

PRELIMINARY PLAT
SERENITY SPRINGS — PHASE I

(A PRIVATE SUBDIVISION)

92.96 ACRES OUT OF THE W.E. MILLER SURVEY,
ABSTRACT NO. 578, BURNET COUNTY, TEXAS,
THE W.E. MILLER SURVEY, ABSTRACT NO. 413
& THE E. LEICHTLE SURVEY, ABSTRACT NO. 382,
WILLIAMSON COUNTY, TEXAS
SUBMITTED: MAY 19, 2021,

Remainder of
KEENE FAMILY, LLC
d/b/a KEENE FAMILY RANCHES
3700 C.R. 207
LIBERTY HILL, TEXAS
DOC. No. 202013191 O.P.R.B.C.
(TRACT I — CALLED 462.917 ACRES)
APPROXIMATELY 176.67 ACRES REMAINING

PLAT NOTES

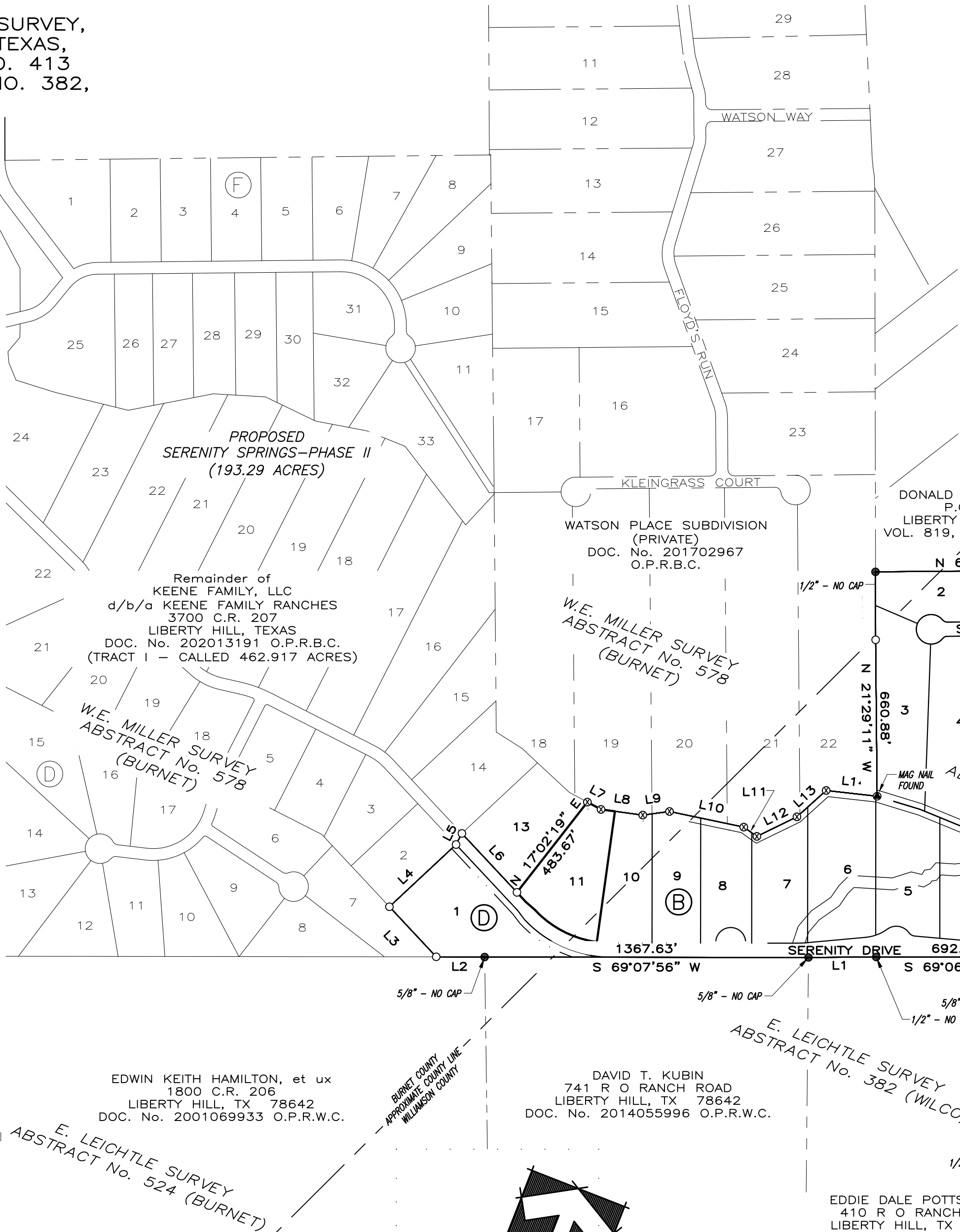
- TOTAL ACREAGE: 92.96 ACRES
- NO. OF LOTS: 27
- USE: RESIDENTIAL
- OWNER/DEVELOPER: KEENE FAMILY, LLC
d/b/a KEENE FAMILY RANCHES
BRADY KEENE
3700 C.R. 207
LIBERTY HILL, TEXAS 78642
512-966-5905
- ELECTRICAL SERVICE PROVIDED BY PEC
- WATER PROVIDED BY ON-SITE WELLS
- SEWER SERVICE PROVIDED BY O.S.S.F.
- A PART OF THIS SUBDIVISION IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A PER FEMA MAP No. 48053C0550F, DATED MARCH 15, 2012 (BURNET CO.) AND FEMA MAP No. 48491C0230F, DATED DECEMBER 20, 2019 (WILLIAMSON CO.)
- FINISH FLOOR ELEVATIONS (FFE) WERE ESTABLISHED BY ADDING 1' (ONE FOOT) TO THE HIGHEST FLOOD ELEVATION ON THE LOT BASED ON ECKERMANN ENGINEERING, INC. FLOOD STUDY
- THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
- THIS PRELIMINARY PLAT SUBSTANTIALLY CONFORMS TO THE BURNET & WILLIAMSON COUNTY SUBDIVISION REGULATIONS
- THIS SUBDIVISION WILL BE CONSIDERED A PRIVATE SUBDIVISION
- THE BURNET/WILLIAMSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE
- TOPOGRAPHICAL INFORMATION BASED ON TNRS GIS DATA
- MAXIMUM OF 5" WELL BORE FOR ALL WATER WELLS
- DRIVEWAY ACCESS FROM COUNTY ROAD 201 IS PROHIBITED FOR LOTS 1 & 6, BLOCK A; LOT 1, BLOCK B; AND LOTS 1-3, BLOCK C
- BY FILING THIS PLAT, THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- DATE OF SURVEY: OCTOBER-DECEMBER 2020
- DATE OF PLAT PREPARATION: MAY 2021
- PLAT PREPARED BY: CLYDE C. CASTLEBERRY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

