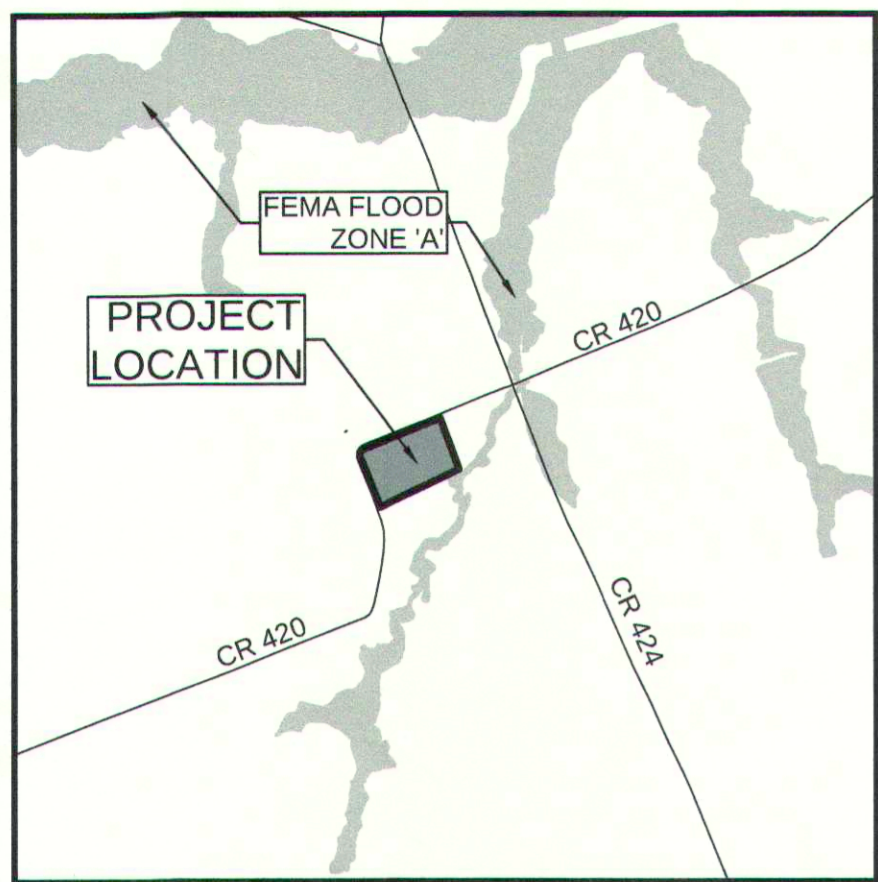


Plotted by: DavidRoblee, Plot date: 24/05/2024, File name: C:\Users\David\OneDrive - HPE Civil Engineering\Documents - HPE Civil Engineering\Documents - HPE Civil Engineering\Projects\2022\202405 The Cove (Thrall Farms)\07 Sheet\FPI\220405 FINAL PLAT-PHASE 2.dwg



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET
 - IRON ROD FOUND
 - COTTON SPINDLE
 - PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - DRAINAGE EASEMENT
 - WATER EASEMENT
 - BUILDING SETBACK LINE (BSL)
 - 25' OSSF SETBACK
- ATLAS 14 FLOODPLAIN LIMITS BASED ON THE STUDY BY JENNIFER L. HENDERSON, P.E., DATED JANUARY 19, 2023
- ROW RIGHT-OF-WAY
VOL./PG. VOLUME/PAGE
DRWC DEED RECORDS WILLIAMSON COUNTY
OPRWCT OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
DOC DOCUMENT

OWNER: HJD REHAB, LLC.
DAVID DOWNS, MANAGING MEMBER
116 W 2ND STREET, STE 109
TAYLOR, TEXAS 76574
PHONE 512.461.5573
E-MAIL DAVID@HJDHOMES.COM

SURVEYOR: COREY HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
PHONE 512.360.0012
E-MAIL HALLC_R@YAHOO.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 12/1/2023

ORIGINAL SURVEY: H. T. & B. RAILROAD SURVEY
ABSTRACT NO. 319

FLOODPLAIN: THERE IS ENCROACHMENT OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 48491C0575F, DATED DECEMBER 20, 2019

WATER: SOUTHWEST MILAM WATER SUPPLY

WASTEWATER: OSSF

BENCHMARK: TBM=COTTON SPINDLE SET
IN NORTH SIDE OF POWER POLE
APPROXIMATELY 1' FROM THE GROUND
ELEV.= 528.41'

ROADWAY TABLE

STREET NAME	ROW WIDTH (FEET)	PAVEMENT WIDTH (FEET)	ROAD LENGTH (FEET)	DESIGN SPEED (MPH)	MAINTENANCE AUTHORITY	CLASSIFICATION
TIGERLILY WAY	60	30	763	25	PUBLIC	LOCAL RURAL

