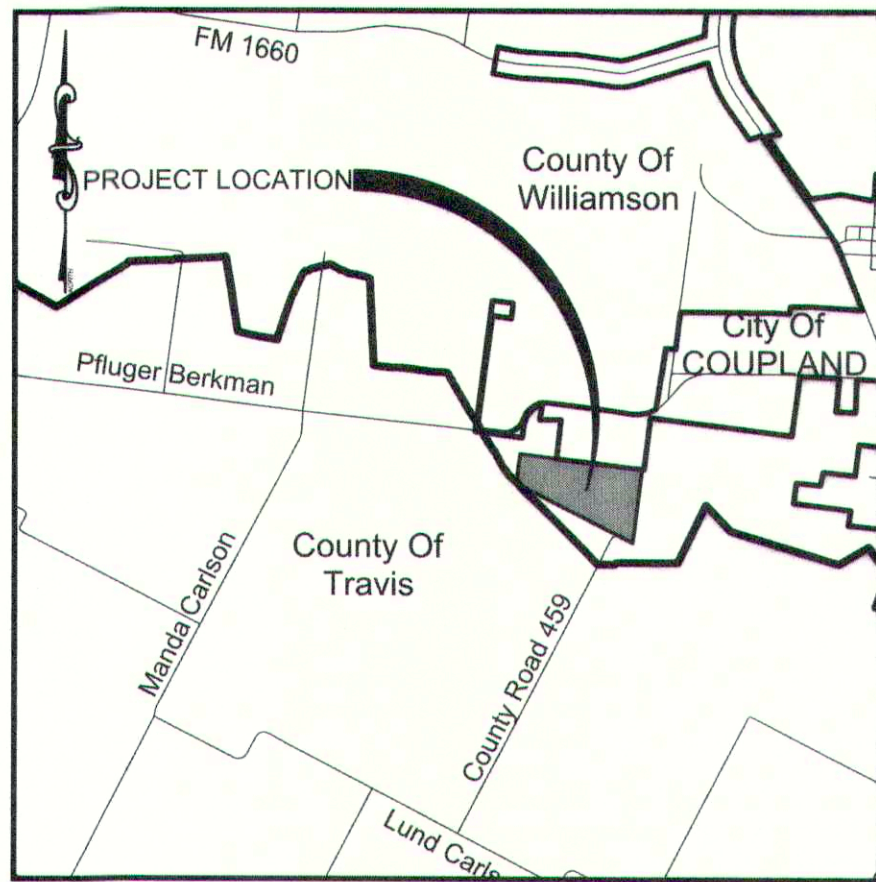
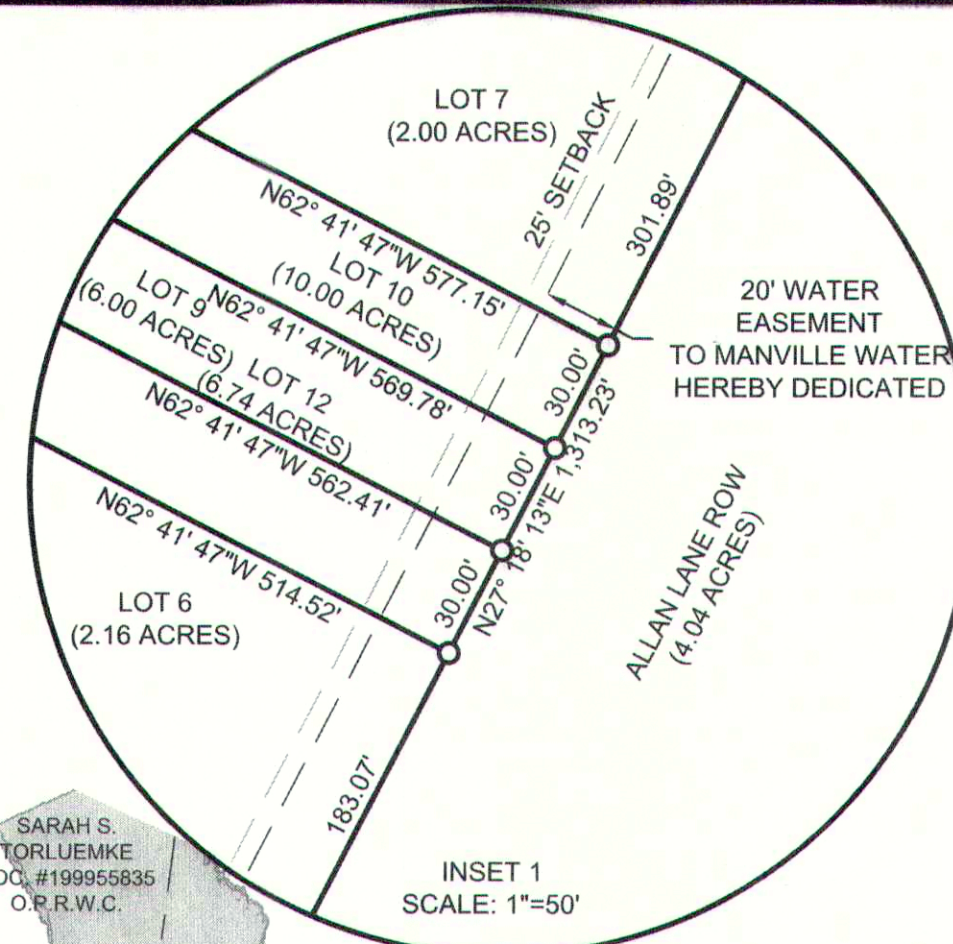


