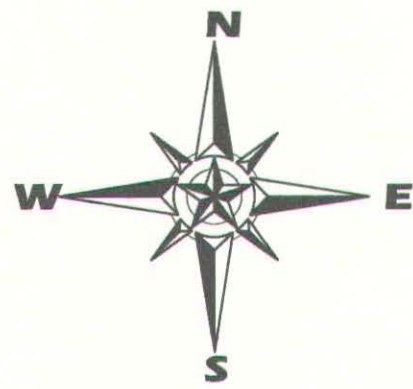


FINAL PLAT OF PIPER RUN  
CONSISTING OF 5.017 ACRES OUT OF THE  
WILLIAM DUNN SURVEY, ABSTRACT NO. 196,  
WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 100'

100 0 100 200 300 FEET

LEGEND

- W.C.O.P.R. - WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS  
W.C.P.R. - WILLIAMSON COUNTY PLAT RECORDS  
W.C.O.R. - WILLIAMSON COUNTY OFFICIAL RECORDS  
P.O.B. - POINT OF BEGINNING  
F.F.E. - FINISHED FLOOR ELEVATION  
P.U.E. - PUBLIC UTILITY EASEMENT  
E.S.L.E. - ELECTRIC SUPPLY LINE EASEMENT  
O.S.S.F. - ON-SITE SEWAGE FACILITY  
B.L. - BUILDING LINE  
( ) - RECORD INFORMATION - DOC. NO. 2019047973, W.C.O.P.R.  
[ ] - RECORD INFORMATION - DOC. NO. 2004069460, W.C.O.P.R.  
{ } - RECORD INFORMATION - DOC. NO. 1991005511, W.C.O.P.R.  
< > - RECORD INFORMATION - DOC. NO. 2003057143, W.C.O.P.R.  
⊕ - FOUND 3/8" IRON ROD  
○ - FOUND 1/2" IRON ROD  
● - FOUND CAPPED 1/2" IRON ROD  
⊙ - SET CAPPED 1/2" IRON ROD "WLSA 10110400"  
⊙ - MAG NAIL FOUND FOR TEMPORARY BENCHMARK

NOTE:  
THE ELEVATION OF THE TEMPORARY BENCHMARK SHOWN HEREON  
IS BASED ON NAVD88 VERTICAL DATUM.

