

Drafter: SGT
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.SvFt./

Elevations, if shown, are NAVD'88

Bearings are based on grid north (T

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

U.S. S_vFt. 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.B.W.C.T. Official Public Records of Williamson County, Texas

D B W C T Deed Records of Williamson County Texas

VOI/PAGE/INST# Volume/Page/Instrument Number

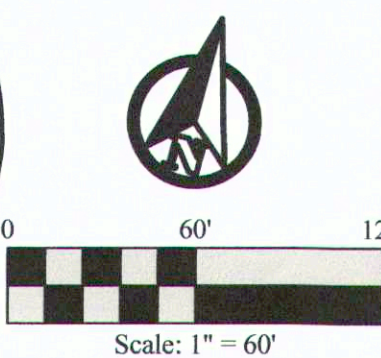
POB/POC Point of Beginning/Point of Commencement

(CM) Controlling Monument

 Proposed Well

SURVEYOR'S NOTES:

1. Fieldwork was completed on February 7, 2019.
2. This survey we 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.



JPH Job/Drawing No. (see below)

2019.200.006 Lot 34 Bear Creek Ranch, Williamson Co., Tx-Plat.dwg

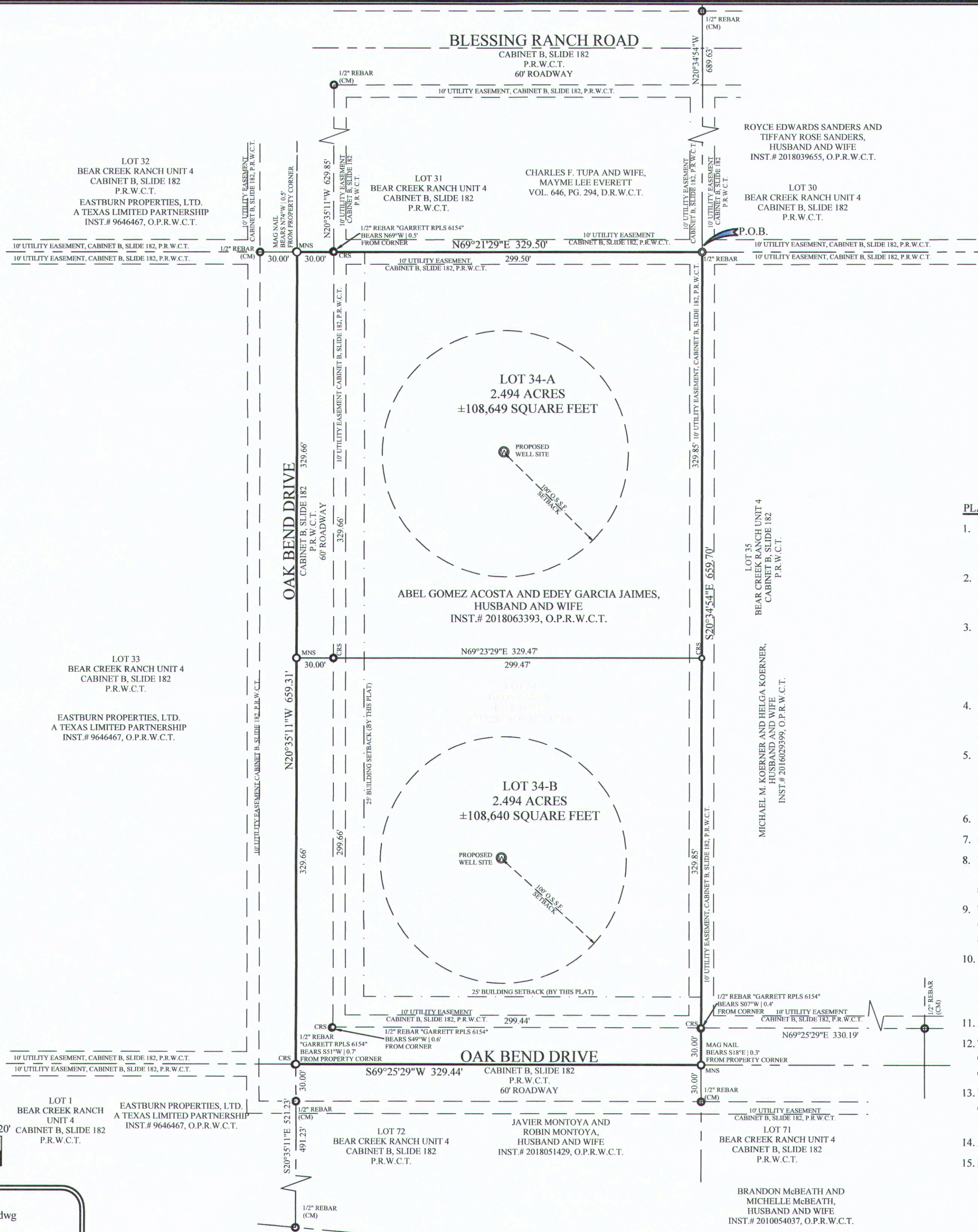
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785 Lonesome Dove Trail, Hurst, Texas 76054