FINAL PLAT OF EIBEN POINT SUBDIVISION



VICINITY MAP
SCALE: 1"=5,000'

PROPERTY CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	CHORD
C1	13°56'36"	013°56'36"	1,040.00'	N20° 19' 55"E 252.47'



INSET 1
SCALE: 1"=50'



BEARINGS CITED HEREON BASED ON STATE PLANE
COORDINATES, GRID NORTH, CENTRAL ZONE,
TEXAS NAD 83 (93).

LEGEND

- IRON ROD SET, CAPPED "T.L.S."
- IRON ROD FOUND, AS DESCRIBED
- LIMITS OF STUDIED 100 YEAR FLOOD PLAIN

PROPERTY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	577.15'	N62° 41' 47"W
L2	569.78'	N62° 41' 47"W
L3	562.41'	N62° 41' 47"W
L4	514.52'	N62° 41' 47"W
L5	231.69'	S89° 41' 27"W
L6	228.39'	S89° 41' 27"W
L7	279.61'	S74° 52' 14"E
L8	290.09'	N74° 52' 14"W
L9	514.17'	N62° 41' 47"W
L10	513.85'	N62° 41' 47"W
L11	378.57'	S62° 41' 47"E
L12	267.57'	S62° 41' 47"E

STREET NAME	ROW WIDTH (FT)	ROADWAY LENGTH (FT)	PAVEMENT WIDTH (FT)	DESIGN SPEED (MPH)	MAINTENANCE AUTHORITY
ALLAN LANE	120	850	20	25	PUBLIC LOCAL (RURAL SUBDIVISION)

ALLAN LANE SHALL BE CONSTRUCTED AS A LOCAL RURAL ROADWAY. THIS ROADWAY IS IDENTIFIED AS A FUTURE ARTERIAL WITHIN THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN.

OWNER: STEPHEN FREEMAN
WADE LAND PARTNERS
2307 OAK SPRINGS COVE
ROUND ROCK, TEXAS 78681
PHONE 512.364.5335
EMAIL STEPHEN@FREEMANHOMESTX.COM

