GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO CREATE 20 SINGLE FAMILY LOTS, 5 OPEN SPACE TRACTS, AND TO DEDICATE RIGHT OF WAY AND EASEMENTS.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 230, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREA OF MINIMUMAL FLOOD HAZARD.

5. THIS PROPERTY IS CURRENTLY ZONED OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT). MINIMUM BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):

   FRONT - 50'
   SIDE - 20'
   SIDE ABUTTING A STREET - 30'
   REAR - 30'
   ABUTTING PROJECT BOUNDARY - 35'

6. A PORTION OF COMMON OPEN SPACE AREAS 7 AND 15 ARE SUBJECT TO PERPETUAL SCENIC EASEMENTS AS RECORED IN BOOK _____, PAGE _____, R.O.W.C.T., AND SHALL REMAIN UNDISTURBED AND IN THEIR NATURAL STATE.

7. THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAT EXPIRES ON _____, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

8. WATER QUALITY RIPARIAN BUFFERS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AS STREAMS OR "WATERS OF THE STATE". THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL STATE CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. ARMY CORPS OF ENGINEERS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY RIPARIAN BUFFER, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD AND AS AUTHORIZED BY AN AQUATIC RESOURCE ALTERATION PERMIT (ARAP).

9. MIDDLE TENNESSEE ELECTRIC (MTE) SHALL HAVE ACCESS TO INSTALL, CONSTRUCT, REPHASE, OPERATE, AND MAINTAIN ITS ELECTRIC FACILITIES LOCATED WITHIN THE SUBJECT PROPERTY. MTE HAS THE RIGHT TO CUT, TRIM AND CONTROL THE GROWTH BY CHEMICAL MEANS, MACHINERY, OR OTHERWISE OF TREES AND SHRUBBERY LOCATED WITHIN 20 FEET OF THE CENTER LINE (A TOTAL OF 40') OF ITS FACILITIES, OR ANY VEGETATION THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF ITS FACILITIES.

10. MTE WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN ITS RULES AND REGULATIONS, BYLAWS, AND POLICIES, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REQUIREMENTS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

11. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 15,000+ AS SHOWN HEREON.

BY: CHRIS MABERY, R.L.S. NO. 2483 — DATE: 04/23/2025

OSRD TABLE (OVERALL SITE)

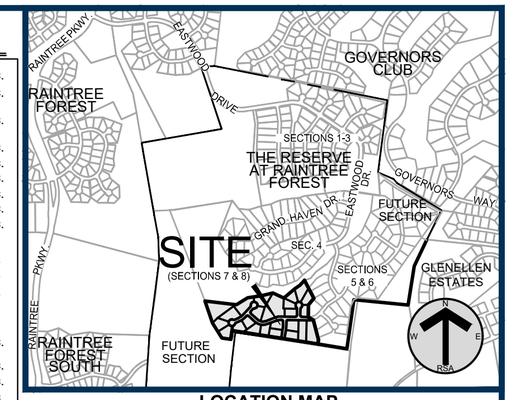
Total Site Area	381.67 Ac.
Less R.O.W. dedication - Internal Streets	24.53 Ac.
TOTAL	357.14 Ac.
Less Areas in 25% Slopes	95.05 Ac.
Plus 25% of slopes over 25%	23.76 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	4.73 Ac.
Plus 25% of Areas in Electrical & Gas Easements	1.18 Ac.
Total Usable Land Area	282.31 Ac.
Less Area in Lots > 1 Acre	1.43 Ac.
TOTAL LAND AREA AVAILABLE	280.88 Ac.
Total Land Area Required @ 1 DUPA (AC)	225.00 Ac.
Land Area in Lots	126.63 Ac.
Open Space Required	98.37 Ac.
Dedicated Open Space	230.59 Ac.
EXCESS OPEN SPACE	132.22 Ac.

