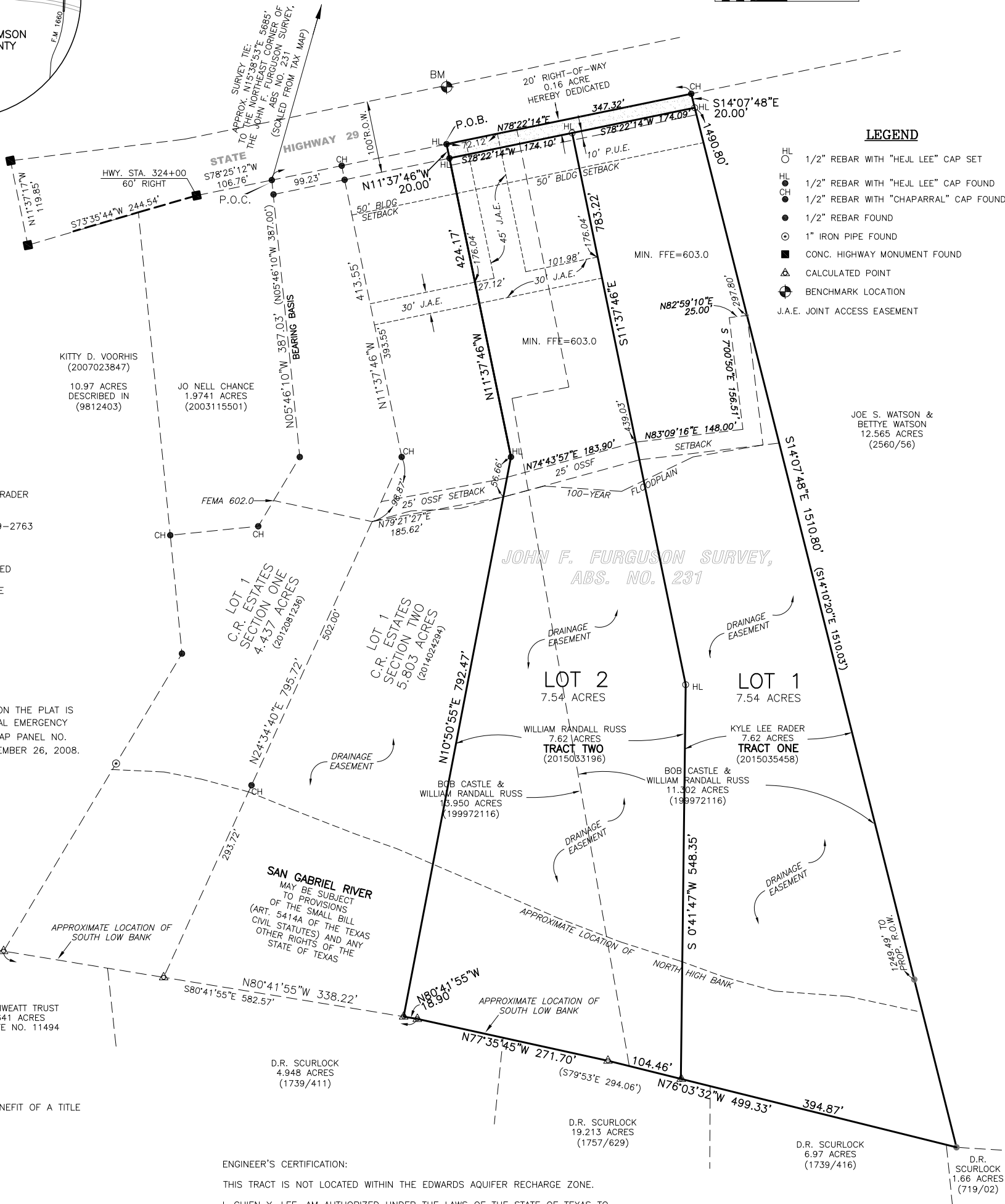
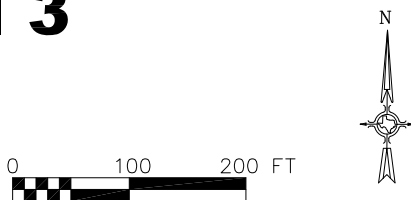
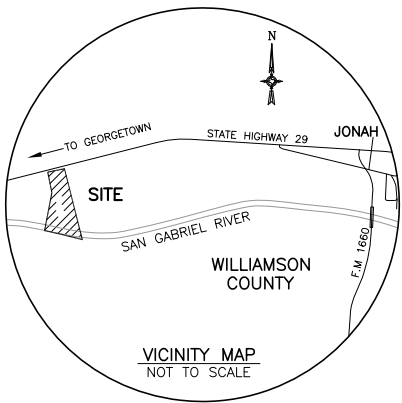


