

OAK BEND ESTATES WILLIAMSON COUNTY, TEXAS FINAL PLAT

BEING A 29.905 ACRES TRACT OF LAND SITUATED IN THE WILLIAM GRAY
SURVEY, ABSTRACT NO. 251, IN WILLIAMSON COUNTY, TEXAS,

TAMBRA LEA LANE DESIGN TABLE	
PROPOSED LOCAL ROAD	
RURAL FUNCTIONAL CLASS	
30 MPH DESIGN SPEED	
26' PAVEMENT WIDTH + 2-18" CURBS	
60' R.O.W. WIDTH	
1563.28' R.O.W. LENGTH	

Curve Table					Line Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Direction
C1	37.14	25.00	85.13	S26° 01' 32"W	33.82	L2	S16° 32' 18"E
C2	51.71	270.00	10.97	S74° 04' 31"W	51.63	L3	N68° 35' 21"E
C3	21.68	25.00	49.68	N75° 35' 55"W	21.00	L4	S63° 58' 28"E
C4	86.28	60.00	82.39	S88° 02' 51"W	79.03	L5	S16° 32' 18"E
C5	60.00	60.00	57.29	S18° 12' 27"W	57.53	L6	S20° 03' 07"E
C6	59.96	60.00	57.26	S39° 04' 06"E	57.50		
C7	86.31	60.00	82.42	N71° 05' 31"E	79.06		
C8	21.68	25.00	49.68	N54° 43' 18"E	21.00		
C9	63.20	330.00	10.97	N74° 04' 31"E	63.10		

Driveway Culverts		
Lot	Culvert Dia. (in.)	Culvert Length
1	18	1013
2	18	1009.12
3	18	1011.07
4	18	1015.69
5	18	1018.46
6	18	1019.42
7	18	1021.47
8	18	1022.2
9	18	1022.95
10	18	1023.75
11	Tie-in	1024.92
12	Tie-in	1020.7
13	Tie-in	1019.4
14	Tie-in	1021.83
15	Tie-in	1024.54
16	Tie-in	1024.8
17	Tie-in	1025
18	Tie-in	1023.65
19	Tie-in	1020.92
20	Tie-in	1018.93
21	Tie-in	1016.93
22	Tie-in	1011.27
23	Tie-in	1014.11



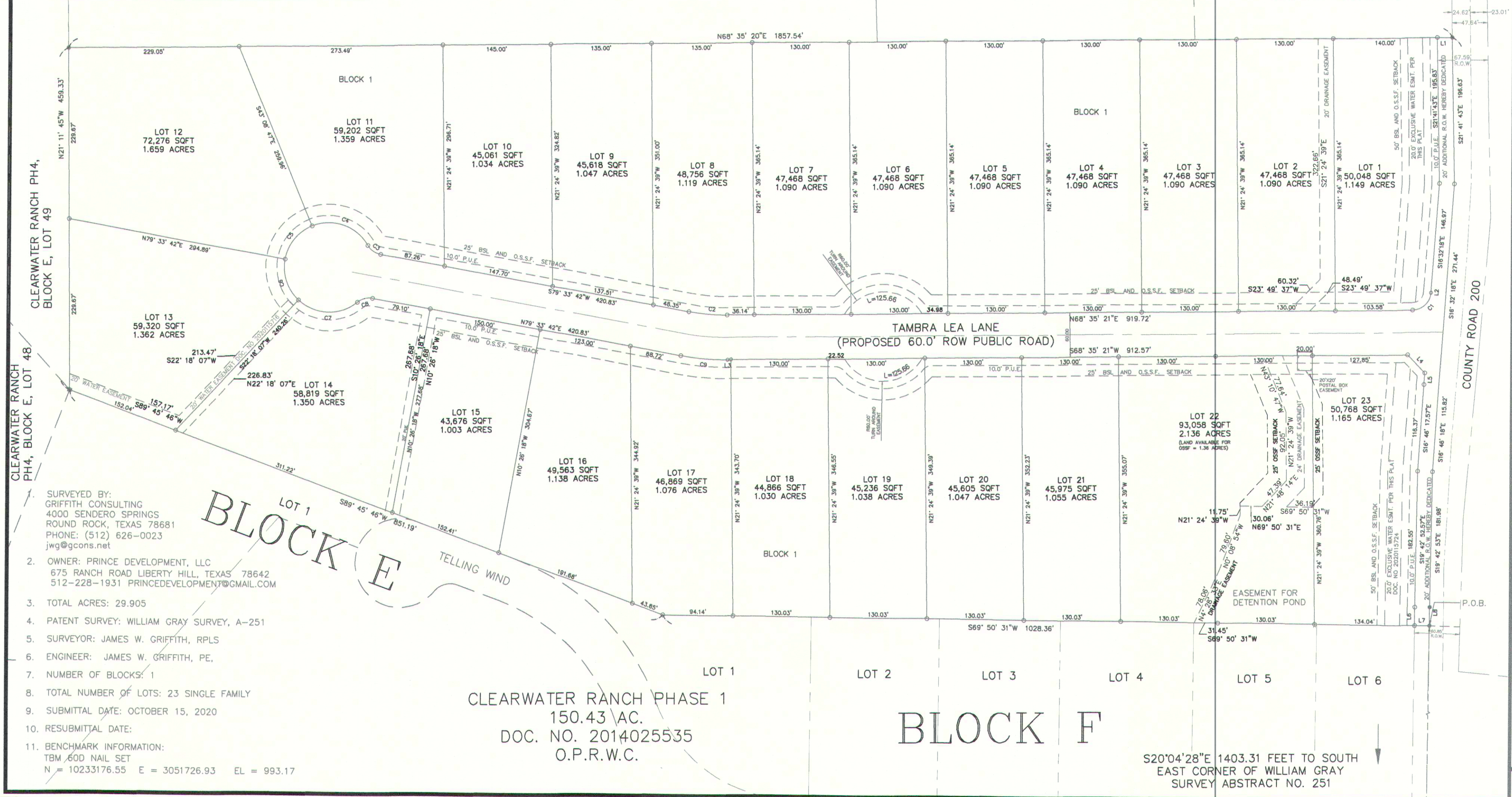
PROJECT: OAK BEND ESTATES	
FILE:	RAGEL 30 ACRE
DATE:	OCTOBER 2020
SCALE:	1" = 100'
DESIGNED BY:	J.W.G.
DRAWN BY:	R.L.
CHECKED BY:	J.W.G.
REVISED BY:	R.L.

