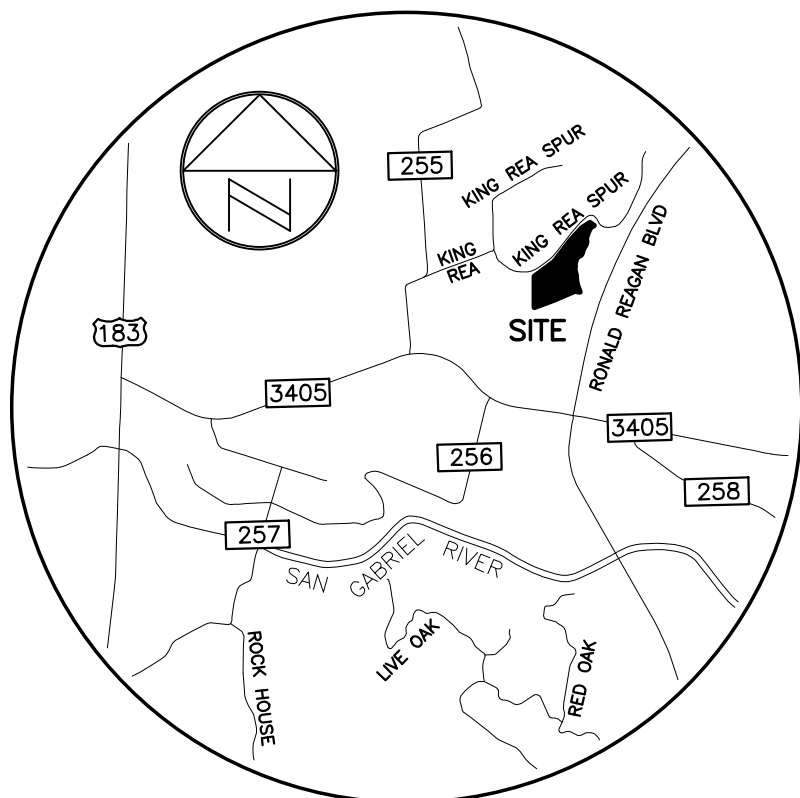


PRELIMINARY PLAT
KING REA SPUR – SMITH SUBDIVISION
WILLIAMSON COUNTY, TEXAS

LINE TABLE			(RECORD)
LINE	BEARING	DISTANCE	
L1	S56°11'18"E	86.56'	(S54°45'00"E 86.76')
L2	S63°17'37"W	56.08'	
L3	S30°08'14"W	66.49'	
L4	S21°11'05"W	72.67'	
L5	S22°02'10"W	46.67'	
L6	S22°02'10"W	24.82'	
L7	S00°57'13"W	35.37'	
L8	S07°27'46"E	41.48'	
L9	S04°02'39"W	26.74'	
L10	S13°58'40"W	21.79'	
L11	S32°12'56"W	46.27'	
L12	S26°28'34"W	60.75'	
L13	S15°21'01"W	61.99'	
L14	S32°41'02"W	40.85'	
L15	S61°26'23"W	57.97'	
L16	S40°49'11"W	43.35'	
L17	S16°49'45"W	47.79'	
L18	S17°28'01"W	49.74'	
L19	S03°37'53"W	33.51'	
L20	S00°48'54"E	21.99'	
L21	S01°26'33"W	40.53'	
L22	S01°26'33"W	18.00'	
L23	S11°09'45"E	97.52'	
L24	S03°27'10"E	96.06'	
L25	S15°08'42"E	83.91'	
L26	S18°41'30"E	131.90'	(S18°40'52"E 131.90')
L27	N80°05'17"W	94.06'	(N79°53'00"W 94.21')
L28	S63°50'43"E	30.49'	
L29	S81°19'59"W	67.04'	
L30	N23°21'12"W	52.05'	
L31	N44°44'23"W	50.30'	
L32	N49°51'46"W	50.11'	
L33	N39°33'54"W	50.37'	



LOCATION MAP
NOT TO SCALE

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN ASPHALT ALONG THE SOUTHEAST SIDE OF KING REA SPUR NEAR THE NORTHWEST CORNER OF THE SUBJECT TRACT, APPROX. 70' WEST OF A POWER POLE AND APPROX 100' EAST OF AN ASPHALT DRIVEWAY & GATE.

