

Drafter: RDG 2018-11-29
Revision:
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⊕ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Setback Line

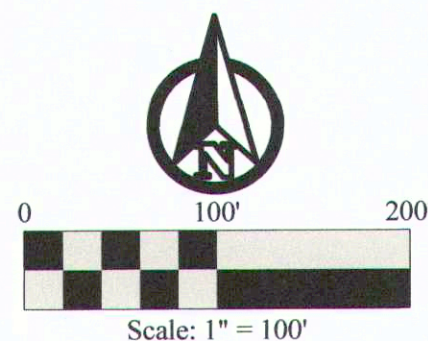
FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, map no. 48491C0250E, dated 2008/09/26, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

Line Data Table		
Line #	Distance	Bearing
L1	30.01'	S21°55'32"E
L2	30.00'	N20°34'25"W
L3	30.00'	S20°37'15"E
L4	42.43'	S24°24'26"W
L5	42.42'	S65°35'34"E
L6	30.00'	N69°25'42"E
L7	30.00'	S69°22'45"W
L8	30.00'	S20°35'11"E

OWNER:
Eastburn Properties, Ltd.,
a Texas limited partnership
4014 Medical Parkway, Suite 100
Austin, Texas 78756

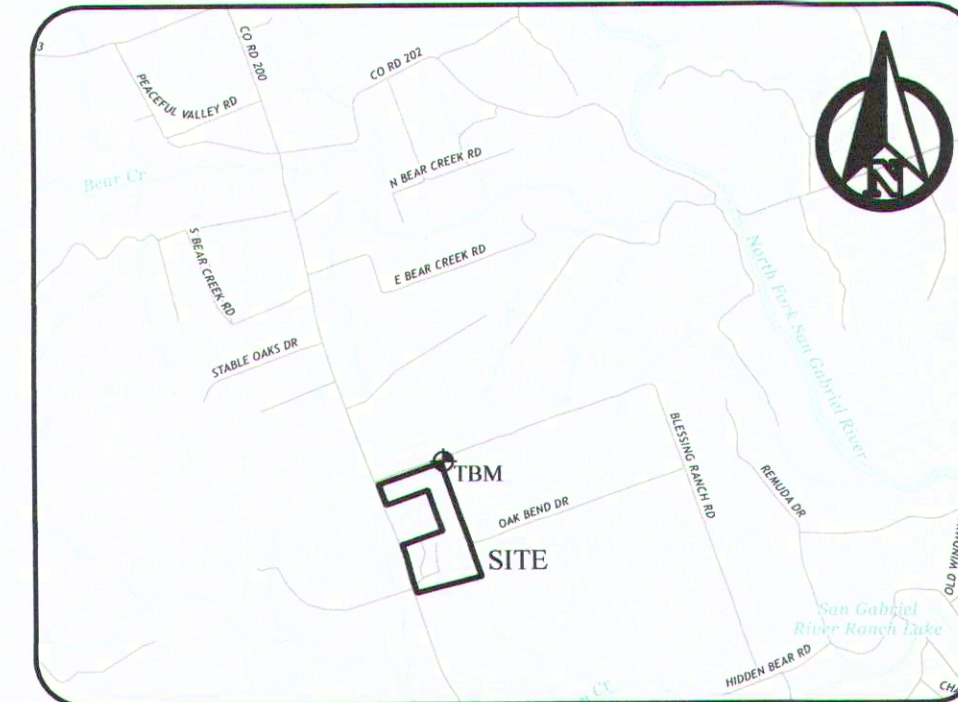
PREPARED BY:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
(817) 431-4971



JPH Job/Drawing No. (see below)
2018.200.031 3302 County Road 200, Williamson Co., Tx - REPLAT.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
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VICINITY MAP

NOT TO SCALE



EASTBURN ACRES

LOTS 1A, 1B, 1C, 4A, 4B, 32A, 32B, 33A & 33B

A SUBDIVISION OF 31.006 ACRES

SITUATED IN THE
JAMES LEONARD SURVEY, ABSTRACT NO. 383
WILLIAMSON COUNTY, TEXAS

BEING A REPLAT OF
LOTS 1, 4, 32 & 33
BEAR CREEK RANCH UNIT 4
CABINET B, SLIDE 182, P.R.W.C.T.

