PLAT 2012091481
7 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: JARRELL TOWN CENTER, LTD
T. J. BRADSHAW, PRESIDENT

SUBDIVISION NAME: HOME PLACE AT JARRELL

PROPERTY IS DESCRIBED AS: 107.03 ACRES OUT OF THE JAMES ROEBUCK SURVEY, ABSTRACT NUMBER 527, IN WILLIAMSON COUNTY, TEXAS.

Reference: 2011026821

HAND TO: FOREST SURVEYING & MAPPING COMPANY; WILLIAM F. FOREST, JR., (512) 930-5927

INSTRUMENT DATE: OCTOBER 17, 2012

FILE DATE: NOVEMBER 2, 2012

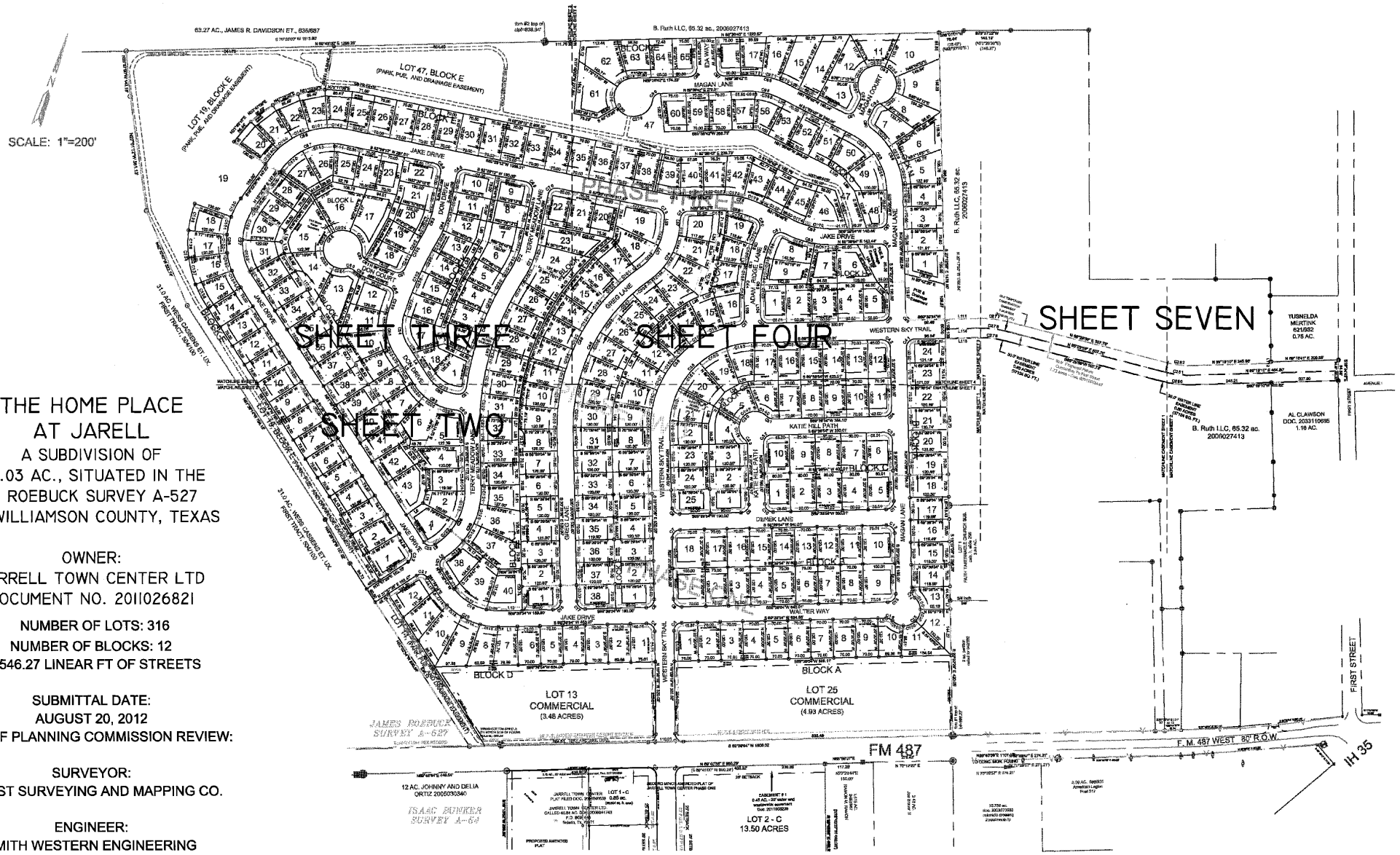
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2012091481

Nancy E. Rister

11/02/2012 08:17 AM
WEHLING $536.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc.#2012091481



THE HOME PLACE AT JARELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

OWNER:
JARRELL TOWN CENTER LTD
DOCUMENT NO. 2011026821

NUMBER OF LOTS: 316
NUMBER OF BLOCKS: 12
15,546.27 LINEAR FT OF STREETS

SUBMITTAL DATE:
AUGUST 20, 2012
DATE OF PLANNING COMMISSION REVIEW:

SURVEYOR:
FOREST SURVEYING AND MAPPING CO.

ENGINEER:
SMITH WESTERN ENGINEERING

INDEX SHEET

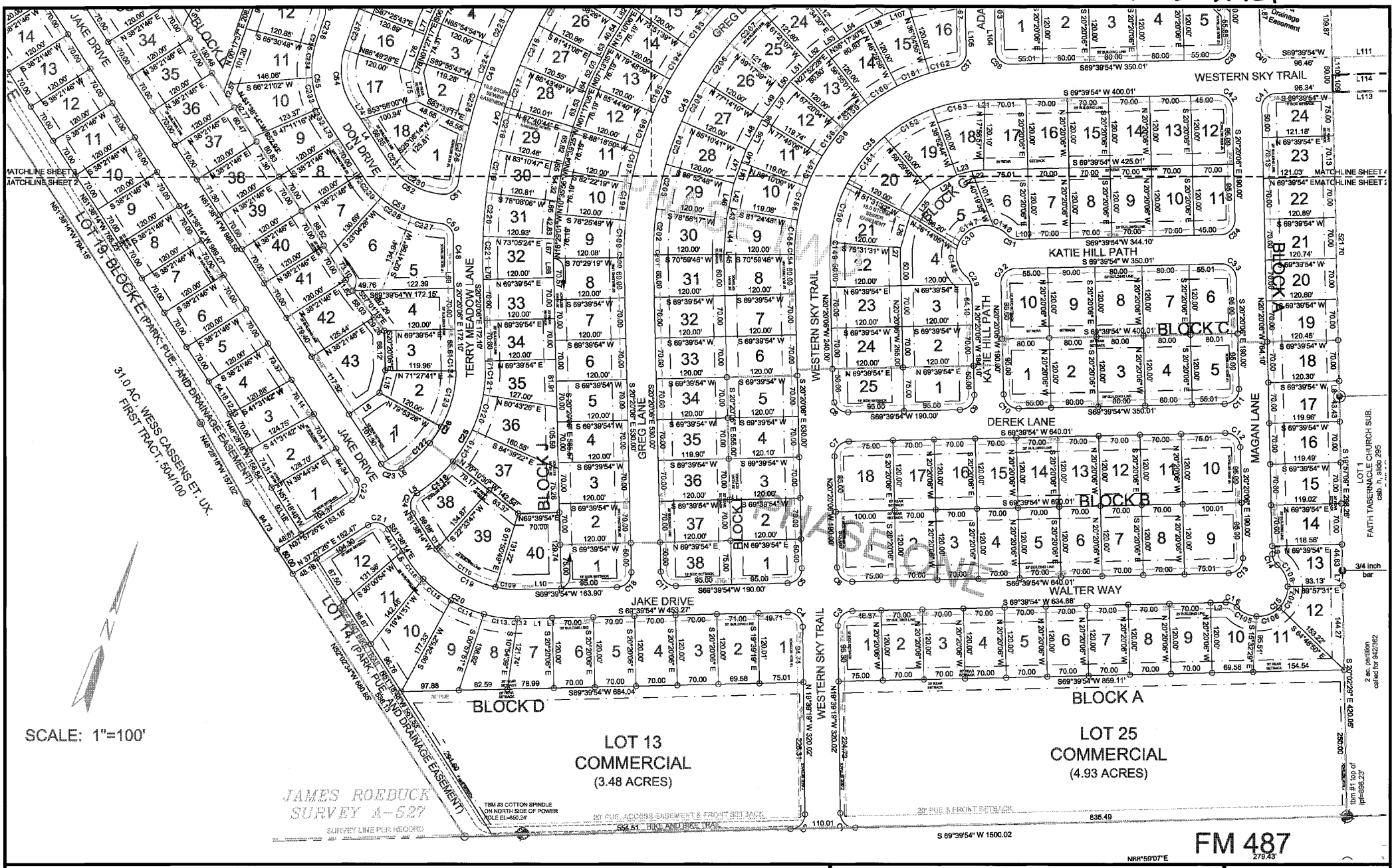
314 RESIDIDENTIAL LOTS
TYPICAL LOT SIZE
70' X 120

2 COMMERCIAL LOTS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: AUGUST 27, 2012
FILE #
MAP#
PROJECT NAME: Bradshaw
The Home Place Final
Sheet One of Seven

Doc.#2012091481



THE HOME PLACE AT JARELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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DATE: AUGUST 27, 2012
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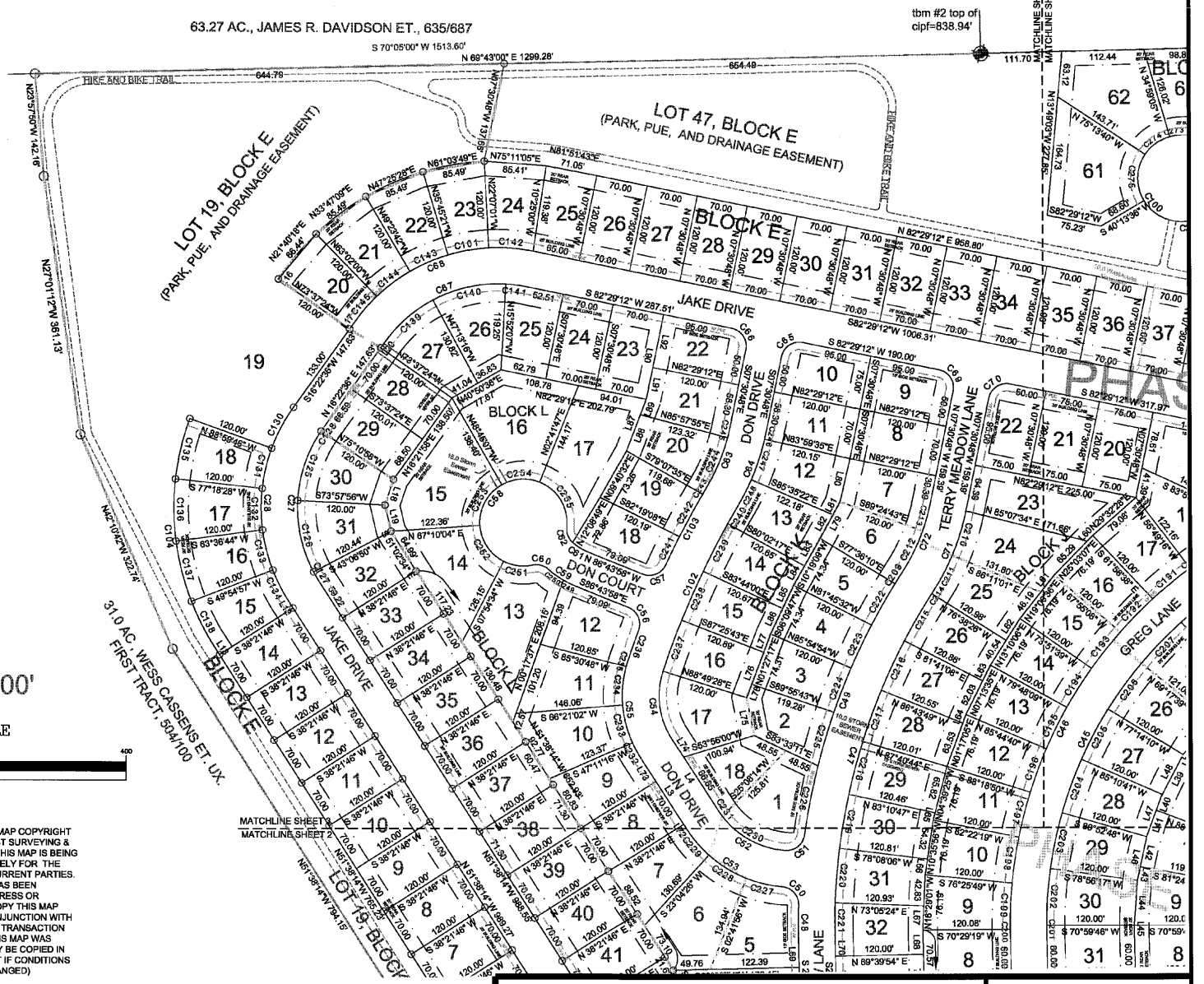
Sheet Two of Seven

DOC.#2012091481

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°39'54"W	52.60
L2	N69°39'54"E	25.81
L3	N51°38'14"W	116.03
L4	N51°38'14"W	116.03
L5	N51°38'14"W	14.19
L6	S35°27'26"W	63.70
L7	S20°02'29"E	25.78
L8	S20°12'56"E	26.57
L9	N20°20'06"W	13.97
L10	S89°39'54"W	68.90
L11	N48°28'18"W	15.84
L12	N51°38'14"W	11.04
L13	N51°38'14"W	11.04
L14	S48°28'18"E	38.41
L15	N04°09'34"W	39.59
L16	N16°22'36"E	14.63
L17	S16°22'36"W	14.63
L18	S00°36'31"E	37.24
L19	N32°06'27"W	37.13
L20	S16°22'36"W	11.04
L21	N69°39'54"E	5.00
L22	N65°37'04"E	20.47
L23	N56°20'46"E	26.41
L24	N40°48'45"E	51.90
L25	N19°29'21"E	55.41
L26	N03°00'00"W	57.69
L27	N17°24'18"W	14.82
L29	N69°39'54"E	5.44
L30	S08°27'30"E	17.20
L31	S08°27'35"E	17.20
L32	N08°27'35"W	6.95
L33	N08°27'35"W	10.24
L34	N06°05'12"W	30.84
L35	N00°38'07"W	31.48
L36	N45°47'38"E	35.61
L37	N17°42'53"E	76.81
L38	S08°47'35"W	4.01
L39	S08°47'35"W	57.82
L40	S00°51'04"W	23.22
L41	S00°51'04"W	38.41
L42	S07°05'28"E	42.41
L43	S07°05'28"E	19.23
L44	S15°01'59"E	61.63
L45	S19°40'10"E	10.34
L46	N07°05'28"W	61.63
L47	N00°51'04"E	61.63
L48	N08°47'35"E	61.63
L49	N17°42'53"E	61.57
L50	N17°42'53"E	15.24
L51	N27°52'28"E	46.38
L52	N27°52'28"E	34.42
L53	N38°17'30"E	30.65
L54	N38°17'30"E	50.15
L55	N69°36'42"E	35.67

L56	S82°29'12"W	31.31
L57	N13°57'03"W	30.29
L58	N13°57'03"W	30.29
L59	N69°36'42"E	10.54
L60	N25°03'07"E	10.90
L61	N19°06'36"E	29.99
L62	N13°10'06"E	35.65
L63	N07°13'35"E	24.15
L64	N01°17'05"E	12.66
L65	N04°39'25"W	10.37
L66	N10°35'56"W	21.87
L67	N16°29'01"W	33.37
L68	N20°20'06"W	33.07
L69	N20°20'06"W	36.49
L70	N20°20'06"W	22.50
L71	N20°20'06"W	9.60
L72	N51°38'14"W	9.86
L73	N51°38'14"W	37.17
L74	N51°38'14"W	29.18
L75	N30°04'05"W	53.23
L76	N01°27'17"E	66.99
L77	N01°27'17"E	27.08
L78	N01°27'17"E	19.76
L79	S09°24'18"W	57.49
L80	N06°03'59"W	61.26
L81	S09°24'18"W	20.33
L82	S09°24'18"W	37.16
L83	S10°19'09"W	43.56
L84	S10°19'09"W	30.78
L85	S06°09'47"W	35.32
L86	S06°09'47"W	39.02
L87	N01°34'56"E	76.57
L88	N01°34'56"E	53.79
L89	N01°34'56"E	22.79
L90	S07°30'48"E	120.00
L91	N07°30'48"W	45.00
L92	N07°30'48"W	75.00
L93	N08°00'12"E	35.85
L94	N08°00'12"E	31.26
L95	S81°59'48"E	39.04
L96	N81°59'48"W	19.04
L97	N81°59'48"W	20.00
L99	S57°14'03"E	57.83
L100	S73°29'00"E	56.12
L101	N69°36'42"E	12.53
L102	S81°59'48"E	39.28
L103	S69°36'54"W	19.10
L104	S20°20'06"E	42.40
L105	S20°20'06"E	45.99
L106	S62°09'19"E	52.49
L107	N51°00'09"E	45.27
L108	S81°59'48"E	10.41


63.27 AC., JAMES R. DAVIDSON ET., 635/687
tbm #2 top of cipf=838.94'
MATCHLINE SHEET 3
MATCHLINE SHEET 4
S 70°05'00" W 1513.60'
N 69°43'00" E 1299.28'
644.79
654.49
111.70
HIKE AND BIKE TRAIL
LOT 47, BLOCK E
(PARK, PUE, AND DRAINAGE EASEMENT)
LOT 19, BLOCK E
(PARK, PUE, AND DRAINAGE EASEMENT)
N23°57'56"W 142.16'
N27°01'12"W 361.13'
N27°01'12"W 322.14'
31.0 AC. WESS CASSENS ET. UX. FIRST TRACT, 504/100
JAKE DRIVE
S 82°29'12" W 287.51'
N 82°29'12" E 958.80'
S82°29'12"W 1006.31'
S 82°29'12" W 190.00'
S 82°29'12" W 317.97'
BLOCK L
BLOCK K
BLOCK E
DON DRIVE
DON COURT
TERRY MEADOW LANE
GREG LANE
MATCHLINE SHEET 1
MATCHLINE SHEET 2
LOT 19, BLOCK
N51°38'14"W 794.15'
N51°38'14"W 899.58'
S 23°04'26" W
N 69°39'54" E
S 82°29'12"W 68.60'
S 40°13'36" W
N 75°13'40" W
N 34°58'05" W
N 13°48'05" W 227.36'
N 82°29'12" E 225.00'
N 85°07'34" E 171.66'
N 86°43'58" W
S 86°43'58" E
S 45°06'00" W
S 47°11'16" W
S 85°30'48" W
S 66°21'02" W
S 63°56'00" W
S 38°21'46" W
N 38°21'46" E
S 38°21'46" E
N 51°38'14" W
S 51°38'14" E
N 87°10'04" E
S 87°10'04" W
N 16°21'56" E
S 16°22'36" W
N 18°22'36" E
S 73°37'24" W
N 73°37'24" E
N 47°37'24" E
N 61°03'49" E
N 75°11'05" E
N 81°51'43" E
N 21°40'19" E
N 33°47'09" E
N 47°25'29" E
N 85°45'27" W
N 63°02'00" W
N 23°37'24" W
N 16°21'56" W
N 73°57'56" W
N 45°06'00" E
N 47°37'16" W
N 38°21'46" W
S 38°21'46" E
S 51°38'14" E
S 73°57'56" E
S 16°21'56" E
S 45°06'00" E
S 47°37'16" E
N 38°21'46" E
S 38°21'46" W
N 51°38'14" W
N 73°57'56" W
N 16°21'56" W
S 16°22'36" W
S 73°37'24" W
N 73°37'24" E
N 47°37'16" W
N 38°21'46" W
S 38°21'46" E
S 51°38'14" E
S 73°57'56" E
S 16°21'56" E
S 45°06'00" E
S 47°37'16" E
N 38°21'46" E
S 38°21'46" W
N 51°38'14" W
S 51°38'14" E
N 87°10'04" E
S 87°10'04" W
N 16°21'56" E
S 16°22'36" W
N 18°22'36" E

