

FIELD NOTES FOR AN 8.67 ACRE TRACT OF LAND

AN 8.67 ACRE TRACT OF LAND, OUT OF THE JOHN CARUTHERS SURVEY, ABSTRACT 129, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 64.0143 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2017039239 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 8.67 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY," IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204, IN THE SOUTHEAST LINE OF SAID 64.0143 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 5/8" IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204, FOR THE SOUTHEAST CORNER OF A CALLED 29.08 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2013082915 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND FOR THE SOUTHWEST CORNER OF SAID 64.0143 ACRE TRACT BEARS, S 69° 50' 38" W, A DISTANCE OF 60.01 FEET;

THENCE: DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204 AND INTO AND ACROSS SAID 64.0143 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N 21° 11' 32" W, A DISTANCE OF 523.04 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY," FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN,
2. N 68° 50' 10" E, A DISTANCE OF 756.20 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY," FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,
3. S 12° 08' 04" E, A DISTANCE OF 541.56 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY," IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204, THE SOUTHEAST LINE OF SAID 64.0143 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204 AND FOR AN ANGLE IN THE SOUTHEAST LINE OF SAID 64.0143 ACRE TRACT BEARS, N 69° 50' 38" E, A DISTANCE OF 30.33 FEET, FROM WHICH A FOUND 1/2" PIPE IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204 AND FOR THE SOUTHEAST CORNER OF SAID 64.0143 ACRE TRACT BEARS, N 69° 24' 31" E, A DISTANCE OF 30.30 FEET;

THENCE: S 69° 50' 38" W, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 204 AND THE SOUTHEAST LINE OF SAID 64.0143 ACRE TRACT, A DISTANCE OF 671.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.67 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

REMAINING PORTION OF A CALLED  
64.0143 ACRES  
BOODIDDLE INVESTMENTS, L.L.C.  
(DOC. NO. 2017039239, O.P.R.)

CALLED 13.0001 ACRES  
ROBERT GIDEON  
(DOC. NO. 2013099186, O.P.R.)

JOHN CARUTHERS SURVEY  
ABSTRACT NO. 129

CALLED 29.08 ACRES  
ADAM HOUSTON DENNIS &  
REBECCA SUE DENNIS  
(DOC. NO. 2013082915, O.P.R.)

JACKSON BERRY SURVEY  
ABSTRACT NO. 62

JACKSON BERRY SURVEY  
ABSTRACT NO. 62

LOT 8  
BEAR CREEK RANCH - UNIT 3  
(CABINET B, SLIDE 159, P.R.)

LOT 7  
BEAR CREEK RANCH - UNIT 3  
(CABINET B, SLIDE 159, P.R.)

LOT 6  
BEAR CREEK RANCH - UNIT 3  
(CABINET B, SLIDE 159, P.R.)

LOT 9  
BEAR CREEK RANCH - UNIT 3  
(CABINET B, SLIDE 159, P.R.)

LOT 10  
BEAR CREEK RANCH - UNIT 3  
(CABINET B, SLIDE 159, P.R.)

LEGEND

P.R.

O.P.R.

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PLAT RECORDS

OFFICIAL PUBLIC RECORDS

SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER

ENG. & SURVEY," PLASTIC CAP

FOUND 5/8" IRON ROD (OR AS NOTED)

FOUND 1/2" PIPE

FOUND 1/2" IRON ROD

TELEPHONE PEDESTAL

WIRE FENCE

LINE	BEARING	DISTANCE
L1	N69° 24' 31"E	30.30'
L2	N69° 50' 38"E	30.33'
L3	S69° 50' 38"W	60.01'

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SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER

ENG. & SURVEY," PLASTIC CAP

FOUND 5/8" IRON ROD (OR AS NOTED)

FOUND 1/2" PIPE

FOUND 1/2" IRON ROD

TELEPHONE PEDESTAL

WIRE FENCE

LINE	BEARING	DISTANCE
L1	N69° 24' 31"E	30.30'
L2	N69° 50' 38"E	30.33'
L3	S69° 50' 38"W	60.01'

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SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER

ENG. & SURVEY," PLASTIC CAP

FOUND 5/8" IRON ROD (OR AS NOTED)

FOUND 1/2" PIPE

FOUND 1/2" IRON ROD

TELEPHONE PEDESTAL

WIRE FENCE

LINE	BEARING	DISTANCE
L1	N69° 24' 31"E	30.30'
L2	N69° 50' 38"E	30.33'
L3	S69° 50' 38"W	60.01'



## NOTES:

1. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0250E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS, AND FLOOD INSURANCE RATE MAP PANEL NO. 48491C0075E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
2. ELECTRIC SERVICE PROVIDED BY ONCORE. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE, ON-SITE WELL. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
3. 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.
4. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
5. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A 10' UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
6. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
7. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
8. 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.
9. 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 ATTRIBUTABLE 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.
10. 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 THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
12. THE MINIMUM LOWEST 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.
13. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT.
14. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
15. LANDSCAPING IS PROHIBITED WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
16. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. [A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS 1 AND 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.]
17. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



*Kyle L. Pressler*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
KYLE L. PRESSLER, R.P.L.S.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. NO PART OF THIS TRACT IS LOCATED WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE NOR THE RECHARGE ZONE.



*Garrett D. Keller*  
LICENSED PROFESSIONAL ENGINEER  
GARRETT D. KELLER, P.E.

# FINAL PLAT OF LOT 1 & LOT 2 BLOCK A BOODIDDLE SUBDIVISION

BEING AN 8.67 ACRE TRACT OF LAND OUT OF THE JOHN CARUTHERS SURVEY, ABSTRACT 129, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 64.0143 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2017039239, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATION 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 PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

*Roger Adam P.E.*  
For: Terron Evertson  
J. TERRON EVERTSON, P.E.,  
WILLIAMSON COUNTY ENGINEER

DATE 6/21/2018

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, BRICE KNIGHT; PRESIDENT OF BOODIDDLE INVESTMENTS, LLC; OWNER OF THE CERTAIN 8.67 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN ABSTRACT 129, AND BEING A PORTION OF THE CALLED 64.0143 ACRE TRACT OF LAND CONVEYED TO BOODIDDLE INVESTMENTS, LLC AS DESCRIBED IN DOCUMENT NO. 2017039239, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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. THIS SUBDIVISION IS TO BE KNOWN AS BOODIDDLE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF JUNE, 2018.

C/O: BRICE KNIGHT  
PRESIDENT, BOODIDDLE INVESTMENTS, LLC. A TEXAS LIMITED LIABILITY COMPANY  
100 COOKS CROSSING  
LIBERTY HILL, TX 78642

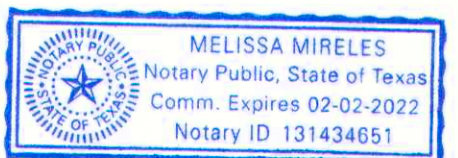
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRICE KNIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF June, 2018.

*Melissa Mireles*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 02/02/2022



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 25 DAY OF June, 2018 D.

*Cidy Bridges*  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR 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

DATE

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 \_\_\_\_\_, 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 RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

OWNER(S):  
BOODIDDLE INVESTMENTS, LLC.  
C/O BRICE KNIGHT  
100 COOKS CROSSING  
LIBERTY HILL, TEXAS 78642  
BRICE@WATERLOO-SYSTEMS.COM  
(512) 848-5471

SURVEYOR:  
MATKIN HOOVER ENGINEERING &  
SURVEYING  
C/O KYLE L. PRESSLER, R.P.L.S.  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78006  
(830) 249-0600  
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:  
MATKIN HOOVER ENGINEERING &  
SURVEYING  
C/O GARRETT D. KELLER, P.E.  
3305 SHELL ROAD, SUITE 3  
GEORGETOWN, TEXAS 78628  
OFF: (512) 868-2244  
GKELLER@MATKINHOOVER.COM

**MATKINHOOVER**  
ENGINEERING  
& SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600 FAX: (830) 249-0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE 2018  
MHES JOB NO. - 2989.00

SHEET 2 OF 2