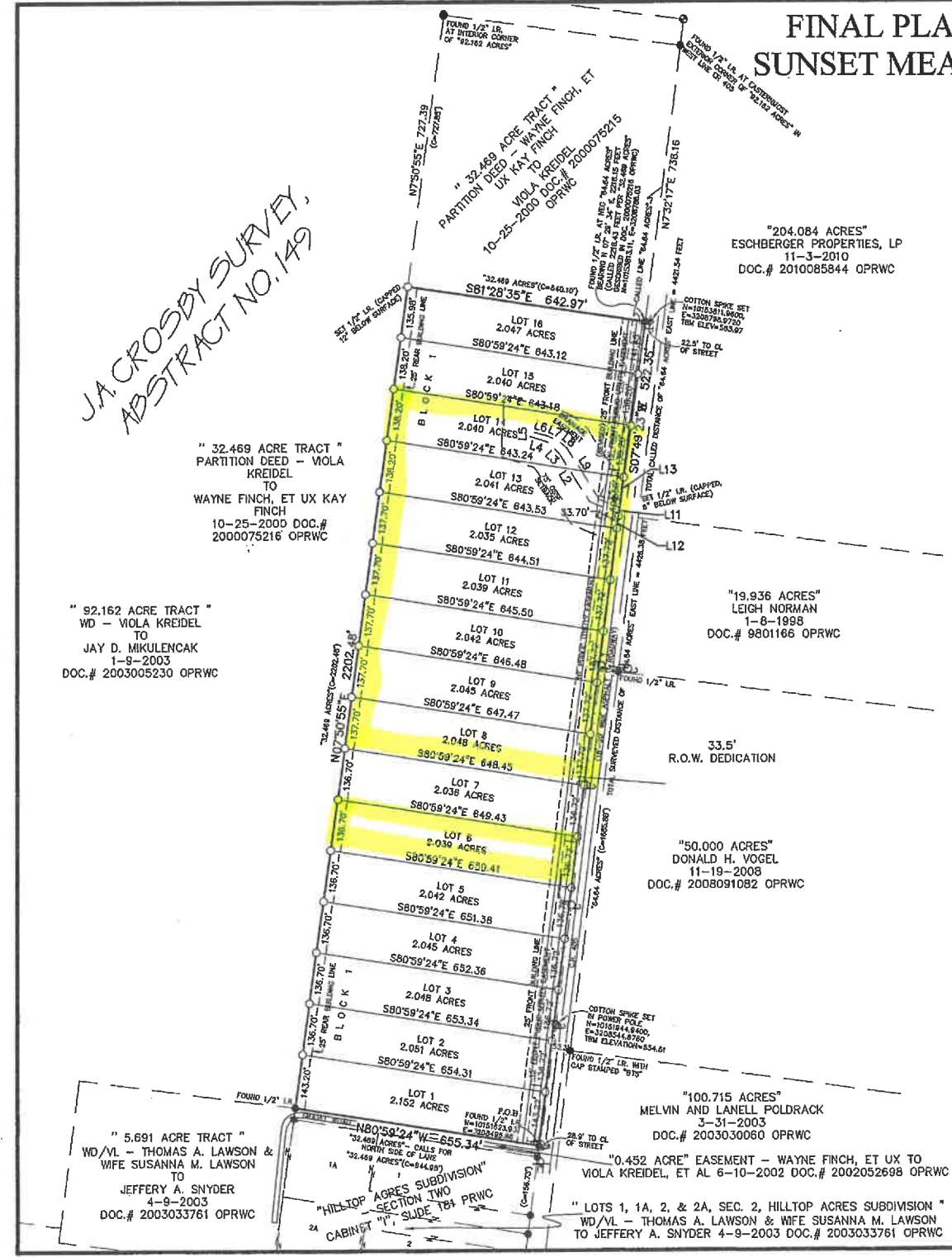


FINAL PLAT OF SUNSET MEADOWS



LINE	LENGTH	BEARING
L1	84.41	N66°36'09"W
L2	148.30	N32°19'50"W
L3	42.79	N42°32'12"W
L4	52.80	N72°39'14"W
L5	13.61	N01°51'54"E
L6	48.24	S70°45'37"E
L7	29.08	S65°32'42"E
L8	31.85	S50°38'57"E
L9	163.39	S32°19'56"E
L10	57.83	S66°38'06"E
L11	15.61	S07°49'23"W
L12	39.67	S07°29'49"W
L13	82.93	N07°49'23"E

"DIP-TYPE" DRIVEWAYS WILL BE UTILIZED ON ALL LOTS

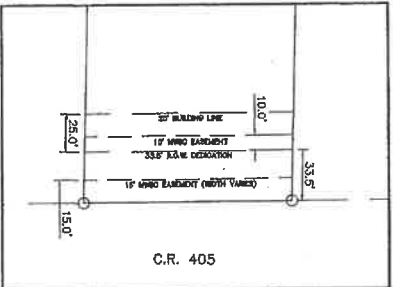
ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

"WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION"

"SEWER SERVICE FOR THIS SUBDIVISION WILL BY ON-SITE SEWAGE FACILITIES"

TYPICAL LOCATIONS FOR FRONT BUILDING SETBACK LINES AND EASEMENTS ON EACH LOT



TYPICAL LOCATIONS FOR SIDE AND REAR BUILDING SETBACK LINES AND EASEMENTS ON EACH LOT



THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT. DISTANCES ARE EXPRESSED AS GRID VALUES. TO CONVERT TO SURFACE VALUES, DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999921534411

SERVICE PROVIDERS:
 WATER - MANVILLE WATER SUPPLY CORPORATION
 ELECTRIC - ONCOR
 WASTEWATER - ON-SITE SEWAGE FACILITIES
 TELECOMMUNICATIONS - AT&T
 GAS - ON-SITE PROPANE

LEGEND:
 ○ 1/2" IRON ROD SET (CAPPED "BRYAN TECH SERVICES")
 ● IRON ROD FOUND

ABBREVIATIONS:
 I.R. - IRON ROD
 CL - CENTERLINE
 R.O.W. - RIGHT-OF-WAY
 PRWC - PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 WD - WARRANTY DEED
 WD/VL - DEED WITH VENDOR'S LIEN
 P.O.B. - PLACE OF BEGINNING

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76774 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 10128500 surveying@austin.tx.com www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JRG CHECKED BY: BLB
 SCALE: 1" = 200' APPROVED BY: BLB
 PROJECT NO. 16-882 DATE: JANUARY 11, 2017

FINAL PLAT OF SUNSET MEADOWS

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

CR 405 SERIES, A SERIES OF CARACARA RANCHES LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2017004846 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS ~~CR 405 SUBDIVISION~~ **SUNSET MEADOWS**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF June 2017.
CR 405 SERIES, A SERIES OF CARACARA RANCHES LLC

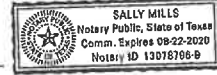
Jack Gibbs
JACK GIBBS
PRESIDENT
119 BLUE QUAIL DRIVE
GEORGETOWN, TEXAS 78628

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF June 2017.

Sally Mills
SALLY MILLS
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: 8/22/2020



LIEN HOLDER'S DEDICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

R BANK, A TEXAS STATE BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2017004847 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS ~~CR 405 SUBDIVISION~~ **SUNSET MEADOWS**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF June 2017.
R BANK, A TEXAS STATE BANK

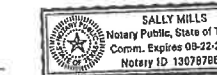
Steve Johnson
STEVE JOHNSON
VICE PRESIDENT
3600 E. PALM VALLEY BLVD.
ROUND ROCK, TEXAS 78665

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF June 2017.

Sally Mills
SALLY MILLS
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: 8/22/2020



ROAD WIDENING EASEMENTS

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

OWNER'S RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

LEGAL DESCRIPTION

These notes describe the certain tract of land located in the A. CROSBY SURVEY, ABSTRACT NO. 149, situated in Williamson County, Texas, subject to being all of a called "32.791 Acres" being conveyed in a Warranty Deed with Vendor's Lien from Wayne Finch, et ux Key Finch to CR 405 Series, A SERIES OF CARACARA RANCHES LLC dated 01-13-2017 and recorded in Document No. 2017004846, Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of December, 2016 and being more fully described as follows:

BEGINNING at a found 1/2" iron rod at the Southeast corner of said "32.469 Acres", same being the Southeast corner of a called "64.64 Acres" as conveyed to Viola Kriedel, and Wayne Finch, et ux, Key Finch dated 12-15-1980 and recorded in Volume 522, Page 756, Deed Records of Williamson County (DRWC), said "64.64 Acres" being the parent tract from which said "32.469 Acres" was created, and the Northeast corner of a called "0.452 Acres" easement as recorded in Document No. 2002093598, OPRWC; in the West line of County Road No. 405; found a 1/2" iron rod at the Southeast corner of said "0.452 Acres" easement bearing South 09° 52' 00" West, a distance of 30.24 feet, same being the Northeast corner of Lot 1 of Hilltop Acres Subdivision, a dedicated subdivision plus of which is recorded in Cabinet "Y", Slide 181, Plat Records of Williamson County (PRWC) from which a 1/2" iron rod found at the Southeast corner of said Lot 1 bears South 07° 17' 45" West, 156.15 feet (called 156.73 feet);