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 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 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. THIS NOTE WILL BE SIGNED DURING THE FINAL PLAT PROCESS PRIOR TO COMMISSIONER'S COURT.

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

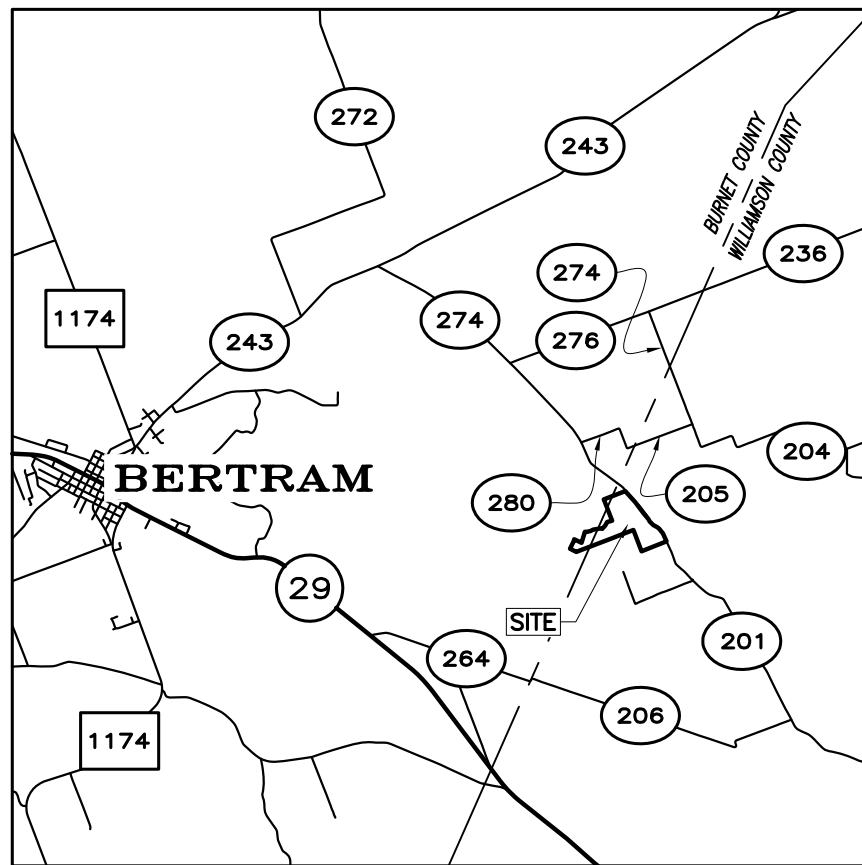
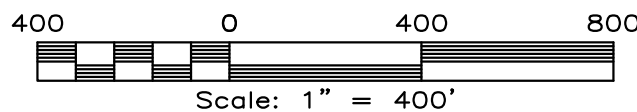
DATE

