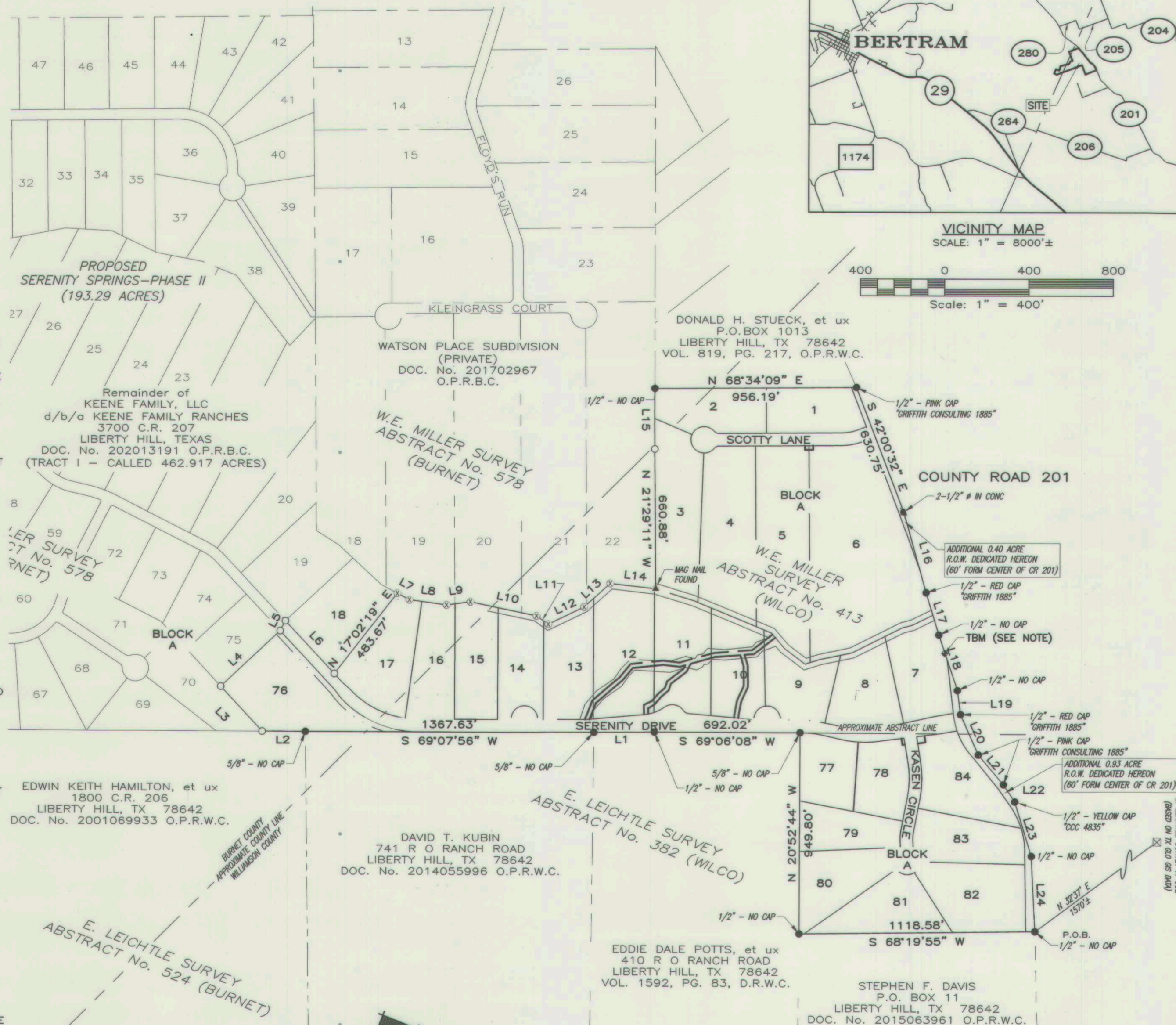


PLAT NOTES

- TOTAL ACREAGE: 92.96 ACRES
- NO. OF LOTS: 26; 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.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION TAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO LOTS LIE WITHIN THE E.T.J. OF A MUNICIPALITY
- THIS FINAL 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, 7, 82, 83 & 84 BLOCK A.
- 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.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- LOTS 3-17 ARE ENCRONCHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOTS 3-16. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 3-16 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY ECKERMANN ENGINEERING, INC., DATED MAY, 2022.
- FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
- 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.
- 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.
- EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
- THE ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS
- 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

