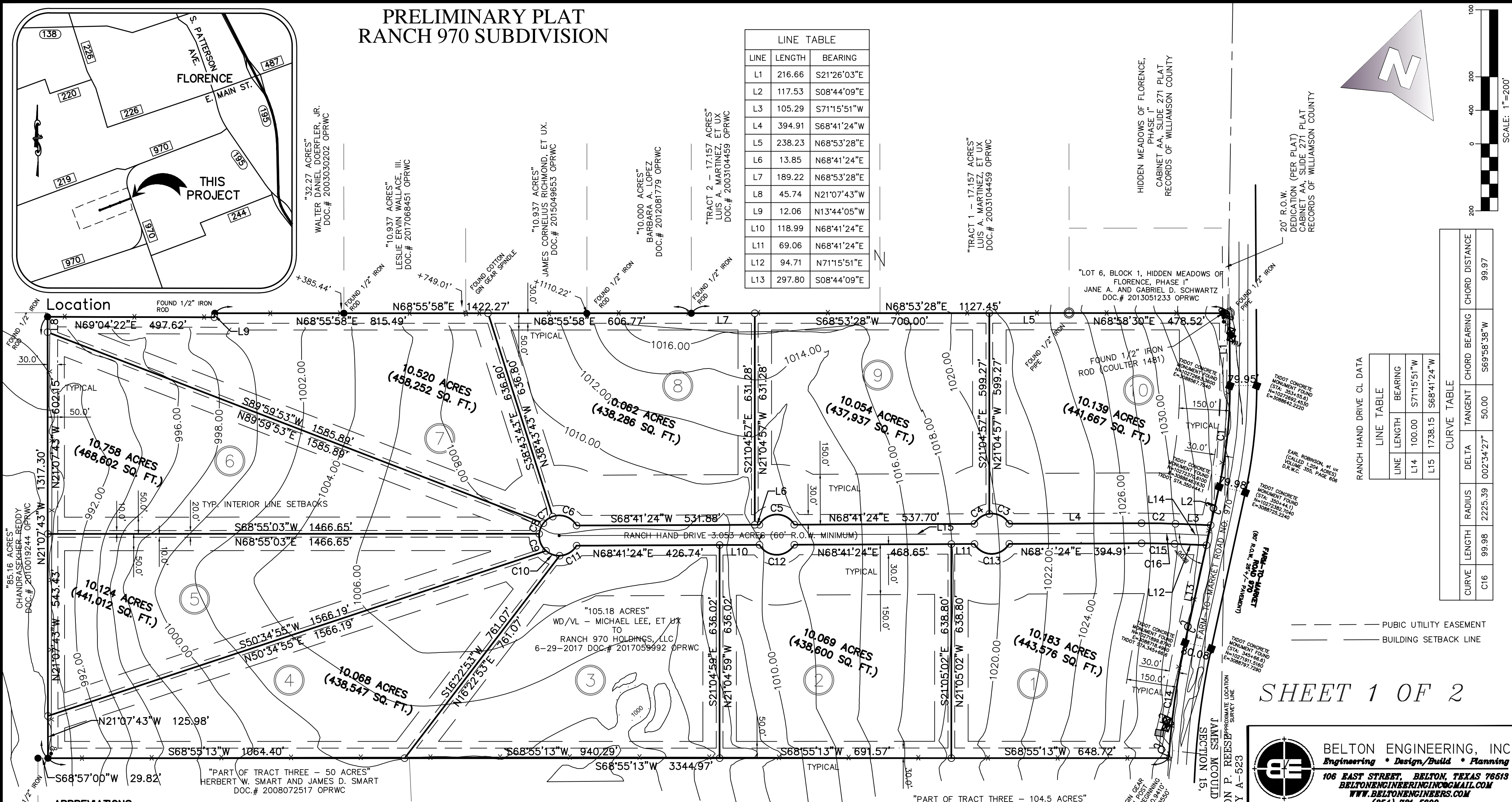


PRELIMINARY PLAT
RANCH 970 SUBDIVISION



LINE TABLE		
LINE	LENGTH	BEARING
L1	216.66	S21°26'03"E
L2	117.53	S08°44'09"E
L3	105.29	S71°15'51"W
L4	394.91	S68°41'24"W
L5	238.23	N68°53'28"E
L6	13.85	N68°41'24"E
L7	189.22	N68°53'28"E
L8	45.74	N21°07'43"W
L9	12.06	N13°44'05"W
L10	118.99	N68°41'24"E
L11	69.06	N68°41'24"E
L12	94.71	N71°15'51"E
L13	297.80	S08°44'09"E

