

METES AND BOUNDS DESCRIPTION

BEING 29.79 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES LEONARD SURVEY, ABSTRACT NO. 383, IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME LAND CONVEYED TO GOLDA ROSALYN LACKEY, TRUSTEE OF THE ROSALYN LACKEY MARITAL SURVIVOR'S TRUST AND HER SUCCESSOR TRUSTEES IN DEED RECORDED IN DOCUMENT NO. 2005097161, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, VEXAS AND BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS;

BEGINNING at the northeast corner of this said 14.93 acre tract and the south right of way of Bear Creek Road and the northwest corner of a 64.55 acre tract as recorded in Volume 812, Page 135, deed records of Williamson County, Texas, THE POINT OF BEGINNING "A";

Thence S20°43'12"E along the east line of this said 14.93 acre tract and a northwesterly line of said 64.55 acre tract, a distance of 999.24 feet to a point for a iron rod found;

Thence S69°23'08"W along a northwesterly line of sajid 64.55 acre tract and the east line of this said 14.93 acre tract a distance of 650.60 feet to a point for a iron rod set being the southeast corner of a 15.00 acre tract as recorded in Document No. 2005036091in deed records of Williamson County, Texas;

Thence N18'50'00"W along the west line of said 15 facre tract and the west line of this said 14.93 acre tract a distance of 499.51 feet to a iron rod found for the northeast corner of

Thence \$71°16'00"W along a north line of said 15.00 acre tract and the south line of this said 14.85 acre tract a distance of 1306.80 feet to a point for a iron rod set in the southwest corner of this said 14.86 acre tract and in the east right of way of County Road 200, and being the northwest corner of said 15.00 acre tract;

Thence N18'50'00"W along the east right of way of said County Road 200 and the west line of this said 14.86 acre tract a distance of 211.25 feet to an iron rod set for a corner;

Thence N11°30'00"W continuing along the east right of way of said County Road 200, and the west line of this said 14.86 acre tract a distance of 295.30 feet to a iron rod found for the northwest corner of this said 14.86 acre tract;

Thence N71°51'00"E along the south line of said 2.01 acre tract and the north line of this said 14.86 acre tract a distance of 801.66 feet to 'an iron rod set for a corner;

Thence N70°48'00"E along the north line of this said 14.93 acre tract and the south right of way of East Bear Creek Road, a distance of 467.51 feet to an iron rod found;

Thence N69°22'34"E along the north line of this said 14.93 acre tract and the south right of way of East Bear Creek Road, a distance of 650.60 feet to the POINT OF BEGINNING and containing 29.79 acres more or less.

GENERAL NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED WINTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
- 2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
- 3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY
- 6. 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.
- 7. 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 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 WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 8. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY
- 9. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON SITE SEWAGE FACILITIES.
- 10. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY PRIVATE, ON-SITE WELLS.
- 11. THE 100 FOOT SANITARY EASEMENTS SHOWN FOR NEW WATER WELL PLACEMENT ARE ILLUSTRATED FOR PLANNING PURPOSES ONLY AND, WILL BE CENTERED UPON EACH
- 12. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE INCLUDED ALONG ALL PROPERTY LINES AND 15 FEET WIDE AT RIGHT-OF-WAYS, INCLUDING ALONG CR 200.
- 13. 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 TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- 14. DRIVEWAY DRAINAGE PIPES FOR EACH LOT IN A SUBDIVISION SHALL BE: SIZE (18" MIN), LENGTH (22' MIN), SEE SHEETS 8, 12 AND 13 OF THE BRIDAL GATE STREET AND DRAINAGE IMPROVEMENTS PLANS. THIS INFORMATION SHALL BE INCLUDED IN ALL DEED RESTRICTIONS. USE OF "DIP TYPE" DRIVEWAYS ARE PERMITTED AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%. CULVERTS SHALL INCLUDE A SAFETY END TREATMENT. CULVERT NOT NEEDED IF THERE IS STORM SEWER, IF THERE ARE "DIP—TYPE" DRIVEWAYS, IF THERE ARE NO DITCHES (I.E., 2% MIN CROSS SLOPE WITH OR WITHOUT RIBBON CURB).
- 15. LOT 1 AND LOT 13 SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 200, THE ADJACENT COUNTY ROAD.
- 16. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO 'CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

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

THAT I, KANTON LABAJ, PARTNER, ACTING FOR IPENIZE, LLC, BEING THE SOLE OWNER OF A 29.79 ACRE TRACT OF LAND, SAID LAND BEING THAT CERTAIN TRACT OF RECORD IN DOCUMENT NO. 2015047839 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCIE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "BRIDAL GATE", AND DO HEREBY JOHN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON!, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT. 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.

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

WITNESS MY HAND AND SEAL THIS THE 1/0 DAY OF NOVEMBEY , 20 16, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KELLY A. FILUT

Notary Public, State of Texas

Comm. Expires 08-28-2019

Notary ID 13034982-6

PRIVATE SUBDIVISION NOTES

- 1. Every deed within this subdivision shall contain notice (that all roads within this subdivision are private. Williamson County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
- 2. The owner shall create a mandatory homeowners association that shall be responsible for the maintenance of the road within this subdivision, this ihomeowners association shall have assessment authority to insure the proper funding for maintenance, and membership in this association shall be mandatory for all lot owners.
- 3. The roads within this subdivision plat shall be maintained to such a standard which will allow emergency vehicles access for the roadway design speed in perpetuity by the homeowners association, and the homeowners association must contain a mechanism for assessing the Owners within the subdivision to produce adequate revenue for perpetual maintenance.
- 4. Every deed for property within this subdivision contain notice to the grantee that all roads are private, that the homeowners association shall be perpetually liable for maintenance, that the County will never accept them for maintenance, and that the quality of the roads must be maintained as to not affect access by public service agencies such as police, fire, and emergency medical services.
- 5. Saddle Lane (Lot 14) shall be dedicated to the homeowners association for the use of the property owners, their assigns and successors, and emergency response agencies.
- 6. The County will not be responsible for providing enforcement of traffic control within this subdivision.

THIS PLAT HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ADDRESSING COORDINATOR.

BY: Seresa Baker 11/17/16

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE 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 COMPLIES WITH THE REQUIREMENTS OF EDWARDS' AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON—SITE SEWERAGE FACILITY NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLUAIMS 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. Mariow, RS, OS0029596 DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION ANID APPROVAL

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 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. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS 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. PARTIES IN THIS PLAT. FLOOD PLAIN DATA IN PARTICULAR, MAY CHANGE DEPENDING ON LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN, EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED.

THE STATE OF TEXAS
THE 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 WRITTEN FIELD NOTES SHOWN HETREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "BRIDLE GATE", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLATE IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY,

COUNTY JUDGE, DATE

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ________, 20 _______ A.D., AT_________O'CLOCK _________M., AND WAS DULY RECORDED ON THIS

BY: ______ NANCY E. RISTER CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

。 第一章 Bridle Gate

#1928

LS, PLS, NCEES r Engineering and Survey nd Surveyor #5025 Surveyor # L-5043 Phone/Text: (512) 6

Firmal Plat

DRAWN BY: THOMAS THORNHILL

FILE NAME: 07–140

APPROVED BY: S.W.

PROJECT NO.: 07–140

SHEET 2