FINAL PLAT SERENITY SPRINGS — PHASE I

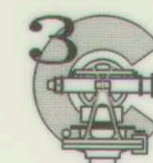
(A PRIVATE SUBDIVISION)*
92.96 ACRES OUT OF THE W.E. MILLER SURVEY,
ABSTRACT NO. 578, BURNET COUNTY, TEXAS,
THE W.E. MILLER SURVEY, ABSTRACT NO. 413
& THE E. LEICHTLE SURVEY, ABSTRACT NO. 382,
WILLIAMSON COUNTY, TEXAS
SUBMITTED: MAY 19, 2021



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 (37262741.2000P1601560209805) CONDUCTED 10/01/2020 — EL: 1072.52 (NAVD88)
LINE & CURVE TABLES LOCATED ON SHEET No. 6

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



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 8


STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	R.O.W. WIDTH	PAV'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

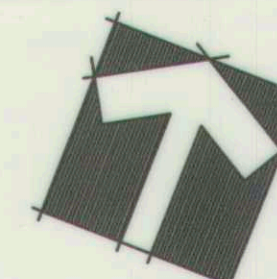
(A PRIVATE SUBDIVISION)
92.96 ACRES OUT OF THE W.E. MILLER SURVEY,
ABSTRACT NO. 578, BURNET COUNTY, TEXAS,
THE W.E. MILLER SURVEY, ABSTRACT NO. 413
& THE E. LEICHTLE SURVEY, ABSTRACT NO. 382,
WILLIAMSON COUNTY, TEXAS

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

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

LEGEND

- 1/2" IRON PIN SET
 ● W/ YELLOW CAP "CCC 4835"
 ○ IRON PIN SPINDLE SET
 ▲ COTTON SPINDLE SET
 △ W/ SHINER "CCC 4835"
 ■ MAG NAIL SET W/ SHINER "CCC 4835"
 ⊗ CALCULATED POINT - CTR CREEK
 ⊕ 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.
 FFE FINISH FLOOR ELEVATION
 P.O.B. POINT OF BEGINNING
 ⊕ BENCHMARK (AS NOTED)
 ⊗ BLOCK DESIGNATION

 PROPOSED WELL SITE
 W/ 100' RADIUS O.S.S.F.
 SANITARY EASEMENT
 PROPOSED 50'X50'
 SEPTIC SITE



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

W.E. MILLER SURVEY
ABSTRACT No. 578
(BURNET)
BURNET COUNTY
TARRANT COUNTY
TARRANT COUNTY

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

C:/200924 SPC FP EAST(WILCO WORK) - 081522.dwg/AEN/9/7/2022

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: 2 OF 8

SERENITY SPRINGS - PHASE I

(A PRIVATE SUBDIVISION)

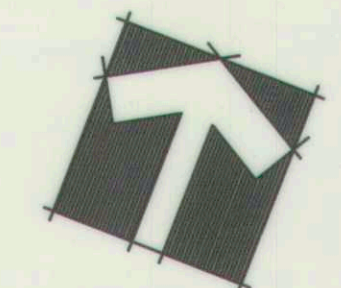
92.96 ACRES OUT OF THE W.E. MILLER SURVEY,
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THE W.E. MILLER SURVEY, ABSTRACT NO. 413
& THE E. LEICHTLE SURVEY, ABSTRACT NO. 382,
WILLIAMSON COUNTY, TEXAS