PROPERTY DESCRIPTION:

BEING A 4.11 ACRE (178,850 SQUARE FEET) TRACT OF LAND OUT OF THE H.T.&B. RAILROAD SURVEY, A-319, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 4.11 ACRE TRACT BEING PART OF THE CALLED 12.47 ACRE TRACT CONVEYED FROM THRALL FARM INC. TO HJD REHAB LLC, FILED APRIL 25, 2022 AND RECORDED IN DOCUMENT NO. 2022051136 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), SAID 8.36 ACRE TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF COREY JOSEPH HALL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6362, ON OCTOBER 10, 2023 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD83, SAID 4.11 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET IN THE SOUTH LINE OF SAID 12.47 ACRE TRACT, THE NORTH LINE OF A CALLED 40.000 ACRE TRACT KNOWN AS TRACT TWO, CONVEYED FROM SYRISSA BALUSEK TO MATTHEW BALUSEK, FILED DECEMBER 11, 2006 AND RECORDED IN DOCUMENT NO. 2006107626 OPRWC, AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "RPLS 4249" FOUND FOR THE SOUTHWEST CORNER OF SAID 12.47 ACRE TRACT BEARS SOUTH 64°41'28" WEST, A DISTANCE OF 526.78 FEET;

THENCE, OVER AND ACROSS THE SAID 12.47 ACRE TRACT AS FOLLOWS:

- NORTH 24°48'04" WEST, A DISTANCE OF 254.46 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET;
- NORTH 65°11'56" EAST, A DISTANCE OF 187.14 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET;
- ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°05'05", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 24.04 FEET, AND A TANGENT OF 13.04 FEET, WHICH BEARS A CHORD OF NORTH 89°35'01" EAST, AND A CHORD DISTANCE OF 23.12 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET;
- ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 277°32'20", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 290.64 FEET, AND A TANGENT OF 52.58 FEET, WHICH BEARS A CHORD OF NORTH 24°48'04" WEST, AND A CHORD DISTANCE OF 79.09 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET;
- ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°05'05", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 24.04 FEET, AND A TANGENT OF 13.04 FEET, WHICH BEARS A CHORD OF SOUTH 40°48'51" WEST, AND A CHORD DISTANCE OF 23.12 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET;
- SOUTH 65°11'56" WEST, A DISTANCE OF 67.14 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET;
- NORTH 24°48'04" WEST, A DISTANCE OF 268.54 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET IN THE NORTH LINE OF SAID 12.47 ACRE TRACT, THE SOUTHEAST LINE OF COUNTY ROAD 420, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS SOUTH 68°25'57" WEST, A DISTANCE OF 573.25 FEET;