OSRD TABLE (SECTION 7)

Total Site Area	12.09 Ac.
Less R.O.W. dedication - Internal Streets	1.53 Ac.
TOTAL	10.56 Ac.
Less Areas in 25% Slopes in Open Space	0.94 Ac.
Plus 25% of slopes over 25% in Open Space	0.24 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	0.00 Ac.
Plus 25% of Areas in Electrical & Gas Easements	0.00 Ac.
Total Usable Land Area	9.86 Ac.
Less Area in Lots > 1 Acre	0.17 Ac.
TOTAL LAND AREA AVAILABLE	9.69 Ac.
Total Land Area Required @ 1 DUPA (AC)	12.00 Ac.
Land Area in Lots	7.81 Ac.
Open Space Required	4.19 Ac.
Dedicated Open Space	2.75 Ac.
EXCESS OPEN SPACE	-1.45 Ac.
EXCESS OPEN SPACE FROM PREVIOUS SECTION	50.08 Ac.
EXCESS OPEN SPACE ACCUMULATION	48.64 Ac.

OSRD TABLE (SECTION 8)

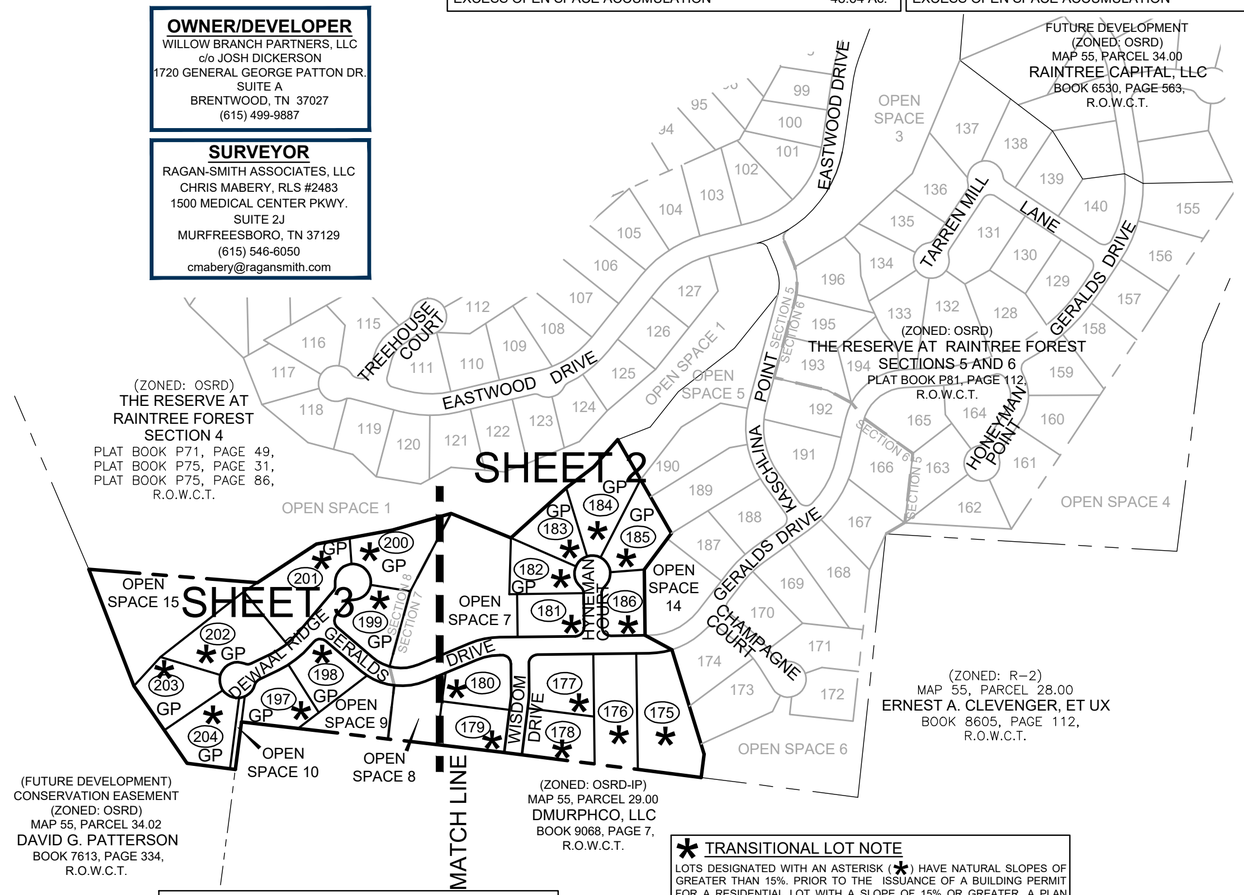
Total Site Area	9.05 Ac.
Less R.O.W. dedication - Internal Streets	1.02 Ac.
TOTAL	8.03 Ac.
Less Areas in 25% Slopes in Open Space	1.07 Ac.
Plus 25% of slopes over 25% in Open Space	0.27 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	0.00 Ac.
Plus 25% of Areas in Electrical & Gas Easements	0.00 Ac.
Total Usable Land Area	7.23 Ac.
Less Area in Lots > 1 Acre	0.00 Ac.
TOTAL LAND AREA AVAILABLE	7.23 Ac.
Total Land Area Required @ 1 DUPA (AC)	8.00 Ac.
Land Area in Lots	5.72 Ac.
Open Space Required	2.28 Ac.
Dedicated Open Space	2.31 Ac.
EXCESS OPEN SPACE	0.03 Ac.
EXCESS OPEN SPACE FROM PREVIOUS SECTION	48.64 Ac.
EXCESS OPEN SPACE ACCUMULATION	48.67 Ac.