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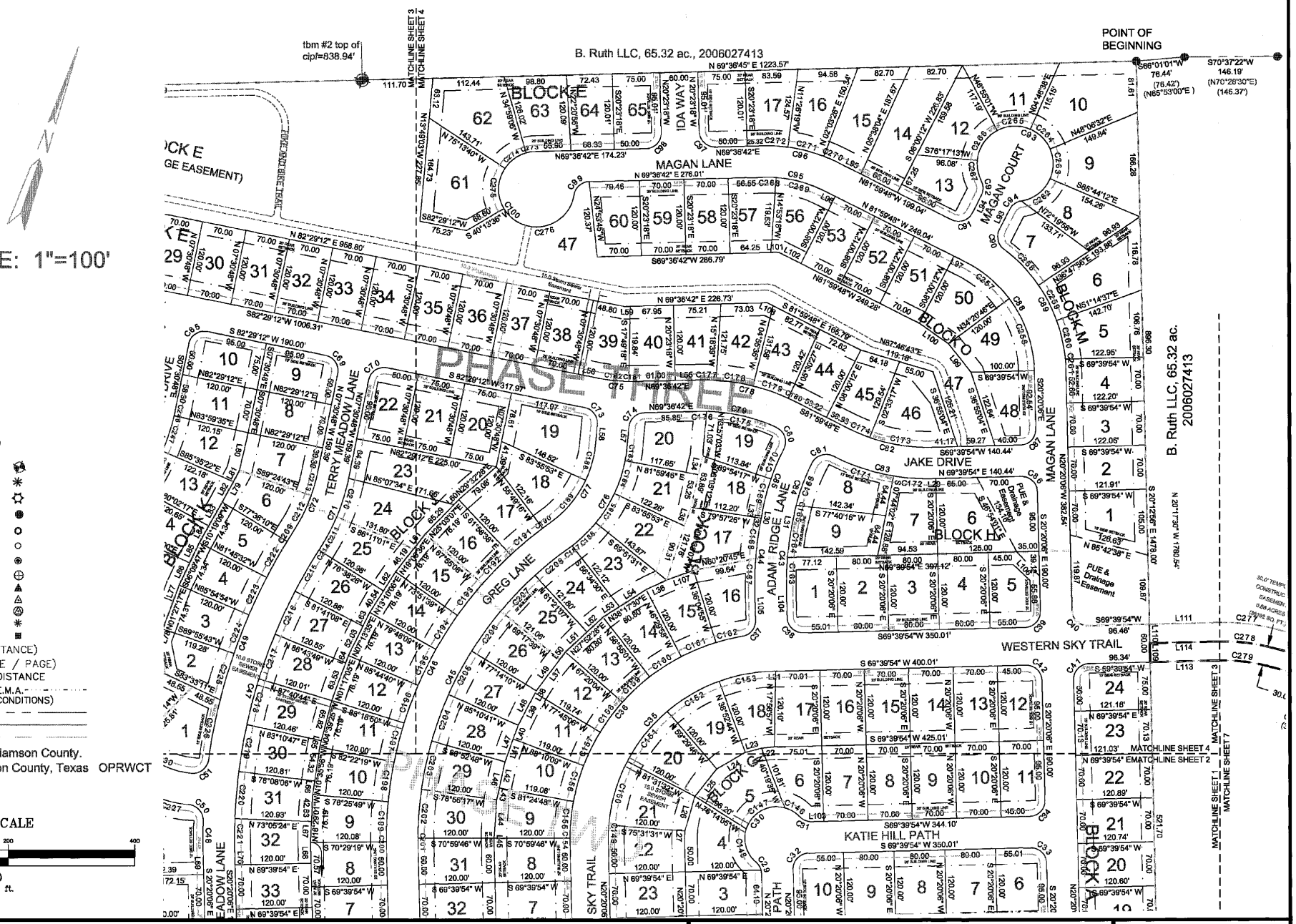

LEGEND

ELEVATION BENCHMARK	
AXLE FOUND	
STEEL COTTON SPINDLE	
IRON PIN FOUND	
CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN	
IRON PIN SET	
IRON PIPE FOUND	
FENCE POST	
NAIL FOUND	
NAIL SET	
MAG SPIKE SET	
AXLE FOUND	
CONCRETE MONUMENT FOUND	
RECORD CALLS (BEARING / DISTANCE)	
RECORD FILE LOCATION (VOLUME / PAGE)	
DATA THIS SURVEY BEARING/ DISTANCE	
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)	
TRACT LINES	
BOUNDARY LINES	
LAND GRANT LINES	

All document references are in Williamson County. Official Public Records of Williamson County, Texas OPRWCT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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DATE: AUGUST 27, 2012
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CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°40'47"	25.00	39.57	25.30	35.56	S64°59'43"E
C2	89°19'13"	25.00	38.97	24.71	35.14	N25°00'17"E
C3	89°19'13"	25.00	38.97	24.71	35.14	S25°00'17"W
C4	90°40'47"	25.00	39.57	25.30	35.56	N64°59'43"W
C5	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C6	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C7	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C8	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C9	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C10	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C11	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C12	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C13	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C14	48°11'23"	25.00	21.03	11.18	20.41	S44°25'48"E
C15	186°24'14"	50.00	162.67	693.76	99.84	N24°40'38"E
C16	48°11'23"	25.00	21.03	11.18	20.41	N86°12'56"W
C17	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C18	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C19	58°41'52"	175.00	179.28	98.40	171.54	S80°59'10"E
C20	58°42'25"	225.00	230.54	126.54	220.59	S80°59'27"E
C21	90°24'20"	25.00	39.45	25.18	35.48	S83°09'36"W
C22	89°35'40"	25.00	39.09	24.82	35.23	N06°50'24"W
C23	89°45'20"	25.00	39.16	24.89	35.28	N83°29'06"E
C24	90°09'20"	25.00	39.34	25.07	35.40	S06°33'34"E
C25	58°51'13"	250.00	256.80	141.02	245.66	N09°05'30"E
C26	58°56'33"	200.00	205.75	113.02	196.79	N09°08'10"E
C27	68°00'50"	190.00	225.54	128.19	212.53	S17°37'49"E
C28	68°00'50"	240.00	284.90	161.92	268.46	S17°37'49"E
C29	48°11'23"	25.00	21.03	11.18	20.41	N44°25'48"W
C30	186°22'46"	50.00	162.65	897.21	99.85	S24°39'54"W
C31	48°11'23"	25.00	21.03	11.18	20.41	S86°14'25"E
C32	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C33	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C34	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C35	90°00'00"	265.00	416.26	265.00	374.77	S24°39'54"W
C36	81°47'12"	325.00	463.92	281.46	425.52	S20°33'30"W
C37	81°47'12"	25.00	35.69	21.65	32.73	N20°33'30"E
C38	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C39	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C40	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C41	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C42	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C43	11°52'31"	480.75	99.64	50.00	99.46	S14°23'51"E
C44	11°52'31"	530.75	110.00	55.20	109.81	S14°23'51"E
C45	55°46'57"	565.00	550.08	299.04	528.61	S07°33'22"W
C46	55°46'57"	615.00	598.76	325.51	575.39	S07°33'22"W
C47	33°58'47"	855.00	507.07	261.24	499.67	S03°20'43"E
C48	03°05'25"	905.00	48.81	24.41	48.80	S18°43'06"E
C49	24°43'25"	905.00	390.52	198.35	387.49	S01°16'58"W
C50	87°00'20"	25.00	37.96	23.73	34.42	N60°40'33"W
C51	86°55'05"	25.00	37.93	23.69	34.39	N32°22'48"E
C52	52°31'25"	121.42	111.30	59.91	107.45	S77°53'57"E
C53	52°31'25"	171.42	157.14	84.58	151.70	S77°53'57"E
C54	50°27'42"	111.22	97.95	52.41	94.82	S26°24'23"E
C55	50°27'42"	161.22	141.99	75.97	137.45	S26°24'23"E
C56	87°39'04"	25.00	38.25	24.00	34.62	N42°54'26"W
C57	87°39'04"	25.00	38.25	24.00	34.62	N49°26'30"E
C58	287°56'10"	60.00	301.53	43.64	70.59	S22°55'36"W
C59	19°39'34"	122.71	42.11	21.26	41.90	S76°54'11"E
C60	53°58'05"	25.00	23.55	12.73	22.69	S85°56'33"W
C61	19°39'34"	72.71	24.95	12.60	24.83	S76°54'11"E
C62	53°58'05"	25.00	23.55	12.73	22.69	S40°05'21"E
C63	18°56'06"	275.00	90.88	45.86	90.47	N01°57'15"E
C64	18°56'06"	325.00	107.40	54.20	106.92	N01°57'15"E
C65	90°00'00"	25.00	39.27	25.00	35.36	S37°29'12"W
C66	90°00'00"	25.00	39.27	25.00	35.36	N52°30'48"W
C67	66°06'34"	190.00	219.23	123.65	207.27	S49°25'53"W
C68	66°06'34"	240.00	276.92	156.18	261.81	S49°25'53"W
C69	90°00'00"	25.00	39.27	25.00	35.36	N52°30'48"W
C70	90°00'00"	25.00	39.27	25.00	35.36	S37°29'12"W
C71	21°09'29"	325.00	120.01	60.70	119.33	N03°03'57"E
C72	21°09'29"	275.00	101.55	51.36	100.97	N03°03'57"E
C73	83°33'45"	25.00	36.46	22.34	33.31	N55°43'55"W
C74	83°33'45"	25.00	36.46	22.34	33.31	S27°49'49"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C75	12°52'31"	275.00	61.80	31.03	61.67	N76°02'57"E
C76	49°23'54"	225.00	193.99	103.48	188.03	N10°44'54"E
C77	49°23'54"	175.00	150.88	80.49	146.25	N10°44'54"E
C78	28°23'31"	325.00	161.05	82.21	159.40	S83°48'27"W
C79	26°19'19"	275.00	126.34	64.30	125.23	S82°46'21"W
C80	92°04'11"	25.00	40.17	25.92	35.99	N38°01'53"W
C81	90°00'00"	25.00	39.27	25.00	35.36	S53°00'12"W
C82	28°20'19"	275.00	136.01	69.43	134.63	N83°50'03"E
C83	28°20'19"	325.00	160.74	82.05	159.11	N83°50'03"E
C84	16°27'47"	320.61	92.12	46.38	91.81	S00°13'42"E
C85	16°28'17"	370.61	106.33	53.53	105.96	S00°14'27"E
C86	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C87	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C88	61°39'41"	200.00	215.24	119.37	205.00	N51°09'57"W
C89	51°11'09"	250.00	223.34	119.74	215.99	N45°55'41"W
C90	79°31'28"	25.00	34.70	20.80	31.98	S31°45'32"E
C91	90°00'00"	25.00	39.27	25.00	35.36	N53°00'12"E
C92	53°58'05"	25.00	23.55	12.73	22.69	N18°58'50"W
C93	287°56'10"	60.00	301.53	43.64	70.59	N81°59'48"W
C94	53°58'05"	25.00	23.55	12.73	22.69	S34°59'15"W
C95	28°23'31"	200.00	99.11	50.59	98.10	S83°48'27"W
C96	28°23'31"	250.00	123.88	63.24	122.62	S83°48'27"W
C97	90°00'00"	25.00	39.27	25.00	35.36	S65°23'18"E
C98	90°00'00"	25.00	39.27	25.00	35.36	N24°36'42"E
C99	79°50'08"	25.00	34.83	20.92	32.08	S29°41'38"W
C100	260°03'09"	60.00	272.33	71.44	91.89	S60°11'51"E
C101	13°38'21"	240.00	57.13	28.70	57.00	S81°03'49"W
C102	12°35'50"	1145.00	251.74	126.38	251.23	S05°07'23"W
C103	05°48'20"	1195.00	121.09	60.60	121.03	S08°31'08"W
C104	52°38'26"	360.00	330.75	178.08	319.24	S25°19'00"E
C105	43°25'14"	50.00	37.89	19.91	36.99	S83°49'52"E
C106	49°16'21"	50.00	43.00	22.93	41.69	N49°49'21"E
C107	45°13'40"	50.00	39.47	20.83	38.45	N02°34'21"E
C108	48°21'49"	50.00	42.21	22.45	40.96	N44°13'24"W
C109	14°07'32"	175.00	43.14	21.68	43.03	N76°43'40"E
C110	39°44'23"	175.00	121.38	63.24	118.96	S76°20'23"E
C111	04°49'58"	175.00	14.76	7.38	14.76	S54°03'13"E
C112	01°39'13"	225.00	6.49	3.25	6.49	N70°28'57"E
C113	14°46'02"	225.00	57.99	29.16	57.83	N78°41'34"E
C114	15°28'44"	225.00	60.79	30.58	60.60	S88°11'03"E
C115	15°17'02"	225.00	60.02	30.19	59.84	S70°48'10"E
C116	11°31'25"	225.00	45.25	22.70	45.18	S57°23'56"E
C118	18°41'36"	250.00	81.56	41.15	81.20	N29°10'18"E
C119	14°26'52"	250.00	63.19	31.76	63.02	N12°35'04"E
C120	14°37'13"	250.00	63.79	32.07	63.62	N01°57'58"W
C121	11°03'32"	250.00	48.25	24.20	48.18	N14°48'20"W
C122	28°29'52"	200.00	99.48	50.79	98.45	N24°21'30"E
C123	28°38'52"	200.00	100.00	51.07	98.96	N04°12'52"W
C124	01°47'48"	200.00	6.27	3.14	6.27	N19°26'12"W
C125	30°51'06"	190.00	102.31	52.43	101.08	S00°36'31"E
C126	30°51'06"	190.00	102.31	52.43	101.08	S31°27'37"E
C127	04°45'04"	190.00	15.76	7.88	15.75	S49°15'42"E
C128	01°33'34"	190.00	5.17	2.59	5.17	S15°35'49"W
C129	01°40'36"	240.00	7.02	3.51	7.02	S15°32'18"W
C130	13°41'46"	240.00	57.37	28.82	57.23	S07°51'07"W
C131	13°41'46"	240.00	57.37	28.82	57.23	S05°50'39"E
C132	13°41'44"	240.00	57.37	28.82	57.23	S19°32'24"E
C133	13°41'47"	240.00	57.37	28.82	57.24	S33°14'10"E
C134	11°33'11"	240.00	48.39	24.28	48.31	S45°51'39"E
C135	13°41'46"	360.00	86.06	43.23	85.85	S05°50'39"E
C136	13°41'44"	360.00	86.05	43.23	85.85	S19°32'24"E
C137	13°41'47"	360.00	86.06	43.23	85.85	S33°14'10"E
C138	11°33'11"	360.00	72.59	36.42	72.47	S45°51'39"E
C139	26°24'07"	190.00	87.55	44.57	86.78	S29°34'40"W
C140	31°21'10"	190.00	103.97	53.32	102.66	S58°27'18"W
C141	08°21'17"	190.00	27.70	13.88	27.68	S78°18'32"W
C142	14°29'01"	240.00	60.67	30.50	60.51	S75°14'39"W
C143	27°16'41"	240.00	114.26	58.24	113.19	S54°14'39"W
C144	13°38'18"	240.00	57.13	28.70	56.99	S33°47'09"W
C145	10°35'24"	240.00	44.36	22.24	44.30	S21°40'18"W
C146	31°27'50"	50.00	27.46	14.08	27.11	N77°52'39"W
C147	88°08'08"	50.00	76.91	48.40	69.55	S42°19'22"W
C148	66°46'48"	50.00	58.28	32.96	55.03	S35°08'05"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C149	05°51'38"	265.00	27.11	13.56	27.09	S17°24'18"E
C150	22°56'57"	265.00	106.14	53.79	105.44	S03°00'00"E
C151	22°01'46"	265.00	101.89	51.58	101.26	S19°29'21"W
C152	20°37'02"	265.00	95.36	48.20	94.84	S40°48'45"W
C153	18°32'38"	265.00	85.77	43.26	85.39	S60°23'35"W
C154	01°19'52"	325.00	7.55	3.78	7.55	S19°40'10"E
C155	10°25'03"	325.00	59.09	29.63	59.01	S13°47'43"E
C156	10°25'03"	325.00	59.09	29.63	59.01	S03°22'40"E
C157	10°25'03"	325.00	59.09	29.63	59.01	S07°02'22"W
C158	10°25'03"	325.00	59.09	29.63	59.01	S17°27'26"W
C159	10°25'03"	325.00	59.09	29.63	59.01	S27°52'26"W
C160	10°25'03"	325.00	59.09	29.63	59.01	S38°17'30"W
C161	10°25'03"	325.00	59.09	29.63	59.01	S48°42'33"W
C162	07°32'02"	325.00	42.73	21.40	42.70	S57°41'05"W
C163	06°16'53"	480.75	52.71	28.38	52.68	S17°11'40"E
C164	05°35'38"	480.75	46.94	23.49	46.92	S11°15'24"E
C165	03°35'47"	320.61	20.13	10.07	20.12	S06°39'42"E
C166	12°52'00"	320.61	72.00	36.15	71.85	S01°34'12"W
C167	05°37'34"	530.75	52.12	26.08	52.10	S17°31'19"E
C168	06°14'57"	530.75	57.89	28.97	57.86	S11°35'04"E
C169	06°21'52"	370.61	54.11	27.10	54.06	S04°16'39"E
C170	08°04'24"	370.61	52.22	26.15	52.18	S03°56'29"W
C171	17°31'30"	325.00	99.41	50.09	99.02	N89°14'27"E
C172	10°48'49"	325.00	61.34	30.76	61.25	N75°04'18"E
C173	20°42'17"	275.00	99.38	50.24	98.84	N80°01'02"E
C174	07°38'02"	275.00	36.64	18.35	36.61	S85°48'49"E
C175	23°42'28"	275.00	113.79	57.72	112.98	S84°04'47"W
C176	02°36'52"	275.00	12.55	6.28	12.55	S70°55'07"W
C177	05°04'39"	325.00	28.80	14.41	28.79	S72°09'01"W
C178	10°23'04"	325.00	58.90	29.53	58.82	S79°62'53"W
C179	10°26'02"	325.00	59.19	29.67	59.10	N89°42'34"W
C180	02°29'45"	325.00	14.16	7.08	14.16	N83°14'40"W
C181	02°34'00"	275.00	12.32	6.16	12.32	N70°53'42"E
C182	10°18'31"	275.00	49.48	24.81	49.41	N77°19'57"E
C183	05°58'49"	225.00	23.35	11.69	23.34	N10°58'39"W
C184	14°04'22"	225.00	55.26	27.77	55.12	N00°58'04"W
C185	14°04'22"	225.00	55.26	27.77	55.12	N13°06'18"E
C186	13°17'01"	225.00	52.16	26.20	52.05	N26°46'59"E
C187	02°01'21"	225.00	7.94	3.97	7.94	N34°26'10"E
C188	20°01'10"	175.00	61.15	30.89	60.84	N03°56'28"W
C189	29°22'44"	175.00	89.73	45.88	88.75	N20°45'29"E
C190	01°16'07"	615.00	13.62	6.81	13.62	S34°48'48"W
C191	06°09'22"	615.00	66.08	33.07	66.05	S31°06'03"W
C192	05°56'30"	615.00	63.78	31.92	63.75	S25°03'07"W
C193	05°56'30"	615.00	63.78	31.92	63.75	S19°06'36"W
C194	05°56'30"	615.00	63.78	31.92	63.75	S13°10'06"W
C195	05°56'30"	615.00	63.78	31.92	63.75	S07°13'35"W
C196	05°56'30"	615.00	63.78	31.92	63.75	S01°17'06"W
C197	05°56'30"	615.00	63.78	31.92	63.75	S04°39'25"E
C198	05°56'30"	615.00	63.78	31.92	63.75	S10°35'56"E
C199	05°56'30"	615.00	63.78	31.92	63.75	S16°32'26"E
C200	00°49'25"	615.00	8.84	4.42	8.84	S19°55'24"E
C201	01°19'52"	565.00	13.13	6.56	13.13	S19°40'10"E
C202	07°58'31"	565.00	78.32	39.22	78.25	S15°01'59"E
C203	07°58'31"	565.00	78.32	39.22	78.25	S07°05'28"E
C204	07°58'31"	565.00	78.32	39.22	78.25	S00°51'04"W
C205	07°58'31"	565.00	78.32	39.22	78.25	S08°47'35"W
C206	07°58'31"	565.00	78.32	39.22	78.25	S16°44'06"W
C207	07°58'31"	565.00	78.32	39.22	78.25	S24°40'37"W
C208	06°47'58"	565.00	67.05	33.57	67.01	S32°02'52"W
C209	01°14'51"	905.00	19.70	9.85	19.70	S13°01'16"W
C210	11°19'47"	325.00	64.27	32.24	64.16	N01°50'54"W
C211	09°49'42"	325.00	55.75	27.94	55.68	N08°43'50"E
C212	13°03'24"	275.00	62.67	31.47	62.53	N07°06'59"E
C213	08°06'05"	275.00	38.88	19.47	38.85	N03°27'45"W
C214	00°17'07"	855.00	4.26	2.13	4.26	S13°30'07"W
C215	05°02'42"	855.00	75.28	37.67	75.26	S10°50'13"W
C216	05°02'42"	855.00	75.28	37.67	75.26	S05°47'31"W
C217	05°02'42"	855.00	75.28	37.67	75.26	S00°44'50"W
C218	05°02'42"	855.00	75.28	37.67	75.26	S04°17'52"E
C219	05°02'42"	855.00	75.28	37.67	75.26	S09°20'34"E
C220	05°02'42"	855.00	75.28	37.67	75.26	S14°23'15"E
C221	03°25'30"	855.00	51.11	25.56	51.10	S18°37'21"E
C222	04°09'22"	905.00	65.65	32.84	65.63	S10°19'09"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C223	04°09'22"	905.00	65.65	32.84	65.63	S06°09'47"W
C224	04°09'22"	905.00	65.65	32.84	65.63	S02°00'25"W
C225	04°52'23"	905.00	76.97	38.51	76.95	S02°30'26"E
C226	06°08'05"	905.00	96.90	48.50	96.85	S08°00'42"E
C227	16°52'39"	171.42	50.49	25.43	50.31	N84°15'36"E
C228	20°22'30"	171.42	60.96	30.80	60.64	S77°06'49"E
C229	15°17'20"	171.42	45.74	23.01	45.61	S59°16'54"E
C230	47°41'07"	121.42	101.05	53.66	98.16	S80°19'06"E
C231	04°50'19"	121.42	10.25	5.13	10.25	S54°03'23"E
C232	08°49'30"	161.22	24.83	12.44	24.81	S47°13'29"E
C233	19°09'46"	161.22	53.92	27.21	53.67	S33°13'51"E
C234	19°09'46"	161.22	53.92	27.21	53.67	S14°04'05"E
C235	03°18'41"	161.22	9.32	4.66	9.32	S02°49'52"E
C236	02°05'38"	1195.00	43.67	21.84	43.67	S00°07'43"E
C237	03°44'48"	1145.00	74.87	37.45	74.86	S00°41'52"W
C238	03°41'43"	1145.00	73.85	36.94	73.83	S04°26'08"W
C239	03°41'43"	1145.00	73.85	36.94	73.83	S08°06'51"W
C240	01°27'35"	1145.00	29.17	14.59	29.17	S10°41'30"W
C241	02°03'55"	1195.00	43.07	21.54	43.07	S08°38'55"W
C242	03°11'33"	1195.00	66.58	33.30	66.58	S09°16'39"W
C243	00°32'53"	1195.00	11.43	5.71	11.43	S11°08'52"W
C244	15°27'24"	275.00	74.19	37.32	73.96	N03°41'36"E
C245	03°28'42"	275.00	16.70	8.35	16.69	N05°46'27"W
C246	01°30'23"	325.00	8.54	4.27	8.54	N06°45'36"W
C247	10°25'03"	325.00	59.09	29.63	59.01	N00°47'53"W
C248	07°00'40"	325.00	39.77	19.91	39.74	N07°54'58"E
C249	07°49'44"	122.71	16.77	8.40	16.75	S82°49'06"E
C250	11°49'51"	122.71	25.34	12.71	25.29	S72°59'19"E
C251	38°57'04"	60.00	40.79	21.22	40.01	N78°26'03"E
C252	59°15'30"	60.00	62.06	34.13	59.33	S52°27'41"E
C253	64°04'49"	60.00	67.10	37.55	63.66	S09°12'29"W
C254	51°26'54"	60.00	53.88	28.91	52.08	S66°56'20"W
C255	74°11'54"	60.00	77.70	45.36	72.36	N50°12'16"W
C256	35°19'08"	200.00	123.29	63.67	121.34	N37°59'40"W
C257	26°20'33"	200.00	91.95	46.80	91.15	N68°49'31"W
C258	18°19'11"	250.00	79.93	40.31	79.59	N62°21'40"W
C259	14°26'41"	250.00	63.03	31.68	62.86	N45°58'44"W
C260	14°26'41"	250.00	63.03	31.68	62.86	N31°32'03"W
C261	03°58'36"	250.00	17.35	8.68	17.35	N22°19'24"W
C262	57°42'30"	60.00	60.43	33.06	57.91	N33°07'03"E
C263	46°09'16"	60.00	48.33	25.56	47.04	N18°48'50"W
C264	43°19'53"	60.00	45.38	23.84	44.30	N63°33'25"W
C265	51°41'39"	60.00	54.13	29.07	52.32	S68°55'49"W
C266	56°47'46"	60.00	59.48	32.44	57.07	S14°41'06"W
C267	32°15'06"	60.00	33.77	17.35	33.33	S29°50'20"E
C268	05°30'00"	200.00	19.20	9.61	19.19	S72°21'42"W
C269	22°53'30"	200.00	79.91	40.49	79.38	S86°33'27"W
C270	05°56'46"	250.00	25.95	12.98	25.93	N84°58'11"W
C271	13°29'45"	250.00	58.89	29.58	58.75	S85°18'34"W
C272	08°57'00"	250.00	39.05	19.57	39.01	S74°05'11"W
C273	14°48'48"	60.00	15.51	7.80	15.47	S62°25'19"W
C274	40°14'35"	60.00	42.14	21.98	41.26	S34°53'38"W
C275	64°32'44"	60.00	67.59	37.89	64.07	S17°30'02"E
C276	140°27'02"	60.00	147.08	166.89	112.92	N60°00'05"E

THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: AUGUST 27, 2012
FILE #
MAP#
PROJECT NAME: Bradshaw
The Home PLace Final

Doc.#2012091481

BOUNDARY DESCRIPTION — The Home Place

BEING 107.03 acres situated in the J. Roebuck Survey, Abstract No. 527, in Williamson County, Texas, as described in a deed of record in Doc. 2010008245, Official Records of Williamson County, Texas (ORWCT). This tract was surveyed on the ground in September of 2008, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin which was found at the Northeast fence corner of the said 107.03 acre tract which was conveyed to T. J. Bradshaw Construction and at an ell corner in the West boundary of the 65.32 acre property which was conveyed to B. Ruth LLC (Doc. 2006027413) (ORWCT).

THENCE along the general line of an existing fence, with the East line of the Bradshaw property and the West line of the said 65.32 acre property, S 20 deg. 12 min. 56 sec. E 1478.00 feet to a pipe found at the Northwest fence corner of Lot 1 of the Faith Tabernacle Church Sub. (Cab. H, Sl. 295), continuing with the East line of the Bamsch property and the East line of the property conveyed to Bi-A-Cow, S 19 deg. 57 min. 09 sec. E 298.26 feet to a ¾ inch iron bar found; and S 20 deg. 02 min. 29 sec. E 420.05 feet to an iron pin found.

THENCE with the North line of F.M. 487, along or near an existing fence, S 69 deg. 39 min. 54 sec. W 1500.02 feet to an iron pin which was set near the center of the channel of Pool Branch.

THENCE with a line that does not follow the existing fence line, downstream following the approximate center (the meanders) of Pool Branch and the common boundary between Bi-A-Cow and the 31 acre First Tract of Wess Cassens, et.ux. (504/100), setting iron pins as follows; N 52 deg. 02 min. 34 sec. W 680.85 feet; N 48 deg. 28 min. 18 sec. W 157.02 feet; N 51 deg. 38 min. 14 sec. W 794.15 feet; N 42 deg. 10 min. 42 sec. W 322.74 feet; N 27 deg. 01 min. 12 sec. W 361.13 feet; and N 23 deg. 57 min. 50 sec. W 142.16 feet.

THENCE with the North line of the107.03 acre tract and the South line of the property of James R. Davidson, et. ux., (63.27 ac. 635/687), along or near the general line of an existing fence, N 69 deg. 43 min. E 1299.28 feet to an iron pin which was found at the upper Southwest corner of the property conveyed to B. Ruth LLC (Doc. 2006027413); continuing with the common boundary between the 65.32 acres and the 107.03 acre tract, with a line that departs the fence, N 69 deg. 36 min. 42 sec. E 1223.63 feet to the POINT OF BEGINNING.

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

THAT I, T. J. BRADSHAW, PRESIDENT OF JARRELL TOWN CENTER, LTD, OWNER OF THE 107.03 ACRES AS SHOWN HEREON, WHICH WAS CONVEYED TO JARRELL TOWN CENTER LTD BY DEED AS FILED IN DOC. 2011026821, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT). THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LIENHOLDER OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER, THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE RECORDATION OF THIS PLAT ON BEHALF OF THE OWNERS AND DEDICATES TO THE CITY OF JARRELL ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 17 DAY OF Oct, 2012 A.D.

Troy Bradshaw
T. J. BRADSHAW
PRESIDENT OF JARRELL TOWN CENTER LTD
P.O. BOX 488,
SALADO, TEXAS 76571

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. J. BRADSHAW, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of October 2012, A.D.

Melissa L. Perry — PRINTED NAME OF NOTARY AND STAMP
Melissa L. Perry
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MELISSA L. PERRY
MY COMMISSION EXPIRES
March 4, 2015

PLAT NOTES:

1. TOTAL ACRES: 107.03 AC.
2. NUMBER OF LOTS: 316. NUMBER OF BLOCKS: 12
4. AREA OF SMALLEST LOT: 0.19 Acres (8400 sq. ft.)

GENERAL NOTES:

1. THIS property is located within the extra-territorial-jurisdiction (ETJ) of the city of Jarrell, Texas.
2. The City of Jarrell is the utility provider for wastewater for this property.
3. The water service provider is the City of Jarrell.
4. Electrical service in this area is provided by by ONCOR.
5. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
6. Onsite stormwater detention is required for onsite improvements and 1/2 of the adjacent public right of way at fully developed conditions.
7. A 7 Foot wide building setback is is reserved along all interior side lot lines. A 25 foot wide building setback is reserved along all front lot lines. A 15 foot wide building setback is reserved along all exterior side lot lines at street intersections.
8. The coordinates and monuments this plat have been rotated to the NAD 83/93 Harn Texas Central Zone and NAVD 88.
9. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at time of the site plan application based on the zoning designation of the property.
10. All structures/obstructions are prohibited in drainage easements shown hereon.
11. Linear feet of roadway dedicated by this plat (measured at the centerline line) IS 15,546.27'.
12. 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 City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
13. 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 City of Georgetown, Williamson County, their officers, agents 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 City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
14. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Jarrell and/or Williamson County, Texas. Neither the City of Jarrell nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfare as shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Jarrell nor Williamson County assume any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
15. Neither the City of Jarrell nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. 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 finally been accepted for maintenance by the City and / or County.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, OR CONFLICTS, EXCEPT AS SHOWN HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 8th DAY OF AUGUST, 2012.

WILLIAM F. FOREST JR. R.P.L.S. # 1847
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS
(512) 930-5927 PH. (512) 868-0605 FAX
www.forestsurveying.com

STATE OF TEXAS — REGISTERED — WILLIAM F. FOREST, JR. — 1847 — PROFESSIONAL — LAND SURVEYOR

I, ROBERT P. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY AN IDENTIFIED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #48491C0150E, EFFECTIVE DATE SEPT. 26, 2008. THE LOT HEREON CONFORMS TO THE FLOOD DAMAGE PREVENTION REQUIREMENTS OF THE CITY OF JARRELL MUNICIPAL CODE. THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE ADEQUATE TO CONTAIN THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 17th DAY OF Oct., 2012.

ROBERT P. SMITH P.E. 40030 (State of Texas)
SMITH WESTERN ENGINEERING
3613 WILLIAMS DRIVE, GEORGETOWN, TEXAS 78626
PH. (512) 512-869-1168
TBPE FIRM NO. 1612

STATE OF TEXAS — ROBERT PHILLIP SMITH — 40030 — REGISTERED — PROFESSIONAL ENGINEER

APPROVAL OF ADDRESS COORDINATOR

ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

Teresa Barr
WILLIAMSON COUNTY ADDRESSING COORDINATOR

10/24/12 DATE OF SIGNATURE

CITY APPROVAL

I, MEL YANTIS, CITY MANAGER OF THE CITY OF JARRELL, DO HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR FILING FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON CO., TX

MEL YANTIS, CITY MANAGER
CITY OF JARRELL

10-17-12
DATE

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the 1ST day of NOVEMBER, 2012 A.D., at 3:40 o'clock P. M., and duly recorded this the 2ND day of NOVEMBER, 2012 A.D., at 8:17 o'clock A. M, in the Official Public Records of said County in Document Number 2012091481.

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, Williamson County, Texas
By: WILLIAM WEHLING DEPUTY

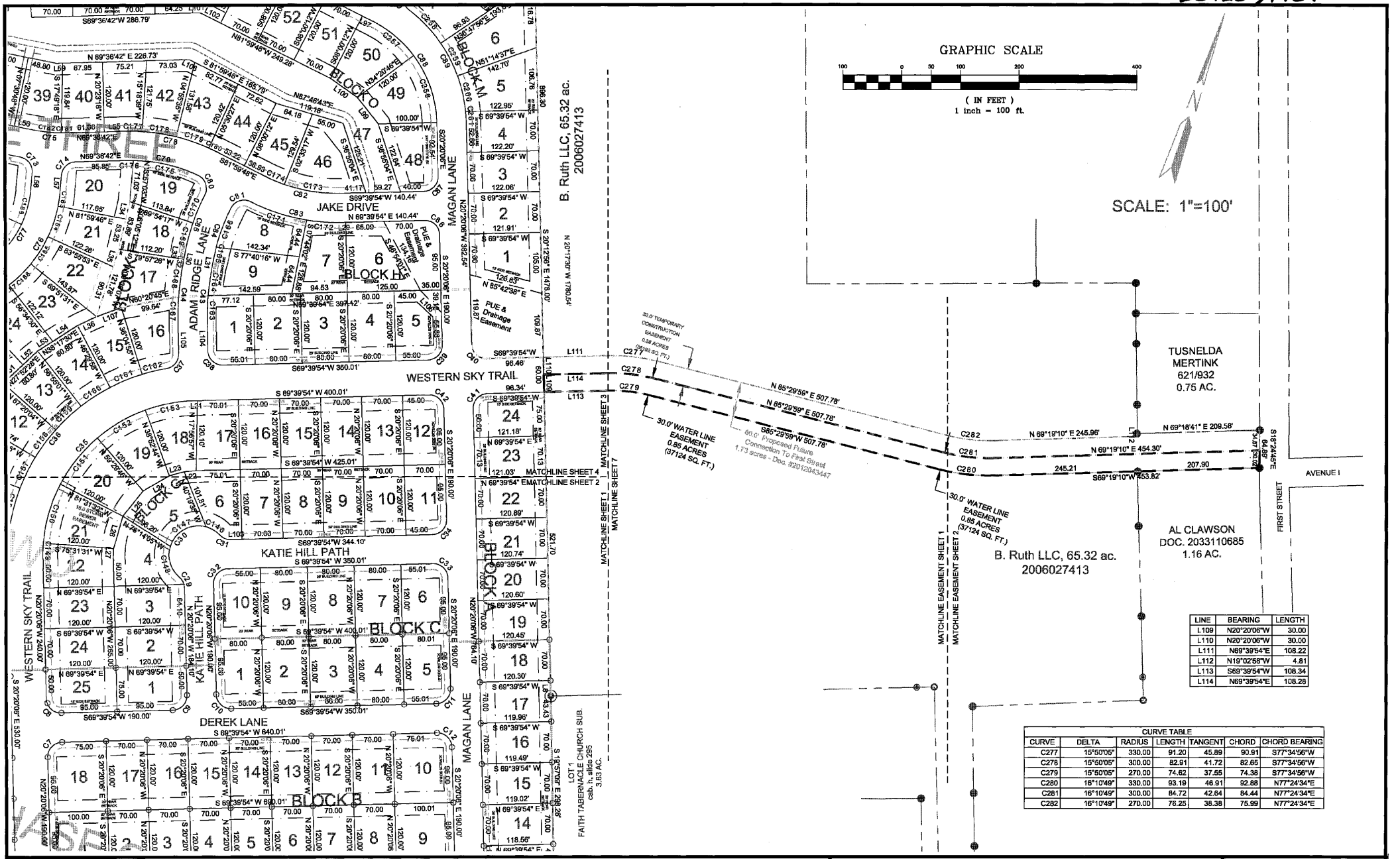
COMMISSIONERS COURT WILLIAMSON COUNTY TEXAS

THE HOME PLACE AT JARRELL
A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: AUGUST 27, 2012
FILE #
MAP#
PROJECT NAME: Bradshaw
The Home PLace Final
Sheet Six of Seven

DOC.#2012091481



LINE	BEARING	LENGTH
L109	N20°20'06"W	30.00
L110	N20°20'06"W	30.00
L111	N69°39'54"E	108.22
L112	N19°02'58"W	4.81
L113	S69°39'54"W	108.34
L114	N69°39'54"E	108.28

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C277	15°50'05"	330.00	91.20	45.89	90.91	S77°34'56"W
C278	15°50'05"	300.00	82.91	41.72	82.65	S77°34'56"W
C279	15°50'05"	270.00	74.62	37.55	74.38	S77°34'56"W
C280	16°10'49"	330.00	93.19	46.91	92.88	N77°24'34"E
C281	16°10'49"	300.00	84.72	42.64	84.44	N77°24'34"E
C282	16°10'49"	270.00	76.25	38.38	75.99	N77°24'34"E

THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: AUGUST 27, 2012
FILE #
MAP#
PROJECT NAME: Bradshaw
The Home Place Final
Sheet Seven of Seven

7 PGS 2015050417
PLAT

PLAT MAP RECORDING SHEET

DEDICATOR: JARRELL TOWN CENTER, LTD
T.J. BRADSHAW, OWNER

SUBDIVISION NAME: THE HOME PLACE AT JARRELL, AMENDED

PROPERTY IS DESCRIBED AS: 107.03 ACRES OUT OF THE J. ROEBUCK SURVEY, ABSTRACT NUMBER 527, IN WILLIAMSON COUNTY, TEXAS

SUBMITTED BY: TROY BRADSHAW, (254) 289-0241

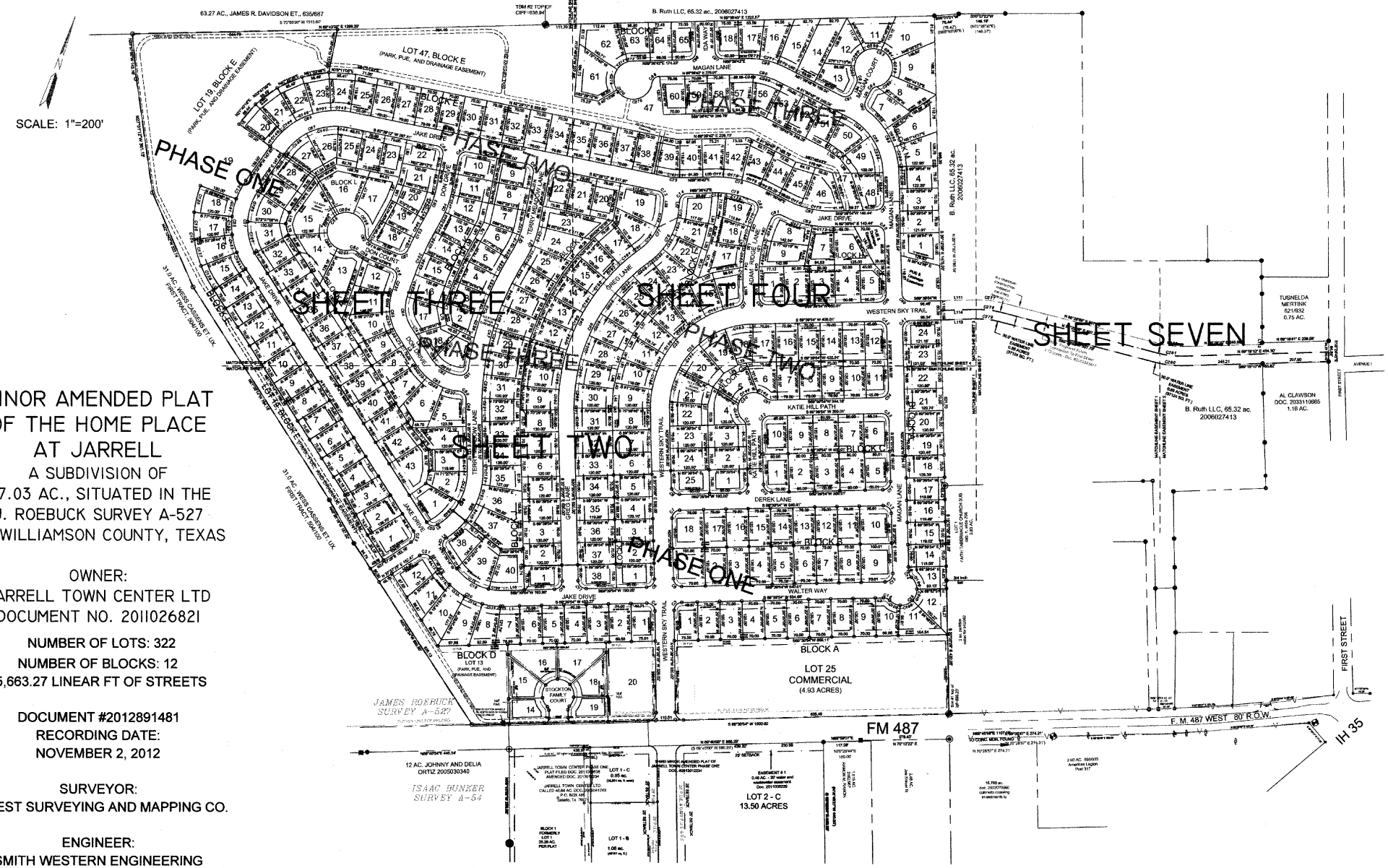
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015050417

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
June 17, 2015 12:03 PM
FEE: $541.00 CTIDWELL

Doc# 2015050417



MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

OWNER:
JARRELL TOWN CENTER LTD
DOCUMENT NO. 2011026821

NUMBER OF LOTS: 322
NUMBER OF BLOCKS: 12
15,663.27 LINEAR FT OF STREETS

DOCUMENT #2012891481
RECORDING DATE:
NOVEMBER 2, 2012

SURVEYOR:
FOREST SURVEYING AND MAPPING CO.

