2 PGS
PLAT

2015054994

PLAT MAP RECORDING SHEET

DEDICATOR: CONTINENTAL HOMES OF TEXAS, LP
CENTEX OF TEXAS, INC
RICHARD N. MAIER, VICE PRESIDENT

SUBDIVISION NAME: NORTHSIDE MEADOW PHASE 3

PROPERTY IS DESCRIBED AS: 13.3934 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NUMBER 134, IN WILLIAMSON COUNTY, TEXAS.

SUBMITTED BY: D R HORTON; BILL BARTON, (512) 492-5988

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015054994

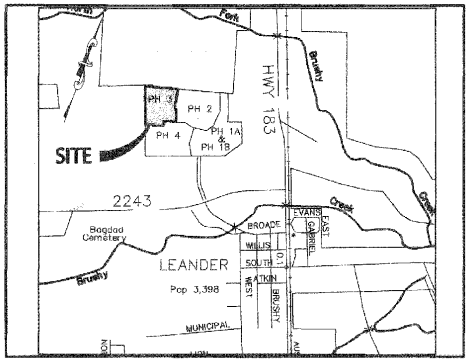
Nancy E. Rister, County Clerk
Williamson County, Texas
June 30, 2015 03:36 PM
FEE: $166.00 CTIDWELL

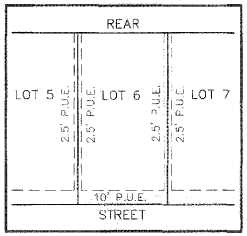
Doc # 2015054994

FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 3 LEANDER TEXAS

VICINITY MAP

SCALE: 1" = 2000'





TYPICAL SIDE LOT LINE P.U.E. DETAIL
NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0455E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINEAR FEET OF NEW STREETS: 2,340' L.F.

LONGHORN CAVERN ROAD	=	572' L.F.
SCHEFER STREET	=	706' L.F.
FLAG LANE	=	539' L.F.
BUTTERMILK LANE	=	524' L.F.

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	CRUSHED GRANITE TRAIL
	4' OR 6' WIDE SIDEWALK LOCATION
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊗	TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS

GRID N: 10,185,613.78
GRID E: 3,072,793.00
P.O.B.

144.92 ACRS
WATERSTONE MICHELLE LP
DOCUMENT NO. 2004063962, O.P.R.W.C.T.

CHARLES COCHRAN LEAGUE, ABSTRACT NO. 134

ESTATES OF NORTH CREEK RANCH SECTION 2 DOCUMENT NO. 2002015758, O.P.R.W.C.T.

ESTATES OF NORTH CREEK RANCH SECTION 1 DOCUMENT NO. 2001056594, O.P.R.W.C.T.

LONGHORN CAVERN RD. (50' ROW)

BUTTERMILK LANE (50' ROW)

FLAG LANE (50' ROW)

SCHEFER STREET (50' ROW)

JESS MAYNARD TRAIL

CARLY ANN LANE

SAN VICENTE DRIVE

PROPOSED NORTHSIDE MEADOW PHASE 2

PROPOSED NORTHSIDE MEADOW PHASE 4

NORTHSIDE MEADOW PHASE 1B DOC.#-DU NO. 2013112648

BLOCK "H" LOT 6 PARK

BLOCK "K" LOT 6 (PARK)

GRID N: 10,185,058.7585
GRID E: 3,073,622.6747

LINE TABLE		
NO.	BEARING	CHORD
L1	N69°37'45"E	21.77'
L2	N80°23'07"E	27.71'
L3	S75°05'18"W	10.95'
L4	S75°05'18"W	21.11'
L5	N75°05'18"E	22.27'
L6	S23°22'06"E	50.55'
L7	S78°14'10"W	50.55'
L8	N20°13'14"W	41.68'
L9	N19°35'40"W	10.63'

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
ADDRESS: 10700 PECAN PARK BLVD., 4TH FLOOR
AUSTIN, TEXAS 78750
PHONE #(512)-533-1467