LOCATION MAP
(NOT TO SCALE)

OWNER/DEVELOPER
WILLOW BRANCH PARTNERS, LLC
c/o JOSH DICKERSON
1720 GENERAL GEORGE PATTON DR.
SUITE A
BRENTWOOD, TN 37027
(615) 499-9887

SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com



(SECTION 7)

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
175	50835	1.17
176	37922	0.87
177	29341	0.67
178	25731	0.59
179	22971	0.53
180	23171	0.53
181	22145	0.51
182	21822	0.50
183	22431	0.51
184	36146	0.83
185	26999	0.62
186	20648	0.47
TOTAL	340,161	7.81±

(SECTION 8)

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
197	24359	0.56
198	23175	0.53
199	28438	0.65
200	33444	0.77
201	42695	0.98
202	39883	0.92
203	28588	0.66
204	28750	0.66
TOTAL	249,331	5.72±

(SECTION 7)

OPEN SPACE TABLE		
OS	SQ.FT.±	ACRES±
7	96311	2.21
8	23301	0.53
TOTAL	119,612	2.75±

(SECTION 8)

OPEN SPACE TABLE		
OS	SQ.FT.±	ACRES±
9	26973	0.62
10	3039	0.07
15	70694	1.62
TOTAL	100,705	2.31±

SEE GENERAL NOTE 2.
0 300 600

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO WILLOW BRANCH PARTNERS, LLC BY SPECIAL WARRANTY DEED FROM RAINTREE CAPITAL, LLC, OF RECORD IN BOOK 9494, PAGE 375, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL 34.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 055.

GP GRINDER PUMP NOTE

GRINDER PUMPS AND ASSOCIATED SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS APPROVED BY THE BRENTWOOD WATER AND SEWER DEPARTMENT. FORCE MAINS FOR GRINDER PUMPS SHALL NOT BE LOCATED UNDER STRUCTURES, DRIVEWAYS, OR CONCRETE SLABS UNLESS SPECIFICALLY APPROVED BY THE WATER AND SEWER DEPARTMENT. THE DEVELOPER SHALL FURNISH THE CITY, FOR ALL DESIGNATED LOTS WITH PRESSURIZED GRINDER PUMP SEWER, THE CASH EQUIVALENT OF $1,900 PER PUMP FOR EACH LOT SUBJECT TO THE DETERMINATION OF THE WATER/SEWER DIRECTOR. THE CASH EQUIVALENT IS REQUIRED TO MINIMIZE THE CITY'S REPLACEMENT EXPENSES IN THE FUTURE (7-10 YEARS). PAYMENT FOR REPLACEMENT OF THE GRINDER PUMPS MUST BE MADE AT THE TIME OF THE SIGNING OF THE FINAL MYLAR.