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

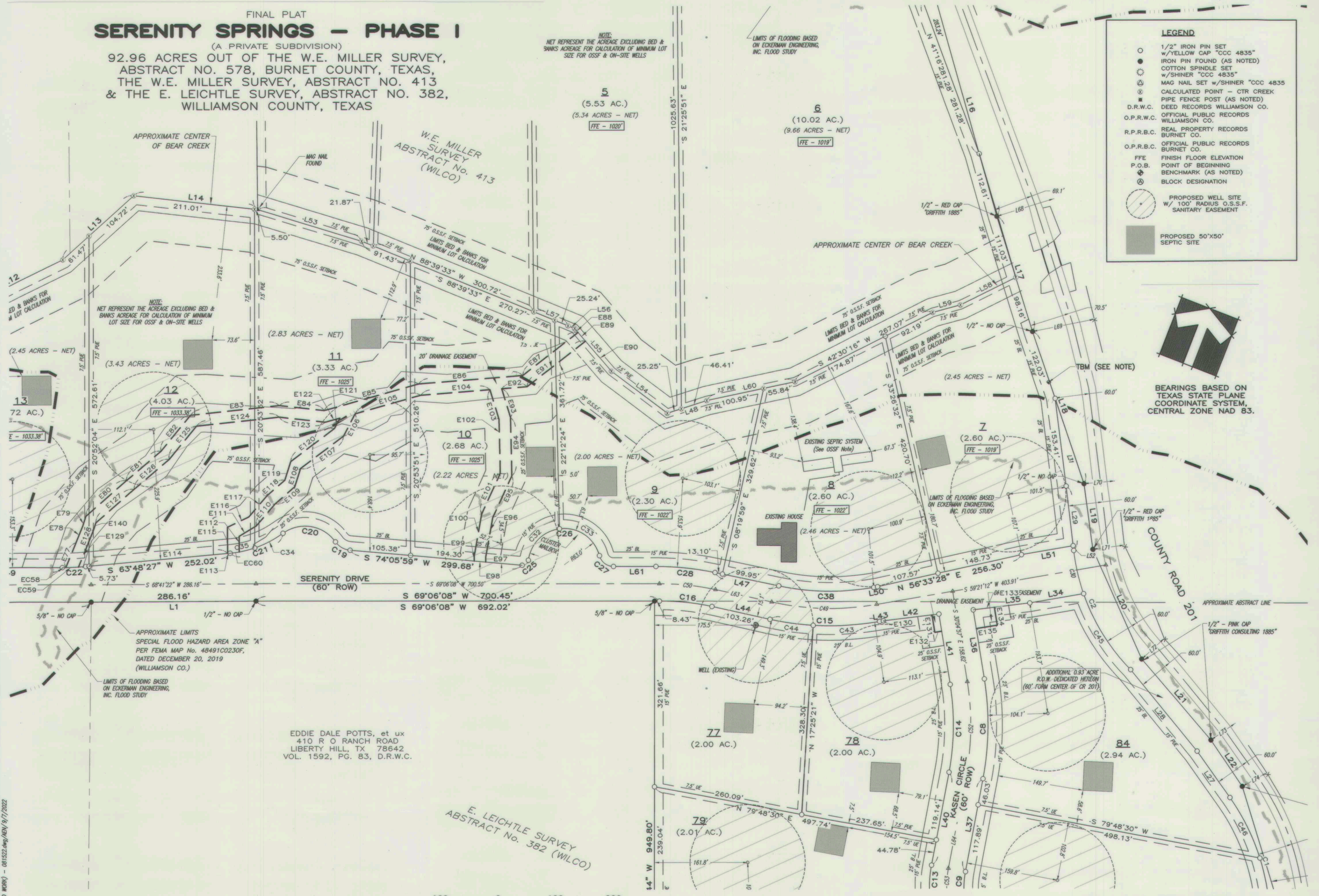
LIMITS OF FLOODING BASED
ON ECKERMANN ENGINEERING,
INC. FLOOD STUDY

LEGEND

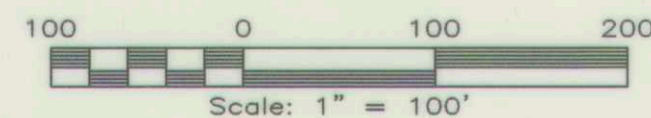
- 1/2" IRON PIN SET
w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- COTTON SPINDLE SET
w/SHINER "CCC 4835"
- MAG NAIL SET w/SHINER "CCC 4835"
- CALCULATED POINT - CTR CREEK
- PIPE FENCE POST (AS NOTED)
- D.R.W.C. DEED RECORDS WILLIAMSON CO.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS
WILLIAMSON CO.
- R.P.R.B.C. REAL PROPERTY RECORDS
BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS
BURNET CO.
- FFE FINISH FLOOR ELEVATION
- P.O.B. POINT OF BEGINNING
- BENCHMARK (AS NOTED)
- BLOCK DESIGNATION
- PROPOSED WELL SITE
w/ 100' RADIUS O.S.S.F.
SANITARY EASEMENT
- PROPOSED 50'x50'
SEPTIC SITE



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



EDDIE DALE POTTS, et ux
410 R O RANCH ROAD
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)

LINE & CURVE TABLES LOCATED ON SHEET No. 6



TRIPLE C SURVEYING Co.

