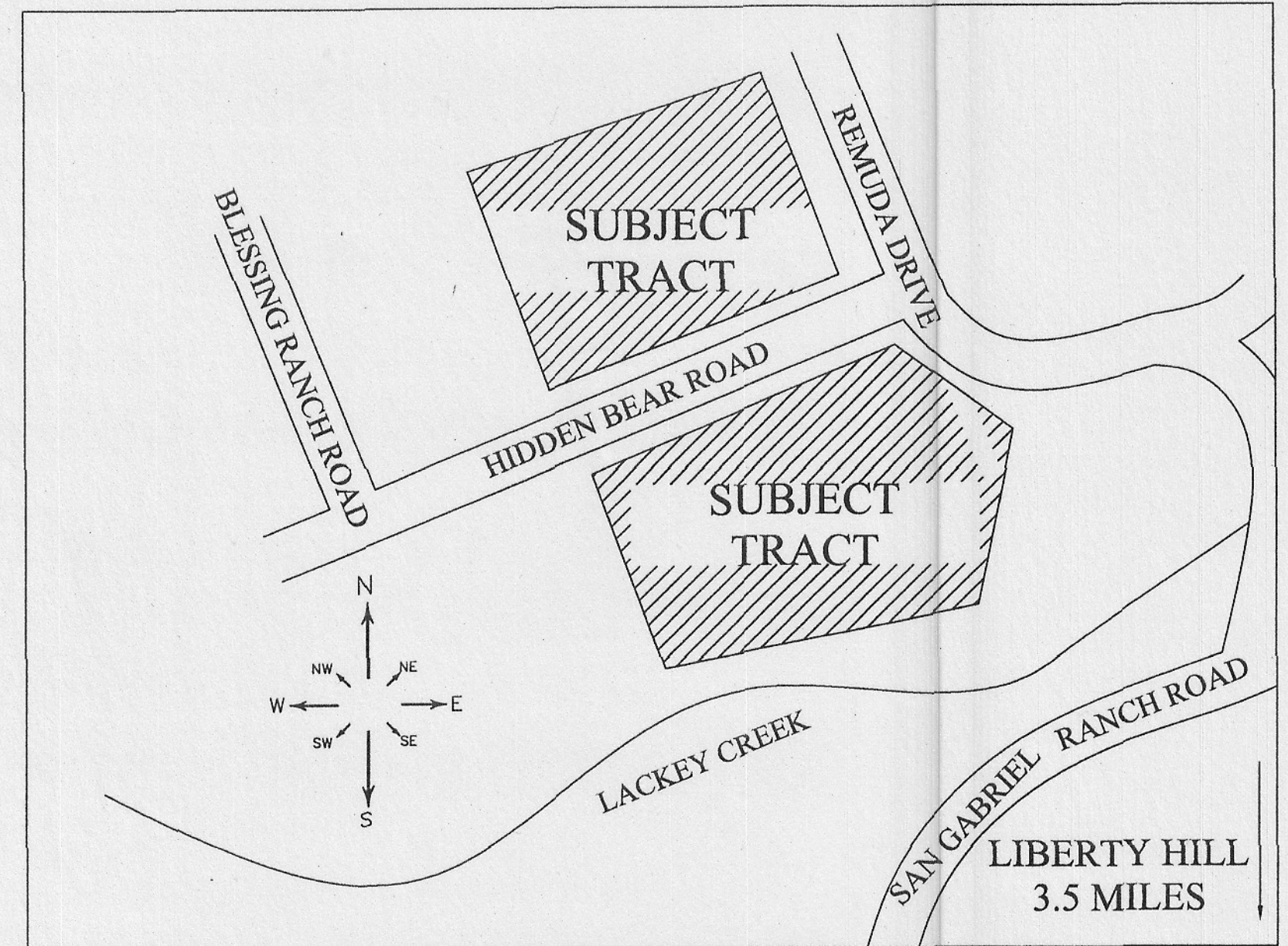
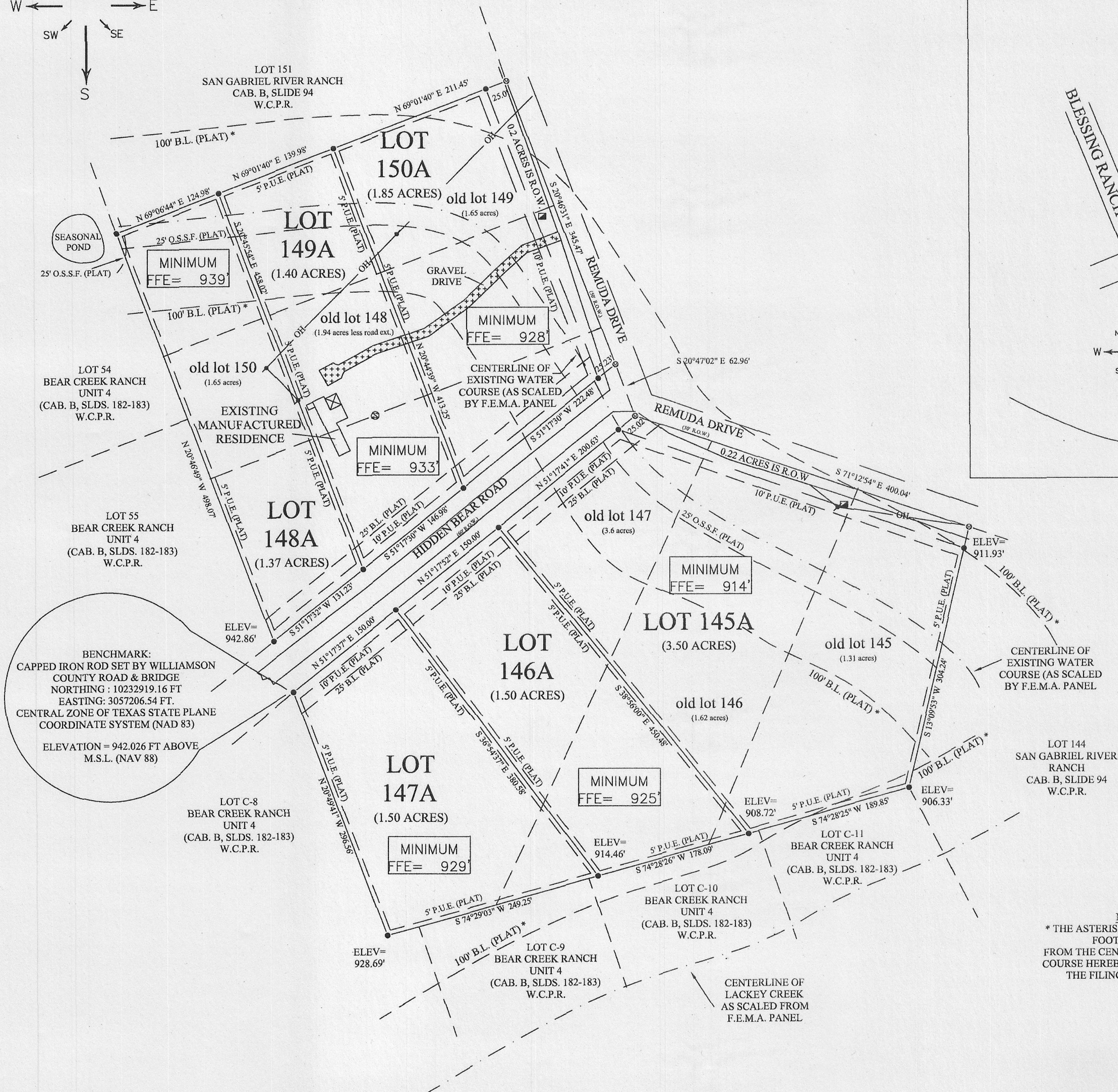
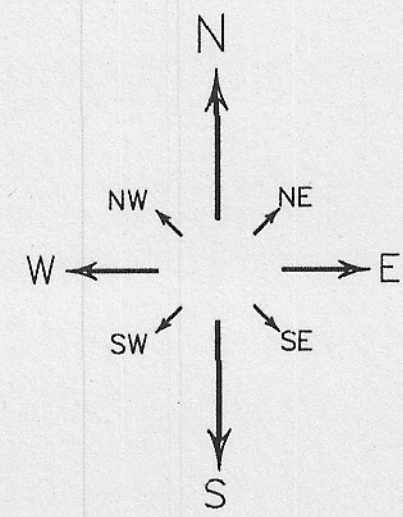