REVISION	
NO.	DATE
1	C/S 12/4/20

CARIBOU DEV.
13.352 AC.
DOC. NO. 2006052432
O.P.R.W.C.

PARTHENON LAND HOLDINGS
2.46 AC
DOC. NO. 2011001713
O.P.R.W.C.

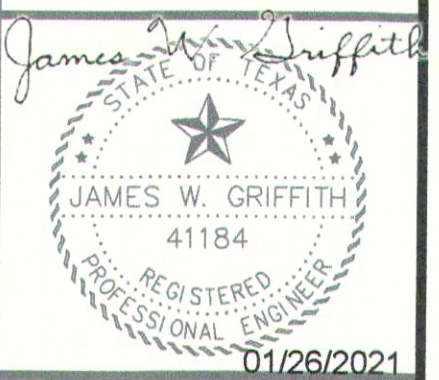
PARTHENON LAND HOLDINGS
1.996 AC.
DOC. NO. 2015082259



OAK BEND ESTATES
3301 COUNTY ROAD 200
WILLIAMSON COUNTY, TEXAS

FINAL PLAT

GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING
ENGINEERING FIRM # F-10052
SURVEY FIRM # 101699-00
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78681
(512) 626-0023
EMAIL: jwg@gcons.net



- SURVEYED BY:
GRIFFITH CONSULTING
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78681
PHONE: (512) 626-0023
jwg@gcons.net
- OWNER: PRINCE DEVELOPMENT, LLC
675 RANCH ROAD LIBERTY HILL, TEXAS 78642
512-228-1931 PRINCEDEVELOPMENT@GMAIL.COM
 - TOTAL ACRES: 29.905
 - PATENT SURVEY: WILLIAM GRAY SURVEY, A-251
 - SURVEYOR: JAMES W. GRIFFITH, RPLS
 - ENGINEER: JAMES W. GRIFFITH, PE,
 - NUMBER OF BLOCKS: 1
 - TOTAL NUMBER OF LOTS: 23 SINGLE FAMILY
 - SUBMITTAL DATE: OCTOBER 15, 2020
 - RESUBMITTAL DATE:
 - BENCHMARK INFORMATION:
TBM 600 NAIL SET
N = 10233176.55 E = 3051726.93 EL = 993.17

CLEARWATER RANCH PHASE 1
150.43 AC.
DOC. NO. 2014025535
O.P.R.W.C.

BLOCK F

S20°04'28"E 1403.31 FEET TO SOUTH
EAST CORNER OF WILLIAM GRAY
SURVEY ABSTRACT NO. 251

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS ;

I, JAMES H. PRINCE, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019020019 OF THE OFFICIAL 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 OAK BEND ESTATES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 26 DAY OF January, 2021.

