

WILLIAMSON COUNTY, TEXAS

CAVENDER SUBDIVISION

CAVENDER SUBDIVISION - 2.00 ACRES
All that certain tract or parcel of land situated in Williamson County, Texas, out of the John Sharp Survey, Abstract No. 592, and being a portion of that tract described as 109.25 acres in a Deed granted to Carl Langenegger, et ux, dated July 21, 1947 and recorded in Volume 342, Page 639, Deed Records of Williamson County, Texas, and being the same tract of land conveyed to Marilyn A. Cavender, in a Deed, dated May 14, 2005, as recorded under Document No. 2005036753, Official Public Records, Williamson County, Texas.



REMAINDER OF CARL LANGENEGGER
VOLUME 342, PAGE 639
D.R.W.C.

388.36'
N 72°46'30" W
BEARING BASE
(N 71°17'39" W 388.35')

LOT 1
BLOCK A
(2.00 ACRES)
87,107 SQ. FT.

MARILYN A. CAVENDER
(2.00 ACRES)
DOCUMENT NO. 2005036753
O.P.R.W.C.

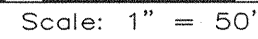
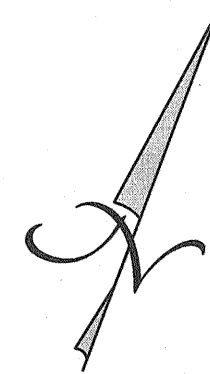
REMAINDER OF CARL LANGENEGGER
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D.R.W.C.

EXISTING WELL

100' O.S.S.F.
SANITARY
EASEMENT

224.24'
S 17°20'50" W
(S 18°50'12" W 224.25')

CS LTD.



Bearing Base:

SURVEYOR:

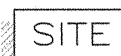
TEXAS LAND SURVEYING, INC.
KENNETH CRIDER, R.P.L.S. NO. 5624
KENNETH@TEXAS-LS.COM
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

OWNER/SUBDIVIDER:

Perry C. Cavender
PCAVENDER@GMAIL.COM
1130 Cordova Street
Dallas, TX 75223
(214) 206-6165

TOTAL ACREAGE: 2.00
TOTAL RESIDENTIAL LOTS: 1

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "CS, LTD."
<u>III</u>	PAVEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION
<u>BL</u>	BUILDING SETBACK LINE
<u>O.S.S.F.</u>	ON-SITE SEWAGE FACILITY



Not to Scale

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

SHEET

1 OF 2

DATE OF PLAT PREPARATION: SEPTEMBER 9, 2016

FINAL PLAT OF
**CAVENDER
SUBDIVISION**
WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION

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

I, Perry C. Cavender, owner of the certain tract of land shown hereon and described in a deed recorded under Document No. 2005036753 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, 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 **CAVENDER SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 21 day of March, 2017.

Perry C. Cavender, Owner
1130 Cordova Street
Dallas, TX 75223

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority personally appeared Perry C. Cavender and Elroy Cavazos and Maritza Y. Cavazos.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 day of March, 2017.

Tammy Weinberger
Notary Public, State of Texas



PLAT NOTES

- 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 attributed 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.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) 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 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.
- 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.
- 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.
- A De facto certificate of compliance is hereby issued for all lots with this subdivision. This certificate is valid until such time as F.E.M.A. revises or newly adopts floodplain boundaries in this area.
- 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.
- Water service for this subdivision is provided by Jonah Water SUD. Sewer service for this subdivision is provided by an existing on-site sewage facility. The existing home on Lot 1 is presently connected to a approved municipal water source.
- Electric service for this subdivision is provided by TXU Energy.

HEALTH DISTRICT APPROVAL

Based upon the above representations of the Engineer of 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 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 and 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, RS
Deborah L. Marlow, RS, OS0029596
Assistant Deputy Director
Environmental Health Services, WCCHD

03/21/2017
Date

SURVEYOR'S CERTIFICATION

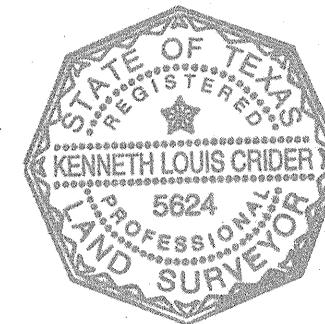
I, Kenneth Louis Crider, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey of the land shown hereon, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the County of Williamson, Texas and that all known easements within the boundary of the plat are shown hereon.

Bearing Basis: Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

This tract lies entirely within Zone 'X', and no portion of this tract is within the boundaries of the 100-year floodplain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48491C0100E, dated September 26, 2008, for Williamson County, Texas.

This tract is not located within the Edwards Aquifer Recharge Zone.

Kenneth Louis Crider
Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas



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 of 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, were on 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, County Judge
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION

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

I, Nancy E. 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 this the day of _____, 20____ A.D., at _____ o'clock, _____ M., in the Official Public Records of said County in Instrument 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy