

#### FIELD NOTES:

A 1.957 ACRE TRACT, BEING THE SAME TRACT CONVEYED TO RICHARD HULSE, III, IN DOCUMENT No. 2017087153 OF WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS; SITUATED IN THE CONRAD EIGENHAUER SURVEY, ABSTRACT No. 223 IN WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A MAG NAIL FOUND ATOP A FENCE CORNER POST, IN THE WEST MARGIN OF COUNTY ROAD 444, AT THE EAST CORNER OF A 2.000 ACRE TRACT CONVEYED TO JAMES D. NIGRO IN 2016013920 OF WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS;

THENCE: ALONG THE SOUTH LINE OF SAID 2.000 ACRE TRACT TO THE POINT OF BEGINNING, BEING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GARRETT RPLS 6154" SET IN THE SOUTH LINE OF SAID 2.000 ACRE TRACT, AND FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 21°56'57" E - 206.11 FEET, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GARRETT RPLS 6154" SET IN THE SOUTH LINE OF A 17.699 ACRE TRACT CONVEYED TO ISIDORA GONZALEZ AND JOSE HECTOR GONZALEZ IN DOCUMENT No. 2008010257 OF WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, AND FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST MARGIN OF COUNTY ROAD 444, AN EXTERIOR ELL CORNER OF SAID 17.699 ACRE TRACT BEARS: N 86°10'02" E - 10.52 FEET;

THENCE: S 86°10'02" W - 726.32 FEET, ALONG SAID 17.699 ACRE TRACT TO A 1/2" IRON ROD FOUND AT AN INTERIOR ANGLE POINT OF SAID 17.699 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 03°53'11" W - 97.90 FEET, ALONG SAID 17.699 ACRE TRACT, TO A 1/2" IRON ROD FOUND AT AN INTERIOR ANGLE POINT OF SAID 17.699 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 85°57'11" E - 383.24 FEET, ALONG SAID 17.699 ACRE TRACT, TO A MAG NAIL FOUND ATOP A FENCE CORNER POST, AT AN EXTERIOR ANGLE POINT OF SAID 17.699 ACRE TRACT, AND FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT;

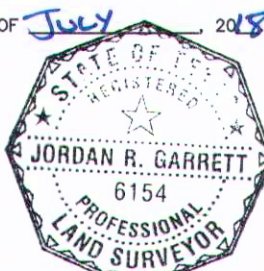
THENCE: N 67°04'57" E - 295.32 FEET, PARTIALLY ALONG SAID 17.699 ACRE TRACT, CONTINUING ALONG SAID 2.000 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 1.957 ACRES (85,260 SQ. FT.) OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF WILLIAMSON:

I, JORDAN R. GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "HULSE ESTATES" WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF July, 2018

