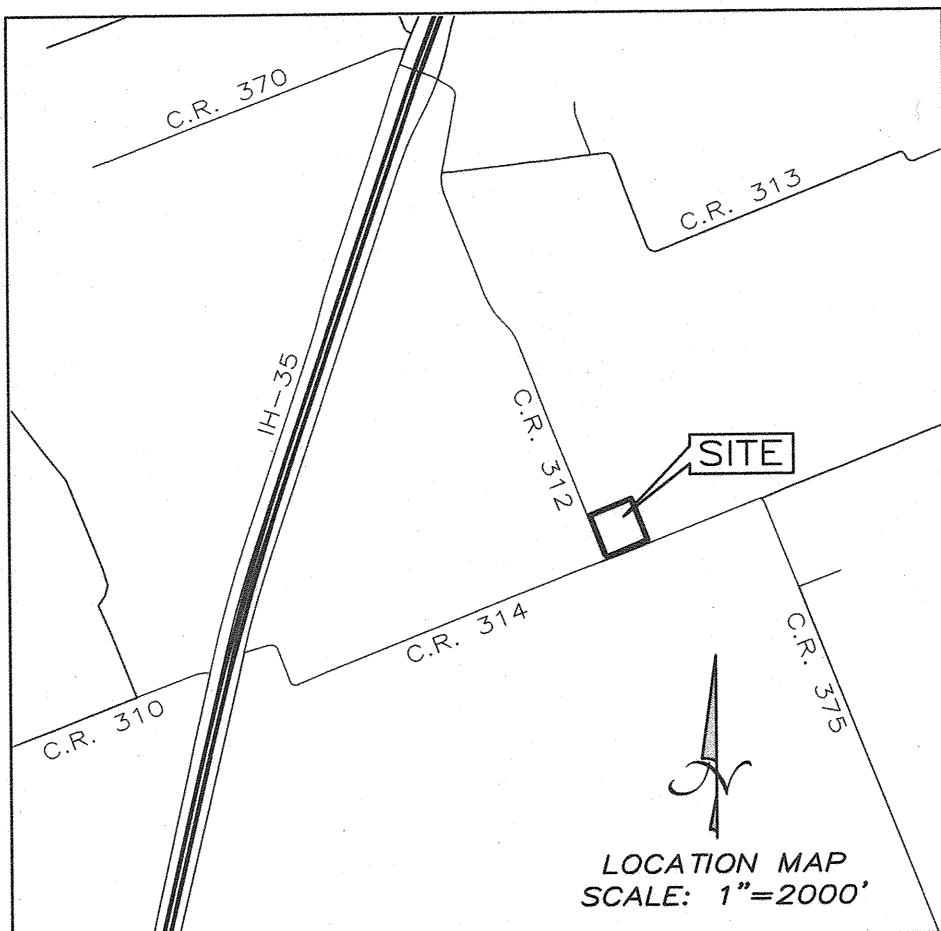


FINAL PLAT OF:

