

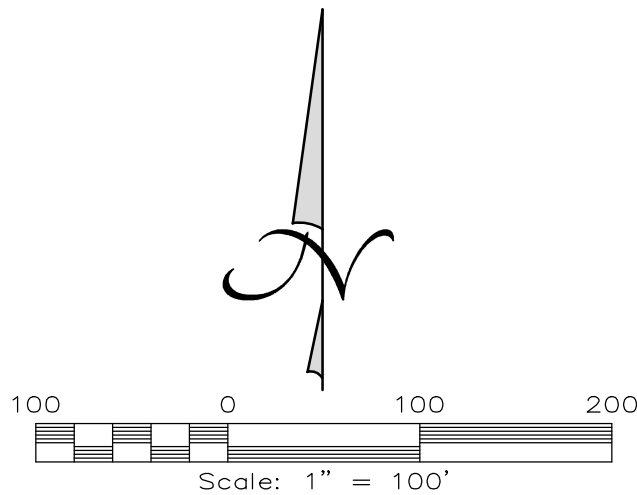
PLAT NOTES:

- 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 attributed 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.
- 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 Williamson County, Texas. Said 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, other than those draining or protecting the road system.
- 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 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 roads in the subdivision have finally been accepted for maintenance by the County.
- 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.
- Electric service for this subdivision will be provided by Bartlett Electric Co.
- Water service for this subdivision will be provided by Jarrell-Schwertner Water Service.
- Sewer service for this subdivision will be provided by On-Site Sewage Facility.
- Landscaping is prohibited within the County Road right-of-way.

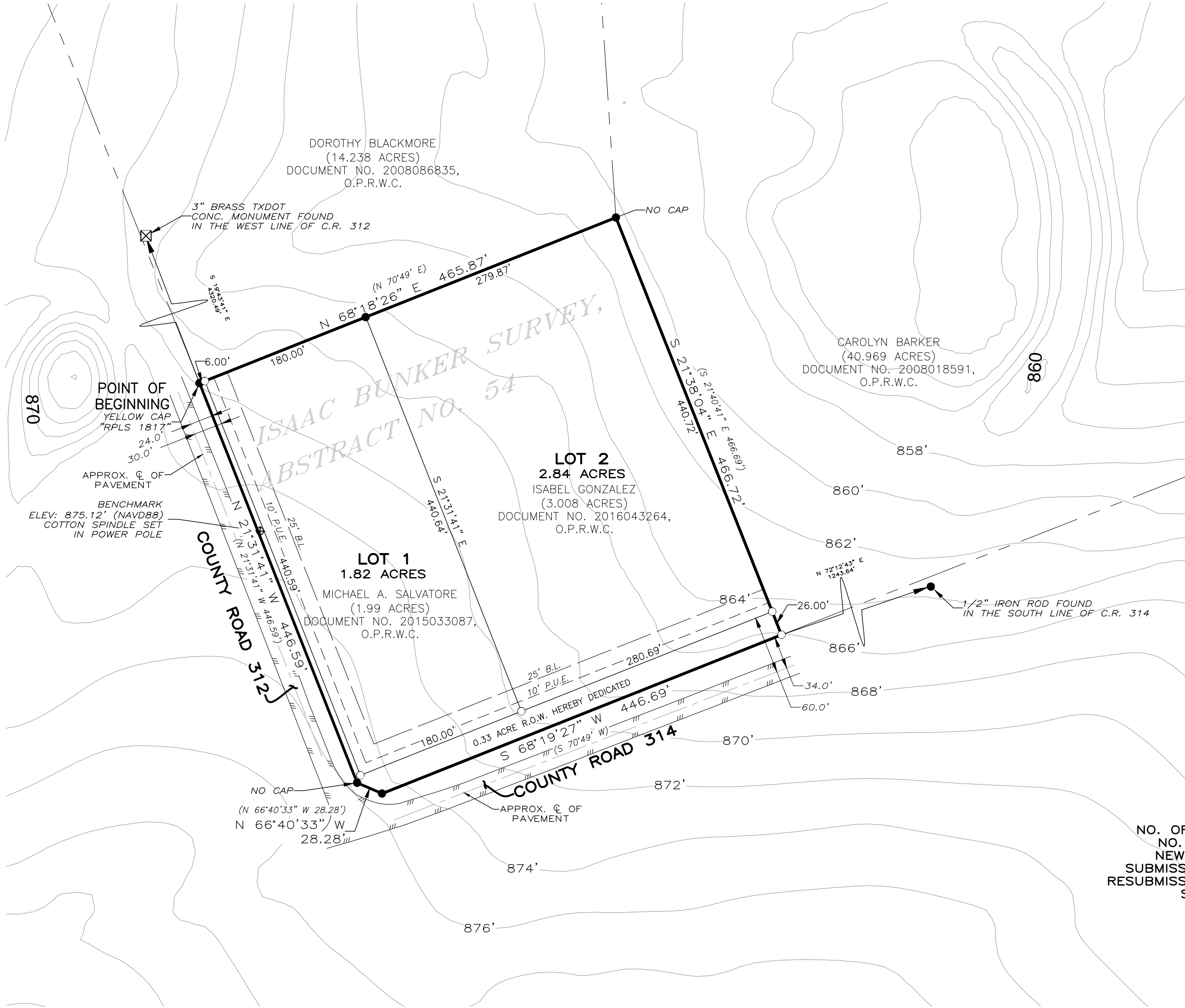
NOTE:
CONTOUR INFORMATION SHOWN HEREON IS
PER WILLIAMSON COUNTY LIDAR MAP
ACQUIRED OCTOBER 14, 2016.

