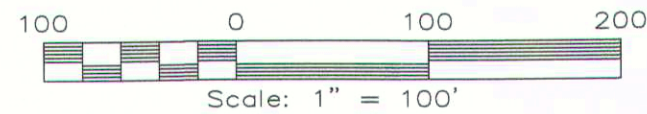
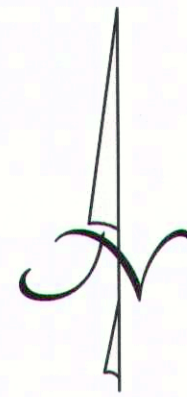


FINAL PLAT OF:
TURNER ESTATES

3.96 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS.
OUT OF THE RICHARD WEST SURVEY, ABSTRACT No. 643
BEING 0.87 ACRE AS DESCRIBED AND RECORDED IN DOCUMENT
No. 2020069888 AND 3.067 ACRES AS DESCRIBED AND
RECORDED IN DOCUMENT No. 2003055273 OF THE OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



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



TOMMY TURNER & SPOUSE
ROMAYNE M. TURNER
(TRACT II 4.816 ACRES)
#2003055273
O.P.R.W.C.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 19°20'18" W	60.32'
L2	S 68°55'13" W	25.47'
L3	N 71°14'02" E	50.39'
L4	N 71°14'47" E	47.92'

LOT 1
CARRIAGE OAKS ESTATES
PHASE I
(5.15 ACRES)
CAB. K, SLIDE 100
P.R.W.C.

LOT 1
1.27 ACRES

LOT 2
1.30 ACRES

LOT 3
1.26 ACRES

REMAINDER OF
RUSSELL ANDRUS
#2005076324
O.P.R.W.C.

REMAINDER OF BOBBY
LINCOLN AND WIFE JUNE
LINCOLN
(5.24 ACRES)
VOL. 589, PG. 379
D.R.W.C.

BOBBY
LINCOLN
(1.00 ACRE)
#2004048714
O.P.R.W.C.

INDIAN OAKS
ROAD
(60' WIDE ROAD EASEMENT
DESCRIBED IN PAGE 36)

25 FOOT WIDE STRIP
COMPRISING 5,378 SQ. FT.
HEREBY DEDICATED TO
THE PUBLIC.

POINT OF
BEGINNING

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
⊗	COTTON SPINDLE SET
○	"MAG" NAIL FOUND
O.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT

ACREAGE: 3.96 ACRES (172,311 SQ. FT.) TOTAL SITE
NO. OF LOTS: 3
NEW STREETS: NONE
SUBMISSION DATE: DECEMBER 8, 2021
1ST SUBMITTAL: _____
2ND SUBMITTAL: _____
3RD SUBMITTAL: _____
4TH SUBMITTAL: _____