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	R.O.W. WIDTH	PAVM'T WIDTH	RURAL/URBAN	PUBLIC/PRIVATE
SERENITY DRIVE	RURAL COLLECTOR	35 MPH	3428.54'	60'	30'	RURAL	PRIVATE
SCOTTY LANE	RURAL COLLECTOR	25 MPH	50.00'	60'	30'	RURAL	PRIVATE
SCOTTY LANE	LOCAL ROAD	25 MPH	783.16'	60'	28'	RURAL	PRIVATE
KASEN CIRCLE	LOCAL ROAD	25 MPH	627.22'	60'	28'	RURAL	PRIVATE



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CLYDE C. CASTLEBERRY, JR.
RPLS NO. 4835
5/18/2021
NOTE: THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS
AQUIFER RECHARGE ZONE.

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.



VICINITY MAP
SCALE: 1" = 8000'±

DONALD H. STUECK, et ux
P.O. BOX 1013
LIBERTY HILL, TX 78642
VOL. 819, PG. 217, O.P.R.W.C.

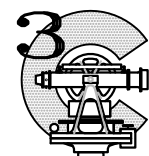
COUNTY ROAD 201

EDDIE DALE POTTS, et ux
410 R O RANCH ROAD
LIBERTY HILL, TX 78642
VOL. 1592, PG. 83, D.R.W.C.

STEPHEN F. DAVIS
P.O. BOX 11
LIBERTY HILL, TX 78642
DOC. No. 2015063961 O.P.R.W.C.

ENGINEER:
ECKERMANN ENGINEERING, INC.
(F-10496)
202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
(512) 556-8160

TBM NOTE:
A 1/2" IRON PIN ESTABLISHED ON THE NORTH SIDE
OF SERENITY DRIVE AT THE INTERSECTION WITH C.R.
201 BASED ON GPS OBSERVATIONS & AN OPUS
SOLUTION (37262741.200OP1601560209805)
CONDUCTED 10/01/2020 — EL: 1072.52 (NAVD88)
LINE & CURVE TABLES LOCATED ON SHEET No. 6



TRIPLE C SURVEYING Co.
P.O. Box 544 — Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 200924
DRAWN: AEN
SHEET:
1 OF 7

