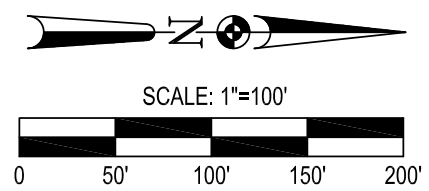
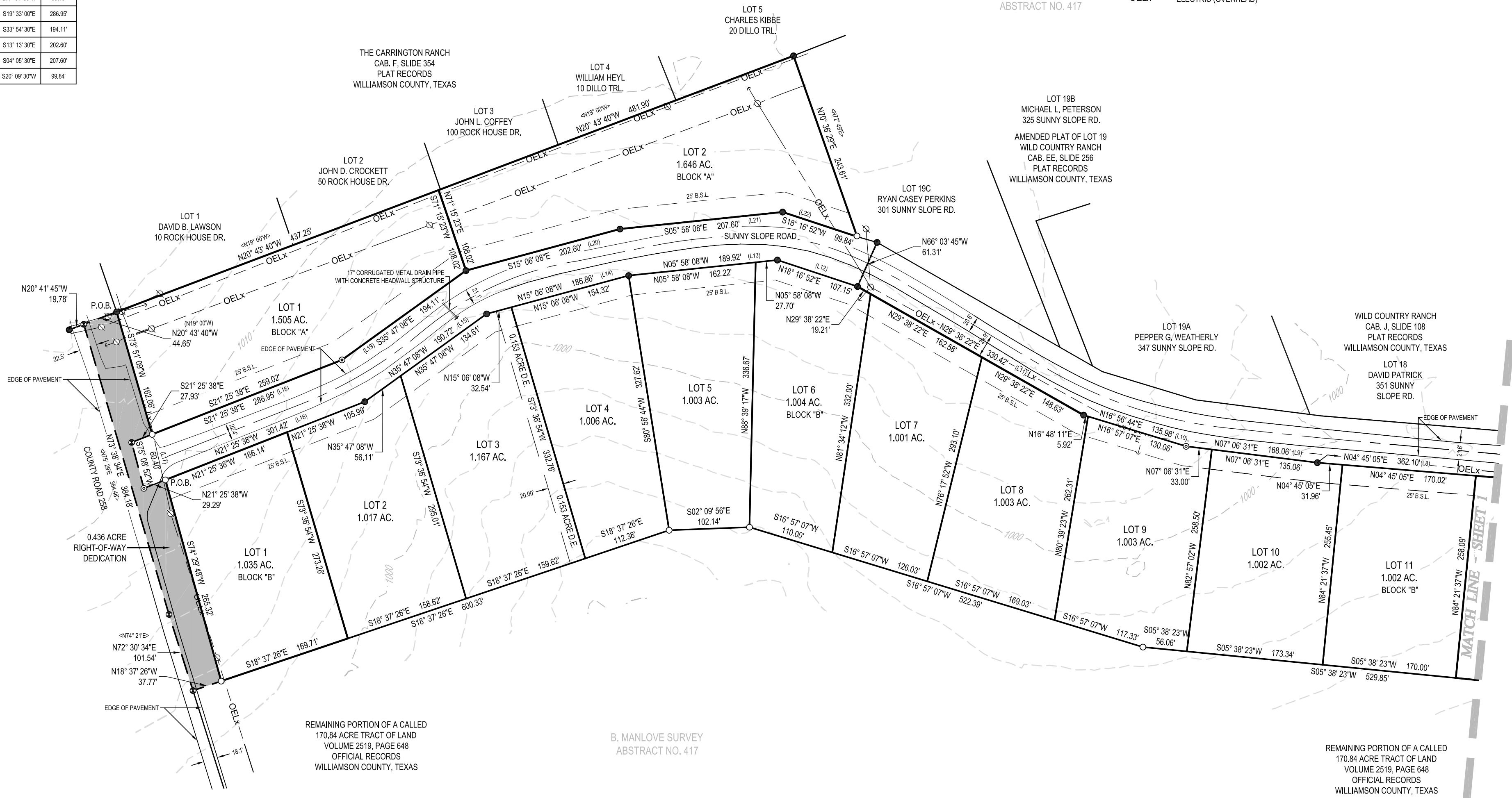


| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| (L8) | N06° 37' 30"E | - |
| (L9) | N09° 02' 00"E | 168.19' |
| (L10) | N18° 53' 30"E | 136.16' |
| (L11) | N31° 31' 00"E | 330.42' |
| (L12) | N20° 09' 30"E | 107.15' |
| (L13) | N04° 05' 30"W | 189.92' |
| (L14) | N13° 13' 30"W | 186.86' |
| (L15) | N33° 54' 30"W | 190.72' |
| (L16) | N19° 33' 00"W | 301.42' |
| (L17) | S77° 01' 30"W | 60.40' |
| (L18) | S19° 33' 00"E | 286.95' |
| (L19) | S33° 54' 30"E | 194.11' |
| (L20) | S13° 13' 30"E | 202.60' |
| (L21) | S04° 05' 30"E | 207.60' |
| (L22) | S20° 09' 30"W | 99.84' |

