

LOCATION MAP
SCALE: 1"=5000'

RESUBDIVISION OF:
**DURHAM PARK SECTION FOUR,
LOT 2, BLOCK C**

OWNERS: SARAH ELIZABETH ROSE
PH: (512) 468-8407
SARAHROSE529@GMAIL.COM
1216 FALLING HILLS DRIVE
GEORGETOWN, TEXAS 78628

JASON THOMAS ROSE
PH: (512) 740-7070
ROSE.JASON@HEB.COM
1216 FALLING HILLS DRIVE
GEORGETOWN, TEXAS 78628

JAMES LARRY COE
PH: (512) 468-8405
1451 DOUBLE FILE TRACE
LIBERTY HILL, TEXAS 78642

LINDA LEE COE
PH: (512) 468-8406
LINDACOE@GMAIL.COM
1451 DOUBLE FILE TRACE
LIBERTY HILL, TEXAS 78642

ACREAGE: 10.08 ACRES
SURVEY ABSTRACT: THOMAS F. GRAY SURVEY,
ABSTRACT NO. 250

NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
SUBMISSION DATE:
RESUBMISSION DATE:
3rd SUBMISSION DATE:
4th SUBMISSION DATE:
FINAL SUBMISSION DATE:

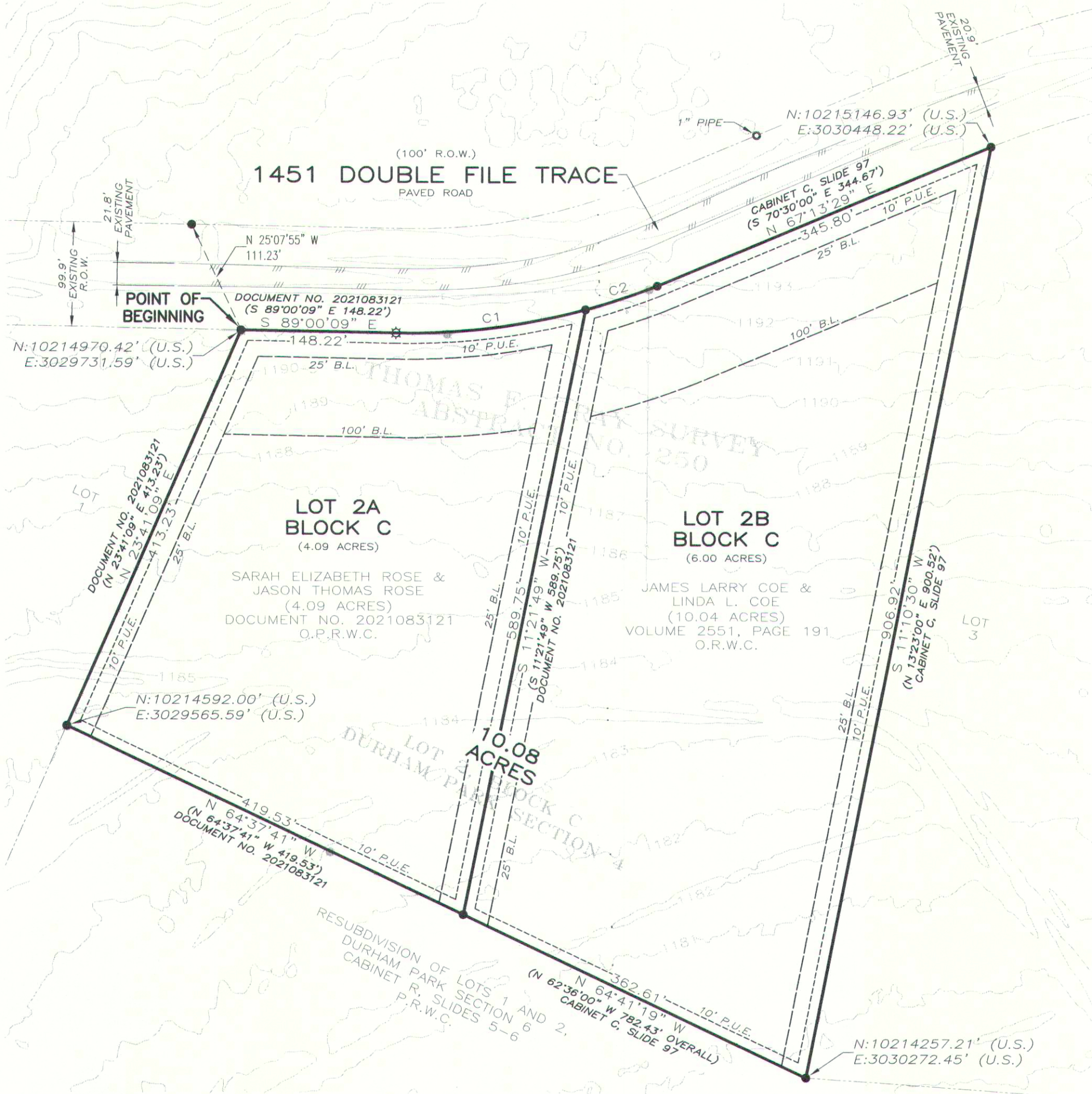
SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
512-930-1600 - phone
512-930-9389 - fax

