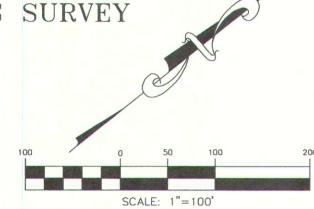


FINAL PLAT

LODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY

ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS



CULVERT TABLE

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.

TO LE NG	CULVERT	NUMBER OF PIPES	DIAMETER
	B-1	1	18 INCHES
२	B-2	1	18 INCHES
	B-3	1	18 INCHES
V	B-4	1	18 INCHES
Υ	B-5	1	18 INCHES
	B-6	1	18 INCHES
MATCH LINE - :	SHT: 1		

LOTS 5, 6 AND 7 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE

LEGEND

IRON ROD FOUND

IRON ROD SET

BENCHMARK

PATENT SURVEY: THOMAS A. GRAVES ABSTRACT NO. 252

NUMBER OF BLOCKS: 4

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

TOTAL ACREAGE - 41.692 ACRES

RIGHT-OF-WAY DEDICATION ACREAGE - 0.323

DEVELOPMENT ACREAGE - 41.369 ACRES

SUBMITTAL DATE: MAY 28, 2024 BENCHMARK DESCRIPTION: 1/2" IRON ROD

N = 10,129,979.60 FEET E = 3,247,355.349 FEET ELEVATION = 609.53 FEET (NAVD 88, GEOID MODEL 2012)

IGES INVESTMENTS, OPEN ACRES RANCH, LP

650 CR 468, ELGIN, TX 78621 512.423.0362

BRYAN TECHNICAL SERVICES, INC.

HAGOOD ENGINEERING ASSOCIATES

BRUCE@BRYANTECHNICALSERVICES.COM

GIRLINGB@HOTMAIL.COM

BRUCE BRYAN, RPLS

911 NORTH MAIN TAYLOR, TEXAS 76574

900 E. MAIN ST.

41.692 ACRES

ROUND ROCK, TX 78664 TERRY HAGOOD, P.E.

NUMBER OF LOTS BY TYPE:

DEVELOPMENT - 20

ACREAGE BY LOT TYPE:

SURVEYOR:

NGINEER:

CREAGE:

FINAL PLAT OF ODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



FIRM No. 10128500 Bruce@BryanTechnicalServices.com www.bryantechnicalservices.com

DRAWN BY: JC	CHECKED BY: BB
SCALE: 1" = 1"=100'	APPROVED BY: BB
PROJECT NO. 20-411	DATE: MAY 28, 2024

S68'10'08"E 62.75' S38°51'42"W 1554.33' 160.32' 168.74 168.74 {385.16'} 168.74 168.74 163.19 178.13 "2.634 ACRES" GWD - EARL G. CLEVELAND, ET UX KATHY HOLLAND 3-17-2000 DOC.# 2000017011 OPRWC BLOCK C 143.65 +245.00 137.64 S35°22'16"W S36°55'30"W 145.18 145.42 N35°22'16"E N40°33'48"E S40°33'48"W S37°16'23"W N37°16'23"E 148.95 "2.634 ACRES" GWD - MICHAEL EARL CLEVELND, ET UX LOT ACRES JOYCE BOWEN 3-17-2000 DOC.# 2000021432 OPRWC 0.206 ACRES I/E ESMT. / 0.500 ACRE GWD- OPEN ACRES RANCH, LP. MANVILLE WATER SUPPLY CORPORATION "0.498 ACRES" 02-23-2022 DOC. NO. 2022024078 OPRWC J. R. JORDAN, ET UX TO SMANVILLE WATER SUPPLY CORPORATION ₩ ~30.26° -30.56²154.11²-10.0' PUBLIC UTILITY EASEMENT CORPORATION 30.08'~ HEREBY DEDICATED 30.98'-**7**30.26' 8-2-1972 557/97 149.01 {150.00'} 154.74 154.63 145.80'\ 5.16' B-6N36'49'26"E 152.02' \$38°16'28"W 1127.11' -1 **7**-5.01' WCR NO. 468 S38/16'28"W 80.42' (20' PAVEMENT WIDTH)

5' ROW DEDICATION

0.129 ACRES

(5,633 SQ. FT.)