* TRANSITIONAL LOT NOTE

LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR-INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

LEGEND

OS — OPEN SPACE
R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

811 Know what's below. Call before you dig.

RECORDER'S INFORMATION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

_____ DATE:_____
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

_____ DATE:_____
CITY OF BRENTWOOD ADDRESSING AUTHORITY

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

_____ DATE:_____
ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

_____ DATE:_____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS, IT REP.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER NAME: _____
BY: _____
TITLE: _____ DATE:_____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

DATE:_____
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTIONS 7 AND 8" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20___ (CITY OF BRENTWOOD) _____ AUTHORIZED AGENT
WATER SYSTEM_____20___ (CITY OF BRENTWOOD) _____ AUTHORIZED AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

MIDDLE TENNESSEE ELECTRIC (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

_____ DATE:_____
MIDDLE TENNESSEE ELECTRIC (MTE)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

RAGAN-SMITH ASSOCIATES, LLC

_____ DATE: 04/23/2025
CHRIS MABERY, RLS #2483

FINAL SUBDIVISION PLAT

THE RESERVE AT RAINTREE FOREST

SECTIONS 7 AND 8

LOTS 175-186, 197-204 AND OPEN SPACE 7-10 AND 15

16th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE

REVISED: 04/23/2025
REVISED: 04/22/2025
SCALE: 1" = 300' DATE: 04/07/2025
PROJECT NUMBER: 18045-1132

RaganSmith
a Pape Dawson company

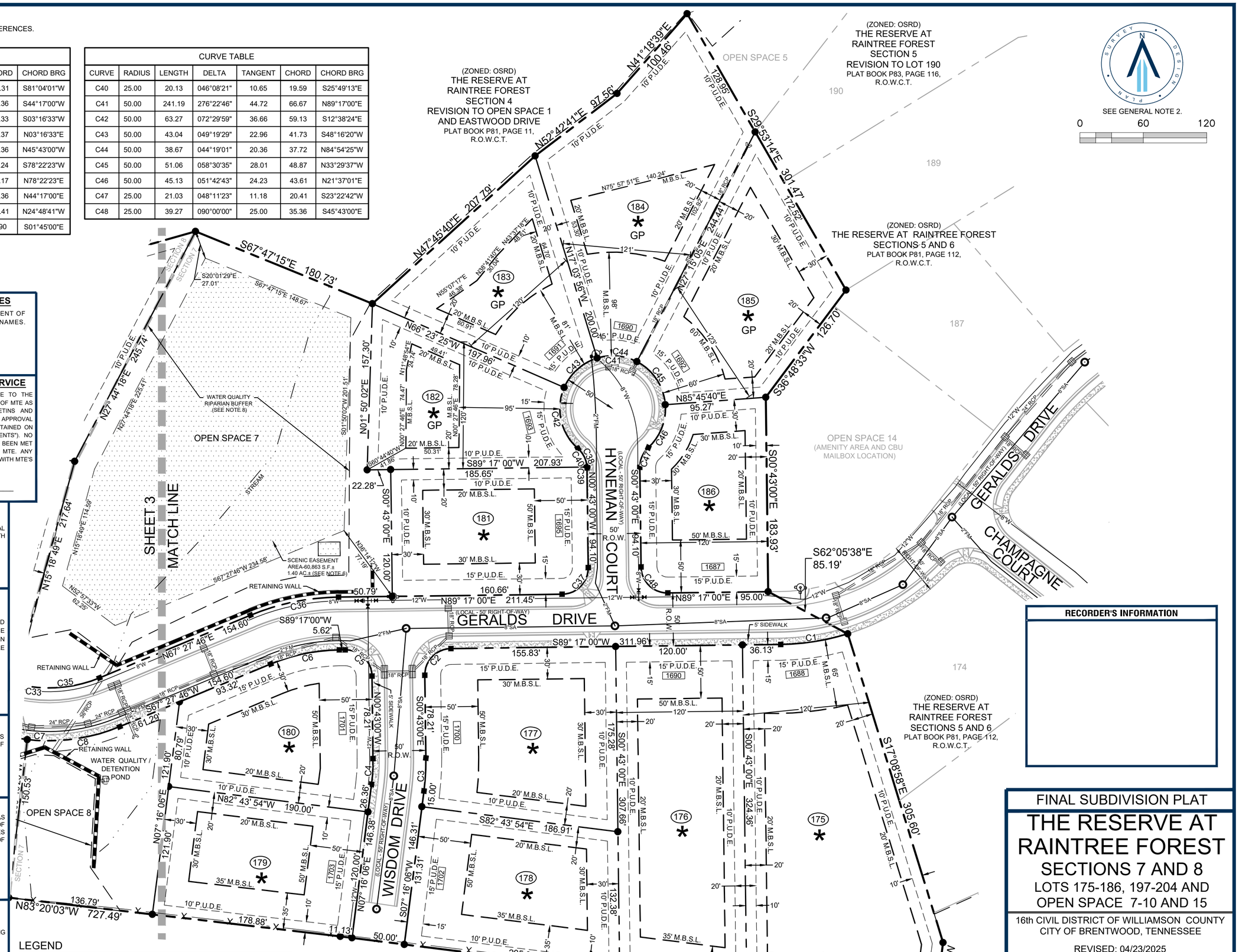
G:\18045-1132\1-SURVEY\PLAT\SECTION 7-8\1132 SEC 7-8 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	225.00	64.53	016°25'58"	32.49	64.31	S81°04'01"W
C2	25.00	39.27	090°00'00"	25.00	35.36	S44°17'00"W
C3	225.00	31.36	007°59'06"	15.70	31.33	S03°16'33"W
C4	175.00	24.39	007°59'06"	12.21	24.37	N03°16'33"E
C5	25.00	39.27	090°00'00"	25.00	35.36	N45°43'00"W
C6	175.00	66.65	021°49'14"	33.73	66.24	S78°22'23"W
C36	225.00	85.69	021°49'14"	43.37	85.17	N78°22'23"E
C37	25.00	39.27	090°00'00"	25.00	35.36	N44°17'00"E