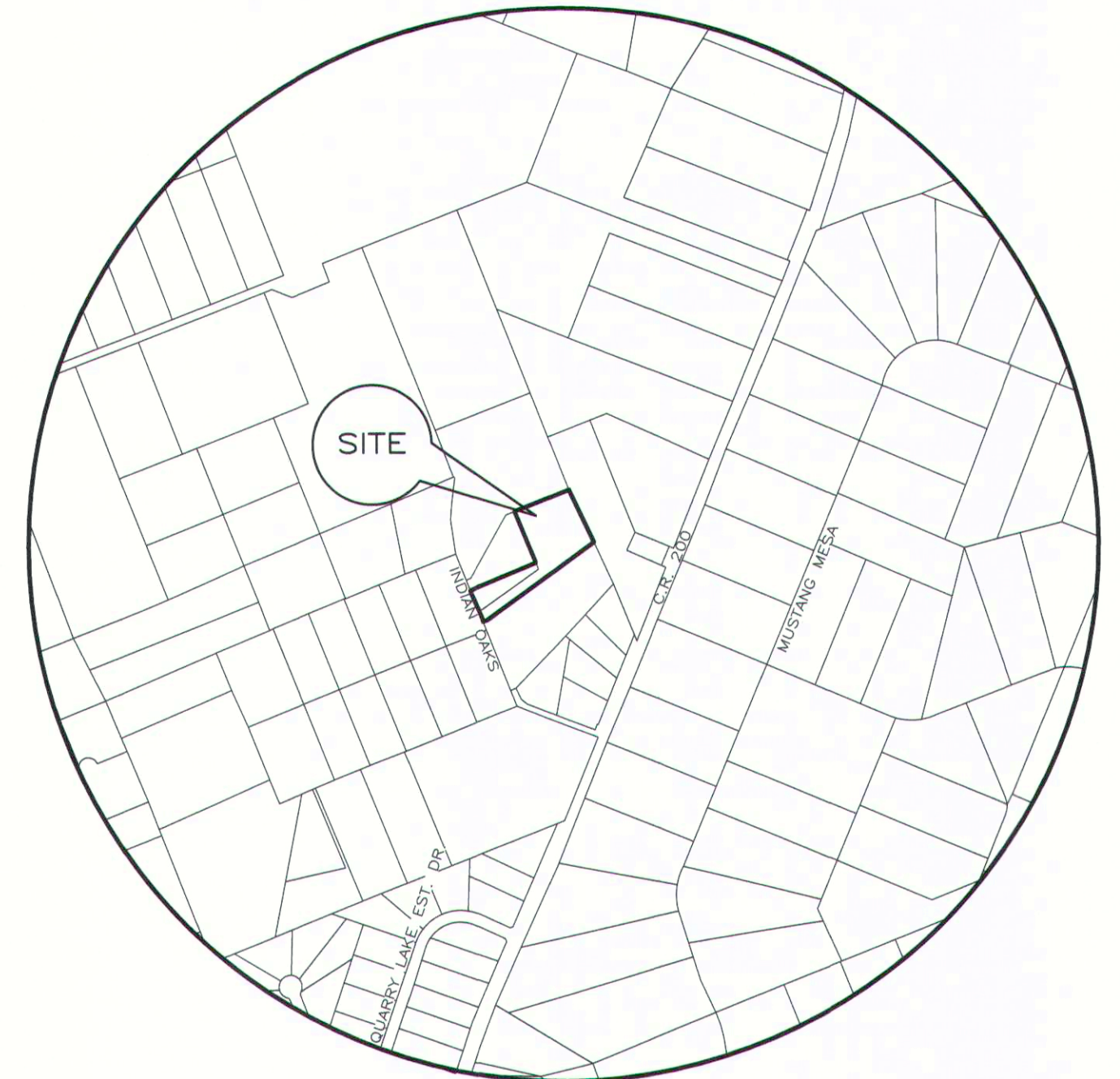
SURVEYOR:
Texas Land Surveying, Inc.
3613 Williams Drive, Ste 903
Georgetown, Texas 78628
512-930-1600 - phone

NOTE:
IRON RODS SHOWN HERE
SHALL BE PLACED UPON
FINAL APPROVAL OF THIS PLAT

OWNERS:
TOMMY TURNER & ROMAYNE TURNER
114 WIGWAM TRAIL
LIBERTY HILL, TX 78642

ENGINEER:
HENDERSON PROFESSIONAL ENGINEERS
JENNIFER HENDERSON, P.E.
600 ROUND ROCK WEST DRIVE, STE 604
ROUND ROCK, TX 78681
(512) 350-6228

HPE
Civil Engineering



FIELD NOTE DESCRIPTION:

BEGINNING: AT A "MAG" NAIL FOUND IN THE ASPHALT OF INDIAN OAKS ROAD AND THE CENTERLINE OF A 50 FOOT WIDE ACCESS EASEMENT DESCRIBED IN VOLUME 606, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, BEING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED AS 1.00 ACRE AND CONVEYED TO BOBBY LINCOLN AND RECORDED AS DOCUMENT No. 2004048714 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, FOR THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED AS TRACT 1 AND CONVEYED TO TOMMY TURNER AND ROMAYNE TURNER AND RECORDED AS DOCUMENT No. 2003055273 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 19°20'18" W 60.32 FEET WITH THE WEST LINE OF SAID TURNER TRACT 1 TO A "MAG" NAIL FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED AS 0.87 ACRE AND CONVEYED TO TOMMY TURNER AND ROMAYNE TURNER AND RECORDED AS DOCUMENT No. 2020069888 OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT IN THE WEST LINE OF THIS TRACT;