C.R. ESTATES SECTION 3

FINAL PLAT



OWNER
WILLIAM RANDALL RUSS & KYLE LEE RADER
3874 LIMMER LOOP
HUTTO, TX 78634
PH. (512) 689-3763 FAX. (512) 759-2763

BENCHMARK
CONCRETE MONUMENT FOUND, STAMPED
JON 1, ELEV. 607.40 (NAVD 1988
FROM OPUS GPS OBSERVATIONS MADE
IN OCTOBER, 2009)

BEARING BASIS
NORTHWEST LINE OF LOT 1
C.R. ESTATES, SECTION ONE
BEARS N05°46'10"W

FLOODPLAIN
THE 100-YEAR FLOODPLAIN SHOWN ON THE PLAT IS
CLASSIFIED AS ZONE AE, PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FIRM MAP PANEL NO.
48491C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008.

ADDRESS
8030 & 8040 STATE HIGHWAY 29
GEORGETOWN, TX 78626

NO. OF LOTS
2

ACREAGE
R.O.W. DEDICATION 0.160 AC.
LOT 1 7.545 AC.
LOT 2 7.543 AC.
TOTAL 15.248 AC.

W.T. THWEATT TRUST
17.641 ACRES
PROBATE NO. 11494

PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
HISTORY REPORT.

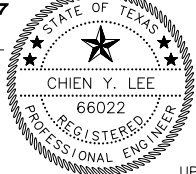
ENGINEER'S CERTIFICATION:
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, CHIEN Y. LEE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO
PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT
IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN
HEREON. THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" (AREAS DETERMINED
TO BE INSIDE 100-YEAR FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO.
48491C0325 E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD
HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY
AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD
DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
ENGINEER.

CHIEN Y. LEE, P.E., R.P.L.S., AICP
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD., STE. 100
HUTTO, TEXAS 78634
(512) 642-3292

5-18-2017



SHEET 1 OF 2

HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING

321 ED SCHMIDT BLVD., SUITE 100, HUTTO, TEXAS 78634
Ph: (512) 642-3292
TBPE FIRM NO. F-755 TBPLS FIRM NO. 10058500

UPDATED: 5-18-2017 FILE: CR ESTATES PH3 FINAL 5-18-2017.DWG HLA PROJECT SP1141D CHIEN

C.R. ESTATES SECTION 3

C.R. ESTATES SECTION 3 FINAL PLAT

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

WE, WILLIAM RANDALL RUSS AND KYLE LEE RADER, BEING OWNERS OF 7.62 ACRE TRACTS EACH IN THE JOHN F. FURGUSON SURVEY, ABS. NO. 231, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015033196 AND 2015035458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS 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 PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS FINAL PLAT C.R. ESTATES SECTION THREE. 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.

TO CERTIFY WHICH, WITNESS by my hand this 19th day of May, 2017.

BY: William Russell
WILLIAM RANDALL RUSS
3874 LIMMER LOOP
HUTTO, TEXAS 78634
PH. (512) 759-3763 FAX. (512) 759-2763



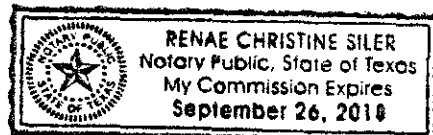
STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM RANDALL RUSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 19th DAY OF May, 2017, AD.

BY: Renae C. Siler
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES 9/26/2018



TO CERTIFY WHICH, WITNESS MY HAND THIS THE 19th DAY OF May, 2017, A.D.

BY: Kyle Lee Rader
KYLE LEE RADER
3874 LIMMER LOOP
HUTTO, TEXAS 78634
PH. (512) 759-3763 FAX. (512) 759-2763

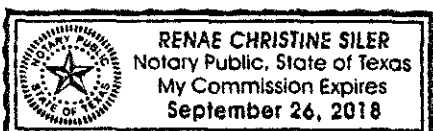
STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE LEE RADER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 19th DAY OF May, 2017, AD.

BY: Renae C. Siler
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES 9/26/2018



FIELD NOTES

A DESCRIPTION OF 15.248 ACRES TRACT IN THE JOHN F. FURGUSON SURVEY, ABS. NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING TWO 7.62-ACRE TRACTS CONVEYED TO WILLIAM RANDALL RUSS AND KYLE LEE RADER BY WARRANTY DEED DATED APRIL 27, 2015 AND MAY 1, 2015, DESCRIBED AS TRACT TWO AND ONE IN RECORDED DOCUMENT NO. 2015033196 AND 2015035458, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), TEXAS; SAID 15.248 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with "HEJL LEE" cap in the south right-of-way line of State Highway 29 (80' R.O.W.), being the northeast corner of Lot 1, C.R. Estates, Section Two, a 5.803 acres tract, as recorded in Document No. 2014024294 of the Official Public Records of Williamson County, Texas, also being the northwest corner of said 7.62 acres Tract Two;