C38	25.00	21.03	048°11'23"	11.18	20.41	N24°48'41"W
C39	25.00	0.90	002°04'01"	0.45	0.90	S01°45'00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C40	25.00	20.13	046°08'21"	10.65	19.59	S25°49'13"E
C41	50.00	241.19	276°22'46"	44.72	66.67	N89°17'00"E
C42	50.00	63.27	072°29'59"	36.66	59.13	S12°38'24"E
C43	50.00	43.04	049°19'29"	22.96	41.73	S48°16'20"W
C44	50.00	38.67	044°19'01"	20.36	37.72	N84°54'25"W
C45	50.00	51.06	058°30'35"	28.01	48.87	N33°29'37"W
C46	50.00	45.13	051°42'43"	24.23	43.61	N21°37'01"E
C47	25.00	21.03	048°11'23"	11.18	20.41	S23°22'42"W
C48	25.00	39.27	090°00'00"	25.00	35.36	S45°43'00"E



CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

_____ DATE:_____
WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS, IT REP.

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

MIDDLE TENNESSEE ELECTRIC (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

_____ DATE:_____
MIDDLE TENNESSEE ELECTRIC (MTE)

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

_____ DATE:_____
ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTIONS 7 AND 8" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

_____ DATE:_____
CITY OF BRENTWOOD
ADDRESSING AUTHORITY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

_____ DATE:_____
SECRETARY, PLANNING COMMISSION OR
PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

_____ DATE:_____
SECRETARY, PLANNING COMMISSION
OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER NAME: _____

BY: _____

TITLE: _____ DATE:_____

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- MONUMENT (OLD)
- 123 STREET ADDRESS
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- FENCE
- RCP REINFORCED CONCRETE PIPE
- WATER LINE
- WATER VALVE
- SA SANITARY SEWER LINE
- FM FORCE MAIN LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- AREA DRAIN
- FIRE HYDRANT

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

RAGAN-SMITH ASSOCIATES, LLC

CHRIS MABERY, RLS #2483 DATE: 04/23/2025

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

THE RESERVE AT RAINTREE FOREST

SECTIONS 7 AND 8

LOTS 175-186, 197-204 AND OPEN SPACE 7-10 AND 15

16th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE

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RaganSmith
a Pape Dawson company

