GABRIEL'S RIDGE PHASE TWO FINAL PLAT

NORTH SAN GABRIEL RIVER

4.070 ACRES

(177,295 S.F.)

F.F.E 840.0

FLOWAGE ENEMENT

THE UNITED STATES.

OF AMERICA

V.577 P.731

25' O.S.S.F SETBACK

SANITARY

EASEMENT

N = 10223051.22

E=3082216.28

APPROXIMATE LIMITS

100-YEAR FEMA FLOODPLAIN

CR 258 (50' ROW) >

VANCE M. AND SARAH L. LYNCH

(10.00 ACRES)

V.1248, P.430

D.R.W.C.

ELEV. 836 LAKE GEORGETOWN

100-YEAR **FLOODPLAIN**

ELEV. 839

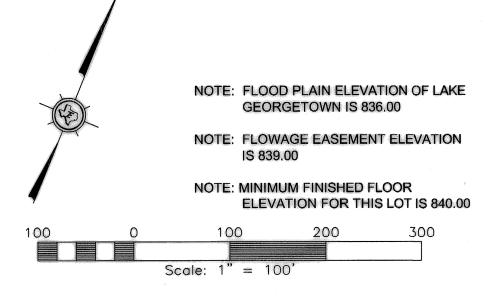
LAKE GEORGETOWN

FLOWAGE EASEMENT

POINT OF **BEGINNING**

TRACT

4.070 ACRE



LEGEND

•	1/2" IRON ROD FOUND (UNLESS STATED)
0	1/2" IRON ROD W/ HAYNIE CONSULTING CAP SET
Δ	CALCULATED POINT
•	UNITED STATES CORPS OF ENGINEERS
	EASEMENT LIMITS T-POST MARKER FOUND
()	RECORD INFORMATION
P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

ADJOINER INFORMATION:

UNITED STATES ARMY CORPS OF ENGINEERS , P.O. BOX 17300, FORT WORTH, TX 76102 VANCE M. AND SARAH L. LYNCH, 3701 CR 258, LIBERTY HILL, TX 78642 PALE RIVER, LTD. 1301 SOUTH I.H. 35 #200, AUSTIN, TX 78741

DATE: MAY 20, 2010

OWNER / DEVELOPER PALE RIVER, LTD. 1301 SOUTH I.H. 35 #200 AUSTIN, TX 78741 PH:(512)448-3333 FAX:(512)447-2392

HAYNIE CONSULTING, INC. 1010 PROVIDENT LANE **ROUND ROCK, TEXAS 78664** PH: (512)837-2446 FAX: (512)837-9463

NUMBER OF BLOCKS: TOTAL NUMBER OF LOTS: **TOTAL BUILDABLE LOTS:** TOTAL OTHER LOTS: L.F. OF NEW STREET:

NOTE: POSITIVE DRAINAGE WILL OCCUR THROUGHOUT THE ENTIRE LOT AND WILL NOT AFFECT THE PROPER FUNCTION OF THE O.S.S.F

NOTE: THE APPROVED WELL SITE MUST HAVE A 100-FOOT SANITARY EASEMENT AROUND IT.

ENGINEER & SURVEYOR: NOTE: PROJECT BENCHMARK FOR THIS JOB IS AN IRON ROD SET IN CONCRETE ON THE EASTERLY LINE OF LOT ONE AS SHOWN, ELEV= 848.51

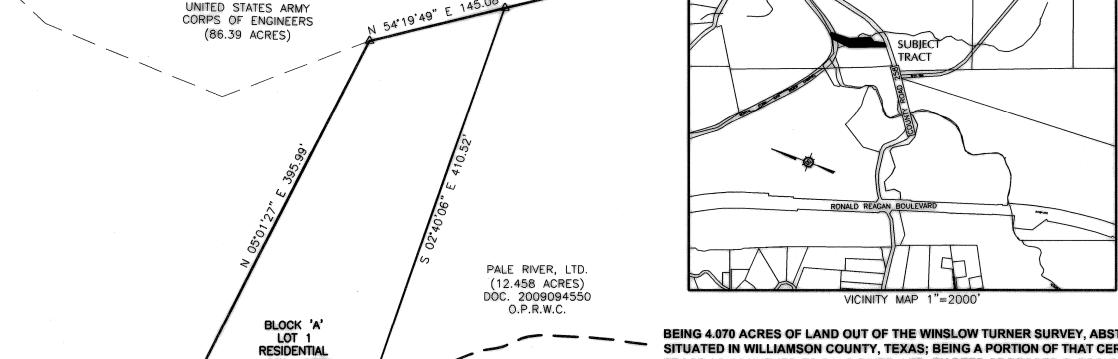
DRIVEWAY CULVERT TABLE BLOCK LOT NO. OF PIPES CULVERT TYP

