

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_;

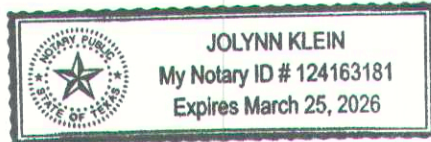
I, KLM CUSTOM HOMES, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022012391 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-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 "TIMBER RANCH" SUBDIVISION.

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE 28 DAY OF December, A.D., 2023

STATE OF TEXAS:  
COUNTY OF Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT JONES, KNOWN BY ME AN OFFICER OF KLM CUSTOM HOMES, LLC., AND ACKNOWLEDGED TO ME THAT THE FOREGOING WAS EXECUTED AS THE ACT OF KLM CUSTOM HOMES, LLC., IN THE CAPACITY AND FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28 DAY OF December, A.D., 2023.



STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

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  
ADAM D. BOATRIGHT, PE,  
COUNTY ENGINEER

01/04/2024  
DATE

#### CONSENT OF MORTGAGEE:

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF ONE GENERAL WARRANTY DEED WITH VENDOR'S LIEN SECURED BY THE PROPERTY, DATED JANUARY 24TH, 2022, RECORDED AS DOCUMENT NO. 2022012391 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLEY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

Zack Lofton, Manager  
PRINTED NAME AND TITLE

SIGNATURE

December 29, 2023  
DATE

STATE OF TEXAS: Travis  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT JONES, KNOWN BY ME AN OFFICER OF LONE RANGER CAPITAL INVESTMENTS, LLC., AND ACKNOWLEDGED TO ME THAT THE FOREGOING WAS EXECUTED AS THE ACT OF LONE RANGER CAPITAL INVESTMENTS, LLC., IN THE CAPACITY AND FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29 DAY OF December, A.D., 2023.



STATE OF TEXAS:  
COUNTY OF BURNET:

KNOWN ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Danny J. Stark  
DANNY J. STARK  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5602

12/27/2023  
DATE



STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 29th DAY OF December, 2023, A.D.

Travis Burroughs of Travis Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

12/28/2023  
DATE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

KNOWN ALL MEN BY THESE PRESENT, THAT I, MARCUS HORNER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Marcus W. Horner  
MARCUS HORNER  
LICENSED PROFESSIONAL ENGINEER NO. 96935

12-27-2023  
DATE



FIELD NOTES:  
BEING A 9.877 ACRE TRACT OF LAND OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO KLM CUSTOM HOMES, LLC., OF RECORD IN DOCUMENT NO. 2022012391 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.877 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 255, THE SOUTHEAST CORNER OF A 9.878 ACRE TRACT OF LAND DESCRIBED TO GEORGE M. SHANKS, JR. IN DOCUMENT NO. 0017613829 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, SOUTH 20°32'29" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD 255, THE EASTERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 379.10 FEET TO A 1/2" IRON PIPE ALONG THE WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD 255, THE NORTHEAST CORNER OF LOT B, POWDERHORN SUBDIVISION, AS RECORDED IN CABINET H, SLIDE 163 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, SOUTH 71°59'52" WEST, ALONG THE NORTHERLY LINE OF LOTS 5, 6, 7, AND 8 OF SAID POWDERHORN SUBDIVISION, THE NORTHERLY LINE OF THE REMAINDER OF A CALLED 9.872 ACRE TRACT OF LAND DESCRIBED TO WILLIAM KOLAKOWSKI IN VOLUME 1123, PAGE 913 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 1136.23 FEET TO A 1/2" IRON PIN FOUND ALONG THE EASTERLY LINE OF LOT 26, FARRIS RANCH EAST, AS RECORDED IN CABINET L, SLIDE 140 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 9.872 ACRE TRACT OF LAND, AND THE SOUTHWEST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, NORTH 20°30'26" WEST, ALONG THE EASTERLY LINE OF LOTS 24, 25, AND 26 OF SAID FARRIS RANCH EAST, THE EASTERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 378.99 FEET TO A 1/2" IRON PIPE AT ALONG THE EASTERLY LINE OF SAID LOT 24, FARRIS RANCH EAST, THE SOUTHWEST CORNER OF SAID 9.878 ACRE TRACT OF LAND, THE NORTHWEST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, NORTH 71°59'34" EAST, WITH THE SOUTHERLY LINE OF SAID 9.878 ACRE TRACT OF LAND, THE NORTHERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 1136.00 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 9.877 ACRES MORE OR LESS.

#### NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48491C0275E, EFFECTIVE 9/26/2008.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE WILLIAMSON COUNTY SUBDIVISION RULES AND REGULATIONS ALONG WITH THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.
- DISTANCES AS SHOWN HEREON ARE GRID VALUES. FOR SURFACE CONVERSION, USE SCALE FACTOR OF 1.00015328.
- THIS SUBDIVISION IS A RESIDENTIAL DEVELOPMENT.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- WATER SERVICE IS PROVIDED BY THE CITY OF GEORGETOWN.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 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 THERE LOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 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.
- 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.
- 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 THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR EXPENSE ALL FACTORY CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORM WATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- 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.
- DRIVEWAYS FOR LOTS 1 AND 2 SHALL CONNECT ONLY TO THE 30' ACCESS EASEMENT AND NOT TO COUNTY ROAD 255.
- ENTRANCE TO THIS SUBDIVISION LINES UP WITH LOST SPRING LANE.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. [48491C0275E], EFFECTIVE DATE 9/26/2008 FOR WILLIAMSON COUNTY, TEXAS.
- MINIMUM LOT SIZE DOES INCLUDE THE ROW DEDICATIONS AND THE BEDS AND BANKS DEDUCTIONS.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR ALL LOTS PRIOR TO ANY CONSTRUCTION OF 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 WILLIAM H ENGINEERING, DATED AUGUST 2023.
- 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 E 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.
- THE 75' OSSF SETBACK LINE IS REFERENCED FROM THE APPROXIMATE CENTERLINE LOCATION OF THE CREEK.

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

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 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.  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, NANCY E. RISER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 2023 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.

\_\_\_\_\_  
COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

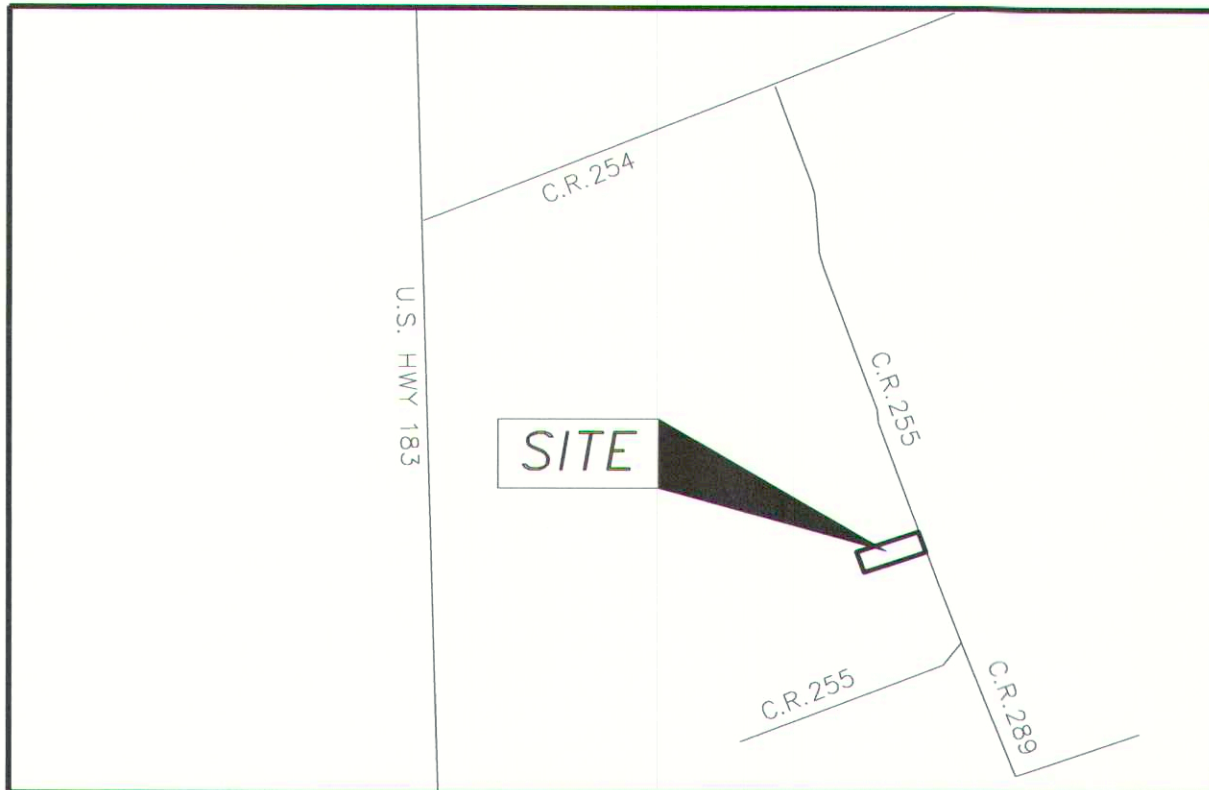
**TIMBER RANCH**  
BEING A 9.877 ACRE TRACT OF LAND OUT OF THE JAMES  
NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS.