ENGINEER:
SMITH WESTERN ENGINEERING

INDEX SHEET

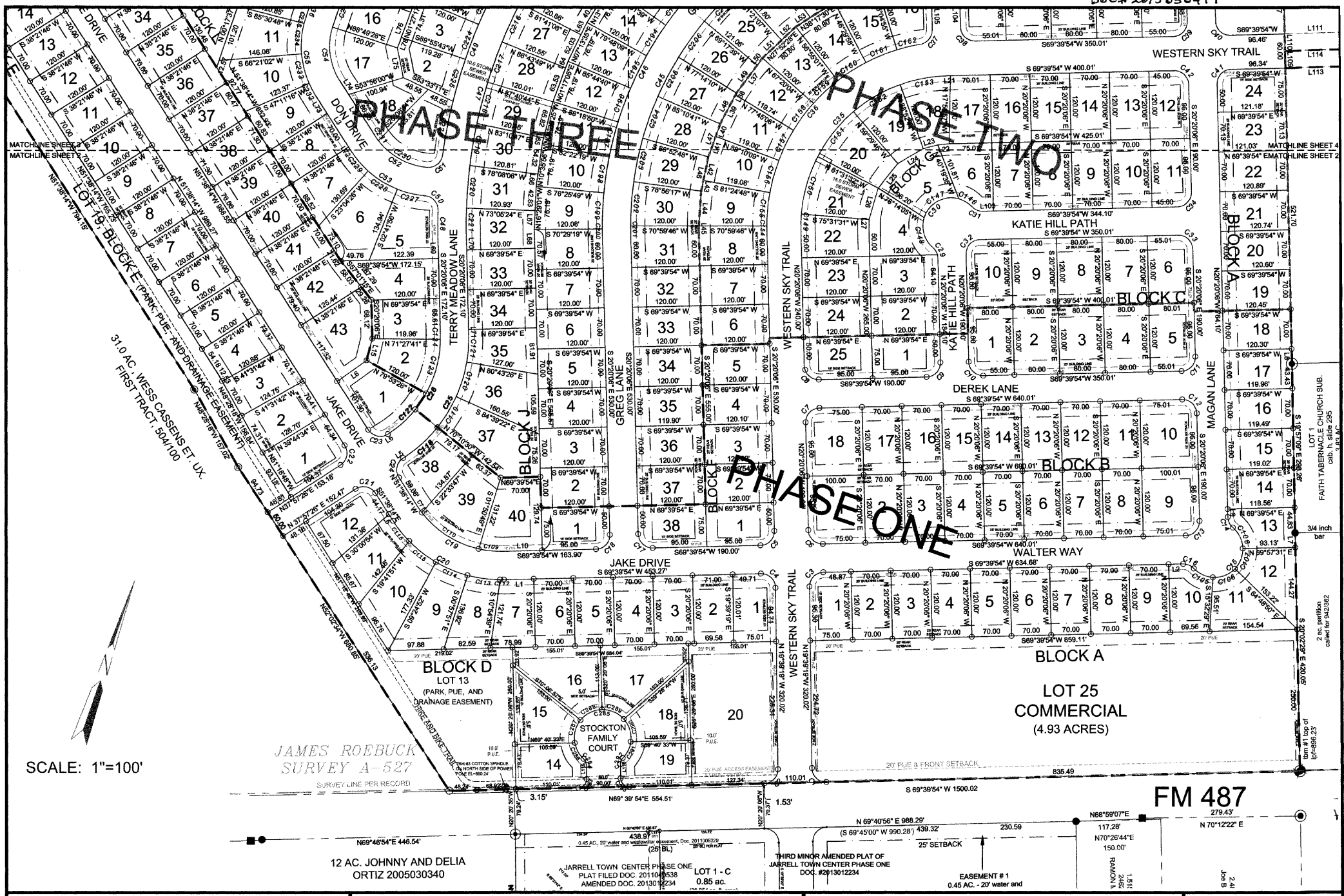
320 RESIDENTIAL LOTS
TYPICAL LOT SIZE
70' X 120

2 COMMERCIAL LOTS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place At Jarrell Amended
Sheet One of Seven

DOC# 2015050417



MINOR AMENDED PLAT
OF THE HOME PLACE AT JARRELL
A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

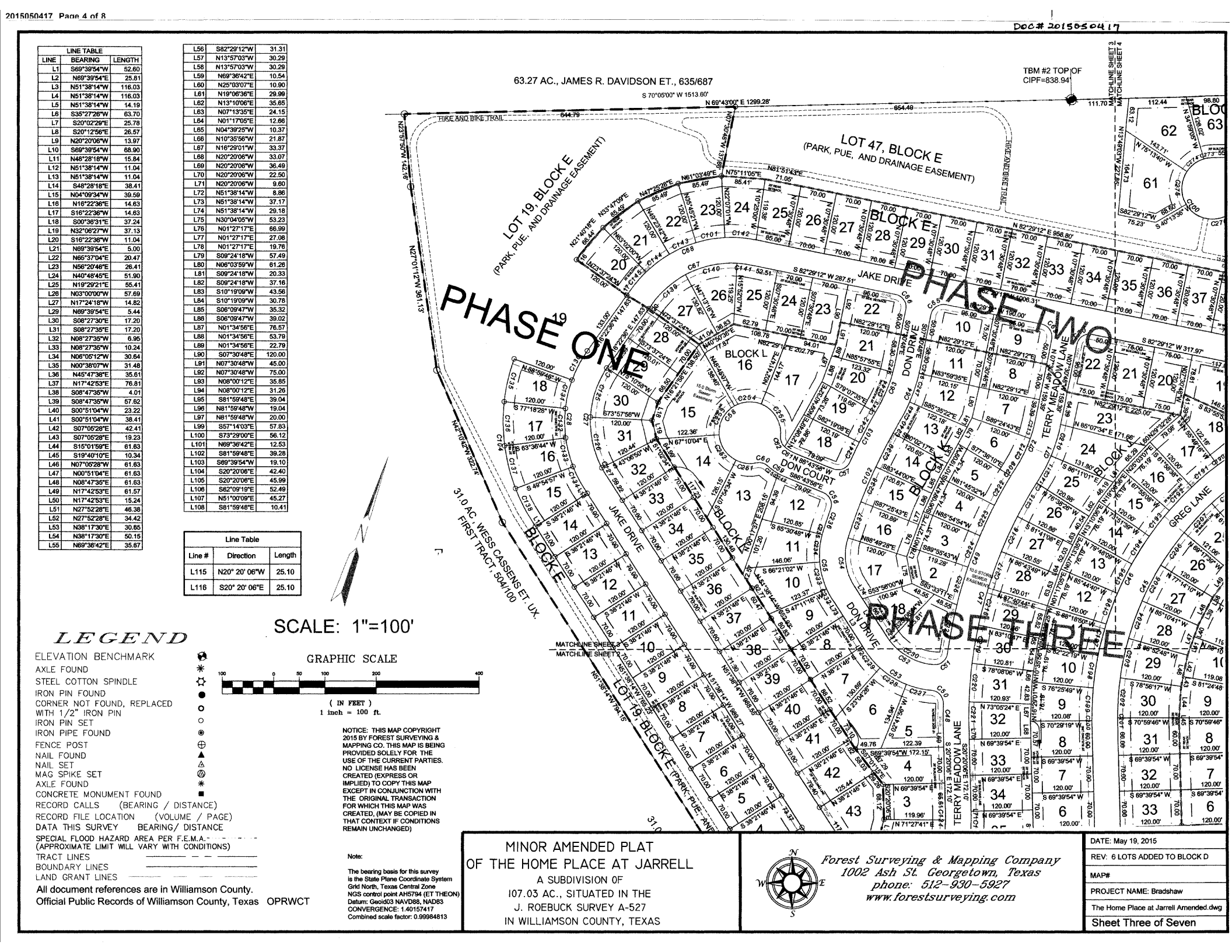
DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg
Sheet Two of Seven

DOC# 2015050417

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°39'54"W	52.60
L2	N69°39'54"E	25.81
L3	N51°38'14"W	116.03
L4	N51°38'14"W	116.03
L5	N51°38'14"W	14.19
L6	S35°27'26"W	63.70
L7	S20°02'29"E	25.78
L8	S20°12'56"E	26.57
L9	N20°20'06"W	13.97
L10	S69°39'54"W	68.90
L11	N48°28'18"W	15.84
L12	N51°38'14"W	11.04
L13	N51°38'14"W	11.04
L14	S48°28'18"E	38.41
L15	N04°09'34"W	39.59
L16	N16°22'36"E	14.63
L17	S16°22'36"W	14.63
L18	S00°36'31"E	37.24
L19	N32°06'27"W	37.13
L20	S16°22'36"W	11.04
L21	N69°39'54"E	5.00
L22	N65°37'04"E	20.47
L23	N56°20'46"E	26.41
L24	N40°48'45"E	51.90
L25	N19°29'21"E	55.41
L26	N03°00'00"W	57.69
L27	N17°24'18"W	14.82
L29	N69°39'54"E	5.44
L30	S08°27'30"E	17.20
L31	S08°27'35"E	17.20
L32	N08°27'35"W	6.95
L33	N08°27'35"W	10.24
L34	N06°05'12"W	30.64
L35	N00°38'07"W	31.48
L36	N45°47'36"E	35.61
L37	N17°42'53"E	76.81
L38	S08°47'35"W	4.01
L39	S08°47'35"W	57.62
L40	S00°51'04"W	23.22
L41	S00°51'04"W	38.41
L42	S07°05'28"E	42.41
L43	S07°05'28"E	19.23
L44	S15°01'59"E	61.63
L45	S19°40'10"E	10.34
L46	N07°05'28"W	61.63
L47	N00°51'04"E	61.63
L48	N08°47'35"E	61.63
L49	N17°42'53"E	61.57
L50	N17°42'53"E	15.24
L51	N27°52'28"E	46.38
L52	N27°52'28"E	34.42
L53	N38°17'30"E	30.65
L54	N38°17'30"E	50.15
L55	N69°38'42"E	35.67

L56	S82°29'12"W	31.31
L57	N13°57'03"W	30.29
L58	N13°57'03"W	30.29
L59	N69°36'42"E	10.54
L60	N25°03'07"E	10.90
L61	N19°06'36"E	29.99
L62	N13°10'06"E	35.65
L63	N07°13'35"E	24.15
L64	N01°17'05"E	12.66
L65	N04°39'25"W	10.37
L66	N10°35'56"W	21.87
L67	N16°29'01"W	33.37
L68	N20°20'06"W	33.07
L69	N20°20'06"W	36.49
L70	N20°20'06"W	22.50
L71	N20°20'06"W	9.60
L72	N51°38'14"W	8.86
L73	N51°38'14"W	37.17
L74	N51°38'14"W	29.18
L75	N30°04'05"W	53.23
L76	N01°27'17"E	66.99
L77	N01°27'17"E	27.08
L78	N01°27'17"E	19.76
L79	S09°24'18"W	57.49
L80	N06°03'59"W	61.26
L81	S09°24'18"W	20.33
L82	S09°24'18"W	37.16
L83	S10°19'09"W	43.56
L84	S10°19'09"W	30.78
L85	S06°09'47"W	35.32
L86	S06°09'47"W	39.02
L87	N01°34'56"E	76.57
L88	N01°34'56"E	53.79
L89	N01°34'56"E	22.79
L90	S07°30'48"E	120.00
L91	N07°30'48"W	45.00
L92	N07°30'48"W	75.00
L93	N08°00'12"E	35.85
L94	N08°00'12"E	31.26
L95	S81°59'48"E	39.04
L96	N81°59'48"W	19.04
L97	N81°59'48"W	20.00
L99	S57°14'03"E	57.83
L100	S73°29'00"E	56.12
L101	N69°36'42"E	12.53
L102	S81°59'48"E	39.28
L103	S69°39'54"W	19.10
L104	S20°20'06"E	42.40
L105	S20°20'06"E	45.99
L106	S62°09'19"E	52.49
L107	N51°00'09"E	45.27
L108	S81°59'48"E	10.41

Line Table		
Line #	Direction	Length
L115	N20° 20' 06"W	25.10
L116	S20° 20' 06"E	25.10



SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- ELEVATION BENCHMARK
- AXLE FOUND
- STEEL COTTON SPINDLE
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- IRON PIN SET
- IRON PIPE FOUND
- FENCE POST
- NAIL FOUND
- NAIL SET
- MAG SPIKE SET
- AXLE FOUND
- CONCRETE MONUMENT FOUND
- RECORD CALLS (BEARING / DISTANCE)
- RECORD FILE LOCATION (VOLUME / PAGE)
- DATA THIS SURVEY BEARING/ DISTANCE
- SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
- TRACT LINES
- BOUNDARY LINES
- LAND GRANT LINES

All document references are in Williamson County.
Official Public Records of Williamson County, Texas OPRWCT

NOTICE: THIS MAP COPYRIGHT 2015 BY FOREST SURVEYING & MAPPING CO. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION FOR WHICH THIS MAP WAS CREATED, (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)

Note:

The bearing basis for this survey is the State Plane Coordinate System Grid North, Texas Central Zone
NGS control point AH5794 (ET THEON)
Datum: Geoid03 NAVD88, NAD83
CONVERGENCE: 1.40157417
Combined scale factor: 0.99984813

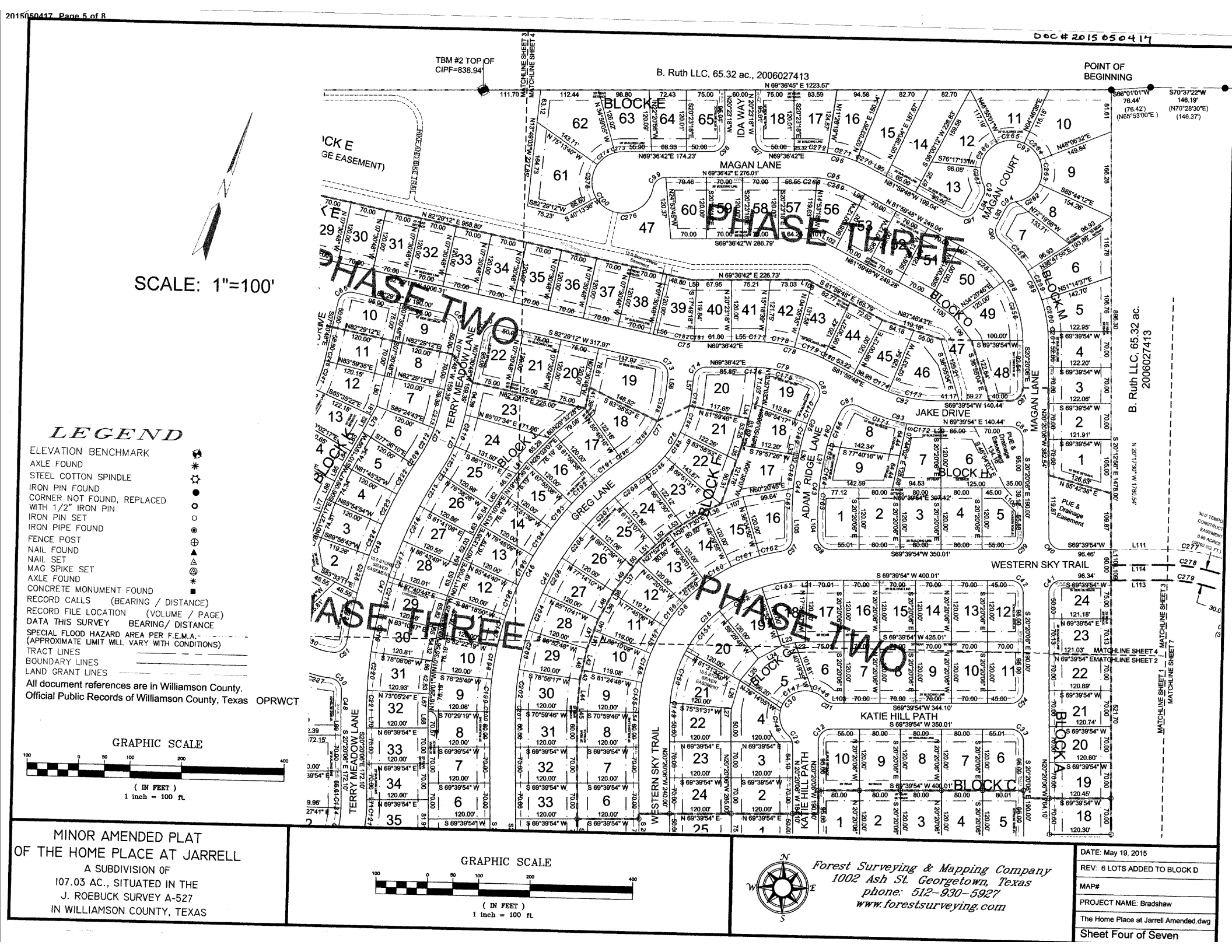
MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION 0F
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg
Sheet Three of Seven

DOC # 20150050417



SCALE: 1"=100'

LEGEND

- ELEVATION BENCHMARK
- AXLE FOUND
- STEEL COTTON SPINDLE
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
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100 0 50 100 200 400

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DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg

Doc# 2015050417

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°40'47"	25.00	39.57	25.30	35.56	S64°59'43"E
C2	89°19'13"	25.00	38.97	24.71	35.14	N25°00'17"E
C3	89°19'13"	25.00	38.97	24.71	35.14	S25°00'17"W
C4	90°40'47"	25.00	39.57	25.30	35.56	N64°59'43"W
C5	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C6	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C7	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C8	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C9	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C10	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C11	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C12	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C13	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C14	48°11'23"	25.00	21.03	11.18	20.41	S44°25'48"E
C15	186°24'14"	50.00	162.67	893.76	99.84	N24°40'36"E
C16	48°11'23"	25.00	21.03	11.18	20.41	N86°12'56"W
C17	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C18	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C19	58°41'52"	175.00	179.28	98.40	171.54	S80°59'10"E
C20	58°42'25"	225.00	230.54	126.54	220.59	S80°59'27"E
C21	90°24'20"	25.00	39.45	25.18	35.48	S83°09'36"W
C22	89°35'40"	25.00	39.09	24.82	35.23	N06°50'24"W
C23	89°45'20"	25.00	39.16	24.89	35.28	N83°29'06"E
C24	90°09'20"	25.00	39.34	25.07	35.40	S06°33'34"E
C25	58°51'13"	250.00	256.80	141.02	245.66	N09°05'30"E
C26	58°56'33"	200.00	205.75	113.02	196.79	N09°08'10"E
C27	68°00'50"	190.00	225.54	128.19	212.53	S17°37'49"E
C28	68°00'50"	240.00	284.90	161.92	268.46	S17°37'49"E
C29	48°11'23"	25.00	21.03	11.18	20.41	N44°25'48"W
C30	186°22'46"	50.00	162.65	897.21	99.85	S24°39'54"W
C31	48°11'23"	25.00	21.03	11.18	20.41	S86°14'25"E
C32	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C33	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C34	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C35	90°00'00"	265.00	416.26	265.00	374.77	S24°39'54"W
C36	81°47'12"	325.00	463.92	281.46	425.52	S20°33'30"W
C37	81°47'12"	25.00	35.69	21.65	32.73	N20°33'30"E
C38	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C39	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C40	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C41	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C42	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C43	11°52'31"	480.75	99.64	50.00	99.46	S14°23'51"E
C44	11°52'31"	530.75	110.00	55.20	109.81	S14°23'51"E
C45	55°46'57"	565.00	550.08	299.04	528.61	S07°33'22"W
C46	55°46'57"	615.00	598.76	325.51	575.39	S07°33'22"W
C47	33°58'47"	855.00	507.07	261.24	499.67	S03°20'43"E
C48	03°05'25"	905.00	48.81	24.41	48.80	S18°43'06"E
C49	24°43'25"	905.00	390.52	198.35	387.49	S01°16'58"W
C50	87°00'20"	25.00	37.96	23.73	34.42	N60°40'33"W
C51	86°55'05"	25.00	37.93	23.69	34.39	N32°22'48"E
C52	52°31'25"	121.42	111.30	59.91	107.45	S77°53'57"E
C53	52°31'25"	171.42	157.14	84.58	151.70	S77°53'57"E
C54	50°27'42"	111.22	97.95	52.41	94.82	S26°24'23"E
C55	50°27'42"	161.22	141.99	75.97	137.45	S26°24'23"E
C56	87°39'04"	25.00	38.25	24.00	34.62	N42°54'26"W
C57	87°39'04"	25.00	38.25	24.00	34.62	N49°26'30"E
C58	287°56'10"	60.00	301.53	43.64	70.59	S22°55'36"W
C59	19°39'34"	122.71	42.11	21.26	41.90	S76°54'11"E
C60	53°58'05"	25.00	23.55	12.73	22.69	S85°56'33"W
C61	19°39'34"	72.71	24.95	12.60	24.83	S76°54'11"E
C62	53°58'05"	25.00	23.55	12.73	22.69	S40°05'21"E
C63	18°56'06"	275.00	90.88	45.86	90.47	N01°57'15"E
C64	18°56'06"	325.00	107.40	54.20	106.92	N01°57'15"E
C65	90°00'00"	25.00	39.27	25.00	35.36	S37°29'12"W
C66	90°00'00"	25.00	39.27	25.00	35.36	N52°30'48"W
C67	66°06'34"	190.00	219.23	123.65	207.27	S49°25'53"W
C68	66°06'34"	240.00	276.92	156.18	261.81	S49°25'53"W
C69	90°00'00"	25.00	39.27	25.00	35.36	N52°30'48"W
C70	90°00'00"	25.00	39.27	25.00	35.36	S37°29'12"W
C71	21°09'29"	325.00	120.01	60.70	119.33	N03°03'57"E
C72	21°09'29"	275.00	101.55	51.36	100.97	N03°03'57"E
C73	83°33'45"	25.00	36.46	22.34	33.31	N55°43'55"W
C74	83°33'45"	25.00	36.46	22.34	33.31	S27°49'49"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C75	12°52'31"	275.00	61.80	31.03	61.67	N76°02'57"E
C76	49°23'54"	225.00	193.99	103.48	188.03	N10°44'54"E
C77	49°23'54"	175.00	150.88	80.49	146.25	N10°44'54"E
C78	28°23'31"	325.00	161.05	82.21	159.40	S83°48'27"W
C79	26°19'19"	275.00	126.34	64.30	125.23	S82°46'21"W
C80	92°04'11"	25.00	40.17	25.92	35.99	N38°01'53"W
C81	90°00'00"	25.00	39.27	25.00	35.36	S53°00'12"W
C82	28°20'19"	275.00	136.01	69.43	134.63	N83°50'03"E
C83	28°20'19"	325.00	160.74	82.05	159.11	N83°50'03"E
C84	16°27'47"	320.61	92.12	46.38	91.81	S00°13'42"E
C85	16°26'17"	370.61	106.33	53.53	105.96	S00°14'27"E
C86	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C87	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C88	61°39'41"	200.00	215.24	119.37	205.00	N51°09'57"W
C89	51°11'09"	250.00	223.34	119.74	215.99	N45°55'41"W
C90	79°31'28"	25.00	34.70	20.80	31.98	S31°45'32"E
C91	90°00'00"	25.00	39.27	25.00	35.36	N53°00'12"E
C92	53°58'05"	25.00	23.55	12.73	22.69	N18°58'50"W
C93	287°56'10"	60.00	301.53	43.64	70.59	N81°59'48"W
C94	53°58'05"	25.00	23.55	12.73	22.69	S34°59'15"W
C95	28°23'31"	200.00	99.11	50.59	98.10	S83°48'27"W
C96	28°23'31"	250.00	123.88	63.24	122.62	S83°48'27"W
C97	90°00'00"	25.00	39.27	25.00	35.36	S65°23'18"E
C98	90°00'00"	25.00	39.27	25.00	35.36	N24°36'42"E
C99	79°50'08"	25.00	34.83	20.92	32.08	S29°41'38"W
C100	260°03'09"	60.00	272.33	71.44	91.89	S60°11'51"E
C101	13°38'21"	240.00	57.13	28.70	57.00	S61°03'49"W
C102	12°35'50"	1145.00	251.74	126.38	251.23	S05°07'23"W
C103	05°48'20"	1195.00	121.09	60.60	121.03	S08°31'08"W
C104	52°38'28"	360.00	330.75	178.08	319.24	S25°19'00"E
C105	43°25'14"	50.00	37.89	19.91	36.99	S83°49'52"E
C106	49°16'21"	50.00	43.00	22.93	41.69	N49°49'21"E
C107	45°13'40"	50.00	39.47	20.83	38.45	N02°34'21"E
C108	48°21'49"	50.00	42.21	22.45	40.96	N44°13'24"W
C109	14°07'32"	175.00	43.14	21.68	43.03	N76°43'40"E
C110	39°44'23"	175.00	121.38	63.24	118.96	S76°20'23"E
C111	04°49'58"	175.00	14.76	7.38	14.76	S54°03'13"E
C112	01°39'13"	225.00	6.49	3.25	6.49	N70°28'57"E
C113	14°46'02"	225.00	57.99	29.16	57.83	N78°41'34"E
C114	15°28'44"	225.00	60.79	30.58	60.60	S86°11'03"E
C115	15°17'02"	225.00	60.02	30.19	59.84	S70°48'10"E
C116	11°31'25"	225.00	45.25	22.70	45.18	S57°23'56"E
C117	18°41'36"	250.00	81.56	41.15	81.20	N29°10'18"E
C118	14°28'52"	250.00	63.19	31.76	63.02	N12°35'04"E
C119	14°37'13"	250.00	63.79	32.07	63.62	N01°57'58"W
C120	11°03'32"	250.00	48.25	24.20	48.18	N14°48'20"W
C121	28°29'52"	200.00	99.48	50.79	98.45	N24°21'30"E
C122	28°38'52"	200.00	100.00	51.07	98.96	N04°12'52"W
C123	01°47'48"	200.00	6.27	3.14	6.27	N19°26'12"W
C124	30°51'06"	190.00	102.31	52.43	101.08	S00°36'31"E
C125	30°51'06"	190.00	102.31	52.43	101.08	S31°27'37"E
C126	04°45'04"	190.00	15.76	7.88	15.75	S49°15'42"E
C127	01°33'34"	190.00	5.17	2.59	5.17	S15°35'49"W
C128	01°40'36"	240.00	7.02	3.51	7.02	S15°32'18"W
C129	13°41'46"	240.00	57.37	28.82	57.23	S07°51'07"W
C130	13°41'46"	240.00	57.37	28.82	57.23	S05°50'39"E
C131	13°41'46"	240.00	57.37	28.82	57.23	S19°32'24"E
C132	13°41'47"	240.00	57.37	28.82	57.24	S33°14'10"E
C133	11°33'11"	240.00	48.39	24.28	48.31	S45°51'39"E
C134	13°41'46"	360.00	86.06	43.23	85.85	S05°50'39"E
C135	13°41'46"	360.00	86.06	43.23	85.85	S19°32'24"E
C136	13°41'47"	360.00	86.06	43.23	85.85	S33°14'10"E
C137	11°33'11"	360.00	72.59	36.42	72.47	S45°51'39"E
C138	26°24'07"	190.00	87.55	44.57	86.78	S29°34'40"W
C139	31°21'10"	190.00	103.97	53.32	102.68	S58°27'18"W
C140	08°21'17"	190.00	27.70	13.88	27.68	S78°18'32"W
C141	14°29'01"	240.00	60.67	30.50	60.51	S75°14'39"W
C142	27°16'41"	240.00	114.26	58.24	113.19	S54°14'39"W
C143	13°38'18"	240.00	57.13	28.70	56.99	S33°47'09"W
C144	10°35'24"	240.00	44.36	22.24	44.30	S21°40'18"W
C145	31°27'50"	50.00	27.46	14.08	27.11	N77°52'39"W
C146	88°08'08"	50.00	76.91	48.40	69.55	S42°19'22"W
C147	88°08'08"	50.00	76.91	48.40	69.55	S42°19'22"W
C148	66°46'48"	50.00	58.28	32.96	55.03	S35°08'05"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C149	05°51'38"	265.00	27.11	13.58	27.09	S17°24'18"E
C150	22°56'57"	265.00	106.14	53.79	105.44	S03°00'00"E
C151	22°01'46"	265.00	101.89	51.58	101.26	S19°29'21"W
C152	20°37'02"	265.00	95.36	48.20	94.84	S40°48'45"W
C153	18°32'38"	265.00	85.77	43.26	85.39	S60°23'35"W
C154	01°19'52"	325.00	7.55	3.78	7.55	S19°40'10"E
C155	10°25'03"	325.00	59.09	29.63	59.01	S13°47'43"E
C156	10°25'03"	325.00	59.09	29.63	59.01	S03°22'40"E
C157	10°25'03"	325.00	59.09	29.63	59.01	S07°02'22"W
C158	10°25'03"	325.00	59.09	29.63	59.01	S17°27'25"W
C159	10°25'03"	325.00	59.09	29.63	59.01	S27°52'28"W
C160	10°25'03"	325.00	59.09	29.63	59.01	S38°17'30"W
C161	10°25'03"	325.00	59.09	29.63	59.01	S48°42'33"W
C162	07°32'02"	325.00	42.73	21.40	42.70	S57°41'05"W
C163	06°16'53"	480.75	52.71	26.38	52.68	S17°11'40"E
C164	05°35'38"	480.75	46.94	23.49	46.92	S11°15'24"E
C165	03°35'47"	320.61	20.13	10.07	20.12	S06°39'42"E
C166	12°52'00"	320.61	72.00	36.15	71.85	S01°34'12"W
C167	05°37'34"	530.75	52.12	26.08	52.10	S17°31'19"E
C168	06°14'57"	530.75	57.89	28.97	57.86	S11°35'04"E
C169	08°21'52"	370.61	54.11	27.10	54.06	S04°16'39"E
C170	08°04'24"	370.61	52.22	26.15	52.18	S03°56'29"W
C171	17°31'30"	325.00	99.41	50.09	99.02	N89°14'27"E
C172	10°48'49"	325.00	61.34	30.76	61.25	N75°04'18"E
C173	20°42'17"	275.00	99.38	50.24	98.84	N80°01'02"E
C174	07°38'02"	275.00	36.64	18.35	36.61	S85°48'49"E
C175	23°42'28"	275.00	113.79	57.72	112.98	S84°04'47"W
C176	02°36'52"	275.00	12.55	6.28	12.55	S70°55'07"W
C177	05°04'39"	325.00	28.80	14.41	28.79	S72°09'01"W
C178	10°23'04"	325.00	58.90	29.53	58.82	S79°52'53"W
C179	10°26'02"	325.00	59.19	29.67	59.10	N89°42'34"W
C180	02°29'45"	325.00	14.16	7.08	14.16	N83°14'40"W
C181	02°34'00"	275.00	12.32	6.16	12.32	N70°53'42"E
C182	10°18'31"	275.00	49.48	24.81	49.41	N77°19'57"E
C183	05°56'49"	225.00	23.35	11.69	23.34	N10°58'39"W
C184	14°04'22"	225.00	55.26	27.77	55.12	N00°58'04"W
C185	14°04'22"	225.00	55.26	27.77	55.12	N13°06'18"E
C186	13°17'01"	225.00	52.16	26.20	52.05	N26°46'59"E
C187	02°01'21"	225.00	7.94	3.97	7.94	N34°26'10"E
C188	20°01'10"	175.00	61.15	30.89	60.84	N03°56'28"W
C189	29°22'44"	175.00	89.73	45.88	88.75	N20°45'29"E
C190	01°16'07"	615.00	13.62	6.81	13.62	S34°48'48"W
C191	06°09'22"	615.00	66.08	33.07	66.05	S31°06'03"W
C192	05°56'30"	615.00	63.78	31.92	63.75	S25°03'07"W
C193	05°56'30"	615.00	63.78	31.92	63.75	S19°06'36"W
C194	05°56'30"	615.00	63.78	31.92	63.75	S13°10'06"W
C195	05°56'30"	615.00	63.78	31.92	63.75	S07°13'35"W
C196	05°56'30"	615.00	63.78	31.92	63.75	S01°17'05"W
C197	05°56'30"	615.00	63.78	31.92	63.75	S04°39'25"E
C198	05°56'30"	615.00	63.78	31.92	63.75	S10°35'56"E
C199	05°56'30"	615.00	63.78	31.92	63.75	S16°32'26"E
C200	00°49'25"	615.00	8.84	4.42	8.84	S19°55'24"E
C201	01°19'52"	565.00	13.13	6.56	13.13	S19°40'10"E
C202	07°56'31"	565.00	78.32	39.22	78.25	S15°01'59"E
C203	07°56'31"	565.00	78.32	39.22	78.25	S07°05'28"E
C204	07°56'31"	565.00	78.32	39.22	78.25	S00°51'04"W
C205	07°56'31"	565.00	78.32	39.22	78.25	S08°47'35"W
C206	07°56'31"	565.00	78.32	39.22	78.25	S16°44'06"W
C207	07°56'31"	565.00	78.32	39.22	78.25	S24°40'37"W
C208	06°47'58"	565.00	67.05	33.57	67.01	S32°02'52"W
C209	01°14'51"	905.00	19.70	9.85	19.70	S13°01'16"W
C210	11°19'47"	325.00	64.27	32.24	64.16	N01°50'54"W
C211	09°49'42"	325.00	55.75	27.94	55.68	N08°43'50"E
C212	13°03'24"	275.00	62.67	31.47	62.53	N07°06'59"E
C213	08°06'05"	275.00	38.88	19.47	38.85	N03°27'45"W
C214	00°17'07"	855.00	4.26	2.13	4.26	S13°30'07"W
C215	05°02'42"	855.00	75.28	37.67	75.26	S10°50'13"W
C216	05°02'42"	855.00	75.28	37.67	75.26	S05°47'31"W
C217	05°02'42"	855.00	75.28	37.67	75.26	S00°44'50"W
C218	05°02'42"	855.00	75.28	37.67	75.26	S04°17'52"E
C219	05°02'42"	855.00	75.28	37.67	75.26	S09°20'34"E
C220	05°02'42"	855.00	75.28	37.67	75.26	S14°23'15"E
C221	03°25'30"	855.00	51.11	25.56	51.10	S18°37'21"E
C222	04°09'22"	905.00	65.65	32.84	65.63	S10°19'09"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C223	04°09'22"	905.00	65.65	32.84	65.63	S06°09'47"W
C224	04°09'22"	905.00	65.65	32.84	65.63	S02°00'25"W
C225	04°52'23"	905.00	76.97	38.51	76.95	S02°30'26"E
C226	06°08'05"	905.00	96.90	48.50	96.85	S06°00'42"E
C227	16°52'39"	171.42	50.49	25.43	50.31	N84°15'36"E
C228	20°22'30"	171.42	60.96	30.80	60.64	S77°06'49"E
C229	15°17'20"	171.42	45.74	23.01	45.61	S59°16'54"E
C230	47°41'07"	121.42	101.05	53.66	98.16	S80°19'06"E
C231	04°50'19"	121.42	10.25	5.13	10.25	S54°03'23"E
C232	08°49'30"	161.22	24.83	12.44	24.81	S47°13'29"E
C233	19°09'46"	161.22	53.92	27.21	53.67	S33°13'51"E
C234	19°09'46"	161.22	53.92	27.21	53.67	S14°04'05"E
C235	03°18'41"	181.22	9.32	4.66	9.32	S02°49'52"E
C236	02°05'38"	1195.00	43.67	21.84	43.67	S00°07'43"E
C237	03°44'48"	1145.00	74.87	37.45	74.86	S00°41'52"W
C238	03°41'43"	1145.00	73.85	36.94	73.83	S04°28'08"W
C239	03°41'43"	1145.00	73.85	36.94	73.83	S08°06'51"W
C240	01°27'35"	1145.00	29.17	14.59	29.17	S10°41'30"W
C241	02°03'55"	1195.00	43.07	21.54	43.07	S08°38'55"W
C242	03°11'33"	1195.00	66.58	33.30	66.58	S09°16'39"W
C243	00°32'53"	1195.00	11.43	5.71	11.43	S11°08'52"W
C244	15°27'24"	275.00	74.19	37.32	73.96	N03°41'36"E
C245	03°28'42"	275.00	16.70	8.35	16.69	N05°46'27"W
C246	01°30'23"	325.00	8.54	4.27	8.54	N06°45'36"W
C247	10°25'03"	325.00	59.09	29.63	59.01	N00°47'53"W
C248	07°00'40"	325.00	39.77	19.91	39.74	N07°54'58"E
C249	07°49'44"	122.71	16.77	8.40	16.75	S82°49'06"E
C250	11°49'51"	122.71	25.34	12.71	25.29	S72°59'19"E
C251	38°57'04"	60.00	40.79	21.22	40.01	N78°26'03"E
C252	59°15'30"	60.00	62.06	34.13	59.33	S52°27'41"E
C253	64°04'49"	60.00	67.10	37.55	63.66	S09°12'29"W
C254	51°26'54"	60.00	53.88	28.91	52.08	S66°58'20"W
C255	74°11'54"	60.00	77.70	45.38	72.38	N50°12'16"W
C256	35°19'08"	200.00	123.29	63.67	121.34	N37°59'40"W
C257	26°20'33"	200.00	91.95	46.80	91.15	N68°49'31"W
C258	18°19'11"	250.00	79.93	40.31	79.59	N62°21'40"W
C259	14°26'41"	250.00	63.03	31.68	62.86	N45°58'44"W
C260	14°26'41"	250.00	63.03	31.68	62.86	N31°32'03"W
C261	03°58'36"	250.00	17.35	8.68	17.35	N22°19'24"W
C262	57°42'30"	60.00	60.43	33.06	57.91	N33°07'03"E
C263	46°09'16"	60.00	48.33	25.56	47.04	N18°48'50"W
C264	43°19'53"	60.00	45.38	23.84	44.30	N63°33'25"W
C265	51°41'39"	60.00	54.13	29.07	52.32	S68°55'49"W
C266	56°47'46"	60.00	59.48	32.44	57.07	S14°41'06"W
C267	32°15'06"	60.00	33.77	17.35	33.33	S29°50'20"E
C268	05°30'00"	200.00	19.20	9.61	19.19	S72°21'42"W
C269	22°53'30"	200.00	79.91	40.49	79.38	S86°33'27"W
C270	05°56'46"	250.00	25.95	12.98	25.93	N84°58'11"W
C271	13°29'45"	250.00	58.89	29.58	58.75	S85°18'34"W
C272	06°57'00"	250.00	39.05	19.57	39.01	S74°05'11"W
C273	14°48'48"	60.00	15.51	7.80	15.47	S82°25'19"W
C274	40°14'35"	60.00	42.14	21.98	41.28	S34°53'38"W
C275	64°32'44"	60.00	67.59	37.89	64.07	S17°30'02"E
C276	140°27'02"	60.00	147.08	166.89	112.92	N60°00'05"E

CURVE TABLE FOR LOTS 14-19 BLOCK D						
Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C283	89°59'58"	15.00	23.56	15.00	21.21	N24° 39' 52"E
C284	46°11'13"	15.00	12.09	6.40	11.77	N43° 25' 43"W
C285	272°22'26"	50.00	237.69	47.97	69.23	S69° 39' 54"W
C286	37°27'09"	50.00	32.68	16.95	32.10	S47° 47' 45"E
C287	48°57'13"	50.00	42.72	22.76	41.43	S04° 35' 33"E
C288	49°46'51"	50.00	43.44	23.20	42.09	S44° 46' 29"W
C289	49°46'50"	50.00	43.44	23.20	42.09	N85° 26' 41"W
C290	48°58'32"	50.00	42.74	22.77	41.45	N36° 04' 00"W
C291	37°25'50"	50.00	32.66	16.94	32.09	N07° 08' 11"E
C292	46°11'13"	15.00	12.09	6.40	11.77	S02° 45' 30"W
C293	89°59'58"	15.00	23.56	15.00	21.21	S65° 20' 06"E

MINOR AMENDED PLAT
OF THE HOME PLACE AT JARRELL
A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg
Sheet Five of Seven

Doc # 2015050417

BOUNDARY DESCRIPTION — The Home Place At Jarrell

BEING 107.03 acres situated in the J. Roebuck Survey, Abstract No. 527, in Williamson County, Texas, as described in a deed of record in Doc. 2010008245, Official Records of Williamson County, Texas (ORWCT). This tract was surveyed on the ground in September of 2008, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin which was found at the Northeast fence corner of the said 107.03 acre tract which was conveyed to T. J. Bradshaw Construction and at an ell corner in the West boundary of the 65.32 acre property which was conveyed to B. Ruth LLC (Doc. 2006027413) (ORWCT).

THENCE along the general line of an existing fence, with the East line of the Bradshaw property and the West line of the said 65.32 acre property, S 20 deg. 12 min. 56 sec. E 1478.00 feet to a pipe found at the Northwest fence corner of Lot 1 of the Faith Tabernacle Church Sub. (Cab. H, Sl. 295), continuing with the East line of the Barnsch property and the East line of the property conveyed to Bi-A-Cow, S 19 deg. 57 min. 09 sec. E 298.26 feet to a ¾ inch iron bar found; and S 20 deg. 02 min. 29 sec. E 420.05 feet to an iron pin found.

THENCE with the North line of F.M. 487, along or near an existing fence, S 69 deg. 39 min. 54 sec. W 1500.02 feet to an iron pin which was set near the center of the channel of Pool Branch.

THENCE with a line that does not follow the existing fence line, downstream following the approximate center (the meanders) of Pool Branch and the common boundary between Bi-A-Cow and the 31 acre First Tract of Wess Cassens, et.ux. (504/100), setting iron pins as follows; N 52 deg. 02 min. 34 sec. W 680.85 feet; N 48 deg. 28 min. 18 sec. W 157.02 feet; N 51 deg. 38 min. 14 sec. W 794.15 feet; N 42 deg. 10 min. 42 sec. W 322.74 feet; N 27 deg. 01 min. 12 sec. W 361.13 feet; and N 23 deg. 57 min. 50 sec. W 142.16 feet.

THENCE with the North line of the107.03 acre tract and the South line of the property of James R. Davidson, et. ux., (63.27 ac. 635/687), along or near the general line of an existing fence, N 69 deg. 43 min. E 1299.28 feet to an iron pin which was found at the upper Southwest corner of the property conveyed to B. Ruth LLC (Doc. 2006027413), contening with the common boundary between the 65.32 acres and the 107.03 acre tract, with a line that departs the fence, N 69 deg. 36 min. 42 sec. E 1223.63 feet to the POINT OF BEGINNING.

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

THAT I, T. J. BRADSHAW, PRESIDENT OF JARRELL TOWN CENTER, LTD, OWNER OF THE 107.03 ACRES AS SHOWN HEREON, WHICH WAS CONVEYED TO JARRELL TOWN CENTER LTD BY DEED AS FILED IN DOC. 2011026821, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT), THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LIENHOLDER OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE RECORDATION OF THIS PLAT ON BEHALF OF THE OWNERS AND DEDICATES TO THE CITY OF JARRELL ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 8 DAY OF June, 2015 A.D.

Troy Bradshaw
T. J. BRADSHAW
PRESIDENT OF JARRELL TOWN CENTER LTD
P.O. BOX 488,
SALADO, TEXAS 76571

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. J. BRADSHAW, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of June 2015, A.D.

Melissa L. Perry
PRINTED NAME OF NOTARY AND STAMP
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MELISSA PERRY
MY COMMISSION EXPIRES
March 4, 2019

PLAT NOTES:

1. TOTAL ACRES: 107.03 AC.
2. NUMBER OF LOTS: 322. NUMBER OF BLOCKS: 12
4. AREA OF SMALLEST LOT: 0.19 Acres (8400 sq. ft.)

GENERAL NOTES:

1. This property is located within the extra-territorial-jurisdiction (ETJ) of the city of Jarrell, Texas.
2. The City of Jarrell is the utility provider for wastewater for this property.
3. The water service provider is the City of Jarrell.
4. Electrical service in this area is provided by by ONCOR.
5. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
6. Onsite stormwater detention is required for onsite improvements and 1/2 of the adjacent public right of way at fully developed conditions.
7. A 7 Foot wide building setback is is reserved along all interior side lot lines except that Lots 14-19 in Block D shall have 5' side building setbacks. A 25 foot wide building setback is reserved along all front lot lines. A 15 foot wide building setback is reserved along all exterior side lot lines at street intersections.
8. The coordinates and monuments this plat have been rotated to the NAD 83/93 Harn Texas Central Zone and NAVD 88.
9. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at time of the site plan application based on the zoning designation of the property.
10. All structures/obstructions are prohibited in drainage easements shown hereon.
11. Linear feet of roadway dedicated by this plat (measured at the centerline line) IS 15,633.27'.
12. 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 City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
13. 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 City of Georgetown, Williamson County, their officers, agents 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 City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
14. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Jarrell and/or Williamson County, Texas. Neither the City of Jarrell nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfare as shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Jarrell nor Williamson County assume any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
15. Neither the City of Jarrell nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. 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 finally been accepted for maintenance by the City and / or County.
16. This subdivision shall be developed in Phases (Phase 1, Phase 2 and Phase 3) as shown by the Phase lines on this plat.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, OR CONFLICTS, EXCEPT AS SHOWN HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 19th DAY OF May, 2015.