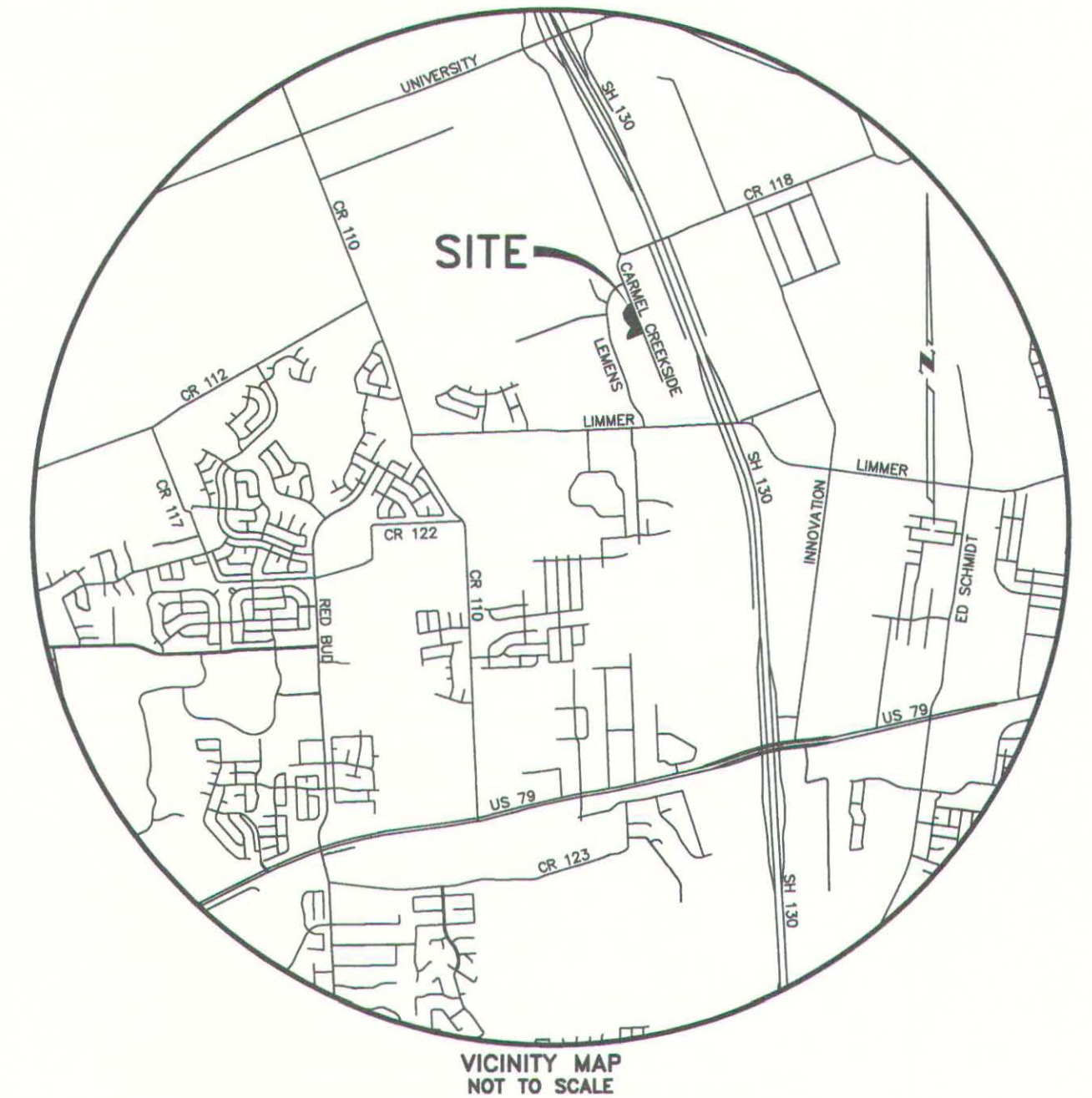
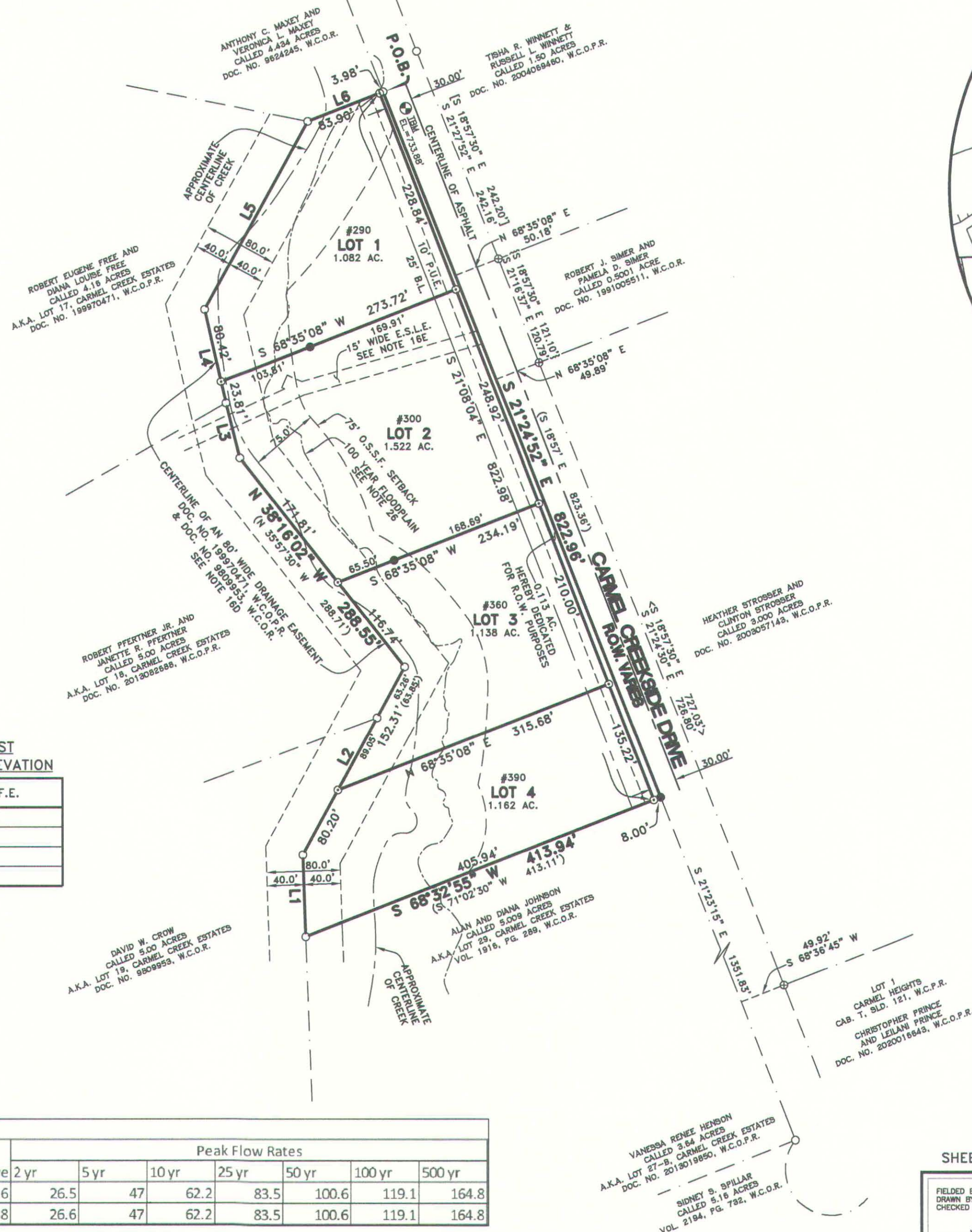
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°55'11" W (N 00°32'30" W)	88.83' (88.63')
L2	N 28°24'13" E (N 31°02'30" E)	232.51' (232.77')
L3	N 14°00'51" W (N 35°57'30" W)	61.46' (61.68')
L4	N 12°46'16" W (N 10°29'30" W)	104.23' (104.46')
L5	N 28°43'20" E (N 31°16'30" E)	233.00' (233.25')
L6	N 68°36'02" E (N 71°02' E)	87.88' (87.91')

