SUBDIVISION NOTES:

1. SUBDIVISION BOUNDARY HAS A CLOSURE RATIO OF 1:360,000.
2. BOUNDARY LIES IN CITY OF BEAUMONT ETJ.
3. ALL LOTS SHOWN SHALL BE RESIDENTIAL LOTS.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.
5. ELEVATIONS ARE SHOWN IN NAVD 1988.
6. IN ACCORDANCE WITH THE FLOOD RATE INSURANCE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT TRACT IS LOCATED IN ZONE "X" AS SHOWN ON COMMUNITY PANEL NUMBER 480284-0530 F, DATED OCTOBER 6, 2014. THE LOCATION OF THE PROPERTY WAS DETERMINED BY SCALE AND FAUST ENGINEERING AND SURVEYING, INC. DOES NOT WARRANT OR SUBSCRIBE THE ACCURACY OF SAID MAP. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
7. HOMEOWNERS ASSOCIATION TO BE CREATED BY OWNER FOR FUTURE MAINTENANCE AND IMPROVEMENTS.
8. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE RUNNING ON OR ALONG THE STREETS AND ROADS (I.E., DEDICATED ROADWAY DRAINAGE). MAINTENANCE AND LIABILITY OF LANDSCAPED AREAS, SIDEWALKS, ILLUMINATION, UTILITIES, GREEN SPACE, AND OTHER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE DEVELOPER, NEIGHBORHOOD ASSOCIATION, HOMEOWNER'S ASSOCIATION, OR OTHER LEGAL ENTITY.
9. DRAINAGE AND OTHER IMPROVEMENTS OUTSIDE OF THE COUNTY ROAD RIGHT OF WAY WILL BE MAINTAINED BY DEVELOPER, NEIGHBORHOOD ASSOCIATION, HOMEOWNER'S ASSOCIATION, OR OTHER LEGAL ENTITY.
10. ALL DRAINAGE RESERVES, DRAINAGE IMPROVEMENTS AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREE, SHRUBS, AND OTHER OBSTRUCTIONS TO ALLOW UNOBSTRUCTED OPERATIONS AND MAINTENANCE OF THE DRAINAGE RESERVES, DRAINAGE IMPROVEMENTS AND EASEMENTS, AND ADJUTING PROPERTIES SHALL NOT BE PERMITTED TO DRAIN TO THE EASEMENT EXCEPT BY MEANS OF A COUNTY APPROVED DRAINAGE PLAN AND STRUCTURE. ALL DRAINAGE RESERVES, DRAINAGE IMPROVEMENTS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DEVELOPER, NEIGHBORHOOD ASSOCIATION, HOMEOWNER'S ASSOCIATION, OR OTHER LEGAL ENTITY.

PRIVATE SUBDIVISION NOTES:

1. PRIVATE ROADS MUST MEET ALL COUNTY ROAD STANDARDS, EXCEPT WHERE SPECIFIC VARIANCES HAVE BEEN GRANTED BY COMMISSIONER'S COURT FOR ADEQUATE CAUSE IN EACH CASE
2. HARDIN COUNTY WILL NOT ACCEPT OR MAINTAIN THE ROADS.
3. THE COUNTY WILL NOT BE RESPONSIBLE FOR PROVIDING ENFORCEMENT OF TRAFFIC CONTROL WITHIN PRIVATE SUBDIVISIONS.
4. ANY OWNER THAT GATES THE ENTRANCES TO THE SUBDIVISION SHALL PROVIDE EITHER A CRASH GATE OR A LOCK BOX AND LETTER OF APPROVAL FROM ALL OF THE AFFECTED EMERGENCY RESPONSE AGENCIES STATING THEIR APPROVAL OF FULL-TIME ACCESS TO AND FROM THE SUBDIVISION.
5. A HOMEOWNER'S ASSOCIATION WITH ASSESSMENT AUTHORITY SHALL BE FORMED IN CONJUNCTION WITH THE RECORDING OF THE FINAL PLAT. MEMBERSHIP IN THE ASSOCIATION SHALL BE MANDATORY FOR EACH LOT OWNER. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND OFF-ROAD DRAINAGE IN THE SUBDIVISION.
6. ROADS SHALL BE MAINTAINED TO SUCH A STANDARD WHICH WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE HOMEOWNER'S ASSOCIATION AND MUST CONTAIN A MECHANISM FOR ASSESSING THE OWNERS WITHIN THE SUBDIVISION TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
7. EVERY DEED CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE, THAT THE HOMEOWNERS ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE, THAT THE COUNTY WILL NEVER ACCEPT THEM FOR MAINTENANCE, AND THAT THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
8. ALL ARTERIAL ROADS MUST BE DEDICATED TO THE PUBLIC AND CONSTRUCTED TO COUNTY STANDARDS. OTHER ROADS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE USE OF THE PROPERTY OWNERS, THEIR ASSIGNS AND SUCCESSORS, AND EMERGENCY RESPONSE AGENCIES.

CURVE CHART

#	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	15.00'	21°47'58"	5.88'	2.98'	N 06°17'14" W	5.85'
C2	44.00'	14°32'29"	11.04'	5.55'	N 09°57'30" W	11.01'
C3	44.00'	30°00'00"	23.04'	11.79'	N 12°13'44" E	22.78'
C4	16.00'	30°00'00"	8.38'	4.29'	N 12°13'44" E	8.28'
C5	20.00'	90°00'00"	31.42'	20.00'	N 47°46'16" W	28.28'
C6	20.00'	90°00'00"	31.42'	20.00'	N 42°13'44" E	28.28'
C7	40.00'	30°00'00"	20.94'	10.72'	S 12°13'44" W	10.72'
C8	20.00'	30°00'00"	10.47'	5.36'	S 12°13'44" W	10.35'
C9	20.00'	14°32'29"	5.08'	2.52'	S 09°57'30" E	5.06'
C10	15.00'	21°47'58"	5.88'	2.98'	S 28°00'13" E	5.85'

LINE CHART

#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S 70°51'16" W	36.13'	L8	N 87°13'44" E	30.00'
L2	N 17°08'44" W	7.48'	L9	N 02°46'16" W	42.00'
L3	N 02°46'16" W	12.12'	L10	N 87°13'44" E	30.00'
L4	N 87°13'44" E	10.70'	L11	S 02°46'16" E	700.00'
L5	N 02°46'16" W	588.00'	L12	S 27°13'44" W	10.70'
L6	S 87°13'44" W	34.00'	L13	S 02°46'16" E	12.12'
L7	N 02°46'16" W	20.00'	L14	S 17°08'44" E	7.48'

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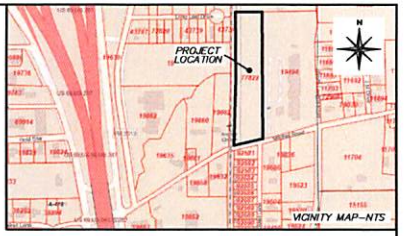
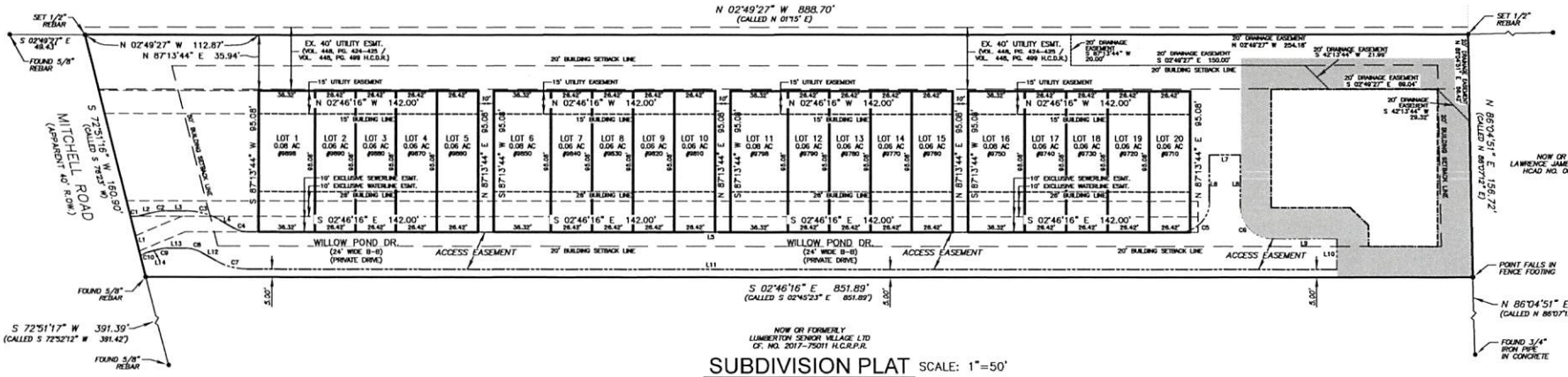
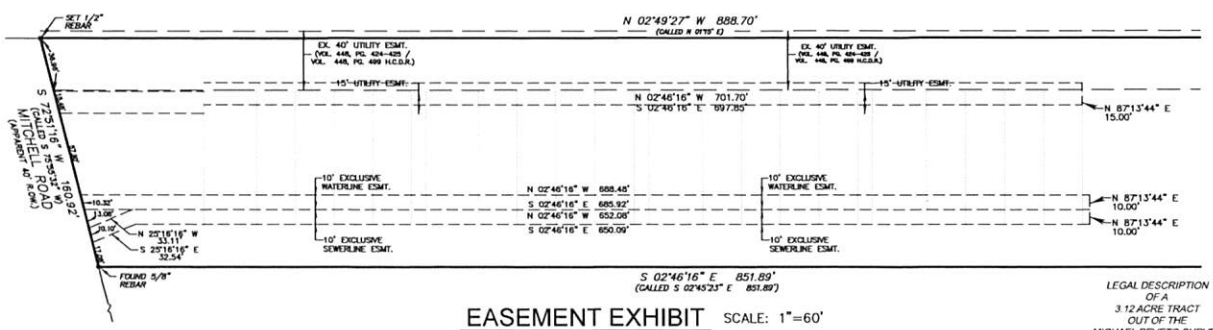
SCALE: 1"=50'