WILLIAM F. FOREST JR. R.P.L.S. # 1847
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS
(512) 930-5927 PH. (512) 868-0605 FAX
www.forestsurveying.com

STATE OF TEXAS — REGISTERED — WILLIAM F. FOREST, JR. — 1847 — PROFESSIONAL LAND SURVEYOR

I, ROBERT P. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY AN IDENTIFIED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #48491C0150E, EFFECTIVE DATE SEPT. 26, 2008. THE LOT HEREON CONFORMS TO THE FLOOD DAMAGE PREVENTION REQUIREMENTS OF THE CITY OF JARRELL MUNICIPAL CODE. THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE ADEQUATE TO CONTAIN THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 8th DAY OF June, 2015.

ROBERT P. SMITH P.E. 40030 (State of Texas)
SMITH WESTERN ENGINEERING
3613 WILLIAMS DRIVE, GEORGETOWN, TEXAS 78626
PH. (512) 512-869-1168
TBPE FIRM NO. 1612

STATE OF TEXAS — ROBERT P. SMITH — 40030 — REGISTERED — PROFESSIONAL ENGINEER

APPROVAL OF ADDRESS COORDINATOR

ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

Teresa Barr
WILLIAMSON COUNTY ADDRESSING COORDINATOR

June 3, 2015 DATE OF SIGNATURE

CITY APPROVAL

I, MEL YANTIS, CITY MANAGER OF THE CITY OF JARRELL, DO HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR FILING FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON CO., TX

MEL YANTIS, CITY MANAGER
CITY OF JARRELL

6-8-15
DATE

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the 17th day of June, 2015 at 11:45 o'clock A M., and duly recorded this the 17th day of June, 2015 A.D., at 12:03 o'clock P M, in the Official Public Records of said County in Document Number Doc # 2015050417

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: Cynthia Tidwell DEPUTY
Cynthia Tidwell

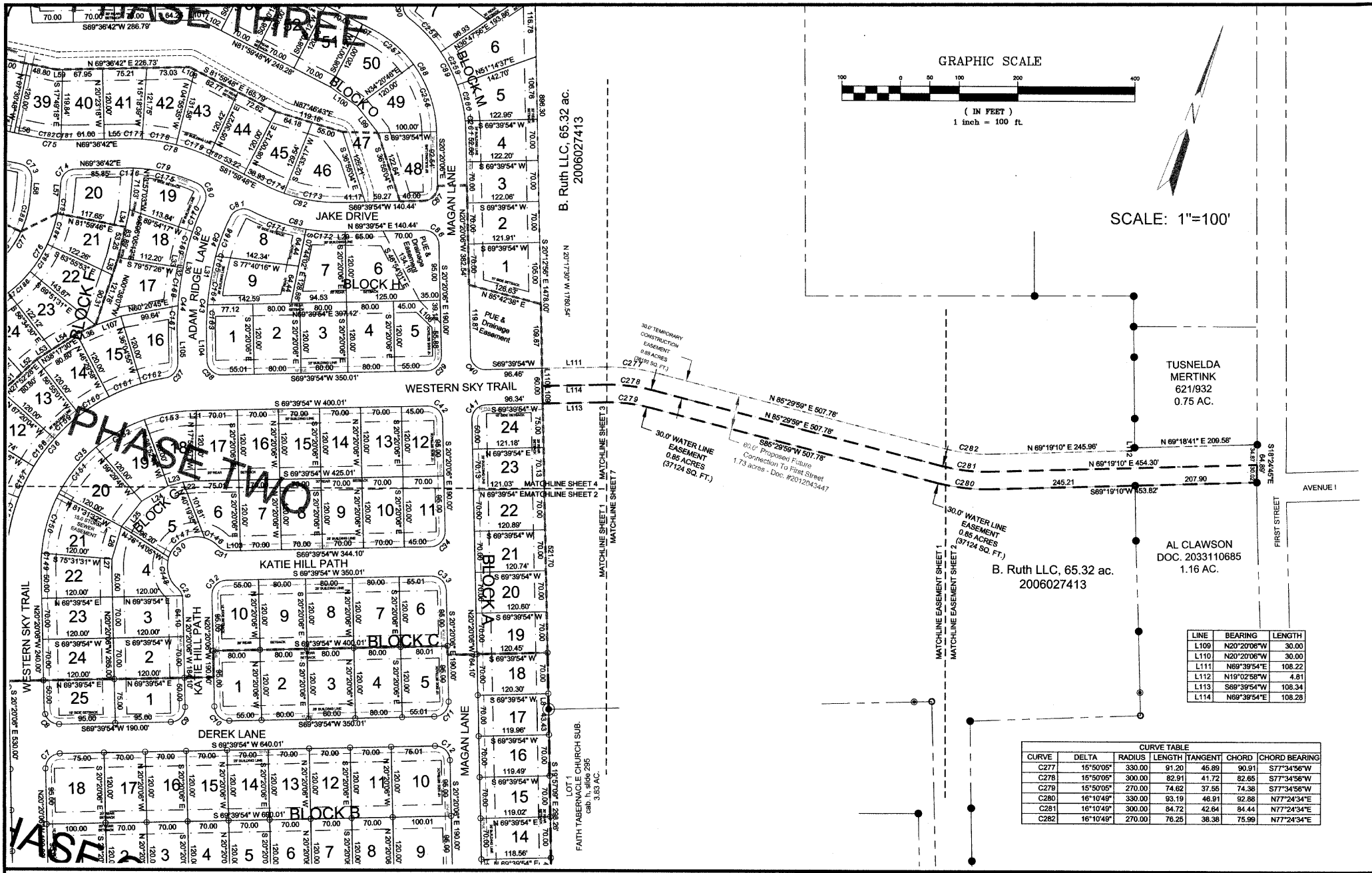
COMMISSIONERS COURT — WILLIAMSON COUNTY, TEXAS

MINOR AMENDED PLAT
OF THE HOME PLACE AT JARRELL
A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg
Sheet Six of Seven

DOC# 2015050417



LINE	BEARING	LENGTH
L109	N20°20'06"W	30.00
L110	N20°20'06"W	30.00
L111	N69°39'54"E	108.22
L112	N19°02'58"W	4.81
L113	S69°39'54"W	108.34
L114	N69°39'54"E	108.28

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C277	15°50'05"	330.00	91.20	45.89	90.91	S77°34'56"W
C278	15°50'05"	300.00	82.91	41.72	82.65	S77°34'56"W
C279	15°50'05"	270.00	74.62	37.55	74.38	S77°34'56"W
C280	16°10'49"	330.00	93.19	46.91	92.88	N77°24'34"E
C281	16°10'49"	300.00	84.72	42.64	84.44	N77°24'34"E
C282	16°10'49"	270.00	76.25	38.38	75.99	N77°24'34"E

MINOR AMENDED PLAT
OF THE HOME PLACE AT JARRELL

A SUBDIVISION 0F
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg
Sheet Seven of Seven

7 PGS 2015093017
PLAT

PLAT MAP RECORDING SHEET

DEDICATOR: JARRELL TOWN CENTER, LTD
T J BRADSHAW, PRESIDENT

SUBDIVISION NAME: HOME PLACE AT JARRELL, AMENDED

PROPERTY IS DESCRIBED AS: 107.03 ACRES OUT OF THE J ROEBUCK SURVEY, ABSTRACT NUMBER 527, IN WILLIAMSON COUNTY, TEXAS.

SUBMITTED BY: T J BRADSHAW, (254) 289-0241

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015093017

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
October 21, 2015 02:34 PM
FEE: $541.00 CTIDWELL

Doc#2015093017

SECOND MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

OWNER:
JARRELL TOWN CENTER LTD
DOCUMENT NO. 201102682I

NUMBER OF LOTS: 334
NUMBER OF BLOCKS: 12
15,837.27 LINEAR FT OF STREETS

DOCUMENT #2012891481
RECORDING DATE:
NOVEMBER 2, 2012

SURVEYOR:
FOREST SURVEYING AND MAPPING CO.

ENGINEER:
SMITH WESTERN ENGINEERING

INDEX SHEET

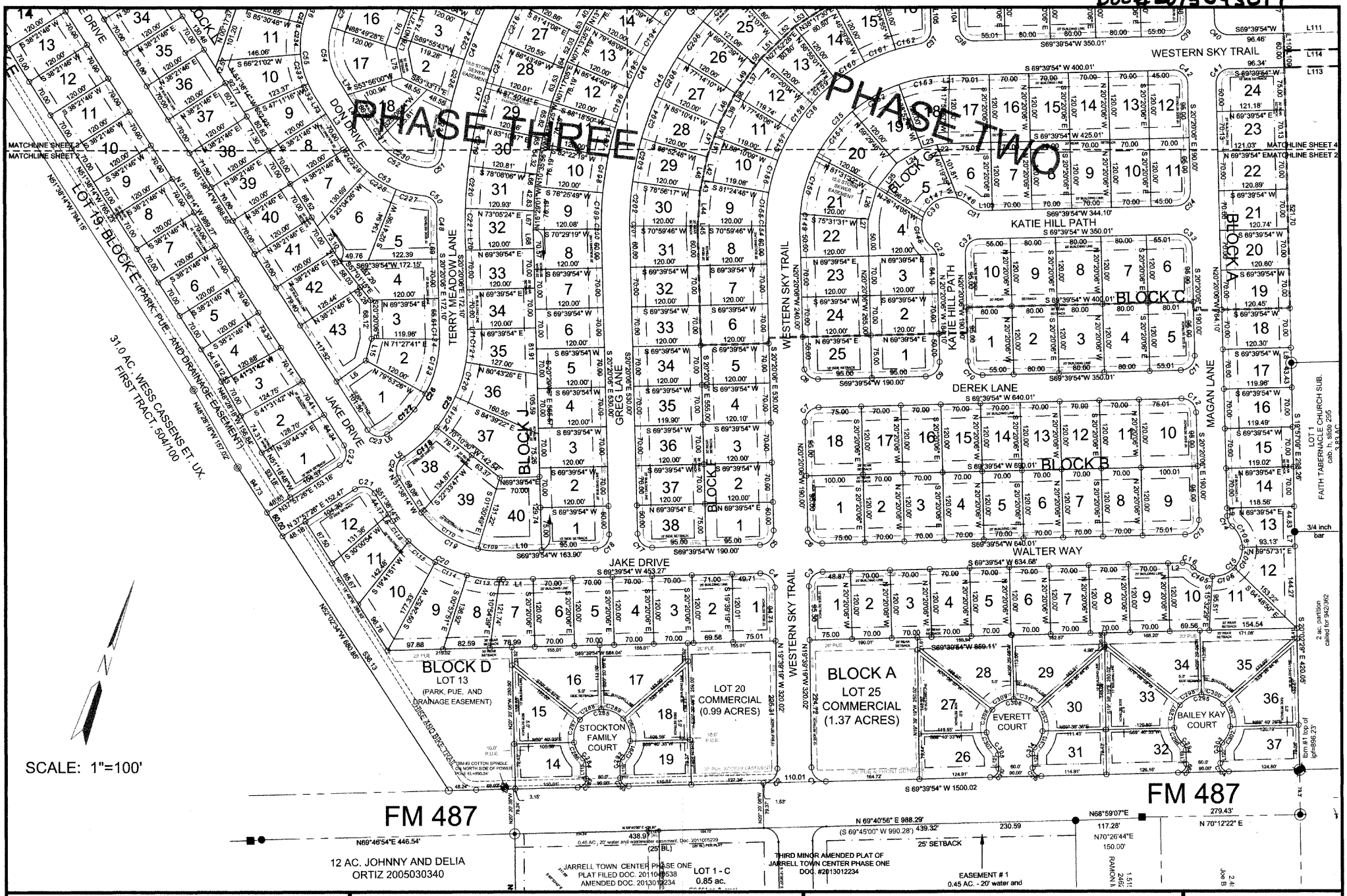
332 RESIDENTIAL LOTS
TYPICAL LOT SIZE
70' X 120

2 COMMERCIAL LOTS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: June 12, 2015
REV: 12 LOTS ADDED TO BLOCK A
MAP#
PROJECT NAME: Bradshaw
The Home Place At Jarrell Amended 2
Sheet One of Seven

Doc#2015093017



SECOND MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: June 12, 2015
REV: 12 LOTS ADDED TO BLOCK A
MAP#
PROJECT NAME: Bradshaw
The Home Place At Jarrell Amend.

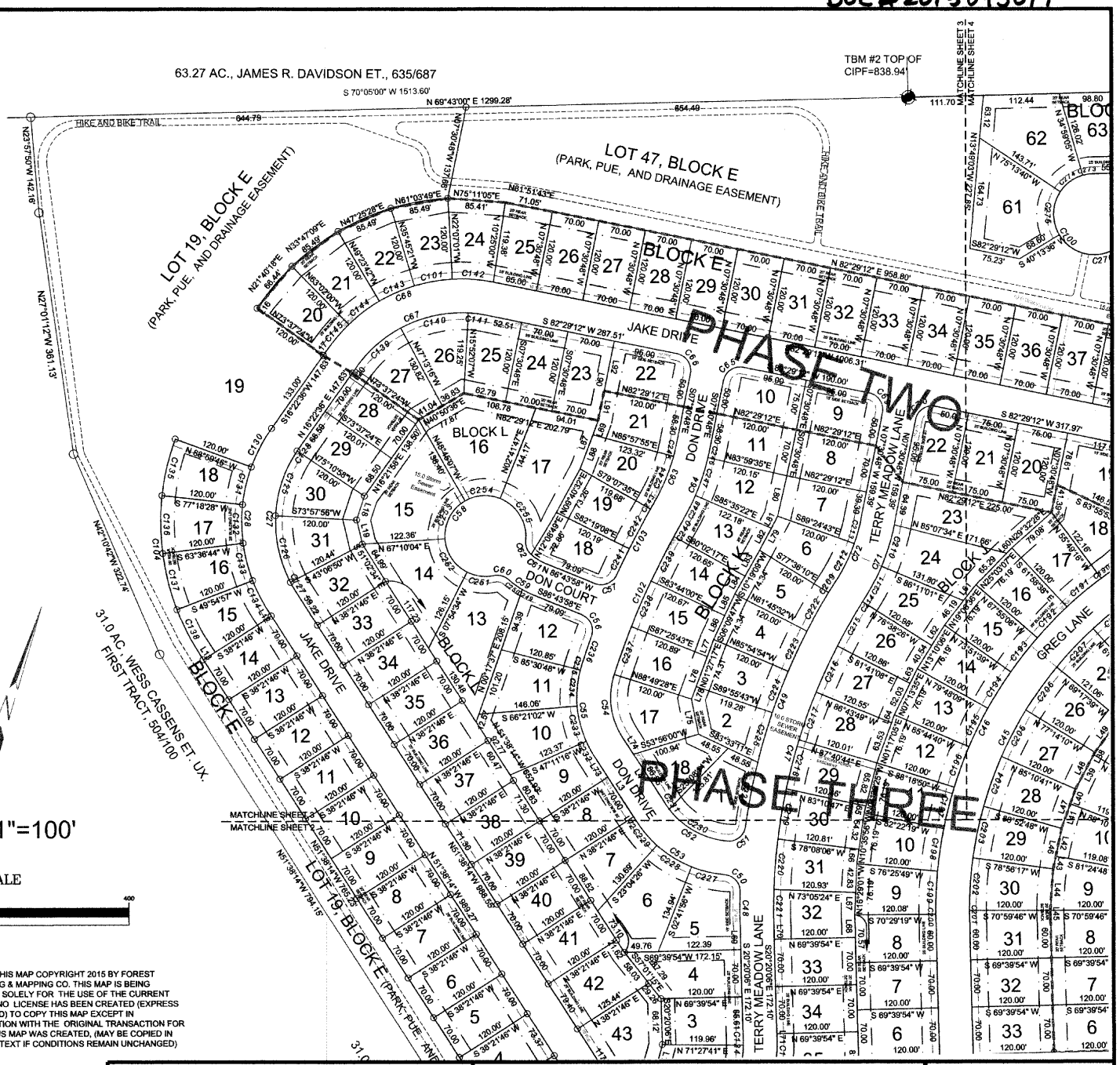
Sheet Two of Seven

Doc#2015093017

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°39'54"W	52.60
L2	N69°39'54"E	25.81
L3	N51°38'14"W	116.03
L4	N51°38'14"W	116.03
L5	N51°38'14"W	14.19
L6	S35°27'26"W	63.70
L7	S20°02'29"E	25.78
L8	S20°12'56"E	26.57
L9	N20°20'06"W	13.97
L10	S69°39'54"W	68.90
L11	N48°28'18"W	15.84
L12	N51°38'14"W	11.04
L13	N51°38'14"W	11.04
L14	S48°28'18"E	38.41
L15	N04°09'34"W	39.59
L16	N16°22'36"E	14.63
L17	S16°22'36"W	14.63
L18	S00°36'31"E	37.24
L19	N32°06'27"W	37.13
L20	S16°22'36"W	11.04
L21	N69°39'54"E	5.00
L22	N65°37'04"E	20.47
L23	N56°20'46"E	26.41
L24	N40°48'45"E	51.90
L25	N19°29'21"E	55.41
L26	N03°00'00"W	57.69
L27	N17°24'16"W	14.82
L29	N69°39'54"E	5.44
L30	S08°27'30"E	17.20
L31	S08°27'35"E	17.20
L32	N08°27'35"W	6.95
L33	N08°27'35"W	10.24
L34	N06°05'12"W	30.64
L35	N00°38'07"W	31.48
L36	N45°47'38"E	35.61
L37	N17°42'53"E	76.81
L38	S08°47'35"W	4.01
L39	S08°47'35"W	57.62
L40	S00°51'04"W	23.22
L41	S00°51'04"W	38.41
L42	S07°05'28"E	42.41
L43	S07°05'28"E	19.23
L44	S15°01'59"E	61.63
L45	S19°40'10"E	10.34
L46	N07°05'28"W	61.63
L47	N00°51'04"E	61.63
L48	N08°47'35"E	61.63
L49	N17°42'53"E	61.57
L50	N17°42'53"E	15.24
L51	N27°52'28"E	46.38
L52	N27°52'28"E	34.42
L53	N38°17'30"E	30.65
L54	N38°17'30"E	50.15
L55	N69°36'42"E	35.67

L56	S82°29'12"W	31.31
L57	N13°57'03"W	30.29
L58	N13°57'03"W	30.29
L59	N69°36'42"E	10.54
L60	N25°03'07"E	10.90
L61	N19°06'36"E	29.99
L62	N13°10'06"E	35.65
L63	N07°13'35"E	24.15
L64	N01°17'05"E	12.66
L65	N04°39'25"W	10.37
L66	N10°35'56"W	21.87
L67	N16°29'01"W	33.37
L68	N20°20'06"W	33.07
L69	N20°20'06"W	36.49
L70	N20°20'06"W	22.50
L71	N20°20'06"W	9.60
L72	N51°38'14"W	8.86
L73	N51°38'14"W	37.17
L74	N51°38'14"W	29.18
L75	N30°04'05"W	53.23
L76	N01°27'17"E	66.99
L77	N01°27'17"E	27.08
L78	N01°27'17"E	19.76
L79	S09°24'18"W	57.49
L80	N06°03'59"W	61.26
L81	S09°24'18"W	20.33
L82	S09°24'18"W	37.16
L83	S10°19'09"W	43.56
L84	S10°19'09"W	30.78
L85	S06°09'47"W	35.32
L86	S06°09'47"W	39.02
L87	N01°34'56"E	76.57
L88	N01°34'56"E	53.79
L89	N01°34'56"E	22.79
L90	S07°30'48"E	120.00
L91	N07°30'48"W	45.00
L92	N07°30'48"W	75.00
L93	N08°00'12"E	35.85
L94	N08°00'12"E	31.26
L95	S81°59'48"E	39.04
L96	N81°59'48"W	19.04
L97	N81°59'48"W	20.00
L99	S57°14'03"E	57.83
L100	S73°29'00"E	56.12
L101	N69°36'42"E	12.53
L102	S81°59'48"E	39.28
L103	S69°39'54"W	19.10
L104	S20°20'06"E	42.40
L105	S20°20'06"E	45.99
L106	S62°09'19"E	52.49
L107	N51°00'09"E	45.27
L108	S81°59'48"E	10.41

Line Table		
Line #	Direction	Length
L115	N20° 20' 06"W	25.10
L116	S20° 20' 06"E	25.10
L119	N20° 20' 06"W	25.10
L120	S20° 20' 06"E	25.10
L121	N20° 20' 06"W	25.10
L122	S20° 20' 06"E	25.10



LEGEND

- ELEVATION BENCHMARK
- AXLE FOUND
- STEEL COTTON SPINDLE
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- IRON PIN SET
- IRON PIPE FOUND
- FENCE POST
- NAIL FOUND
- NAIL SET
- MAG SPIKE SET
- AXLE FOUND
- CONCRETE MONUMENT FOUND
- RECORD CALLS (BEARING / DISTANCE)
- RECORD FILE LOCATION (VOLUME / PAGE)
- DATA THIS SURVEY BEARING/ DISTANCE
- SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
- TRACT LINES
- BOUNDARY LINES
- LAND GRANT LINES

All document references are in Williamson County.
Official Public Records of Williamson County, Texas OPRWCT

SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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Note:

The bearing basis for this survey is the State Plane Coordinate System Grid North, Texas Central Zone NGS control point AH5794 (ET THEON) Datum: Geoid03 NAVD88, NAD83 CONVERGENCE: 1.40157417 Combined scale factor: 0.99984813

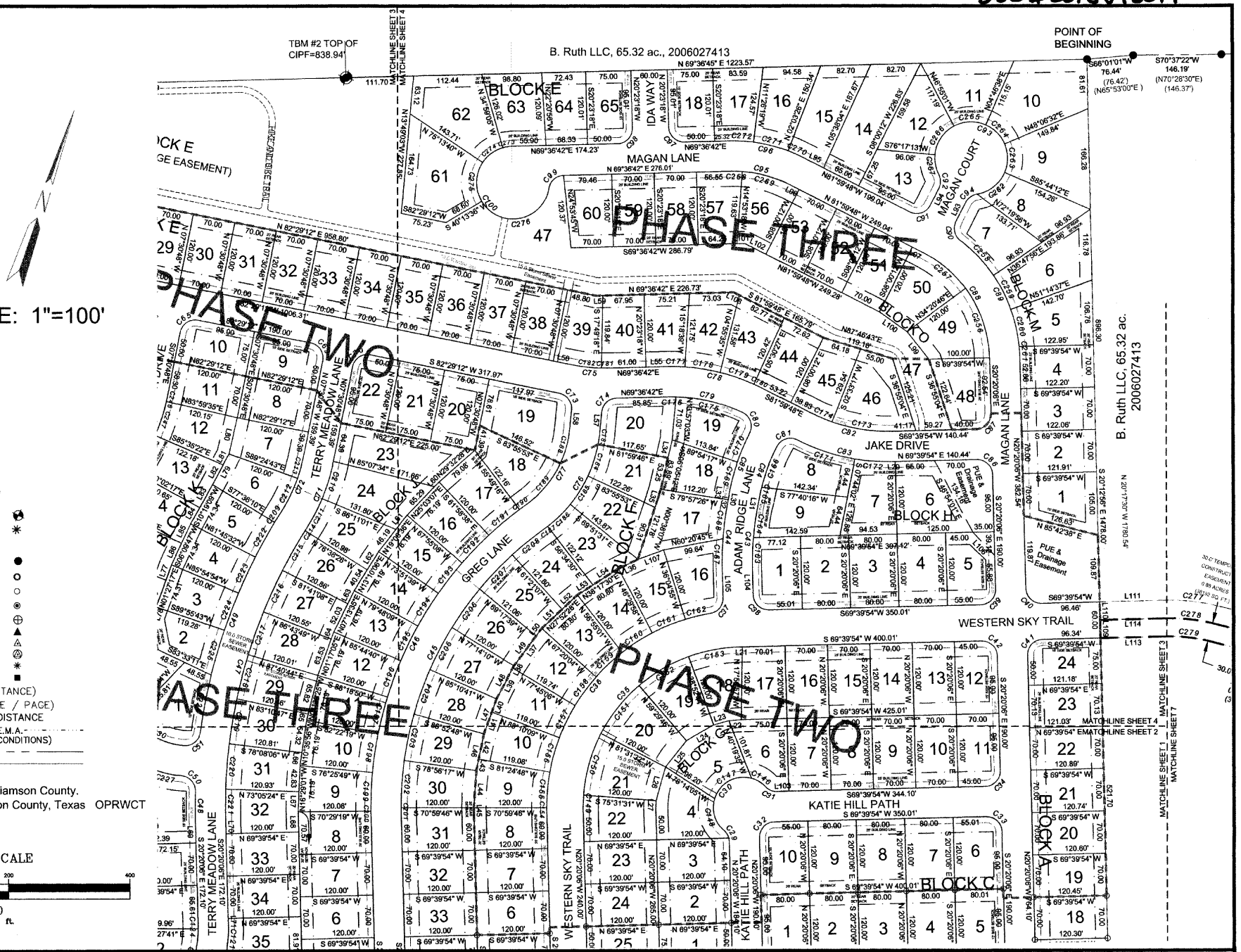
SECOND MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: June 12, 2015
REV: 12 LOTS ADDED TO BLOCK A
MAP#
PROJECT NAME: Bradshaw
The Home Place At Jarrell Amend
Sheet Three of Seven

DOC#2015093017



SCALE: 1"=100'

LEGEND

ELEVATION BENCHMARK	
AXLE FOUND	*
STEEL COTTON SPINDLE	
IRON PIN FOUND	●
CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN	o
IRON PIN SET	○
IRON PIPE FOUND	◉
FENCE POST	⊕
NAIL FOUND	▲
NAIL SET	△
MAG SPIKE SET	⍟
AXLE FOUND	*
CONCRETE MONUMENT FOUND	■
RECORD CALLS (BEARING / DISTANCE)	
RECORD FILE LOCATION (VOLUME / PAGE)	
DATA THIS SURVEY BEARING/ DISTANCE	
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)	
TRACT LINES	
BOUNDARY LINES	
LAND GRANT LINES	

All document references are in Williamson County.
Official Public Records of Williamson County, Texas OPRWCT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SECOND MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: May 19, 2015
REV: 6 LOTS ADDED TO BLOCK D
MAP#
PROJECT NAME: Bradshaw
The Home Place at Jarrell Amended.dwg
Sheet Four of Seven

DOC # 2015093017

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°40'47"	25.00	39.57	25.30	35.56	S64°59'43"E
C2	89°19'13"	25.00	38.97	24.71	35.14	N25°00'17"E
C3	89°19'13"	25.00	38.97	24.71	35.14	S25°00'17"W
C4	90°40'47"	25.00	39.57	25.30	35.56	N64°59'43"W
C5	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C6	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C7	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C8	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C9	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C10	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C11	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C12	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C13	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C14	48°11'23"	25.00	21.03	11.18	20.41	S44°25'48"E
C15	186°24'14"	50.00	162.67	893.76	99.84	N24°40'38"E
C16	48°11'23"	25.00	21.03	11.18	20.41	N86°12'56"W
C17	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C18	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C19	58°41'52"	175.00	179.28	98.40	171.54	S80°59'10"E
C20	58°42'25"	225.00	230.54	126.54	220.59	S80°59'27"E
C21	90°24'20"	25.00	39.45	25.18	35.48	S83°09'36"W
C22	89°35'40"	25.00	39.09	24.82	35.23	N06°50'24"W
C23	89°45'20"	25.00	39.16	24.89	35.28	N83°29'06"E
C24	90°09'20"	25.00	39.34	25.07	35.40	S06°33'34"E
C25	58°51'13"	250.00	256.80	141.02	245.66	N09°05'30"E
C26	58°56'33"	200.00	205.75	113.02	196.79	N09°08'10"E
C27	68°00'50"	190.00	225.54	128.19	212.53	S17°37'49"E
C28	68°00'50"	240.00	284.90	161.92	268.46	S17°37'49"E
C29	48°11'23"	25.00	21.03	11.18	20.41	N44°25'48"W
C30	186°22'46"	50.00	162.65	897.21	99.85	S24°39'54"W
C31	48°11'23"	25.00	21.03	11.18	20.41	S86°14'25"E
C32	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C33	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C34	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C35	90°00'00"	265.00	416.26	265.00	374.77	S24°39'54"W
C36	81°47'12"	325.00	463.92	281.46	425.52	S20°33'30"W
C37	81°47'12"	25.00	35.69	21.65	32.73	N20°33'30"E
C38	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C39	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C40	90°00'00"	25.00	39.27	25.00	35.36	S65°20'06"E
C41	90°00'00"	25.00	39.27	25.00	35.36	S24°39'54"W
C42	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C43	11°52'31"	480.75	99.64	50.00	99.46	S14°23'51"E
C44	11°52'31"	530.75	110.00	55.20	109.81	S14°23'51"E
C45	55°46'57"	565.00	550.08	299.04	528.61	S07°33'22"W
C46	55°46'57"	615.00	598.76	325.51	575.39	S07°33'22"W
C47	33°58'47"	855.00	507.07	261.24	499.67	S03°20'43"E
C48	03°05'25"	905.00	48.81	24.41	48.80	S18°43'06"E
C49	24°43'25"	905.00	390.52	198.35	387.49	S01°16'58"W
C50	87°00'20"	25.00	37.96	23.73	34.42	N60°40'33"W
C51	86°55'05"	25.00	37.93	23.69	34.39	N32°22'48"E
C52	52°31'25"	121.42	111.30	59.91	107.45	S77°53'57"E
C53	52°31'25"	171.42	157.14	84.58	151.70	S77°53'57"E
C54	50°27'42"	111.22	97.95	52.41	94.82	S26°24'23"E
C55	50°27'42"	161.22	141.99	75.97	137.45	S26°24'23"E
C56	87°39'04"	25.00	38.25	24.00	34.62	N42°54'26"W
C57	87°39'04"	25.00	38.25	24.00	34.62	N49°26'30"E
C58	287°56'10"	60.00	301.53	43.84	70.59	S22°55'36"W
C59	19°39'34"	122.71	42.11	21.26	41.90	S76°54'11"E
C60	53°58'05"	25.00	23.55	12.73	22.69	S85°56'33"W
C61	19°39'34"	72.71	24.95	12.60	24.83	S76°54'11"E
C62	53°58'05"	25.00	23.55	12.73	22.69	S40°05'21"E
C63	18°56'06"	275.00	90.88	45.86	90.47	N01°57'15"E
C64	18°56'06"	325.00	107.40	54.20	106.92	N01°57'15"E
C65	90°00'00"	25.00	39.27	25.00	35.36	S37°29'12"W
C66	90°00'00"	25.00	39.27	25.00	35.36	N52°30'48"W
C67	66°06'34"	190.00	219.23	123.65	207.27	S49°25'53"W
C68	66°06'34"	240.00	276.92	156.18	261.81	S49°25'53"W
C69	90°00'00"	25.00	39.27	25.00	35.36	N52°30'48"W
C70	90°00'00"	25.00	39.27	25.00	35.36	S37°29'12"W
C71	21°09'29"	325.00	120.01	60.70	119.33	N03°03'57"E
C72	21°09'29"	275.00	101.55	51.36	100.97	N03°03'57"E
C73	83°33'45"	25.00	36.46	22.34	33.31	N55°43'55"W
C74	83°33'45"	25.00	36.46	22.34	33.31	S27°49'49"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C75	12°52'31"	275.00	61.80	31.03	61.67	N76°02'57"E
C76	49°23'54"	225.00	193.99	103.48	188.03	N10°44'54"E
C77	49°23'54"	175.00	150.88	80.49	146.25	N10°44'54"E
C78	28°23'31"	325.00	161.05	82.21	159.40	S83°48'27"W
C79	26°19'19"	275.00	126.34	64.30	125.23	S82°46'21"W
C80	92°04'11"	25.00	40.17	25.92	35.99	N36°01'53"W
C81	90°00'00"	25.00	39.27	25.00	35.36	S53°00'12"W
C82	28°20'19"	275.00	136.01	69.43	134.63	N83°50'03"E
C83	28°20'19"	325.00	160.74	82.05	159.11	N83°50'03"E
C84	16°27'47"	320.61	92.12	46.38	91.81	S00°13'42"E
C85	16°26'17"	370.61	106.33	53.53	105.96	S00°14'27"E
C86	90°00'00"	25.00	39.27	25.00	35.36	N65°20'06"W
C87	90°00'00"	25.00	39.27	25.00	35.36	N24°39'54"E
C88	61°39'41"	200.00	215.24	119.37	205.00	N51°09'57"W
C89	51°11'09"	250.00	223.34	119.74	215.99	N45°55'41"W
C90	79°31'28"	25.00	34.70	20.80	31.98	S31°45'32"E
C91	90°00'00"	25.00	39.27	25.00	35.36	N53°00'12"E
C92	53°58'05"	25.00	23.55	12.73	22.69	N18°58'50"W
C93	287°56'10"	60.00	301.53	43.84	70.59	N81°59'48"W
C94	53°58'05"	25.00	23.55	12.73	22.69	S34°59'15"W
C95	28°23'31"	200.00	99.11	50.59	98.10	S83°48'27"W
C96	28°23'31"	250.00	123.88	63.24	122.62	S83°48'27"W
C97	90°00'00"	25.00	39.27	25.00	35.36	S65°23'18"E
C98	90°00'00"	25.00	39.27	25.00	35.36	N24°36'42"E
C99	79°50'08"	25.00	34.83	20.92	32.08	S29°41'38"W
C100	260°03'09"	60.00	272.33	71.44	91.89	S60°11'51"E
C101	13°38'21"	240.00	57.13	28.70	57.00	S61°03'49"W
C102	12°35'50"	1145.00	251.74	126.38	251.23	S05°07'23"W
C103	05°48'20"	1195.00	121.09	60.60	121.03	S08°31'08"W
C104	52°38'28"	360.00	330.75	178.08	319.24	S25°19'00"E
C105	43°25'14"	50.00	37.89	19.91	36.99	S83°49'52"E
C106	49°16'21"	50.00	43.00	22.93	41.69	N49°49'21"E
C107	45°13'40"	50.00	39.47	20.83	38.45	N02°34'21"E
C108	48°21'49"	50.00	42.21	22.45	40.96	N44°13'24"W
C109	14°07'32"	175.00	43.14	21.68	43.03	N76°43'40"E
C110	39°44'23"	175.00	121.38	63.24	118.96	S76°20'23"E
C111	04°49'58"	175.00	14.76	7.38	14.76	S54°03'13"E
C112	01°39'13"	225.00	6.49	3.25	6.49	N70°28'57"E
C113	14°46'02"	225.00	57.99	29.16	57.83	N78°41'34"E
C114	15°28'44"	225.00	60.79	30.58	60.60	S86°11'03"E
C115	15°17'02"	225.00	60.02	30.19	59.84	S70°48'10"E
C116	11°31'25"	225.00	45.25	22.70	45.18	S57°23'56"E
C117	18°41'36"	250.00	81.56	41.15	81.20	N29°10'18"E
C118	14°28'52"	250.00	63.19	31.76	63.02	N12°35'04"E
C119	14°37'13"	250.00	63.79	32.07	63.62	N01°57'58"W
C120	11°03'32"	250.00	48.25	24.20	48.18	N14°48'20"W
C121	28°29'52"	200.00	99.48	50.79	98.45	N24°21'30"E
C122	28°38'52"	200.00	100.00	51.07	98.96	N04°12'52"W
C123	01°47'48"	200.00	6.27	3.14	6.27	N19°26'12"W
C124	30°51'06"	190.00	102.31	52.43	101.08	S00°36'31"E
C125	30°51'06"	190.00	102.31	52.43	101.08	S31°27'37"E
C126	04°45'04"	190.00	15.76	7.88	15.75	S49°15'42"E
C127	01°33'34"	190.00	5.17	2.59	5.17	S15°35'49"W
C128	01°40'36"	240.00	7.02	3.51	7.02	S15°32'18"W
C129	13°41'46"	240.00	57.37	28.82	57.23	S07°51'07"W
C130	13°41'46"	240.00	57.37	28.82	57.23	S00°51'00"W
C131	13°41'44"	240.00	57.37	28.82	57.23	S05°50'39"E
C132	13°41'44"	240.00	57.37	28.82	57.23	S18°32'24"E
C133	13°41'47"	240.00	57.37	28.82	57.24	S33°14'10"E
C134	11°33'11"	240.00	48.39	24.28	48.31	S45°51'39"E
C135	13°41'46"	360.00	86.06	43.23	85.85	S05°50'39"E
C136	13°41'44"	360.00	86.05	43.23	85.85	S19°32'24"E
C137	13°41'47"	360.00	86.06	43.23	85.85	S33°14'10"E
C138	11°33'11"	360.00	72.59	36.42	72.47	S45°51'39"E
C139	26°24'07"	190.00	87.55	44.57	86.78	S29°34'40"W
C140	31°21'10"	190.00	103.97	53.32	102.68	S58°27'18"W
C141	08°21'17"	190.00	27.70	13.88	27.68	S78°18'32"W
C142	14°29'01"	240.00	60.67	30.50	60.51	S75°14'39"W
C143	27°16'41"	240.00	114.26	58.24	113.19	S54°14'39"W
C144	13°38'18"	240.00	57.13	28.70	56.99	S33°47'09"W
C145	10°35'24"	240.00	44.36	22.24	44.30	S21°40'18"W
C146	31°27'50"	50.00	27.46	14.08	27.11	N77°52'39"W
C147	88°08'08"	50.00	76.91	48.40	69.55	S42°19'22"W
C148	66°46'48"	50.00	58.28	32.96	55.03	S35°08'05"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C149	05°51'38"	265.00	27.11	13.56	27.09	S17°24'18"E
C150	22°56'57"	265.00	106.14	53.79	105.44	S03°00'00"E
C151	22°01'46"	265.00	101.89	51.58	101.26	S19°29'21"W
C152	20°37'02"	265.00	95.36	48.20	94.84	S40°48'45"W
C153	18°32'38"	265.00	85.77	43.26	85.39	S60°23'35"W
C154	01°19'52"	325.00	7.55	3.78	7.55	S19°40'10"E
C155	10°25'03"	325.00	59.09	29.63	59.01	S13°47'43"E
C156	10°25'03"	325.00	59.09	29.63	59.01	S03°22'40"E
C157	10°25'03"	325.00	59.09	29.63	59.01	S07°02'22"W
C158	10°25'03"	325.00	59.09	29.63	59.01	S17°27'25"W
C159	10°25'03"	325.00	59.09	29.63	59.01	S27°52'28"W
C160	10°25'03"	325.00	59.09	29.63	59.01	S38°17'30"W
C161	10°25'03"	325.00	59.09	29.63	59.01	S48°42'33"W
C162	07°32'02"	325.00	42.73	21.40	42.70	S57°41'05"W
C163	06°16'53"	480.75	52.71	26.38	52.66	S17°11'40"E
C164	05°35'38"	480.75	46.94	23.49	46.92	S11°15'24"E
C165	03°35'47"	320.61	20.13	10.07	20.12	S06°39'42"E
C166	12°52'00"	320.61	72.00	36.15	71.85	S01°34'12"W
C167	05°37'34"	530.75	52.12	26.08	52.10	S17°31'19"E
C168	06°14'57"	530.75	57.89	28.97	57.86	S11°35'04"E
C169	08°21'52"	370.61	54.11	27.10	54.06	S04°16'39"E
C170	08°04'24"	370.61	52.22	26.15	52.18	S03°56'29"W
C171	17°31'30"	325.00	99.41	50.09	99.02	N89°14'27"E
C172	10°48'49"	325.00	61.34	30.76	61.25	N75°04'18"E
C173	20°42'17"	275.00	99.38	50.24	98.84	N80°01'02"E
C174	07°38'02"	275.00	36.64	18.35	36.61	S85°48'49"E
C175	23°42'28"	275.00	113.79	57.72	112.96	S84°04'47"W
C176	02°36'52"	275.00	12.55	6.28	12.55	S70°55'07"W
C177	05°04'39"	325.00	28.80	14.41	28.79	S72°09'01"W
C178	10°23'04"	325.00	58.90	29.53	58.82	S79°52'53"W
C179	10°26'02"	325.00	59.19	29.67	59.10	N89°42'34"W
C180	02°29'45"	325.00	14.16	7.08	14.16	N83°14'40"W
C181	02°34'00"	275.00	12.32	6.16	12.32	N70°53'42"E
C182	10°18'31"	275.00	49.48	24.81	49.41	N77°19'57"E
C183	05°56'49"	225.00	23.35	11.69	23.34	N10°58'39"W
C184	14°04'22"	225.00	55.26	27.77	55.12	N00°58'04"W
C185	14°04'22"	225.00	55.26	27.77	55.12	N13°06'18"E
C186	13°17'01"	225.00	52.16	26.20	52.05	N26°46'59"E
C187	02°01'21"	225.00	7.94	3.97	7.94	N34°26'10"E
C188	20°01'10"	175.00	61.15	30.89	60.84	N03°56'28"W
C189	29°22'44"	175.00	89.73	45.88	88.75	N20°45'29"E
C190	01°16'07"	615.00	13.62	6.81	13.62	S34°48'48"W
C191	06°09'22"	615.00	66.08	33.07	66.05	S31°06'03"W
C192	05°56'30"	615.00	63.78	31.92	63.75	S25°03'07"W
C193	05°56'30"	615.00	63.78	31.92	63.75	S19°06'36"W
C194	05°56'30"	615.00	63.78	31.92	63.75	S13°10'06"W
C195	05°56'30"	615.00	63.78	31.92	63.75	S07°13'35"W
C196	05°56'30"	615.00	63.78	31.92	63.75	S01°17'05"W
C197	05°58'30"	615.00	63.78	31.92	63.75	S04°39'25"E
C198	05°56'30"	615.00	63.78	31.92	63.75	S10°35'56"E
C199	05°56'30"	615.00	63.78	31.92	63.75	S16°32'26"E
C200	00°49'25"	615.00	8.84	4.42	8.84	S19°55'24"E
C201	01°19'52"	565.00	13.13	6.56	13.13	S19°40'10"E
C202	07°56'31"	565.00	78.32	39.22	78.25	S15°01'59"E
C203	07°56'31"	565.00	78.32	39.22	78.25	S07°05'28"E
C204	07°56'31"	565.00	78.32	39.22	78.25	S00°51'04"W
C205	07°56'31"	565.00	78.32	39.22	78.25	S08°47'35"W
C206	07°56'31"	565.00	78.32	39.22	78.25	S16°44'06"W
C207	07°56'31"	565.00	78.32	39.22	78.25	S24°40'37"W
C208	06°47'58"	565.00	67.05	33.57	67.01	S32°02'52"W
C209	01°14'51"	905.00	19.70	9.85	19.70	S13°01'16"W
C210	11°19'47"	325.00	64.27	32.24	64.16	N01°50'54"W
C211	09°49'42"	325.00	55.75	27.94	55.68	N08°43'50"E
C212	13°03'24"	275.00	62.67	31.47	62.53	N07°06'59"E
C213	08°06'05"	275.00	38.88	19.47	38.85	N03°27'45"W
C214	00°17'07"	855.00	4.26	2.13	4.26	S13°30'07"W
C215	05°02'42"	855.00	75.28	37.67	75.26	S10°50'13"W
C216	05°02'42"	855.00	75.28	37.67	75.26	S05°47'31"W
C217	05°02'42"	855.00	75.28	37.67	75.26	S00°44'50"W
C218	05°02'42"	855.00	75.28	37.67	75.26	S04°17'52"E
C219	05°02'42"	855.00	75.28	37.67	75.26	S09°20'34"E
C220	05°02'42"	855.00	75.28	37.67	75.26	S14°23'15"E
C221	03°25'30"	855.00	51.11	25.56	51.10	S18°37'21"E
C222	04°09'22"	905.00	65.65	32.84	65.63	S10°19'09"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C223	04°09'22"	905.00	65.65	32.84	65.63	S06°09'47"W
C224	04°09'22"	905.00	65.65	32.84	65.63	S02°00'25"W
C225	04°52'23"	905.00	76.97	38.51	76.95	S02°30'28"E
C226	06°08'05"	905.00	96.90	48.50	96.85	S08°00'42"E
C227	16°52'39"	171.42	50.49	25.43	50.31	N84°15'36"E
C228	20°22'30"	171.42	60.96	30.80	60.64	S77°06'49"E
C229	15°17'20"	171.42	45.74	23.01	45.61	S59°16'54"E
C230	47°41'07"	121.42	101.05	53.66	98.16	S80°19'06"E
C231	04°50'19"	121.42	10.25	5.13	10.25	S54°03'23"E
C232	08°49'30"	161.22	24.83	12.44	24.81	S47°13'29"E
C233	19°09'46"	161.22	53.92	27.21	53.67	S33°13'51"E
C234	19°09'46"	161.22	53.92	27.21	53.67	S14°04'05"E
C235	03°18'41"	161.22	9.32	4.66	9.32	S02°49'52"E
C236	02°05'38"	1195.00	43.67	21.84	43.67	S00°07'43"E
C237	03°44'48"	1145.00	74.87	37.45	74.86	S00°41'52"W
C238	03°41'43"	1145.00	73.85	36.94	73.83	S04°25'08"W
C239	03°41'43"	1145.00	73.85	36.94	73.83	S08°06'51"W
C240	01°27'35"	1145.00	29.17	14.59	29.17	S10°41'30"W
C241	02°03'55"	1195.00	43.07	21.54	43.07	S06°38'55"W
C242	03°11'33"	1195.00	66.58	33.30	66.58	S09°16'39"W
C243	00°32'53"	1195.00	11.43	5.71	11.43	S11°08'52"W
C244	15°27'24"	275.00	74.19	37.32	73.96	N03°41'36"E
C245	03°28'42"	275.00	16.70	8.35	16.69	N05°46'27"W
C246	01°30'23"	325.00	8.54	4.27	8.54	N06°45'36"W
C247	10°25'03"	325.00	59.09	29.63	59.01	N00°47'53"W
C248	07°00'40"	325.00	39.77	19.91	39.74	N07°54'58"E
C249	07°49'44"	122.71	16.77	8.40	16.75	S82°49'06"E
C250	11°49'51"	122.71	25.34	12.71	25.29	S72°59'19"E
C251	38°57'04"	60.00	40.79	21.22	40.01	N76°26'03"E
C252	59°15'30"	60.00	62.06	34.13	59.33	S52°27'41"E
C253	64°04'49"	60.00	67.10	37.55	63.66	S09°12'29"W
C254	51°26'54"	60.00	53.88	28.91	52.08	S66°58'20"W
C255	74°11'54"	60.00	77.70	45.38	72.38	N50°12'16"W
C256	35°19'06"	200.00	123.29	63.67	121.34	N37°59'40"W
C257	26°20'33"	200.00	91.95	46.80	91.15	N68°49'31"W
C258	18°19'11"	250.00	79.93	40.31	79.59	N62°21'40"W
C259	14°26'41"	250.00	63.03	31.68	62.86	N45°58'44"W
C260	14°26'41"	250.00	63.03	31.68	62.86	N31°32'03"W
C261	03°58'36"	250.00	17.35	8.68	17.35	N22°19'24"W
C262	57°42'30"	60.00	60.43	33.06	57.91	N33°07'03"E
C263	46°09'16"	60.00	48.33	25.56	47.04	N18°48'50"W
C264	43°19'53"	60.00	45.38	23.84	44.30	N63°33'25"W
C265	51°41'39"	60.00	54.13	29.07	52.32	S68°55'49"W
C266	56°47'46"	60.00	59.48	32.44	57.07	S14°41'06"W
C267	32°15'06"	60.00	33.77	17.35	33.33	S29°50'20"E
C268	05°30'00"	200.00	19.20	9.61	19.19	S72°21'42"W
C269	22°53'30"	200.00	79.91	40.49	79.38	S86°33'27"W
C270	05°56'46"	250.00	25.95	12.98	25.93	N84°58'11"W
C271	13°29'45"	250.00	58.89	29.58	58.75	S85°18'34"W
C272	08°57'00"	250.00	39.05	19.57	39.01	S74°05'11"W
C273	14°48'48"	60.00	15.51	7.80	15.47	S62°25'19"W
C274	40°14'35"	60.00	42.14	21.98	41.28	S34°53'38"W
C275	64°32'44"	60.00	67.59	37.89	64.07	S17°30'02"E
C276	140°27'02"	60.00	147.08	166.89	112.92	N60°00'05"E