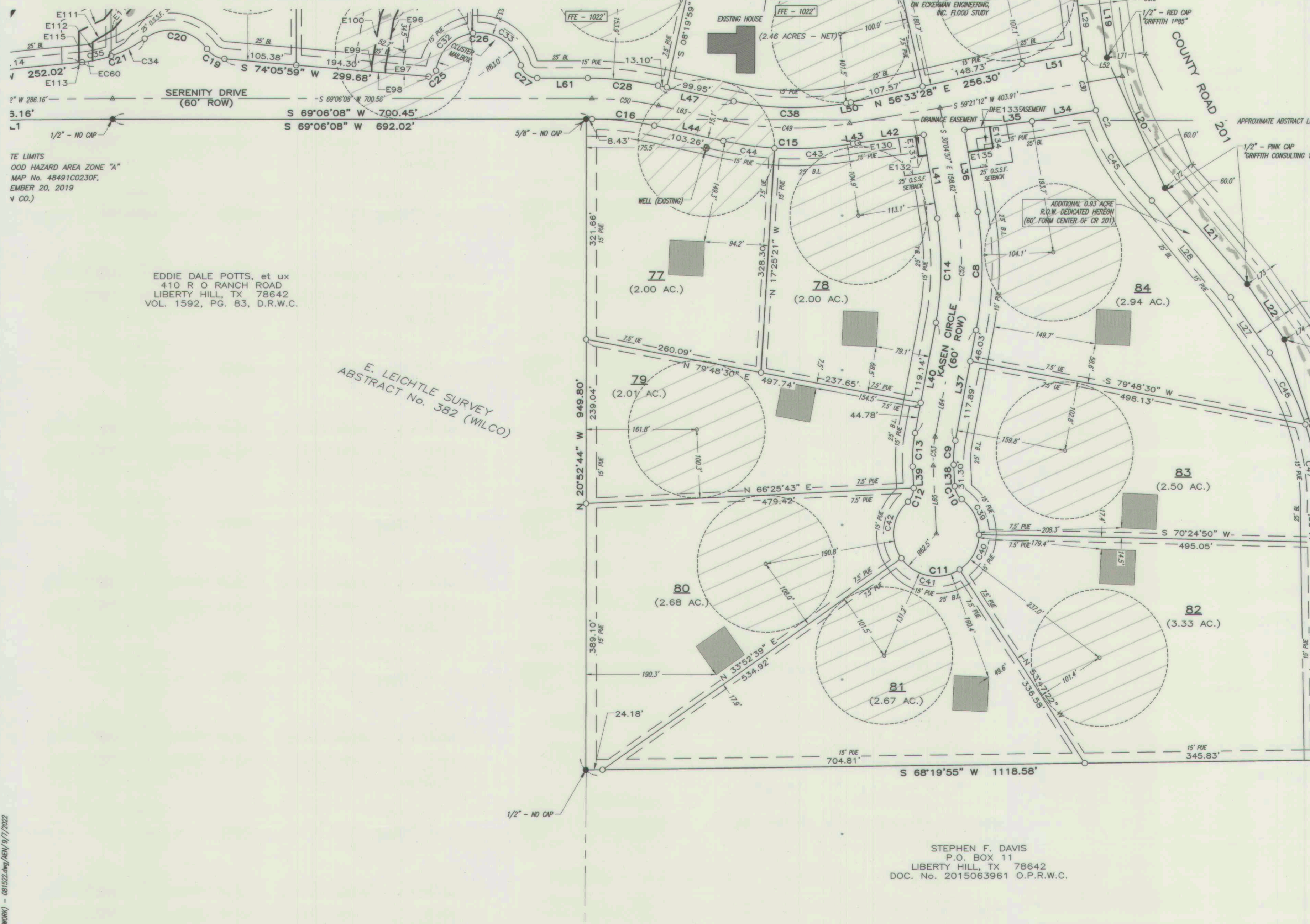
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 200924
DRAWN: AEN
SHEET:
3 OF 8

FINAL 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

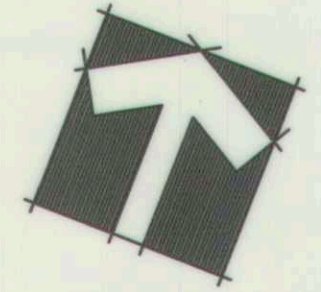


TE LIMITS
OOD HAZARD AREA ZONE "A"
MAP No. 48491C0230F,
EMBER 20, 2019
V CO.)