MINIMUM LOWEST  
FINISHED FLOOR ELEVATION

LOT	MINIMUM F.F.E.
1	731.0'
2	730.0'
3	728.0'
4	728.0'

Overall Runoff Calcs											
Modeled Scenario	Area (mi^2)	NRCS CN	Lag Time (min)	Percent Impervious Cove	Peak Flow Rates						
					2 yr	5 yr	10 yr	25 yr	50 yr	100 yr	500 yr
Existing	0.0384	79.3	10.8	10.6	26.5	47	62.2	83.5	100.6	119.1	164.8
Proposed	0.0384	79.3	10.8	10.8	26.6	47	62.2	83.5	100.6	119.1	164.8





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

WE, NorthWind Homes, LLC, a Texas limited liability company, sole owner of the certain 5.028 acre tract of land described in a deed recorded in Document No. 2019047973 of the Official Public Records of Williamson County, Texas, SAVE AND EXCEPT that certain tract of land described as 1.000 acre in a deed recorded in Document No. 2019115067, Official Public Records of Williamson County, Texas, and corrected in a deed recorded in Document No. 2020017117, Official Public Records of Williamson County, Texas, do hereby join with Jerrie Ann Inman, being the sole owner of said 1.000 acre tract of land, 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 dedicate to the County of Williamson the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the County of Williamson may deem appropriate. This subdivision is to be known as **FINAL PLAT OF PIPER RUN**.

TO CERTIFY WHICH, WITNESS by my hand  
this 9th day of August, 2021, A.D.

David McKenzie, Managing Member  
NorthWind Homes, LLC  
300 Carmel Creekside Dr.  
Hutto, TX 78634

TO CERTIFY WHICH, WITNESS by my hand  
this 9th day of August, 2021, A.D.

Jerrie Ann Inman  
300 Carmel Creekside Dr.  
Hutto, TX 78634

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

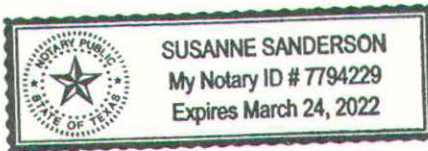
Before me, the undersigned authority, on this day personally appeared David McKenzie, representing NorthWind Homes, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this 9th day of August, 2021.

Susanne Sanderson  
Notary Public in and for the State of Texas

Susanne Sanderson  
Notary Public printed or typed name

My commission expires on: 3/24/22



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

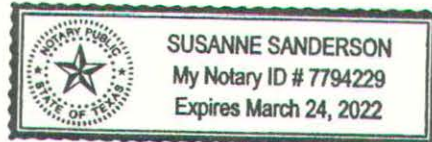
Before me, the undersigned authority, on this day personally appeared Jerrie Ann Inman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this 9th day of August, 2021.

