

AMENDED PLAT OF LOTS B AND D,
OF REVISED PLAT OF LOTS 4 AND 5,
RIVER VALLEY VIEW

BRIAN & JAMIS NORTON 12.02 AC.
119 W. 2ND ST., TAYLOR, TX. 76574
DOC. NO. 2000048560

SUBDIVISION INFORMATION:

ACREAGE IN SUBDIVISION:
3.75 ACRES OUT OF THE
SAMUEL SMITH SURVEY A-586

ZONING CLASS: N/A

NO. OF LOTS: 2

DENSITY: 0.53 LOT/ACRE

SCALE: 1" = 100'

AVIATION EASEMENTS:
NOT REQUIRED

UTILITIES SUPPLIER:
WATER - CHISHOLM TRAIL
SPECIAL WATER DISTRICT
ELECTRIC - P.E.C.
TELEPHONE - GTE
SEWER - OSSE

OWNER:
GARY CARLILE
3251 N. HWY. 183
LIBERTY HILL, TEXAS 78642

SURVEYOR:
HARRIS-GRANT SURVEYING, INC.
P.O. BOX 807
MANCHACA, TEXAS 78652

ENGINEER:
NOT APPLICABLE

NOTES:

A. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

B. NO STRUCTURE OR LAND ON THIS PLAT HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD ADMINISTRATOR.

C. WASTEWATER SERVICE FACILITIES SHALL BE BUILT IN COMPLIANCE WITH THE RULES AND STANDARDS OF THE WILLIAMSON COUNTY HEALTH DISTRICT AND SHALL BE INSPECTED AND LICENSED BY THAT AGENCY.

D. ALL WATER SYSTEM IMPROVEMENTS ARE DEDICATED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT.

E. BUILDINGS AND/OR LANDSCAPING SHALL NOT ALTER THE NATURAL SHEET FLOW SURFACE DRAINAGE ON TO OR OFF OF ANY LOT EXCEPT FOR THOSE WITH DRAINAGE EASEMENTS SHOWN HEREON.

F. ALL BUILDING SLAB ELEVATIONS SHALL BE 1.50 FEET ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF ANY BUILDING. BUILDING AND/OR LANDSCAPING SHALL NOT ALTER THE NATURAL SHEET FLOW OF SURFACE DRAINAGE ON TO OR OFF OF ANY LOT. ANY CONCENTRATION OF RUN-OFF WATER CAUSED BY ANY ADDED IMPROVEMENT SHALL BE REDIRECTED TO ITS EXISTING NATURAL RUN-OFF PATTERNS. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO DESIGN AND PROVIDE ADEQUATE DRAINAGE FACILITIES TO PREVENT THE FLOODING OF ANY IMPROVEMENTS PLACED ON THESE LOTS AND IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ADEQUATE DRAINAGE FACILITIES TO PREVENT FLOODING OF ANY BUILDINGS ON OR FROM THESE LOTS.

G. AN ACRE LOT PROVIDES SUFFICIENT AREA FOR DRAIN FIELD REPLACEMENT

H. ON SITE SEWAGE FACILITIES ON THESE LOTS MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED SANITARIAN.

I. 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.

NOTES CONTINUED:

J. 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.

K. ADEQUATE MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE PROVIDED BY THE PROPERTY OWNER, NOT THE COUNTY.

L. WATER AND SEWER SERVICE: WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CHISHOLM TRAIL SPECIAL WATER DISTRICT. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

M. DRIVEWAYS FOR LOT B, SIZED BY WILLIAMSON COUNTY, REQUIRE DIP DRIVEWAYS.

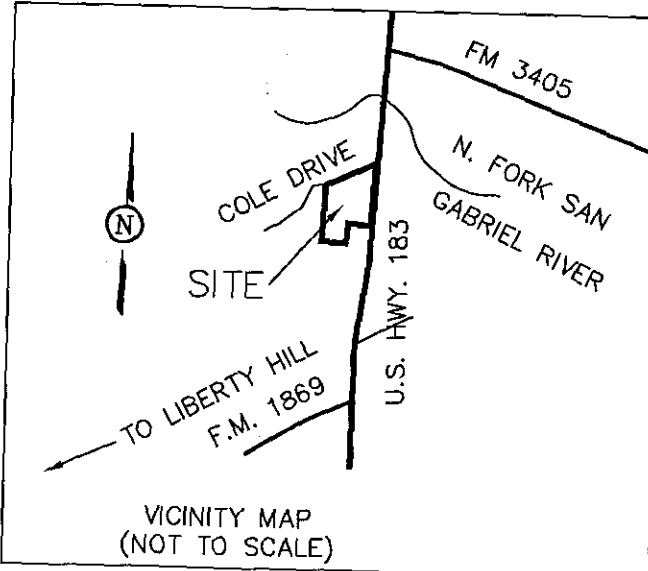
N. DRIVEWAYS FOR LOT D, ONTO U.S. HIGHWAY 183, HAVE BEEN APPROVED BY TxDOT.

