

METES AND BOUNDS DESCRIPTION:

FIELD NOTES to that certain 12.813 acre tract situated in Williamson County, Texas out of the Pedro Zarza Survey, Abstract No. 14, being that same tract conveyed to Circleville 12 LLC (hereinafter referred to as Circleville tract) by General Warranty Deed recorded under Instrument Number 2021068818 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and further described as 12.79 acres in a Correction Affidavit recorded under Instrument Number 2021088607, O.P.R.W.C.T.; the subject tract, is more particularly described as follows:

BEGINNING at a 1/2-inch capped rebar stamped "TLS, INC." found in the northwest right-of-way line of F.M. 1331 (no dedicating document found) at the common southerly corner of said Circleville tract and the tract described as 10.01 acres in a General Warranty Deed with Mineral Reservations to Curtis S. Young (hereinafter referred to as Young tract) recorded under Instrument Number 2018034576, O.P.R.W.C.T.;

THENCE NORTH 20° 31' 18" WEST, along the east line of said Young tract, a distance of 917.45 feet to a 1/2-inch capped rebar stamped "TLS, INC." found at the common north corner of said Circleville tract and said Young tract, and in the south line of the tract described as 358.0 acres in a Declaration of Taking to the United States of America (hereafter referred to as United States tract) recorded in Volume 571, Page 332 of the Deed Records of Williamson County, Texas;

THENCE NORTH 45° 05' 08" EAST, with the common line of said United States tract and said Young tract, a distance of 665.15 feet to a U.S. Corps Engineers concrete monument found at the common north corner of said Circleville tract and the tract described as 10.010 acres in a Warranty Deed to Nathan Clay Thonig, a.k.a. Nathan Thonig (hereinafter referred to as Thonig tract) recorded under Instrument Number 2020139013, O.P.R.W.C.T.;

THENCE SOUTH 19° 19' 05" EAST, with the common line of said Circleville tract and said Thonig tract, a distance of 964.91 feet to the common south corner of said Circleville tract and said Thonig tract, being in the northwest right-of-way line of said F.M. 1331, from which a metal fence corner post found bears SOUTH 64° 21' 38" WEST, a distance of 0.94 feet;

THENCE with the northwest right-of-way line of said F.M. 1331 the following bearings and distances:

- SOUTH 49° 34' 22" WEST, a distance of 22.59 feet to a 1/2-inch capped rebar stamped "TLS, INC." found, from which a Texas Department of Transportation concrete monument found (hereinafter referred to as Type I monument) bears SOUTH 74° 44' 18" EAST, a distance of 0.76 feet;
- SOUTH 48° 03' 07" WEST, a distance of 355.60 feet to a 1/2-inch capped rebar stamped "TLS, INC." found;
- SOUTH 48° 24' 35" WEST, a distance of 249.96 feet to the **POINT OF BEGINNING**, enclosing 12.813 acres (±558,113 square feet) of land.

SURVEYOR'S NOTES:

- The field work was completed on July 7, 2021.
- The site benchmark is a Mag nail with metal washer stamped "JPH BENCHMARK" set in the northwest margin of F.M. 1331, approximately 35 feet northeasterly from the east corner of this plat, and approximately 12 feet southeasterly from the northwest right-of-way line of F.M. 1331. Benchmark Elevation = 565.29' (NAVD'88 GEIOD 18 from VRS Network). See vicinity map for general location.
- Combined Scale Factor: 1.00012430
- Contours shown hereon are per Williamson County GIS Lidar data accessed July 19, 2021.
- Unless otherwise noted all lot corners are marked by a 1/2-inch capped rebar stamped "JPH Land Surveying".