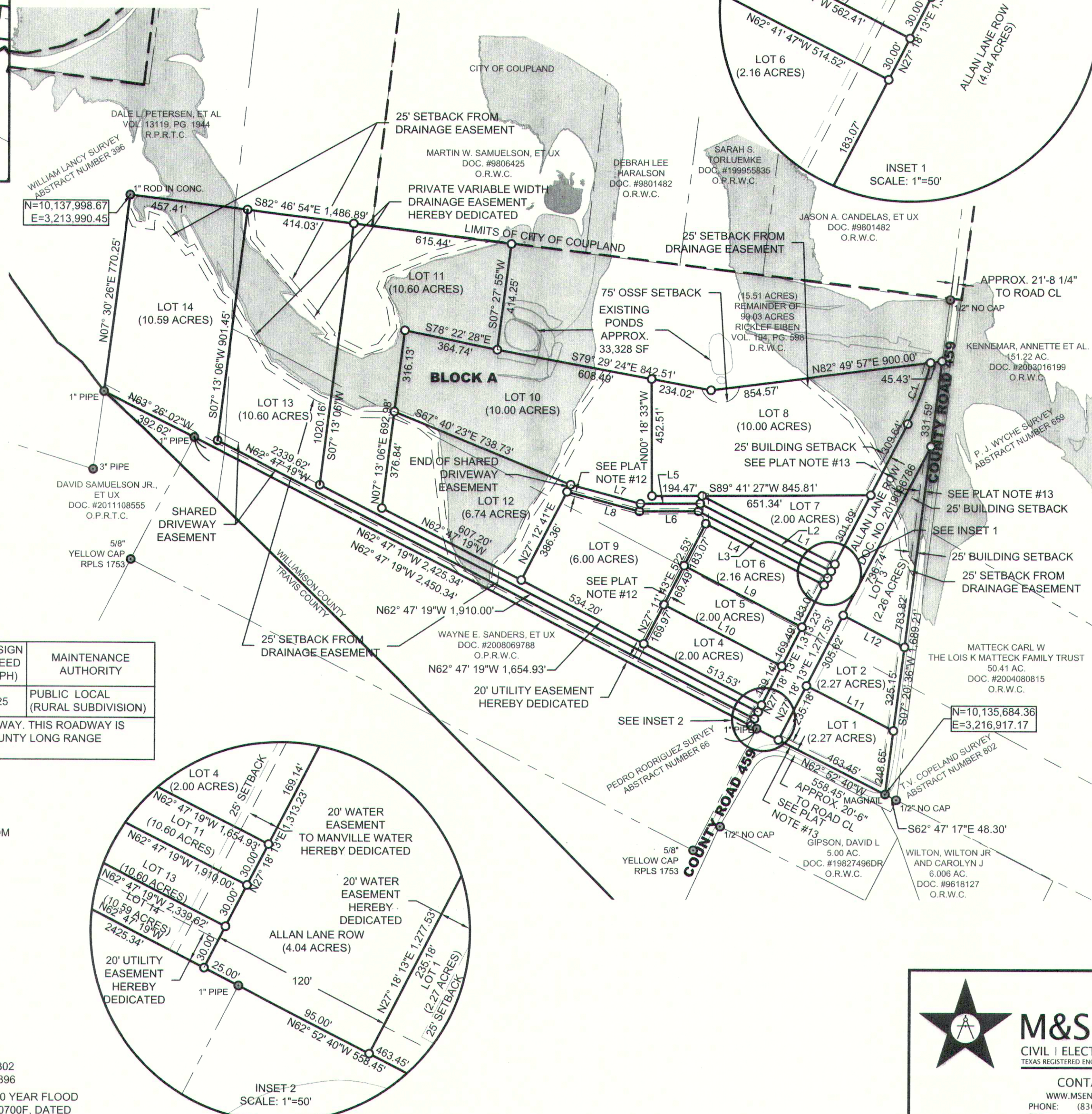
SURVEYOR: KENNETH L. CRIDER, RPLS
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE 512.930.1600
EMAIL KEN@TEXAS-LS.COM

ENGINEER: JEN HENDERSON, PE
M&S ENGINEERING
102 W. MORROW ST.
GEORGETOWN, TEXAS 78626
PHONE 830.228.5446
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: 10/9/2019

ORIGINAL SURVEY: P.J. WYCHE SURVEY, ABSTRACT NO. 659
T.V. COPELAND SURVEY, ABSTRACT NO. 802
WILLIAM LANCY ABSTRACT, SURVEY NO. 396

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL 48491C0700F, DATED 12/20/19



DRIVEWAY CULVERT DESIGN TABLE				
LOT #	PIPE SIZE	MIN. LENGTH	INVERT ELEVATIONS	
LOT 1	24"	36 LF	DN=539.33	UP=539.71
LOT 2	24"	36 LF	DN=542.50	UP=542.96
LOT 3	18"	36 LF	DN=540.97	UP=541.14
LOT 4	24"	43 LF	DN=539.71	UP=540.28
LOT 5	18"	40 LF	DN=543.14	UP=543.79
LOT 6	18"	37 LF	DN=544.78	UP=545.17
LOT 7	24"	39 LF	DN=539.75	UP=540.11
LOT 8	24"	40 LF	DN=531.00	UP=531.50
LOT 12	18"	35 LF	DN=541.34	UP=541.91
LOT 13	24"	37 LF	DN=538.65	UP=538.96

