

Property: Williamson County Appraisal
District Jan., 2006
Contours: Liberty Hill Quadrangle
7.5 Minute Series (Topographic)
Photo Revised 1979

GENERAL NOTES:

1. Total Acres: 19.11 Ac.
2. Number of lots: 6
3. Number of blocks: 1
4. Area of smallest lot: 2.30 Acres
5. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding 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.
6. Each lot will be served by an on-site wastewater system. Water will be provided by private wells.
7. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
8. All dwellings placed on subdivision lots or ranchettes 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 applications.
9. Maintenance of drainage easements shall be the responsibility of the property owner.
10. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
11. The landowner assumes all risks 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 indemnifies and holds the County, its officers, 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 County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.
12. All private water wells must be placed a minimum of 50' from property lines.
13. In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all street, 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 Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of construction of 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 systems and streets.
14. 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.
15. Lot 6 to be conveyed to Williamson County, Texas, by separate instrument, for future public transportation use. Lot 3 and Lot 4 will use a perpetual access easement of ingress and egress on or through Lot 6.
16. No lot in this subdivision is encroached by any special flood hazard areas inundated by 100 year flood as identified by the U.S. Federal Emergency Management Agency boundary map, 48491, community panel no. C0250E, effective date Sept. 26, 2008 for Williamson County, Texas.

Proposed Curve Table

Curve #	Radius	Tangent	Arc Lgth	Chord Lgth	Chord Brg
C1	360.00'	14.21'	28.41'	28.40'	S14°09'30"W
C2	25.00'	16.47'	29.13'	27.51'	S45°14'15"W
C3	60.00'	6.50'	12.95'	12.92'	S72°29'45"W
C4	60.00'	34.78'	63.05'	60.19'	S36°12'30"W
C5	60.00'	7.14'	14.22'	14.19'	S0°41'00"E
C6	60.00'	23.68'	45.11'	44.05'	S29°00'30"E
C7	60.00'	129.80'	136.54'	108.93'	N64°28'00"E
C8	300.00'	7.77'	15.53'	15.53'	N0°50'00"E
C9	60.00'	126.42'	135.32'	108.41'	S14°04'00"W

