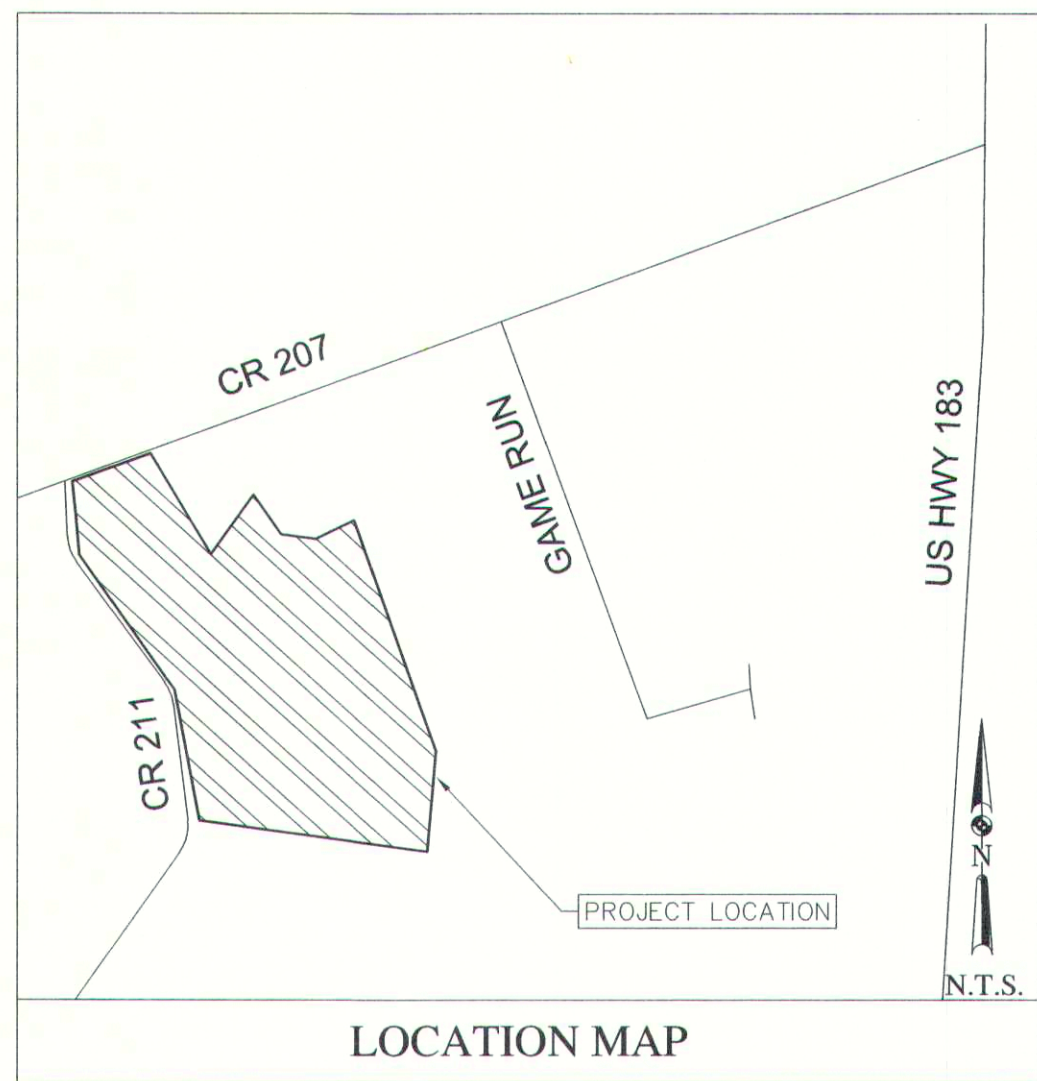


FINAL PLAT OF: BUCKEYE ESTATES

37.90 ACRES OUT OF THE HENRY RHODS SURVEY, ABSTRACT NO. 525, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.



SUBMISSION DATE: July 2, 2020
RESUBMISSION DATE: August 3, 2020
RESUBMISSION DATE: August 12, 2020