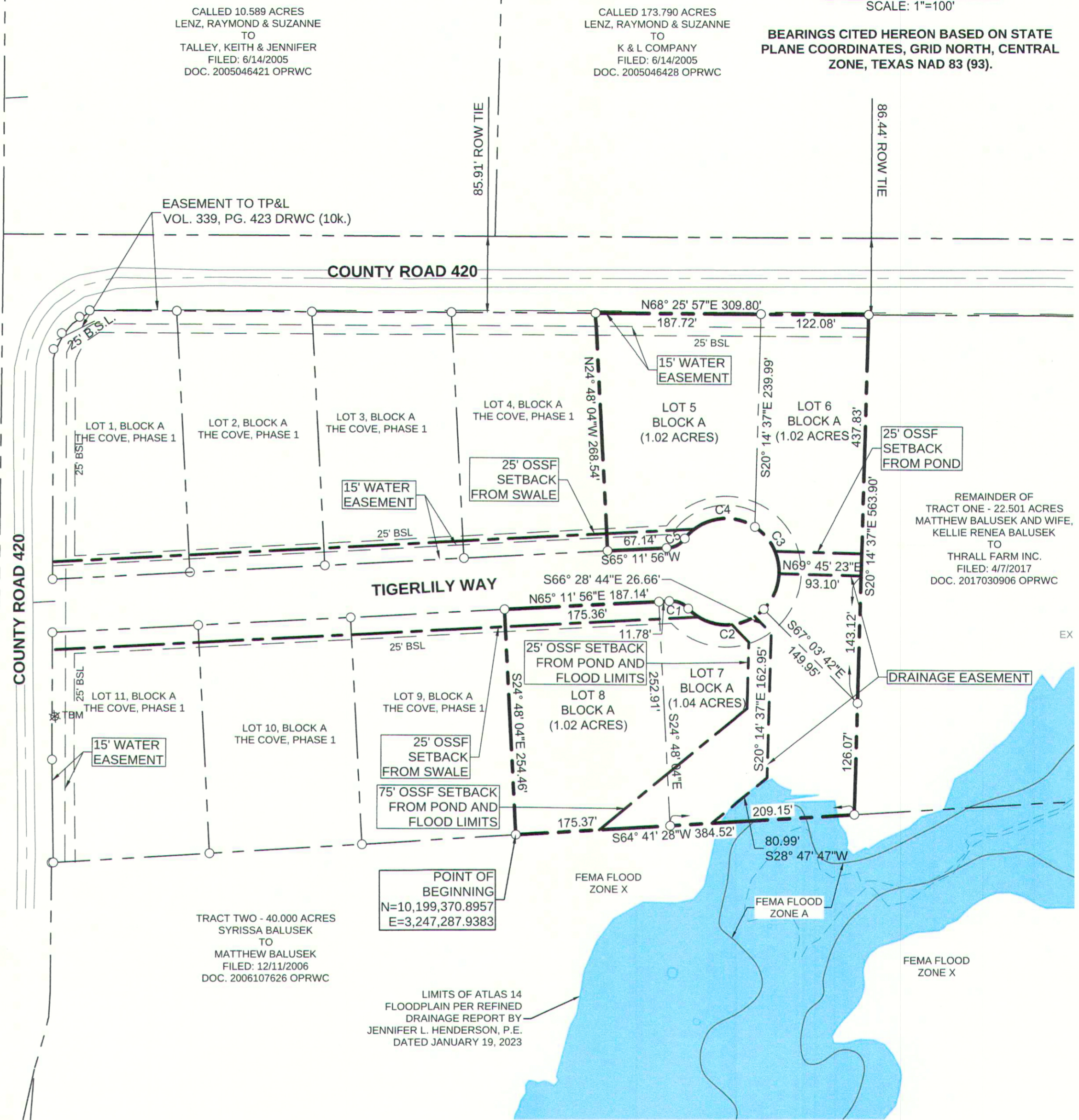
THENCE, NORTH 68°25'57" EAST, WITH THE SOUTHEAST LINE OF COUNTY ROAD 420 AND THE NORTH LINE OF SAID 12.47 ACRE TRACT, PASSING AT A DISTANCE OF 9.73 FEET, 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "RPLS 4249" FOUND, CONTINUING FOR A TOTAL DISTANCE OF 309.80 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET FOR THE CORNER OF THE REMAINDER OF A 22.501 ACRE TRACT CONVEYED FROM MATTHEW BALUSEK AND WIFE, KELLIE RENE BALUSEK TO THRALL FARM INC., FILED APRIL 7, 2017 AND RECORDED IN DOCUMENT NO. 2017030906 OPRWC, AND MARKING THE NORTHEAST CORNER OF SAID 12.47 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 20°14'37" EAST, WITH THE EAST LINE OF SAID 12.47 ACRE TRACT, A DISTANCE OF 563.90 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KONTUR TECH" SET IN THE NORTH LINE OF SAID 40.000 ACRE TRACT, AND MARKING THE SOUTHEAST CORNER OF SAID 12.47 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64°41'28" WEST, WITH THE COMMON LINE OF SAID 12.47 ACRE TRACT AND SAID 40.000 ACRE TRACT, A DISTANCE OF 384.52 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 4.11 ACRES (178,850 SQUARE FEET) OF LAND, MORE OR LESS.

LOT(S)	DRAINAGE AREA (Ac.)	Tc	10-YR FLOW RATE (cfs)	APPROX. SLOPE	MIN. CULVERT SIZE
5	1.19	12	10.23	1.00%	18"
6	0.83	8	10.51	1.00%	18"
7	0.72	9	10.14	1.00%	18"
8	1.14	10	7.91	1.00%	18"

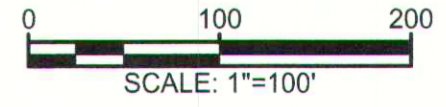
FINAL PLAT OF PHASE 2, THE COVE



CALLED 10.589 ACRES
LENZ, RAYMOND & SUZANNE
TO
TALLEY, KEITH & JENNIFER
FILED: 6/14/2005
DOC. 2005046421 OPRWC

CALLED 173.790 ACRES
LENZ, RAYMOND & SUZANNE
TO
K & L COMPANY
FILED: 6/14/2005
DOC. 2005046428 OPRWC

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).



EASEMENT TO TP&L
VOL. 339, PG. 423 DRWC (10k.)