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (unshaded) of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, map no. 48491C0375F, dated 2019/12/20, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

STREET INFORMATION:

NAME: CIRCLEVILLE COURT
ROW WIDTH: 60'
PAVEMENT WIDTH: 34'
LENGTH: 562.9'
MAINTENANCE AUTHORITY: PUBLIC ROAD
CLASSIFICATION: LOCAL RURAL
DESIGN SPEED: 25 MPH

Line Data Table		
Line #	Bearing	Distance
L1	S49°34'22"W	22.59'
L2	N31°45'04"W	33.30'
L3	S31°45'04"E	21.45'
L4	N10°12'51"E	48.16'
L5	S10°12'51"W	48.16'
L6	S48°24'35"W	60.90'
L7	N31°45'04"W	27.38'
L8	N10°12'51"E	112.96'

Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com

WBE210166 | HUB 1853873845300 | WOSB210161

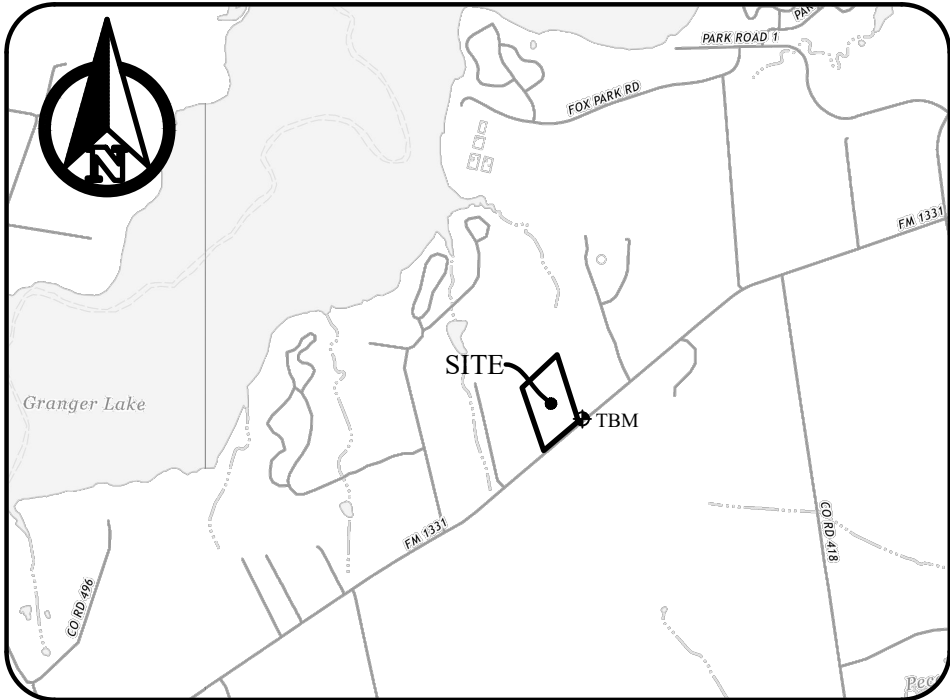
Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	443.85'	647.56'	039°16'18"	N09°25'18"W	435.21'
C2	401.35'	587.56'	039°08'15"	S09°21'16"E	393.59'
C3	21.68'	25.00'	049°40'47"	N14°37'33"W	21.00'
C4	21.68'	25.00'	049°40'47"	S35°03'15"W	21.00'
C5	292.54'	60.00'	279°21'34"	S79°47'09"E	77.65'
C6	269.38'	647.56'	023°50'05"	N17°08'25"W	267.44'
C7	174.47'	647.56'	015°26'14"	N02°29'44"E	173.94'
C8	22.48'	60.00'	021°28'17"	N28°43'47"W	22.35'
C9	47.64'	60.00'	045°29'50"	N04°45'16"E	46.40'
C10	32.50'	60.00'	031°02'06"	N43°01'14"E	32.10'
C11	32.47'	60.00'	031°00'31"	N74°02'32"E	32.08'
C12	32.03'	60.00'	030°35'03"	S75°09'41"E	31.65'
C13	60.32'	60.00'	057°35'55"	S31°04'12"E	57.81'
C14	65.10'	60.00'	062°09'53"	S28°48'42"W	61.95'
C15	184.14'	587.56'	017°57'24"	S01°16'35"W	183.39'
C16	217.62'	587.56'	021°13'17"	S18°18'46"E	216.38'
C17	7.52'	60.00'	007°10'46"	N85°57'25"E	7.51'
C18	422.59'	617.56'	039°12'26"	N09°23'22"W	414.39'

NATHAN CLAY THONIG
CALLED 10.010 ACRES
INST. #2020139013
O.P.R.W.C.T.