DEVELOPER: OWEN HOLDINGS, INC.
4718 MILL CREEK
DALLAS, TX 75244
JOE@OWENHOLDINGS.COM

OWNER: LH 38, LLC
4718 MILL CREEK
DALLAS, TX 75244

ENGINEER: CUDE ENGINEERS - AUSTIN, LLC
1620 LA JAITA DRIVE, STE. 250
CEDAR PARK, TEXAS 78613

SURVEYOR: TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, STE 903
GEORGETOWN, TEXAS 78628
512-930-1600 - PHONE

PERIMETER FIELD NOTES:

Being 37.90 acres of land, more or less, out of the Henry Rhoads Survey, Abstract No. 525, Williamson County, Texas, being all of that tract conveyed to LH 38, LLC, by deed recorded in Document No. 2020045756, of the Official Public Records, Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the east margin of County Road 211 and the south margin of County Road 207, for the northwest corner of said LH 38 tract and this tract

- THENCE: along the north line of said LH 38 tract the following six (6) courses:
1. N 68°59'23" E 365.81 feet with the south margin of said County Road 207 to a 5/8" iron rod found,
 2. S 33°21'07" E 512.71 feet to a 1/2" iron rod found,
 3. N 33°23'56" E 330.75 feet to a 1/2" iron rod found,
 4. S 36°05'26" E 215.29 feet to a 1/2" iron rod found,
 5. S 84°52'52" E 141.81 feet to a 1/2" iron rod found,
 6. N 65°01'59" E 186.86 feet to a 1/2" iron rod found, for the northeast corner of said Griffith tract and this tract;

THENCE: S 20°58'01" E 1058.55 feet to a 1/2" iron rod found for an angle point in the east line of said Griffith tract;

THENCE: S 04°59'03" W 461.43 feet to a 1/2" iron rod with plastic cap stamped "TLS" set for the southeast corner of said LH 38 tract and this tract;

THENCE: N 84°29'28" W 1018.96 feet with the south line of said LH 38 tract to a 1/2" iron with plastic cap stamped "TLS" set in the east margin of said County Road 211 for the southwest corner of said Griffith tract and this tract;

THENCE: with the west line of said LH 38 tract and the east margin of said County Road 211 the following seven (7) courses:

1. N 08°12'57" W 212.92 feet to a 1/2" iron rod with plastic cap stamped "TLS" set,
2. N 08°14'27" W 251.48 feet to a 1/2" iron rod found,
3. N 14°48'56" W 133.18 feet to a 1/2" iron rod with plastic cap stamped "TLS" set,
4. N 29°20'55" W 102.60 feet to a 1/2" iron rod with plastic cap stamped "TLS" set,
5. N 38°54'08" W 63.94 feet to a 1/2" iron rod found,
6. N 39°14'18" W 575.42 feet to a 1/2" iron rod with plastic cap stamped "TLS" set,
7. N 02°19'12" W 306.07 feet to the Point of Beginning.