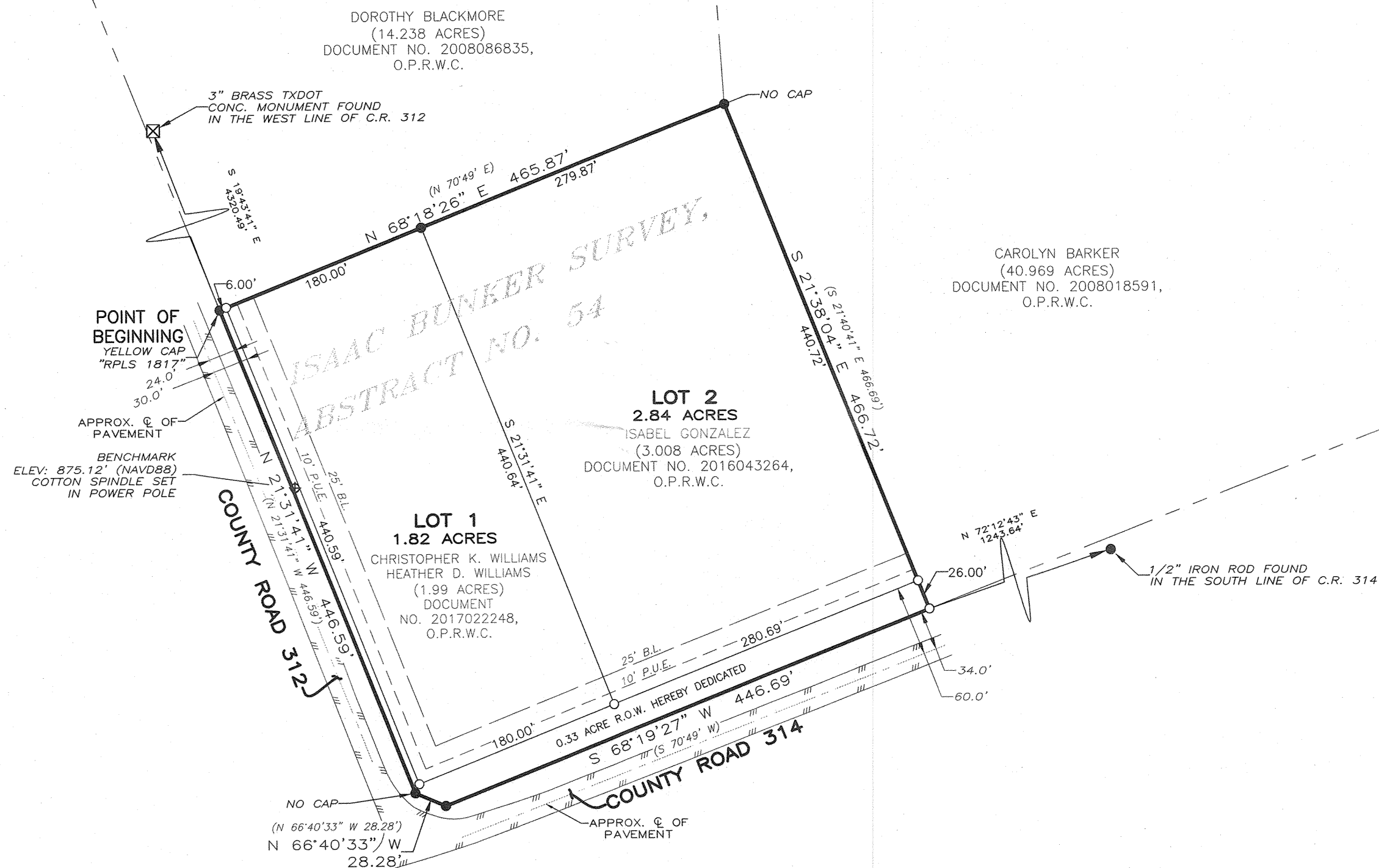
SPHERE SUBDIVISION ONE

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



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.
- Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel frontage or 50 feet, whichever is less.
- A De Facto Certificate of Compliance is hereby issued for all lots within the subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- The minimum finished floor elevation 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 BFE, whichever is higher.



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 Christopher W. and Heather D. Williams and recorded as Document No. 2017022248 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.

FINAL PLAT OF: SPHERE SUBDIVISION ONE

OWNERS: Christopher W. & Heather D. Williams
20 C.R. 312
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: 5/22/2017
RESUBMISSION DATE: 9/___/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

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

SHEET

1 OF 2

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

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Christopher K. Williams, co-owner of the certain tract of land shown hereon and described as 1.99 acres in a deed recorded in Document No. 2017022248 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 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 **SPHERE ONE SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 4 day of

September, 2017

Christopher K. Williams
20 C.R. 312
JARRELL, TX 76537

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Christopher K. Williams, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 4 day of