ACREAGE: 13.3934

SURVEY: CHARLES COCHRAN LEAGUE
SURVEY ABSTRACT NO. 134

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 61

DATE OF SURVEY: 04-03-2012

SURVEYOR: DOUCET & ASSOCIATES

ENGINEER: DOUCET & ASSOCIATES

LOT SUMMARY:

SINGLE FAMILY LOTS (60):	9.5673 ACRES
PARK LOTS (1): LOT 6, BLOCK "H"	1.0975 ACRES
RIGHT-OF-WAY:	2.7286 ACRES
TOTAL:	13.3934 ACRES

DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	09/16/2014
Scale:	1"=100'
Drawn by:	ESH
Reviewer:	SSX
Project:	1208-007
Sheet:	1 OF 2
Field Book:	368
Party Chief:	MORA
Survey Date:	04/03/2012

P:\1208-007\survey\DA_drawings\1208-004 PLAT PHASE 3.dwg

DOC# 2015054994

FINAL PLAT OF:
NORTHSIDE MEADOW, PHASE 3
LEANDER TEXAS

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013856676.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 5/8" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON 04-03-2012, STATIC DATA PROCESSED BY O.P.U.S.

OWNER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL ME BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF 69.3222 ACRES IN CHARLES COCHRAN LEAGUE ABSTRACT NO. 134, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013018235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 13.3934 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

NORTHSIDE MEADOW PHASE 3

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, EASEMENTS, AND OTHER OPEN SPACES TO THE PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

CONTINENTAL HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: CENTEX OF TEXAS, INC.
A DELAWARE CORPORATION
ITS GENERAL PARTNER

BY: _____
RICHARD N. MAIER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

STACY M. LAINE
Notary Public, State of Texas
My Commission Expires
May 29, 2019

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

Stacy M. Laine — June 30, 2015
NOTARY PUBLIC, STATE OF TEXAS — DATE
MY COMMISSION EXPIRES: May 29, 2019

SURVEYOR'S CERTIFICATION:
I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT OF 201200403, DATED APRIL 03, 2012 AND THE NOTHING FURTHER CERTIFICATE, DATED FEBRUARY 21, 2013 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

11/5/14
SYDNEY SMITH XINOS, R.P.L.S. — DATE
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

STATE OF TEXAS — REGISTERED — Sydney Smith Xinos — 5361 — PROFESSIONAL — LAND SURVEYOR

ENGINEER'S CERTIFICATION:
I, JENNIFER I. DERMANCI P.E., DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0455E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

11/5/14
JENNIFER I. DERMANCI, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER, NO. 109825
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

STATE OF TEXAS — JENNIFER I. DERMANCI — 109825 — REGISTERED — PROFESSIONAL ENGINEER

APPROVED THIS THE 12th DAY OF December 2014 A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST: _____

J. JEFF SEIBLER, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

LEGAL DESCRIPTION:
DESCRIPTION OF A TRACT OF LAND CONTAINING 13.3934 ACRES BEING OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. PER DEED RECORDED AS DOCUMENT NO. 2013018235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); SAID 13.394 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013856676):

BEGINNING AT A ½-INCH IRON ROD FOUND AT THE NORTHERLY COMMON CORNER OF SAID CONTINENTAL HOMES TRACT AND OF LOT 68 OF THE ESTATES OF NORTH CREEK RANCH SECTION TWO PER PLAT RECORDED AS DOCUMENT NO. 2002015758, O.P.R.W.C.T., SAID POINT BEING ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WATERSTONE MICHELLE, LP PER DEED RECORDED AS INSTRUMENT NO. 2004063368, O.P.R.W.C.T., FOR THE MOST WESTERLY CORNER AND THE POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID WATERSTONE MICHELLE, LP TRACT AND THE NORTHERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N69°37'45"E, A DISTANCE OF 21.77 FEET TO A SET ½-INCH IRON ROD WITH "DOUCET" CAP;

2) N80°23'07"E, A DISTANCE OF 27.71 FEET TO A SET ½-INCH IRON ROD WITH "DOUCET" CAP;