PRELIMINARY PLAT
SERENITY SPRINGS — PHASE I

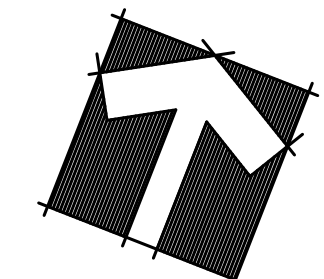
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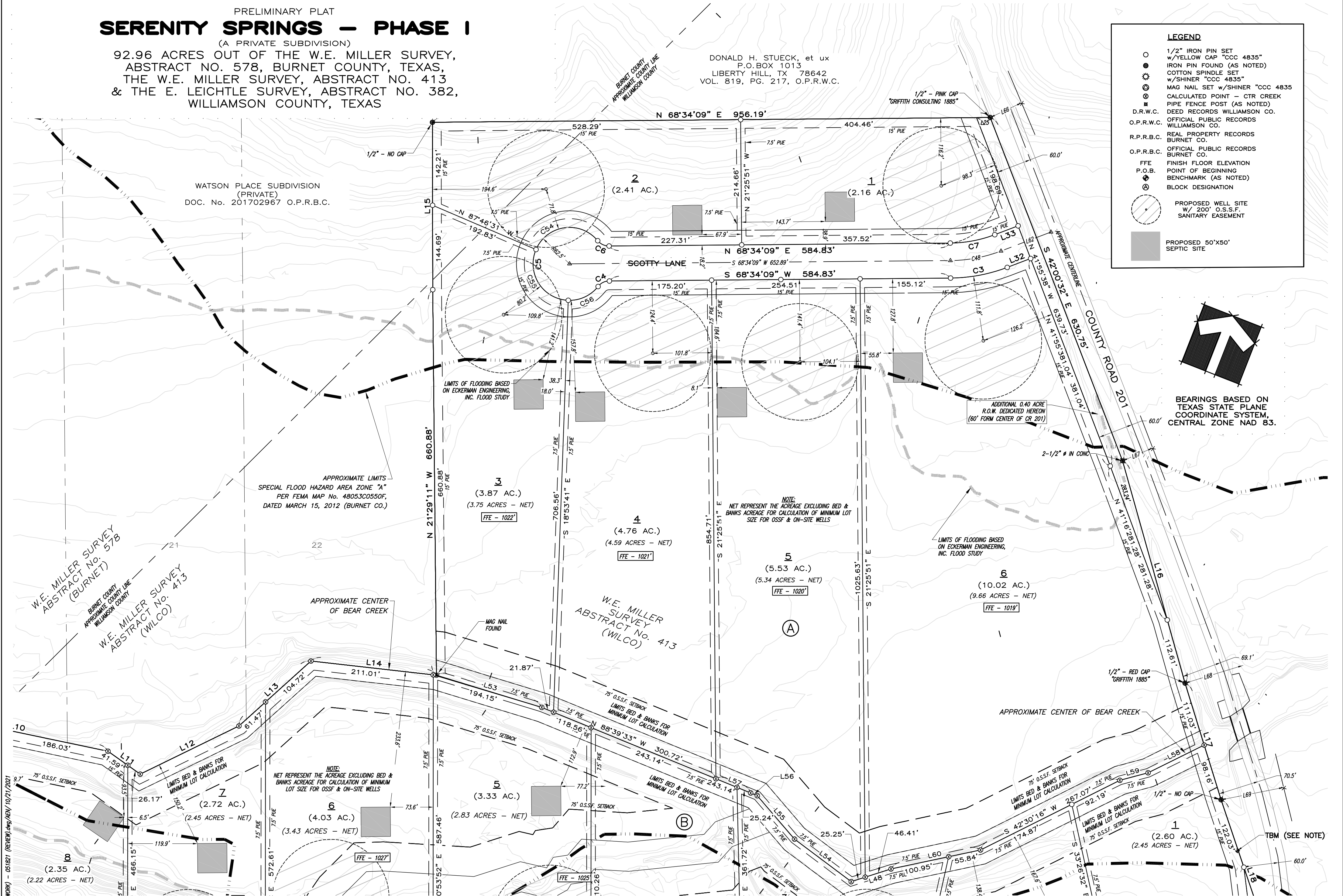
WATSON PLACE SUBDIVISION
(PRIVATE)
DOC. No. 201702967 O.P.R.B.C.

LEGEND

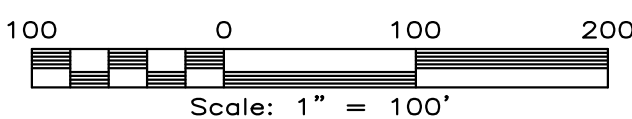
- 1/2" IRON PIN SET
- w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- ⊗ COTTON SPINDLE SET
- ⊗ w/SHINER "CCC 4835"
- ⊗ MAG NAIL SET w/SHINER "CCC 4835"
- ⊗ CALCULATED POINT — CTR CREEK
- ⊗ PIPE FENCE POST (AS NOTED)
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- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- ⊕ FFE FINISH FLOOR ELEVATION
- ⊕ P.O.B. POINT OF BEGINNING
- ⊕ BENCHMARK (AS NOTED)
- ⊕ BLOCK DESIGNATION
- PROPOSED WELL SITE
- w/ 200' O.S.S.F. SANITARY EASEMENT
- PROPOSED 50'x50' SEPTIC SITE



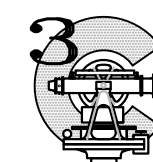
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.



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CLYDE C. CASTLEBERRY, JR.
RPLS NO. 4835
5/18/2021