THENCE: N 19°05'30" W 155.43 FEET TO A "MAG" NAIL FOUND FOR THE SOUTHWEST CORNER OF THE REMAINDER OF THAT TRACT CONVEYED TO RUSSELL ANDRUS AND RECORDED AS DOCUMENT No. 2005076324 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: N 71°40'18" E 360.96 FEET WITH THE SOUTH LINE OF SAID ANDRUS TRACT AND THE NORTH LINE OF SAID TURNER 0.87 ACRE TRACT TO A "MAG" NAIL FOUND IN A WEST LINE OF SAID TURNER TRACT 1, FOR THE SOUTHEAST CORNER OF SAID ANDRUS TRACT AND THE NORTHEAST CORNER OF SAID TURNER 0.87 ACRE TRACT, FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT;

THENCE: N 22°09'03" W 266.92 FEET WITH THE EAST LINE OF SAID ANDRUS TRACT AND A WEST LINE OF SAID TURNER TRACT 1 TO A "MAG" NAIL FOUND IN THE SOUTH LINE OF THAT TRACT DESCRIBED AS TRACT 2 AND CONVEYED TO TOMMY TURNER AND ROMAYNE TURNER AND RECORDED AS DOCUMENT NO. 2003055273 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID ANDRUS TRACT, BEING THE NORTHWEST CORNER OF SAID TURNER TRACT 1 AND THIS TRACT;

THENCE: N 68°27'59" E 330.45 FEET WITH THE SOUTH LINE OF SAID TURNER TRACT 2 AND THE NORTH LINE OF SAID TURNER TRACT 1, TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF LOT 1, CARRIAGE OAKS ESTATES, PHASE 1, RECORDED AS CABINET K, SLIDE 100, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, BEING THE NORTHEAST CORNER OF SAID TURNER TRACT 1 AND THIS TRACT;

THENCE: S 21°24'54" E 300.05 FEET WITH THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TURNER TRACT 1 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET FOR THE NORTHEAST CORNER OF THE REMAINDER OF THAT TRACT DESCRIBED AS 5.24 ACRES AND CONVEYED TO BOBBY LINCOLN AND JUNE LINCOLN AND RECORDED AS VOLUME 589, PAGE 379 OF SAID DEED RECORDS, FOR THE SOUTHEAST CORNER OF SAID TURNER TRACT 1 AND THIS TRACT;

THENCE: S 54°51'17" W 690.20 WITH THE NORTH LINE OF SAID LINCOLN 5.24 ACRE TRACT AND SAID LINCOLN 1.00 ACRE TRACT AND THE SOUTH LINE OF SAID TURNER TRACT 1 TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE: S 68°55'13" W 25.47 FEET TO THE POINT OF BEGINNING.

Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

SHEET

1
OF
2

FINAL PLAT OF:
TURNER ESTATES
3.96 ACRES SITUATED IN WILLIAMSON COUNTY, TEXAS.
OUT OF THE RICHARD WEST SURVEY, ABSTRACT No. 643
BEING 0.87 ACRE AS DESCRIBED AND RECORDED IN DOCUMENT
No. 2020069888 AND 3.067 ACRES AS DESCRIBED AND
RECORDED IN DOCUMENT No. 2003055273 OF THE OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNER'S SIGNATURE

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

I, Tommy Turner, co-owner of those certain tract of land situated in Williamson County, Texas, out of the Richard West Survey, Abstract No. 643, and being described as 3.067 acres in that document recorded as #2003055273, and 0.87 acre in that document recorded as #2020069888, both of the Official Public Records of Williamson County, Texas, and do hereby Subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to 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 THE FINAL PLAT OF TURNER ESTATES

TO CERTIFY WHICH, WITNESS by my hand this 9 day of February, 2022

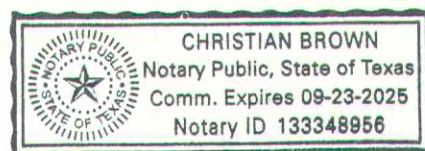
TOMMY TURNER
114 WIGWAM TRAIL
LIBERTY HILL, TX
78642