3) N75°08'07"E, A DISTANCE OF 699.33 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE NORTHWEST CORNER OF LOT 63, OF THE FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 2;

THENCE, OVER AND ACROSS SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE PERIMETER BOUNDARY OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 2, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S14°54'42"E, A DISTANCE OF 118.77 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
2. S75°05'18"W, A DISTANCE OF 10.95 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
3. S14°54'42"E, A DISTANCE OF 170.00 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
4. S75°05'18"W, A DISTANCE OF 21.11 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
5. S14°54'42"E, A DISTANCE OF 170.00 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
6. N75°05'18"E, A DISTANCE OF 22.27 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
7. SOUTHEASTERLY LONG THE ARC OF SAID 15.00 FOOT RADIUS CURVE A DISTANCE OF 22.17 FEET THROUGH A CENTRAL ANGLE OF 84°41'28", AND CHORD BEARING S62°33'58"E AND DISTANCE OF 20.21 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
8. S20°13'14"E, A DISTANCE OF 210.90 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT A COMMON CORNER OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 2 AND OF THE FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 1B PER PLAT THEREOF RECORDED AS DOCUMENT NO. 2013112548 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEING AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE, OVER AND ACROSS SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE PERIMETER BOUNDARY OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 1B, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTHERLY ALONG THE ARC OF LAST SAID 15.00 FOOT RADIUS CURVE A DISTANCE OF 24.95 FEET THROUGH A CENTRAL ANGLE OF 95°18'32", AND CHORD BEARING OF S27°26'02"W AND DISTANCE OF 22.17 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
2. S23°22'06"E, A DISTANCE OF 50.55 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
3. S75°05'18"W, A DISTANCE OF 106.85 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE NORTHERLY COMMON CORNER OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 1B AND OF THE FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 4;

THENCE, OVER AND ACROSS SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE PERIMETER BOUNDARY OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 4, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S75°05'18"W, A DISTANCE OF 104.06 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE BEGINNING OF A 14.91 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
2. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID 14.91 FOOT RADIUS CURVE A DISTANCE OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 96°04'19", AND CHORD BEARING OF S27°26'02"W AND DISTANCE OF 22.17 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
3. S78°14'10"W, A DISTANCE OF 50.55 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
4. S20°13'14"E, A DISTANCE OF 101.27 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
5. S69°43'33"W, A DISTANCE OF 240.00 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
6. N20°13'14"W, A DISTANCE OF 41.68 FEET TO A FOUND ½-INCH IRON ROD WITH "DOUCET" CAP;
7. S69°46'46"W, A DISTANCE OF 179.39 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT THE MOST WESTERLY CORNER OF SAID FINAL PLAT OF: NORTHSIDE MEADOW, PHASE 4, SAID POINT BEING ON THE EASTERLY BOUNDARY OF LOT 55, BLOCK A OF THE ESTATES OF NORTH CREEK RANCH SECTION ONE, PER PLAT RECORDED IN CABINET U, SLIDES 385-388 AS INSTRUMENT NO. 2001056594, O.P.R.W.C.T.;

THENCE, ALONG SAID COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION ONE AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT, N20°25'28"W, A DISTANCE OF 238.02 FEET TO A ½-INCH IRON ROD WITH "LANDMARK" CAP FOUND AT AN ANGLE POINT IN THE COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION ONE AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT;

LEGAL DESCRIPTION CONTINUED:
THENCE, CONTINUING ALONG SAID COMMON LINE OF THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION ONE AND THEN THE ESTATES OF NORTH CREEK RANCH SECTION TWO PER PLAT RECORDED IN CABINET V, SLIDES 293-295 AS INSTRUMENT NO. 2002015758, O.P.R.W.C.T., N20°11'58"W, A DISTANCE OF 314.75 FEET TO A ½-INCH IRON ROD WITH "DOUCET" CAP FOUND AT AN ANGLE POINT IN THE COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT;