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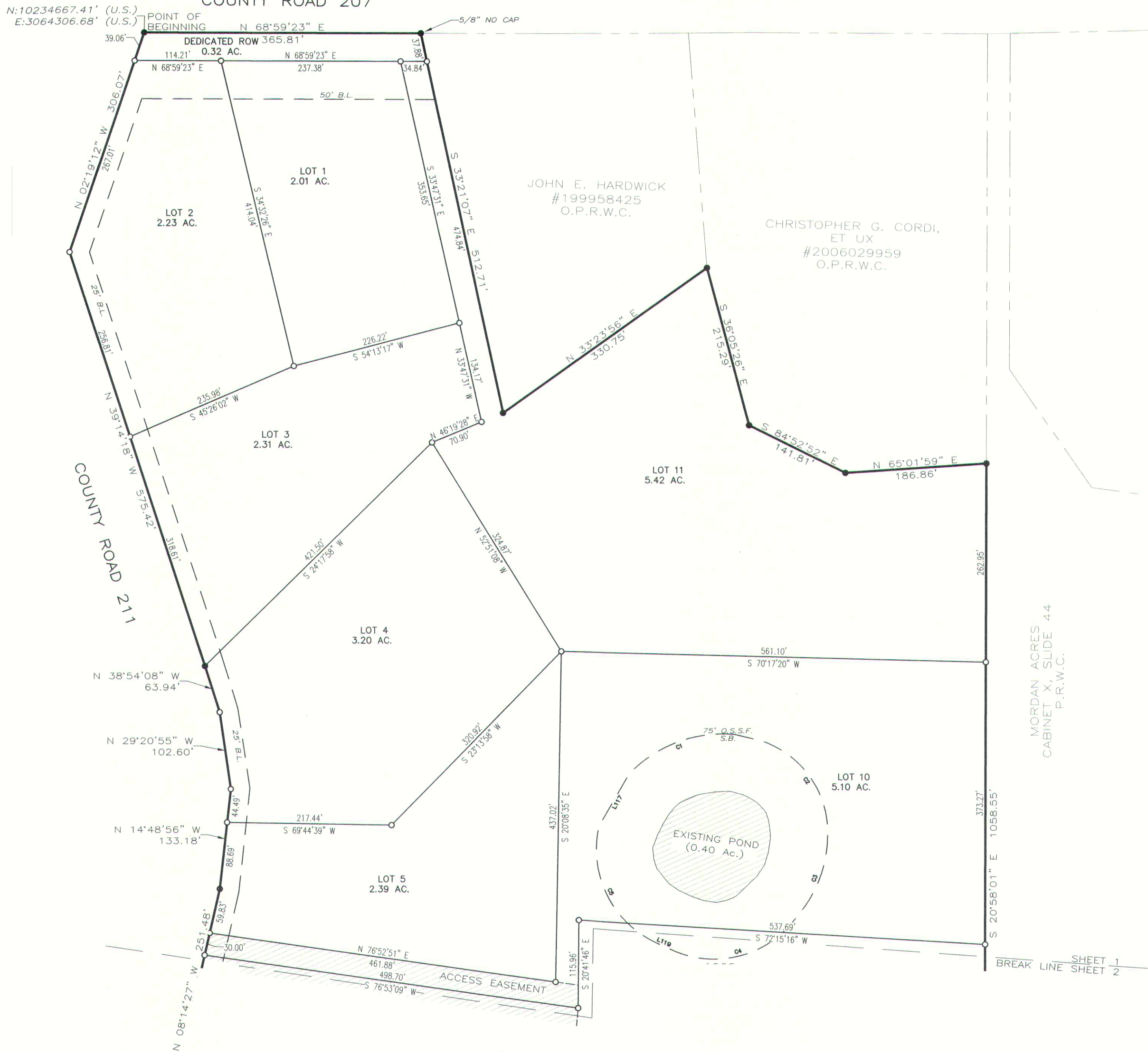
Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-land-surveying.com
TBPLS FIRM NO.10056200 GEOSCENCE FIRM NO.50538

SHEET

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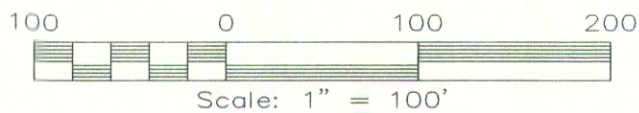
COUNTY ROAD 207



LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS"
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
P.R.W.C.	PLAT RECORDS WILLIAMSON CO.
B.L.	BUILDING SET BACK LINE

BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, GRID NORTH,
CENTRAL ZONE, TEXAS NAD 83 (93).



AREA: 37.9 AC.
FEMA FIRM MAP: 48491C0235F, DATED DEC. 20,
2019
SEWAGE DISPOSAL METHOD: PRIVATE SEWAGE
COLLECTION SYSTEM
POTABLE WATER SUPPLY: PUBLIC WATER SYSTEM
(CITY OF GEORGETOWN) AND/OR PRIVATE WELL