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

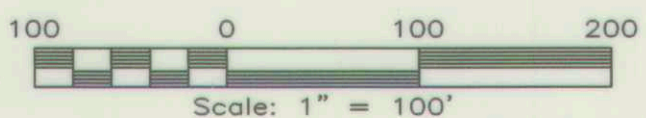
E. LEICHTLE SURVEY
ABSTRACT No. 382 (WILCO)

- 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)
 - ⊙ 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.
 - FFE FINISH FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - ⊕ BENCHMARK (AS NOTED)
 - ⊕ BLOCK DESIGNATION
 - ⊙ PROPOSED WELL SITE w/ 100' RADIUS O.S.S.F. SANITARY EASEMENT
 - ⊕ PROPOSED 50'x50' SEPTIC SITE

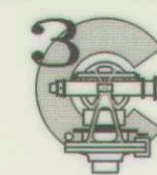


BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

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



LINE & CURVE TABLES LOCATED ON SHEET No. 6



TRIPLE C SURVEYING Co.
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email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 200924
DRAWN: AEN
SHEET:
4 OF 8

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

FINAL PLAT

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

LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (AS NOTED)
- COTTON SPINDLE SET w/SHINER "CCC 4835"
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- FFE FINISH FLOOR ELEVATION
- P.O.B. POINT OF BEGINNING
- BENCHMARK (AS NOTED)
- BLOCK DESIGNATION
- PROPOSED WELL SITE w/ 100' RADIUS O.S.S.F. SANITARY EASEMENT
- PROPOSED 50'x50' SEPTIC SITE

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

APPROXIM
OF 5

NOTE:
NET REPRESENT THE ACRES
BANKS ACRES FOR CALCUL
LOT SIZE FOR OSSF & O.

APPROXIMA
SPECIAL FL
PER FEMA
DATED DEC

LINE & CURVE TABLES LOCATED ON SHEET No. 6

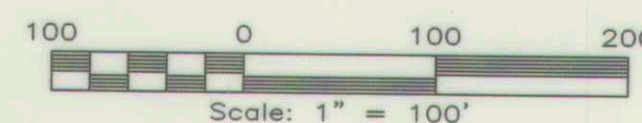


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JOB No.: 200924
DRAWN: AEN

SHEET:
5 OF 8



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)

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)

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

SERENITY DRIVE
(60' ROW)
S 69°07'56" W 1367.63'

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

APPROXIMATE LIMITS
SPECIAL FLOOD HAZARD AREA ZONE "A"
PER FEMA MAP No. 48053C0550F,
DATED MARCH 15, 2012 (BURNET CO.)

PROPOSED
SERENITY
SPRINGS-PHASE II
(193.29 ACRES)

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

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

LIMITS BED & BANKS FOR
MINIMUM LOT CALCULATION

LIMITS BED & BANKS FOR
MINIMUM LOT CALCULATION

17
(3.17 AC.)
FFE - 1030'

16
(2.46 AC.)
FFE - 1030'

15
(2.56 AC.)
FFE - 1033'

14
(2.35 AC.)
FFE - 1033'

13
(2.72 AC.)
FFE - 1033.38'

1
(4.03 AC.)
FFE -

76
(4.27 AC.)
FFE - 1045'

5/8" - NO CAP

5/8" - NO CAP

APPROXIMA
SPECIAL FL
PER FEMA
DATED DEC

FINAL 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

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'
L48	N 51°24'14" E	71.66'
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'

LINE TABLE		
NO.	DIRECTION	LENGTH
L61	N 69°06'09" E	79.94'
L62	S 48°14'52" W	91.61'
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'

PERIMETER FIELD NOTES

BEING 92.96 acres of land and being approximately 9.57 acres out of the W.E. MILLER SURVEY, Abstract No. 578, Burnet County, Texas, 61.24 acres out of the W.E. MILLER SURVEY, Abstract No. 413 & 22.15 acres out of the E. LEICHTLE SURVEY, Abstract No. 382, Williamson County, Texas being part of a tract described in a Warranty Deed with Vendor's Lien to Kenne Family, LLC, dated October 9, 2020 and recorded in Document No. 202013191 of the Official Public Records of Burnet County, Texas (OPRBC), and described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin found in the west line of County Road 201, for the southeast corner of the said Kenne tract and this tract;

THENCE:with the south line of the said Kenne tract the following courses and distances:

1. South 68°19'55" West a distance of 1,118.58 feet to a 1/2 inch iron pin found,
2. North 20°52'44" West a distance of 949.80 feet to a 5/8 inch iron pin found,
3. South 69°06'08" West a distance of 692.02 feet to a 1/2 inch iron pin found,
4. South 68°41'22" West a distance of 286.16 feet to a 5/8 inch iron pin found,
5. South 69°07'56" West a distance of 1,367.63 feet to a 5/8 inch iron pin found,
6. South 69°20'58" West a distance of 204.62 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set for the southwest corner of this tract;