Telephone (817) 431-4971 www.iphlandsurveying.com

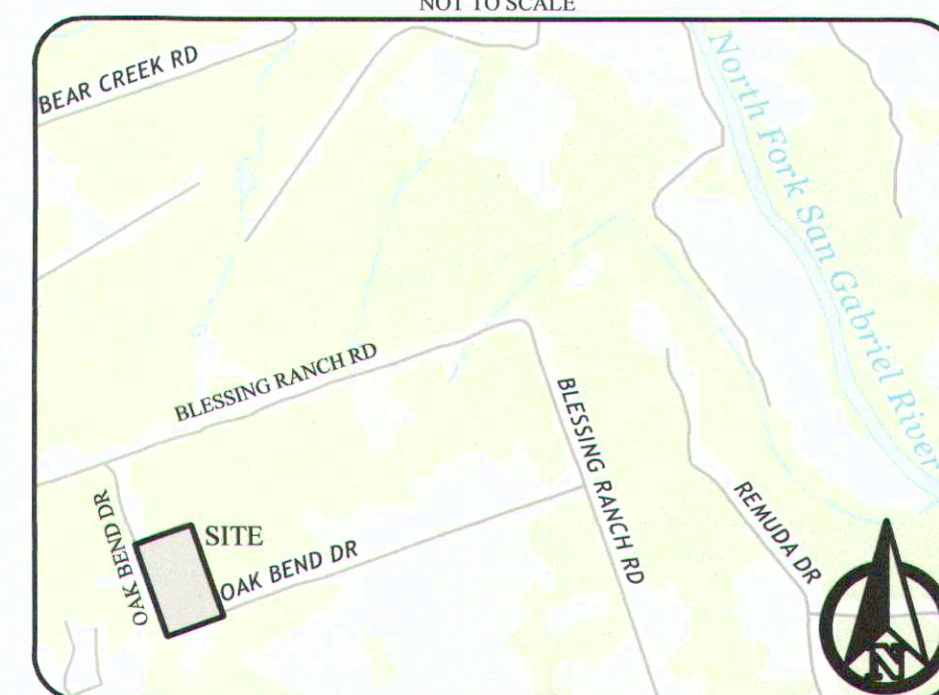
TBPLS Firm #10019500 #10194073 #10193862

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VICINITY MAP

NOT TO SCALE



LOTS 34-A & 34-B
BEAR CREEK RANCH UNIT 4
BEING A REPLAT OF
LOT 34

BEAR CREEK RANCH UNIT 4

A SUBDIVISION OF 4.988 ACRES

SITUATED IN THE

JAMES LEONARD SURVEY, ABSTRACT NO. 383

WILLIAMSON COUNTY, TEXAS

PREPARED ON FEBRUARY 21, 2019

PLAT NOTES:

1. This plat is subject to all applicable recorded easement, 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 of the Plat Records of Williamson County, Texas.
2. 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.
3. 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.
4. 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.
5. 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.
6. All lots will be serviced by private, on-site wells.
7. Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
8. 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.
9. 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.
10. Except in certain isolated areas required to meet accessibility requirements, 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.
11. All sidewalks are to be maintained by each of the adjacent property owners.
12. 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.
13. No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance (Floodplain Development Permit) for lots 34-A and 34-B from the Williamson County Floodplain Administrator.
14. All public roadways and easements as shown on this plat are free of liens.
15. Landscaping is prohibited within the county road right-of-way.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, Abel Gomez Acosta & Edey Garcia Jaimes, are the owners of that certain tract being all of Lot 34 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 (P.R.W.C.T.), said tract being the same tract described in the deed to said Abel Gomez Acosta & Edey Garcia Jaime, recorded under Instrument Number 2018063393 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.); the subject tract is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, Central Zone.):

BEGINNING at a 1/2 inch rebar found at the northeast corner of said Lot 34, from which a found 1/2 inch rebar bears NORTH 20 degrees 34 minutes 54 seconds WEST, a distance of 689.63 feet;

THENCE SOUTH 20 degrees 34 minutes 54 seconds EAST, with the east line of the said Lot 34, a distance of 659.70 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the southeast corner of Lot 34, from which a found 1/2 inch rebar bears SOUTH 20 degree 34 minutes 54 seconds EAST, a distance of 30.00 feet;

THENCE SOUTH 69 degrees 25 minutes 29 seconds WEST, with the south line of Lot 34, being the centerline of a 60 foot wide roadway dedicated on the said Bear Creek Ranch Unit 4 plat and posted as Oak Bend Drive, a distance of 329.44 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of Lot 34, from which two found 1/2 inch rebar bear SOUTH 20 degrees 35 minutes 11 seconds EAST, a distance of 30.00 feet, and SOUTH 20 degrees 35 minutes 11 seconds EAST, a distance of 521.23 feet;

THENCE NORTH 20 degrees 35 minutes 11 seconds WEST, with the west line of Lot 34, and continuing with the centerline of said Oak Bend Drive, a distance of 659.31 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the northwest corner of Lot 34, from which a found 1/2 inch rebar bears SOUTH 69 degrees 21 minutes 29 seconds WEST, a distance of 30.00 feet;

THENCE NORTH 69 degrees 21 minutes 29 seconds EAST, with the north line of Lot 34, a distance of 329.50 feet returning to the POINT OF BEGINNING and enclosing 4.988 acres (±217, 288 square feet).

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

We, **Abel Gomez Acosta & Edey Garcia Jaimes**, owners of the certain tract of land shown hereon and described in a deed recorded in Document No. 2018063393 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 Lots 34-A & 34-B, Bear Creek Ranch Unit 4.

TO CERTIFY WHICH, WITNESS my hand at Williamson County, Texas, this 30th day of August, 2019.

Abel Gomez Acosta
Abel Gomez Acosta

Edey Garcia Jaimes
Edey Garcia Jaimes



JPH Job/Drawing No. (see below)
2019.200.006 Lot 34 Bear Creek Ranch, Williamson Co., Tx-Plat.dwg
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TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

SURVEYOR:
Jewel Chadd, RPLS
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971
jewel@jphls.com

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 **Abel Gomez Acosta**, 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 30th day of August, 2019.

Notary Public in and for the State of Texas



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 **Edey Garcia Jaimes**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the 30th day of August, 2019.

Notary Public in and for the State of Texas

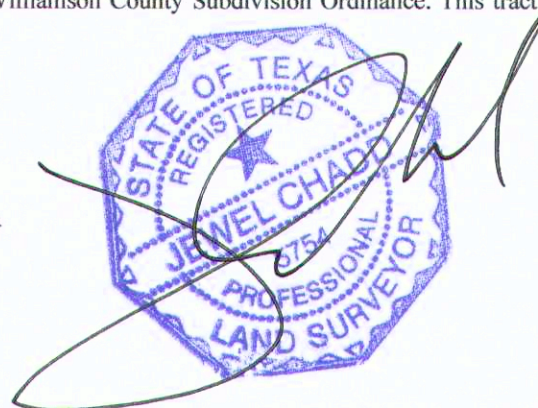


STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify I prepared this plat from an actual and accurate survey of the land and 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 this plat is in conformance with the Williamson County Subdivision Ordinance. This tract is not located in the Edwards Aquifer Recharge Zone.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
August 22, 2019

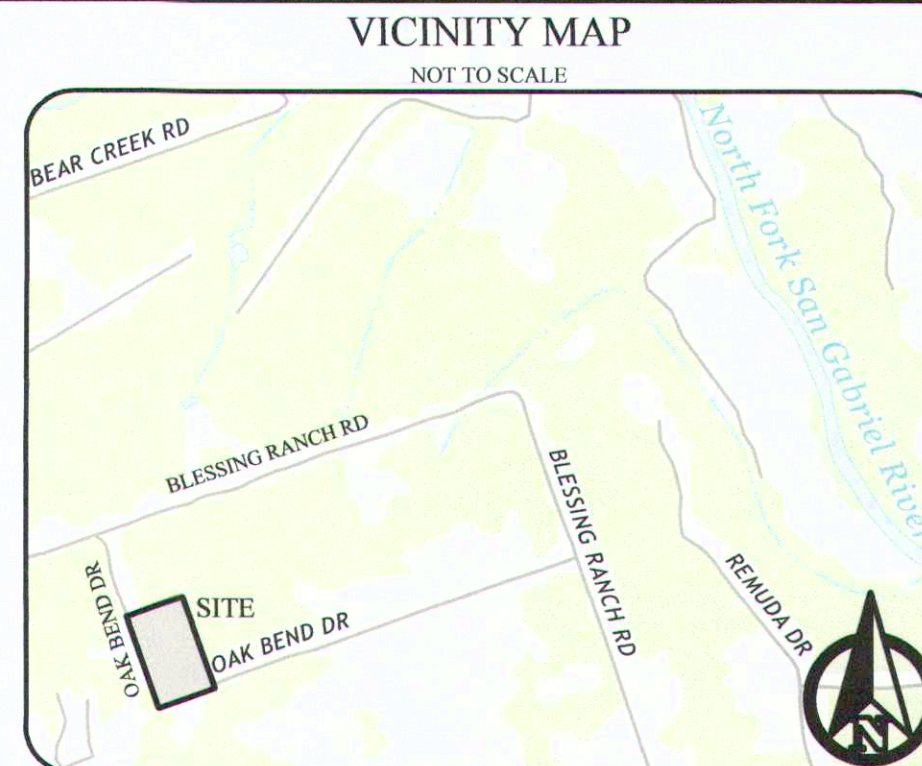


COUNTY ON-SITE SEWAGE FACILITIES APPROVAL:

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, PE, DR, CFM
County Engineer, Williamson County, Texas

9/4/19
Date



LOTS 34-A & 34-B BEAR CREEK RANCH UNIT 4 BEING A REPLAT OF LOT 34 BEAR CREEK RANCH UNIT 4 A SUBDIVISION OF 4.988 ACRES SITUATED IN THE JAMES LEONARD SURVEY, ABSTRACT NO. 383 WILLIAMSON COUNTY, TEXAS PREPARED ON FEBRUARY 21, 2019

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Road name and address assignments verified this the 5th day of September, 2019A.D.

Cindy Bridges
Williamson County Addressing Coordinator
Cindy Bridges

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, **Bill Gravell 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 Gravell Jr., County Judge
Williamson County, Texas

Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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