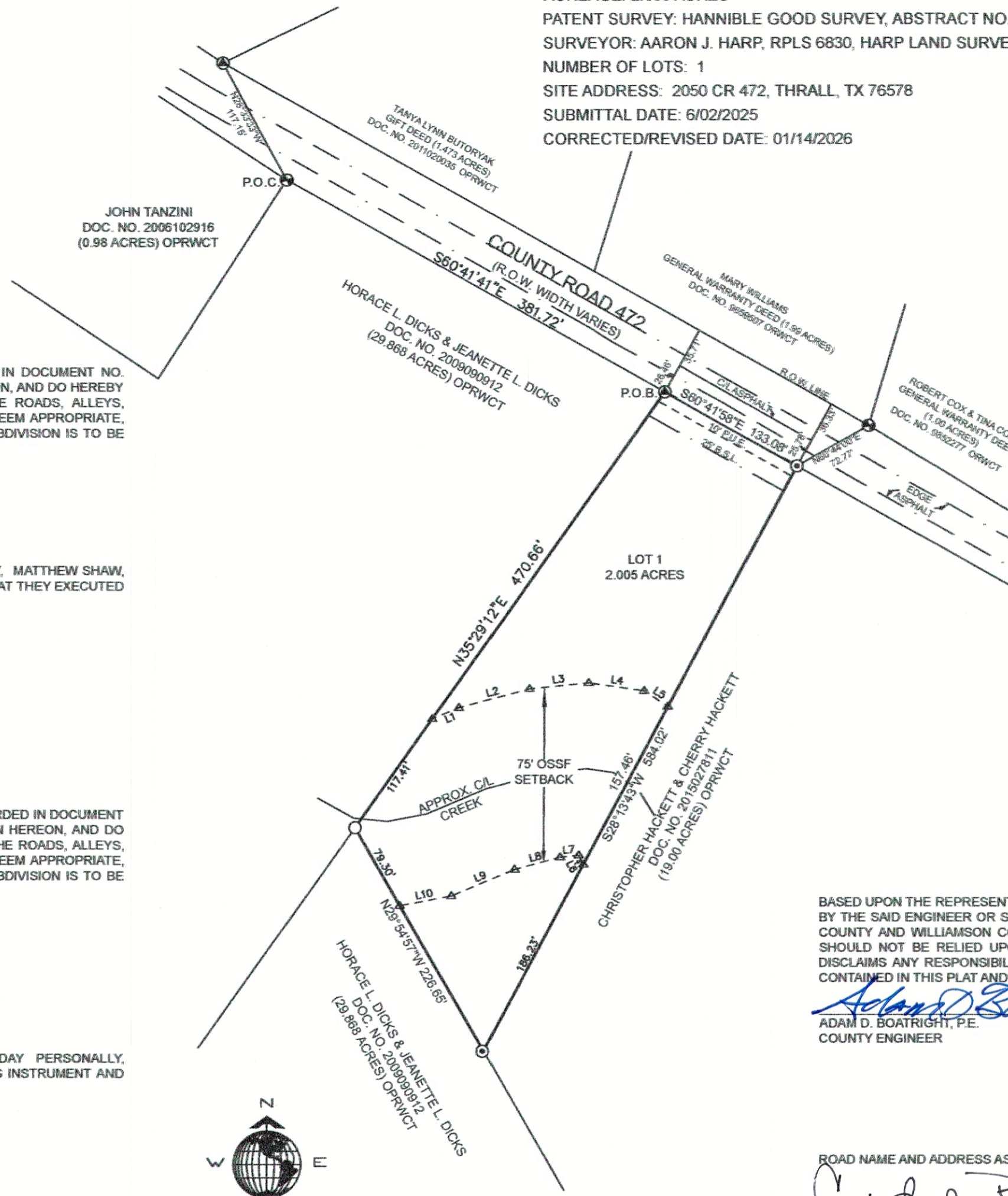


BAILEY'S PLAYGROUND

BEING A MINOR PLAT OF THAT CERTAIN 2.005 ACRE TRACT OUT OF THE HANNIBLE GOOD SURVEY, ABSTRACT NO. 249, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.005 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2011040136, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.