THENCE:over and across the said Kenne tract the following courses and distances:

1. North 63°58'40" West a distance of 289.36 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
2. North 26°01'20" East a distance of 385.00 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
3. North 06°45'24" East a distance of 52.97 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
4. South 63°58'40" East a distance of 340.70 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
5. North 17°02'19" East a distance of 483.67 feet to a calculated point in the approximate center of Bear Creek, also being the north line of the said Kenne tract;

THENCE:with the north line of the said Kenne tract and along the approximate centerline of Bear Creek the following courses and distances:

1. South 82°38'31" East a distance of 65.33 feet to a calculated point,
2. North 76°48'29" East a distance of 177.90 feet to a calculated point,
3. North 61°21'44" East a distance of 113.91 feet to a calculated point,
4. North 80°55'09" East a distance of 320.63 feet to a calculated point,
5. South 75°31'41" East a distance of 67.77 feet to a calculated point,
6. North 43°02'49" East a distance of 188.32 feet to a calculated point,
7. North 27°01'09" East a distance of 166.19 feet to a calculated point,
8. North 75°30'37" East a distance of 216.52 feet to a mag nail found;

THENCE:continue with the north line of the said Kenne tract the following courses and distances:

1. North 21°29'11" West a distance of 660.88 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" set,
2. North 21°02'51" West a distance of 286.90 feet 1/2 inch iron pin found for the northwest corner of this tract,
3. North 68°34'09" East a distance of 956.19 feet to a 1/2 inch iron pin with pink cap stamped "GRIFFITH CONSULTING 1885" found in the west line of County Road 201, for the northeast corner of this tract;

THENCE:with the east line of the said Kenne tract and the west line of County Road 201 the following courses and distances:

1. South 42°00'32" East a distance of 630.75 feet to a 2-1/2 inch iron pin found,
2. South 36°38'36" East a distance of 395.85 feet to a 1/2 inch iron pin with red cap stamped "GRIFFITH 1885" found,
3. South 38°06'01" East a distance of 209.19 feet to a 1/2 inch iron pin found,
4. South 39°36'02" East a distance of 278.42 feet to a 1/2 inch iron pin found,
5. South 28°36'21" East a distance of 114.64 feet to a 1/2 inch iron pin with red cap stamped "GRIFFITH 1885" found,
6. South 44°55'15" East a distance of 208.38 feet to a 1/2 inch iron pin with pink cap stamped "GRIFFITH CONSULTING 1885" found,
7. South 61°32'29" East a distance of 184.60 feet to a 1/2 inch iron pin with pink cap stamped "GRIFFITH CONSULTING 1885" found,
8. South 54°54'11" East a distance of 97.21 feet to a 1/2 inch iron pin with yellow cap stamped "CCC 4835" found,
9. South 37°56'20" East a distance of 269.20 feet to a 1/2 inch iron pin found,
10. South 23°55'58" East a distance of 355.97 feet to the Point of Beginning.

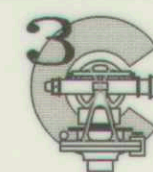
Bearings based on the Texas State Plane Coordinate System, Central Zone NAD83.

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	87°49'06"	10.00'	15.33'	S 30°11'26" W	13.87'

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	75°07'58"	63.00'	82.61'	S 23°50'52" W	76.82'
C33	83°12'37"	63.00'	91.49'	N 76°58'51" W	83.66'
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'	N 73°01'31" E	59.75'
C37	39°06'14"	440.00'	300.30'	S 83°31'47" E	294.50'
C38	21°35'07"	440.00'	165.76'	S 70°08'45" W	164.78'
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'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C51	46°53'23"	470.00'	384.64'	N 87°25'22" W	374.00'
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'
C57	7°47'10"	440.00'	59.79'	S 73°01'31" W	59.75'

DRIVEWAY CULVERT SIZING														
CULVERT NO.	LOT #	DRAINAGE AREA	DESIGN FLOW (cfs)	INV ELEV	IO-YR WSEL	PIPE SIZE (in)	PIPE DIAMETER (ft)	NUMBER OF BARRELS	C	AREA (ft) ²	g	h (feet)	QFULL (capacity) (cfs)	VELOCIT Y (full) (fps)
DC-1	84	CH-1	4.6	1026.0	1027.1	18	1.50	1	0.6	1.77	32	0.30	4.7	2.64
DC-2	83	CH-1	4.6	1045.0	1046.1	18	1.50	1	0.6	1.77	32	0.30	4.7	2.64
DC-3	82	CH-1	4.6	1058.0	1059.1	18	1.50	1	0.6	1.77	32	0.30	4.7	2.64
DC-4	80	CH-2	5.6	1057.0	1058.2	18	1.50	1	0.6	1.77	32	0.45	5.7	3.23
DC-5	79	CH-2	5.6	1047.0	1048.2	18	1.50	1	0.6	1.77	32	0.45	5.7	3.23
DC-6	78	CH-2	5.6	1036.0	1037.2	18	1.50	1	0.6	1.77	32	0.45	5.7	3.23
DC-7	77	CH-3	18.9	1048.0	1050.0	18	1.50	2	0.6	1.77	32	1.25	19.0	5.38
DC-8	7	CH-4	3.5	1018.0	1019.0	18	1.50	1	0.6	1.77	32	0.20	3.8	2.15
DC-9	8	CH-4	3.5	1047.0	1048.0	18	1.50	1	0.6	1.77	32	0.20	3.8	2.15
DC-10	13	CH-12	5.6	1050.0	1051.2	18	1.50	1	0.6	1.77	32	0.45	5.7	3.23
DC-11	14	CH-12	5.6	1066.0	1067.2	18	1.50	1	0.6	1.77	32	0.45	5.7	3.23
DC-12	15	CH-12	5.6	1073.5	1074.7	18	1.50	1	0.6	1.77	32	0.45	5.7	3.23
DC-13	2	CH-32	15.6	1022.0	1023.7	18	1.50	2	0.6	1.77	32	0.91	16.2	4.59



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

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FINAL 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

LINE TABLE		
NO.	DIRECTION	LENGTH
E77	N 01°26'26" E	46.65'
E78	N 00°59'43" E	31.96'
E79	N 03°08'00" W	16.75'
E80	N 27°51'34" E	93.86'
E81	N 28°40'35" E	78.65'
E82	N 18°29'22" E	81.08'
E83	N 62°52'28" E	155.08'
E84	N 75°27'27" E	78.38'
E85	N 53°24'16" E	170.21'
E86	N 64°27'31" E	181.46'
E87	N 31°08'52" E	121.68'
E88	S 61°32'39" E	8.95'
E89	S 61°32'39" E	20.02'
E90	S 61°32'39" E	69.06'
E91	N 31°08'52" E	128.61'
E92	N 64°27'31" E	44.43'
E93	N 38°03'52" W	51.97'
E94	N 22°09'21" W	101.40'
E95	N 03°48'37" E	79.28'
E96	N 10°55'35" W	70.52'
E97	N 20°53'52" W	7.96'
E98	S 74°05'59" W	20.08'
E99	N 20°53'52" W	7.96'
E100	N 10°55'35" W	74.85'
E101	N 03°48'37" E	77.25'
E102	N 22°09'21" W	94.00'
E103	N 38°03'52" W	53.61'
E104	N 64°27'31" E	120.59'
E105	N 53°24'16" E	117.93'
E106	N 06°49'58" E	43.79'

LINE TABLE		
NO.	DIRECTION	LENGTH
E107	N 32°00'03" E	93.42'
E108	N 03°17'09" W	33.12'
E109	N 28°07'43" E	45.26'
E110	N 19°51'45" E	50.27'
E111	N 38°03'06" E	34.88'
E112	N 21°26'32" W	13.13'
E113	N 63°48'27" E	4.44'
E114	N 63°48'27" E	241.83'
E115	N 21°32'02" W	29.01'
E116	N 43°28'17" E	41.06'
E117	N 19°51'45" E	48.51'
E118	N 28°07'43" E	41.08'
E119	N 03°17'09" W	33.86'
E120	N 32°00'03" E	95.32'
E121	N 06°49'58" E	20.40'
E122	N 53°24'16" E	26.71'
E123	N 75°27'27" E	80.07'
E124	N 62°52'28" E	144.72'
E125	N 18°29'22" E	74.71'
E126	N 28°40'35" E	80.29'
E127	N 27°51'34" E	88.17'
E128	N 00°59'43" E	32.75'
E129	N 01°26'26" E	37.59'
E130	N 62°08'55" E	85.04'
E131	S 30°04'57" E	30.67'
E132	N 59°55'03" E	12.11'
E133	N 62°08'55" E	36.99'
E134	S 30°04'57" E	31.42'
E135	S 59°55'03" W	36.97'
E136	N 68°34'09" E	136.12'