CURVE TABLE		
LINE	LENGTH	BEARING
L14	100.00	S71°15'51"W
L15	1738.15	S68°41'24"W

CURVE TABLE		
CURVE	RADIUS	DELTA
C16	99.98	002°34'27"

--- PUBIC UTILITY EASEMENT
--- BUILDING SETBACK LINE

SHEET 1 OF 2

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY
OPRWC - OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
PVMNT - PAVEMENT
B.L. - BUILDING LINE
A - ABSTRACT
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
D.R.W.C. - DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS

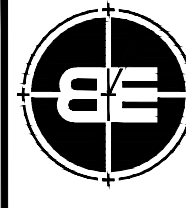
PATENT SURVEY: JAMES MCOULD SURVEY,
ABSTRACT NO. 423, WASHINGTON REESE
ABSTRACT NO. 523
LINEAR FEET OF NEW STREETS: 1938 L.F.
SUBMITTAL DATE: MARCH 14, 2018
SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
ENGINEER: BELTON ENGINEERING, INC.
BENCHMARK DESCRIPTION AND ELEVATION:
AS SHOWN ALONG F.M. ROAD 970
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	303.67	1392.40	012°29'45"	152.44	S14°59'38"E	303.07
C2	101.33	2255.38	002°34'27"	50.67	S69°58'38"W	101.32
C3	70.17	60.00	067°00'14"	39.72	N84°48'43"W	66.24
C4	55.50	60.00	052°59'46"	29.91	N35°11'17"E	53.54
C5	125.66	60.00	120°00'00"	103.92	N68°41'24"E	103.92
C6	82.17	60.00	078°27'57"	48.99	S89°27'25"W	75.90
C7	34.64	60.00	033°04'50"	17.82	S33°41'01"W	34.16
C8	34.64	60.00	033°04'50"	17.82	S00°36'11"W	34.16
C9	56.80	60.00	054°14'10"	30.73	S43°03'19"E	54.70
C10	44.30	60.00	042°18'13"	23.21	N88°40'30"E	43.30
C11	61.61	60.00	058°49'59"	33.83	N38°06'23"E	58.94
C12	125.66	60.00	120°00'00"	103.92	N68°41'24"E	103.92
C13	125.66	60.00	120°00'00"	103.92	N68°41'24"E	103.92
C14	348.22	2331.83	008°33'23"	174.44	S13°02'01"E	347.90
C15	98.64	2195.39	002°34'27"	49.33	S69°58'38"W	98.63

NOTES:

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
- THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0100E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
- ALL CORNERS SET ARE IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES", UNLESS OTHERWISE SPECIFIED.
- THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
- FUTURE LOTS TO BE SERVED BY INDIVIDUAL ON-SITE SEPTIC SEWAGE FACILITIES.
- FUTURE LOTS TO BE SERVED BY ON-SITE WATER WELLS

- 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.
- ALL DISTANCES SHOWN ARE EXPRESSED AS GRID; TO CONVERT TO SURFACE VALUE DIVIDE BY THE COMBINED SCALED FACTOR OF 0.999886635821.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED
- FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34,050 KG).
- PARKING PROHIBITED WITHIN AND ALONG R.O.W.



BELTON ENGINEERING, INC.
Engineering • Design/Build • Planning
106 EAST STREET, BELTON, TEXAS 76513
BELTONENGINEERINGINC@GMAIL.COM
WWW.BELTONENGINEERS.COM
(254) 731-5800



BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN TAYLOR, TX 76754
PHONE: (512) 352-9090
FAX: (512) 352-9091
FIRM No. 10128500
surveying@austin.tr.com
www.bryantechnicalservices.com

DATE	REVISIONS	BY

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: 1" = 200'	APPROVED BY: BLB
PROJECT NO. 17-551	DATE: AUGUST 2018

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

THAT RANCH 970 HOLDINGS, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017059992 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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. THIS SUBDIVISION IS TO BE KNOWN AS RANCH 970 SUBDIVISION.

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

PATRICIA L. COUCH, MANAGER
301 CR 249
FLORENCE, TEXAS 76527

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICIA L. COUCH, MANAGER OF RANCH 970 HOLDINGS, LLC, ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

THAT RANCH 970 HOLDINGS, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017059992 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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. THIS SUBDIVISION IS TO BE KNOWN AS RANCH 970 SUBDIVISION.