LINE TABLE

NUMBER	DIRECTION	DISTANCE	
L1	S 49'39'18" W	4.00'	
1.2	N 44°42'49" W	45.00'	

CURVE TABLE

NUMBER	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING.	RADIUS
C1	2*49'54"	76.01	76.00'	S 48'20'21" W	1537.88



BEING 4.070 ACRES OF LAND OUT OF THE WINSLOW TURNER SURVEY, ABSTRACT NO. 607 SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 12.458 ACRE TRACT AS CONVEYED TO PALE RIVER, LTD. BY DEED OF RECORD IN DOCUMENT 2009094550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) OF COUNTY ROAD 258. FROM WHICH THE SOUTHWEST CORNER OF THE WINSLOW TURNER SURVEY, ABSTRACT NO. 607 BEARS S 09°20'21" E, APPROXIMATELY A DISTANCE OF 1794.62 FEET, BEING THE SOUTHEAST CORNER OF A 10.00 ACRE TRACT OF LAND AS CONVEYED TO VANCE M. AND SARAH L. LYNCH IN VOLUME 1248, PAGE 430 OF THE DEED RECORDS OF SAID COUNTY, AND BEING THE MOST SOUTHWEST CORNER OF SAID 12.458 ACRE TRACT AND

THENCE, DEPARTING THE WESTERLY R.O.W. OF SAID COUNTY ROAD 258, AND ALONG THE COMMON LINE OF SAID 12.458 ACRE TRACT AND SAID 10.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1) N 22°13'33" W FOR A DISTANCE OF 777.60 FEET TO A 1/2 INCH IRON ROD FOUND; 2)N 05°01'27" E, A DISTANCE OF 395.99 FEET TO A CALCULATED POINT IN THE NORTHERLY LINE OF SAID 12.458 ACRE TRACT FOR THE MOST NORTHERLY NORTHWEST CORNER

THENCE, N 54°19'49" E, ALONG THE NORTHERLY LINE OF SAID 12.458 ACRE TRACT AND HEREOF, A DISTANCE OF 145.08 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER

THENCE, OVER AND ACROSS SAID 12.458 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 02°40'06" E, A DISTANCE OF 410.52 FEET TO A 1/2 INCH IRON ROD WITH HAYNIE CONSULTING CAP SET;
- 2) S 24°07'19" E, A DISTANCE OF 450.00 FEET TO A 1/2 INCH IRON ROD WITH HAYNIE CONSULTING CAP SET;
- 3) S 31°13'50" W, A DISTANCE OF 111.88 FEET TO A 1/2 INCH IRON ROD WITH HAYNIE **CONSULTING CAP SET**
- 4)S 13°49'10" E, A DISTANCE OF 236.18 FEET TO A 1/2 INCH IRON ROD WITH HAYNIE CONSULTING CAP SET IN THE WESTERLY RIGHT R.O.W. OF SAID COUNTY ROAD 258, FOR THE SOUTHEAST CORNER HEREOF:

THENCE, ALONG THE WESTERLY R.O.W. OF SAID COUNTY ROAD 258, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1537.88, A CENTRAL ANGLE OF 2°49'54", AN ARC LENGTH OF 76.01 FEET, AND A CHORD WHICH BEARS \$ 48°20'21" W FOR A DISTANCE OF 76.00 FEET TO A 1/2 INCH IRON ROD WITH HAYNIE CONSULTING CAP SET:

THENCE, S 49°39'18" W, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.070 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS PROVIDED BY LOWER COLORADO RIVER AUTHORITY (LCRA) GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM. ALL COORDINATES AND DISTANCES SHOWN/LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

TIMOTHY HAYNIE REGISTERED PROFESSIONAL LAND SURVEYOR No. 2380 - STATE OF TEXAS HAYNIE CONSULTING INC. FIRM #F-2411 1010 PROVIDENT LANE **ROUND ROCK, TEXAS, 78664**



RIDG ABRIEL'S

SHEET NO.