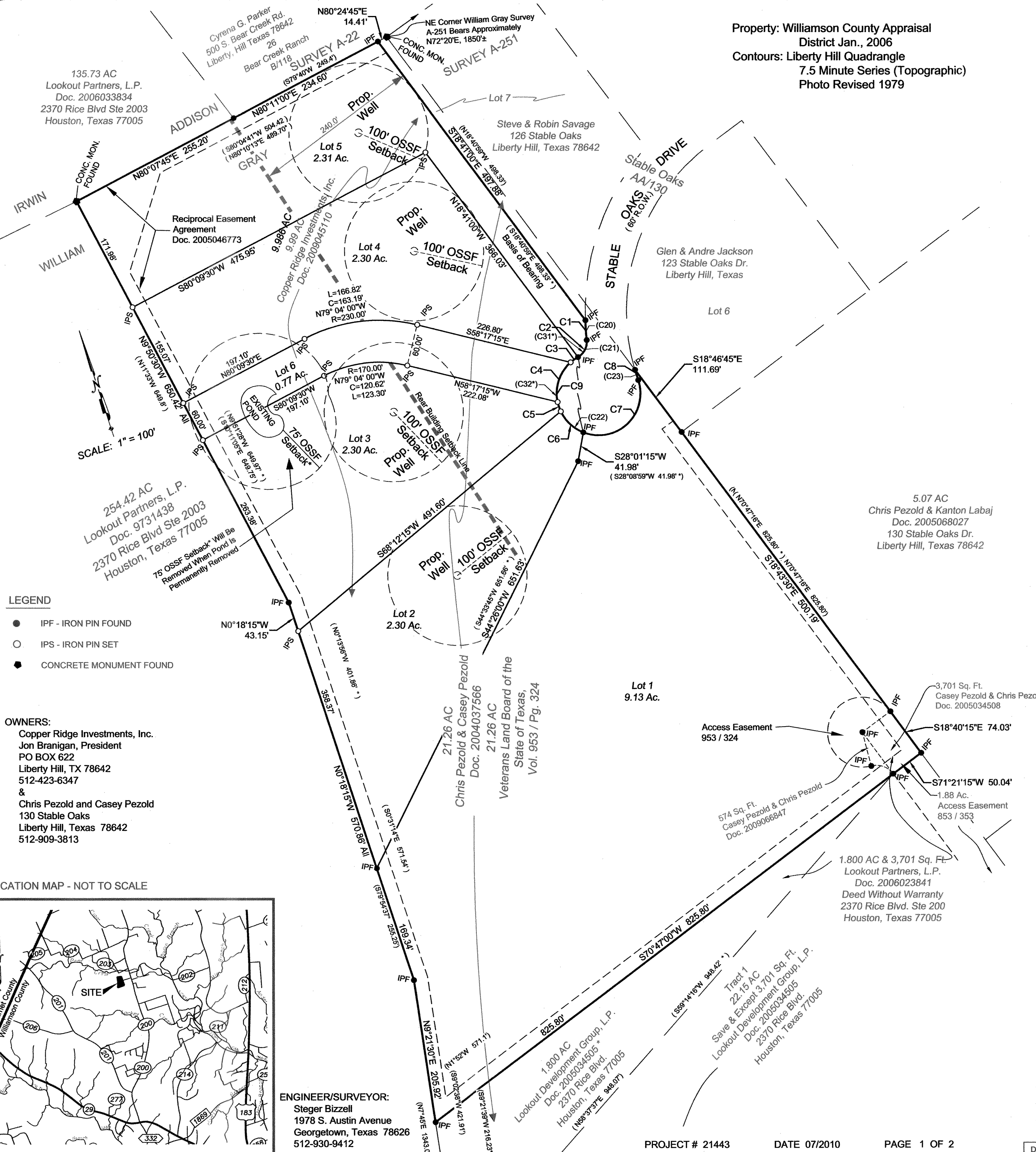
Record Curve Table

Curve #	Radius	Arc Lgth	Chord Lgth	Chord Brg
C20	360.00'	28.62'	28.63'	S14°12'08"W
C21	25.00'	29.12'	27.50'	S45°17'32"W
C22	60.00'	271.80'	92.42'	S50°58'18"E
C23	300.00'	15.50'	15.50'	N1°52'34"E
C30*	360.00'	28.63'	28.62'	S14°12'08"W
C31*	25.00'	29.12'	27.50'	S45°17'32"W
C32*	60.00'	35.68'	108.41'	S13°39'11"W

Hilltop At Stable Oaks A 19.11 Acre Subdivision Situated in the William Gray Survey Abstract No.251 Williamson County, Texas



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	Texas Registered Engineering Firm F-181
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	
DRAWN BY:	LYNN HAAG	REVIEWED BY: LYNN HAAG
APPROVED BY:	B.F.P.	