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

KEITH W. COUCH, MANAGER
301 CR 249
FLORENCE, TEXAS 76527

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEITH W. COUCH, MANAGER OF RANCH 970 HOLDINGS, LLC, ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

THAT R BANK, THE LIEN HOLDER OF THAT CERTAIN 105.18 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017059992 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 105.18 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

R BANK

BY: _____
TITLE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES: _____

BASED UPON THE 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 THAT 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 SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY REPRESENTATIONS 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. TERROR EVERTSON, PE, DR, CFM
COUNTY ENGINEER

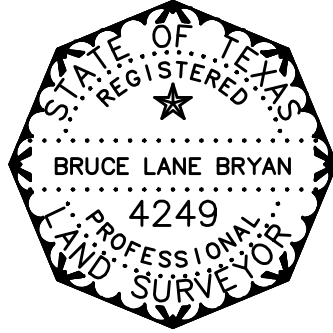
DATE

PRELIMINARY PLAT RANCH 970 SUBDIVISION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE.

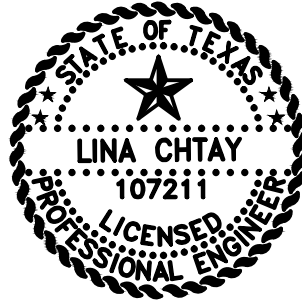
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS
TBPLS FIRM REGISTRATION NO. 10128500



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, LINA CHTAY, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0100E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).

LINA CHTAY
LICENSED PROFESSIONAL ENGINEER NO. 107211
STATE OF TEXAS
BELTON ENGINEERING, INC.,
TBPE FIRM REGISTRATION NO. 10128500



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2018 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

ROADWAY CONSTRUCTION

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.

OWNER'S RESPONSIBILITIES

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.

MAILBOXES

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.

DEVELOPMENT NOTES

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.

EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF WILLIAMSON

AUGUST, 2018

105.173 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE JAMES MCOULD SURVEY, SECTION 15 ABSTRACT NO. 423 AND THE WASHINGTON P. RESSE SURVEY, ABSTARCT NO. 523, SITUATED IN WILLIAMSON COUNTY, TEXAS FURTHER DESCRIBED AS ALL OF A CALLED '105.18 ACRES' CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MICHAEL LEE, ET UX TO RANCH 970 HOLDINGS, LLC DATED 6-29-2017 AND RECORDED IN DOCUMENT NO. 207059992, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, IN THE MONTH OF AUGUST, 2018 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND COTTON GIN GEAR SPINDLE IN POST AND BEING THE SOUTHEAST CORNER OF SAID '105.18 ACRES', IN THE WEST LINE OF F.M. 970, SAME BEING THE NORTHEAST CORNER OF A CALLED 'PART OF TRACT THREE - 104.5 ACRES' CONVEYED TO HERBERT W. SMART AND JAMES D. SMART RECORDED IN DOCUMENT NO. 2008072517, OPRWC;

THENCE SOUTH 68° 55' 13" WEST WITH THE SOUTH LINE OF SAID '105.18 ACRES', A DISTANCE OF 3344.97 FEET TO A ½" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID '105.18 ACRES'; A POINT IN THE NORTH LINE OF A CALLED 'PART OF TRACT TREE - 50 ACRES' CONVEYED TO HERBERT W. SMART AND JAMES D. SMART RECORDED IN DOCUMENT/NO. 2008072517 OPRWC, SAME BEING THE SOUTHEAST CORNER OF A CALLED '85.16 ACRES' CONVEYED TO CHANDRASEKHAR REDDY RECORDED IN DOCUMENT NO. 2010019244 OPRWC, FOR REFERENCE: A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 'PART OF TRACT TREE - 50 ACRES' BEARS SOUTH 68° 57' 00" WEST A DISTANCE OF 29.82 FEET;

THENCE NORTH 21° 07' 43" WEST WITH THE COMMON LINE OF SAID '105.18 ACRES' AND '85.16 ACRES', A DISTANCE OF 1317.30 FEET TO A ½" IRON ROD FOUND, BEING NORTHWEST CORNER OF SAID '105.18 ACRES', SAME BEING IN THE EAST LINE OF SAID '85.16 ACRES', ALSO BEING IN THE SOUTH LINE OF A CALLED '32.17 ACRES' CONVEYED TO WALTER DANIEL DOERFLER, JR. RECORDED IN DOCUMENT NO. 2003030202 OPRWC;

THENCE NORTH 69° 04' 22" EAST WITH THE NORTH LINE OF SAID '105.18 ACRES', A DISTANCE OF 497.62 FEET TO A ½" IRON ROD SET (CAPPED BRYAN TECH SERVICES), BEING AN INTERIOR CORNER OF SAID '105.18 ACRES' AND AN EXTERIOR CORNER OF SAID '32.17 ACRES';