OWNER'S SIGNATURE

JAMES H. PRINCE, OWNER
675 RANCH ROAD LIBERTY HILL, TEXAS 78642
512-228-1931

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED James H. Prince, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January 26, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: September 14, 2023

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

TRUSTEE FOR NATIONAL UNITED BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC NO. 2019020019 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 OAK BEND ESTATES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS
DAY OF January 26, 2021.

LIEN HOLDER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Richard Trevor Burwick, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January 26, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: September 14, 2023

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019020019 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 OAK BEND ESTATES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS
DAY OF January 26, 2021.

LIEN HOLDER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Ralph and Noelene Ragle, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January 26, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: September 14, 2023

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A 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 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 January 28, 2021

J. TERROR EVERSTON, PE, DR, CFM, DATE
COUNTY ENGINEER Adam D. Boatright
MAILBOXES For J. Terror Everston

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.

DEVELOPMENT NOTES

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED F 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.

FIELD NOTES FOR OAK BEND ESTATES

BEING A 29.905 ACRES TRACT OF LAND SITUATED IN THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251, IN WILLIAMSON COUNTY, TEXAS, THE SAME TRACT DESCRIBED IN A WARRANTY DEED FROM LEROY L. BARTLETT AND WIFE DELLA BARTLETT TO RALPH A. RAGLE AND WIFE NOELALEE RAGLE RECORDED ON NOVEMBER 15, 1999 AND RECORDED IN DOCUMENT NO. 199977991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST R.O.W. LINE OF COUNTY 200 (R.O.W. VARIES) AND THE NORTH LINE OF CLEARWATER RANCH PHASE ONE A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS REFERENCED IN DOCUMENT NO. 2014025535 AND SAID DOCUMENT 199977991 AND IN THE WILLIAM GRAY SURVEY ABSTRACT NO. 251 RECORDED IN VOLUME 987, PAGE 406 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS;

THENCE S69°50'31"W PASSING AT 19.94 FEET A 1/2 IRON ROD 0.19 FEET LEFT AND CONTINUING IN TOTAL 1028.36 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID 29.905 ACRES TRACT;

THENCE N89°45'46"W 851.19 FEET WITH THE NORTH WEST LINE OF CLEARWATER RANCH PHASE 1 TO A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N21°11'45"W 459.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF CALLED 13.38 ACRES TRACT OF LAND CONVEYED BY WARRANTY DEED FROM GEORGE DAVID HOLLEWAY, JR AND NORA BELLE HOLLEWAY TO CARIBOU DEVELOPMENT, L.L.C. ON JUNE 23, 2006 RECORDED IN DOCUMENT NO. 2006052432 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N68°35'20"E PASSING AT 1085.51 FEET AN IRON FOUND .10 FEET LEFT CONTINUING FOR A TOTAL 1857.54 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.996 ACRES TRACT CONVEYED BY GENERAL WARRANTY DEED FROM NATHAN TROY WINTER TO PARTHENON LAND HOLDINGS #1, L.L.C. ON SEPTEMBER 17, 2015 RECORDED IN DOCUMENT NO. 2015082259 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST R.O.W. OF COUNTY ROAD 200 AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES

1. S21°41'43"E 196.63 FEET FOR AN ANGLE POINT,
2. S16°32'18"E 271.44 FEET FOR AN ANGLE POINT,
3. S16°45'18"E 115.82 FEET FOR AN ANGLE POINT,
4. S19°42'53"E 181.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEASTERN

CORNER OF A 25 FOOT ACCESS EASEMENT DESCRIBED AS TRACT TWO IN A WARRANTY DEED FROM RICHARD L. SHIREY AND WIFE DONNA R. SHIREY TO LEROY L. BARTLETT AND WIFE DELLA BARTLETT DATED FEBRUARY 29 1984, RECORDED IN DOCUMENT NO. 1984007883 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS THENCE S20°03'07"E 24.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.905 ACRES MORE OR LESS.

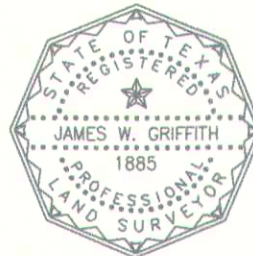
THE BEARINGS HEREIN RECITED ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/2011

STATE OF TEXAS:

COUNTY OF WILLIAMSON:
THAT I, JAMES W. GRIFFITH, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS 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 MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

James W. Griffith
JAMES W. GRIFFITH, RPLS 1885

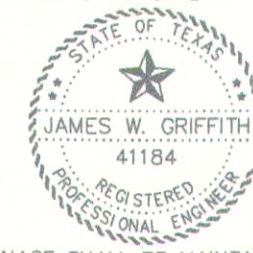
01/26/2021
DATE



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, JAMES W. GRIFFITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE WILLIAMSON COUNTY 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.

