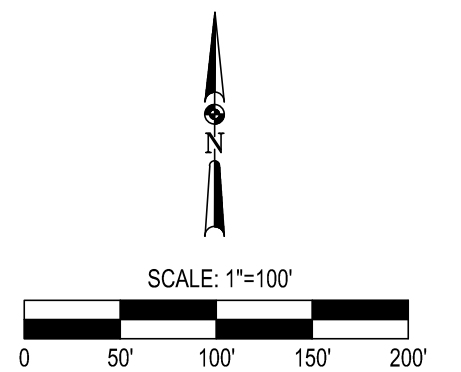


FINAL PLAT FOR LSRWA STANDPIPE SITE

CR 313



NOTES:
 1) FIELD WORK PERFORMED ON: NOVEMBER 04, 2016
 2) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 4) BEARINGS AND DISTANCES SHOWN HEREON WITHIN PARENTHESIS ARE RECORD CALLS PER DOCUMENT NO. 2007033683, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
 5) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEMA MAP # 48491C0150E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.
 6) THERE WAS NO WATER WELL OR ON-SITE SEWAGE FACILITY FOUND TO EXIST ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED. PLEASE REFER TO THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT FOR ALL ON-SITE SEWAGE FACILITY REGULATIONS.

LEGEND
 P.O.B. POINT OF BEGINNING
 ⊙ CALCULATED POINT
 ● FOUND 1/2" IRON ROD
 ○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

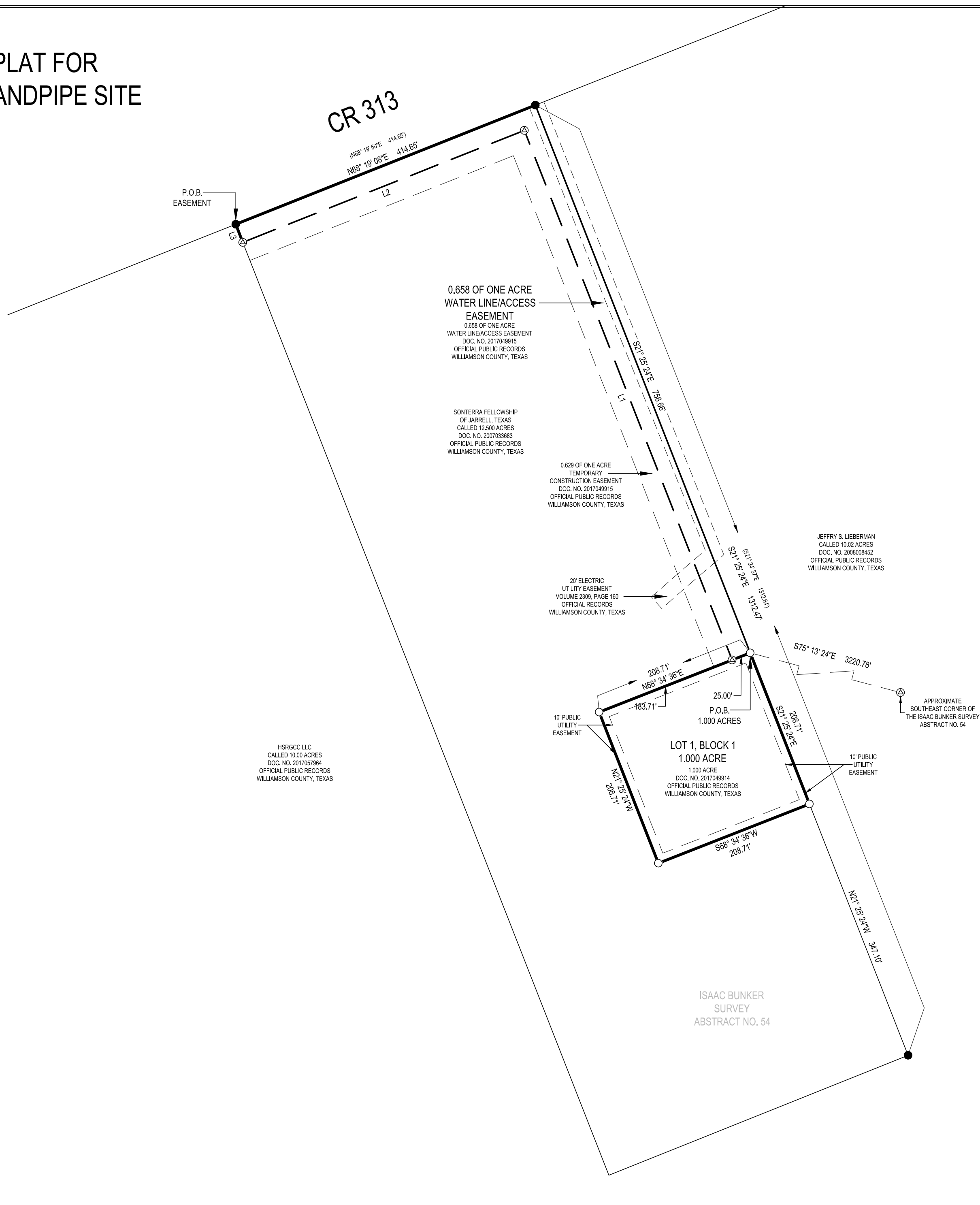
BEING A 1.000 ACRE TRACT OF LAND LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, AND BEING THAT CERTAIN 1.000 ACRE TRACT RECORDED IN DOCUMENT NO. 2017049914, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR NORTH CORNER IN THE NORTHEAST BOUNDARY LINE OF A CALLED 12.50 ACRE TRACT, RECORDED IN DOCUMENT NO. 2007033683, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE SOUTHWEST BOUNDARY LINE OF A CALLED 10.02 ACRE TRACT RECORDED IN DOCUMENT NO. 2008008452, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEARS S 21° 25' 24" E, A DISTANCE OF 756.66' FROM THE NORTH CORNER OF THE CALLED 12.50 ACRE TRACT, THE WEST CORNER OF CORNER OF THE CALLED 10.02 ACRE TRACT, SAID POINT BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 313;

- (1) THENCE, S 21° 25' 24" E, WITH THE NORTHEAST BOUNDARY LINE OF THE CALLED 12.50 ACRE TRACT, THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST BOUNDARY LINE OF THE CALLED 10.02 ACRE TRACT, A DISTANCE OF 208.71' (S 21° 24' 37" E, RECORD) TO A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR EAST CORNER;
- (2) THENCE, DEPARTING THE NORTHEAST BOUNDARY LINE OF THE CALLED 12.50 ACRE TRACT, THE SOUTHWEST BOUNDARY LINE OF THE CALLED 10.02 ACRE TRACT, SEVERING THE CALLED 12.50 ACRE TRACT, WITH THE SOUTHEAST, SOUTHWEST, AND NORTHWEST BOUNDARY LINES OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:
 - a. S 68° 34' 36" W, 208.71' TO A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR SOUTH CORNER;
 - b. N 21° 25' 24" W, 208.71' TO A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR WEST CORNER;
 - c. N 68° 34' 36" E, 208.71' TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21° 25' 24" W	731.54'
L2	S68° 19' 08" W	389.64'
L3	N21° 25' 48" W	25.00'



HSRGCC LLC
 CALLED 10.00 ACRES
 DOC. NO. 2017057864
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS

0.658 OF ONE ACRE
 WATER LINE/ACCESS
 EASEMENT
 0.658 OF ONE ACRE
 WATER LINE/ACCESS EASEMENT
 DOC. NO. 2017049915
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS

SONTERRA FELLOWSHIP
 OF JARRELL, TEXAS
 CALLED 12.500 ACRES
 DOC. NO. 2007033683
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS

0.629 OF ONE ACRE
 TEMPORARY
 CONSTRUCTION EASEMENT
 DOC. NO. 2017049915
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS

20' ELECTRIC
 UTILITY EASEMENT
 VOLUME 2309, PAGE 160
 OFFICIAL RECORDS
 WILLIAMSON COUNTY, TEXAS

JEFFRY S. LIEBERMAN
 CALLED 10.02 ACRES
 DOC. NO. 2008008452
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS

10' PUBLIC
 UTILITY
 EASEMENT

LOT 1, BLOCK 1
 1.000 ACRE
 1.000 ACRE
 DOC. NO. 2017049914
 OFFICIAL PUBLIC RECORDS
 WILLIAMSON COUNTY, TEXAS

10' PUBLIC
 UTILITY
 EASEMENT

APPROXIMATE
 SOUTHEAST CORNER OF
 THE ISAAC BUNKER SURVEY
 ABSTRACT NO. 54

ISAAC BUNKER
 SURVEY
 ABSTRACT NO. 54

OWNER(S):
 LONE STAR REGIONAL WATER AUTHORITY
 C/O J. TOM RAY
 P.O. BOX 554
 JARRELL, TEXAS 76537
 (512) 375-2423

SURVEYOR:
 MATKIN HOOVER
 C/O JEFF BOERNER, R.P.L.S.
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006
 (830) 249-0600
 JBOERNER@MATKINHOOVER.COM

AGENT/ENGINEER:
 MATKIN HOOVER
 C/O GARRETT D. KELLER, P.E.
 3305 SHELL ROAD, SUITE 100
 GEORGETOWN, TEXAS 78628
 OFF: (512) 868-2244
 GKELLER@MATKINHOOVER.COM

MATKIN HOOVER
 ENGINEERING
 & SURVEYING

P.O. BOX 54
 8 SPENCER ROAD SUITE 100
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099
 TEXAS REGISTERED ENGINEERING FIRM F-004512
 TEXAS REGISTERED SURVEYING FIRM F-10024000
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE 2017
 MHES JOB NO. - 2900.00