THENCE North 80° 39' 24" West with the non-fenced common line of aforementioned "32.469 Acres", "64.64 Acres" and "0.452 Acres" easement, along the North side of a gravel roadway, a distance of 653.34 feet to a found 1/2" iron rod at the Southwest corner of said "32.469 Acres" and "64.64 Acres", same being the Northeast corner of said "0.452 Acres" easement, the Northeast corner of a called "5.691 Acres" conveyed to Jeffrey A. Snyder dated 4-9-2003 and recorded in Document No. 2003033761, OPRWC and an exterior corner of a called "92.162 Acres" conveyed to Jay Mikulcak dated 1-9-2003 and recorded in Document No. 2003065210, OPRWC; a cotton spindle gear found near a fence corner at the Southwest corner of said "0.452 Acres" easement, same being the Northwest corner of Lot 1A of aforementioned Hilltop Acres Subdivision, bears South 07° 28' 37" West, 30.25 feet;

THENCE North 07° 59' 53" East with the non-fenced common line of aforementioned "32.469 Acres", "64.64 Acres" and "92.162 Acres", a distance of 2302.48 feet (called 2308.48 feet per description of "32.469 Acres") to a set 1/2" iron rod at the Southwest corner of said "32.469 Acres" and "64.64 Acres", same being the Northeast corner of said "0.452 Acres" easement, the Northeast corner of an additional "32.469 Acres" as conveyed in a Partition Deed from Wayne Finch, et ux, Key Finch to Viola Kriedel dated 10-25-2000 and recorded in Document No. 2000075213, OPRWC; found a 1/2" iron rod at an interior corner of said "92.162 Acres" bearing North 07° 59' 53" East, 731.39 feet (called 727.83 feet per "92.162 Acres" description); in addition, found a 3/8" iron rod found destroyed by farming activities near by (old nest house);

THENCE South 81° 28' 35" East with the non-fenced common line of both "32.469 Acres" tracts, a distance of 642.97 feet (called 640.10 feet per description of "32.469 Acres") to a found 1/2" iron rod at the Northeast corner of said "32.469 Acres - Finch", same being the Southeast corner of said "32.469 Acres - Kriedel" in the East line of aforementioned "64.64 Acres" in the East line of County Road No. 405; found a 1/2" iron rod at the Northeast corner of said "92.162 Acres" bearing North 07° 32' 17" East, a distance of 738.16 feet; found a 1/2" iron rod at the Northeast corner of said "32.469 Acres - Kriedel", same being the Northeast corner of said "64.64 Acres" bearing North 07° 29' 14" East, a distance of 2218.15 feet (called 2218.43 feet per "64.64 Acres" description);

THENCE South 07° 49' 23" West with the East line of said "32.469 Acres - Finch" and "64.64 Acres", same being the West line of County Road No. 405, a distance of 512.35 feet to a set 1/2" iron rod (6" below surface, capped BRYAN TECHNICAL SERVICES) at an interior corner of said "64.64 Acres" and "32.469 Acres - Finch";

THENCE South 07° 26' 21" West continuing with the East line of said "32.469 Acres - Finch" and "64.64 Acres", same being the West line of County Road No. 405, a distance of 1685.88 feet (called 1685.88 feet per "64.64 Acres" description) to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 32.791 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values.

HEALTH DISTRICT APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Deborah L. Marlow
DEBORAH L. MARLOW, RS, OS02028566 DATE 08/03/2017
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCHD

MAILBOXES

RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TDDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

DEVELOPMENT NOTES

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

ROAD NAME AND 911 ADDRESS APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 01st DAY OF June, 2017 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

(PRINTED NAME) *Cindy Bridges*
Cindy Bridges

PROFESSIONAL SURVEYOR'S CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THE ATTACHED METES AND BOUNDS DESCRIPTION RESULTS IN A SATISFACTORY MATHEMATICAL CLOSURE. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Bruce Lane Bryan
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS
TBPLS FIRM REGISTRATION NO. 10128500



PROFESSIONAL ENGINEER'S CERTIFICATION

THAT I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY WILLIAMSON COUNTY, TEXAS. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON FL.R.M. PANEL NO. 48491C07005, EFFECTIVE DATE SEPTEMBER 26, 2006, LOCATED IN ZONE "X" (UNSHADED). THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS RECHARGE ZONE.

Dennis W. Hill
DENNIS W. HILL
LICENSED PROFESSIONAL ENGINEER NO. 84679 STATE OF TEXAS
HILL ENGINEERING PLLC, TPE FIRM REGISTRATION NO. 3532



COUNTY JUDGE'S APPROVAL

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

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

Dan A. Gattis
DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE 08-21-2017

COUNTY CLERK'S CERTIFICATION

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF AUGUST, 2017 A.D., AT 11:45 O'CLOCK, A.M., AND DULY RECORDED THIS THE DAY OF 1st AUGUST, 2017 A.D., AT 1:00 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2017077350 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: *Tammie Kirk* DEPUTY
Tammie Kirk (PRINTED NAME)



BRYAN TECHNICAL SERVICES, INC.



911 NORTHMAIN TAYLOR, TX 76574
FIRM No. 10128500
surveying@austin.tx.com
www.bryantechnicals.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JRG CHECKED BY: BLB
SCALE: NONE APPROVED BY: BLB
PROJECT NO. 16-882 DATE: JANUARY 11, 2017