SHEET 2 OF 3

G:\18045-1132\1-SURVEY\PLAT\SECTION 7-8\1132 SEC 7-8 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C7	175.00	192.30	062°57'35"	107.16	182.77	N81°03'26"W
C8	175.00	89.22	029°12'38"	45.60	88.26	N82°04'06"E
C9	175.00	80.91	026°29'30"	41.19	80.20	S70°04'50"E
C10	175.00	22.17	007°15'27"	11.10	22.15	S53°12'22"E
C11	25.00	39.27	090°00'00"	25.00	35.36	S85°25'21"W
C12	275.00	114.08	023°46'07"	57.87	113.27	S52°18'25"W
C13	275.00	82.53	017°11'45"	41.58	82.22	N49°01'14"E
C14	275.00	31.55	006°34'22"	15.79	31.53	N60°54'17"E
C15	25.00	21.03	048°11'23"	11.18	20.41	S40°05'47"W
C16	50.00	241.19	276°22'46"	44.72	66.67	N25°48'31"W
C17	50.00	43.74	050°07'06"	23.38	42.36	N41°03'38"E
C18	50.00	16.24	018°36'44"	8.19	16.17	N75°25'33"E
C19	50.00	53.10	060°51'05"	29.37	50.64	S64°50'32"E
C20	50.00	44.55	051°03'07"	23.88	43.09	S08°53'26"E
C21	50.00	83.55	095°44'43"	55.28	74.17	S64°30'30"W

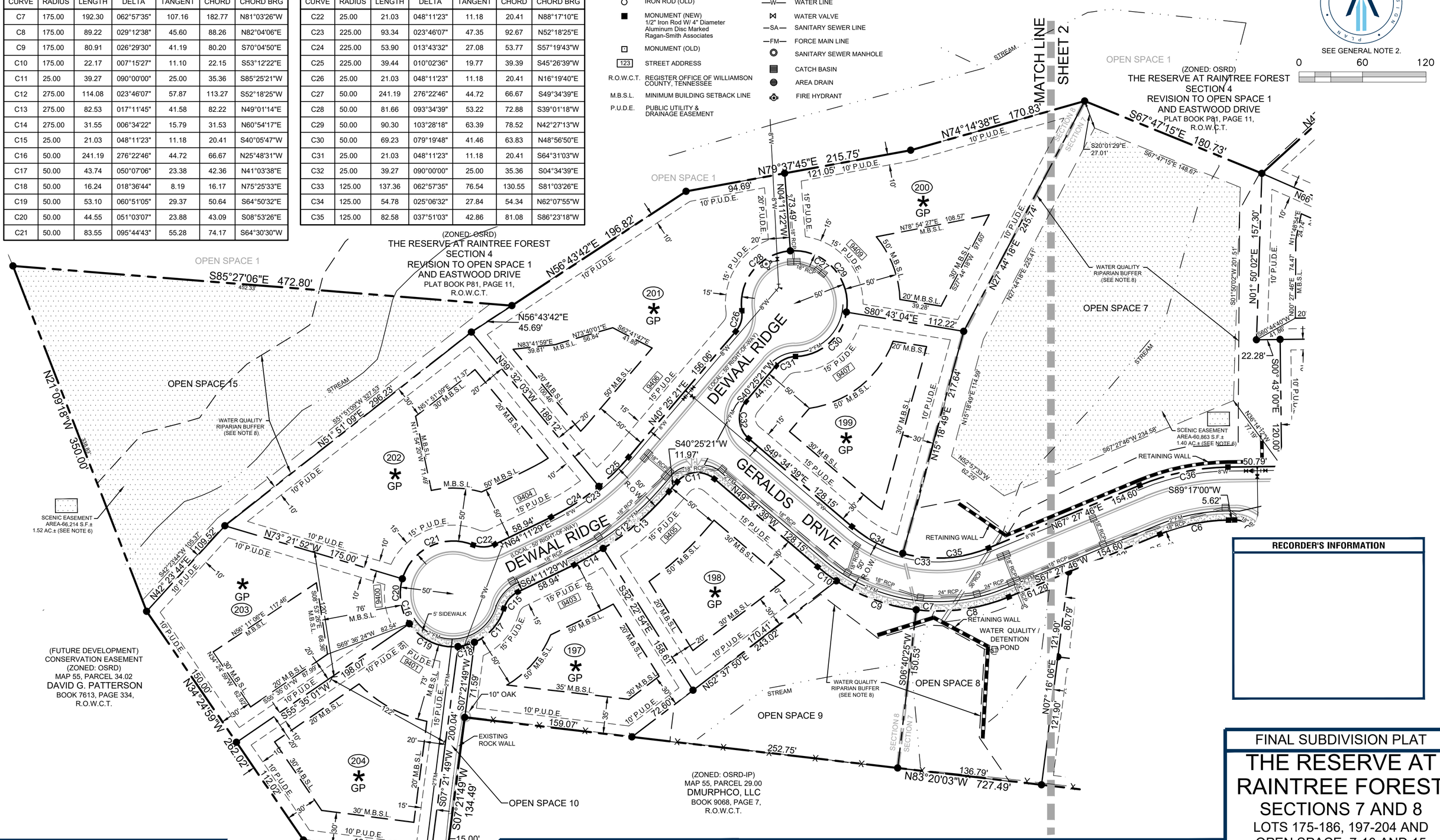
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C22	25.00	21.03	048°11'23"	11.18	20.41	N88°17'10"E
C23	225.00	93.34	023°46'07"	47.35	92.67	N52°18'25"E
C24	225.00	53.90	013°43'32"	27.08	53.77	S57°19'43"W
C25	225.00	39.44	010°02'36"	19.77	39.39	S45°26'39"W
C26	25.00	21.03	048°11'23"	11.18	20.41	N16°19'40"E
C27	50.00	241.19	276°22'46"	44.72	66.67	S49°34'39"E
C28	50.00	81.66	093°34'39"	53.22	72.88	S39°01'18"W
C29	50.00	90.30	103°28'18"	63.39	78.52	N42°27'13"W
C30	50.00	69.23	079°19'48"	41.46	63.83	N48°56'50"E
C31	25.00	21.03	048°11'23"	11.18	20.41	S64°31'03"W
C32	25.00	39.27	090°00'00"	25.00	35.36	S04°34'39"E
C33	125.00	137.36	062°57'35"	76.54	130.55	S81°03'26"E
C34	125.00	54.78	025°06'32"	27.84	54.34	N62°07'55"W
C35	125.00	82.58	037°51'03"	42.86	81.08	S86°23'18"W