THENCE NORTH 13° 44' 05" WEST, A DISTANCE OF 12.06 FEET, TO A ½" IRON ROD FOUND, BEING AN EXTERIOR CORNER OF SAID '105.18 ACRES' AND AN INTERIOR CORNER OF SAID '32.17 ACRES';

THENCE NORTH 68° 55' 58" EAST WITH THE NORTH LINE OF SAID '105.18 ACRES', PASSING A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID '32.17 ACRES'; THE SOUTHWEST CORNER OF A CALLED '10.937 ACRES' CONVEYED TO LESLIE ERYN WALLACE, III. RECORDED IN DOCUMENT NO. 2017068451 OPRWC, A DISTANCE OF 385.44 FEET, CONTINUING AND PASSING A COTTON GIN GEAR SPINDLE FOUND AT THE SOUTHEAST CORNER OF SAID '10.937 ACRES', THE SOUTHWEST CORNER OF A CALLED '10.937 ACRES' CONVEYED TO JAMES CORNELIUS RICHMOND, ET UX RECORDED IN DOCUMENT NO. 2015049853 OPRWC, AT A DISTANCE OF 749.01 FEET, CONTINUING AND PASSING A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID '10.937 ACRES'; THE SOUTHWEST CORNER OF A CALLED '10,000 ACRES' CONVEYED TO BARBARA A. LOPEZ RECORDED IN DOCUMENT NO. 2012081779 OPRWC, AT A DISTANCE OF 1110.22 FEET, CONTINUING WITH THE SOUTH LINE OF SAID '10,000 ACRES', A TOTAL DISTANCE OF 1422.27 FEET, TO A ½" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID '10,000 ACRES'; THE SOUTHWEST CORNER OF A CALLED 'TRACT 2 - 17.157 ACRES' CONVEYED TO LUIS A. MARTINEZ, ET UX RECORDED IN DOCUMENT NO. 2003104459 OPRWC;

THENCE NORTH 68° 53' 28" EAST WITH THE NORTH LINE OF SAID '105.18 ACRES', A DISTANCE OF 1127.45 FEET, TO A ½" IRON PIPE FOUND AT A COMMON CORNER OF SAID 'TRACT 2 - 17.157 ACRES' AND A CALLED 'LOT 6, BLOCK 1, HIDDEN MEADOWS OF FLORENCE, PHASE 1' CONVEYED TO JANE A. AND GABRIEL D. SCHWARTZ RECORDED IN DOCUMENT NO. 2013051233 OPRWC;

THENCE NORTH 68° 58' 30" EAST WITH THE COMMON LINE OF SAID '105.18 ACRES' AND THE SOUTH LINE OF SAID 'LOT 6, BLOCK 1, HIDDEN MEADOWS OF FLORENCE, PHASE 1' A DISTANCE OF 478.52 FEET TO A FOUND ½" IRON PIPE IN THE WEST LINE OF F.M. 970 AT THE NORTHEAST CORNER OF SAID '105.18 ACRES'; FOUND A ½" IRON ROD (CAPPED 'COUTLER') AT THE SOUTHEAST CORNER OF SAID 'LOT 6, BLOCK 1, HIDDEN MEADOWS OF FLORENCE, PHASE 1' BEARING SOUTH 68° 58' 30" WEST 19.93 FEET;

THENCE WITH THE EAST LINE OF SAID '105.18 ACRES' AND WEST LINE OF F.M. 970 THE FOLLOWING CALLS:

· SOUTH 21° 26' 03" EAST 216.66 FEET TO A TxDOT CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
· SOUTH 14° 59' 38" EAST, A CHORD LENGTH OF 303.07 FEET AND AN ARC LENGTH OF 303.67 FEET, CENTRAL ANGLE OF 12° 29' 45"; A RADIUS OF 1392.40 FEET, TO A TxDOT CONCRETE MONUMENT FOUND,
· SOUTH 08° 44' 09" EAST 476.28 FEET TO A TxDOT CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
· SOUTH 13° 02' 01" EAST, A CHORD LENGTH OF 347.90 FEET AND AN ARC LENGTH OF 348.22 FEET, CENTRAL ANGLE OF 08° 33' 23"; A RADIUS OF 2331.83 FEET, TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 105.173 ACRES OF LAND.

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 _____, 2018 A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE DAY OF _____, 2018 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 _____