MINIMUM FINISHED FLOOR ELEVATIONS	
LOT #	MINIMUM ELEVATION
LOT 3	537.00
LOT 8	534.00
LOT 10	529.05
LOT 11	532.20
LOT 12	530.35
LOT 13	534.95
LOT 14	538.35

SHEET
1 OF 4

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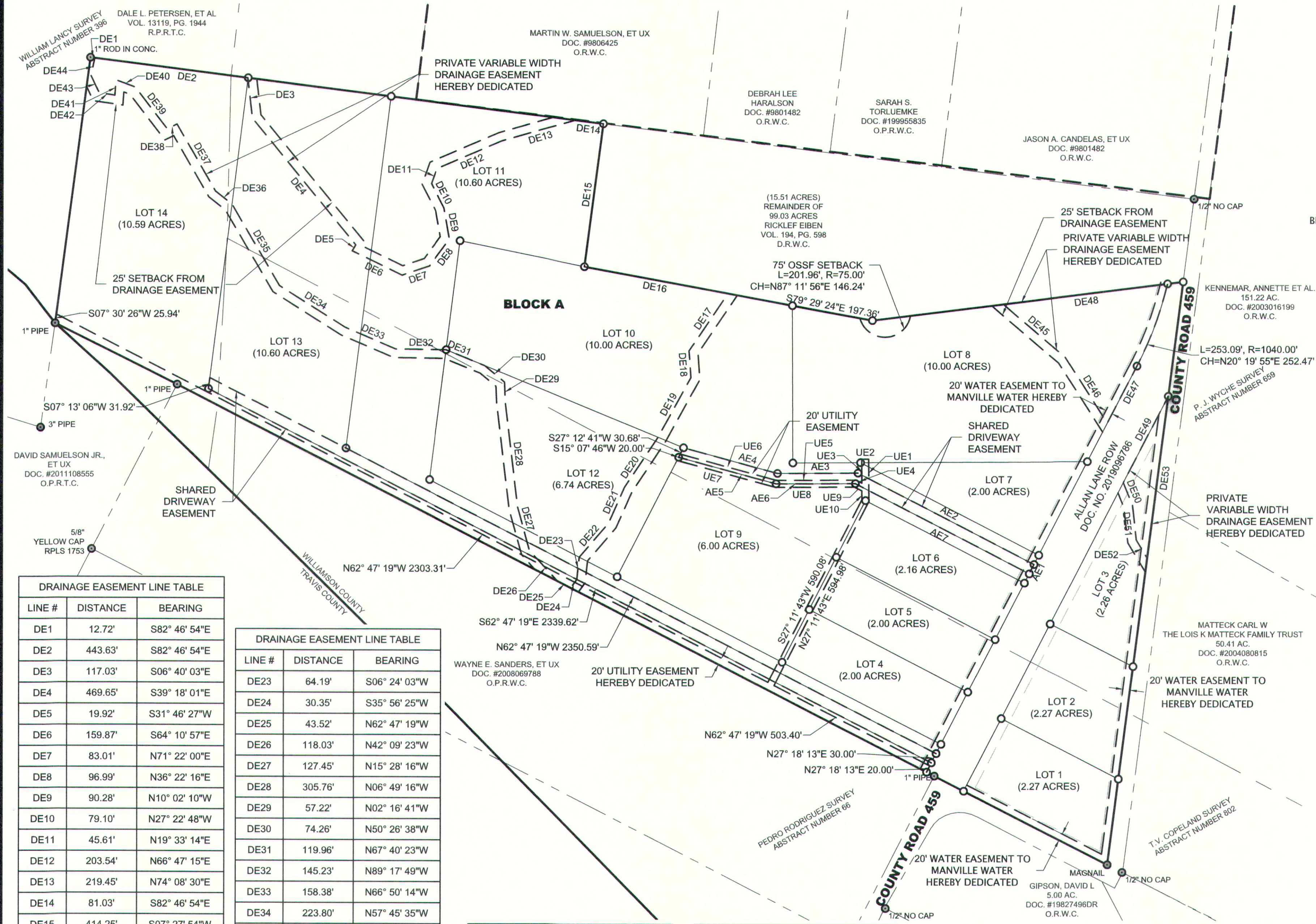
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FINAL PLAT OF
EIBEN POINT SUBDIVISION

LEGEND

- IRON ROD SET, CAPPED "TLS"
- IRON ROD FOUND, AS DESCRIBED



BEARINGS CITED HEREON BASED ON STATE PLANE
COORDINATES, GRID NORTH, CENTRAL ZONE,
TEXAS NAD 83 (93).