SHEET 1 OF 3

P.O.B.

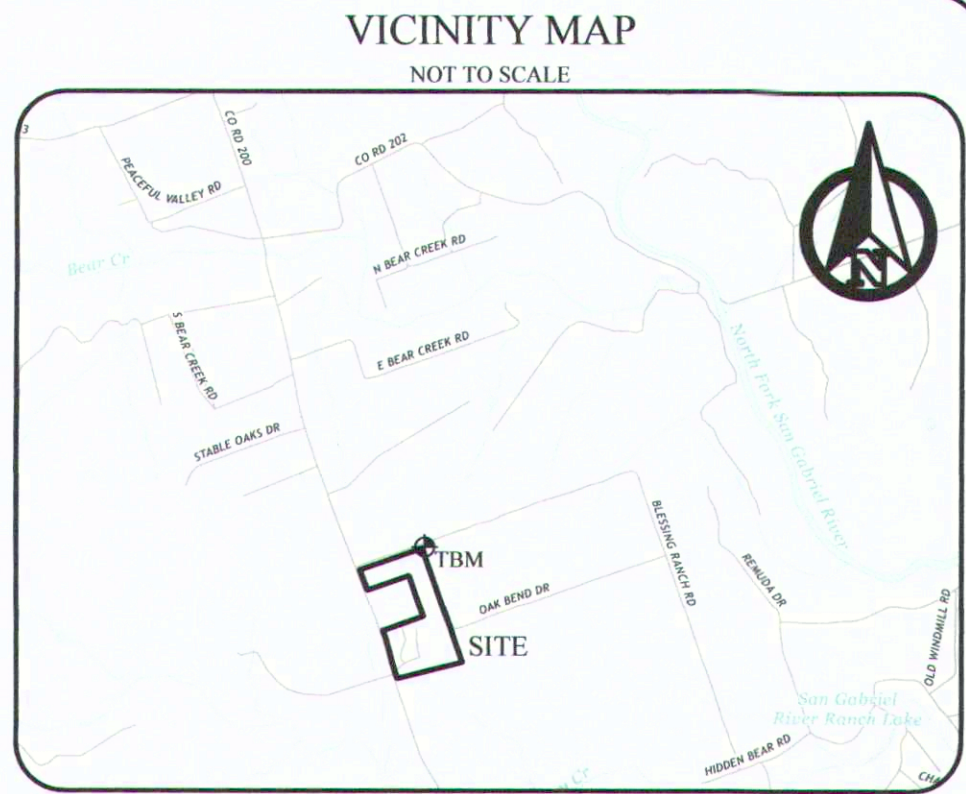
BLESSING RANCH ROAD (NO DOCUMENT FOUND)
5' RIGHT-OF-WAY
HEREBY DEDICATED
0.038 ACRES
1,650± S.F.

COUNTY ROAD 200
(NO DOCUMENT FOUND)

MATCH LINE

OAK BEND DRIVE
(NO DOCUMENT FOUND)

PREPARED ON NOVEMBER 29, 2018



EASTBURN ACRES
LOTS 1A, 1B, 1C, 4A, 4B, 32A, 32B, 33A & 33B
A SUBDIVISION OF 31.006 ACRES
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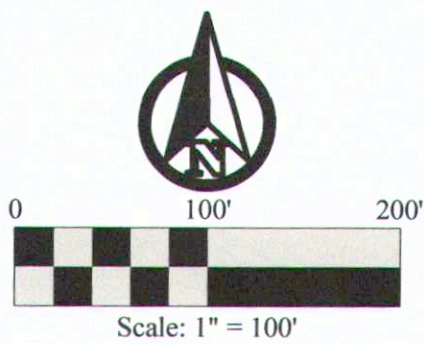
SHEET 2 OF 3

PLAT NOTES:

- All public dedication shall be accomplished free of liens. Release of liens shall be provided to the Commissioner's Court.
- 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 improvement shall be responsible for the relocation and/or replacement of the improvement.
- 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.
- This replat is subject to all applicable recorded easements, plat notes and restrictions and as set forth in the original plat of Bear Creek Ranch Unit 4, as recorded in Cabinet B, Slide 182, in the Plat Records of Williamson County, Texas.
- 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 (base flood elevation), whichever is higher.
- Water service for this subdivision will be provided by wells.
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- Easements and setback lines shown within the bounds of this plat without record information are hereby dedicated by this plat.
- No construction, planting or grading shall be permitted to interfere with sight easements between the heights of three and eight feet as measured from the crowns of the adjacent streets.
- The roads within this subdivision shall be maintained to such a standard that will allow emergency vehicles access for the roadway design speed in perpetuity by the property owners association.
- Improvements within the county road right-of-way including, but not limited to, landscaping, irrigation lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.
- This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations, Section B11.1, on new development that would evoke such controls beyond existing conditions.
- Driveway access to Lot 4A will be from Blessing Ranch Road and not County Road 200.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a Development Permit from the Williamson County Floodplain Administrator.
- Development of this subdivision will comply with Appendix B 11.1 of the Williamson County Subdivision Regulations.
- Development of on-site sewage facilities within this subdivision will comply with Edwards Aquifer Regulations for Williamson County and with Williamson County On-site Sewage Facility Regulations.
- The owners of each lot will submit a driveway application to Williamson County and driveways will be placed a minimum of 100' apart.

SURVEYOR'S NOTES:

- The field work was completed on November 7, 2018.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
- The site benchmark is a 1/2" rebar with blue cap stamped "JPH LAND SURVEYING" set near the southeast corner of the intersection of Blessing Ranch Road and Oak Bend Drive, and approximately 20' southeasterly from the northeast corner of this plat. Benchmark Elevation = 1039.06' (NAVD'88). See vicinity map for general location.



JPH Job/Drawing No. (see below)
2018.200.031 3302 County Road 200, Williamson Co., Tx - REPLAT.dwg
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CULVERT TABLE					
COUNTY ROAD 200		OAK BEND DRIVE		BLESSING RANCH ROAD	
LOT #	CULVERT SIZE	LOT #	CULVERT SIZE	LOT #	CULVERT SIZE
LOT 1A	18"	LOT 32A	18"	LOT 4A	STRAIGHT TIE-IN DRIVEWAY
LOT 1B	18"	LOT 32B	18"	LOT 4B	STRAIGHT TIE-IN DRIVEWAY
LOT 4A	18"	LOT 33A	18"	LOT 32A	STRAIGHT TIE-IN DRIVEWAY
		LOT 33B	STRAIGHT TIE-IN DRIVEWAY		
		LOT 1C	STRAIGHT TIE-IN DRIVEWAY		

STATE OF TEXAS §
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS:

That I, David Urban, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is not located within the Edwards Aquifer Recharge Zone and is not encroached 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 Number 48491C0250E, effective date September 26, 2008.

David Urban
David Urban
Registered Professional Engineer No. 82783
State of Texas

Date 8-14-19



STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision, and all easements of record are shown or noted (as found on the title policy or discovered with a title search prepared in conjunction with the most recent purchase of the subject property) and that this plat is in conformance with the Williamson County Subdivision Regulations.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
August 06, 2019



COUNTY ON-SITE SEWAGE FACILITIES APPROVAL:

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 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 engineer's office and Williamson County disclaims 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 within it.