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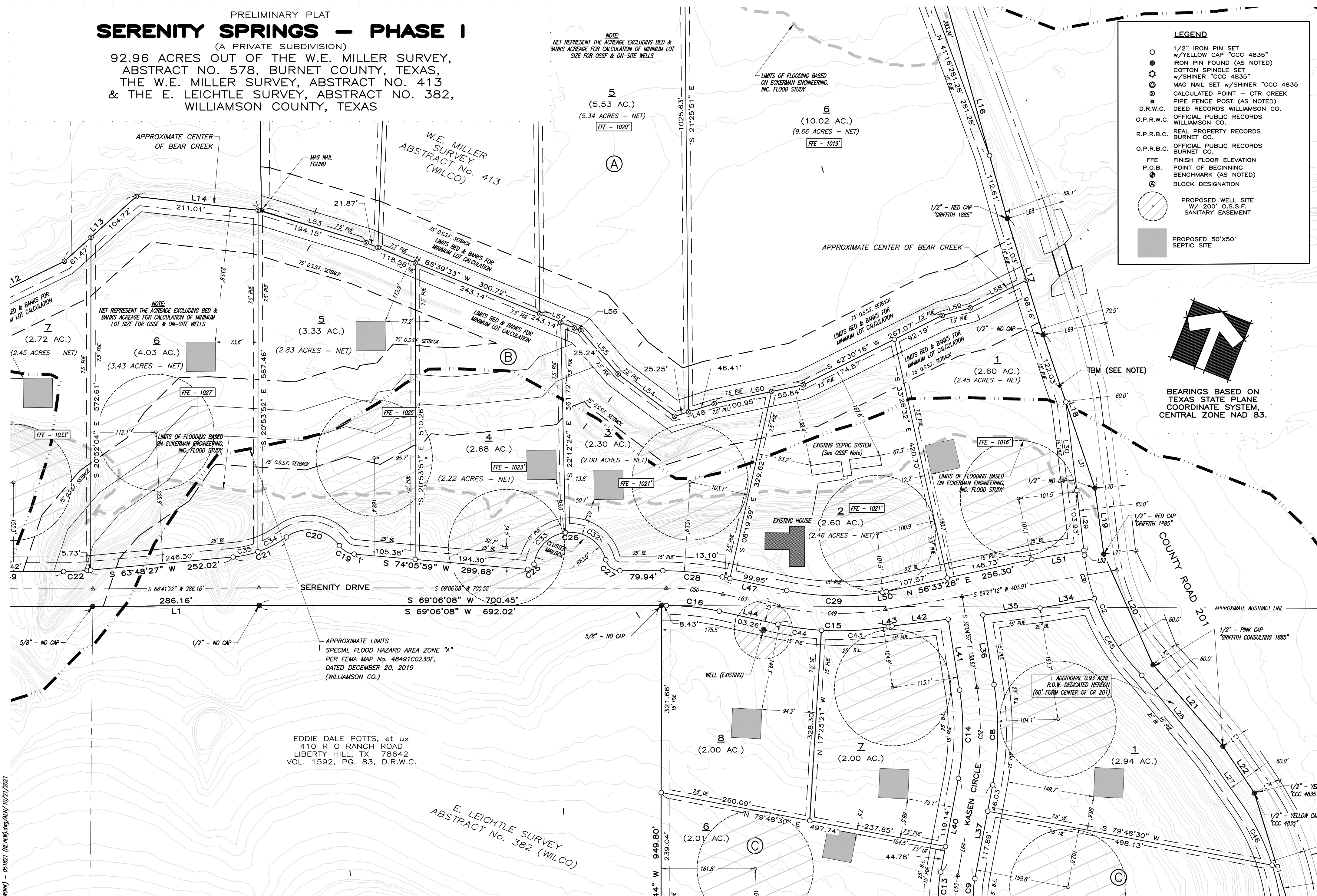
NOTE:
NET REPRESENT THE ACREAGE EXCLUDING BED &
BANKS ACREAGE FOR CALCULATION OF MINIMUM LOT
SIZE FOR OSSF & ON-SITE WELLS

LEGEND

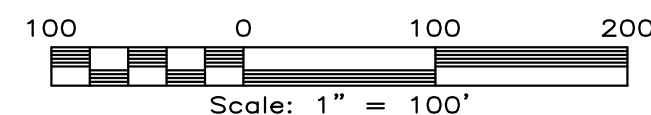
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- PROPOSED WELL SITE
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SANITARY EASEMENT

PROPOSED 50'x50'
SEPTIC SITE

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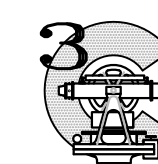
EDDIE DALE POTTS, et ux
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LIBERTY HILL, TX 78642
VOL. 1592, PG. 83, D.R.W.C.



OSSF NOTE:

THE APPROXIMATE LOCATION & DIMENSIONS OF THE EXISTING SEPTIC SYSTEM ARE
BASED ON SURFACE EVIDENCE & DATA RECORDED ON WILLIAMSON COUNTY & CITIES
HEALTH DISTRICT LICENSE TO OPERATE AN ON SITE SEWAGE FACILITY (OSSF #12280)

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OF 7

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E. LEIGHTLE SURVEY
ABSTRACT No. 382 (WILCO)

LEGEND

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BEARINGS BASED ON
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STEPHEN F. DAVIS
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DOC. No. 2015063961 O.P.R.W.C.

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CENTRAL ZONE NAD 83.

PER FEMA MAP No. 4,
DATED MARCH 15, 2012 (

WATSON PLACE SUBDIVISION
(PRIVATE)
DOC. No. 201702967
O.P.R.B.C.

W.E. MILLER SURVEY
ABSTRACT No. 578
(BURNET)
BURNET COUNTY
APPROXIMATE COUNTY LINE
WILLIAMSON COUNTY

W.E. MILLER SURVEY
ABSTRACT No. 413
(WILCO)

APPROXIM
OF B

PROPOSED
SERENITY
SPRINGS—PHASE II
(193.29 ACRES)

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(TRACT I — CALLED 462.917 ACRES)

APPROXIMATE LIMITS
SPECIAL FLOOD HAZARD AREA ZONE "A"
PER FEMA MAP No. 48491C0230F,
DATED DECEMBER 20, 2019 (WILLIAMSON CO.)

APPROXIMATE CENTER
OF BEAR CREEK

LIMITS BED & BANKS FOR
MINIMUM LOT CALCULATION

LIMITS OF FLOODING BASED
ON ECKERMAN ENGINEERING,
INC. FLOOD STUDY

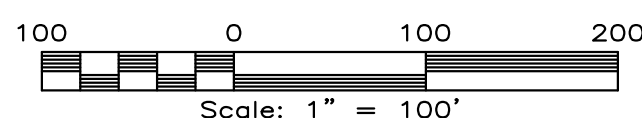
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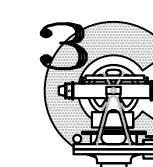
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SPECIAL FLOOD HAZARD AREA ZONE "A"
PER FEMA MAP No. 48053C0550F,
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JOB No.: 200924

DRAWN: AEN

SHEET:

5

OF

7

C:/200924_SPC_PP_EAST(WILCO WORK) - 051821 (REVIEW)dwg/AEN/10/20/2021

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 68°41'22" W	286.16'
L2	S 69°20'58" W	204.62'
L3	N 63°58'40" W	289.36'
L4	N 26°01'20" E	385.00'
L5	N 06°45'24" E	52.97'
L6	S 63°58'40" E	340.70'
L7	S 82°38'31" E	65.33'
L8	N 76°48'29" E	177.90'
L9	N 61°21'44" E	113.91'
L10	N 80°55'09" E	320.63'
L11	S 75°31'41" E	67.77'
L12	N 43°02'49" E	188.32'
L13	N 27°01'09" E	166.19'
L14	N 75°30'37" E	216.52'
L15	N 21°02'51" W	286.90'
L16	S 36°38'36" E	395.85'
L17	S 38°06'01" E	209.19'
L18	S 39°36'02" E	278.42'
L19	S 28°36'21" E	114.64'
L20	S 44°55'15" E	208.38'

LINE TABLE		
NO.	DIRECTION	LENGTH
L21	S 61°32'29" E	184.60'
L22	S 54°54'11" E	97.21'
L23	S 37°56'20" E	269.20'
L24	S 23°55'58" E	355.97'
L25	N 68°34'09" E	23.44'
L26	S 68°19'55" W	43.76'
L27	N 56°05'39" W	98.79'
L28	N 60°14'05" W	182.20'
L29	N 27°35'06" W	112.27'
L30	N 28°02'31" W	153.41'
L31	S 39°36'02" E	156.38'
L32	S 48°14'52" W	42.95'
L33	N 48°14'52" E	42.77'
L34	S 59°21'12" W	94.78'
L35	S 62°08'55" W	99.10'
L36	S 30°04'57" E	121.25'
L37	S 10°11'30" E	163.92'
L38	S 23°36'27" E	31.30'
L39	N 23°36'27" W	31.30'
L40	N 10°11'30" W	163.92'

LINE TABLE		
NO.	DIRECTION	LENGTH
L41	N 30°04'57" W	123.59'
L42	S 62°08'55" W	97.16'
L43	S 59°21'12" W	6.68'
L44	S 81°40'04" W	98.64'
L45	N 58°16'02" W	50.25'
L46	S 69°41'19" E	50.25'
L47	S 80°56'19" W	113.06'
L49	S 69°07'56" W	205.48'
L50	N 59°21'12" E	6.68'
L51	N 59°21'12" E	90.99'
L52	N 27°35'06" W	8.35'
L53	S 86°03'37" W	188.74'
L54	N 74°03'28" W	121.44'
L55	N 61°32'39" W	98.04'
L56	N 88°38'28" W	12.35'
L57	N 88°39'33" W	64.35'
L58	S 42°44'38" W	107.26'
L59	S 54°06'20" W	50.05'
L60	S 57°05'59" W	156.79'
L62	S 48°14'52" W	91.61'