James W. Griffith
JAMES W. GRIFFITH, PE, 41184



ROAD WIDENING EASEMENTS

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.

ROADWAY CONSTRUCTION

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.

OWNER'S RESPONSIBILITIES

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.

DEVELOPMENT NOTES

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

NOTES:

1. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND WILLIAMSON COUNTY.
2. WATER IS PROVIDED BY CITY OF GEORGETOWN WATER SYSTEM.
3. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
4. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
5. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED JANUARY 18, 2018.
6. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
7. TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
8. THIS PLAT INCLUDES 2.60 ACRES OF NEW ROAD RIGHT OF WAY.
9. THIS PLAT INCLUDES 1563.28 LINEAR FEET OF NEW ROADS.
10. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLAIN (GRID), CENTRAL ZONE, NAD83/2011.
11. NO LOTS WITHIN THIS SUBDIVISION SHALL BE RESUBDIVIDED INTO SMALLER TRACTS.
12. STREET WILL BE PUBLIC, AND WILL BE OWNED AND MAINTAINED BY WILLIAMSON COUNTY ONCE IT HAS FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
13. ON-STREET OVERNIGHT PARKING SHALL NOT BE ALLOWED. STREET RESTRICTIONS WILL BE ENFORCED BY THE HOA.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN APPROVED ON SITE SEWAGE FACILITY, IN ACCORDANCE WITH WILLIAMSON COUNTY ENVIRONMENTAL SERVICES.
15. 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 REQUIREMENTS MAY BE REMOVED BY WILLIAMSON COUNTY.
16. THE OVERALL DRAINAGE PATTERNS THROUGHOUT THE SUBDIVISION SHALL REMAIN AS IN AN UNDEVELOPED STATE PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.9.
17. 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.
18. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
19. 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.
20. 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.
21. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
22. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
23. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1%CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
24. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA FOR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
25. OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
26. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
27. LOTS 1-23 MAY NOT BE FURTHER SUBDIVIDED.
28. THE OVERALL DRAINAGE PATTERNS THROUGHOUT THE SUBDIVISION REMAIN AS IN AN UNDEVELOPED STATE PER WILLIAMSON COUNTY REGULATIONS B11.9. AN EXISTING POND WILL BE FILLED.
29. DRIVEWAYS FOR LOTS 1 AND 23 SHALL CONNECT ONLY TO TAMBRA LEA LN AND NOT TO COUNTY ROAD 200. DRIVEWAYS FOR LOTS 15 AND 16 SHALL CONNECT ONLY TO TAMBRA LEA LN AND NOT TO TELLING WIND.
30. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
31. DRIVEWAY SPACING ON ROADS WITHOUT CURB AND GUTTER SHALL BE NO CLOSER THAN 100 FEET MEASURED FROM CENTER TO CENTER

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 27 DAY OF January, 2021 A.D.

Cindy Bridges
TERESA BAKER Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

1/27/21
DATE

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

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

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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 ____, 2021 A.D., AT ____ O'CLOCK, ____, M., AND DULY RECORDED THIS THE ____ DAY OF ____, 2021 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

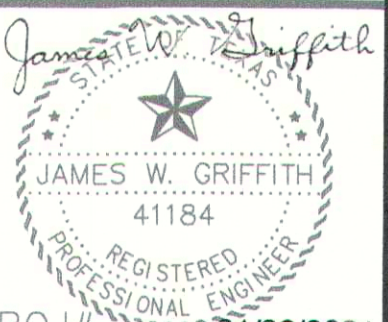
PROJECT:	OAK BEND ESTATES
FILE:	RAGLE 30 ACRE
DATE:	DECEMBER 2020
SCALE:	1" = 100'
DESIGNED BY:	J.W.G.
DRAWN BY:	E.U./R.L.
CHECKED BY:	J.W.G.
REVISED BY:	R.L.

NO.	BY	DATE	REVISION
1	CJS	12/4/20	

OAK BEND ESTATES
3301 COUNTY ROAD 200
WILLIAMSON COUNTY, TEXAS

FINAL PLAT

GRIFFITH CONSULTING
ENGINEERING SURVEYING PLANNING
ENGINEERING FIRM # F-10052
SURVEY FIRM # 101699-00
4000 SENDERO SPRINGS
ROUND ROCK, TEXAS 78681
(512) 626-0023
EMAIL: jwg@gcons.net



PROJ# 01/26/2021

SHEET 2 OF 2