100 0 100 200 300

GRAPHIC SCALE



VICINITY MAP

(NOT TO SCALE)

LEGEND

- | | |
|---|--------------------------|
|  | 1/2" ROD FOUND |
|  | 1/2" ROD SET |
|  | MAG NAIL SET |
|  | UTILITY POLE |
| OH | OVERHEAD UTILITY LINE(S) |
|  | WATER METER |
|  | EXISTING SEPTIC TANK |
| BL | BUILDING LINE |
| PUE | PUBLIC UTILITY ESMT |
| DE | DRAINAGE ESMT |
| O.S.S.F. | ON-SITE SEWER SETBACK |

NOTE:
* THE ASTERISK DENOTES THE 100
FOOT SETBACK
FROM THE CENTERLINE OF WATER
COURSE HEREBY DEDICATED WITH
THE FILING OF THIS PLAT.

PAGE 1 OF 2



1600 Middleway Road, Pflugerville Texas
Office (512) 796-2995, Fax (512) 990-3194

11-061R - AMENDED PLAT

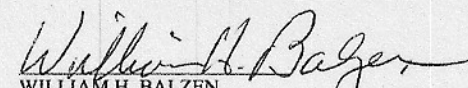
AMENDED PLAT OF SAN GABRIEL RIVER RANCH: LOTS 145-150
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOWN ALL MEN BY THESE PRESENTS

THAT I, WILLIAM H. BALZEN, BEING THE OWNER OF LOTS 145-150, SAN GABRIEL RIVER RANCH, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET B, SLIDE 94, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO ME BY DEED IN DOCUMENTS 2010057254, 201101476, AND 2011025483, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS DO HEREBY RESUBDIVIDE SAID LOTS, PURSUANT TO CHAPTER 232.0111 OF THE TEXAS LOCAL GOVERNMENT CODE, FOR THE SOLE PURPOSE OF RELOCATING THE COMMON LOT LINES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS, "AMENDED PLAT OF SAN GABRIEL RIVER RANCH; LOTS 145 - 150" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THAT I, WILLIAM H. BALZEN, ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY AS THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS HEREON MY HANDS THIS THE 21 DAY OF SEPTEMBER, 2011 A.D.


WILLIAM H. BALZEN
400 HIDDEN BEAR ROAD
LIBERTY HILL, TX 78642

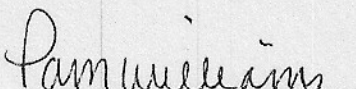
OWNER CONTACT INFORMATION:

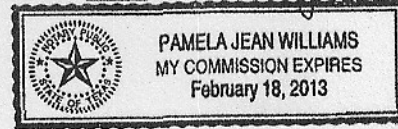
HOME PHONE: 512-778-5914
FAX PHONE: 512-778-5916
CELL PHONE: 512-497-6733
EMAIL ADDRESS: balzen08@yahoo.com

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM H. BALZEN, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES & CONSIDERATIONS HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21 DAY OF September, 2011 A.D.


NOTARY PUBLIC, STATE OF TEXAS



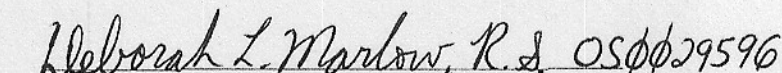
PRINTED NAME: Pam Williams

MY COMMISSION EXPIRES: 2-18-13

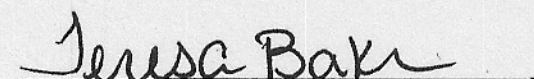
IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'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 DRAWING 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 FUTHER UNDERSTOOD THT 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.

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 REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, 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 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.