- LEGEND
- P.O.B. POINT OF BEGINNING
- FOUND 1/2" IRON ROD UNLESS SPECIFIED OTHERWISE
- ⊙ FOUND 1/2" IRON ROD WITH A "DIAMOND SURVEYING" CAP
- ⊙ FOUND 60D NAIL
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP
- CALCULATED POINT
- <> RECORD CALL PER VOLUME 2519, PAGE 648 OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- () RECORD CALL PER CABINET J, SLIDE 108 PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- ⊙— UTILITY POLE WITH GUY WIRE
- OELx — ELECTRIC (OVERHEAD)



REFER TO NOTES SHEET FOR ADDITIONAL LOT REQUIREMENTS.



NOTES:

1) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.

2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

3) FENCES ALONG BOUNDARY LINE MEANDER.

4) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

5) STREET ADDRESSES WERE TAKEN FROM THE WILLIAMSON COUNTY APPRAISAL DISTRICT.

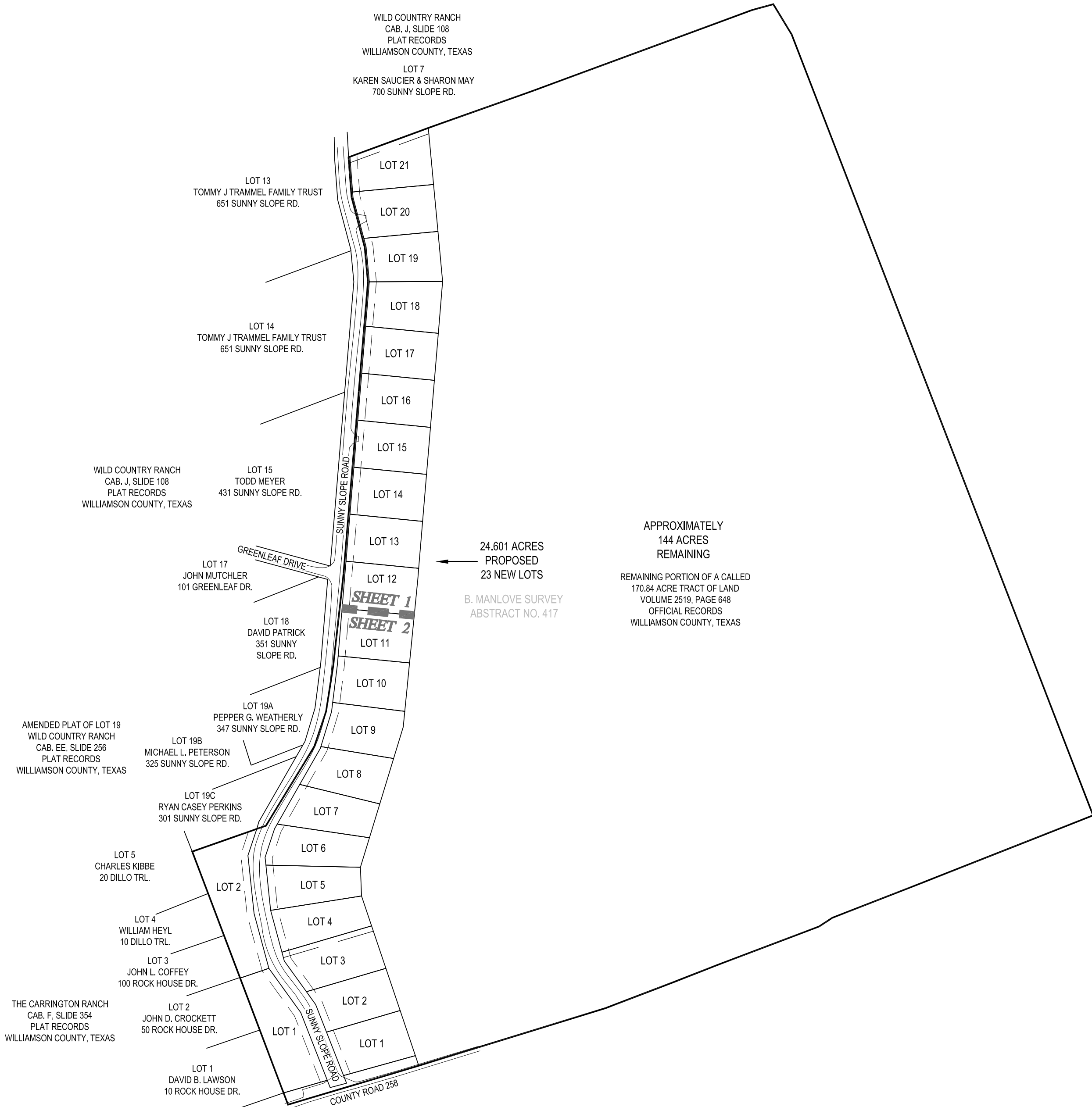
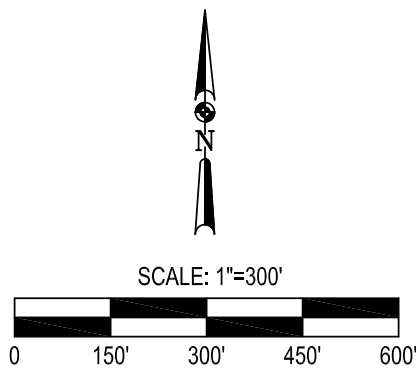
PRELIMINARY PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION

MATKINHOOVER

ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0000 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

INDEX SHEET



PRELIMINARY PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION

NOTES:
1) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
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5) STREET ADDRESSES WERE TAKEN FROM THE WILLIAMSON COUNTY APPRAISAL DISTRICT.

MATKIN**HOOVER**

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

**ENGINEERING
& SURVEYING**

NOTES:

1. ACREAGE OF SUBDIVISION = 24.601 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.070 AC/LOT.
2. NO LOT IN THIS SUBDIVISION IS ENCRACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO.48491C0275E SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDARIES IN THIS AREA.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITIES.
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. TELEPHONE SERVICE PROVIDED BY AT&T.
7. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
8. CONTOUR INTERVAL IS 1 FT. TOPOGRAPHIC DATA PROVIDED BY TEXAS NATIONAL RESOURCES INFORMATION SYSTEM, DATED DECEMBER 30, 2014. ADDITIONAL TOPOGRAPHIC DATA PROVIDED BY MATKIN HOOVER, DATED JANUARY 19, 2015.
9. A TWENTY (20) FOOT UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOMESITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
10. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
11. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
12. EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS.
13. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
14. 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 SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
15. 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 PLATTING AND DEVELOPMENT OF THE PROPERTY. 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.
16. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
17. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
18. ALL LOT OWNERS IN THIS SUBDIVISION 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. THE SUBDIVISION DEVELOPER WILL BE HELD RESPONSIBLE TO NOTIFY BUILDERS AND LOT OWNERS OF THIS REQUIREMENT.
19. ALL LOTS SHALL HAVE MANICURED LAWN WITH AN AREA EQUAL TO OR GREATER THAN 105% OF THE TOTAL IMPERVIOUS COVER. FOR EXAMPLE:
PROPOSED IMPERVIOUS COVER = 8,500 SF X 1.05 = 8,925 SF OF REQUIRED MANICURED LAWN*
*MANICURED LAWN IS DEFINED AS SOD PLACED AROUND THE RESIDENCE WITH AN IRRIGATION SYSTEM.

25' PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT

PUBLIC RIGHT-OF-WAY

50' BUILDING SETBACK

LOT

LOT

LOT

10' UTILITY AND DRAINAGE EASEMENT

10' SIDE & REAR BUILDING SETBACK

10' UTILITY AND DRAINAGE EASEMENT

TYPICAL LOT EASEMENTS

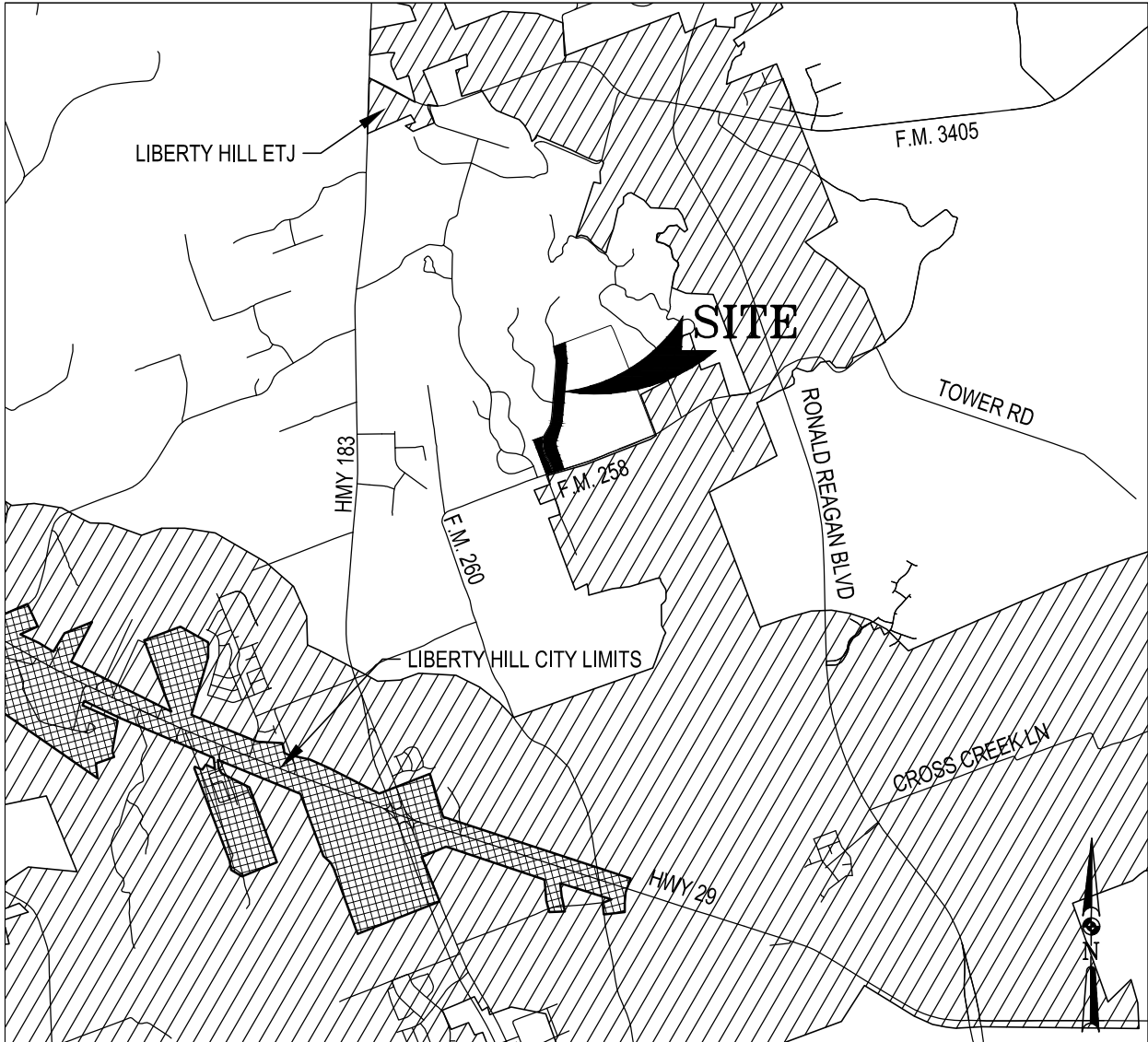
N.T.S. (ESTABLISHED ON ALL LOTS)

PRELIMINARY PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION

BEING A 3.151 ACRE TRACT OF LAND LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A CALLED 170.84 ACRE TRACT OF LAND RECORDED IN VOLUME 2519, PAGE 648, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEING A 21.450 ACRE TRACT OF LAND LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A CALLED 170.84 ACRE TRACT OF LAND RECORDED IN VOLUME 2519, PAGE 648, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**NEW RESIDENTIAL LOTS: 23
NEW RIGHT-OF-WAY DEDICATION: 1**



VICINITY MAP

NOT TO SCALE

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I 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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. THIS TRACT IS NOT LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE.

LICENSED PROFESSIONAL ENGINEER
AARON NEUMANN, PE

OWNER:

TRIBAR
MR. BRIAN A. BARNES
8103-A BAYWOOD DRIVE
AUSTIN, TEXAS 78759
(512) 461-2245
BBARNESINC@YAHOO.COM

DEVELOPER:

ASHBY CAPITOL INVESTMENTS LLC
4749 WILLIAMS DR. #304
GEORGETOWN, TEXAS 78633
(512) 943-9236
CONTACT@WILDEWOODTX.COM

AGENT:

MATKIN HOOVER
C/O AARON NEUMANN, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
ANEUMANN@MATKINHOOVER.COM

MATKIN HOOVER
ENGINEERING
& SURVEYING

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8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0099

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE 2015
REVISION DATE: JULY 28, 2015

JOB NO. 2691.01

SHEET 4 OF 4

STATE OF TEXAS)
COUNTY OF WILLIAMSON) KNOW ALL MEN BY THESE PRESENTS;

I, _____, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. (_____) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS GABRIEL'S VENTANA .

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

TRIBAR
MR. BRIAN A. BARNES
8103-A BAYWOOD DRIVE
AUSTIN, TEXAS 78759

OWNER

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS ____ DAY OF _____, 2015.

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 (WCCHD) 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 L. MARLOW, RS, OS0029596
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20__ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 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

DATED THIS ____ DAY OF _____, 2015.

BY:

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

I, _____, COUNTY CLERK 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 _____, A.D., 2015, AT ____ O'CLOCK, ____ M AND DULY RECORDED THIS DAY OF _____, 2015, AD, AT ____ O'CLOCK ____ M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

TO CERTIFY WHICH, WITNESS MY HAND AND DEAL 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