THENCE N 78°22'14" E, with the south line of said State Highway 29, being the north line of said two 7.62 acre tracts, a distance of 347.32 feet to an iron rod found with "Chaparral" cap, being the northeast corner of said 7.62 acre Tract One, also the northwest corner a 12.565 acre tract deeded to Joe S. Watson & Bettye Watson as recorded in Volume 2560 Page 56 of the Deed Records of Williamson County, also being the northeast corner of herein described tract;

THENCE S 14°07'48" E, along the west line of said 12.565 acre Watson tract and the east line of said 7.62 acre Tract One, a distance of 20.00 feet to an iron rod set with "HEJL LEE" cap for the proposed south line of State Highway 29 R.O.W.;

THENCE S 14°07'48" E, continuing along the west line of said 12.565 acre Watson tract and the east line of said Tract One, passing an iron rod found at a distance of 1,249.49 feet, continuing for a total distance of 1,510.80 feet from said iron rod found with "Chaparral" cap, to an iron found on the south low bank of San Gabriel River for the southwest corner of said 12.565 acre Watson tract, being on the north line of a 1.66 acre tract deed to D.R. Scurlock as recorded in Volume 719 Page 2 of Deed Records of Williamson County, being the southeast corner of said Tract One, also being the southeast corner of herein described tract;

THENCE along the north line of Scurlock 6.97 acre, 19.213 acre, and 4.948 acre tracts recorded in Volume 1739 Page 416, Volume 1757 Page 629, Volume 1739 Page 411 of Deed Records of Williamson County, respectively, and the south line of said Tract One and Tract Two, the following three (3) courses and distances:

1. N 76°03'32" W, a distance of 499.33 feet to a calculated point;
2. N 77°35'45" W, a distance of 271.70 feet to a calculated point;
3. N 80°41'55" W, a distance of 18.90 feet to a calculated point, being the southeast corner of said Lot 1, C.R. Estates, Section Two, and the southwest corner of said Tract Two, also being the southwest corner of herein described tract;

THENCE N 10°50'55" E, traveling along the east line of said Lot 1, C.R. Estates, Section Two, and the west line of said Tract Two, a distance of 792.47 feet to an iron rod found with "HEJL LEE" cap;

THENCE N 11°37'46" W, with the east line of said Lot 1, C.R. Estates, Section Two, and the west line of said Tract Two, a distance of 424.17 feet to an iron rod found with "HEJL LEE" cap for the proposed south line of State Highway 29 R.O.W.;

THENCE N 11°37'46" W, continuing with the east line of said Lot 1, C.R. Estates, Section Two, and west line of said Tract Two, a distance of 20.00 feet to the POINT OF BEGINNING, containing 15.248 acres of land, more or less.

Bearing is based on the northwest line of Lot 1, C.R. Estates, Section One, bears N05°46'10"W.

GENERAL NOTES:

1. TOTAL ACRES: 15.248 Ac.
2. NUMBER OF LOTS: 2
3. NUMBER OF BLOCKS: 1
4. PROPOSED USE: RESIDENTIAL
5. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FINISH FLOOR ELEVATION (FFE) SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
6. EACH LOT WILL BE SERVED BY AN ON-SITE SEWAGE FACILITY. WATER FOR THIS SUBDIVISION IS PROVIDED BY JONAH WATER SUPPLY CORPORATION.
7. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
8. ALL DWELLINGS, TRAILERS, OR MOBILE HOMES PLACED ON SUBDIVISION LOTS OR RANCHETTES MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATIONS.
9. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
12. 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.
13. THE MINIMUM FIRST FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS OBTAINED FROM THE FLOOD INSURANCE STUDY PREPARED BY THE FEDERAL EMERGENCY AGENCY, AS REVISED ON SEPTEMBER 26, 2008.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 19th DAY OF May, 2017, A.D.

BY: Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR, WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT IS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARD'S 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 CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

BY: Deborah L. Marlow, RS
DEBORAH L. MARLOW, RS, OS0029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE: 5/19/2017

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR 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 COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN 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 HERewith. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, OR TWO YEARS FROM THE DATE OF COMPLETION OF THE STREETS HAS ELAPSED, ON WRITTEN PERMISSION FROM THE COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. 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. 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.

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 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

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 THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____, 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

SHEET 2 OF 2

HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING

321 ED SCHMIDT BLVD., SUITE 100, HUTTO, TEXAS 78634

PH: (512) 642-3292

TBPE FIRM NO. F-755 TBPLS FIRM NO. 10058500

UPDATED: 5-19-2017 FILE: CR ESTATES PH3 FINAL 5-19-2017.DWG HLA PROJECT SP1141D CHIEN

C.R. ESTATES SECTION 3