MARJORIE DELL TAYLOR IN THE GENERAL WARRANTY DEED DATED OCTOBER 7, 2015, RECORDED UNDER DOCUMENT NO. 201508404 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS) TO TODD S. COX AND KATHY O. COX, DATED OCTOBER 9, 2015, RECORDED IN DOCUMENT NO. 201508581 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS;

SAID 212.142 ACRES TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF BEAR CREEK, SAME BEING THE MOST NORTHERLY SOUTHEAST CORNER OF A CALLED 185.204 ACRES TRACT OF LAND CONVEYED TO RICHARD J. GILMORE AND BURLA JEAN GILMORE RECORDED IN VOLUME 454, PAGE 291, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAME BEING A POINT ON THE WESTERN LINE OF A CALLED 52.311 ACRES TRACT OF LAND CONVEYED TO KELLY E. AND TRUDY HAWTHORNE, RECORDED IN VOLUME 702, PAGE 403, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE TEN (10) CALLS WITH THE CENTERLINE OF BEAR CREEK, AS FOLLOWS:

- 1) S 75°30'47" W, 216.50 FEET TO A CALCULATED POINT;
- 2) S 27°01'19" W, 166.18 FEET TO A CALCULATED POINT;
- 3) S 43°02'59" W, 188.30 FEET TO A CALCULATED POINT;
- 4) N 75°31'31" W, 67.76 FEET TO A CALCULATED POINT;
- 5) S 80°55'19" W, 320.60 FEET TO A CALCULATED POINT;
- 6) S 61°21'54" W, 113.90 FEET TO A CALCULATED POINT;
- 7) S 76°48'39" W, 177.88 FEET TO A CALCULATED POINT;
- 8) N 82°38'21" W, 152.42 FEET TO A CALCULATED POINT;
- 9) N 67°58'11" W, 272.02 FEET TO A CALCULATED POINT;
- 10) N 78°32'57" W, 129.13 FEET TO A PK NAIL SET FOR THE COMMON INTERIOR CORNER OF THE SAID CALLED 185.204 ACRES GILMORE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 21°24'59" W ALONG THE EAST LINE OF THE SAID GILMORE TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 978.00 FEET TO A ¼ INCH IRON ROD FOUND FOR A SLIGHT ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 21°32'35" W ALONG THE EAST LINE OF THE SAID GILMORE TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 1459.53 FEET AN IRON ROD FOUND FOR THE MOST NORTHEAST CORNER OF THE SAID GILMORE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 66°48'15" W ALONG THE NORTH LINE OF THE SAID GILMORE TRACT, A DISTANCE OF 5.20 FEET TO AN IRON ROD FOUND THE SOUTHEAST CORNER OF A CALLED 232.959 ACRES TRACT DESCRIBED BY QUITCLAIM DEED FROM HERBERT JULIUS COLLINS, HERBY'S CLEAN SWEEP TO ROUND ROCK BUSINESS PARK L.P., DATED OCTOBER 28, 1996, RECORDED IN VOLUME 721, PAGE 3, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE FIVE (5) CALLS ALONG THE COMMON EAST LINE OF THE SAID ROUND ROCK BUSINESS PARK TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT AS FOLLOWS:

- 1) N 21°15'59" W ALONG THE, A DISTANCE OF 1327.62 FEET TO AN IRON ROD SET FOR A SLIGHT ANGLE OF THE TWO TRACTS;
- 2) N 21°13'04" W A DISTANCE OF 2438.76 FEET TO AN IRON ROD SET FOR A SLIGHT ANGLE OF THE TWO TRACTS;
- 3) N 21°13'57" W ALONG THE EAST LINE OF THE SAID ROUND ROCK BUSINESS PARK TRACT, A DISTANCE OF 1113.92 FEET TO AN IRON ROD SET FOR A SLIGHT ANGLE POINT OF THE TWO TRACTS;
- 4) N 20°49'03" W A DISTANCE OF 39.88 FEET AN IRON ROD FOUND FOR A SLIGHT ANGLE OF THE TWO TRACTS;
- 5) N 20°41'31" W A DISTANCE OF 10.45 FEET TO AN IRON ROD FOUND AT THE INTERSECTION OF THE APPARENT ANGLED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 274 MARKING AN EXTERIOR ANGLE POINT IN THE ROUND ROCK BUSINESS PARK TRACT AND THE MOST NORTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ELEVEN (11) CALLS ALONG THE APPARENT WEST RIGHT-OF-WAY OF COUNTY ROAD 274 AS FOLLOWS:

- 1) S 46°31'16" E A DISTANCE OF 111.99 FEET TO A CAPPED IRON ROD FOUND AT A SLIGHT ANGLE POINT FOR CORNER;
- 2) S 45°11'47" E A DISTANCE OF 209.19 FEET TO A CAPPED IRON ROD FOUND AT A SLIGHT ANGLE POINT FOR CORNER;
- 3) S 44°52'56" E A DISTANCE OF 854.62 FEET TO A CAPPED IRON ROD SET AT A SLIGHT ANGLE POINT FOR CORNER;
- 4) S 43°10'48" E A DISTANCE OF 2459.77 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT FOR CORNER;
- 5) A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 219.35 FEET, A RADIUS OF 1427.38 FEET, A LONG CHORD OF S 38°46'39" E, A DISTANCE OF 219.13 FEET TO A CAPPED IRON ROD FOUND FOR END OF CURVE FOR CORNER;
- 6) S 34°22'31" E A DISTANCE OF 311.02 FEET TO A CAPPED IRON ROD FOUND AT A SLIGHT ANGLE POINT FOR CORNER;
- 7) S 32°48'52" E A DISTANCE OF 121.43 FEET TO A CAPPED IRON ROD FOUND, THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER;
- 8) A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 249.35 FEET, A RADIUS OF 1556.80 FEET, A LONG CHORD OF S 28°13'33" E, A DISTANCE OF 249.09 FEET TO AN IRON ROD FOUND FOR END OF CURVE AND FOR CORNER;
- 9) S 23°38'14" E A DISTANCE OF 734.08 FEET TO A CAPPED IRON ROD FOUND, THE BEGINNING OF A CURVE TO THE LEFT AND FOR CORNER;
- 10) CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 60.91 FEET, A RADIUS OF 418.58 FEET, A LONG CHORD OF S 27°48'21" E, A DISTANCE OF 60.85 FEET TO A CAPPED IRON ROD SET FOR THE END OF CURVE AND FOR THE MOST NORTHERLY CORNER OF THE SAID CALLED 10.01 ACRES TRACT, AND AN ANGLE CORNER FOR THE HEREIN DESCRIBED TRACT;
- 11) S 23°38'35" E A DISTANCE OF 49.99 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF A CALLED TRACT 1, 1.96 ACRES CONVEYED TO KEITH S. BORDERS, ET.UX., RECORDED IN VOLUME 949, PAGE 300, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAME BEING AN ANGLE POINT OF COUNTY ROAD 274 AND AN ANGLE CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE S 21°02'26" E, DEPARTING THE APPARENT RIGHT-OF-WAY OF COUNTY ROAD 274 AND WITH THE EAST LINE OF THE SAID 10.01 ACRES COX TRACT AND IN PART WITH THE WEST LINE OF THE SAID BORDERS TRACTS AND THE SAID 52.311 ACRES HAWTHORNE TRACT, A DISTANCE OF 1907.90 FEET TO A CAPPED IRON ROD SET AT A SLIGHT ANGLE POINT FOR THE SOUTHEAST CORNER OF THE SAID COX 10.01 ACRES TRACT;

THENCE S 21°28'46" E ALONG THE WEST LINE OF THE SAID CALLED 52.311 ACRES HAWTHORNE TRACT AND THE EAST LINE OF THE COX 212, A DISTANCE OF 680.91 FEET TO THE POINT OF BEGINNING, CONTAINING 212.142 ACRES OF LAND MORE OR LESS.

NO.	BY	DATE	REVISION
1	JWG	12/3/2015	CHANGES RE: CITY REVIEW

GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING,
SURVEY FIRM # F-10052
SURVEY FIRM # 101699-00
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78665
(512) 626-0023
EMAIL: jwg@gcons.net

FINAL PLAT WATSON PLACE
BERTRAM, TEXAS

FINAL PLAT



SHEET

2

OF

2