











FIELD NOTES:

113.487 ACRES OF LAND SITUATED IN THE JF WEBBER SURVEY ABSTRACT NO. 654, WO STUBBLEFIELD SURVEY ABSTRACT NO. 842, JH WILLIAMS SURVEY ABSTRACT NO. 669 AND THE LEWIS WILLIAMS SURVEY ABSTRACT NO. 920 IN WILLIAMSON COUNTY, TEXAS., BEING ALL OF THE TRACTS CONVEYED TO OWEN LH 120 LLC BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBERS 2018107730 AND 2018074886 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Beginning at a 1"axel found at the base of cedar fence corner post on the westerly right—of—way of County Road 212 at the southeast corner of Saratoga Springs Section 2, for the Point of Beginning and northeast corner of the herein described tract;

Thence S 05 deg 45 min 57 sec W 330.87 feet to an iron rod found on the said right—of—way at the northeast corner of a 2.51 acre tract conveyed to Jose Anaya by instrument of record in Document No. 2011016083 OPRWC, for an easterly corner of the herein described tract;

Thence S 66 deg 35 min 46 sec W 550.76 feet to an ancient cedar fence corner post found at the northwest corner of a 2.0 acre tract conveyed to Cheryl Key by instrument of record in Document No. 9622337 OPRWC, for an interior ell corner of the herein described tract;

Thence S 26 deg 10 min 22 sec E 530.23 feet to an iron rod found at the southwest corner of the said 2.0 acre tract, being also on the northerly line of a 5.023 acre tract conveyed to William Swail by instrument of record in Document No. 2016055345 OPRWC, for the southeast corner of the herein described tract:

Thence along the south line of the herein described tract S 68 deg 52 min 40 sec W 695.63 feet and S 68 deg 52 min 38 sec W 252.13 feet to an iron rod found at the northeast corner of a 7.959 acre tract recorded in Doc. 2018107730, for and interior ell corner of the herein described tract;

Thence S 19 deg 44 min 58 sec E 1632.33 feet to a steel pipe fence corner found on the northerly right—of—way of County Road 207 at the southwest corner of a 5.596 acre tract conveyed to Larrie Hammack by instrument of record in Document No. 9623652, for the southmost southeast corner of the herein described tract;

Thence with the said right-of-way S 69 deg 12 min 11 sec W 90.02 feet to an iron rod set, for the southmost southwest corner of the herein described tract;

Thence with the westerly line of the said 7.959 acre tract the following courses and distances:

- N 19 deg 44 min 58 sec W 245.54 feet to an iron rod set;
- N 00 deg 40 min 31 sec E 85.97 feet to an iron rod set;
- N 19 deg 44 min 58 sec W 541.29 feet to an iron rod set for an interior ell corner;
- S 72 deg 26 min 54 sec W 319.93 to an iron rod set on the east line of a 33.212 acre tract conveyed to David McCasland by instrument of record in Document No. 2016042237, for a southwesterly corner of the herein described tract;

Thence N 19 deg 42 min 52 sec W 739.59 feet to an iron rod found at the northeast corner of the said 33.212 acre tract, being also on the southerly line of a 105.257 acre tract conveyed to Owen LH 120 LLC by instrument of record in Document No. 2018074886, for an interior ell corner of the herein described tract;

Thence S69 deg 22 min 29 sec E 406.20 feet to an iron rod found at the northeast corner of a 61.877 acre tract recorded in Doc. 2009088126, for a point on the southerly line of the herein described tract;

Thence S 69 deg 23 min 00 sec W 1637.77 feet to an iron rod found at the southeast corner of a 129.11 acre tract conveyed to Brannen Ranch and listed in WCAD as R023098, for the southwest corner of the herein described tract:

Thence N 21 deg 53 min 17 sec W 1988.13 feet to an iron rod found at the northeast corner of the said 129.11 acre tract, for the northwest corner of the herein described tract;