DEVELOPER:  
KLM CUSTOM HOMES, LLC  
P.O. BOX 2026  
LIBERTY HILL, TEXAS 78642

SURVEYOR:  
CUPLIN AND ASSOCIATES  
1500 OLLIE LANE  
MARBLE FALLS, TX. 78654  
(325) 388-3300

ENGINEER:  
WILLIAM H. ENGINEERING  
405 N. WATER STREET  
BURNET, TEXAS 78611  
(512) 553-1555

**CUPLIN & ASSOCIATES INC.**  
LAND SURVEYORS & PLANNERS



VICINITY MAP - NOT TO SCALE

PROJ NO. 22289  
PREPARED FOR: MATT JONES  
TECH: P.LANGDON  
APPROVED: D.STARK  
FIELDWORK PERFORMED ON: 09/28/2022  
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MARBLE FALLS, TX. 78654  
PH.325-388-3300/830-693-8815  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'  
0 50 100

| DATE      | NO. | DESCRIPTION       |
|-----------|-----|-------------------|
| 11/10     | 2   | REVISE PLAT NOTES |
| 11/08     | 1   | REVISE PLAT NOTES |
| REVISIONS |     |                   |

SHEET  
1 OF 2

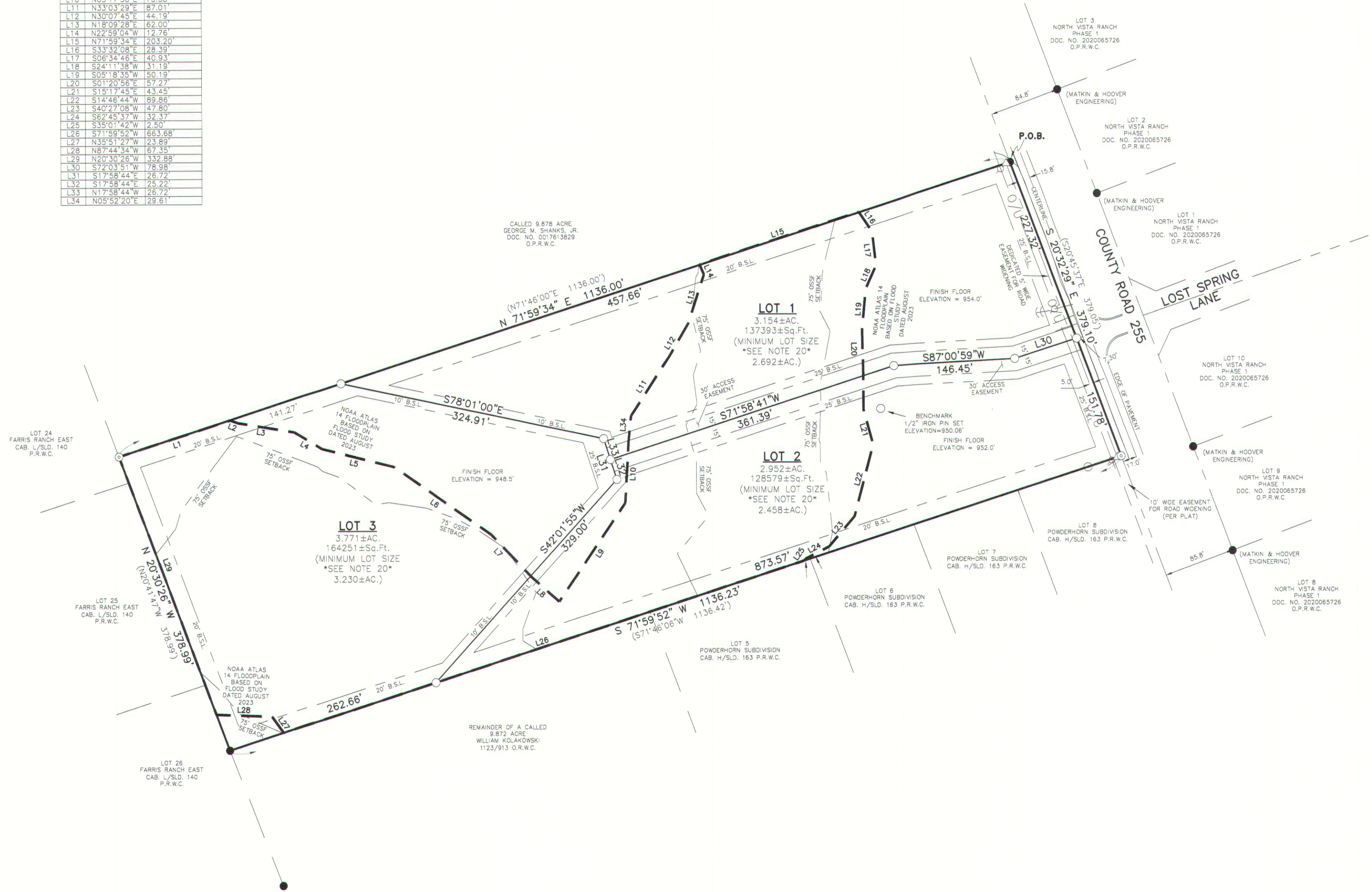


**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.W.C. PLAT RECORDS WILLIAMSON CO.
- O.R.W.C. OFFICIAL RECORDS WILLIAMSON CO.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- ( ) RECORD INFO/SUBJECT
- [ ] RECORD INFO/ADJOINER
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N71°59'34"E | 141.58   |
| L2         | S69°08'34"E | 10.69    |
| L3         | S80°30'12"E | 68.53    |
| L4         | S59°12'08"E | 38.87    |
| L5         | S75°46'45"E | 90.32    |
| L6         | S54°53'36"E | 142.90   |
| L7         | S43°33'59"E | 69.36    |
| L8         | S47°58'09"E | 46.24    |