Sept, 2017

Notary Public in and for the State of Texas
My Commission expires on: 4-11-2021

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Isabel Gonzalez, owner of the certain tract of land shown hereon and described as 3.008 acres in a deed recorded in Document No. 2016043264 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 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 **SPHERE ONE SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 7 day of

September, 2017

Isabel Gonzalez

Isabel Gonzalez
1302 Newbury Street
Georgetown, TX, 78626

STATE OF TEXAS §
PRESENTS;
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Isabel Gonzalez, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this

Sept 7, 2017

Notary Public in and for the State of Texas
My Commission expires on: 4-11-21

SURVEYOR'S CERTIFICATION

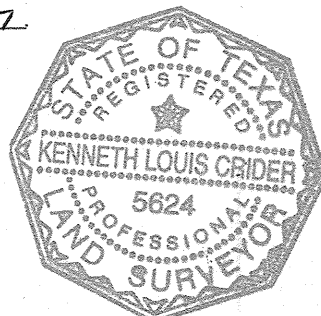
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made 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 corner monuments shown thereon were properly placed under my supervision in accordance with the City of Georgetown Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 30th day of September, 2017

Kenneth Louis Crider
Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas

**OWNER'S CERTIFICATION:**

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Heather D. Williams, co-owner of the certain tract of land shown hereon and described as 1.99 acres in a deed recorded in Document No. 2017022248 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 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 **SPHERE ONE SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 4 day of

September, 2017

Heather D. Williams

Heather D. Williams
20 C.R. 312
JARRELL, TX 76537

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Heather D. Williams, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 4 day of

Sept, 2017

Notary Public in and for the State of Texas
My Commission expires on: 4-11-2021

LIEN HOLDER CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Flagstar Bank FSB owner of the certain tract of land shown hereon and described as 1.99 acres in a deed recorded in Document No. 2017022249 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 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 **SPHERE ONE SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 12th day of

September, 2017

June M Gorman

June M Gorman
Mortgage Electronic Registration Systems, Inc.
as nominee for Flagstar Bank FSB

Printed name: June M Gorman

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared June M Gorman, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 12th day of

September, 2017

Marie Carter

Notary Public in and for the State of Texas Michigan

My Commission expires on: 10-3-2019

Marie Carter
NOTARY PUBLIC
STATE OF MICHIGAN,
COUNTY OF WAYNE
MY COMMISSION EXPIRES 10/03/2019
ACTING IN THE COUNTY OF OAKLAND

THOMAS SLOWBE
Notary Public, State of Texas
Comm. Expires 04-11-2021
Notary ID 126767079

FINAL PLAT OF:

SPHERE SUBDIVISION ONE

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

ENGINEER'S CERTIFICATION

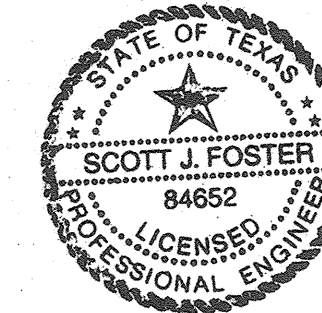
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Scott J. Foster, a Licensed Professional Engineer in the State of Texas, do hereby certify that subdivision is NOT located in the Edwards Aquifer Recharge Zone and is not encroached by a flood hazard area, as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0150E, effective date September 26, 2008, and that each lot conforms to Williamson County regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 29 day of July, 2017

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

**WILLIAMSON COUNTY HEALTH DISTRICT APPROVAL:**

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards 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 disclaim 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 within it.

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

07/10/2017
Date

WILLIAMSON COUNTY ADDRESSING

Road name and address assignments verified this the 14th day of June, 2017 A.D.

By: Cindy Bridges
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Dan A. Gattis, 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 County, Texas.

Dan A. Gattis, County Judge
Williamson County, Texas

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Nancy E. 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 this 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

SHEET

2 OF 2

Texas Land Surveying, Inc.

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

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