Curve Table for Block A Lots 26-37

Curve #	Delta	Radius	Length	TANGENT	CHORD	BEARING
C294	046° 11' 13"	15.000	12.092	6.396	11.767	N43° 25' 43"W
C295	272° 22' 26"	50.000	237.691	47.970	69.231	S69° 39' 54"W
C296	037° 27' 09"	50.000	32.684	16.950	32.105	S47° 47' 45"E
C297	048° 57' 13"	50.000	42.720	22.762	41.433	S04° 35' 33"E
C298	049° 46' 51"	50.000	43.442	23.199	42.088	S44° 46' 29"W

Curve Table for Block A Lots 26-37

Curve #	Delta	Radius	Length	TANGENT	CHORD	BEARING
C304	089° 59' 58"	15.000	23.562	15.000	21.213	S65° 20' 06"E
C305	046° 11' 13"	15.000	12.092	6.396	11.767	N43° 25' 43"W
C306	272° 22' 26"	50.000	237.691	47.970	69.231	S69° 39' 54"W
C307	037° 27' 09"	50.000	32.684	16.950	32.105	S47° 47' 45"E
C308	048° 57' 13"	50.000	42.720	22.762	41.433	S04° 35' 33"E

Curve Table for Block A Lots 26-37

Curve #	Delta	Radius	Length	TANGENT	CHORD	BEARING
C314	046° 11' 13"	15.000	12.092	6.396	11.767	S02° 45' 30"W
C315	089° 59' 58"	15.000	23.562	15.000	21.213	S65° 20' 06"E

Curve Table for Block A Lots 26-37

Curve #	Delta	Radius	Length	TANGENT	CHORD	BEARING
C299	089° 59' 58"	15.000	23.562	15.000	21.213	N24° 39' 52"E
C300	049° 46' 50"	50.000	43.442	23.199	42.088	N85° 26' 41"W
C301	048° 58' 32"	50.000	42.739	22.773	41.450	N36° 04' 00"W
C302	037° 25' 50"	50.000	32.664	16.939	32.087	N07° 08' 11"E
C303	046° 11' 13"	15.000	12.092	6.396	11.767	S02° 45' 30"W

Curve Table for Block A Lots 26-37

Curve #	Delta	Radius	Length	TANGENT	CHORD	BEARING
C309	049° 46' 51"	50.000	43.442	23.199	42.088	S44° 46' 29"W
C310	089° 59' 58"	15.000	23.562	15.000	21.213	N24° 39' 52"E
C311	049° 46' 50"	50.000	43.442	23.199	42.088	N85° 26' 41"W
C312	048° 58' 32"	50.000	42.739	22.773	41.450	N36° 04' 00"W
C313	037° 25' 50"	50.000	32.664	16.939	32.087	N07° 08' 11"E

CURVE TABLE FOR LOTS 26-37 BLOCK A

Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C283	89°59'58"	15.00	23.56	15.00	21.21	N24° 39' 52"E
C284	46°11'13"	15.00	12.09	6.40	11.77	N43° 25' 43"W
C285	272°22'26"	50.00	237.69	47.97	69.23	S69° 39' 54"W
C286	37°27'09"	50.00	32.68	16.95	32.10	S47° 47' 45"E
C287	48°57'13"	50.00	42.72	22.76	41.43	S04° 35' 33"E
C288	49°46'51"	50.00	43.44	23.20	42.09	S44° 46' 29"W
C289	49°46'50"	50.00	43.44	23.20	42.09	N85° 26' 41"W
C290	48°58'32"	50.00	42.74	22.77	41.45	N36° 04' 00"W
C291	37°25'50"	50.00	32.66	16.94	32.09	N07° 08' 11"E
C292	46°11'13"	15.00	12.09	6.40	11.77	S02° 45' 30"W
C293	89°59'58"	15.00	23.56	15.00	21.21	S65° 20' 06"E

SECOND MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL

A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: June 12, 2015
REV: 12 LOTS ADDED TO BLOCK A
MAP#
PROJECT NAME: Bradshaw
The Home Place At Jarrell Amended 2

Doc#2015093017

BOUNDARY DESCRIPTION — The Home Place At Jarrell

BEING 107.03 acres situated in the J. Roebuck Survey, Abstract No. 527, in Williamson County, Texas, as described in a deed of record in Doc. 2010008245, Official Records of Williamson County, Texas (ORWCT). This tract was surveyed on the ground in September of 2008, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin which was found at the Northeast fence corner of the said 107.03 acre tract which was conveyed to T. J. Bradshaw Construction and at an ell corner in the West boundary of the 65.32 acre property which was conveyed to B. Ruth LLC (Doc. 2006027413) (ORWCT).

THENCE along the general line of an existing fence, with the East line of the Bradshaw property and the West line of the said 65.32 acre property, S 20 deg. 12 min. 56 sec. E 1478.00 feet to a pipe found at the Northwest fence corner of Lot 1 of the Faith Tabernacle Church Sub. (Cab. H, Sl. 295), continuing with the East line of the Barnsch property and the East line of the property conveyed to Bi-A-Cow, S 19 deg. 57 min. 09 sec. E 298.26 feet to a ¾ inch iron bar found; and S 20 deg. 02 min. 29 sec. E 420.05 feet to an iron pin found.

THENCE with the North line of F.M. 487, along or near an existing fence, S 69 deg. 39 min. 54 sec. W 1500.02 feet to an iron pin which was set near the center of the channel of Pool Branch.

THENCE with a line that does not follow the existing fence line, downstream following the approximate center (the meanders) of Pool Branch and the common boundary between Bi-A-Cow and the 31 acre First Tract of Wess Cassens, et.ux. (504/100), setting iron pins as follows; N 52 deg. 02 min. 34 sec. W 680.85 feet; N 48 deg. 28 min. 18 sec. W 157.02 feet; N 51 deg. 38 min. 14 sec. W 794.15 feet; N 42 deg. 10 min. 42 sec. W 322.74 feet; N 27 deg. 01 min. 12 sec. W 361.13 feet; and N 23 deg. 57 min. 50 sec. W 142.16 feet.

THENCE with the North line of the107.03 acre tract and the South line of the property of James R. Davidson, et. ux., (63.27 ac. 635/687), along or near the general line of an existing fence, N 69 deg. 43 min. E 1299.28 feet to an iron pin which was found at the upper Southwest corner of the property conveyed to B. Ruth LLC (Doc. 2006027413); continuing with the common boundary between the 65.32 acres and the 107.03 acre tract, with a line that departs the fence, N 69 deg. 36 min. 42 sec. E 1223.63 feet to the POINT OF BEGINNING.

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

THAT I, T. J. BRADSHAW, PRESIDENT OF JARRELL TOWN CENTER, LTD, OWNER OF THE 107.03 ACRES AS SHOWN HEREON, WHICH WAS CONVEYED TO JARRELL TOWN CENTER LTD BY DEED AS FILED IN DOC. 2011026821, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT). THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LIENHOLDER OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE RECORDATION OF THIS PLAT ON BEHALF OF THE OWNERS AND DEDICATES TO THE CITY OF JARRELL ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 9th DAY OF Oct, 2015 A.D.

T. J. BRADSHAW
PRESIDENT OF JARRELL TOWN CENTER LTD
P.O. BOX 488,
SALADO, TEXAS 76571

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. J. BRADSHAW, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of Oct 2015, A.D.

Kathryn F. Heidemann PRINTED NAME OF NOTARY AND STAMP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KATHRYN F. HEIDEMANN
Notary Public, State of Texas
My Commission Expires
JULY 16, 2017

PLAT NOTES:

1. TOTAL ACRES: 107.03 AC.
2. NUMBER OF LOTS: 334. NUMBER OF BLOCKS: 12
4. AREA OF SMALLEST LOT: 0.19 Acres (8400 sq. ft.)

GENERAL NOTES:

1. This property is located within the extra-territorial-jurisdiction (ETJ) of the city of Jarrell, Texas.
2. The City of Jarrell is the utility provider for wastewater for this property.
3. The water service provider is the City of Jarrell.
4. Electrical service in this area is provided by by ONCOR.
5. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
6. Onsite stormwater detention is required for onsite improvements and 1/2 of the adjacent public right of way at fully developed conditions.
7. A 7 Foot wide building setback is is reserved along all interior side lot lines except that Lots 14-19 in Block D shall have 5' side building setbacks. A 25 foot wide building setback is reserved along all front lot lines. A 15 foot wide building setback is reserved along all exterior side lot lines at street intersections.
8. The coordinates and monuments this plat have been rotated to the NAD 83/93 Harn Texas Central Zone and NAVD 88.
9. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at time of the site plan application based on the zoning designation of the property.
10. All structures/obstructions are prohibited in drainage easements shown hereon.
11. Linear feet of roadway dedicated by this plat (measured at the centerline line) IS 15,633.27'.
12. 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 City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
13. 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 City of Georgetown, Williamson County, their officers, agents 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 City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
14. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Jarrell and/or Williamson County, Texas. Neither the City of Jarrell nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfare as shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Jarrell nor Williamson County assume any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
15. Neither the City of Jarrell nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. 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 finally been accepted for maintenance by the City and / or County.
16. This subdivision shall be developed in Phases (Phase 1, Phase 2 and Phase 3) as shown by the Phase lines on this plat.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, OR CONFLICTS, EXCEPT AS SHOWN HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 19th DAY OF May, 2015.

WILLIAM F. FOREST JR. R.P.L.S. # 1847
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS
(512) 930-5927 PH. (512) 868-0605 FAX
www.forestsurveying.com

STATE OF TEXAS — REGISTERED — WILLIAM F. FOREST, JR. — 1847 — PROFESSIONAL LAND SURVEYOR

I, ROBERT P. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY AN IDENTIFIED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #48491C0150E, EFFECTIVE DATE SEPT. 26, 2008. THE LOT HEREON CONFORMS TO THE FLOOD DAMAGE PREVENTION REQUIREMENTS OF THE CITY OF JARRELL MUNICIPAL CODE. THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE ADEQUATE TO CONTAIN THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 13 th DAY OF October, 2015.

ROBERT P. SMITH P.E. 40030 (State of Texas)
SMITH WESTERN ENGINEERING
3613 WILLIAMS DRIVE, GEORGETOWN, TEXAS 78626
PH. (512) 512-869-1168
TBPE FIRM NO. 1612

STATE OF TEXAS — ROBERT PHILLIP SMITH — 40030 — REGISTERED PROFESSIONAL ENGINEER

APPROVAL OF ADDRESS COORDINATOR

ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

10/13/15 DATE OF SIGNATURE

CITY APPROVAL

I, MEL YANTIS, CITY MANAGER OF THE CITY OF JARRELL, DO HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR FILING FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON CO., TX

MEL YANTIS, CITY MANAGER
CITY OF JARRELL

10.13.15 DATE

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the 21st day of October, 2015 at 2:00 o'clock, P.M., and duly recorded this the 21st day of October, 2015 A.D., at 2:34 o'clock P M, in the Official Public Records of said County in Document Number 2015093017

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 Cynthia Tidwell DEPUTY
Cynthia Tidwell

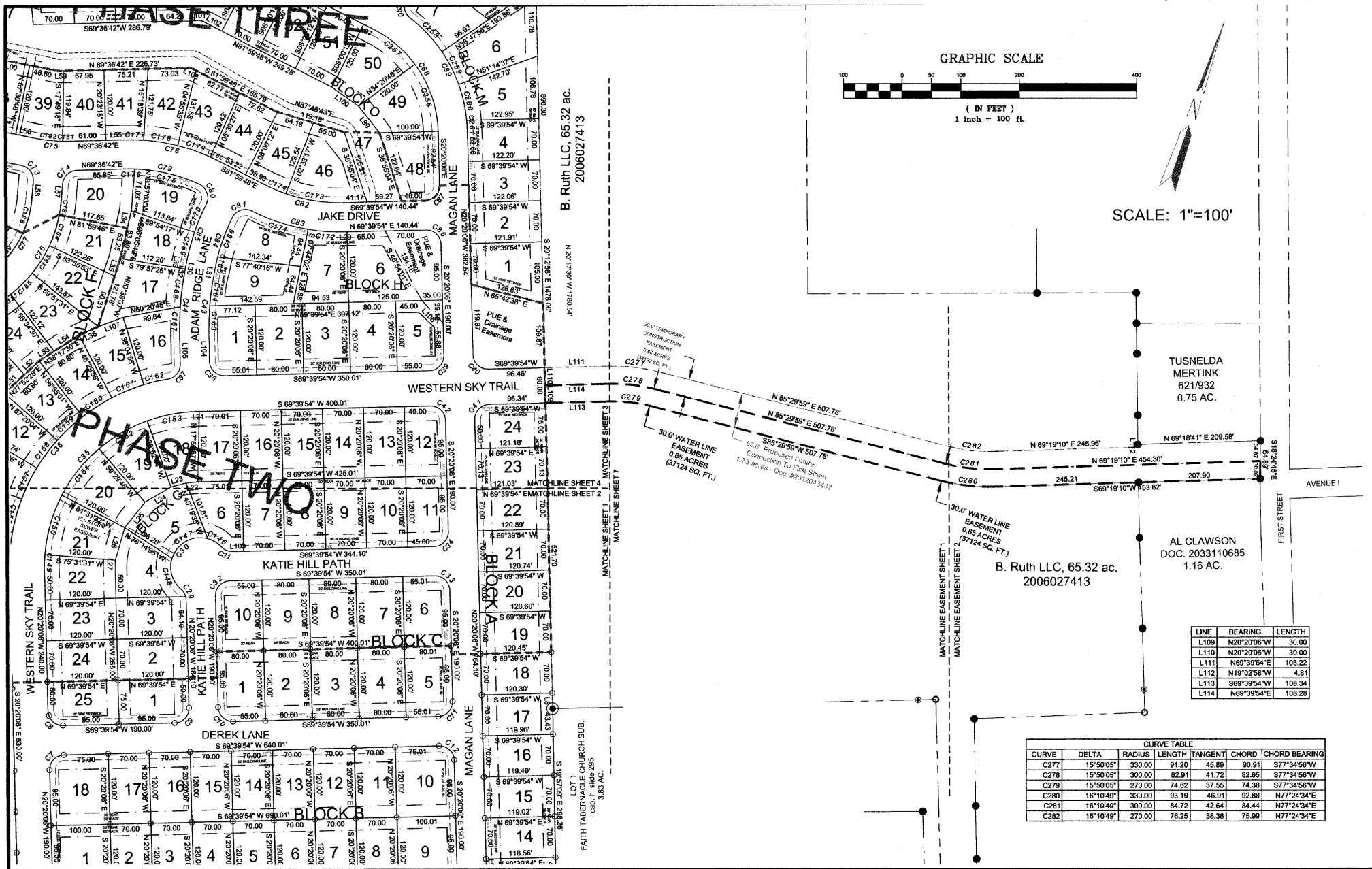
WILLIAMSON COUNTY, TEXAS — COUNTY COURT

SECOND MINOR AMENDED PLAT
OF THE HOME PLACE AT JARRELL
A SUBDIVISION OF
107.03 AC., SITUATED IN THE
J. ROEBUCK SURVEY A-527
IN WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com

DATE: June 12, 2015
REV: 12 LOTS ADDED TO BLOCK A
MAP#
PROJECT NAME: Bradshaw
The Home Place At Jarrell Amended 2
Sheet Six of Seven

DOC#2015093017



LINE	BEARING	LENGTH
L109	N20°20'06"W	30.00
L110	N20°20'06"W	30.00
L111	N69°39'54"E	108.22
L112	N19°02'58"W	4.81
L113	S69°39'54"W	108.34
L114	N69°39'54"E	108.28

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C277	15°50'05"	330.00	91.20	45.89	90.91	S77°34'56"W
C278	15°50'05"	300.00	82.91	41.72	82.65	S77°34'56"W
C279	15°50'05"	270.00	74.62	37.55	74.38	S77°34'56"W
C280	16°10'49"	330.00	93.19	46.91	92.88	N77°24'34"E
C281	16°10'49"	300.00	84.72	42.64	84.44	N77°24'34"E
C282	16°10'49"	270.00	76.25	38.38	75.99	N77°24'34"E

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