Susanne Sanderson  
Notary Public in and for the State of Texas

Susanne Sanderson  
Notary Public printed or typed name

My commission expires on: 3/24/22



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

I, Michael Turner, 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 subdivision regulations of Williamson County, Texas.

This tract is not located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis

County, Texas, this 9th day of August, 2021.

Michael Turner

Michael Turner  
Registered Professional Surveyor  
No. 6441 State of Texas  
Windrose Land Services - Austin  
4120 Commercial Center Drive, Suite 300  
Austin, Texas 78744  
Firm Registration No. 10110400



Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a 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 Engineer's office 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 with it.

This subdivision is located within the Extraterritorial Jurisdiction (ETJ) of the City of Hutto, Texas.

Adam D. Boatright 9/17/2021  
J. Terron Everton, PE, DR, CFM Date  
County Engineer

Road name and address assignments verified this the 10 day of August, 2021 A.D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

## FINAL PLAT OF PIPER RUN CONSISTING OF 5.017 ACRES OUT OF THE WILLIAM DUNN SURVEY, ABSTRACT NO. 196, WILLIAMSON COUNTY, TEXAS

### GENERAL NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM. WATER SERVICE WILL BE PROVIDED BY JONAH WATER DISTRICT.
- 2) SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 3) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
- 4) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 5) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 6) PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 7) THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
- 8) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS SURVEY, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND THE EXTENT OF CHANGES, IF ANY, TO THE WATER COURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- 9) PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 10) A 75' SETBACK FROM CREEKS, LAKES, DRAINAGE-WAYS, AND DRAINAGE EASEMENTS, A 25' SETBACK FROM BREAKS IN GRADE AND A 25' SETBACK FROM RECHARGE FEATURES.
- 11) THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE, RECHARGE ZONE, OR TRANSITION ZONE.
- 12) ALL BEARINGS ARE BASED ON THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. A SCALE FACTOR OF 1.00012491 HAS BEEN APPLIED TO OBTAIN SURFACE DISTANCES.
- 13) 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. FLOOD PLAIN 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.
- 14) RURAL MAIL BOXES 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.
- 15) 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. FOR LARGER LOTS WHERE THE BFE VARIES, AN FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE.
- 16) THIS PLAT WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 1943625-BCP OF INDEPENDENCE TITLE, EFFECTIVE DATE OF JANUARY 27, 2020. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THE FOLLOWING NOTES ARE BASED ON SAID TITLE COMMITMENT:
  - A) A PARENT TRACT TO THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO TEXAS POWER AND LIGHT COMPANY BY VOL. 282, PG. 432, W.C.D.R. THERE IS INSUFFICIENT INFORMATION IN SAID DOCUMENT TO DETERMINE EXACT LOCATION OF SAID EASEMENT.
  - B) A PARENT TRACT TO THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO TEXAS POWER AND LIGHT COMPANY BY VOLUME 299, PAGE 506, W.C.D.R. THERE IS INSUFFICIENT INFORMATION IN SAID DOCUMENT TO DETERMINE EXACT LOCATION OF SAID EASEMENT.
  - C) SUBJECT TO A PIPE LINE EASEMENT (BLANKET IN NATURE) BEING 15' IN WIDTH CENTER LINE THEREOF BEING THE PIPE LINE AS INSTALLED TO JONAH WATER SUPPLY CORP. BY VOLUME 563, PAGE 515, VOLUME 563, PAGE 516, VOLUME 563, PAGE 517, W.C.D.R., AND VOLUME 1057, PAGE 273, W.C.O.R. SAID EASEMENT IS NOT PLOTTABLE DUE TO BEING BLANKET IN NATURE.
  - D) SUBJECT TO AN 80' WIDE DRAINAGE EASEMENT SHOWN HEREON AS EVIDENCED BY DOCUMENT NO. 9809953 AND DOCUMENT NO. 199970471, W.C.O.P.R.
  - E) SUBJECT TO 15' WIDE ELECTRIC SUPPLY LINE EASEMENT SHOWN HEREON TO TEXAS POWER & LIGHT COMPANY BY VOL. 1835, PG. 663, W.C.O.R.
- 17) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.
- 18) EXEMPTION: STORMWATER DETENTION IS NOT REQUIRED. SEE DRAINAGE REPORT.
- 19) 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 STORMWATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 20) NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 21) A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1, 2, 3 AND 4 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 RILEY MOUNTAIN ENGINEERING, DATED APRIL 14, 2021.
- 23) 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 20% IMPERVIOUS COVER PER LOT.
- 24) THE 100-YEAR (1% CHANCE) FLOODPLAIN SHOWN HEREON WAS ESTABLISHED BY AN ENGINEERING STUDY COMPLETED BY RILEY MOUNTAIN ENGINEERING, LLC, PROJECT NAME 300 CARMEL CREEKSIDE DRIVE, DATED APRIL 14, 2021.
- 25) DRIVEWAYS FOR LOTS 1, 3 AND 4: LOCATIONS USE DIP TYPE OF DRIVEWAYS AND SHALL BE INSTALLED TO COUNTY AND EMERGENCY REGULATIONS. IF THERE IS MINIMAL FLOW AND LESS THAN 15% GRADE NO CULVERT IS NEEDED.
- 26) DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100FT MEASURED FROM CENTER TO CENTER.
- 27) DRIVEWAY FOR LOT 2 EXISTS ON THE GROUND AT THE TIME OF FIELD INSPECTION.
- 28) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUND AREAS IN THIS VICINITY.
- 29) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 30) THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF HUTTO, TEXAS.