LINE TABLE		
NO.	DIRECTION	LENGTH
E137	N 21°11'29" W	20.25'
E138	N 68°48'31" E	39.00'
E139	S 21°11'29" E	20.09'
E140	N 03°08'00" W	11.93'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
EC58	0°49'01"	440.00'	6.27'	N 68°43'26" E	6.27'
EC59	2°51'49"	440.00'	21.99'	N 66°53'01" E	21.99'
EC60	4°51'30"	185.00'	15.69'	N 61°22'42" E	15.68'



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JOB No.: 200924
DRAWN: AEN
SHEET:
7 OF 8

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

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.

Owner's Responsibilities

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 Notes

No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Williamson County Floodplain Administrator.

The minimum lowest 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.

Perpetual Non-exclusive Easement

Keene Family LLC (hereon referred to as Owner) reserves/grants, for Owner and Owners heirs, successors and assigns a perpetual non-exclusive easement over and across the streets, ROW, and roadways shown hereon, as an easement for pedestrian and residential and commercial vehicular ingress and egress to other lands owned by Owner or Owners heirs, successors and assigns, to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and/or install utilities to other lands owned by Owner or Owners heirs, successors and assigns, and to improve, develop and construct residential or commercial improvements on other lands owned by Owner or Owners heirs, successors and assigns together with all appurtenances and incidental improvements thereon. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried utilities, and underground franchise utilities.

911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 13 day of September, 2022 A.D.

Teresa Baker Teresa Baker
Williamson County Addressing Coordinator

SURVEYOR'S CERTIFICATION:

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

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.



08/15/2022

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

OWNER'S CERTIFICATION:

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

I, BRADY KEENE, Manager of KEENE FAMILY, LLC (d/b/a KEENE FAMILY RANCHES) owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 202013191 of the Official Records of Williamson County, Texas, 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 SERENITY SPRINGS — PHASE I.

TO CERTIFY WHICH, WITNESS by my hand this 13th day of September, 2022.

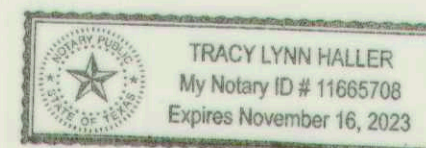
Brady Keene
BRADY KEENE
KEENE FAMILY RANCHES
4559 C.R. 201
LIBERTY HILL, TEXAS 78642

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Brady Keene known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13 day of September, 2022.

Tracy Lynn Haller
NOTARY PUBLIC in and for the State of Texas

LIEN HOLDER'S CERTIFICATION:

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

I, VAN SWIFT, President of FIRST TEXAS BANK Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 202013191 of the Official Records of Williamson County, Texas, 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 SERENITY SPRINGS — PHASE I.

TO CERTIFY WHICH, WITNESS by my hand this 13 day of September, 2022.

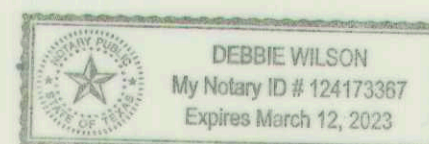
Van R Swift
VAN SWIFT
FIRST TEXAS BANK
900 SOUTH AUSTIN AVENUE
GEORGETOWN, TEXAS 78626

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Van R Swift known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this the 13 day of September, 2022.

Debbie Wilson
NOTARY PUBLIC in and for the State of Texas

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 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 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 with it.

J. Terron Evertson, PE, DR, CFM
J. Terron Evertson PE, DR, CFM
Williamson County Engineer

9/16/2022
Date

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.

J. Terron Evertson, PE, DR, CFM
J. Terron Evertson PE, DR, CFM
Williamson County Engineer

Date

WILLIAMSON COUNTY COMMISSIONERS' COURT:

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, that the subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said court duly considered on this day approved and 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
of Williamson County, Texas

By: _____ Date: _____

WILLIAMSON COUNTY CLERK:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW 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____ A.D., at _____ o'clock, ____ M.,

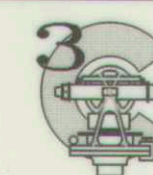
and duly recorded this the day of _____ 20____ A.D., at _____ o'clock, ____ M., in the Official Public Records of said County in

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 Rister, Clerk County Court
of Williamson County, Texas

By: _____ Deputy



TRIPLE C SURVEYING Co.
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(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

JOB No.: 200924
DRAWN: AEN
SHEET:
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