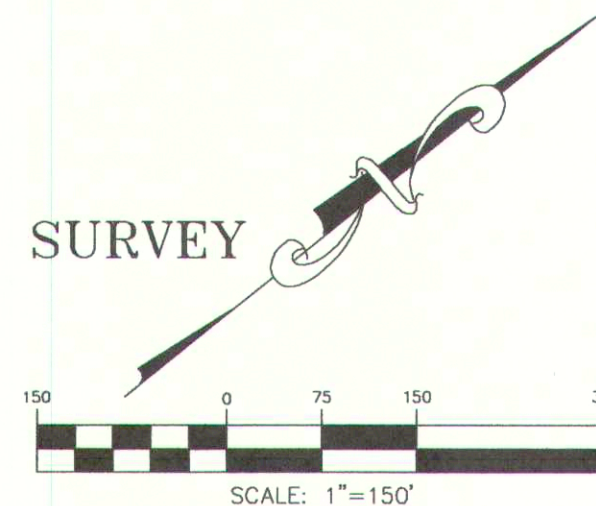
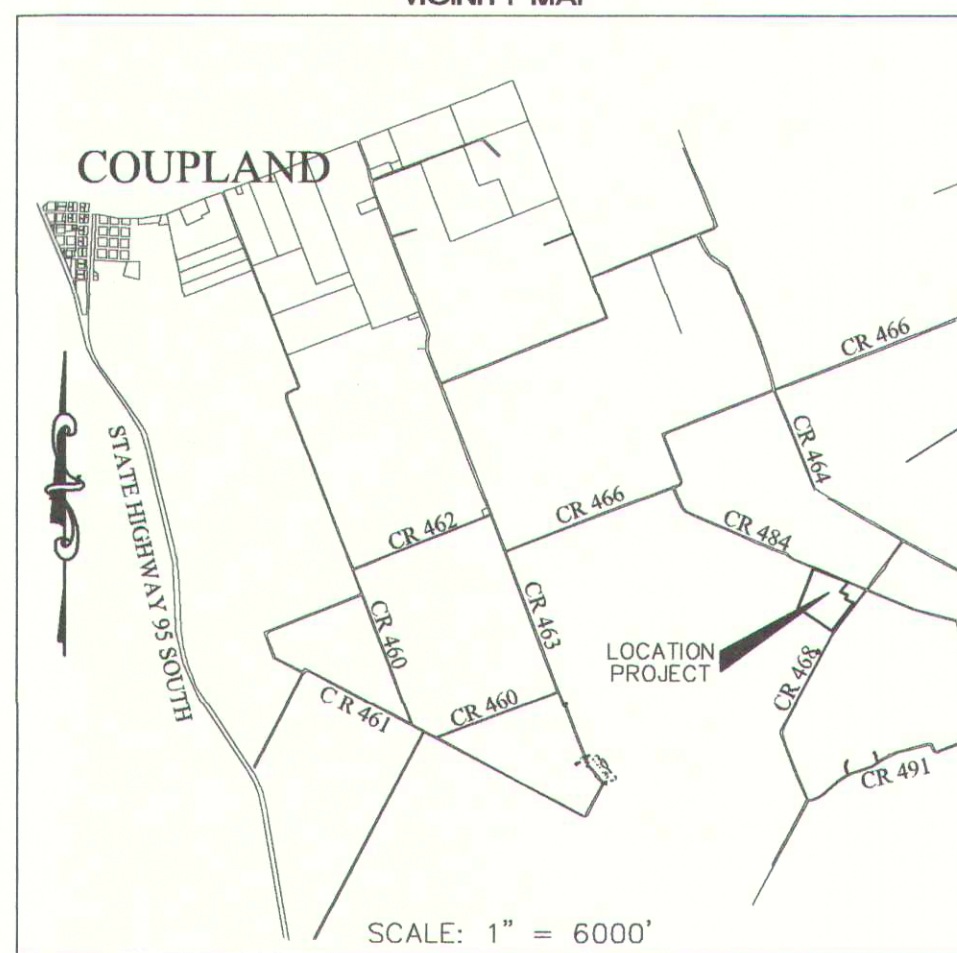


FINAL PLAT  
 LODGES AT OPEN ACRES RANCH  
 41.692 ACRE TRACT OUT OF THE THOMAS A. GRAVES SURVEY  
 ABSTRACT NO. 252  
 WILLIAMSON COUNTY, TEXAS

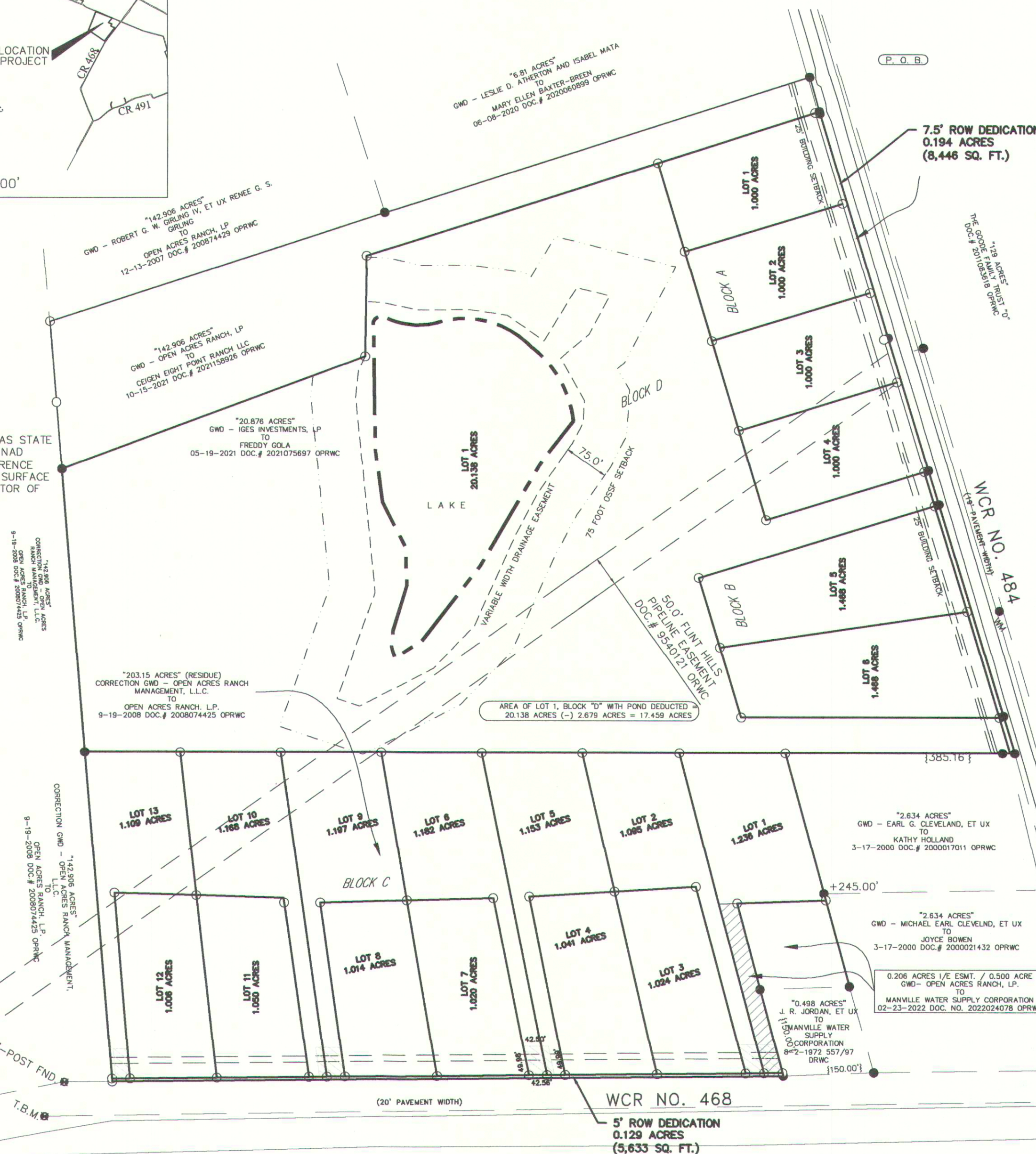


- IRON ROD FOUND
- IRON ROD SET
- ⊕ BENCHMARK

**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)

THE BEARINGS SHOWN HEREON ARE 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 OF  
0.999932041612.



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

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



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

**SURVEYOR:**  
BRUCE BRYAN, RPLS  
BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN  
TAYLOR, TEXAS 76574  
BRUCE@BRYANTECHNICALSERVICES.COM

**ENGINEER:**  
HAGOOD ENGINEERING ASSOCIATES  
900 E. MAIN ST.  
ROUND ROCK, TX 78664  
TERRY HAGOOD, P.E.

ACREAGE:  
41.692 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT - 20

ACREAGE BY LOT TYPE:  
TOTAL ACREAGE - 41.692 ACRES  
RIGHT-OF-WAY DEDICATION ACREAGE - 0.323  
ACRE  
DEVELOPMENT ACREAGE - 41.369 ACRES

**PATENT SURVEY:**  
THOMAS A. GRAVES  
ABSTRACT NO. 252

NUMBER OF BLOCKS: 4

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

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)

FINAL PLAT OF  
LODGES 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.**



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

Bruce@BryanTechnicalServices.com  
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC

CHECKED BY: BB

SCALE: 1" = 1"=100'

APPROVED BY: BE

PROJECT NO. 20-411

DATE: MAY 28, 2024

DRAINAGE EASEMENT			DRAINAGE EASEMENT		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	29.11	N42°06'35"E	L11	38.46	S47°30'53"E
L2	59.12	N51°12'25"E	L12	38.25	S23°28'45"E
L3	83.66	N38°03'25"E	L13	98.17	S15°53'38"E
L4	66.99	N46°54'37"E	L14	83.45	S23°14'47"E
L5	75.64	N74°00'51"E	L15	168.20	S26°55'20"E
L6	105.38	N19°48'23"W	L16	98.74	S07°02'14"E
L7	56.97	N53°03'30"E	L17	139.31	S11°32'17"W
L8	72.72	S23°07'45"E	L18	39.96	S57°26'02"E
L9	62.53	S01°21'30"E	L19	189.37	N31°25'56"W
L10	81.71	S80°23'22"E	L20	331.71	N56°48'34"W

"203.15 ACRES" (RESIDUE)  
CORRECTION GWD - OPEN ACRES RANCH  
MANAGEMENT, L.L.C.  
TO  
OPEN ACRES RANCH. L.P.  
9-19-2008 DOC. # 2008074425 OPRWC

AREA OF LOT 1, BLOCK "D" WITH POND DEDUCTED =  
20.138 ACRES (-) 2.679 ACRES = 17.459 ACRES

8/19/2024 7:58 AM

SHEET 2 OF 5











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 BFE.
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.
9. ALL STRUCTURES/OBSTRUCTIONS SRE PROHIBITED WITHIN DRAINAGE EASEMENTS.

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 21 DAY OF August, 2024, A.D.

Cindy Bridges  
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 DATE  
WILLIAMSON COUNTY, TEXAS

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

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

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.

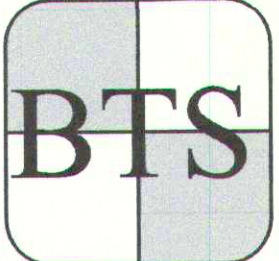
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 19th DAY OF AUGUST, 2024

Terry Hagood  
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  
ADAM BOATWRIGHT, P.E.  
WILLIAMSON COUNTY ENGINEER  
DATE 08/22/2024

			
911 NORTH MAIN TAYLOR, TX 76574			
PHONE: (512) 352-9090			
FIRM No. 10128500			
www.bryantechanicalservices.com			
NO.	DATE	REVISIONS	BY
DRAWN BY: JC		CHECKED BY: BB	
SCALE: 1" = 1"=100'		APPROVED BY: BB	
PROJECT NO. 20-411		DATE: MAY 28, 2024	