Thence N 68 deg 10 min 45 sec E 1348.54 feet to an iron rod found at the base of a 13 inch oak tree at the northwest corner of a 10.016 acre tract conveyed to Judith McDaniel by instrument of record in Document No. 2011088184 OPRWC, for the northmost northeast corner of the herein described tract:

Thence S 20 deg 54 min 33 sec E 1149.41 feet to an ancient cedar fence corner post found at the southwest corner of the said 10.016 acre tract, for an interior ell corner of the herein described tract:

Thence N 69 deg 04 min 01 sec E 2706.49 feet to the Point of Beginning, containing 113.487 acres of land, more or less.

GENERAL NOTE

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL 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 GOVERNMENTAL AUTHORITIES.

- 6. THIS PLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE DEED RESTRICTONS RECORDED IN DOCUMENT NO. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 7. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- 8. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.
- 9. EXISTING SLOPES ARE 0% 15%.
- 10. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH A TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 11. THE USE OF CONCRETE "DIP TYPE" DRIVEWAYS IS ENCOURAGED. THE MAXIMUM GRADE BREAK AT THE VERTICAL LOW POINT OF INTERSECTION SHALL BE 15% (9" RISE OR FALL IN 10 FEET). CONCRETE WILL BE 3000PSI WITH A MINIMUM THICKNESS OF FOUR INCHES. MINIMUM REINFORCEMENT SHALL BE #3 AT 18" OCEW. AS AN ALTERNATIVE, A DRIVEWAY DRAINPIPE WITH A MINIMUM SIZE OF 18" ROUND OR 21"X15" ELLIPTICAL AND A MINIMUM LENGTH OF 22 FT. WILL BE ACCEPTABLE. DRIVEWAY DRAINAGE SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
- 12. BUILDING SETBACKS SHALL BE 25 FEET ALONG STREET RIGHT-OF-WAYS AND 10 FEET ALONG ALL SIDE AND REAR LOT LINES.
- 13. ALL SIDEWALKS ARE TO MAINTAINED BE EACH OF THE ADJACENT PROPERTY OWNERS.
- 14. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 212, THE ADJACENT COUNTY ROAD.

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS:

THAT OWEN LH 120 LLC, BEING THE SOLE OWNER OF THE 113.487 ACRES OF LAND SITUATED IN THE JF WEBBER SURVEY ABSTRACT NO. 654, WO STUBBLEFIELD SURVEY ABSTRACT NO. 842, JH WILLIAMS SURVEY ABSTRACT NO. 669 AND THE LEWIS WILLIAMS SURVEY ABSTRACT NO. 920 IN WILLIAMSON COUNTY, TEXAS., BEING ALL OF THE TRACTS CONVEYED TO OWEN LH 120 LLC BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBERS 2018107730 AND 2018074886 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "NORTH HAVEN", AND DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. 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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20 ____ A.D.

BY: _____

OWEN LH 120 LLC 13760 NOEL ROAD, SUITE 800 DALLAS, TEXAS 75240

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

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20 ____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY

WITNESS MY HAND THIS THE _____ DAY OF______, 20 ____, 20 ____ A.D.

NO LOT IN THIS SUBDIVISION IS ENROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP). COMMUNITY PANEL No. 480453C0550F EFFECTIVE DATE, MARCH 15, 2012, FOR WILLIAMSON COUNTY. TEXAS.

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

Curtis R. Steger, P.E. (TX 87905)
Steger Bizzell (F-181)
1978 South Austin Avenue
Georgetown, Texas 78626
512.930.9412

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

STEVEN W. WOMACK REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025 DATE

STEVEN W. WOMACK

Date

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@Gmail.com
Phone/Text: (512) 638-0220

North Haven A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

DISK:		PLAT		
REVISED:	DRAWN BY: C.P.	FILE NAME: 18-001 PLAT	APPROVED BY: S.W.	

SHEET 7