

PLAT NOTES:

- 1) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MUNICIPAL WATER
WASTEWATER: MUNICIPAL SEWER
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
- 2) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- 3) NO PORTION OF THIS TRACT IS ENCRAGED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
- 4) NO PORTION OF THIS TRACT IS ENCRAGED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NOS. 4849100100E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLAMSON COUNTY, TEXAS.
- 5) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCNG OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 6) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUND GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 7) ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING, AND REMOVAL REQUIREMENTS OF THE CITY OF FLORENCE. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
- 8) A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- 9) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00016.
- 10) THE LANDOWNERS ASSUME ALL RISK ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE LANDOWNER INDENIFIES AND HOLDS THE CITY OF FLORENCE, WILLAMSON 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 MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 11) NEITHER THE CITY OF FLORENCE NOR WILLAMSON 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 OWNER 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 THIS SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
- 12) 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.
- 13) THE BUILDING OF STREETS 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 FLORENCE AND/OR WILLAMSON COUNTY, TEXAS. NEITHER THE CITY OF FLORENCE NOR WILLAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF FLORENCE NOR WILLAMSON 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 JURISDICTION.
- 14) THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REQUIREMENTS OF THE CITY OF FLORENCE.
- 15) 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.
- 16) THIS PLAT LIES ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF FLORENCE, TEXAS.
- 17) ALL PUBLIC UTILITY AND ACCESS EASEMENTS SHOWN HEREON SHALL BE DEDICATED WITH THIS PLAT.
- 18) BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY OF FLORENCE, CHAPTER 10 OF THE SUBDIVISION REGULATIONS.
- 19) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY, 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.
- 20) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY, TO BEAR THE COSTS OF PERMITS, COORDINATING WITH THE CITY, CONSTRUCTING, EXTENDING, TAPPING AND/OR INSTALLING, TO THE PROPERTY LINE, MUNICIPAL WATER AND SANITARY SEWER TOPS TO SERVICE ANY LOTS IN THIS SUBDIVISION.

OWNERS SIGNATURE

STATE OF TEXAS §
COUNTY OF WILLAMSON §

That I, W. Ben Daniel, sole owner of that certain tract of land shown hereon and described in a Deed to W. Ben Daniel, recorded in Document No. 2019087524, Official Public Records of Williamson County, Texas, do hereby subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby hereby dedicate to the City of Florence the streets, alleys, right-of-ways, easements and public places shown hereon for such public purposes as the City may deem appropriate. This subdivision is to be known as MINOR PLAT OF: DANIEL SUBDIVISION.

W. Ben Daniel
90 Ermo St.
Florence, TX 76527

THE STATE OF TEXAS §
COUNTY OF WILLAMSON §

Before me, the undersigned authority, on this day, personally appeared W. Ben Daniel, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 _____, 20____.

Notary Public, State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLAMSON §

That I, Shane Shaffer, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is not with the Edwards Aquifer Recharge Zone, 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 thereon will be properly place under my supervision in accordance with the City of Florence Regulations, once final approval is received.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20____.

Shane Shaffer, RPLS
Registration No. 5281
Diamond Surveying, Inc.
116 Skyline Road
Georgetown, TX 78628
T.B.P.L.S. Firm No. 10006900

CITY BUILDING OFFICIAL APPROVAL

Based upon the above representation of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, of the Florence Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Florence disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Romona Batchelor Date _____
Building Official

PLANNING AND ZONING COMMISSION APPROVAL

MINOR PLAT OF: DANIEL SUBDIVISION, has been approved according to the minutes of the meeting of the Florence Planning and Zoning Commission on the ____ day of _____, 20____.

Ben Daniel, Chairman Date _____

Amy Crane, Secretary Date _____

PLANNING DEPARTMENT APPROVAL

I, _____, Planning Director of the City of Florence, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

_____, Planning Director Date _____

MAYORAL APPROVAL

I, Mary Condon, Mayor of the City of Florence, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Mary Condon, Mayor Date _____

COUNTY CLERK APPROVAL

I, Nancy Rister, Clerk of the County Clerk of said County, do hereby certify that the foregoing instrument in writing, with its certification 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 above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

MINOR PLAT OF:
DANIEL SUBDIVISION

0.702 ACRE OF LAND SITUATED IN THE MARTIN J. WELLS SURVEY, ABSTRACT NO. 646, IN WILLAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 5, O.B. ATKINSON'S ADDITION, AN ADDITION TO THE CITY OF FLORENCE, WILLAMSON COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 28, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, SAME BEING ALL OF THE CALLED 0.702 ACRE TRACT OF LAND CONVERTED TO W. BEN DANIEL, RECORDED IN DOCUMENT NO. 2019087524, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.