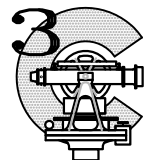
LINE TABLE		
NO.	DIRECTION	LENGTH
L63	S 81°39'08" W	100.00'
L64	S 10°11'30" E	163.92'
L65	S 23°36'27" E	99.36'
L66	N 43°58'08" E	59.29'
L67	N 46°01'22" E	56.22'
L68	N 52°01'22" E	103.44'
L69	N 57°57'11" E	109.31'
L70	N 63°58'40" E	53.21'
L71	N 61°28'31" E	55.00'
L72	N 26°37'46" E	52.90'
L73	N 34°33'42" E	50.96'
L74	N 39°35'40" E	48.63'
L75	N 63°45'39" E	45.88'
L76	N 69°03'32" E	35.05'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	37°18'44"	382.46'	249.07'	N 37°26'17" W	244.69'
C2	37°46'57"	353.79'	233.30'	S 46°28'34" E	229.10'
C3	20°19'17"	280.00'	99.31'	S 58°24'31" W	98.79'
C4	55°09'00"	23.27'	22.40'	S 43°02'30" W	21.55'
C5	282°06'37"	62.50'	307.73'	N 21°25'51" W	78.57'
C6	51°03'19"	25.00'	22.28'	S 85°54'12" E	21.55'
C7	20°19'17"	220.00'	78.03'	N 58°24'31" E	77.62'
C8	19°53'26"	500.00'	173.58'	S 20°08'14" E	172.71'
C9	13°24'57"	150.00'	35.12'	S 16°53'59" E	35.04'
C10	51°03'19"	25.00'	22.28'	S 49°08'06" E	21.55'
C11	282°06'37"	62.50'	307.73'	S 66°23'33" W	78.57'
C12	51°03'19"	25.00'	22.28'	N 01°55'12" E	21.55'
C13	13°24'57"	210.00'	49.17'	N 16°53'59" W	49.06'
C14	19°53'26"	440.00'	152.75'	N 20°08'14" W	151.98'
C15	21°53'48"	500.17'	191.15'	S 70°18'05" W	189.99'
C16	12°33'36"	440.16'	96.49'	S 75°23'01" W	96.30'
C17	46°53'23"	500.00'	409.19'	N 87°25'22" W	397.87'
C18	46°53'23"	440.00'	360.09'	S 87°25'22" E	350.12'
C19	49°27'30"	35.00'	30.21'	N 81°10'16" W	29.28'
C20	90°26'02"	65.00'	102.59'	S 78°20'28" W	92.27'
C21	30°41'00"	185.00'	99.07'	S 48°27'57" W	97.89'
C22	5°19'29"	440.00'	40.89'	S 66°28'12" W	40.88'
C23	84°29'51"	10.00'	14.75'	N 68°37'09" W	13.45'
C24	168°59'41"	63.00'	185.82'	S 69°07'56" W	125.42'
C25	75°31'18"	25.00'	32.95'	N 31°20'29" E	30.62'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C26	151°02'37"	63.00'	166.08'	N 69°06'09" E	122.00'
C27	75°31'18"	25.00'	32.95'	S 73°08'12" E	30.62'
C28	11°50'10"	500.00'	103.29'	S 75°01'14" W	103.11'
C29	21°52'33"	440.17'	168.06'	N 70°17'28" E	167.04'
C30	12°27'34"	353.79'	76.93'	N 33°48'53" W	76.78'
C31	84°29'51"	10.00'	14.75'	S 26°53'01" W	13.45'
C32	83°12'37"	63.00'	91.49'	N 76°58'51" W	83.66'
C33	75°07'58"	63.00'	82.61'	S 23°50'52" W	76.82'
C34	17°12'11"	185.00'	55.55'	S 41°43'32" W	55.34'
C35	13°28'49"	185.00'	43.53'	S 57°04'02" W	43.43'
C36	7°47'10"	440.00'	59.79'	S 73°01'31" W	59.75'
C37	39°06'14"	440.00'	300.30'	S 83°31'47" E	294.50'
C39	55°04'36"	62.50'	60.08'	N 47°07'28" W	57.79'
C40	55°47'48"	62.50'	60.86'	N 08°18'44" E	58.49'
C41	87°40'00"	62.50'	95.63'	N 80°02'38" E	86.57'
C42	83°34'13"	62.50'	91.16'	S 14°20'15" E	83.29'
C43	13°13'27"	500.17'	115.44'	N 65°57'55" E	115.19'
C44	8°40'20"	500.17'	75.71'	N 76°54'49" E	75.63'
C45	25°19'23"	353.79'	156.37'	S 52°42'21" E	155.10'
C46	17°35'24"	382.46'	117.42'	S 47°17'57" E	116.96'
C47	19°43'20"	382.46'	131.65'	S 28°38'35" E	131.00'
C48	20°19'17"	250.00'	88.67'	S 58°24'31" W	88.20'
C49	22°18'49"	470.00'	183.04'	S 70°30'36" W	181.89'
C50	11°57'48"	470.00'	98.13'	S 75°05'02" W	97.96'
C51	46°53'23"	470.00'	384.64'	N 87°25'22" W	374.00'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C52	19°53'26"	470.00'	163.16'	S 20°08'14" E	162.35'
C53	13°24'57"	180.00'	42.15'	S 16°53'59" E	42.05'
C54	117°23'58"	62.50'	128.06'	S 60°55'28" W	106.81'
C55	111°07'11"	62.50'	121.21'	S 53°20'06" E	103.09'
C56	53°35'28"	62.50'	58.46'	N 44°18'34" E	56.35'

