FINAL PLAT FOR

JONAH JUNCTION, A SUBDIVISION OF 20.393 ACRES OF LAND OUT OF THE JOSEPH WOODS SURVEY, ABSTRACT NO. 649

WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
NO.	I =	R =	A =	C =	C.B. =
C1	31°26'15"	185.00	101.51	100.24	N 86°00'10" E
C2	22°19'42"	185.00	72.09	71.64	S 67°06'51" E
C3	35°38'47"	155.60	96.81	95.26	N 68°50'45" W
C4	23°02'48"	155.60	62.59	62.17	S 81°48'27" W
C5	22°38'58"	319.17	126.17	125.35	S 81°01'41" W

(125.00 AC)
CARLETTE HOLMSTROM SCHLABACH
(2000019312)

BEARING BASIS (2009045920)
(N 71°03'40" E)
N 71°03'40" E

POINT OF BEGINNING

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- NAIL FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT

247.86' | 283.50' | 1012.05' | 261.28' | 219.41'

LOT 1 5.000 ACRES
LOT 2 5.103 ACRES
LOT 3 4.262 ACRES
LOT 4 6.000 ACRES

888.30' | 877.13' | 876.09' | 912.52' | S 19°00'00" E (S 18°59' E) 792.24' (792.00')

REMAINDER (81.923 AC) JEANNE HANSEN BAYLESS (2009045920)

CARLETTE HOLMSTROM SCHLABACH (125.00 AC) (2000019312)

N 18°56'30" W | N 18°56'30" W | S 15°04'36" E | N 08°49'49" W

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L-1	S 70°35'57" W	707.58'
L-2	S 70°09'09" W	723.86'
L-3	S 69°42'13" W	211.42'

JOSEPH WOOD SURVEY ABSTRACT NO. 649

±1775.25' ±S 76°42'39" W

34.65' S 70°35'57" W (707.58')

213.23' | 541.10' | 225.06' | 102.81'

10' P.U.E. | S 70°17'03" W | 10' P.U.E.

10.00' | 40.00' | S 19°24'03" E | 500.80' (500.80') | 0.214 ACRE HEREBY DEDICATED FOR R.O.W. (S 70°17'03" W) | 24.99' | 24.99' | 8.92' | 67' | 15.27' | 9.69' | 16.72'

C4 | C5

34.75' S 70°35'57" W (S 70°35'57" W)

L-3 | L-2 | L-1

COUNTY ROAD NO. 127 (40' MEASURED R.O.W.)

361.43' S 45°54'33" W

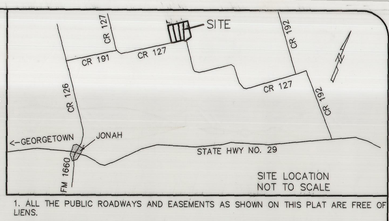
[339.30 AC] TRJ NELSON PARTNERSHIP [2008056888]

REMAINDER (81.923 AC) JEANNE HANSEN BAYLESS (2009045920)

JOSEPH WOOD SURVEY ABSTRACT NO. 649

SAMUEL RUTH SURVEY ABSTRACT NO. 11

100 0 100 200
ORIGINAL SCALE: 1" = 100'



SITE LOCATION NOT TO SCALE

1. ALL THE PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

2. NO STRUCTURE OR LAND HEREON SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
FOUR SINGLE FAMILY RESIDENTIAL LOTS: LOT 1–5.000 ACRES; LOT 2–5.103 ACRES; LOT 3–4.262 ACRES; LOT 4–6.000 ACRES FOR A TOTAL OF 20.393 ACRES.

3. SERVICES:
WATER SUPPLY: JONAH WATER SUPPLY CORPORATION, INC.
SEWER SERVICE: PRIVATE INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE: ONCOR ELECTRIC COMPANY
TELEPHONE, CABLE, GAS, ETC. RESPONSIBILITY OF INDIVIDUAL OWNERS

4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2010042707

5. BUILDING SETBACKS: 150' FROM RIGHT-OF-WAY; 25' FROM SIDE AND REAR LINES.

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

7. THE OWNER 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, 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 WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE 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 AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED WITHIN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Steven D. Wilson, CBO, CFM, CFPS 26 August 2010
ASSISTANT DIRECTOR OF ENVIRONMENTAL SERVICES — DATE
for Executive Director, WCCHD

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

_____ _____
DAN A. GATTIS, COUNTY JUDGE — DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 THIS THE _____DAY OF _____, 20___ A.D. AT _____O'CLOCK, ___M., AND DULY RECORDED THIS THE _____DAY OF _____, 20___ A.D. AT _____O'CLOCK, ___M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET_____, SLIDE_____.

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

_____, DEPUTY

WILLIAMSON COUNTY 911 ADDRESSING
ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 18 AUG. 2010, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

AUG 18, 2010.
DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACE 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN 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 COUNTY.

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

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 481079 0325 E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, C. RICHARD RALPH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS AND ALL CORNER MONUMENTS WERE PROPERLY PLACED IN ACCORDANCE WITH AN ACCURATE, ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION.

AS SURVEYED BY:
PROFESSIONAL LAND SURVEYORS
1515 CHESTNUT STREET
BASTROP, TEXAS 78602

STATE OF TEXAS
REGISTERED
C. RICHARD RALPH
4758
PROFESSIONAL LAND SURVEYOR

C. RICHARD RALPH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4758

8/12/10
DATE

SHEET 2 OF 2