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

Before me, the undersigned authority, on this day, personally appeared Tommy Turner, 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 9 day of Feb., 2022

Notary Public in and for the State of Texas
My Commission expires on: 09-23-2025



SURVEYOR'S CERTIFICATION

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

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey of the land shown hereon, and that the corner monuments shown hereon will be properly placed under my personal supervision in accordance with the Subdivision Regulations of Williamson County, Texas, upon completion and final County approval of the plat, and that all known easements within the boundary of the plat are shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 7th day of February, 2022

Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas



ENGINEER'S CERTIFICATION

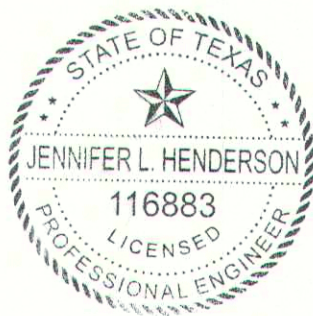
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Jennifer Henderson, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not located in the Edwards Aquifer Recharge Zone and is not encroached by a Zone "AE" flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0235F, effective date December 20, 2019, and that each lot conforms to the Williamson County Subdivision regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas

this 7 day of FEBRUARY, 2022

HENDERSON PROFESSIONAL ENGINEERS
600 Round Rock West Drive, Suite 604
Round Rock, TX 78681
Jennifer Henderson, P.E.
Registered Professional Engineer No. 116883
State of Texas



OWNER'S SIGNATURE

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

I, Romayne Turner, co-owner of those certain tract of land situated in Williamson County, Texas, out of the Richard West Survey, Abstract No. 643, and being described as 3.067 acres in that document recorded as #2003055273, and 0.87 acre in that document recorded as #2020069888, both of the Official Public Records of Williamson County, Texas, and do hereby Subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to 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 THE FINAL PLAT OF TURNER ESTATES

TO CERTIFY WHICH, WITNESS by my hand this 9 day of February, 2022

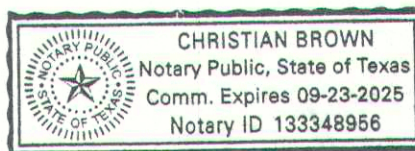
ROMAYNE TURNER
114 WIGWAM TRAIL
LIBERTY HILL, TX
78642

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

Before me, the undersigned authority, on this day, personally appeared Romayne Turner, 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 9 day of Feb., 2022

Notary Public in and for the State of Texas
My Commission expires on: 09-23-2025



911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 7 day of February, 2022 A.D.

Cindy Bridges
Williamson County Addressing Coordinator

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

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.

Adam D. Boatright
J. Terron Evertson, PE, DR, CF
Williamson County Engineer
Date: 02/10/2022

PLAT NOTES

- Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
- The landowner assumes all risks associated with improvements located in 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 the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributed to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.
- 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.
- 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.

PLAT NOTES CONTINUED

- 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.
- Water service for this subdivision will be provided by City of Georgetown.
- Sewer service for this subdivision will be provided by Sanitary Septic System.
- 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.
- All sidewalks are to be maintained by each of the adjacent property owners.
- A certificate of compliance is hereby issued for all lots within this subdivision. This certificate of compliance is valid until such time as F.E.M.A. or the county revises or newly adopts floodplain boundaries in this vicinity.
- No lot in this subdivision is encroached by a special flood hazard area inundated by the 100 year flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, community panel #48491C0235F, effective date December 20, 2019 for Williamson County, Texas.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the plat has three or less lots for single family residential use, with less than 20% impervious cover per lot.
- Maximum of 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by the owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on the lot.
- Lots 1, 2, and 3 shall only use a single shared driveway. No more than three residences total shall be served by the single shared driveway.
- Driveway maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the County reserves the right to clear obstructions that are causing adverse impacts to the roadway.
- There are no new driveways proposed for this subdivision.

COUNTY JUDGE'S APPROVAL

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

COUNTY CLERK'S CERTIFICATION

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

I, Nancy E. 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

Henderson Professional Engineers
HPE 600 Round Rock West Dr.,
Ste 604
Round Rock, Texas 78681

Texas Land Surveying, Inc.

A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

SHEET

2

OF

2