DEBORAH MARLOW, R.S. 059029596
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

9/19/2011
DATE


TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

9/21/2011
DATE

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

JOE M. ENGLAND, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

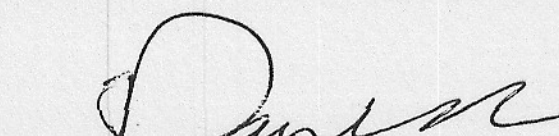
DATE

ACCORDING TO F.I.R.M. MAP PANEL 48491 C 0250E OF THE SEPTEMBER 26, 2008 FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, A PORTION OF THE PROPERTY LEGALLY DESCRIBED HEREIN DOES LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS.

I, PAUL RUST, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RUST LAND SURVEYING
1600 MIDDLEWAY ROAD
PFLUGERVILLE, TX
PH: 512.796.2995
FAX: 512.990.3194

"THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE".

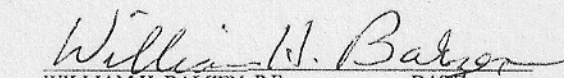

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6003



PLAT NOTES:

- 1) SUBJECT TO RESTRICTIONS AND RESTRICTIVE COVENANTS IN VOLUME 648, PAGE 890 AND AS PER PLAT OF SAN GABRIEL RIVER RANCH RECORDED IN CABINET B, SLIDE 94.
- 2) 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 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.
- THE LANDOWNER ASSUMES ALL RISK ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT. 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 THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 3) 10' WIDE EASEMENT ALONG ALL ROAD RIGHT-OF-WAY AND A 5' EASEMENT ALONG THE SIDE AND REAR LINES OF EACH AND EVERY LOT AND TRACT FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING UTILITY LINES AND MAINT THEREON, TOGETHER WITH THE RIGHT TO TRIM AND/OR CUT OR REMOVE ANY TREES AND/OR BRUSH AND THE RIGHT TO LOCATE GUY WIRES, BRACES AND ANCHORS WHERE EVER NECESSARY; TOGETHER WITH THE RIGHT TO INSTALL, OPERATE AND MAINTAIN GAS LINES, WATER WELLS AND WATER LINES AND APPURTENANCES, SEWER LINES, CULVERTS AND DRAINAGE DITCHES, RESERVING THE RIGHTS OF INGRESS AND EGRESS TO SUCH AREAS FOR ANY OF THE PURPOSES MENTIONED ABOVE. (VOL. 648, PG. 890)
- 4) IN ADDITION TO THE EASEMENTS AND SETBACKS GRAPHICALLY SHOWN ON THIS PLAT, AN ADDITIONAL 5' OF R.O.W. ALONG REMUDA LANE IS HEREBY DEDICATED FOR THE PURPOSES OF BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS.
- 5) ALL DRIVEWAYS ONTO REMUDA LANE OR HIDDEN BEAR ROAD WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT PRIOR TO CONSTRUCTION.
- 6) THE MINIMUM REQUIREMENT FOR FUTURE DRIVEWAY CULVERTS AND/OR DRAINAGE PIPES ALONG HIDDEN BEAR ROAD IS: 18 INCHES IN DIAMETER OR LARGER, AND THE MATERIAL SHALL BE CORRUGATED METAL.
- 7) ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 8) WATER SERVICE WILL BE PROVIDED BY AQUA TEXAS, INC. SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

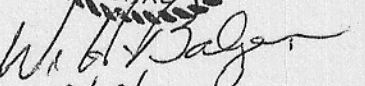
I, WILLIAM H. BALZEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


WILLIAM H. BALZEN, P.E.
TEXAS REGISTRATION NO. 34166

9/19/11
DATE

W. H. BALZEN
dba B & B ENGINEERING
TBPE # F824
(512) 778-5914




9/19/11

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT THE A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED 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 DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

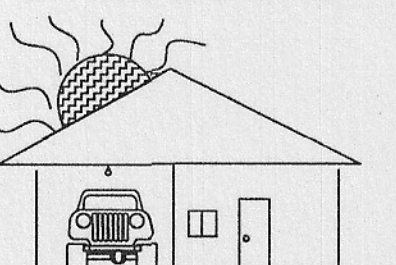
I, NANCY RISTER, CLERK OF THE COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____ AD, AT _____ O'CLOCK, ____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____ AD, AT _____ 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 OF THE COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

RUST LAND SURVEYING



1600 Middleway Road, Pflugerville Texas
Office (512) 796-2995, Fax (512) 990-3194