OF

GABRIEL'S RIDGE PHASE TWO FINAL PLAT

STATE OF TEXAS § COUNTY OF WILLIAMSON §
PALE RIVER, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 4.070 ACRES OF LAND IN THE WINSLOW TURNER SURVEY, ABSTRACT NO. 607, IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 12.458 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2009094550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 4.070 ACRE TRACT TO BE KNOWN AS GABRIEL'S RIDGE PHASE TWO .
IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
WITNESS MY HAND THIS THE Z DAY OF JVLY, 201 DA.D. AUTHORIZED SIGNER FOR PALE RIVER, LTD.,
IDLE STREAM, LLC., ITS GENERAL PARTNER, BY DOUGLAS D. LEWIS, MEMBER 1301 SOUTH I.H. 35 #200 AUSTIN, TX 78741
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DOUGLES D. LEWIS, KNOWN TO ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE TODAY OF JULY, 2010 A.D.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 12.03.2010 CARRIE E. RAMPY My Commission Expires December 08, 2010
STATE OF TEXAS § COUNTY OF WILLIAMSON §
BASED UPON THE ABOVE 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 REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIM 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 WITH IT.

6 July 2010

FOR EXECUTIVE DIRECTOR WCCHD

GENERAL NOTES

- 1. TOTAL ACRES: 4,070
- 2. NUMBER OF LOTS: 1
- 3. NUMBER OF BLOCKS: 1
- 4. AREA OF SMALLEST RESIDENTIAL LOT: 4.070 ACRES
- 5. PROPOSED USE: SINGLE LOT RESIDENTIAL
- 7. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE WATER WELL
- 8. SEWER SERVICE TO BE PROVIDED ON SITE.
- 9. LINEAR FEET OF STREET: 0 FEET
- 10. OWNER: PALE RIVER, LTD., 1301 SOUTH I.H. 35 SUITE #200, AUSTIN, TEXAS, 78741
- 11. ALL DWELLINGS PLACED ON THIS SUBDIVISION LOT MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
- 12. ALL DRIVEWAY CULVERTS IN THIS SUBDIVISION SHALL BE 18" MINIMUM OR AS DESIGNED.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) NOTES

- 1. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 2. NO DEVELOPMENT SHALL BEGIN ON THIS LOT PRIOR TO ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION TO THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 4. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOODPLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND THE EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- 5. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 6. NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE
- 7. WATER SERVICE WILL BE PROVIDED BY ON-SITE WATER WELL; ON SITE SEWAGE FACILITIES.
- 8. ALL RESIDENTIAL LOTS ARE (1) ACRE OR GREATER IN SIZE.

WILLIAMSON COUNTY, TEXAS

- 9. ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY THE WCCHD.
- 10. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE GDAY OF July2010	
AUTHORIZED ADDRESS COORDINATOR	

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORREC. REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

TIMOTHY HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2380 - STATE OF TEXAS

HAYNIE CONSULTING INC. 1010 PROVIDENT LANE ROUND ROCK, TEXAS, 78664



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0100C, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND /OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TIMOTHY E. HAYNIE
LICENSED PROFESSIONAL ENGINEER

No. 36982 - STATE OF TEXAS

TIMOTHY E. HAYNIE

36982

CENSED

ON ONAL ENGLY

7-6-10 DATE

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT 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 COMMISIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISIONER'S COURT ASSUMES NO 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. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN 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 COUNTY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

GABRIEL'S PHASE

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HAYNIE CONSULTING, FIRM #F-2411

SHEET NO.
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OF
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