SURFACE COORDINATES:
N 10232549.00
E 3076070.08

TEXAS STATE PLANE COORDINATES:
N 10231321.25
E 3075700.99

ELEVATION = 915.09'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°16'37"

OWNER: HENRI BARTLEIGH SMITH AND RACHEL ANNE SMITH
ACREAGE: 15.100 ACRES
SURVEY: THEOPHILUS W MEDCALF SURVEY, ABSTRACT NO. 412
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3
SUBMITTAL DATE: 8/10/21

PLAT PREPARED BY:

JOE BEN EARLY, JR.
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

BENJAMIN L. GREEN
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
CAMPUS IV, SUITE 200,
AUSTIN, TX 78759
512 418 4525
TBPELS FIRM NO. 928

DATE PREPARED: 3/30/21
UPDATED: 10/6/21

FEMA FIRM MAP NO.:
48491C0275E

2015/2017 1FT.
CONTOURS PROVIDED
BY WILLIAMSON COUNTY
GIS DEPARTMENT

CHRISTOPHER M. DOLEVA AKA CHRISTOPHER DOLEVA
AND SAVANNAH R. DOLEVA AKA SAVANNAH DOLEVA
10.01 ACRES
(2020119878)

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

RAPLH V. FISHER AND
SHERYL J. FISHER
5.00 ACRES
(9718458)

STONE OAK RANCH
RV PARK 210 LP
70.918 ACRES
(2018113924)

OVERLAP OF
HENRI BARTLEIGH SMITH &
RACHEL ANNE SMITH
9.99 ACRES
(2020026377)
AND
JOHN JAY DUDGEON AND
KAREN DUDGEON
15.376 ACRES
(9735668)

OVERLAP OF
JOHN JAY DUDGEON AND
KAREN DUDGEON
15.376 ACRES
(9735668)
AND
STONE OAK RANCH
RV PARK 210 LP
70.918 ACRES
(2018113924)

JOHN JAY DUDGEON AND
KAREN DUDGEON
15.376 ACRES
(9735668)

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "Texas Board of Professional Engineers and Land Surveyors" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1006-026
DRAWING NO.:
1006-026-PL1
PLOT DATE:
10/22/21
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
01 OF 03

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ◐ 1/2" REBAR WITH "DIAMOND" CAP FOUND
- F 1/2" REBAR WITH "FOREST 1847" CAP FOUND
- ILL 1/2" REBAR WITH ILLEGIBLE CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- * COTTON SPINDLE IN TREE STUMP FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION

PRELIMINARY PLAT
KING REA SPUR – SMITH SUBDIVISION
WILLIAMSON COUNTY, TEXAS

OWNERS ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

THAT HENRI BARTLEIGH SMITH AND RACHEL ANNE SMITH, BEING OWNERS OF 5.21 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019018465 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND 9.99 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020026377 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 15.100 ACRES IN THE THEOPHILUS W MEDCALF SURVEY, ABSTRACT NO. 412, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

PRELIMINARY PLAT: KING REA – SMITH SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

HENRI BARTLEIGH SMITH
210 ISLAND LODGES DRIVE
BUCHANAN DAM, TX 78609

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

RACHEL ANNE SMITH
210 ISLAND LODGES DRIVE
BUCHANAN DAM, TX 78609

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRI BARTLEIGH SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RACHEL ANNE SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR’S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON MARCH 23, 2021 AND THAT ALL BOUNDARY MONUMENTATION ARE IN PLACE AS INDICATED HEREON.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per “Texas Board of Professional Engineers and Land Surveyors” Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6016
EARLY LAND SURVEYING, A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512–202–8631
TBPELS FIRM NO. 10194487

ENGINEER’S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, BENJAMIN L. GREEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0275E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

BENJAMIN L. GREEN
REGISTERED PROFESSIONAL ENGINEER NO. 132190

KIMLEY–HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
CAMPUS IV, SUITE 200,
AUSTIN, TX 78759
512 418 4525
TBPELS FIRM NO. 928

NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: ON–SITE SEWAGE FACILITIES, AND ELECTRIC: PEC.