PRELIMINARY PLAT OF:

SPHERE SUBDIVISION ONE
4.99 ACRES OUT OF THE ISAAC BUNKER SURVEY,
ABSTRACT No. 54, IN WILLIAMSON COUNTY, TEXAS



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



PERIMETER FIELD NOTES

Being 4.99 acres out of the Isaac Bunker Survey, Abstract No. 54, in Williamson County, Texas, and being all of that tract called 1.99 acres in a Deed to Michael A. Salvatore and recorded as Document No. 2015033087 of the Official Public Records of Williamson County, Texas, and all of that tract called 3.008 acres in a Deed to Isabel Gonzalez and recorded as Document No. 2016043264 of said Official Public Records and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with yellow cap stamped "RPLS 1817" found in the east line of County Road 312, marking the southwest corner of that tract called 14.238 acres in a Deed to Dorothy Blackmore and recorded as Document No. 2008086835 of said official public records, for the northwest corner of said 1.99 acre tract and this tract;

THENCE: N 68°18'26" E 465.87 feet with south line of said Blackmore tract to a 1/2 inch iron rod found, marking the southeast corner of said Blackmore tract, being an angle point in the west line of that tract called 40.969 acres in a Deed to Carolyn Barker and recorded in Document No. 2008018591 of said Official Public Records, for the northeast corner of said 3.008 acre tract and this tract;

THENCE: S 21°38'04" E 466.72 feet with the west line of said Barker tract to a 1/2 inch iron rod with plastic cap inscribed "TLS INC" set in the north line of County Road 314, for the southeast corner of said 3.008 acre tract and this tract;

THENCE: S 68°19'27" W 446.69 feet with the north line of said County Road 314 to a 1/2 inch iron rod with plastic cap inscribed "TLS INC" set, for an angle point in the south line of said 1.99 acre tract and this tract;

THENCE: N 66°40'33" W 28.28 feet leaving the north line of said County Road 314 to a 1/2 inch iron rod found in the east line of said County Road 312, for the southwest corner of said 1.99 acre tract and this tract;

THENCE: N 21°31'41" W 446.59 feet to the POINT OF BEGINNING.

PRELIMINARY PLAT OF:
SPHERE SUBDIVISION ONE

OWNERS: Michael A. Salvatore
612 Ruby Lane
Jarrell, TX, 76537

Isabel J. Gonzalez
1302 Newbury Street
Georgetown, TX, 78626

ACREAGE: 4.99 ACRES
SURVEY: ISAAC BUNKER SURVEY, ABSTRACT NO. 54

NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: None
SUBMISSION DATE: 2/1/2017
RESUBMISSION DATE: 4/4/2017
SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Ste 903
Georgetown, Texas 78628
512-930-1600 — phone
512-930-9389 — fax

ENGINEER: Scott J. Foster, P.E.
Registered Professional Engineer No. 84652
360 Professional Services
P.O. Box 3639
Cedar Park, Texas 78630
Firm No. 4932

SHEET

1 OF 2

LEGEND	
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TLS INC." (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

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