PERIMETER DESCRIPTION

BEING 19.11 acres of land, situated in the William Gray Survey, Abstract No. 251, in Williamson County, Texas, said land being that certain tract of land, called 9.99 acres, as conveyed to Copper Ridge Investments, Inc., by deed recorded as Document No. 2009045110 of the Official Public Records of Williamson County, Texas, a remainder of that certain tract of land, called 21.26 acres, as conveyed to Chris Pezold and Casey Pezold by deed recorded as Document No. 2004037566 of the Official Public Records of Williamson County, Texas, that certain tract of land, called 3,701 Square Feet, as conveyed to Casey Pezold and Chris Pezold by deed recorded as Document No. 2005034508 of the Official Public Records of Williamson County, Texas, and this certain tract of land, called 574 Square Feet, as conveyed to Casey Pezold and Chris Pezold by deed recorded as Document No. 2009066847 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of August, 2009, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at a concrete monument found, on, or near, the north line of the William Gray Survey, Abstract No. 251, being the south line of the Irwin Addison Survey, Abstract No. 22, being on the south line of that certain tract of land, called 135.73 acres, as conveyed to Lookout Partners, L.P., by deed recorded as Document No. 2006033834 of the Official Public Records of Williamson County, Texas, marking the Northwest corner of the above-referenced 9.99 acre Copper Ridge Investments, Inc., tract, and the Northeast corner of that certain tract of land, called 254.42 acres, as conveyed to Lookout Partners, L.P., by deed recorded as Document No. 9731438 of the Official Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, along, or near, the south line of the said Irwin Addison Survey, Abstract No. 22 and the north line of the said William Gray Survey, Abstract No. 251, being the north line of the said 9.99 acre Copper Ridge Investments, Inc., tract, N 80°07'45" E, 255.20 feet to an iron pin found marking the Southeast corner of the said 135.73 acre Lookout Partners, L.P., tract, being the Southwest corner of Lot 26 of Bear Creek Ranch, a subdivision of record in Cabinet B, Slide 118, of the Plat Records of Williamson County, Texas, and continuing along the south line of the said Lot 26, N 80°11'00" E, 234.60 feet to an iron pin found marking the Northeast corner of the said 9.99 acre Copper Ridge Investments, Inc., tract, being the Northwest corner of Lot 7 of Stable Oaks, a subdivision of record in Cabinet AA, Slide 130, of the Plat Records of Williamson County, Texas, for the most northerly Northeast corner hereof;

THENCE, S 18°41'00" E, 497.88 feet to an iron pin found on the Northwest line of Stable Oaks Drive, marking the most northerly eastern corner of the said 9.99 acre Copper Ridge Investments, Inc., tract, being the Southwest corner of the said Lot 7, for an easterly corner hereof;

THENCE, along a cul-de-sac on the west end of Stable Oaks Drive, being an easterly line of the said 9.99 acre Copper Ridge Investments, Inc., tract, as follows: along a curve to the left (Radius = 360.00 feet, Long Chord bears S 14°09'30" W, 28.40 feet), arc distance of 28.41 feet to an iron pin found at the beginning of a curve to the right (Radius = 25.00 feet, Long Chord bears S 45°14'15" W, 27.51 feet);

Thence, along the said curve for an arc distance of 29.13 feet to an iron pin found at the beginning of a curve to the left, (Radius = 60.00 feet, Long Chord bears, S 14°04'00" W, 108.41 feet);

Thence, along the said curve for an arc distance of 135.32 feet to an iron pin found marking the most southerly eastern corner of the said 9.99 acre Copper Ridge Investments, Inc., tract, being the most westerly northern corner of the remainder of the above-referenced 21.26 acre Pezold tract, and continuing along a northerly line of the said remainder of the 21.26 acre Pezold tract, along a curve to the left, (Radius = 60.00 feet, Long Chord bears, N 64°28'00" E, 108.93 feet), an arc distance of 136.54 feet to an iron pin found at the beginning of a curve to the right (Radius = 300.00 feet, Long Chord bears, N 0°50'00" E, 15.53 feet);

Thence, along the said curve for an arc distance of 15.53 feet to an iron pin found marking the most easterly northern corner of the said remainder of the 21.26 acre Pezold tract, being the Northwest corner of Lot 6 of the said Stable Oaks, for the most southerly Northeast corner hereof;