2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

3. 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.

4. A 10–FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.

5. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN + TEXAS CENTRAL ZONE AND NAVD 1988 (GEOID 12B) DATUM.

6. IMPERVIOUS COVERAGE PLAT NOTES: THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 20%.

7. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED TN THE RIGHT–OF–WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT–OF–WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.

8. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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.

9. ON–SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

10. 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.

11. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT, AND SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

12. A DRIVEWAY CULVERT PERMIT WILL BE REQUIRED PRIOR TO INSTALLATION. DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND 22 FEET IN LENGTH, AND DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. LARGER OR LONGER DRAINPIPS SHALL BE INSTALLED IF NECESSARY TO HANDLE DRAINAGE BASED UPON A 25–YEAR FLOW FREQUENCY. ALL CULVERTS SHALL INCLUDE A SAFETY END TREATMENT, AND SHALL BE INSTALLED PER WILLIAMSON COUNTY REQUIREMENTS.

13. THERE MUST BE A 25 FOOT (25’) OSSF SETBACK FROM ANY DRAINAGE WAY OR DRAINAGE EASEMENT AND A 75 FOOT (75’) OSSF SETBACK FROM ANY WATERCOURSES.

14. 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.

15. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

16. 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.

17. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

18. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

19. SEWER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY ON–SITE SEWAGE FACILITIES.

20. THIS SUBDIVISION IS EXEMPT FROM PROVIDING STORMWATER DETENTION.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20__ A.D.

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 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 OFFICIAL AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

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

DATE

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

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 §
COUNTY OF WILLIAMSON §

NOW 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 _____, 20____, AD, AT _____ O’CLOCK, ____M, AND DULY RECORDED THIS

THE DAY OF _____, 20____, AD, AT _____ O’CLOCK ____M, IN THE PLAT RECORDS OF

SAID COUNTY IN CABINET _____, SLIDE _____.

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

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512–202–8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1006–026
DRAWING NO.:
1006–026–PL1
PLOT DATE:
10/22/21
PLOT SCALE:
1” = 100’
DRAWN BY:
MAW & JBE
SHEET
02 OF 03

PRELIMINARY PLAT
KING REA SPUR – SMITH SUBDIVISION
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 15.100 ACRES IN THE THEOPHILUS W MEDCALF SURVEY, ABSTRACT NO. 412 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 5.21 ACRE TRACT CONVEYED TO HENRI BARTLEIGH SMITH AND RACHEL ANNE SMITH IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 5, 2019 AND RECORDED IN DOCUMENT NO. 2019018465 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A 9.99 ACRE TRACT CONVEYED TO HENRI BARTLEIGH SMITH AND RACHEL ANNE SMITH IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 8, 2020 AND RECORDED IN DOCUMENT NO. 2020026377 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 15.100 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR AN ANGLE POINT IN KING REA SPUR (50' WIDE ACCESS EASEMENT) DESCRIBED IN VOLUME 1054, PAGE 733 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE WESTERNMOST CORNER OF THE SAID 5.21 ACRE TRACT, BEING ALSO THE NORTHERNMOST CORNER OF THE SAID 9.99 ACRE TRACT, FROM WHICH A 1/2" REBAR FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF KING REA SPUR, BEARS NORTH 44°44'23" WEST, A DISTANCE OF 50.30 FEET;

THENCE WITH THE SOUTHEAST LINE OF KING REA SPUR AND THE NORTHWEST LINE OF THE SAID 5.21 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 36°47'26" EAST, A DISTANCE OF 482.06 FEET TO A 1/2" REBAR FOUND, FROM WHICH A 1/2"REBAR FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF KING REA SPUR, BEARS NORTH 49°51'46" WEST, A DISTANCE OF 50.11 FEET;
2. NORTH 43°04'43" EAST, A DISTANCE OF 304.18 FEET TO A 1/2" REBAR FOUND, FROM WHICH A 1/2"REBAR FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF KING REA SPUR, BEARS NORTH 39°33'54" WEST, A DISTANCE OF 50.37 FEET;
3. NORTH 57°59'06" EAST, A DISTANCE OF 170.83 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 56°11'18" EAST WITH THE NORTHEAST LINE OF THE SAID 5.21 ACRE TRACT, A DISTANCE OF 86.56 FEET TO A 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND FOR THE EASTERNMOST CORNER OF THE SAID 5.21 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTHWEST LINE OF AN 18.6991 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018052041 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 63°17'37" WEST WITH THE SOUTHEAST LINE OF THE SAID 5.21 ACRE TRACT, A DISTANCE OF 56.08 FEET TO A CALCULATED POINT IN THE CENTERLINE OF A CREEK;

THENCE WITH THE CENTERLINE OF A CREEK, BEING THE COMMON LINE OF THE SAID 5.21 ACRE TRACT AND THE SAID 18.6991 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 30°08'14" WEST, A DISTANCE OF 66.49 FEET TO A CALCULATED POINT;
2. SOUTH 21°11'05" WEST, A DISTANCE OF 72.67 FEET TO A CALCULATED POINT;
3. SOUTH 22°02'10" WEST, A DISTANCE OF 46.67 FEET TO A CALCULATED POINT FOR THE NORTHERNMOST CORNER OF A 10.01 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018113159 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "FOREST 1847" CAP FOUND IN THE NORTHEAST LINE OF THE SAID 10.01 ACRE TRACT, BEARS SOUTH 63°50'43" EAST, A DISTANCE OF 30.49 FEET;

THENCE WITH THE CENTERLINE OF A CREEK, BEING THE COMMON LINE OF THE SAID 5.21 ACRE TRACT AND THE SAID 10.01 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. SOUTH 22°02'10" WEST, A DISTANCE OF 24.82 FEET TO A CALCULATED POINT;
2. SOUTH 00°57'13" WEST, A DISTANCE OF 35.37 FEET TO A CALCULATED POINT;
3. SOUTH 07°27'46" EAST, A DISTANCE OF 41.48 FEET TO A CALCULATED POINT;
4. SOUTH 04°02'39" WEST, A DISTANCE OF 26.74 FEET TO A CALCULATED POINT;
5. SOUTH 13°58'40" WEST, A DISTANCE OF 21.79 FEET TO A CALCULATED POINT;
6. SOUTH 32°12'56" WEST, A DISTANCE OF 46.27 FEET TO A CALCULATED POINT;
7. SOUTH 26°28'34" WEST, A DISTANCE OF 60.75 FEET TO A CALCULATED POINT;
8. SOUTH 15°21'01" WEST, A DISTANCE OF 61.99 FEET TO A CALCULATED POINT;
9. SOUTH 32°41'02" WEST, A DISTANCE OF 40.85 FEET TO A CALCULATED POINT;
10. SOUTH 61°26'23" WEST, A DISTANCE OF 57.97 FEET TO A CALCULATED POINT;
11. SOUTH 40°49'11" WEST, A DISTANCE OF 43.35 FEET TO A CALCULATED POINT;
12. SOUTH 16°49'45" WEST, A DISTANCE OF 47.79 FEET TO A CALCULATED POINT;
13. SOUTH 17°28'01" WEST, A DISTANCE OF 49.74 FEET TO A CALCULATED POINT;
14. SOUTH 03°37'53" WEST, A DISTANCE OF 33.51 FEET TO A CALCULATED POINT;
15. SOUTH 00°48'54" EAST, A DISTANCE OF 21.99 FEET TO A CALCULATED POINT;
16. SOUTH 01°26'33" WEST, A DISTANCE OF 40.53 FEET TO A CALCULATED POINT;
17. SOUTH 01°26'33" WEST, A DISTANCE OF 18.00 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF THE SAID 5.21 ACRE TRACT, BEING THE NORTHEAST CORNER OF THE SAID 9.99 ACRE TRACT;