FOR REVIEW PURPOSES ONLY
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A FINAL SURVEY
CLYDE C. CASTLEBERRY, JR.
RPLS NO. 4835
5/18/2021



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JOB No.: 200924
DRAWN: AEN
SHEET:
6 OF 7

C:/200924_SPC_PP_EAST/WILCO WORKS - 051821 (REVIEW)dwg/AEN/10/20/2021

PRELIMINARY PLAT

SERENITY SPRINGS — PHASE I

92.96 ACRES OUT OF THE W.E. MILLER SURVEY, ABSTRACT NO. 578 & THE E. LEICHTLE SURVEY, ABSTRACT NO. 524, BURNET COUNTY, TEXAS, THE W.E. MILLER SURVEY, ABSTRACT NO. 413 & THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS

C11 — Road Name and 911 Addressing Approval
Road name and address assignments verified this the ____ day of _____, 20__ A.D.

Williamson County Addressing Coordinator

C7 —Health District Approval
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 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 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.

<name of director, deputy or assistant>
<title>, Environmental Health Services, WCCHD DATE

C5 — County Judge's Approval

I, <name of current judge>, 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.

<name of current judge>, County Judge Williamson County, Texas

C9 — Floodplain Administrator Approval
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. 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.

<name of current floodplain administrator> Williamson County
Floodplain Administrator DATE

SURVEYOR'S CERTIFICATION:

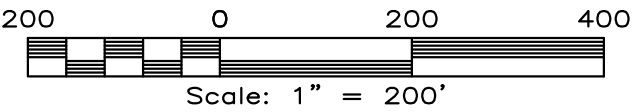
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the 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 thereon were found or properly placed under my supervision in accordance with the Burnet County, Texas Subdivision Regulations.

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

FOR REVIEW PURPOSES ONLY
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A FINAL SURVEY
CLYDE C. CASTLEBERRY, JR.
RPLS NO. 4835
5/18/2021

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No 4835
State of Texas



C3 — 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.

LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- ⊙ COTTON SPINDLE SET w/SHINER "CCC 4835"
- ⊗ MAG NAIL SET w/SHINER "CCC 4835"
- PIPE FENCE POST (AS NOTED)
- D.R.W.C. DEED RECORDS WILLIAMSON CO.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET CO.
- P.O.B. POINT OF BEGINNING
- ⬮ BENCHMARK (AS NOTED)

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

OWNER'S CERTIFICATION:

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

I, (Current Owner) sole owner"" (or co-owner) of the certain tract of land shown hereon and described in a deed recorded in Document No. (or Volume and Page) 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 (subdivide, resubdivide, amend, etc.) 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 _____ (name of subdivision).

O CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20____
_____ <Owner's signature>

<Typed Name>
<Typed Title>
<Typed Address>

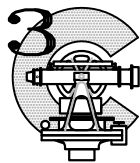
<a>, I, <name of current clerk>, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day

of _____, 20 A.D., at O'CLOCK .M., and duly recorded this the day of

, 20 ----A.'b., at O'CLOCK-- --□□ 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.

<name of current clerk>, Clerk County Court
of Williamson County, Texas
By: _____, Deputy



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DRAWN: AEN

SHEET:

7

OF 7