JORDAN R. GARRETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6154



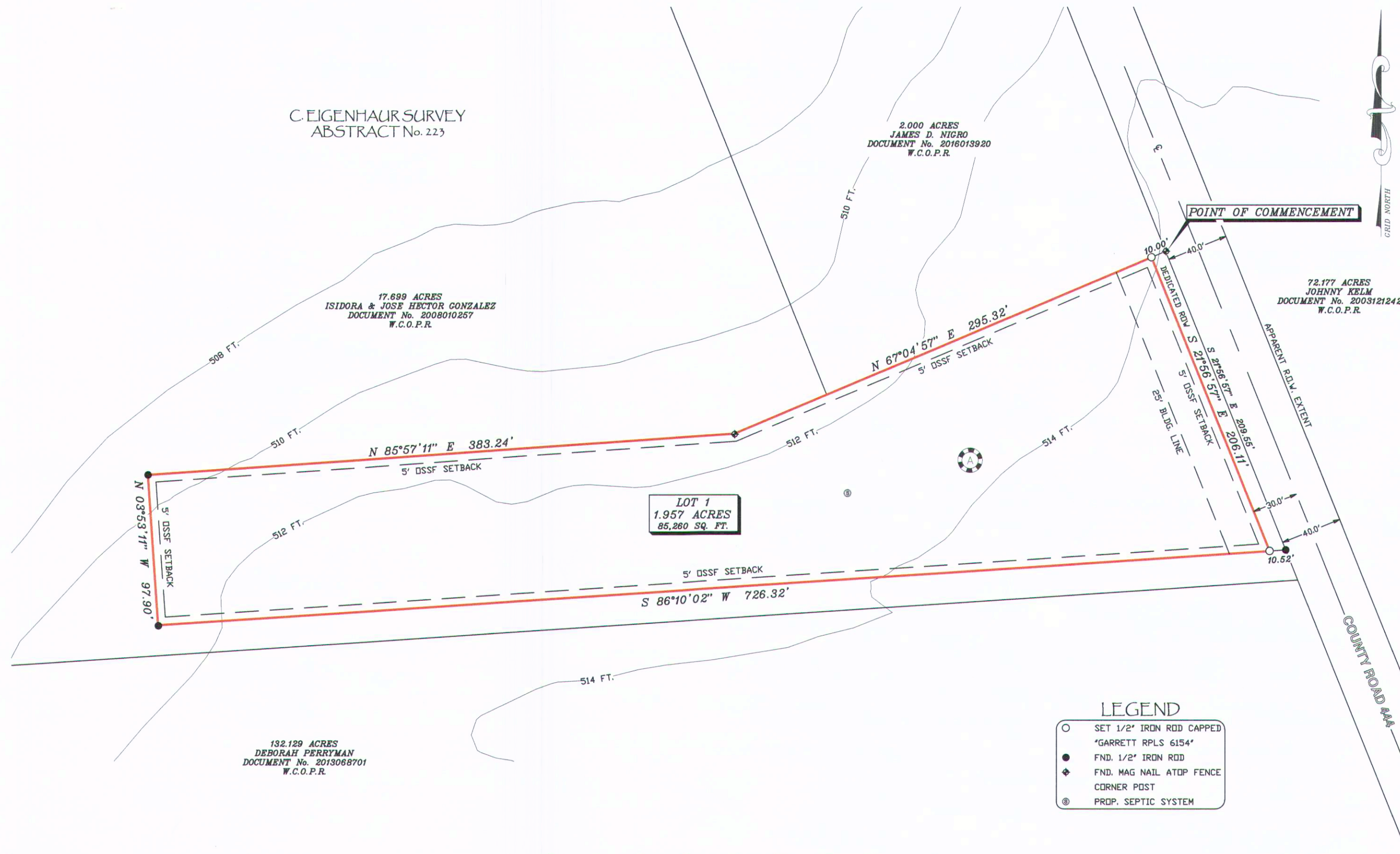
#### SURVEYOR'S NOTES:

- THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THAT 2.001 ACRE TRACT CONVEYED TO RICHARD A. HULSE, III AS RECORDED IN DOCUMENT No. 2017087153 IN OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE PROPERTY SHOWN HEREON LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA FIRM No. 48491 C 0375 E, EFFECTIVE DATE: SEPTEMBER 26, 2008.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, DATED AUGUST 20, 2013.
- BEARING, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83; GRID TO GROUND SCALE FACTOR: 1.000126060.
- THERE ARE NO NEW ROADS.
- SELLING A PORTION OF THIS AREA BY METES AND BOUNDS IS A VIOLATION OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND IS SUBJECT TO THE PENALTIES PROMULGATED THEREIN.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES
- WATER SERVICES PROVIDED BY: SOUTHWEST MILAM WSC
- ELECTRICAL SERVICES PROVIDED BY:
- TELEPHONE SERVICES PROVIDED BY:
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- 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.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, OR CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- A DE FACTO CERTIFICATE 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.

JOB NO:	171209	SURVEYED BY:	DN/AC
DATE:	07/12/2018	DRAFTED BY:	NP
FILE NAME:	171209.DWG	CHECKED BY:	JG

SHEET: 1 OF 1

#### C. EIGENHAUER SURVEY ABSTRACT No. 223



STATE OF TEXAS  
COUNTY OF WILLIAMSON:

I, STEVE T. SORENSON, PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "HULSE ESTATES" IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July, 2018

STEVE T. SORENSON  
PROFESSIONAL ENGINEER  
LICENSE No. 57399  
304 EAST MAIN STREET  
ROUND ROCK, TX 78664  
(512) 238-8912

STATE OF TEXAS  
COUNTY OF WILLIAMSON:

I, RICHARD HULSE III, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2017087153 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY PLAT SAID TRACT AS SHOWN HEREON, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS TRACT ARE TO BE KNOWN AS HULSE ESTATES.  
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16 DAY OF July, 2018

RICHARD HULSE III  
PO BOX 2122  
BELTON, TX 78513

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.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THIS PLAT 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 THE REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS 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 WITHIN IT.

J. TERRY EVERTSON, PE, DR., CFM  
COUNTY ENGINEER

DATE

7/26/18

## FINAL PLAT OF: HULSE ESTATES

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 27 DAY OF July, 2018 A.D.

Jessie Bar  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS  
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, FOR A PLAT 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

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 20 DAY OF July, 2018 A.D., AT 10:00 O'CLOCK, AM, AND DULY RECORDED THIS THE 20 DAY OF July, 2018 A.D., AT 10:00 O'CLOCK, AM, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT No. 2018013920

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

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