SHEET INDEX

SHEET 1: PLAT & PERIMETER NOTES
SHEET 2: PLAT NOTES & SIGNATURE BLOCKS

RESUBDIVISION OF:
**DURHAM PARK SECTION FOUR,
LOT 2, BLOCK C**

BEING A CALLED 10.04 ACRES, ALSO KNOWN AS LOT 2, BLOCK C, OF DURHAM PARK, SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 97, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.



(DOCUMENT NO. 2021083121)

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	16°08'16"	650.00'	183.08'	182.47'	N 82°53'18" E
C2	6°21'52"	650.00'	72.20'	72.17'	N 71°43'19" E

RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	—	650.00'	255.25' OVERALL	—	—
C2	—	650.00'	255.25' OVERALL	—	—

CULVERT TABLE

LOT 2A:	18" CMP, 22' MINIMUM LENGTH (PROPOSED)
LOT 2B:	16" CMP (EXISTING)

CULVERT NOTES:

—CULVERTS SHALL INCLUDE A CONCRETE APRON SAFETY END TREATMENT IN ACCORDANCE WITH CURRENT TxDOT SAFETY END TREATMENT STANDARDS (2021 B11.15).

—THE EXISTING CULVERT FOR LOT 2B SHALL REMAIN. IF THE DRIVEWAY FOR LOT 2B IS MODIFIED AND/OR RELOCATED IN THE FUTURE, AN APPROPRIATELY SIZED CULVERT IS REQUIRED.

—DRIVEWAY CULVERTS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, HAVE A MINIMUM INTERIOR DIAMETER OF 18" AND A MINIMUM LENGTH OF 22'.



100 0 100 200
Scale: 1" = 100'

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

LEGEND	
●	1/2" IRON ROD FOUND
⊗	COTTON SPINDLE SET
●	FENCE POST
○	UTILITY POLE
—	WIRE FENCE
—	ELECTRIC LINES
—	PAVEMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE
R.O.W.	RIGHT-OF-WAY

PERIMETER FIELD NOTES:

Being 10.08 acres of land situated in Williamson County, Texas, out of the Thomas F. Gray Survey, Abstract No. 250, and being the remainder of a called 10.04 acres, conveyed to James Larry Coe and Linda L. Coe, in that instrument recorded in Volume 2551, Page 191 of the Official Records, Williamson County, Texas, also known as Lot 2, Block C, of Durham Park Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slides 97-99 of the Plat Records, Williamson County, Texas, and a called 4.09 acres, conveyed to Sarah Elizabeth Rose and Jason Thomas Rose, in that instrument recorded under Document No. 2021083121 of the Official Public Records, Williamson County, Texas, as surveyed on the ground on this, the 5th day of May, 2021, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod found in the south line of Double File Trace, for the northeast corner of Lot 1, Block C, of said Durham Park Section 4, the northwest corner of said Rose tract, and this parcel.

THENCE: S 89°00'09"E, 148.22 feet along the south line of Double File Trace, the north line of said Lot 2, Block C of Durham Park Section 4, the north line of said Rose tract, and this parcel, to a cotton spindle set, for an angle point, and the start of a curve left having a radius of 650.00 feet and a chord bearing and distance of N 82°53'18"E, 182.47 feet.

THENCE: 183.08 feet along said curve left, the south line of Double File Trace, the north line of said Lot 2, Block C of Durham Park Section 4, the north line of said Rose tract, and this parcel, to a 1/2" iron rod found, for the northeast corner of said Rose tract, the northwest corner of said Coe tract, an angle point in the north line of said Lot 2, Block C of Durham Park Section 4, and this parcel, and the end of said curve left, also being the start of a curve left having a radius of 650.00 feet and a chord bearing and distance of N 71°43'19"E, 72.17 feet.

THENCE: 72.20 feet along the said curve left, the south line of Double File Trace, the north line of said Lot 2, Block C of Durham Park Section 4, the north line of said Coe tract, and this parcel, to a 1/2" iron rod found, for an angle point and the end of said curve left.

THENCE: N 67°13'29"E, 345.80 feet along the south line of Double File Trace, the north line of said Lot 2, Block C of Durham Park Section 4, the north line of said Coe tract, and this parcel, to a 1/2" iron rod found, for the northwest corner of Lot 3, Block C of Durham Park Section 4, the northeast corner of Lot 2, Block C of Durham Park Section 4, the southeast corner of said Coe tract, and this parcel.