LOTS 12 AND 13 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY INGRESS/EGRESS EASEMENT.

.8'10

10

ABBREVIATIONS FND. - FOUND P.O.B. - PLACE OF BEGINNING I.R. - IRON ROD N.F. - NOT FOUND R.O.W. - RIGHT-OF-WAY DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS D W/VL - DEED WITH VENDOR'S LIEN WCR - WILLIAMSON COUNTY ROAD {xx.xx'} - RECORD CALL

SINGLE SHARED DRIVEWAY INGRESS/EGRESS EASEMENT. NOTE: 1. IF SIDEWALKS ARE CONSTRUCTED THEN ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

UTILITY PROVIDERS: WATER: - MANVILLE WATER SUPPLY CORPORATION ELECTRICITY: BLUEBONNET ELECTRIC COOPERATIVE SEWAGE: ON-SITE SEWAGE FACILITY (OSSF)

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93; DATUM BASED ON ALLTERRA VIRTUAL REFERÊNCE NETWORK AND ARE GRID VALUES; TO CONVERT TO SURFACE VALUES PLEASE DIVIDE BY A COMBINED SCALE FACTOR OF 0.999932041612. ELEVATIONS DERIVED FROM WILLIAMSON COUNTY LIDAR DATA 2015 / 2017 COMBINED.

- LOTS 1, 2 AND 3 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE

SINGLE SHARED DRIVEWAY INGRESS/EGRESS EASEMENT.

-S38°16'28"W 1126.19'

LOTS 8, 9 AND 10 BLOCK C SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE

SINGLE SHARED DRIVEWAY INGRESS/EGRESS EASEMENT.

PHONE: (512) 352-9090

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON OPEN ACRES RANCH, LP OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008074425 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 LODGES AT OPEN ACRES RANCH. WHICH, WITH SE BY MY HAND THIS 19 DAY OF 1/4051, 2024 CO-OWNER/MANAGER OPEN ACRES RANCH, LP 650 CR 468, ELGIN, TX 78621 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT GIRLING IV, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF TUNUS NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MELISSA GLOWACKI MY COMMISSION EXPIRES ON: 0 17 2026 Notary Public, State of Texas STATE OF TEXAS Comm. Expires 06-17-2026 KNOW ALL MEN BY THESE PRESENTS Notary ID 128303067 COUNTY OF WILLIAMSON OPEN ACRES RANCH, LP OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008074425 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 LODGES AT OPEN ACRES RANCH. TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF AUGUST CO-OWNER / MANAGER OPEN ACRES RANCH, LP 650 CR 468, ELGIN, TX 78621 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RENEE GIRLING, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: 11 12 MELISSA GLOWACKI Notary Public, State of Texas LIEN HOLDER Comm. Expires 06-17-2026 Notary ID 128303067 STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON { DUSTY KADLECEK, AUTHORIZED PERSON AT FIRST NATIONAL BANK OF BASTROP, LIEN HOLDER OF THE CERTAIN 41.692 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008074425 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION, OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND 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 THE COUNTY OF WILLIAMSON TEXAS MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS LODGES AT OPEN ACRES RANCH. TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF AUCUST DUSTY KADLECEK FIRST NATIONAL BANK 1312 HIGHWAY 290 ELGIN TEXAS 78621 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON { BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DUSTY KADLECEK, 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 MIGHT , 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 6 17 2026

FINAL PLAT LODGES AT OPEN ACRES RANCH 41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

FREDDY GOLA, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021075697 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 LODGES AT OPEN ACRES RANCH.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF AUGUST 20 24

