2020010677 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

KB HOME LONE STAR INC

SUBDIVISION NAME: MOURNING DOVE

PROPERTY IS DESCRIBED AS: 18.333 ACRES LEWIS J. DYCHES SURVEY NO 2 ABSTRACT NO 180

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020010677

PLAT Fee: $241.00
02/03/2020 10:25 AM BMCKENZIE

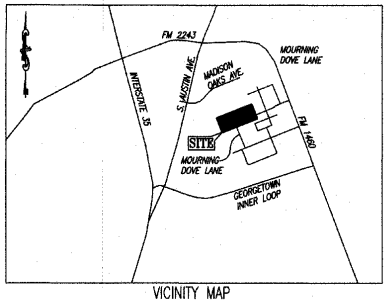
Nancy E. Rister, County Clerk
Williamson County, Texas

Doc #2020010677

FINAL PLAT OF

MOURNING DOVE

BEING 18.333 ACRES IN THE LEWIS J. DYCHES SURVEY NO. 2,
ABSTRACT NO. 180
WILLIAMSON COUNTY, TEXAS

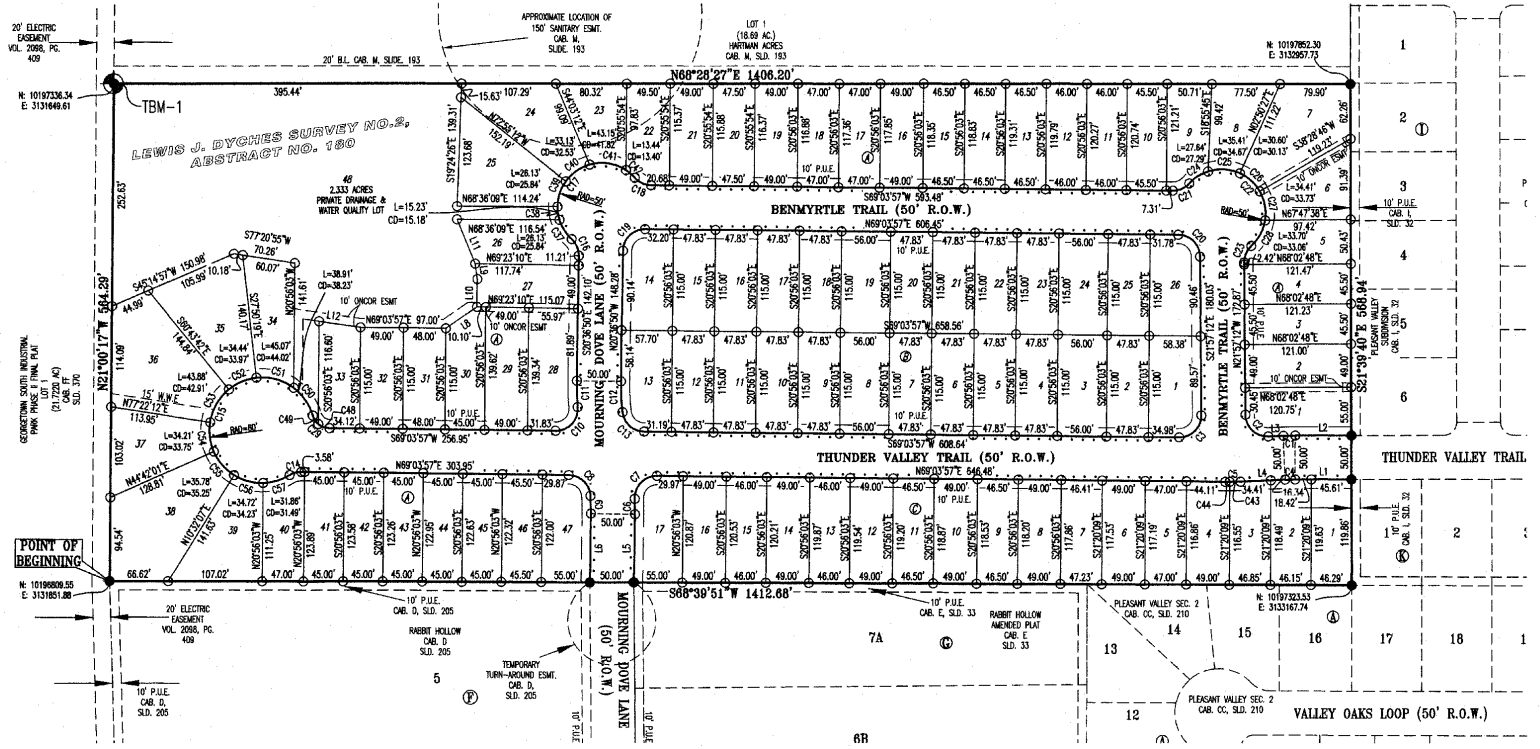


VICINITY MAP
NOT TO SCALE

SCALE: 1" = 100'