COUNTY ROAD 420

TIGERLILY WAY

TRACT TWO - 40.000 ACRES
SYRISSA BALUSEK
TO
MATTHEW BALUSEK
FILED: 12/11/2006
DOC. 2006107626 OPRWC

POINT OF BEGINNING
N=10,199,370.8957
E=3,247,287.9383

LIMITS OF ATLAS 14
FLOODPLAIN PER REFINED
DRAINAGE REPORT BY
JENNIFER L. HENDERSON, P.E.
DATED JANUARY 19, 2023

REMAINDER OF
TRACT ONE - 22.501 ACRES
MATTHEW BALUSEK AND WIFE,
KELLIE RENE BALUSEK
TO
THRALL FARM INC.
FILED: 4/7/2017
DOC. 2017030906 OPRWC

LOT TABLE		
LOT #	AREA (AC.)	MFFE
5	44648.97	502.21
6	44318.53	495.05
7	45396.13	492.96
8	44486.07	498.26

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	24.04'	25.00'	S89° 35' 01"W 23.12'
C2	95.33'	60.00'	N68° 27' 12"E 85.61'
C3	106.83'	60.00'	N28° 04' 16"W 93.27'
C4	88.48'	60.00'	S58° 40' 28"W 80.68'
C5	24.04'	25.00'	S40° 48' 51"W 23.12'

SHEET 01 OF 02

Henderson Professional Engineers
HPE Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

PROJECT NUMBER _____

FINAL PLAT OF PHASE 2, THE COVE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, HJD REHAB, LLC. SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051136 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 PHASE 2, THE COVE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF May, 2024.

David Downs
HJD REHAB, LLC
DAVID DOWNS, MANAGING MEMBER
116 W 2ND STREET, STE 109
TAYLOR, TEXAS 76574

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

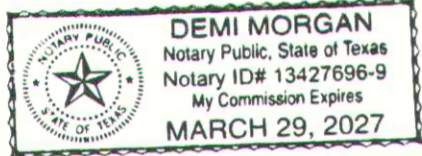
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID DOWNS, 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 29th DAY OF May, 2024.

Demetri Morgan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, HJD REHAB, LLC. SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051136 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 PHASE 2, THE COVE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF May, 2024.

Katy Downs
HJD REHAB, LLC
KATY DOWNS, MANAGING MEMBER
116 W 2ND STREET, STE 109
TAYLOR, TEXAS 76574

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

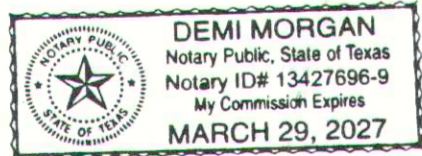
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATY DOWNS, 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 29th DAY OF May, 2024.

Demetri Morgan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, R BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051136 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; 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 PHASE 2, THE COVE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF MAY, 2024.

Travis Perthuis
TRAVIS PERTHUIS, SENIOR VICE-PRESIDENT, R BANK
1103 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRAVIS PERTHUIS, 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 29 DAY OF May, 2024.

Eileen R Galaviz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, COREY HALL, 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 WILLIAMSON COUNTY REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 29 DAY OF MAY, 2024.

Corey Hall
COREY HALL
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6362
STATE OF TEXAS

5/29/24
DATE



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND A PORTION OF THE SITE IS ENCLOSED 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 48491C0575F, EFFECTIVE DATA DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 28th DAY OF MAY, 2024.

Jennifer L Henderson
JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS

5/28/2024
DATE



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 OWNERS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY: SOUTHWEST MILAM SUD. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY: OSSF
3. LOT 7 IS ENCLOSED 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 PANEL NO. 48491C0575F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
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. 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.
6. 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.
7. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. DRIVEWAYS SHALL ONLY CONNECT TO TIGERLILY WAY AND NOT TO CR 420, THE ADJACENT COUNTY ROAD.
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. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. 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.
12. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY JENNIFER L. HENDERSON, P.E., DATED JANUARY 19, 2023.
13. 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.
14. 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.
15. ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO TIGERLILY WAY.
16. IN APPROVING THIS PLAT BY THE COMMISSIONERS 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS 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.
17. 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, 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.
18. A DRAINAGE EASEMENT IS DEDICATED ON LOTS 6 AND 7, AS SHOWN, TO THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION, WHOM WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.

SHEET 02 OF 02

Henderson Professional Engineers
HPE 600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE210166 | HUB 1853873845300

PROJECT NUMBER _____

Plotted by: DavidRoblee, Plot date: 24/05/2024, File name: C:\Users\David\OneDrive - HPE Civil Engineering\Documents - HPE Civil Engineering\Data\02 Projects\2022\220405 The Cove (Thrall Farms)\07 Sheet\FPI220405 FINAL PLAT-PHASE 2.dwg

FINAL PLAT
OF
PHASE 2, THE COVE

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.

Adam D. Boatright
ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER

06/05/2024
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

SHEET 03 OF 03

Henderson Professional Engineers
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Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300

PROJECT NUMBER _____

Plotted by: DavidRobles, Plot date: 24/05/2024, File name: C:\Users\David\OneDrive - HPE\Civil Engineering\Documents - HPE\Civil Engineering\Data02\Projects\2022\220405 The Cove (Thrall Farms)\07 Sheet\FP220405 FINAL PLAT-PHASE 2.dwg