1300 WILLOW BROOKS TRAIL TAYLOR, TX 76574

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT GIRLING IV. KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF HUGUST

MY COMMISSION EXPIRES ON: (0 17 2026

MELISSA GLOWACKI Notary Public, State of Texa Comm. Expires 06-17-2026 Notary ID 128303067

41.692 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS A. GRAVES SURVEY, A-252 LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING A PART OF AND OUT OF THE RESIDUAL PORTION OF A CALLED "203.15 ACRES" CONVEYED IN A CORRECTION WARRANTY DEED FROM OPEN ACRES RANCH MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO OPEN ACRES RANCH, LP, A TEXAS LIMITED PARTNERSHIP DATED 09-18-2008 AS RECORDED IN DOCUMENT NO. 2008074425 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), ALL OF A CALLED "20.876 ACRES" CONVEYED TO FREDDY GOLA DATED 05-19-2021 AS RECORDED IN DOCUMENT NO. 2021075697, OPRWC AND THE REMAINDER OF A CALLED "31.31 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDORS LIEN FROM OPEN ACRES RANCH, LP, A TEXAS LIMITED PARTNERSHIP TO IGES INVESTMENTS DATED 10-21-2016 AS RECORDED IN DOCUMENT NO. 2016099501, OPRWC, BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF SEPTEMBER, 2020 AND BEING MORE FULLY DESCRIBED

BEGINNING AT A FOUND 1/2" IRON ROD (NORTH = 10,132, 052.17 FEET, EAST = 3,246,854.68 FEET) IN THE SOUTH LINE OF WILLIAMSON COUNTY ROAD NO. 484, SAME BEING THE NORTHWEST CORNER OF SAID "31.31 ACRES" AND THE NORTHEAST CORNER OF A CALLED "6.81 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM LESLIE D. ATHERTON AND ISABEL MATA TO MARY ELLEN BAXTER-BREEN DATED 06-08-2020 AS RECORDED IN DOCUMENT NO. 2020060899, OPRWC; THENCE WITH THE NORTH LINE OF SAID "31.31 ACRES" AND SAID SOUTH LINE OF WILLIAMSON COUNTY ROAD NO. 484 AS FOLLOWS:

SOUTH 66°40' 18"EAST

MELISSA GLOWACKI

Notary Public, State of Texas

Comm. Expires 06-17-2026

Notary ID 128303067

63.74 FEET TO A FOUND 1/2" IRON ROD.

 SOUTH 68°02' 48"EAST 398.25 FEET TO A FOUND 1/2"IRON ROD AND

729.18 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST SOUTH 68"10' 08"EAST CORNER OF SAID "31.31 ACRES", SAME BEING THE NORTHWEST CORNER OF A CALLED "2.634 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM EARL G. CLEVELAND, ET UX TO KATHY HOLLAND DATED 03-17-2000 AS RECORDED IN DOCUMENT NO. 2000017011, OPRWC;

THENCE SOUTH 38°51' 42" WEST WITH THE COMMON LINE OF SAID "31.31 ACRES" AND "2.634 ACRES", GENERALLY ALONG A WIRE GAME FENCE, A DISTANCE OF 385.57 FEET TO A SET 1/2" IRON ROD (CAPPED BTS) AT THE SOUTHWEST CORNER OF SAID "2.634 ACRES", SAME BEING THE UPPER NORTHWEST CORNER OF AFOREMENTIONED "203.15 ACRES";

THENCE SOUTH 66"34' 38"EAST WITH THE COMMON LINE OF SAID "2.634 ACRES" AND "203.15 ACRES", PASSING A FOUND 1/2"IRON ROD AT THE SOUTHEAST CORNER OF SAID "2.634 ACRES" AT A DISTANCE OF 245.00 FEET, SAME BEING THE SOUTHWEST CORNER OF A CALLED "2.634 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM MICHEL EARL CLEVELAND TO JOYCE BOWEN DATED 3-17-2000 AS RECORDED IN DOCUMENT NO. 2000021432, OPRWC, AND CONTINUING WITH THE COMMON LINE OF SAID "203.15 ACRES" AND "BOWEN 2.634 ACRES" AN ADDITIONAL 11.67 FEET FOR A TOTAL DISTANCE OF 256.67 FEET TO A SET 1/2"IRON ROD (CAPPED BTS) AT AN EXTERIOR CORNER OF SUBJECT TRACT AT AN EXTERIOR CORNER OF SUBJECT TRACT, SAME BEING THE NORTHERMOST CORNER OF A CALLED "0.500 ACRE" TRACT AS RECORDED IN DOCUMENT NO. 2022024078, OPRWC; FOUND A 1/2" IRON ROD AT THE NORTHWEST CORNER OF A CALLED "0.498 ACRE" CONVEYED IN A DEED FROM J. R. JORDAN, ET UX, TO MANVILLE WATER SUPPLY CORPORATION DATED 8-2-1972 AS RECORDED IN VOLUME 557, PAGE 97 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC) BEARING SOUTH 66°34' 38"EAST A DISTANCE OF 150.36 FEET;; FOUND A 1/2"IRON ROD AT THE NORTHWEST CORNER OF A CALLED "0.498 ACRE" CONVEYED IN A DEED FROM J. R. JORDAN, ET UX, TO MANVILLE WATER SUPPLY CORPORATION DATED 8-2-1972 AS RECORDED IN VOLUME 557, PAGE 97 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC) BEARING SOUTH 66°34' 38"EAST A DISTANCE OF 150.36 FEET;

THENCE, WITH THE WEST AND SOUTH LINES OF SAID "0.500 ACRE" TRACT, THE FOLLOWING TWO CALLS: SOUTH 36°55' 30"WEST
148.95 FEET TO A SET 1/2"IRON ROD (CAPPED BTS) AT AN INTERIOR CORNER OF SUBJECT TRACT AND

• SOUTH 66°10' 27"EAST 150.00 FEET TO A FOUND 1/2"IRON ROD AT THE SOUTHWEST CORNER OF SAID "0.498 ACRE", SAME BEING A CORNER OF SAID "203.15 ACRES" AND THE SOUTHERNMOST CORNER OF SAID "0.500 ACRES" :

THENCE SOUTH 66'11' 59"EAST WITH THE SOUTH LINE OF SAID "0.498 ACRE" TRACT A DISTANCE OF 149.99 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAME IN THE WEST LINE OF WILLIAMSON COUNTY ROAD NO. 468, SAME BEING THE NORTHEAST CORNER OF SAID "203.15 ACRES"; FOUND A 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID "0.498 ACRE" TRACT, SAME BEING THE SOUTHEAST CORNER OF AFOREMENTIONED "BOWEN 2.634 ACRES", BEARING NORTH 36'49' 26"EAST A DISTANCE OF 152.02 FEET:

THENCE SOUTH 38'16' 28" WEST WITH THE COMMON LINE OF SAID "203.15 ACRES" AND WILLIAMSON COUNTY ROAD NO. 468 A DISTANCE OF 1127.11 FEET TO A SET 1/2"IRON ROD (CAPPED BTS) AT THE SOUTHEAST CORNER OF SUBJECT TRACT; FOUND A STEEL "T"-POST AT AN INTERIOR CORNER OF SAID "203.15 ACRES" BEARING SOUTH 38°16' 28" WEST A DISTANCE OF 80.42 FEET;

THENCE NORTH 55"58' 50" WEST, OVER AND ACROSS SAID "203.15 ACRES", A DISTANCE OF 555.68 FEET TO A 1/2"IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED "20.876 ACRES" AS CONVEYED IN A GENERAL WARRANTY DEED FROM IGES INVESTMENTS, LP TO FREDDY GOLA DATED 05-19-2021 AS RECORDED IN DOCUMENT NO. 2021075697, OPRWC:

THENCE NORTH 55 48' 25" WEST WITH THE WEST LINE OF SAID "20.876 ACRES", SAME BEING AN INTERIOR LINE OF SAID "203.15 ACRES", GENERALLY ALONG A WIRE GAME FENCE, A DISTANCE OF 478.40 FEET TO A FOUND 1/2" IRON ROD AT AN EXTERIOR CORNER OF SAID "203.15 ACRES". SAME BEING THE WESTERNMOST NORTHWEST CORNER OF SAID "20.876 ACRES", SAME BEING AN EXTERIOR CORNER OF A CALLED "142.906 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM OPEN ACRES RANCH, LP, TO CIEGEN EIGHT POINT RANCH DATED 10-15-2021 AS RECORDED IN DOCUMENT NO.

THENCE NORTH 18"29' 16"EAST WITH THE WESTERNMOST NORTH LINE OF SAID "20.876 ACRES", SAME BEING AN EXTERIOR LINE OF SAID "142.906 ACRES", GENERALLY ALONG A WIRE GAME FENCE, A DISTANCE OF 543.35 FEET TO A SET 1/2"IRON ROD (CAPPED BTS) AT AN INTERIOR CORNER OF SAID "31.31 ACRES", SAME BEING AN EXTERIOR CORNER OF SAID "142.906 ACRES;

THENCE NORTH 50°13' 44" WEST WITH A COMMON LINE OF SAID "20.876 ACRES" AND "142.906 ACRES" A DISTANCE OF 169.13 FEET TO A TO A SET 1/2"IRON ROD (CAPPED BTS) AT AN EXTERIOR CORNER OF SAID "31.31 ACRES", SAME BEING AN INTERIOR CORNER OF SAID "142.906 ACRES;

THENCE NORTH 21"06' 58"EAST WITH A COMMON LINE OF SAID "20.876 ACRES" AND "142.906 ACRES" A DISTANCE OF A DISTANCE OF 797.64 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 41,692 ACRES.

SURVEYOR'S NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83/93 DATUM BASED ON ALLTERRA VIRTUAL REFERENCE NETWORK AND ARE GRID VALUES; TO CONVERT TO SURFACE VALUES PLEASE DIVIDE BY A COMBINED SCALE FACTOR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, BRUCE L. BRYAN, 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 MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE WILLIAMSON

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 19 DAY OF AUGUST, 2024

RUCE L. BRYAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4249

STATE OF TEXAS

RUCE LANE BRYAN



PLAT NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 6. 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.
- 7. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CANBE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITY ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE
- 8. 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.
- ALL STRUCTURES/OBSTRUCTIONS SRE PROHIBITED WITHIN DRAINAGE EASEMENTS.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, TERRY HAGOOD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0725F, EFFECTIVE DATE 12-20-2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 19th DAY OF AUGUST

TERRY R. HAGOO

TERRY HAGOOD

REGISTERED PROFESSIONAL ENGINEER, NO. 52960

STATE OF TEXAS

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. THE 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.

ADAM BOATWRIGHT, P.E. WILLIAMSON COUNTY ENGINEER

FINAL PLAT LODGES AT OPEN ACRES RANCH

41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY ABSTRACT NO. 252 WILLIAMSON COUNTY, TEXAS

> ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ALL DAY OF AUQUST_, 208H, A.D. WILLIAMSON COUNTY ADDRESSING COORDINATOR Cindy Bridges

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.

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

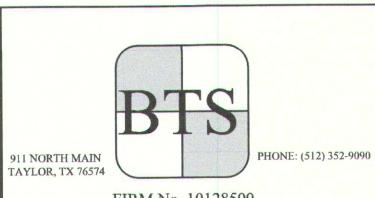
KNOW ALL MEN BY THESE PRESENTS

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 _____, 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 RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



FIRM No. 10128500

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