50 25 0 50





SUBDIVISION PLAT SCALE: 1"=50'



EASEMENT EXHIBIT SCALE: 1"=60'

LEGAL DESCRIPTION
OF A
3.12 ACRE TRACT
OUT OF THE
MICHAEL PEVETO SURVEY
ABSTRACT NO. 419
HARDIN COUNTY, TEXAS

BEING A 3.12 ACRE TRACT OUT OF THE MICHAEL PEVETO SURVEY, ABSTRACT NO. 419, HARDIN COUNTY, TEXAS, OUT OF A 10 ACRE TRACT CONVEYED TO AARON PLAUNTY AS DESCRIBED IN C.C.F. NO. 2015-80914, H.C.O.P.R.; SAID 3.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

COMMENCING AT A PK NAIL FOUND ON THE NORTH LINE OF MITCHELL ROAD, FOR THE SOUTHEAST CORNER OF A TRACT CONVEYED TO LUMBERTON SENIOR VILLAGE, LTD, AS DESCRIBED IN C.C.F. NO. 2017-75011, H.C.O.P.R., AND BEING THE SOUTHEAST CORNER OF THE SAID 10 ACRE TRACT;

THENCE SOUTH 72°51'17" WEST (CALLED SOUTH 72°52'12" WEST) ALONG THE NORTH LINE OF MITCHELL ROAD AND THE SOUTH LINE OF THE SAID 10 ACRE TRACT, A DISTANCE OF 391.39 FEET (CALLED 391.42 FEET) TO A 5/8" REBAR FOUND FOR THE SOUTHWEST CORNER OF THE SAID LUMBERTON SENIOR VILLAGE TRACT; SAID REBAR BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 72°51'16" WEST (CALLED SOUTH 76°23' WEST) ALONG THE SOUTH LINE OF THE SAID 10 ACRE TRACT AND THE NORTH LINE OF SAID MITCHELL ROAD, A DISTANCE OF 160.90 FEET TO A ¾" REBAR SET AND CAPPED 'FAUST' FOR THE SOUTHWEST CORNER OF THE SAID 10 ACRE TRACT, ON THE EAST LINE OF A B.N. & S.F. 100 RAILROAD RIGHT-OF-WAY; SAID REBAR BEING THE SOUTHWEST CORNER OF THE SAID 10 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" REBAR BEARS SOUTH 02°49'27" EAST, A DISTANCE OF 49.43 FEET;

THENCE NORTH 02°49'27" WEST (CALLED NORTH 01°15' EAST) ALONG THE WEST LINE OF THE SAID 10 ACRE TRACT AND THE EAST LINE OF THE SAID RAILROAD-RIGHT-OF-WAY, A DISTANCE OF 888.70 FEET TO A ¾" REBAR SET AND CAPPED 'FAUST' FOR THE NORTHWEST CORNER OF THE SAID 10 ACRE TRACT, AND THE SOUTHWEST CORNER OF A TRACT NOW OR FORMERLY OWNED BY JAMES V., JR., AND ALEXIA LAWRENCE (HCAD ACCOUNT NO. 000419-000600), FOR THE NORTHWEST CORNER OF THE SAID 10 ACRE TRACT; SAID REBAR BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A ½" IRON PIPE BEARS NORTH 02°49'27" WEST (CALLED NORTH 00°02'45" WEST), A DISTANCE OF 124.30 FEET (CALLED 124.11 FEET);

THENCE NORTH 86°04'51" EAST (CALLED NORTH 86°07'12" EAST) ALONG THE NORTH LINE OF THE SAID 10 ACRE TRACT AND THE SOUTH LINE OF THE SAID LAWRENCE TRACT, A DISTANCE OF 156.72 FEET TO A POINT THAT FALLS IN FENCE FOOTING FOR THE NORTHWEST CORNER OF THE SAID LUMBERTON SENIOR VILLAGE TRACT; SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A ½" IRON PIPE IN CONCRETE BEARS NORTH 86°04'51" EAST (CALLED NORTH 86°07'12" EAST), A DISTANCE OF 334.75 FEET (CALLED 334.75 FEET);

THENCE SOUTH 02°46'16" EAST (CALLED SOUTH 02°45'23" EAST) ALONG THE WEST LINE OF THE SAID LUMBERTON SENIOR VILLAGE TRACT, A DISTANCE OF 851.89 FEET (CALLED 851.89 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.12 ACRES OF LAND, MORE OR LESS.

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I, RICHARD F. FAUST, A REGISTERED PROFESSIONAL LAND SURVEYOR; IN THE STATE OF TEXAS; HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING (DATE); THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 1 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED 'FAUST'. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X ACCORDING TO FEM COMMUNITY PANEL NO. 480284-0530 F DATED 10/6/15.

DATE_____

RICHARD F. FAUST, P.E., R.P.L.S.

R.P.L.S. NO. 4782

NOTARY FOR SURVEYOR

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD F. FAUST KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

____ DAY OF, _____ 20____

_____

NOTARY PUBLIC IN AND FOR

_____, TEXAS

HARDIN COUNTY FLOODPLAIN ADMINISTRATOR

BASED UPON THE REPRESENTATIONS 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 HARDIN COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. HARDIN 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 WITHIN IT.

_____ _____

ALEX PARKER DATE

HARDIN COUNTY FLOODPLAIN ADMINISTRATOR

DEVELOPER CERTIFICATION

I, CHUCK KING, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WILLOW POND ESTATE TOWNHOMES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, RESERVES AND EASEMENTS SHOWN HEREIN, AND DESIGNATE SAID SUBDIVISION AS WILLOW POND ESTATE TOWNHOMES IN THE MICHAEL PEVETO SURVEY, ABSTRACT 419, AN ADDITION IN HARDIN COUNTY TEXAS; AND DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS, RESERVES AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS; OR THE HOME OWNER'S ASSOCIATION IS SO ASSIGNED, TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

I DO HEREBY DEDICATE FOREVER TO THE PUBLIC ALL DRAINAGE EASEMENTS INDICATED ON THIS MAP FOR DRAINAGE PURPOSES, GIVING THE COUNTY OR ANY ENTITY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR ANY DRAINAGE/UTILITY PURPOSE.

FURTHER, I HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MAJOR STREETS OR THOROUGHFARES SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

I CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAWS, AND STATUTES
OF HARDIN COUNTY, THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

WITNESS MY (OR OUR) HAND(S) IN HARDIN COUNTY, TEXAS,

THIS _____ DAY OF _____ 20____

_____

CHUCK KING

NOTARY FOR DEVELOPER

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHUCK KING KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

____ DAY OF, _____ 20____

_____

NOTARY PUBLIC IN AND FOR

_____, TEXAS

COUNTY COMMISSIONER

I,
HARDIN COUNTY COMMISSIONER, UPON APPROVAL AND RECOMMENDATION BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE HARDIN COUNTY SUBDIVISION REGULATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE AFOREMENTIONED REGULATIONS AS SUCH AND ORDER SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARDIN COUNTY, TEXAS THIS

DAY OF_____, 20____

_____

COUNTY COMMISSIONER

911 NETWORK COORDINATOR CERTIFICATION

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE

____ DAY OF_____, 20____

_____

911 NETWORK ADDRESSING COORDINATOR

COUNTY CLERK, HARDIN COUNTY, TEXAS

CERTIFICATE OF RECORDING

I,_____, COUNTY CLERK OF HARDIN COUNTY, TEXAS DO HEREBY CERTIFY THAT

THE WITHIN INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT

_____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 20____ AT O'CLOCK_____ M.,

IN VOLUME_____ PAGE_____, HARDIN COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT_____, THE DAY AND DATE LAST ABOVE.

_____ BY: _____, DEPUTY

COUNTY CLERK, HARDIN COUNTY, TEXAS

(FOR PRELIMINARY REVIEW ONLY)
A PRIVATE SUBDIVISION
PRELIMINARY PLAT
WILLOW POND
ESTATE
TOWNHOMES
A 3.12 ACRE TRACT
OUT OF THE
MICHAEL PEVETO SURVEY,
ABSTRACT NO. 419,
HARDIN COUNTY, TEXAS

JOB NO. 25470

Faust
ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5550 EASTEX FWY STE O * BEAUMONT, TEXAS 77708
(409) 833-3410 * info@faustinc.com
ENGINEERING FIRM NO. 4800 * SURVEYING FIRM NO 100024-00

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