THENCE WITH THE CENTERLINE OF A CREEK, BEING THE COMMON LINE OF THE SAID 9.99 ACRE TRACT AND THE SAID 10.01 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 11°09'45" EAST, A DISTANCE OF 97.52 FEET TO A CALCULATED POINT;
2. SOUTH 03°27'10" EAST, A DISTANCE OF 96.06 FEET TO A CALCULATED POINT;
3. SOUTH 15°08'42" EAST, A DISTANCE OF 83.91 FEET TO A CALCULATED POINT;

THENCE SOUTH 18°41'30" EAST, LEAVING THE CENTERLINE OF THE CREEK AND WITH THE EAST LINE OF THE SAID 9.99 ACRE TRACT, WHICH VARIES FROM THE WEST LINE OF THE SAID 10.01 ACRE TRACT, A DISTANCE OF 131.90 FEET TO A 1/2" REBAR FOUND ON THE EASTERN TOP OF BANK OF THE CREEK, BEING THE SOUTHEAST CORNER OF THE SAID 9.99 ACRE TRACT, BEING AN ANGLE POINT IN THE IN THE SOUTHEAST LINE OF THE SAID 10.01 ACRE TRACT, BEING ALSO AN ANGLE POINT IN THE NORTHWEST LINE OF A 15.376 ACRE TRACT DESCRIBED IN DOCUMENT NO. 9735668 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF THE SAID 15.376 ACRE TRACT, BEARS NORTH 79°04'32" WEST, A DISTANCE OF 69.89 FEET;

THENCE NORTH 80°05'17" WEST CROSSING THE CREEK AND WITH THE SOUTH LINE OF THE SAID 9.99 ACRE TRACT, WHICH VARIES FORM THE NORTH LINE OF THE SAID 15.376 ACRE TRACT, AND PICKING UP WITH THE NORTH LINE OF A 70.918 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018113924 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 94.06 FEET TO A COTTON SPINDLE IN A TREE STUMP FOUND;

THENCE WITH THE SOUTHEAST LINE OF THE SAID 9.99 ACRE TRACT AND THE NORTHWEST LINE OF THE SAID 70.918 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 66°43'47" WEST, A DISTANCE OF 402.71 FEET TO A 1/2" REBAR WITH "DIAMOND" CAP FOUND;
2. SOUTH 69°10'03" WEST, A DISTANCE OF 381.02 FEET TO A 5/8" REBAR FOUND FOR THE SOUTHWEST CORNER OF THE SAID 9.99 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A 5.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 9718458 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 00°15'54" WEST WITH THE WEST LIEN OF THE SAID 9.99 ACRE TRACT AND THE EAST LINE OF THE SAID 5.00 ACRE TRACT, A DISTANCE OF 556.52 FEET TO A 1/2" REBAR FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF KING REA SPUR, BEING THE NORTHWEST CORNER OF THE SAID 9.99 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF THE SAID 5.00 ACRE TRACT, FROM WHICH A 1/2"REBAR FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF KING REA SPUR, BEARS NORTH 23°21'12" WEST, A DISTANCE OF 52.05 FEET;

THENCE NORTH 53°35'56" EAST WITH THE SOUTHEAST LINE OF KING REA SPUR AND THE NORTHWEST LINE OF THE SAID 9.99 ACRE TRACT, A DISTANCE OF 446.83 FEET TO THE POINT OF BEGINNING, CONTAINING 15.100 ACRES OF LAND, MORE OR LESS.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "Texas Board of Professional Engineers and Land Surveyors" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1006-026

DRAWING NO.:
1006-026-PL1

PLOT DATE:
10/22/21

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

SHEET
03 OF 03