LEGEND

○	IRON ROD SET
●	1/2" CAPPED IRON ROD FOUND
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
T.E.	TELEPHONE EASEMENT
1	LOT NUMBER
Ⓤ	BLOCK DESIGNATION
. . . . .	APPROXIMATE SIDEWALK LOCATION
⊕	BENCHMARK



INDEX:
SHEET 1 – PROJECT INFORMATION & PROJECT SITE SHEET
SHEET 2 – LINE & CURVE TABLES AND METES AND BOUNDS DESCRIPTION
SHEET 3 – ENGINEER/SURVEYOR CERTIFICATION/NOTES AND SIGNATURE BLOCKS

BENCHMARK:

TBM-1: 1/2 INCH IRON ROD FOUND AT NORTHWEST CORNER OF LOT 48, BLOCK A.

ELEVATION = 757.69' (NAVD88)

DATE: JANUARY 10, 2020
OWNER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

F.E.M.A. MAP NO. 48491C0485E
WILLIAMSON COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

NO. OF BLOCKS:	3
TOTAL OF LOTS:	91
NO. OF SINGLE FAMILY LOTS:	90
NO. OF PRIVATE DRAINAGE & W.Q. LOTS:	1

TOTAL ACREAGE: 18.333 ACRES
SURVEY: LEWIS J. DYCHES SURVEY NO. 2
ABSTRACT NO. 180

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
MOURNING DOVE LANE	428'	50' R.O.W.	32' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BENMYRTLE TRAIL	985'	50' R.O.W.	32' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
THUNDER VALLEY TRAIL	1,274'	50' R.O.W.	32' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,687'					

2019-25-FP

SHEET NO. 1 OF 3 (AP)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC3D\5110\SURVEY\PLAT - MOURNING DOVE.DWG

Doc #2020010677

FINAL PLAT OF

MOURNING DOVE

BEING 18.333 ACRES IN THE LEWIS J. DYCHES SURVEY NO. 2,
ABSTRACT NO. 180
WILLIAMSON COUNTY, TEXAS

LOT SIZE & ALLOTTED IMPERVIOUS COVER

BLOCK	LOT	LOT SIZE (SF)	LF @ ROW	MAX IC (SF)
A	1	6,497	55	2,700
A	2	5,923	49	3,100
A	3	5,511	45	2,500
A	4	5,522	45	2,500
A	5	5,518	51	2,900
A	6	6,268	34	2,400
A	7	9,658	31	3,300
A	8	5,639	35	2,300
A	9	5,508	49	2,500
A	10	5,504	46	2,500
A	11	5,543	46	2,500
A	12	5,521	46	2,500
A	13	5,559	46	2,500
A	14	5,537	46	2,500
A	15	5,514	46	2,500
A	16	5,787	49	2,600
A	17	5,527	47	2,500
A	18	5,505	47	2,500
A	19	5,714	49	3,100
A	20	5,516	48	3,100
A	21	5,665	49	3,500
A	22	5,517	50	2,200
A	23	5,572	43	2,200
A	24	8,419	34	3,300
A	25	9,170	31	3,100
A	26	6,121	51	2,400
A	27	5,661	49	3,100
A	28	7,660	57	2,500
A	29	6,834	49	3,100
A	30	5,854	45	2,500
A	31	5,520	48	2,500
A	32	5,635	49	3,100
A	33	5,386	47	2,500
A	34	6,955	45	2,500
A	35	10,388	34	3,100
A	36	12,931	44	3,100
A	37	7,838	34	3,100
A	38	12,785	36	3,300
A	39	8,219	35	3,400
A	40	5,517	47	2,500
A	41	5,568	45	2,500
A	42	5,554	45	2,500
A	43	5,539	45	2,600
A	44	5,525	45	2,600
A	45	5,511	45	2,500
A	46	5,558	45	2,500
A	47	6,584	55	2,500
		304,735		127,700

BLOCK	LOT	LOT SIZE (SF)	LF @ ROW	MAX IC (SF)
B	1	6,692	60	3,100
B	2	5,500	48	3,100
B	3	6,440	56	3,100
B	4	5,500	48	3,100
B	5	5,500	48	3,100
B	6	5,500	48	3,100
B	7	5,500	48	3,100
B	8	6,440	56	3,100
B	9	5,500	48	3,100
B	10	5,500	48	3,100
B	11	5,500	48	3,100
B	12	5,500	48	3,100
B	13	6,468	56	3,100
B	14	6,467	57	3,100
B	15	5,500	48	2,600
B	16	5,500	48	2,600
B	17	5,500	48	2,600
B	18	5,500	48	2,600
B	19	6,440	56	3,100
B	20	5,500	48	2,600
B	21	5,500	48	2,600
B	22	5,500	48	2,600
B	23	5,500	48	2,600
B	24	6,440	56	3,100
B	25	5,500	48	2,600
B	26	6,467	57	3,100
		150,854		76,100

BLOCK	LOT	LOT SIZE (SF)	LF @ ROW	MAX IC (SF)
C	1	5,502	46	2,500
C	2	5,505	45	2,600
C	3	5,501	46	2,500
C	4	5,718	49	2,600
C	5	5,500	47	2,500
C	6	5,751	49	2,600
C	7	5,510	46	2,500
C	8	5,783	49	2,600
C	9	5,504	46	2,500
C	10	5,816	49	2,600
C	11	5,535	46	2,500
C	12	5,849	49	2,600
C	13	5,506	46	2,500
C	14	5,882	49	2,550
C	15	5,537	46	2,450
C	16	5,914	49	2,550
C	17	6,501	55	2,450
		96,813		43,100

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	13.49	325.00	S67°11'31"W	13.49	6.75	2°22'41"
C2	40.16	25.00	S67°58'31"E	35.98	25.91	92°02'37"
C3	39.71	25.00	S23°33'22"W	35.67	25.45	91°01'09"
C4	11.41	275.00	S67°11'31"W	11.41	5.71	2°22'41"
C5	17.37	325.00	N67°32'04"E	17.37	8.69	3°03'46"
C6	17.52	325.00	N22°09'30"W	17.52	8.76	3°05'21"
C7	40.48	25.00	N22°40'53"E	36.20	26.24	92°46'07"
C8	37.58	25.00	S67°52'23"E	34.14	23.36	86°07'21"
C9	20.15	275.00	S22°42'46"E	20.14	10.08	4°11'53"
C10	41.44	25.00	S21°34'49"W	36.86	27.27	94°58'15"
C11	30.01	325.00	S23°15'34"E	30.00	15.02	5°17'29"
C12	34.98	275.00	N24°15'28"W	34.96	17.51	7°17'17"
C13	36.23	24.99	N68°25'05"W	33.14	22.14	83°03'42"
C14	14.01	25.00	S53°00'44"W	13.83	7.19	32°06'24"
C15	298.87	60.00	S00°20'30"E	72.72	45.71	285°23'56"
C16	21.03	25.00	S44°42'31"E	20.41	11.18	48°11'23"
C17	162.37	50.00	S24°13'33"W	99.86	944.76	186°03'32"
C18	21.03	25.00	N86°50'22"W	20.41	11.18	48°11'23"
C19	39.13	25.00	N24°13'33"E	35.26	24.86	89°40'46"
C20	38.83	25.00	S66°26'38"E	35.04	24.56	88°58'51"
C21	21.03	25.00	S44°58'15"W	20.41	11.18	48°11'23"
C22	161.76	50.00	N66°26'38"W	99.89	1068.12	185°21'37"
C23	21.03	25.00	N02°08'29"E	20.41	11.18	48°11'23"
C24	25.79	50.00	N35°38'59"E	25.50	13.19	29°32'51"
C25	37.02	50.00	N71°37'56"E	36.18	19.40	42°25'01"
C26	31.10	50.00	S69°20'23"E	30.60	16.07	35°38'20"
C27	34.16	50.00	S31°56'57"E	33.50	17.78	39°08'34"
C28	33.70	50.00	S06°55'45"W	33.06	17.52	38°36'51"
C29	25.58	20.00	S74°17'18"E	23.87	14.88	73°17'30"
C37	26.13	50.00	N53°49'46"W	25.84	13.37	29°56'54"
C38	15.23	50.00	N30°07'35"W	15.18	7.68	17°27'27"
C39	30.82	50.00	N03°44'22"W	30.33	15.92	35°18'59"
C40	33.59	50.00	N33°10'00"E	32.97	17.46	38°29'44"
C41	43.15	50.00	N77°08'07"E	41.82	23.02	49°26'32"
C42	13.44	50.00	S70°26'40"E	13.40	6.76	15°23'58"
C43	12.48	325.00	S67°06'10"W	12.48	6.24	2°12'00"
C44	4.89	325.00	S68°38'03"W	4.89	2.45	0°51'46"
C48	13.99	20.00	N89°06'14"E	13.71	7.29	40°04'35"
C49	11.59	20.00	S54°15'01"E	11.43	5.97	33°12'55"
C50	38.91	60.00	N56°13'12"W	38.23	20.17	37°09'19"
C51	45.07	60.00	S83°40'55"W	44.02	23.68	43°02'28"
C52	34.44	60.00	S45°42'59"W	33.97	17.71	32°53'23"
C53	43.88	60.00	S08°19'15"W	42.91	22.97	41°54'06"
C54	34.21	60.00	S28°57'53"E	33.75	17.58	32°40'11"
C55	35.78	60.00	S62°22'56"E	35.25	18.44	34°09'55"
C56	34.72	60.00	N83°57'33"E	34.23	17.86	33°09'06"
C57	31.86	60.00	N52°10'16"E	31.49	16.32	30°25'28"

FIELD NOTES

BEING ALL OF THAT CERTAIN 18.333 ACRES (798,586 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE LEWIS J. DYCHES SURVEY NUMBER 2, ABSTRACT NUMBER 180, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL 18.333 ACRE TRACT OF LAND, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2019104566, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), SAID 18.333 ACRE (798,586 SQUARE FEET) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A ½" IRON ROD FOUND AT AN EAST CORNER OF LOT 1, GEORGETOWN SOUTH INDUSTRIAL PARK PHASE II FINAL PLAT, A SUBDIVISION RECORDED IN CABINET FF, SLIDE 370 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), AND BEING ALSO A NORTHWEST CORNER OF LOT 5, BLOCK F OF RABBIT HOLLOW, A SUBDIVISION RECORDED IN CABINET D, SLIDE 205 (P.R.W.C.TX.), FOR THE SOUTH CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A ½" IRON ROD FOUND BEARS S83°22'18"W, A DISTANCE OF 1.56 FEET,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 124 ACRE TRACT AND SAID LOT 1, N21°00'17"W, A DISTANCE OF 564.29 FEET TO A ½" IRON ROD FOUND, BEING A POINT ON A SOUTHWEST BOUNDARY LINE OF SAID 124 ACRE TRACT, BEING ALSO AN EAST CORNER OF SAID LOT 1, AND BEING ALSO THE SOUTHWEST CORNER OF LOT 1, HARTMAN ACRES, A SUBDIVISION RECORDED IN CABINET M, SLIDE 193 (P.R.W.C.TX.), FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 124 ACRE TRACT AND SAID LOT 1, HARTMAN ACRES, N68°28'27"E, A DISTANCE OF 1406.20 FEET TO A ¾" IRON ROD FOUND, BEING A SOUTHEAST CORNER OF SAID LOT 1, HARTMAN ACRES AND BEING ALSO A POINT ON A WESTERN BOUNDARY LINE OF LOT 2, BLOCK I OF PLEASANT VALLEY, A SUBDIVISION RECORDED IN CABINET I, SLIDE 32, (P.R.W.C.TX.), FOR THE NORTHCORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A ½" IRON ROD FOUND, BEING A SOUTHEAST CORNER OF SAID LOT 1, HARTMAN ACRES BEARS N21°41'59"W, A DISTANCE OF 1.57 FEET,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 124 ACRE TRACT AND SAID PLEASANT VALLEY SUBDIVISON, S21°39'40"E, A DISTANCE OF 568.94 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A SOUTHEAST BOUNDARY LINE OF SAID 124 ACRE TRACT, BEING ALSO THE SOUTHWEST CORNER OF LOT 1, BLOCK K OF SAID PLEASANT VALLEY, AND BEING ALSO THE NORTHWEST CORNER OF LOT 17, BLOCK A AND THE NORTHEAST CORNER OF LOT 16, BLOCK A OF PLEASANT VALLEY SECTION 2, A SUBDIVISION RECORDED IN CABINET CC, SLIDE 210 (P.R.W.C.TX.), FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 124 ACRE TRACT, PLEASANT VALLEY SECTION 2, RABBIT HOLLOW AMENDED PLAT, A SUBDIVISION RECORDED IN CABINET E, SLIDE 33 (P.R.W.C.TX.), AND SAID RABBIT HOLLOW, S68°39'51"W, A DISTANCE OF 1412.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.333 ACRES (798,586 SQUARE FEET) OF LAND.

Line Table		
Line #	Length	Direction
L1	64.03	N68°22'50"E
L2	63.99	N68°22'50"E
L3	17.12	N66°00'11"E
L4	50.75	N66°00'11"E
L5	77.54	N20°36'44"W
L6	78.17	S20°36'55"E
L8	42.74	S33°48'19"W
L9	17.77	S29°18'43"E
L10	31.43	S20°34'48"E
L11	54.22	S43°43'14"E
L12	47.42	N76°41'35"E

SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

2019-25-FP

PATH-J: AC3D\5110\SURVEY\PLAT - MOURNING DOVE.DWG

Doc#2020010677

FINAL PLAT OF
MOURNING DOVE

BEING 18.333 ACRES IN THE LEWIS J. DYCHES SURVEY NO. 2, ABSTRACT NO. 180 WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. WATER & WASTEWATER SERVICES SHALL BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRIC SERVICES SHALL BE PROVIDED BY ONCOR.
2. TOTAL ACREAGE: 18.333 ACRES
3. NUMBER OF LOTS: 90 SINGLE FAMILY LOTS, AND 1 PRIVATE WATER QUALITY & DRAINAGE LOT.
   NUMBER OF BLOCKS: 3
4. AREA OF SMALLEST SINGLE FAMILY LOT: 5,500 SQ. FT., MULTIPLE LOTS
5. THERE IS NO AREA WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FEMA MAP NUMBER 48491C-0485E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
7. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
8. PARKLAND DEDICATION REQUIREMENTS ARE MET BY FEE-IN-LIEU OF LAND DEDICATION.
9. THE BEARING BASIS HEREON IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
10. A 10-FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL STREET RIGHTS-OF-WAY.
11. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
12. THE LAND OWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS.BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD ROAD WIDENING EASEMENTS, THE LAND OWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
13. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
14. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
15. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
16. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON MARCH 28, 2019. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
17. LOT 48, BLOCK A, IS A PRIVATE WATER QUALITY AND DRAINAGE LOT, AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
18. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
19. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
20. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS ACCORDING TO THE LOT SIZE AND IMPERVIOUS COVERAGE ALLOCATION TABLE.
21. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
22. THE REAR PROPERTY LINE FENCING OF LOTS 24-36, BLOCK A, THAT ARE ADJOINING TO LOT 48, BLOCK A, SHALL BE WROUGHT IRON FENCE 6FT IN HEIGHT, CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS.

I, SOFIA NELSON, CNU-A, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SOFIA NELSON, CNU-A, PLANNING DIRECTOR — DATE 01-27-2020

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 SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44 FLOOD PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE REPLIED UPON FOR VERIFICATIONS OF FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND OTHER DOCUMENTS ASSOCIATED WITH IT.

GLEN HOLCOMB, CHIEF BUILDING OFFICIAL
CITY OF GEORGETOWN, TEXAS — 01-27-2020

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 3rd DAY OF February, 2020 A.D. AT 10:10 O'CLOCK A.M., AND DULY RECORDED THIS THE 3rd DAY OF February, 2020 A.D. AT 10:35 O'CLOCK, A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2020010677

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, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS
Brenda McKenzie deputy
Brenda McKenzie

COUNTY COURT — WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION

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

THAT KB HOME LONE STAR, INC., SOLE OWNER OF THAT CERTAIN 18.333 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019104566, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 18.333 ACRES AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, AND RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSE AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE.

TO BE KNOWN AS:

FINAL PLAT OF MOURNING DOVE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF January, 2020

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

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 JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF January, 2020

NOTARY PUBLIC-STATE OF TEXAS
MY COMMISSION EXPIRES ON: 4.3.22

TARA BARKER
NOTARY PUBLIC
ID# 131515663
State of Texas
Comm. Exp. 04-03-2022

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

ENGINEER'S CERTIFICATION

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

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN SUBDIVISION REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE & WATER QUALITY LOT SHOWN AND/OR PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT.

ENGINEERING BY: — 1-14-20 DATE

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS — LEE A. WHITED — 102471 — LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

SURVEYOR'S CERTIFICATION

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

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

SURVEYED BY: — 14 JAN 2020 DATE:

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com

STATE OF TEXAS — REGISTERED — AARON V. THOMASON — 6214 — PROFESSIONAL LAND SURVEYOR

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

2019-25-FP

PATH-J: AC3D\5110\SURVEY\PLAT - MOURNING DOVE.DWG