



VICINITY MAP

1" = 2 MILES

NO WATER SERVICE IS PROPOSED WITH THIS SUBDIVISION OR WITH THE REMAINDER OF LOT 9.

LOT 9A CONTAINS ON-SITE SEWAGE FACILITIES (OSSF). NO ON-SITE SEWAGE FACILITIES ARE PROPOSED WITH LOT 9B.

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.

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.



APPROVED:
G. ALEX TEAGUE, TX. LICENSE NO. 6623

MORRIS P. HEBERT, INC. 3205 WCR 132 MIDLAND, TEXAS 79706

## NOTES:

ALL PUBLIC RECORD DOCUMENTS, TITLE INFORMATION AND MAPS UTILIZED FOR ESTABLISHING THE PROPERTY BOUNDARIES AS DEPICTED ON THIS PLAT WAS PROVIDED BY BLANCHARD LAND SERVICES.

AN ON-THE-GROUND EFFORT HAS BEEN MADE TO LOCATE AND INDICATE ALL BELOW GROUND FERROUS METAL CABLES, PIPELINES, UTILITIES, ETC. CROSSED BY THE PROPOSED PROJECT; HOWEVER, DUE TO THE INHERENT LIMITATIONS OF ELECTRONIC MAGNETIC LOCATING EQUIPMENT, MORRIS P. HEBERT, INC. IS NOT RESPONSIBLE FOR ANY CABLES, PIPELINES, UTILITIES OR ANY OTHER BELOW GROUND STRUCTURES (INCLUDING PVC) NOT LOCATED DURING THE COURSE OF THE SURVEY.

ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID, BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE IN U.S. SURVEY FEET, BASED UPON A GLOBAL POSITIONING SYSTEM STATIC SURVEY PERFORMED IN JUNE, 2018.

LOUIS TOBAR 116 SARAHS LANE LIBERTY HILL, TEXAS 78642 All existing and proposed plat boundary lines, phase section lines, and lot lines with bearings and distance. Bearings shall be based on the Texas State Plane Coordinate System, Central Zone. Distances shall be surface distances expressed in U.S. Survey feet. A combined Scale Factor shall be specified on the face of the plat to eight decimal places (example: 0.12345678) to facilitate the conversion of surface distances to grid distances. At least two external boundary corners of each block within the subdivision shall have grid coordinates depicted on the plat to the nearest one hundredth of a foot (0.01 feet)

4 03/12/2020 DH NO. DATE REV. BY: MISC. UPDATES REVISION

## SEMINOLE PIPELINE COMPANY LLC

PLAT SHOWING THE LOCATION AND BOUNDARY
OF SITE EXPANSION OF MP 303 STATION ACROSS THE
SEMINOLE PIPELINE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY
R. WEST SURVEY, ABSTRACT 643,
WILLIAMSON COUNTY, TEXAS



DRAWN BY: HTB	SHEET: 1 OF 2	
CHKD./APPD. BY: ECC	SCALE: 1" = 100'	
UPDATED BY: TJW	DATE: 08/21/18	
DATA BASE: 13196-05	JOB NO. 13196-05	
MPH CAD FILE: MP 303_1 PUMP STATION_REV4.DWG		

BEGINNING at a 5/8-inch-diameter iron rod with an aluminum cap stamped "MPH" set (referred to hereinafter as an iron rod set) to mark the northwest corner of the herein described 0.343—acre tract on the north property line of said Lot 9 and the south property line of that Lot 10, Carriage Oak Estates, Phase I, described in the deed to Michael P. Simpson, et ux, as recorded in Plat Cabinet K, Slide 100 of the Plat Records of Williamson County, Texas, and Volume 2327, Page 568 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch-diameter iron rod found marking the northwest corner of said Lot 9, the southwest corner of said Lot 10, the southeast corner of that Lot 16, Carriage Oak Estates, Phase II, described in the deed to Jerrod W. Floyd, et ux, as recorded in Plat Cabinet M, Slide 36 of the Plat Records of Williamson County, Texas, and County Clerk File Number 2006103690 of the Official Public Records of Williamson County, Texas, and the northeast corner of that Lot 7, Carriage Oak Estates, Phase I, described in the deed to Charles Alan Null, et ux, as recorded in Plat Cabinet K, Slide 100 of the Plat Records of Williamson County, Texas, and Volume 2501, Page 883 of the Official Public Records of Williamson County, Texas, bears North 68° 21' 34" West, a distance of 722.70 feet;

THENCE, over and across said Lot 9 the following courses and distances:

South 68° 21' 34" East, with the north line of said Lot 9, a distance of 187.47 feet to an iron rod set to mark the northeast corner of the herein described 0.343-acre tract;

South 17° 34' 27" West, with the east line of said Lot 9, a distance of 79.21 feet to an iron rod set to mark the southeast corner of the herein described 0.343—acre tract, from which a 1/2—inch—diameter iron rod found as described, marking the southeast corner of said Lot 9, the northeast corner of that Lot 8, Carriage Oak Estates, Phase I, described in the deed to Bobby M. Berry, et ux, as recorded in Plat Cabinet K, Slide 100 of the Plat Records of Williamson County, Texas, and Volume 2489, Page 753 of the Official Public Records of Williamson County, Texas, and the apparent west line of Highway 200, bears South 17° 34' 27" West a distance of 177.38 feet and South 22' 06' 57" West a distance of 62.63 feet;

North 68° 32' 34" West, a distance of 188.95 feet to an iron rod set to mark the southwest of the herein described 0.343-acre site;

THENCE continuing over and across said Lot 9, North 18° 39' 59" East, a distance of 79.72 feet to the POINT OF BEGINNING and containing 0.343 acres (14,928.67 Square Feet) of land, more or less.

The above\_described boundary is shown on a plat prepared by Morris P. Hebert, Inc. (CADD File No. MP303\_1\_REV1.DWG) dated 07/23/2018, Revised 02/04/2019, Titled "SEMINOLE PIPELINE COMPANY LLC PLAT SHOWING THE LOCATION AND BOUNDARY OF SITE EXPANSION OF MP 303 STATION ACROSS THE LOUIS TOBAR, ET UX & LUIS TOBAR, ET UX R. WEST SURVEY, ABSTRACT 643, WILLIAMSON, TEXAS" and is attached

NOTES:

Bearings and distances indicated herein are grid derived and are referenced to the Texas Coordinate of 1983, Central Zone, in US Survey Feet; as derived from a Global Positioning System (GPS) static survey.

Title and ownership information indicated herein is based on a search of the public records of Williamson County, Texas and was furnished by Blanchard Land Services.

SURVEYOR APPROVAL

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, G. ALEX TEAGUE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND TO THE BEST OF MY KNOWLEDGE CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL,

THIS 12th DAY OF March , 2020. G.Me sque G.Me sque

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6623

**ENGINEER APPROVAL** 

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, DAVID L. PLATT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48053C0550F, EFFECTIVE DATE MARCH 15, 2012, AND THAT EACH LOT CONFORMS TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL,

22 ND DAY OF APRIL, 2020.

DAVID L. PLATT, P.E. REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS NO. 115964



NO WATER SERVICE IS PROPOSED WITH THIS SUBDIVISION OR WITH THE REMAINDER OF

LOT 9A CONTAINS ON-SITE SEWAGE FACILITIES (OSSF). NO ON-SITE SEWAGE FACILITIES

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.

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.

**GENERAL NOTES:** 

PROPOSED USE: COMMERCIAL

UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: ELECTRIC: PEDERNALES ELECTRIC COOP. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

THERE ARE NO ÁREA WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48053C0550F, EFFECTIVE DATE OF MARCH 15.

5. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF CARRIAGE OAK ESTATES. PHASE 1, AS RECORDED IN DOCUMENT NO. 1992023681 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY. DRIVEWAY ACCESS POINTS ONTO CR 200 SHALL BE SPACED A MINIMUM OF 100 FEET APART MEASURED CENTER TO CENTER.

6. IN APPROVING THIS PLAT BY THE COMMISSIONERS 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS 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.

7. 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. 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.

8. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS 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.

9. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY
WILLIAMSON BOLINTY SUBDIVISION REGULATIONS SECTION B11.1 ON NEW DEVELOPMENT THAT

WILLIAMSON BOUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS. 10. BEARINGS ARE IN TEXAS STATE PLANE, CENTRAL ZONE, NAD83. DISTANCES ARE IN U.S. SURVEY

OWNER SIGNATURE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Harns

GRAHAM W. BACON, EXECUTIVE VICE PRESIDENT OF SEMINOLE PIPELINE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN CLERK'S FILE NO. 2018110234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHT-OF-WAYS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM appropriate. This subdivision is to be known as:

REPLAT OF LOT 9, CARRIAGE OAK ESTATES, PHASE 1

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL,

GRAHAM W. BACON

EXECUTIVE VICE PRESIDENT SEMINOLE PIPELINE COMPANY, LLC

NOTARY PUBLIC

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Harris

BEFORE ME. THE UNDERSIGNED. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. ON THIS DAY PERSONALLY APPEARED GRAHAM W. BACON, EXECUTIVE VICE PRESIDENT OF SEMINOLE PIPELINE COMPANY LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: \$19123



ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE	April
Codu Budas	
WILLIAMSON COUNTY ADDRESSING COORDINATOR	DATE
Cindy & oges	

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

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 COMMISSIONERS 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	DATE
WILLIAMSON COUNTY, TEXAS	

COUNTY CLERK APPROVAL

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

STATE OF TEXAS {

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

THEDAY OF,20, A.D., ATO'CLOCK,M., AND
DULY RECORDED THIS THEDAY OF,20,A.D.,
ATO'CLOCK,M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY I
DOCUMENT 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.

DEPUTY

NANCY E. RISTER, CLERK COUNTY COURT

OF WILLIAMSON COUNTY, TEXAS

4 03/12/2020 DH

G. ALEX TEAGUE APPROVED:

G. ALEX TEAGUE, TX. LICENSE NO. 6623 MORRIS P. HEBERT, INC. 3205 WCR 132

MIDLAND, TEXAS 79706 MISC. UPDATES

## SEMINOLE PIPELINE COMPANY LLC

PLAT SHOWING THE LOCATION AND BOUNDARY OF SITE EXPANSION OF MP 303 STATION ACROSS THE SEMINOLE PIPELINE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY R. WEST SURVEY, ABSTRACT 643, WILLIAMSON COUNTY, TEXAS



DRAWN BY: SHEET: CHKD./APPD. BY: ECC SCALE: N.T.S. UPDATED BY: 08/21/18 DATE: DATA BASE: 13196-05 JOB NO. 13196-05 MPH CAD FILE: MP 303\_1 PUMP STATION\_REV4.DWG