OWNER: MATTHEW SHAW
 ACREAGE: 2.005 ACRES
 PATENT SURVEY: HANNIBLE GOOD SURVEY, ABSTRACT NO. 249
 SURVEYOR: AARON J. HARP, RPLS 6830, HARP LAND SURVEYING
 NUMBER OF LOTS: 1
 SITE ADDRESS: 2050 CR 472, THRALL, TX 76578
 SUBMITTAL DATE: 6/02/2025
 CORRECTED/REVISED DATE: 01/14/2026

- NOTES:
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
 - THERE ARE NO NEW ROADS.
 - THERE IS A 10' PUBLIC UTILITY EASEMENT DEDICATED HEREON ALONG ALL STREET RIGHT OF WAYS.
 - BEARING BASIS IS GRID NORTH, UNITED STATES PLANE COORDINATE SYSTEM, TEXAS, CENTRAL ZONE 4203, NAD83, BEARING, DISTANCES, AND AREA SHOWN HEREON ARE GRID.
 - NO PORTION OF THIS PROPERTY SHOWN HEREON IS ENCRUACHED 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. 48491C0725F DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - POINT OF BEGINNING AND HAVING GRID COORDINATES OF N(Y) 10153534.381, E(X) 3264616.736, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.
 - NO COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY HAS BEEN PROVIDED. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.
 - IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
 - 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, 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 OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
 - 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.
 - A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
 - 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.
 - WATER SERVICE IS PROVIDED BY: MANSVILLE WATER SUPPLY.
 - WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
 - 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.
 - 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.
 - 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.
 - 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.
 - EXISTING BUILDINGS OR STRUCTURES CURRENTLY LOCATED WITHIN THE BUILDING SETBACK SHALL NOT BE IMPROVED OR MODIFIED. THE EXISTING BUILDINGS OR STRUCTURES LOCATED IN THE SETBACK SHALL REMAIN AS-IS UNTIL REMOVAL FROM THE PROPERTY OR RELOCATED OUTSIDE OF THE BUILDING SETBACK.



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 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 WITHIN IT.

Adam D. Boatright
 ADAM D. BOATRIGHT, P.E. DATE: 02/09/2026
 COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 02 DAY OF February, 2026 A.D.
Cindy Bidges
 WILLIAMSON COUNTY, ADDRESSING COORDINATOR
 CINDY BIDGES
 STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

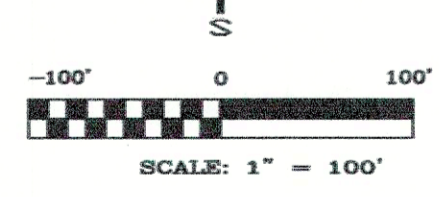
I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
 WILLIAMSON COUNTY, TEXAS DATE: _____
 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



LINE TABLE

NUM	BEARING	DISTANCE
L1	N67°06'03"E	25.40'
L2	N75°04'43"E	64.26'
L3	N84°17'22"E	52.53'
L4	S81°46'51"E	49.24'
L5	S56°32'48"E	25.12'
L6	S26°32'13"E	8.94'
L7	N84°17'22"E	16.62'
L8	N75°04'43"E	41.72'
L9	N67°06'03"E	60.10'
L10	N79°17'13"E	46.18'

- LEGEND
- ▲ Calculated Point
 - ⊙ Iron Rod Found 1/2"
 - ⊙ Iron Pipe Found
 - ⊙ Capped Iron Rod Found "RPLS 1433"
 - Iron Rod Found 5/8"
 - () Record Information
 - B.S.L. Building Setback Line
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - P.U.E. Public Utility Easement
 - R.O.W. Right-Of-Way
 - OSSF On-Site Sewage Facility
 - RPRWCT Real Property Records Williamson County, Texas
 - OPRWCT Official Public Records Williamson County, Texas
 - DRWCT Deed Records Williamson County, Texas
 - ORWCT Official Records Williamson County, Texas
 - PRWCT Plat Records Williamson County, Texas

LEGAL DESCRIPTION:
 DESCRIPTION OF 2.005 ACRES, MORE OR LESS, OUT OF THE HANNIBLE GOOD SURVEY, ABSTRACT NO. 249, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.005 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2011040136, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 2.005 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF COUNTY ROAD 472, HAVING A RIGHT OF WAY WIDTH THAT VARIES, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN 0.98 ACRE TRACT CONVEYED TO JOHN TANZINI BY GENERAL WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2006102916, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAME BEING AN EXTERIOR CORNER OF THAT CERTAIN 29.868 ACRE TRACT CONVEYED TO HORACE L. DICKS AND JEANETTE L. DICKS BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2009090912, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS;