O. THERE ARE NO LIENHOLDERS OF THE LAND IN THIS SUBDIVISION.

P. IN ACCORDANCE WITH SECTION B10.1 OF WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS, STORMWATER MANAGEMENT FACILITIES FOR THE 2, 10, & 100 YEAR FLOOD EVENTS ARE REQUIRED, EXCEPT WHEN IT CAN BE SHOWN THAT DOWNSTREAM PROPERTY IS NOT ADVERSELY AFFECTED BY STORM WATER RUNOFF FROM THIS SUBDIVISION.

Q. 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.

MAP SYMBOLS:
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING LINE
1/2" REBAR FOUND
1/2" REBAR SET
CM CAPPED "HARRIS GRANT"
CONTROL MONUMENT
RECORD DATA FROM
PLAT CABINET L. SL. 38
WHEN DIFFERENT FROM
MEASURED DATA
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
1/2" REBAR FOUND
CAPPED "HARRIS GRANT"
CONC. R.O.W. MONUMENT FOUND



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

THAT I, GARY CARLILE, OWNER OF LOTS B AND D OF "REVISED PLAT OF LOTS 4 AND 5, RIVER VALLEY VIEW", A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2007039733 OF THE WILLIAMSON OFFICIAL PUBLIC RECORDS, CONVEYED TO ME BY DEEDS RECORDED IN DOCUMENT NO. 2008028468 AND 2012042562 OF THE WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY AMEND SAID LOTS, FOR THE SOLE PURPOSE OF MOVING A LOT LINE, PURSUANT TO CHAPTER 232.009 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND NOT RELEASED, AND DO CONSENT TO ALL PLAT NOTES, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PLACES SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES FOR USE AS THE TRUSTEE OF THE PUBLIC MAY DEEM APPROPRIATE, AND WE HEREBY ACKNOWLEDGE THAT 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES, THIS SUBDIVISION TO BE KNOWN AS:

"AMENDED PLAT OF LOTS B AND D OF REVISED PLAT OF LOTS 4 AND 5, RIVER VALLEY VIEW"

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE 12 DAY OF JUNE 2014

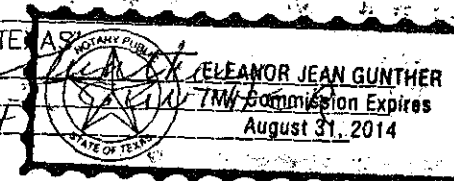
GARY CARLILE
3251 N. HWY. 183
LIBERTY HILL, TX 78642

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY CARLILE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE 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 12th DAY OF JUNE 2014 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SIGNATURE OF NOTARY: Eleanor
PRINTED NAME OF NOTARY: ELEANOR JEAN GUNTHER
MY COMMISSION EXPIRES: 8/31/14



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

I, JAMES M. GRANT, 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 VISIBLE AND APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, 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 WILLIAMSON COUNTY, TEXAS.

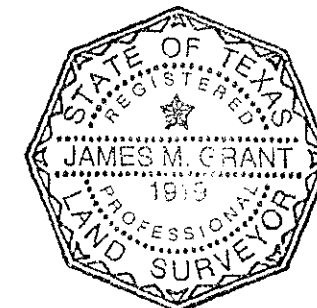
NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY-PANEL NUMBER 48491C0250E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 27TH DAY OF MARCH, 2014.

JAMES M. GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1919
HARRIS-GRANT SURVEYING, INC.
P.O. BOX 807, MANCHACA, TX. 78652
FIRM NO. 10036100
PH. 512-444-1781
Email: james.grant@harrisgrantsurveying.com

REVISED 05-28-2014
REVISED 08-21-2014
REVISED 05-03-2014
REVISED 04-23-2014



COUNTY HEALTH DISTRICT CERTIFICATION

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 SURVEY COMPLIES WITH THE REQUIREMENTS OF THE 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 SURVEY AND THE DOCUMENTS ASSOCIATED WITH IT.

DEBORAH L. MARLOW, RS, 050029596
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL SERVICES, WCCHD
DATE: 6/12/2014

COMMISSIONERS' COURT APPROVAL:

IN APPROVING THIS PLAT, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR 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 PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN 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 HERewith. 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.

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 SAID PLAT IS AUTHORIZED TO BE REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS
COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS
DATE

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

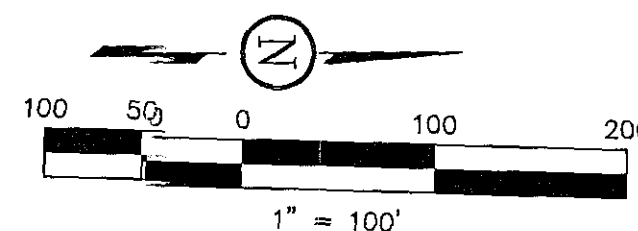
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

DAY OF _____ 20____ A.D. AT _____ O'CLOCK, ____ M.
AND DULY RECORDED ON THE _____ DAY OF _____ 20____ A.D.
AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN
CABINET _____ AT SLIDE (S)

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

DEPUTY

STATE PLANE GRID NORTH



CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	336.13'	13°48'25"	40.70'	81.00'	80.80'	N 72°11'41" E
C-2	596.42'	06°14'48"	32.54'	65.02'	64.99'	N 62°38'34" E