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- MONUMENT (OLD)
- 123 STREET ADDRESS
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- —X—X— FENCE
- RCP REINFORCED CONCRETE PIPE
- —W— WATER LINE
- WATER VALVE
- —SA— SANITARY SEWER LINE
- —FM— FORCE MAIN LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- AREA DRAIN
- FIRE HYDRANT

SEE GENERAL NOTE 2.

0 60 120



RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

THE RESERVE AT RAINTREE FOREST

SECTIONS 7 AND 8

LOTS 175-186, 197-204 AND OPEN SPACE 7-10 AND 15

16th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE

REVISED: 04/23/2025
REVISED: 04/22/2025
SCALE: 1" = 60' DATE: 04/07/2025
PROJECT NUMBER: 18045-1132

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

DATE:_____

SECRETARY, PLANNING COMMISSION
OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

DATE:_____

CITY OF BRENTWOOD
ADDRESSING AUTHORITY

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

DATE:_____

ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

DATE:_____

WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS, IT REP.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER NAME: _____

BY: _____

TITLE: _____ DATE:_____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

DATE:_____

SECRETARY, PLANNING COMMISSION OR
PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTIONS 7 AND 8" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

MIDDLE TENNESSEE ELECTRIC (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

_____ DATE:_____

MIDDLE TENNESSEE ELECTRIC (MTE)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

RAGAN-SMITH ASSOCIATES, LLC

_____ DATE:04/23/2025

CHRIS MABERY, RLS #2483

RaganSmith
a Pape Dawson company

G:\18045-1132\1-SURVEY\PLAT\SECTION 7-8\1132 SEC 7-8 FINAL PLAT.DWG