THENCE: S 11°10'30"W, 906.92 feet along the west line of Lot 3, Block C of Durham Park Section 4, the east line of Lot 2, Block C of Durham Park Section 4, the east line of said Coe tract, and this parcel, to a 1/2" iron rod found in the north line of the Resubdivision of Lots 1 and 2, Durham Park Section 6, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet R, Slides 5-6 of said Plat Records, for the southwest corner of Lot 3, Block C of Durham Park Section 4, the southeast corner of Lot 2, Block C of Durham Park Section 4, the southeast corner of said Coe tract, and this parcel.

THENCE: N 64°41'19"W, 362.61 feet along the north line of said Resubdivision of Lots 1 and 2, Durham Park Section 6, the south line of Lot 2, Block C of Durham Park Section 4, the south line of said Coe tract, and this parcel, to a 1/2" iron rod found for the southeast corner of said Rose tract, the southwest corner of said Coe tract, an angle point in the south line of Lot 2, Block C of Durham Park Section 4, and this parcel.

THENCE: N 64°37'41"W, 419.53 feet along the north line of said Resubdivision of Lots 1 and 2, Durham Park Section 6, the south line of said Lot 2, Block C of Durham Park Section 4, the south line of said Rose tract, and this parcel, to a 1/2" iron rod found in the east line of Lot 1, Block C of Durham Park Section 4, for the northwest corner of said Rose tract, the southwest corner of said Lot 2, Block C of Durham Park Section 4, and this parcel.

THENCE: N 23°41'09"E, 413.23 feet along the east line of said Lot 1, Block C of Durham Park Section 4, the west line of said Rose tract, the west line of said Lot 2, Block C of Durham Park Section 4, and this parcel, to the Point of Beginning, and containing a computed area of 10.08 acres more or less.

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

SHEET

1
OF
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PLAT NOTES

- Right-of-way easements for 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 easement for the construction, improvement or maintenance of the future road.
- The landowner assumes all risks associated with improvements located in the right-of-way or road easements. By placing anything in the right-of-way or road 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.
- 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 the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- Except in areas required to meet legal accessibility requirements, the minimum finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or at least one foot above the BFE (Base Flood Elevation), whichever is higher.
- Obstructions are prohibited within drainage easements.
- No lot in this subdivision is encroached by a Special Flood Hazard Area(s) inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, community No. 48491C0240F, 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 revises or newly adopts floodplain boundaries in this vicinity.
- Water Service to each lot is presently provided by: Durham Park Water Supply Corp., Wastewater service for each lot is presently provided by existing: On-site Sewage Facility.
- All public roadways and easements as shown on this plat are free of liens.
- 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.
- 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.
- All existing covenants and restrictions from the parent plat, Durham Park Section Four, as recorded in plat book 10, pages 1-3 of the Plat Records of Williamson County, Texas, shall remain in effect and are not amended by this re-plat.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the plat has three or less lots for single family residential use, with less than 20% impervious cover per lot.
- Maximum of 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- Driveway maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the County reserves the right to clear obstructions that are causing adverse impacts to the roadway.
- All sidewalks shall be maintained by each of the adjacent property owners.

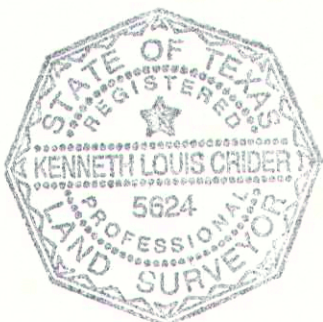
SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey of the land shown hereon, and that the corner monuments shown hereon will be properly placed under my personal supervision in accordance with the Subdivision Regulations of Williamson County, Texas, upon completion and final County approval of the plat, and that all known easements within the boundary of the plat are shown hereon. This tract is not located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,
this 17th day of February, 2022

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



RESUBDIVISION OF:

DURHAM PARK SECTION FOUR,
LOT 2, BLOCK C

BEING A CALLED 10.04 ACRES, ALSO KNOWN AS LOT 2, BLOCK C, OF DURHAM PARK, SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CABINET C, SLIDE 97, PLAT RECORDS, 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.

Roger Michen For Terron Evertson
J. Terron Evertson, PE, DR, CFM
Williamson County Engineer

2/23/2022
Date

OWNER'S SIGNATURE

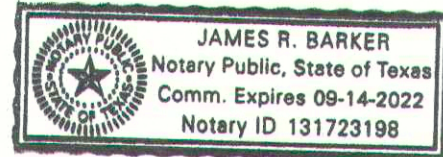
STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

Sarah Elizabeth Rose, co-owner of that certain tract of land situated in Williamson County, Texas, out of the Thomas F. Gray Survey, Abstract No. 250, and being a called 4.09 acres, conveyed to Sarah Elizabeth Rose and Jason Thomas Rose, in that instrument recorded under Document No. 2021083121 of the Official Public Records of Williamson County, Texas, and being part of Lot 2, Block C, of Durham Park Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slides 97-99 of the Plat Records, Williamson County, Texas, and do hereby Re-subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as **RESUBDIVISION OF DURHAM PARK SECTION FOUR, LOT 2, BLOCK C.**

TO CERTIFY WHICH, WITNESS by my hand this 17 day of FEBRUARY, 2022

Sarah Elizabeth Rose
SARAH ELIZABETH ROSE
1216 FALLING HILLS DRIVE
GEORGETOWN, TEXAS 78628

James R Barker
Notary Public in and for the State of Texas
My Commission expires on: 9/14/22



OWNER'S SIGNATURE

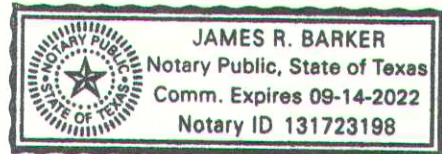
STATE OF TEXAS §
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Jason Thomas Rose, co-owner of that certain tract of land situated in Williamson County, Texas, out of the Thomas F. Gray Survey, Abstract No. 250, and being a called 4.09 acres, conveyed to Sarah Elizabeth Rose and Jason Thomas Rose, in that instrument recorded under Document No. 2021083121 of the Official Public Records of Williamson County, Texas, and being part of Lot 2, Block C, of Durham Park Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slides 97-99 of the Plat Records, Williamson County, Texas, and do hereby Re-subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as **RESUBDIVISION OF DURHAM PARK SECTION FOUR, LOT 2, BLOCK C.**

TO CERTIFY WHICH, WITNESS by my hand this 17 day of FEBRUARY, 2022

Jason Thomas Rose
JASON THOMAS ROSE
1216 FALLING HILLS DRIVE
GEORGETOWN, TEXAS 78628

James R Barker
Notary Public in and for the State of Texas
My Commission expires on: 9/14/22



ROAD NAME AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 18 day of February, 2022 A.D.

Cindy Bridges
Williamson County Addressing Coordinator

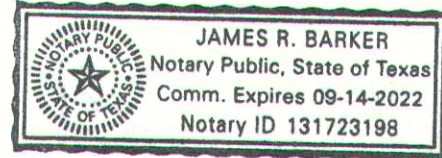
OWNER'S SIGNATURE

STATE OF TEXAS §
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James Larry Coe, co-owner of that certain tract of land situated in Williamson County, Texas, out of the Thomas F. Gray Survey, Abstract No. 250, and being the remainder of a called 10.04 acres, conveyed to James Larry Coe and Linda L. Coe, in that instrument recorded in Volume 2551, Page 191 of the Official Records, Williamson County, Texas, also known as Lot 2, Block C, of Durham Park Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slides 97-99 of the Plat Records, Williamson County, Texas, and do hereby Re-subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as **RESUBDIVISION OF DURHAM PARK SECTION FOUR, LOT 2, BLOCK C.**

TO CERTIFY WHICH, WITNESS by my hand this 17 day of FEBRUARY, 2022

James Larry Coe
JAMES LARRY COE
1451 DOUBLE FILE TRACE
LIBERTY HILL, TEXAS 78642
James R Barker
Notary Public in and for the State of Texas
My Commission expires on: 9/14/22



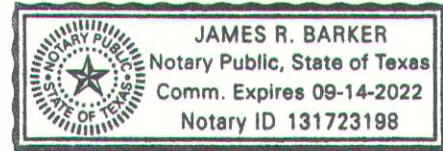
OWNER'S SIGNATURE

STATE OF TEXAS §
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Linda L. Coe, co-owner of that certain tract of land situated in Williamson County, Texas, out of the Thomas F. Gray Survey, Abstract No. 250, and being the remainder of a called 10.04 acres, conveyed to James Larry Coe and Linda L. Coe, in that instrument recorded in Volume 2551, Page 191 of the Official Records, Williamson County, Texas, also known as Lot 2, Block C, of Durham Park Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slides 97-99 of the Plat Records, Williamson County, Texas, and do hereby Re-subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as **RESUBDIVISION OF DURHAM PARK SECTION FOUR, LOT 2, BLOCK C.**

TO CERTIFY WHICH, WITNESS by my hand this 17 day of FEBRUARY, 2022

Linda Lee Coe
LINDA LEE COE
1451 DOUBLE FILE TRACE
LIBERTY HILL, TEXAS 78642
James R Barker
Notary Public in and for the State of Texas
My Commission expires on: 9/14/22



COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

I, Bill Gravell, 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, County Judge
Williamson County, Texas
Date

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
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

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
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TBPLS FIRM NO.10056200

SHEET

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OF

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