THENCE, South 60°41'41" East, coincident with south right of way line of said County Road 285 and the north line of said 29.868 acre tract, a distance of 381.72 feet to an iron pipe found for an exterior corner of said 29.868 acre tract, said point being northwest corner of said 2.005 acre tract, this point being the POINT OF BEGINNING and having Grid Coordinates of N(Y) 10153534.381, E(X) 3264616.736, UNITED STATES STATE PLANE COORDINATE SYSTEM, Texas Central Zone 4203, NAD83, and for the northwest corner of the herein described tract;

THENCE, South 60°41'58" East, coincident with south right of way line of said County Road 285 and the north line of said 2.005 acre tract, a distance of 133.08 feet to an iron rod found with a cap stamped "RPLS 1433" for the northeast corner of said 2.005 acre tract, same being the northwest corner of that certain 19.00 acre tract conveyed to Christopher Hackett and Cherry Hackett by Special Warranty Deed and recorded in Document No. 2015027811, Official Public Records Williamson County, Texas, and for the northeast corner of the herein described tract;

THENCE, South 28°13'43" West, leaving said right of way line, coincident with the common line of said 2.005 acre tract and said 19.00 acre tract, a distance of 584.02 feet to an iron rod found with a cap stamped "RPLS 1433" for the southeast corner of said 2.005 acre tract, said point being the northerly southwest corner of said 19.00 acre tract, same being a point on the southerly north line of said 29.868 acre tract, and for the southeast corner of the herein described tract;

THENCE, coincident with the common line of said 2.005 acre tract and said 29.868 acre tract, the following two (2) courses and distances:
 1. North 29°54'57" West, 226.65 feet to a 5/8" iron rod found for the southwest corner of said 2.005 acre tract, said point being an interior corner of said 29.868 acre tract, and for the southwest corner of the herein described tract;
 2. North 35°29'12" East, 470.66 feet to the POINT OF BEGINNING, containing 2.005 acres, more or less, within these metes and bounds;

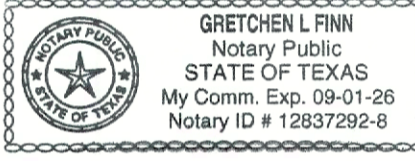
STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, MATTHEW SHAW, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2011040136 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY RE-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 BAILEY'S PLAYGROUND.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 02 DAY OF Feb, 2026
Matthew Shaw
 MATTHEW SHAW
 OWNER
 2050 CR 472 THRALL, TX 76578

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, MATTHEW SHAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 02 DAY OF Feb, 2026
Gretchen L. Finn
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 PRINTED NAME: GRETCHEN L. FINN
 MY COMMISSION EXPIRES: 09-01-26



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

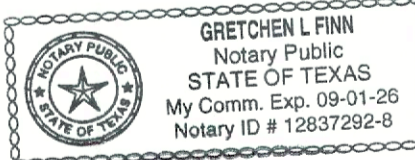
THAT I (WE), PNC BANK, AS THE LIENHOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2011040136 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY RE-SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN 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 BAILEY'S PLAYGROUND.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 02 DAY OF Feb, 2026

Selena Castillo
 NAME: Selena Castillo
 TITLE: Teller

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, SELENA CASTILLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 02 DAY OF Feb, 2026
Gretchen L. Finn
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 PRINTED NAME: GRETCHEN L. FINN
 MY COMMISSION EXPIRES: 09-01-26

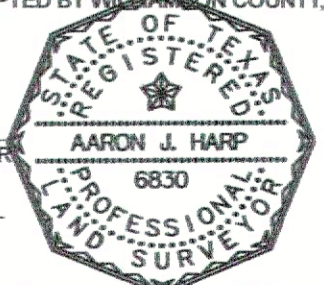


STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

THAT I, AARON J. HARP, REGISTERED PROFESSIONAL LAND SURVEYOR #6830, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Aaron J. Harp
 SIGNATURE AND SEAL OF LICENSED SURVEYOR
 DATE: 01/14/2026



SHEET 1 OF 1
 HARP LAND SURVEYING LLC
 P.O. BOX 404
 CEDAR PARK, TX 78630
 harpsurveying.com
 FIRM NO. 10194690