ADDRESS: 5333 FM 1331, TAYLOR, TX
PER APPRAISAL DISTRICT

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT
OF
CIRCLEVILLE 12 ADDITION

SITUATED IN THE
PEDRO ZARZA SURVEY, ABSTRACT NO. 14
WILLIAMSON COUNTY, TEXAS

A SUBDIVISION OF 12.813 ACRES

NUMBER OF LOTS: 10

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 562.9'

PREPARED ON: DECEMBER 22, 2021

SUBMITTAL DATE: JULY 30, 2021

OWNER:

Circleville 12, LLC
105 Meadow Drive
Georgetown, Texas 78633

SURVEYOR:

JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

ENGINEER:

Henderson Professional Engineers
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681
(512) 350-6228

CULVERT TABLE

LOT	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX. SLOPE	MIN. CULVERT SIZE
1	1.34	2.965	0.50%	18" CMP
2	1.91	4.226	0.50%	18" CMP
3	2.04	4.514	0.50%	18" CMP
4	2.06	4.558	0.50%	18" CMP
5	2.08	4.602	0.50%	18" CMP
6	2.54	1.107	0.50%	18" CMP
7	2.52	1.063	0.50%	18" CMP
8	2.48	0.974	0.50%	18" CMP
9	2.37	0.731	0.50%	18" CMP
10	2.24	0.443	0.50%	18" CMP

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ♦ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

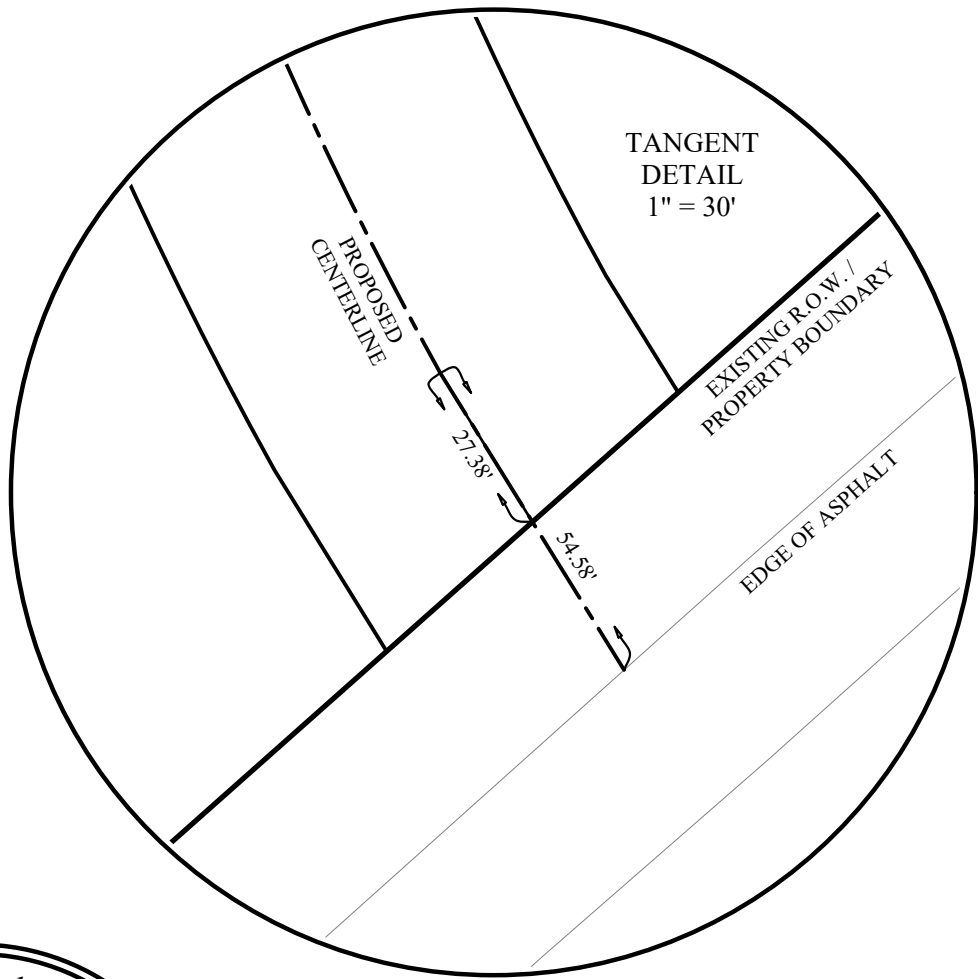
US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Setback Line