| L9         | N34°07'08"E | 143.80   |
| L10        | N03°17'50"E | 75.58    |
| L11        | N33°03'29"E | 87.01    |
| L12        | N30°07'45"E | 44.19    |
| L13        | N18°09'28"E | 62.00    |
| L14        | N22°59'04"W | 12.76    |
| L15        | N71°59'34"E | 203.20   |
| L16        | S33°32'08"E | 28.39    |
| L17        | S06°34'46"E | 40.93    |
| L18        | S24°11'38"W | 31.19    |
| L19        | S08°18'33"W | 50.19    |
| L20        | S01°20'58"E | 57.27    |
| L21        | S15°17'45"E | 43.45    |
| L22        | S14°46'44"W | 89.66    |
| L23        | S40°27'08"W | 47.80    |
| L24        | S60°45'37"W | 32.37    |
| L25        | S35°01'42"W | 2.50     |
| L26        | S71°59'52"W | 663.68   |
| L27        | N35°51'27"W | 23.89    |
| L28        | N87°44'34"W | 67.35    |
| L29        | N20°30'26"W | 332.88   |
| L30        | S72°03'51"W | 78.98    |
| L31        | S17°58'44"E | 26.72    |
| L32        | S17°58'44"E | 25.22    |
| L33        | N17°58'44"W | 26.72    |
| L34        | N05°52'20"E | 29.61    |



**TIMBER RANCH**  
BEING A 9.877 ACRE TRACT OF LAND OUT OF THE JAMES NORTHROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS.

PROJ. NO. 22289  
PREPARED FOR: MATT JONES  
TECH: P. LANGDON  
APPROVED: D. STARK  
FIELDWORK PERFORMED ON: 09/28/2022  
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SCALE 1" = 100'  
0 50 100

| DATE      | NO. | DESCRIPTION       |
|-----------|-----|-------------------|
| 11/10     | 2   | REVISE PLAT NOTES |
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