NOTE:
IRON RODS SHOWN HERE SHALL BE PLACED
UPON FINAL APPROVAL OF THIS PLAT

FINAL PLAT OF: BUCKEYE ESTATES

37.90 ACRES OUT OF THE HENRY RHODES SURVEY, ABSTRACT NO. 525, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, 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 improvements shall be responsible for the relocation and/or replacement of the improvements.
- 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.
- Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with draining or protecting road systems. Maintenance responsibility for storm water management controls will remain with the owner.
- Water service for this subdivision will be provided by City of Georgetown (Lots 1,2, & 4) and by private well (Lots 2,4,6-11).
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- 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.
- No construction, planting or grading shall be permitted to interfere with sight distance easements between the heights of three and eight feet as measured from the crowns of adjacent street.
- Residential driveways are to be located no closer to the corner of intersecting Right-of-Way than 60 percent of the parcel frontage or 50 feet, whichever is less.
- All driveways at the time of this plat shall be dipped drives. Drainage patterns may change in the future due to development in the area and culverts may become necessary. A registered professional engineer must size any future culverts within the county Right-of-Way.
- Driveway spacing on Williamson County Roads shall be no closer than 100 feet measured from center to center.
- One-way 'Circular' Driveways shall be prohibited onto C.R. 207 and C.R. 211.
- All easements shown on this plat are free of liens.
- All sidewalks are to be maintained by each of the adjacent property owners.
- Except in areas required to meet legal accessibility requirements, the minimum 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.
- No lots in this subdivision are encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0235 F, effective date December 20, 2019 for Williamson County, Texas.
- A Certificate of Compliance is hereby issued for all lots within this subdivision. This Certificate of Compliance is valid until such time as FEMA or the County revised or newly adopts floodplain boundaries in the vicinity.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.3, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the plat has all lots of 2 acres or more with less than 20% impervious cover per lot.
- Proposed wells must be located 50' from property lines.
- All OSSF systems shall have a 25' setback from any drainage way or proposed excavated drainage easements and a 75' setback from watercourses.
- Lot 10 contains a natural drainage way (pond) and shall abide by the 75' OSSF setback regulation.
- This plat is exempt from detention and does not require a floodplain study per W.C.S.R..

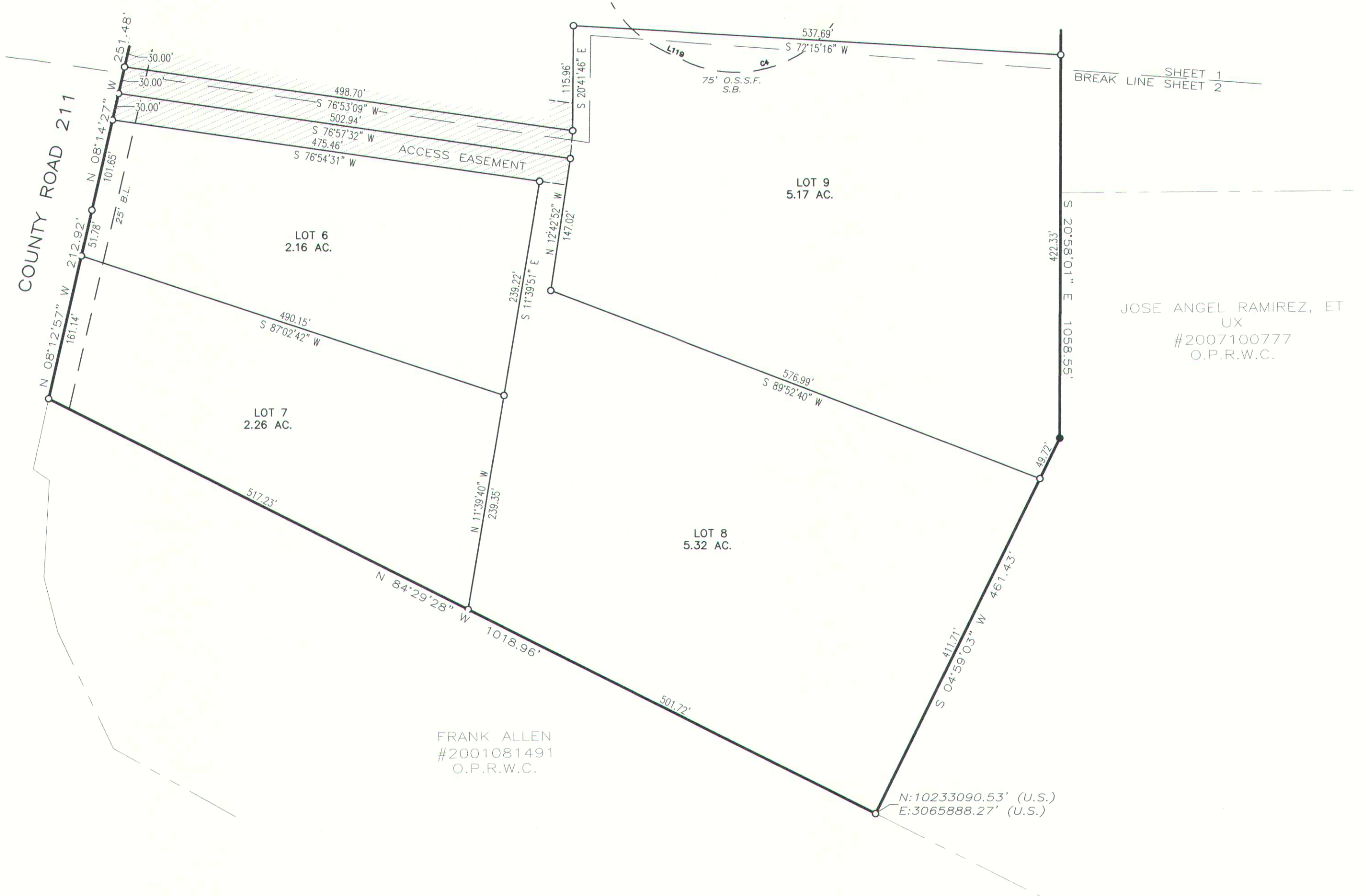
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SHEET

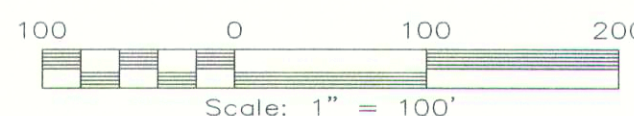
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LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS"
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
P.R.W.C.	PLAT RECORDS WILLIAMSON CO.
B.L.	BUILDING SET BACK LINE

BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, GRID NORTH,
CENTRAL ZONE, TEXAS NAD 83 (93).



OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Joe Owen, Manager of LH 38, LLC, owner of that certain 37.90 acre tract of land shown hereon and described in a Deed recorded in Document No. 2020045756, of the Official Public Records, of Williamson County, Texas, 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 BUCKEYE ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this 11th day of August, 2020

Joe Owen
4718 Mill Creek
Dallas, TX 75244

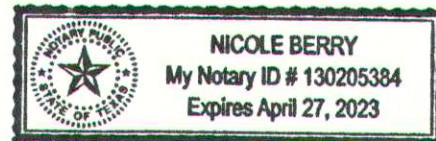
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Joe Owen, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of August, 2020

Nicole Berry
Notary Public in and for the State of Texas

My Commission expires on: April 27, 2023



LIEN HOLDER CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Linda Lee Griffith, Lien Holder of that certain 37.90 acre tract of land shown hereon and described in a Deed recorded in Document No. 2020045756, of the Official Public Records, of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do hereby join, approve and 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 BUCKEYE ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this 12th day of August, 2020

Linda Lee Griffith
3 Exdelso Lane
Hot Springs, AR 71909

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Linda Lee Griffith, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 12th day of August, 2020

Kenneth Jilek
Notary Public in and for the State of Texas

My Commission expires on: 7-7-2021



SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and 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 monument shown thereon were properly placed under my supervision in accordance with Williamson County Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 11th day of August, 2020

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



ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Anthony Goode, a Registered Professional Engineer in the State of Texas, do hereby certify that subdivision is not located in the Edwards Aquifer Recharge Zone and is not encroached by a Zone "A" flood area, as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0235 F, effective date December 20, 2019, and that each lot conforms to the City of Georgetown regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this 11th day of August, 2020

Anthony Goode
Anthony Goode P.E.
Licensed Professional Engineer No. 97263
State of Texas



FINAL PLAT OF: Buckeye Estates

~~C.R. 207 SUBDIVISION~~

37.90 ACRES OUT OF THE HENRY RHOADS SURVEY, ABSTRACT NO. 525, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the survey 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 disclaim 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 with it.

Adam D. Boatright 08/13/2020
J. Terron Evertson, PE, DR, CEM, Adam D. Boatright Date
Williamson County Engineer For J. Terron Evertson

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this _____ day of _____, 20____ A.D.

Teresa Baker
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Bill Gravell, Jr., 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.

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

COUNTY CLERK'S CERTIFICATION

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 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

FP-2020-XX-XX

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SHEET

3 OF 3