THENCE, along an easterly line of the said remainder of the 21.26 acre Pezold tract, S18°46'45" E, 111.69 feet to an iron pin found marking the Southwest corner of the said Lot 6, being the Northwest corner of that certain tract, called 5.07 acres, as conveyed to Chris Pezold and Kanton Labaj by deed recorded as Document No. 2005065027 of the Official Public Records of Williamson County, Texas, and continuing along the west line of the said 5.07 acre Pezold and Labaj tract, S 18°43'30" E, 500.19 feet to an iron pin found marking the most northerly Southeast corner of the said remainder of the 21.26 acre Pezold tract, and the Northeast corner of the above-referenced 3,701 Square Feet Pezold tract, and S 18°40'15" E, 74.03 feet to an iron pin found marking the Southeast corner of the said 3,701 Square Feet Pezold tract, being the Northeast corner of that certain Tract 1, called 22.15 acres, Save & Except 3,701 Square Feet, as conveyed to Lookout Development Group, L.P., by deed recorded as Document No. 2005034505 of the Official Public Records of Williamson County, Texas, for the Southeast corner hereof;

THENCE S 71°21'15" W, 50.04 feet to an iron pin found marking the Southwest corner of the said 3,701 Square Feet Pezold tract, being the most southerly Southeast corner of the said remainder of the 21.26 acre Pezold tract and the most easterly corner of that certain tract of land, called 1,800 acres, as described in a Deed Without Warranty to Lookout Partners, L.P., of record as Document No. 2006023841 of the Official Public Records of Williamson County, Texas, also being the most southerly corner of the above-referenced 574 Square Feet of land and S 70°47'00" W, 825.80 feet to an iron pin found on the east line of the said 254.42 acre Lookout Partners, L.P., tract, marking the Southwest corner of the said remainder of the 21.26 acre Pezold tract and the Northwest corner of the said 1,800 acre Lookout Partners, L.P., tract for the Southwest corner hereof;

THENCE, along the west line of the said remainder of the 21.26 acre Pezold tract, being the east line of the said 254.42 acre Lookout Partners, L.P., tract, as follows, N 9°21'30" E, 205.92 feet to an iron pin found; N 0°18'15" W, at 169.34 feet pass an iron pin found marking the Northwest corner of the said remainder of the 21.26 acre Pezold tract and being the Southwest corner of the said 9.99 acre Copper Ridge Investments, Inc., tract and continuing along the west line of the said 9.99 acre Copper Ridge Investments, Inc., tract for a total distance of 570.86 feet, in all, to an iron pin found and N 9°50'30" W, 650.42 feet to the Place of BEGINNING and containing 19.11 acres of land.

STATE OF TEXAS

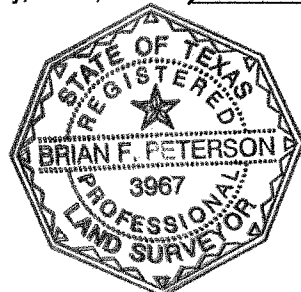
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described here on and is correct, and there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 12th day of January, 2009 A.D.

Brian F. Peterson
Registered Professional Land Surveyor, No. 3967
State of Texas



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

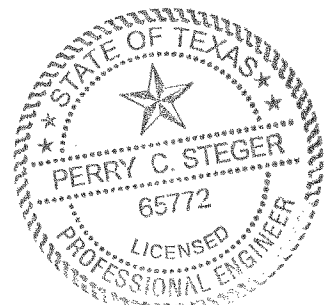
I, Perry C. Steger, Registered Professional Engineer, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone. No lot within this subdivision is encroached by any Special Flood Hazard Areas inundated by 100-Year Flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Map No. 48491C0250E, effective date September 26, 2008.

The engineering work for the roads and drainage (including driveway drain pipes) within the subdivision have been completed in compliance with the Williamson County Subdivision Regulations (including the Engineering Guidelines incorporated as Appendix B) and all generally accepted engineering standards.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this the 18th day of Jan, 2011, 2009 A.D.

Perry C. Steger
Professional Engineer, No. 65772
State of Texas



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

That I, Jon Branigan, President, Copper Ridge Investments, Inc., owner of the certain tract of land shown hereon and described in a deed recorded in Doc. 2009045110, of the Official Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Hilltop At Stable Oaks. It is also understood that 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.

Jon Branigan, President
Copper Ridge Investments, Inc.

