

DRAWING FILE: S:\2012_PROJECTS\12088 I&GN RR SURVEY 20 ACRE SUBDIVISION\DRAWINGS\PLATS\FINAL_20120605.dwg Sep 06, 2012 3:59 pm Chris

PERIMETER FIELD NOTES

BEING 20.65 ACRES OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS OUT OF LYMAN R. ROUNDS SURVEY, ABSTRACT NO. 779 AND THE I.&G.N. RAILROAD SURVEY, ABSTRACT NO. 818 AND BEING THAT TRACT DESCRIBED AS 20.655 ACRES IN A WARRANTY DEED, TO JUSTIN ROBBINS, DATED SEPTEMBER 27, 2011 AND RECORDED UNDER DOCUMENT NO. 2011065033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN ASPHALT AT OR NEAR THE INTERSECTION OF THE EAST MARGIN OF COUNTY ROAD NO. 320, AN EXISTING 40 FOOT RIGHT-OF-WAY AND THE SOUTH MARGIN OF COUNTY ROAD NO. 320 EXTENSION, AN EXISTING 50 FOOT RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF SAID ROBBINS TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: N 68°33'13" E 699.22 FEET ALONG THE SOUTH MARGIN OF SAID COUNTY ROAD 320 EXTENSION AND WITH THE NORTH LINE OF SAID ROBBINS TRACT, TO A 1/2 IRON PIN, WITH YELLOW CAP STAMPED "RPLS 1481" FOUND IN THE SOUTH LINE OF FARM-TO-MARKET ROAD NO. 972 FOR THE NORTHEAST CORNER OF SAID ROBBINS TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: S 21°24'26" E, WITH THE EAST LINE OF SAID ROBBINS TRACT, AT 10.22 FEET PASSING THE NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT DESCRIBED AS 186.63 ACRES IN A SPECIAL WARRANTY DEED, TO MICHAEL SHAYNE ISTRE, DATED SEPTEMBER 8, 2010 AND RECORDED UNDER DOCUMENT NO. 2010073326 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING WITH THE WEST LINE OF SAID ISTRE REMAINDER IN ALL 1299.72 FEET TO A 1/2 INCH IRON PIN, WITH YELLOW PLASTIC CAP STAMPED "COALTER RPLS 1481" FOUND IN THE NORTH LINE OF THAT TRACT DESCRIBED AS 13.774 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN, TO ERNEST SCHMIDT, JR, ET UX, AND RECORDED UNDER 2008065872 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF SAID ISTRE REMAINDER AND THE SOUTHEAST CORNER OF SAID ROBBINS TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: S 69°48'52" W 692.71 FEET, WITH THE NORTH LINE OF SAID SCHMIDT TRACT AND THE SOUTH LINE OF SAID ROBBINS TRACT, TO A 1/2 INCH IRON PIN, WITH YELLOW PLASTIC CAP STAMPED "CS, LTD" SET AT OR NEAR THE EAST MARGIN OF SAID COUNTY ROAD NO. 320 FOR THE NORTHWEST CORNER OF SAID SCHMIDT TRACT AND THE SOUTHWEST CORNER OF SAID ROBBINS TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: WITH THE WEST LINE OF SAID ROBBINS TRACT, ALONG THE EAST MARGIN OF SAID COUNTY ROAD NO. 320 IN THE FOLLOWING TWO (2) COURSES:

- 1. N 21°44'05" W 492.97 FEET TO A 1/2 INCH IRON PIN, WITH YELLOW CAP STAMPED "J AND COALTER" FOUND,
- 2. N 21°41'10" W 791.52 FEET, TO THE POINT OF BEGINNING.

OWNER'S CERTIFICATION:

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

THAT I, JUSTIN ROBBINS, OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON DESCRIBED AS 20.655 ACRES IN A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2011065033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS WILLIAM BEND ESTATES SUBDIVISION

I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY AS THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17th DAY OF September 2012

JUSTIN ROBBINS
103 SPANISH OAKS CIRCE
GEORGETOWN, TEXAS 78628

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JUSTIN ROBBINS KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17th DAY OF September 2012

CINDY OCHOA
My Commission Expires February 07, 2014

OWNER'S RESPONSIBILITIES

IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S 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.

PLAT NOTES

- 1. NO LOT IN THIS SUBDIVISION IS ENROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0150E AND 48491C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 2. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 3. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- 4. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 5. WATER WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (O.S.S.F).
- 6. DRIVEWAYS OFF COUNTY ROAD 320 SHALL BE DIP TYPE OR "AT GRADE" FOR LOTS 1 AND 2, 18 INCH CULVERT FOR LOT 3, AND 24 INCH OR 36 INCH CULVERT FOR LOT 4.
- 7. BUILDING LINE SETBACKS SHOWN HEREON ARE AS SET OUT IN RESTRICTIONS RECORDED UNDER DOCUMENT NOS. 2008002227, 2008025297 AND 2008031378, O.P.R.W.C.
- 8. PROPERTY IS SUBJECT TO A BLANKET WATER LINE AND FACILITIES EASEMENT GRANTED TO JONAH WATER SPECIAL UTILITY DISTRICT RECORDED UNDER DOCUMENT NO. 2010027198, O.P.R.W.C.

SURVEYOR'S CERTIFICATION

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

I, BRETT A BUTTS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO 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, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 6th DAY OF September 2012

Brett A Butts
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6254
STATE OF TEXAS



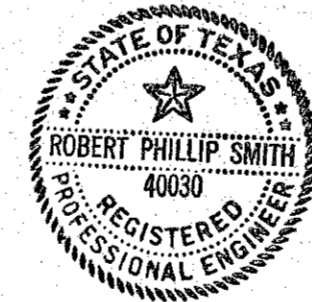
ENGINEER'S CERTIFICATION

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

I, PHIL SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING OR RECHARGE ZONE AND NO LOT IN THIS SUBDIVISION IS ENROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0150E AND 48491C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND THAT EACH LOT CONFORMS TO THE COUNTY OF WILLIAMSON SUBDIVISION REGULATIONS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 6th DAY OF September 2012

Phil Smith
PHIL SMITH
REGISTERED PROFESSIONAL ENGINEER NO. 40030
STATE OF TEXAS



LIEN FREE RIGHT-OF-WAY

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.

WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR APPROVAL

Jeresa Bar
9/7/12
WILLIAMSON COUNTY ADDRESSING COORDINATOR
FINAL PLAT APPROVAL

FINAL PLAT
**WILLIAM BEND ESTATES
SUBDIVISION**
20.65 ACRES OUT OF LYMAN R. ROUNDS SURVEY,
ABSTRACT NO. 779 AND
THE I. & G.N. RAILROAD SURVEY, ABSTRACT NO. 818
WILLIAMSON COUNTY, TEXAS

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 IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

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

Deborah L. Marlow, R.S.
DEBORAH L. MARLOW, R.S. OS0029596
ASSISTANT DEPUTY DIRECTOR,
ENVIRONMENTAL HEALTH SERVICES, WCCHD

09/07/2012
DATE

COUNTY JUDGE'S APPROVAL

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

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 PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE

DATE

COUNTY CLERK'S APPROVAL

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 ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____ AD, AT _____ O'CLOCK, _____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____ AD, AT _____ O'CLOCK _____ M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____ SLIDE _____/DOCUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

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