J. Terron Evertson
J. Terron Evertson, PE, DR, CFM
County Engineer, Williamson County, Texas

Date 8/21/19



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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, Eastburn Properties, LTD., a Texas limited partnership is the owner of that certain tract being all of Lots 1, 4, 32, & 33 of *Bear Creek Ranch Unit 4*, an addition situated in the James Leonard Survey, Abstract No. 383, Williamson County, Texas, according to the plat recorded in Cabinet B, Slide 182 of the Plat Records of Williamson County, Texas, said tract being a portion of the tract described in the deed to said Eastburn Properties, Ltd., a Texas limited partnership recorded under Instrument Number 1996046467 of the Official Public Records of Williamson County, Texas; the subject tract is more particularly described as follows:

Beginning on the east line of County Road 200 (no dedicating document found - monumented width varies from 46.6 feet to 48.8 feet), in the center of Blessing Ranch Road (a 60-foot roadway dedicated on the said plat of *Bear Creek Ranch Unit 4*), at the northwest corner of said Lot 1, from which a 1/2 inch rebar found on the west line of Lot 1 bears SOUTH 21 degrees 55 minutes 32 seconds EAST, a distance of 30.01 feet;

THENCE NORTH 69 degrees 24 minutes 04 seconds EAST, with the north line of Lot 1 and the north line of said Lot 32 (centerline of said Blessing Ranch Road), a distance of 1,006.34 feet to the northeast corner of Lot 32, from which found 1/2 inch rebar bears SOUTH 24 degrees 24 minutes 26 seconds WEST a distance of 42.43 feet and a second found 1/2 inch rebar bears SOUTH 65 degrees 35 minutes 34 seconds EAST a distance of 42.42 feet;

THENCE SOUTH 20 degrees 35 minutes 11 seconds EAST, with the east lines of Lot 32 and said Lot 33 (centerline of Oak Bend Drive, a 60-foot roadway dedicated on the said plat of *Bear Creek Ranch Unit 4*), and the most easterly east line of said Lot 1, a distance of 1,840.41 feet to a 1/2 inch rebar found at the southeast corner of Lot 1;

THENCE SOUTH 74 degrees 37 minutes 16 seconds WEST, with the

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, GUY EASTBURN, authorized officer of Eastburn Properties, Ltd., a Texas limited partnership, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 9646467 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby replat 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 EASTBURN ACRES.

Witness my hand at WILLIAMSON County, Texas, this 8 day of AUGUST, 2019.

Guy Eastburn
Authorized Officer of Eastburn Properties, Ltd.,
a Texas limited partnership

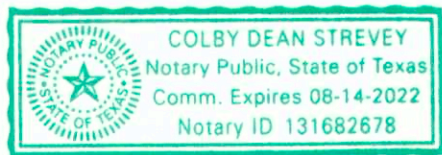
Guy EASTBURN
Print Name and Title OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared GUY EASTBURN, authorized officer of Eastburn Properties, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the 8 day of AUGUST, 2019.

Colby Dean Strevey
Notary Public in and for the State of Texas



ROAD NAME AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 26th day of August, 2019 A.D.

Teresa Baker Teresa Baker
Williamson County Addressing Director

south line of Lot 1, a distance of 1,020.32 feet to a 1/2 inch rebar found on the said east line of County Road 200, at the southwest corner of Lot 1;

THENCE with the west line of Lot 1 (monumented east line of County Road 200), the following calls:

1. NORTH 19 degrees 09 minutes 06 seconds WEST, a distance of 204.36 feet to a 24-inch diameter tree stump;
2. NORTH 15 degrees 39 minutes 06 seconds WEST, a distance of 211.54 feet to an 8-inch diameter cedar fence post;
3. NORTH 15 degrees 52 minutes 06 seconds WEST, a distance of 194.70 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
4. NORTH 22 degrees 01 minute 06 seconds WEST, a distance of 149.34 feet to a 1/2 inch rebar found at the northwest corner of Lot 1;

THENCE NORTH 69 degrees 25 minutes 17 seconds EAST, with the north line of Lot 1, a distance of 651.05 feet to a 1/2 inch rebar found at the most northerly corner of Lot 1;

THENCE NORTH 20 degrees 37 minutes 15 seconds WEST, with the west line of Lot 33, passing at a distance of 329.72 feet a 1/2 inch rebar found at the westerly common corner of Lot 33 & Lot 32, continuing on said course, now with the west line of Lot 32, in all, a total distance of 659.44 feet to a 1/2 inch rebar found at the southeast corner of Lot 4;