LEGEND OF LINE TYPES

- DEED/ADJOINER LINE
--- PLAT BOUNDARY LINE
--- INTERIOR LOT LINE
--- BUILDING SETBACK LINE

PLAT NOTES:

- 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 Southwest Milam Water Supply Corporation.
Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- 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 within this subdivision are to be maintained by each of the adjacent property owners.
- No lot in this subdivision is encroached by a Special Flood Hazard Area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map 48491C0375F, dated 2019/12/20, for Williamson County, Texas.
- 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 attributable 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.
- 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.
- Development of this subdivision will comply with Appendix B 11.1 of the Williamson County Subdivision Regulations.
- Development of on-site sewage facilities within this subdivision will comply with Edwards Aquifer Regulations for Williamson County and with Williamson County On-site Sewage Facility Regulations.
- Lots 4, 5, and 6 may NOT be further subdivided.
- Each lot shall have a maximum impervious cover of 20%.
- Property owners of lots 5 and 6 shall be responsible for the maintenance of the drainage easement which include but are not limited to walls, impoundment structures, channels, detention pond, and any inlet/outlet structures.



PRELIMINARY PLAT
OF
CIRCLEVILLE 12 ADDITION



JPH Job/Drawing No. (see below)
2021.229.003 5203 FM 1331, Taylor, Williamson Co, TX - PRELIMINARY PLAT
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F--22208
Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300 | WOSB210161

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

I, _____, authorized officer of Circleville 12, LLC, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2021088607 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 *CIRCLEVILLE 12 ADDITION*.

Witness my hand at _____ County, Texas, this ____ day of _____, 20____.

_____, President
Circleville 12, LLC
105 Meadow Drive
Georgetown, Texas 78633

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, President of Circleville 12, LLC, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

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

That I, **Chris Henderson**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision, and all easements of record are shown or noted as found on the Title Policy provided by Alamo Title Insurance, GF# AUT-57-653-AUT21007150, Commitment# AUT21007150, effective April 29, 2021, and issued May 6, 2021, and that this plat is in conformance with the Williamson County Subdivision Regulations.

Chris Henderson
Registered Professional
Land Surveyor, No. 6831
chris@jphls.com
Date:

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.
~RELEASED FOR REVIEW TO ON MARCH 16, 2022.

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

That I, Jen Henderson, Registered Professional Engineer No. 116883, 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 100 year flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community-Panel Number 48491C0375F, effective date December 20, 2019.

Jen Henderson
Registered Professional Engineer No. 116883
jen@hendersonpe.com
Date:

ON-SITE SEWAGE FACILITY 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 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.

J. Terron Evertson, PE, DR, CFM
Williamson County Floodplain Administrator

Date

ROAD NAME AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this the ____ day of _____, 20____ A.D.

Williamson County Addressing Director

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Bill Gravel, 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 Commissioners 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 Gravel, Jr., County Judge
Williamson County, Texas

Date