THENCE, CONTINUING ALONG SAID COMMON LINE OF THE EASTERLY LINE OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO AND THE WESTERLY LINE OF SAID CONTINENTAL HOMES OF TEXAS, L.P. TRACT, N19°35'40"W, PASSING AT A DISTANCE OF 10.83 FEET A ½-INCH IRON ROD WITH "AUSTIN ENGINEERING" TAG FOUND AT THE NORTHEAST CORNER OF LOT 64, BLOCK A OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO, AND PASSING AT AN ADDITIONAL DISTANCE OF 59.97 FEET A ½-INCH IRON ROD WITH "CHAPARRAL" CAP FOUND AT THE NORTHEAST CORNER OF LOT 65, BLOCK A OF SAID ESTATES OF NORTH CREEK RANCH SECTION TWO, FOR A TOTAL DISTANCE OF 312.51 FEET TO THE POINT OF BEGINNING.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.17'	15.00'	84°41'28"	S62°33'58"E	20.21'
C2	24.95'	15.00'	95°18'32"	S27°26'02"W	22.17'
C3	25.00'	14.91'	96°04'19"	S27°26'02"W	22.17'
C4	24.95'	15.00'	95°18'32"	N27°26'02"E	22.17'
C5	22.17'	15.00'	84°41'28"	S62°33'58"E	20.21'
C6	24.95'	15.00'	95°18'32"	N27°26'02"E	22.17'
C7	22.17'	15.00'	84°41'28"	N62°33'58"W	20.21'
C8	41.59'	25.00'	95°18'32"	N27°26'02"E	36.95'
C9	22.17'	15.00'	84°41'28"	N62°33'58"W	20.21'
C10	0.18'	25.00'	0°25'12"	S20°25'49"E	0.18'
C11	20.84'	25.00'	47°46'11"	S44°31'31"E	20.25'
C12	36.32'	50.00'	41°37'01"	S47°36'06"E	35.52'
C13	39.60'	50.00'	45°22'45"	S04°06'13"E	38.57'
C14	35.61'	50.00'	40°48'02"	S38°59'10"W	34.86'
C15	49.45'	50.00'	56°39'43"	S87°43'03"W	47.46'
C16	3.31'	50.00'	07°13'47"	N60°20'12"W	6.30'
C17	21.03'	25.00'	48°11'23"	N80°49'00"W	20.41'
C18	167.28'	50.00'	191°41'18"	S27°26'02"W	99.48'

GENERAL NOTES:
1. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
4. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL LANDSCAPE PARKS, AMENITY, DRAINAGE, AND DETENTION LOTS.
8. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND 2.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
9. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
10. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. SIDEWALKS ALONG WEST BROADE STREET ARE REQUIRED TO BE 6' WIDE ON WEST SIDE.
12. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.
13. NORTHSIDE MEADOW IS LOCATED IN THE BRUSHY CREEK WATERSHED.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN FENCES ALONG RIGHTS-OF-WAY.
15. HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
LOT 6, BLOCK "H"
16. NORTHSIDE MEADOW PROPERTY OWNERS ASSOCIATION, INC. WAS ESTABLISHED UNDER FILE NUMBER: 801749986.
17. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING ARTERIAL STREET.
18. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
19. HOA IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
20. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUILITY AREAS.

GENERAL NOTES CONTINUED:
21. ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS.
22. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
23. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
24. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA S SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C 0455E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008.

STATE OF TEXAS
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE 22nd DAY OF June 2014 A.D. AT 3:30 O'CLOCK P.M., AND WAS DULY RECORDED ON THIS THE 26th DAY OF June 2014 A.D. AT 2:24 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2015054994, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: Cynthia Tidwell
NAME: NANCY E. RISTER
COUNTY CLERK WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	09/16/2014
Scale:	1"=100'
Drawn by:	ESH
Reviewer:	SSX
Project:	1208-007
Sheet:	2 OF 2
Field Book:	368
Party Chief:	MORA
Survey Date:	04/03/2012

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