8-5-10
Date

Before me, the undersigned authority, on this day personally appeared Jon Branigan known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

Kimberly M. Foust
Signature and Date
Sept. 29, 2012

Notary Public in and for the State of Texas
KIMBERLY M. FOUST
MY COMMISSION EXPIRES
September 29, 2012

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

That I, Zach Milam, Commercial Lender, Texas Savings Bank, the lien holder of the certain tract of land shown hereon and described in a deed recorded in Doc. 2009045110, of the Official Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Hilltop At Stable Oaks.

Zach Milam, Commercial Lender
Texas Savings Bank

8-5-10
Date

Before me, the undersigned authority, on this day personally appeared Zach Milam known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the lien holder of the property described hereon.

Kimberly M. Foust
Signature and Date
Sept. 29, 2012

Notary Public in and for the State of Texas
KIMBERLY M. FOUST
MY COMMISSION EXPIRES
September 29, 2012

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

That I, Chris Pezold and Casey Pezold, owner of these certain tracts of land shown hereon and described in deeds recorded in Doc. 2004037566, Doc. 2005034508, and Doc. 2009066847, of the Official Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Hilltop At Stable Oaks. It is also understood that 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.

Chris Pezold, Owner
8-10-10
Date

Casey Pezold, Owner
8-10-10
Date

Before me, the undersigned authority, on this day personally appeared Chris Pezold known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

Dusti L. Herman
Signature and Date
9-14-11

Notary Public in and for the State of Texas
DUSTI L. HERMAN
Notary Public, State of Texas
My Commission Expires
SEPT. 14, 2011

Before me, the undersigned authority, on this day personally appeared Casey Pezold known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

Dusti L. Herman
Signature and Date
9-14-11

Notary Public in and for the State of Texas
DUSTI L. HERMAN
Notary Public, State of Texas
My Commission Expires
SEPT. 14, 2011

STATE OF TEXAS MICHIGAN

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

That I, George Pfeiffer, Vice President, Oakland Bank, the lien holder on a portion of the certain tract of land shown hereon and described in a deed recorded in Doc. 2004037566, of the Official Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as Hilltop At Stable Oaks.

George Pfeiffer
Vice President

George Pfeiffer
Vice President
Before me, the undersigned authority, on this day personally appeared George Pfeiffer known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the owner of the property described hereon.

Nancy J. Meade
Signature and Date
4-3-2012

Notary Public in and for the State of Texas
NANCY J. MEADE
Notary Public, State of Michigan
County of Oakland
My Commission Expires April 3, 2012

Road name and address assignment verified this the 4th day of August, 2009

Jeneca Bak
Williamson County Address Coordinator

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a 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 Flood Plain Regulations and Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County & Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Steve Gilmer
Assistant Director of Environmental Services
for Executive Director of the WCHD

4 August 2010
Date

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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 Commissioners' 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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

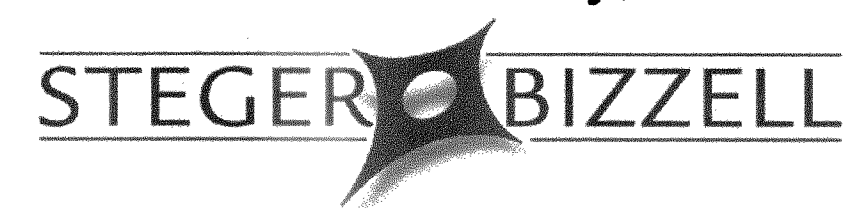
I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 2009 A.D., at _____ o'clock, _____ M., and duly recorded this the _____ day of _____, 2009 A.D., at _____ o'clock, _____ M., in the Plat Records of said County in Cabinet _____, Slide _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____ Deputy

Hilltop At Stable Oaks
A 19.112 Acre Subdivision
Situated in the
William Gray Survey
Abstract No.251
Williamson County, Texas



ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626

METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM

SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

DRAWN BY: REVIEWED BY: APPROVED BY: