

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	119.35'	179.87'	38°01'08"	S62°20'13"W	117.17'



GENERAL NOTES

1. BEARING BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.
2. ALL 'CIRS' ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ~~SAN GABRIEL WATER SUPPLY~~. *Aqua Texas, Inc.*
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITY. *TM*
5. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.
6. EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF DRAKE'S CROSSING, AS RECORDED IN DOCUMENT 2002044527, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
7. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
8. 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.
9. 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.
10. LOTS 2 AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
11. NO LOT IN THIS SUBDIVISION IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019FOR WILLIAMSON COUNTY, TEXAS.
12. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
13. ALL LONGITUDINAL DRAINAGE STRUCTURES SHALL BE DESIGNED TO CONVEY THE 10-YEAR (2021 WCSR B11.9.2) HOWEVER BRIDGES AND CROSS DRAINAGE STRUCTURES FOR ARTERIAL, COLLECTOR, AND LOCAL ROADS SHALL BE DESIGNED TO CONVEY THE 25-YEAR STORM WITHOUT OVERTOPPING THE FACILITY. (2021 WCSR B11.9.1)
14. ALL DRAINAGE STRUCTURES AND APPURTENANCES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. A PROFILE SHALL BE SHOWN IN THE CONSTRUCTION PLANS FOR ALL DRAINAGE STRUCTURES. EACH PROFILE SHALL SHOW THE DESIGN FLOW, VELOCITY, INVERT ELEVATIONS, AND THE HYDRAULIC GRADE LINE. (2021 WCSR B11.10)
15. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS OF 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
16. 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.
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 EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
18. 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.
19. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
20. 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.
21. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1 AND THE FLOOD DAMAGE PREVENTION ORDER, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
22. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DESCRIPTION:

A 7.884 ACRE TRACT OF LAND SITUATED IN THE JAMES LEONARD SURVEY, ABSTRACT NUMBER 383, WILLIAMSON COUNTY, TEXAS, SAID LAND BEING FORMERLY KNOWN AS LOT 119-A, DRAKE'S CROSSING, A SUBDIVISION OF RECORD IN CABINET W, SLIDES 58, 59 AND 60 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTH SIDE OF SAN GABRIEL RANCH ROAD (ASPHALT) AT THE SOUTHWEST CORNER OF SAID LOT 118-B, AND THE SOUTHEAST CORNER OF LOT 118-A, DRAKE'S CROSSING, AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 30°14'37" W, ALONG THE EAST LINE OF SAID LOT118-B AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 166.81 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 118-B, THE SOUTHEAST CORNER OF LOT 118-A, AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 23°21'54" W, ALONG THE EAST LINE OF LOT 118-A AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 151.30 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 118-A, THE SOUTHEAST CORNER OF LOT 117, SAN GABRIEL RIVER RANCH, A SUBDIVISION OF RECORD IN CABINET B, SLIDE 94, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 09°54'41" W, ALONG THE EAST LINE OF SAID LOT 117 AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 236.67 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 117, THE SOUTHEAST CORNER OF LOT 116, SAID SAN GABRIEL RIVER RANCH, AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 09°46'06" W, ALONG THE EAST LINE OF SAID LOT 116 AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 175.52 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 116, THE SOUTHEAST OF LOT 115, THE SOUTHWEST CORNER OF LOT 113, BOTH OF SAID SAN GABRIEL RANCH, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, N 64°34'23" E, ALONG THE SOUTH LINE OF SAID LOT 113, AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 294.39 FEET, TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 113, THE SOUTHWEST CORNER OF LOT 112, SAN GABRIEL RIVER RANCH, AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 64°27'42" E, ALONG THE SOUTH LINE OF SAID LOT 112, AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 229.57 FEET, TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 119-S, DRAKE'S CROSSING, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 00°47'09" E, ALONG THE WEST LINE OF LOTS 119-S AND 119-T, DRAKE'S CROSSING, AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 431.65 FEET, TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 119-U, THE NORTHWEST CORNER OF LOT 119-AA, DRAKE'S CROSSING, AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 11°27'43" E, ALONG THE WEST LINE OF SAID LOT 119-AA AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 392.73 FEET, TO AN IRON FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 119-AA ON THE NORTH LINE OF ROUND UP DRIVE (50' RIGHT-OF-WAY), AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 46°07'26" W, ALONG THE NORTH LINE OF ROUND UP DRIVE AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 23.14 FEET TO AN IRON ROD FOUND FOR ON THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.87 FEET;

THENCE, ALONG THE NORTH LINE OF SAID ROAD, THE SOUTH LINE OF THIS TRACT, ALONG SAID CURVE HAVING A RADIUS OF 179.87 FEET, A LENGTH OF 119.35 FEET, A DELTA ANGLE OF 38°01'08", FOR A CHORD BEARING AND DISTANCE OF S 62°20'13" W, A DISTANCE OF 117.17 FEET, TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 82°55'39" W, ALONG THE NORTH LINE OF SAID ROAD AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 223.68 FEET TO THE POINT OF BEGINNING, CONTAINING 7.884 ACRES.

STATE OF TEXAS
COUNTY OF WILLIAMSON

A DIP STYLE DRIVEWAY WILL BE REQUIRED AS PER WILLIAMSON COUNTY REGULATIONS AND AS PER MY DESIGN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF MARCH, 2024

GARY JONES
P.E. 79198



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOWN BY ALL MEN BY THESE PRESENTS: I TOM MCGRATH, OWNER OF THE CERTAIN TRACT OF LAND BEING LOT 119-A DRAKES CROSSING AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2002044527 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND AND DO HEREBY AMEND 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 FROM LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT LOT 119-A DRAKES CROSSING"

BY: [Signature]
TOM MCGRATH
705 SAN GABRIEL RANCH RD
tom@libertyhillgc.com
512-257-3500

DATE
3/27/24

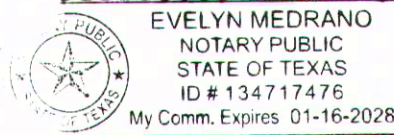
STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOM MCGRATH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND THAT THE SAME WAS FOR THE ACT OF SAID CORPORATION.

IN WITNESS WHEREOF, TOM MCGRATH, PRESIDENT, AFORESAID, HAS CAUSED THE PRESENTS TO BE SIGNED ON

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF MARCH, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, TED ALLEN GOSSETT, DO HERBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

[Signature]
TED ALLEN GOSSETT, R.P.L.S. NO. 5991



ON-SITE SEWAGE FACILITY APPROVAL

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 DISCLAIMS 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.

[Signature]
ADAM BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER

DATE
04/11/2024

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 5 DAY OF April, 2024 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

STATE OF TEXAS
COUNTY OF WILLIAMSON

I BILL GRAVELL, JR, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELDNOTES 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, COUNTY JUDGE WILLIAMSON

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY 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 _____ 2024 A.D. AT _____ O'CLOCK _____M AND DULY RECORDED THIS THE _____ DAY OF _____ 2024 AD. 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.

BY: _____
DEPUTY

RE-PLAT OF LOT 119-A
DRAKE'S CROSSING
DOCUMENT NO. 2002044527
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

DATE: 2-29-2024

SHEET 2 OF 2