### METES AND BOUNDS LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL OF LAND CONTAINING 5.017 ACRES (218,535 SQ. FT.) SITUATED IN THE WILLIAM DUNN SURVEY, ABSTRACT NO. 196, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED AS 5.028 ACRES CONVEYED TO NORTHWIND HOMES, LLC BY DEED RECORDED IN DOCUMENT NO. 2019047973, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS (W.C.O.P.R.), ALSO BEING KNOWN AS LOT 30, CARMEL CREEK ESTATES, AN UNRECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. A SCALE FACTOR OF 1.00012491 HAS BEEN APPLIED TO OBTAIN SURFACE DISTANCES.

BEGINNING AT A 1/4" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CARMEL CREEKSIDE DRIVE (50' R.O.W.), BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 4.434 ACRES CONVEYED TO ANTHONY C. MAXEY AND VERONICA L. MAXEY BY DEED RECORDED IN DOCUMENT NO. 9624245, WILLIAMSON COUNTY OFFICIAL RECORDS (W.C.O.R.), AND BEING THE NORTHEAST CORNER OF SAID NORTHWIND HOMES TRACT, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE SOUTH 21°24'52" EAST, WITH THE WESTERLY R.O.W. LINE OF SAID CARMEL CREEKSIDE DRIVE, SAME BEING THE EASTERLY LINE OF SAID NORTHWIND HOMES TRACT, AND BEING THE EASTERLY LINE HEREOF, A DISTANCE OF 822.96' TO A CAPPED 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 5.009 ACRES CONVEYED TO ALAN AND DIANA JOHNSON BY DEED RECORDED IN VOLUME 1916, PAGE 289, WILLIAMSON COUNTY OFFICIAL RECORDS (W.C.O.R.), ALSO BEING KNOWN AS LOT 29 OF SAID CARMEL CREEK ESTATES, FOR THE SOUTHEAST CORNER OF SAID NORTHWIND HOMES TRACT AND THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND IN THE WESTERLY R.O.W. LINE OF CARMEL CREEKSIDE DRIVE, BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 3.64 ACRES CONVEYED TO VENESSA RENEE HENSON BY DEED RECORDED IN DOCUMENT NO. 2013019850, W.C.O.P.R., ALSO BEING KNOWN AS LOT 27-B OF SAID CARMEL CREEK ESTATES, BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 5.16 ACRES CONVEYED TO SIDNEY S. SPILLAR BY DEED RECORDED IN VOLUME 2194, PAGE 732, W.C.O.R., BEARS SOUTH 21°23'15" EAST, A DISTANCE OF 1351.83';

THENCE SOUTH 68°32'55" WEST, WITH THE NORTHERLY LINE OF SAID JOHNSON TRACT, SAME BEING THE SOUTHERLY LINE OF SAID NORTHWIND HOMES TRACT AND THE SOUTHERLY LINE HEREOF, A DISTANCE OF 413.94' TO A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 5.00 ACRES CONVEYED TO DAVID W. CROW BY DEED RECORDED IN DOCUMENT NO. 9809953, W.C.O.R., ALSO BEING KNOWN AS LOT 19 OF SAID CARMEL CREEK ESTATES, BEING THE NORTHWEST CORNER OF SAID JOHNSON TRACT, FOR THE SOUTHWEST CORNER OF SAID NORTHWIND HOMES TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WESTERLY LINE OF SAID NORTHWIND HOMES TRACT, SAME BEING THE WESTERLY LINE HEREOF, THE FOLLOWING CALLS:

- \* NORTH 01°55'11" WEST, WITH THE EASTERLY LINE OF SAID CROW TRACT, A DISTANCE OF 88.83' TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF SAID CROW TRACT, FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID NORTHWIND HOMES TRACT AND AN ANGLE POINT IN THE WESTERLY LINE HEREOF;
- \* NORTH 28°24'13" EAST, WITH THE EASTERLY LINE OF SAID CROW TRACT A DISTANCE OF 169.25' PASSING A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 5.00 ACRES CONVEYED TO ROBERT PFERTNER JR. AND JANETTE R. PFERTNER BY DEED RECORDED IN DOCUMENT NO. 2013082688, W.C.O.P.R., ALSO BEING KNOWN AS LOT 18 OF SAID CARMEL CREEK ESTATES, BEING AT THE NORTHEAST CORNER OF SAID CROW TRACT, CONTINUING A DISTANCE OF 63.26' WITH THE EASTERLY LINE OF SAID PFERTNER TRACT, FOR A TOTAL DISTANCE OF 232.51' TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF SAID PFERTNER TRACT, FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID NORTHWIND HOMES TRACT AND AN ANGLE POINT IN THE WESTERLY LINE HEREOF;
- \* NORTH 38°16'02" WEST, CONTINUING WITH THE EASTERLY LINE OF SAID PFERTNER TRACT, A DISTANCE OF 288.55' TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF SAID PFERTNER TRACT, FOR AN ANGLE POINT IN THE WESTERLY LINE SAID NORTHWIND HOMES TRACT AND AN ANGLE POINT IN THE WESTERLY LINE HEREOF;
- \* NORTH 14°00'51" WEST, CONTINUING WITH THE EASTERLY LINE OF SAID PFERTNER TRACT, A DISTANCE OF 61.46' TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID PFERTNER TRACT, BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 4.16 ACRES CONVEYED TO ROBERT EUGENE FREE AND DIANA LOUISE FREE BY DEED RECORDED IN DOCUMENT NO. 199970471, W.C.O.P.R., ALSO BEING KNOWN AS LOT 17 OF CARMEL CREEK ESTATES, FOR AN ANGLE POINT IN THE WESTERLY LINE SAID NORTHWIND HOMES TRACT AND AN ANGLE POINT IN THE WESTERLY LINE HEREOF;
- \* NORTH 12°46'16" WEST, WITH THE EASTERLY LINE OF SAID FREE TRACT, A DISTANCE OF 104.23' TO 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF SAID FREE TRACT, FOR AN ANGLE POINT IN THE WESTERLY LINE OF SAID NORTHWIND HOMES TRACT, AND AN ANGLE POINT IN THE WESTERLY LINE HEREOF;
- \* NORTH 28°43'20" EAST, CONTINUING WITH THE EASTERLY LINE OF SAID FREE TRACT, A DISTANCE OF 233.00' TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID MAXEY TRACT, BEING THE NORTHEAST CORNER OF SAID FREE TRACT, FOR THE NORTHWEST CORNER OF SAID NORTHWIND HOMES TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 68°36'02" EAST, WITH THE SOUTHERLY LINE OF SAID MAXEY TRACT, SAME BEING THE NORTHERLY LINE OF SAID NORTHWIND HOMES TRACT AND THE NORTHERLY LINE HEREOF, A DISTANCE OF 87.88' TO THE POINT OF BEGINNING AND CONTAINING 5.017 ACRES (218,535 SQ. FT.) AS SURVEYED ON THE GROUND.

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

I, Bill Gravell, Jr., 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.

Bill Gravell, Jr., County Judge  
Williamson County, Texas

Date

STATE OF TEXAS §  
KNOWN ALL MEN BY THESE PRESENTS:  
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 certification of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded this \_\_\_\_\_ 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

FILED BY: RF 04/09/2020  
DRAWN BY: JC 07/17/2020  
CHECKED BY: RW 07/17/2020

JOB NO. 37073