THENCE SOUTH 69 degrees 24 minutes 04 seconds WEST, with the south line of Lot 1, a distance of 668.76 feet to a 1/2 inch rebar found on the east line of County Road 200, at the southwest corner of Lot 4;

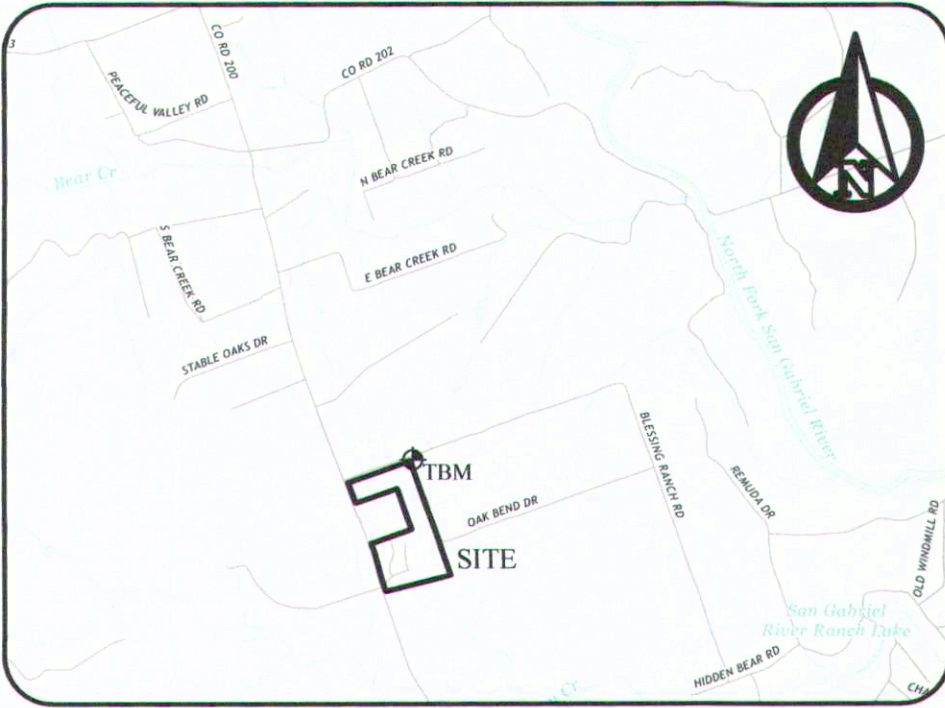
THENCE NORTH 21 degrees 55 minutes 32 seconds WEST, with the west line of Lot 4 (monumented east line of County Road 200), a distance of 330.09 feet returning to the Point of Beginning and enclosing 31.006 acres (±1,350,632 square feet).

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Bill Gravel, Jr., County Judge of Williamson County, Texas, do hereby certify that this map or 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.

Bill Gravel, Jr.
Bill Gravel, Jr., County Judge
Williamson County, Texas

VICINITY MAP
NOT TO SCALE



EASTBURN ACRES
LOTS 1A, 1B, 1C, 4A, 4B, 32A, 32B, 33A & 33B
A SUBDIVISION OF 31.006 ACRES
SITUATED IN THE
JAMES LEONARD SURVEY, ABSTRACT NO. 383
WILLIAMSON COUNTY, TEXAS

BEING A REPLAT OF
LOTS 1, 4, 32 & 33
BEAR CREEK RANCH UNIT 4
CABINET B, SLIDE 182, P.R.W.C.T.

SHEET 3 OF 3

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy, E., Rister, Clerk of County Court, with and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, and its authentication, was filed for record in my office on the ___ day of _____, 20___, A.D. at ___ O'clock __M., and was duly recorded on this the ___ day of _____, 20___, A.D. at ___ O'clock __M, Plat Records of said county and state in Cabinet ___, Slides ___ witness my hand and seal of the county court of said County, at my office in Georgetown, Texas the last date written above.

BY: _____
Nancy E. Rister
Clerk, County Court
Williamson County, Texas