UTILITY EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
UE1	121.23'	N00° 18' 33"W
UE2	20.00'	S89° 41' 27"W
UE3	68.41'	S00° 18' 33"E
UE4	18.14'	N62° 41' 47"W
UE5	229.49'	S89° 41' 27"W
UE6	290.88'	N74° 52' 14"W
UE7	293.59'	S74° 52' 14"E
UE8	227.29'	N89° 41' 27"E
UE9	23.69'	S62° 41' 47"E
UE10	25.35'	S00° 18' 33"E

SHARED DRIVEWAY EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
AE1	30.00'	N27° 18' 13"E
AE2	569.78'	N62° 41' 47"W
AE3	231.69'	S89° 41' 27"W
AE4	279.61'	N74° 52' 14"W
AE5	290.09'	S74° 52' 14"E
AE6	228.39'	N89° 41' 27"E
AE7	562.41'	S62° 41' 47"E

DRAINAGE EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
DE1	12.72'	S82° 46' 54"E
DE2	443.63'	S82° 46' 54"E
DE3	117.03'	S06° 40' 03"E
DE4	469.65'	S39° 18' 01"E
DE5	19.92'	S31° 46' 27"W
DE6	159.87'	S64° 10' 57"E
DE7	83.01'	N71° 22' 00"E
DE8	96.99'	N36° 22' 16"E
DE9	90.28'	N10° 02' 10"W
DE10	79.10'	N27° 22' 48"W
DE11	45.61'	N19° 33' 14"E
DE12	203.54'	N66° 47' 15"E
DE13	219.45'	N74° 08' 30"E
DE14	81.03'	S82° 46' 54"E
DE15	414.25'	S07° 27' 54"W
DE16	420.46'	S79° 29' 24"E
DE17	199.59'	S34° 00' 22"W
DE18	77.31'	S04° 05' 21"E
DE19	195.60'	S28° 50' 37"W
DE20	172.91'	S33° 41' 18"W
DE21	113.06'	S23° 57' 30"W
DE22	129.20'	S40° 46' 51"W

DRAINAGE EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
DE23	64.19'	S06° 24' 03"W
DE24	30.35'	S35° 56' 25"W
DE25	43.52'	N62° 47' 19"W
DE26	118.03'	N42° 09' 23"W
DE27	127.45'	N15° 28' 16"W
DE28	305.76'	N06° 49' 16"W
DE29	57.22'	N02° 16' 41"W
DE30	74.26'	N50° 26' 38"W
DE31	119.96'	N67° 40' 23"W
DE32	145.23'	N89° 17' 49"W
DE33	158.38'	N66° 50' 14"W
DE34	223.80'	N57° 45' 35"W
DE35	270.63'	N30° 15' 33"W
DE36	60.93'	N51° 37' 35"W
DE37	221.51'	N29° 59' 59"W
DE38	31.01'	S62° 41' 05"W
DE39	152.12'	N37° 48' 33"W
DE40	58.55'	N69° 59' 17"W
DE41	43.78'	S04° 02' 33"W
DE42	45.74'	N81° 36' 08"W

DRAINAGE EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
DE43	54.22'	N25° 05' 59"W
DE44	52.17'	N11° 35' 17"E
DE45	234.03'	S49° 24' 02"E
DE46	224.72'	S32° 37' 59"E
DE47	184.64'	N27° 18' 13"E
DE48	475.00'	S82° 49' 57"W

DRAINAGE EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
DE49	280.23'	S27° 18' 13"W
DE50	70.56'	S22° 02' 06"E
DE51	99.66'	S06° 24' 45"E
DE52	60.04'	S31° 07' 22"E
DE53	468.70'	N07° 20' 36"E

SHEET
2 OF 4



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FINAL PLAT OF
EIBEN POINT SUBDIVISION

NOTES:

1. 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 AND 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.
2. 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.
3. 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.
4. WATER SERVICE WILL BE PROVIDED BY MANVILLE WSC.
5. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
6. 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.
7. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENTS THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. THERE ARE NO EXISTING UTILITIES ON THE PARENT TRACT.
9. ALL LOTS IN THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.
10. WILLIAMSON COUNTY WILL NOT ACCEPT WITH THIS PLAT, OR MAINTAIN, KNAPP LANE OR BOTKIN LANE.
11. DRIVEWAYS SHALL ONLY CONNECT TO ALLAN LANE, NOT TO COUNTY ROAD 459, THE ADJACENT COUNTY ROAD. (WCSR B2.4)
12. 20' ELECTRIC EASEMENT HEREBY DEDICATED. SEE SHEET 2 FOR CALLOUTS.
13. 20' WATER EASEMENT TO MANVILLE WATER HEREBY DEDICATED.
14. A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 11, 13 AND 14. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "BOTKIN LANE". SEE SHEET 2 FOR CALLOUTS.
15. A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 9, 10 AND 12. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "KNAPP LANE". SEE SHEET 2 FOR CALLOUTS.
16. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN THE MAIN WATERWAY CHANNEL OF THE DRAINAGE EASEMENT WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT FROM WILLIAMSON COUNTY.
17. DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.
18. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
19. EXCEPT IN AREAS REQUIRED TO MEET LEGAL 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
20. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK A, LOTS 3, 8, 10-14. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
21. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A, LOTS 3, 8, 10, 11, 12, 13 AND 14 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
22. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY JENNIFER L. HENDERSON, P.E., DATED JUNE, 2020.
23. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
24. ALL SIDEWALKS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.
25. LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.
26. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

SHEET
3 OF 4



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FINAL PLAT OF EIBEN POINT SUBDIVISION

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, STEPHEN FREEMAN, MANAGING MEMBER OF WADE LAND PARTNERS, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019015791 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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, 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

EIBEN POINT SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30th DAY OF July, 2020

Stephen Freeman
STEPHEN FREEMAN
WADE LAND PARTNERS
2307 OAK SPRINGS COVE
ROUND ROCK, TEXAS 78681

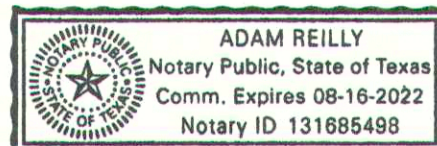
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN FREEMAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF July, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 8/16/22

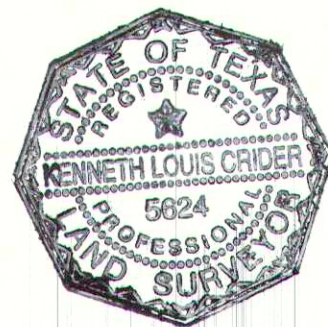


STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, KENNETH L. 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 THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF TAYLOR REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 6th DAY OF August, 2020

Kenneth L. Crider
KENNETH L. CRIDER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5624
STATE OF TEXAS

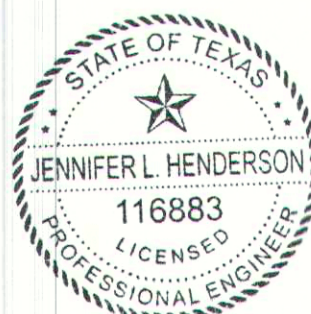


STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0700F, EFFECTIVE DATA 12/20/19.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 5th DAY OF August, 2020

Jennifer L. Henderson
JENNIFER L. HENDERSON, P.E.
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS



BEING 83.52 ACRES OF LAND, MORE OR LESS, OUT OF THE P. J. WYCHO SURVEY, ABSTRACT NO. 659, WILLIAMSON COUNTY, TEXAS, THE T. V. COUPLAND SURVEY, ABSTRACT NO. 802, WILLIAMSON COUNTY, TEXAS, AND THE WILLIAM LANCY SURVEY, ABSTRACT NO. 396, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT TRACT CONVEYED TO RICKLEF EIBEN, BY DEED RECORDED IN VOLUME 194, PAGE 598, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON JANUARY 9TH, 2019, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED TLS SET IN THE WEST LINE OF COUNTY ROAD 459, THE EAST LINE OF SAID EIBEN TRACT FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EIBEN TRACT BEARS N 07°20'36" W 240.00 FEET;

THENCE: S 07°20'36" W, 1689.21 FEET IN PART WITH THE WEST LINE OF SAID COUNTY ROAD 459, ENTERING THE PAVEMENT OF SAID COUNTY ROAD 459 TO A MAGNAIL SET FOR THE SOUTHEAST CORNER OF SAID EIBEN TRACT AND THIS TRACT;

THENCE: N 62°52'40" W, 558.45 FEET IN PART WITH THE WEST LINE OF SAID COUNTY ROAD 459, LEAVING THE PAVEMENT OF SAID COUNTY ROAD 459 TO A 1" PIPE FOUND, MARKING THE NORTHEAST CORNER OF A TRACT CONVEYED TO WAYNE E. SANDERS, ET UX, BY DEED RECORDED IN DOCUMENT NO. 2008069788, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT OF THIS TRACT, FROM WHICH A 1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1753" FOUND, MARKING THE SOUTHEAST CORNER OF SAID SANDERS TRACT, BEARS S 27°18'13" W, 532.56 FEET;

THENCE: N 62°47'19" W, 2450.34 FEET WITH THE NORTH LINE OF SAID SANDERS TRACT TO A 1" PIPE FOUND, MARKING THE NORTHEAST CORNER OF A TRACT CONVEYED TO DAVID SAMUELSON, JR., ET UX, BY DEED RECORDED IN DOCUMENT NO. 2011108555, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO MARKING THE NORTHWEST CORNER OF SAID SANDERS TRACT, FOR AN ANGLE POINT OF THIS TRACT, FROM WHICH A 1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1753" FOUND, MARKING THE SOUTHWEST CORNER OF SAID SANDERS TRACT, BEARS S 27°23'36" W, 533.05 FEET;

THENCE: N 63°26'02" W, 392.62 FEET WITH THE NORTH LINE OF SAID SAMUELSON, JR. TRACT TO A 1" ROD IN CONCRETE FOUND IN THE EAST LINE OF A TRACT CONVEYED TO DALE L. PETERSEN, ET AL, BY DEED RECORDED IN VOLUME 13119, PAGE 1944, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, MARKING AN ANGLE POINT OF SAID SAMUELSON, JR. TRACT, FOR THE SOUTHWEST CORNER OF SAID EIBEN TRACT AND THIS TRACT, FROM WHICH A 3" PIPE FOUND, MARKING THE SOUTHEAST CORNER OF SAID PETERSEN TRACT, BEARS S 07°45'01" W, 302.52 FEET;

THENCE: N 07°30'26" E, 770.25 FEET WITH THE EAST LINE OF SAID PETERSEN TRACT TO A 1" ROD IN CONCRETE FOUND, MARKING AN ANGLE POINT OF SAID PETERSEN TRACT, FOR THE NORTHWEST CORNER OF SAID EIBEN TRACT AND THIS TRACT;

THENCE: S 82°46'54" E, 1486.89 FEET IN PART WITH THE EAST LINE OF SAID PETERSEN TRACT TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED TLS SET IN THE SOUTH LINE OF THAT TRACT TO MARTIN W. SAMUELSON, ET UX, IN THAT INSTRUMENT RECORDED IN DOCUMENT #9806425 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE NORTH LINE OF SAID EIBEN, BEING AN EXTERIOR CORNER IN THE NORTH LINE OF THIS TRACT;

THENCE: INTO AND ACROSS SAID EIBEN TRACT SETTING 1/2 INCH IRON RODS WITH PINK CAP STAMPED TLS THE FOLLOWING THREE (3) COURSES,

1. S 07°27'55" W 414.25 FEET FOR AN INTERIOR CORNER OF THIS TRACT,
2. S 79°29'24" E 842.51 FEET FOR AN ANGLE POINT OF THIS TRACT,
3. N 82°49'57" E 900.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 83.52 ACRES MORE OR LESS.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/93

~~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 WILLIAMSON COUNTY FLOODPLAIN 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 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.~~

Williamson County Floodplain Administrator

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15th DAY OF August, 2020, A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 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.

Adam P. Boatright 08/13/2020
J. TERRY EVERSTON, P.E., D.R., C.F.M., For J. Terry Everston DATE
COUNTY ENGINEER

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY VERIFY 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 FULLY 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.

Bill Gravel, Jr.
BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

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

SHEET
4 OF 4



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TEXAS REGISTERED ENGINEERING FIRM F-1394 SURVEYING FIRM # 10044200

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