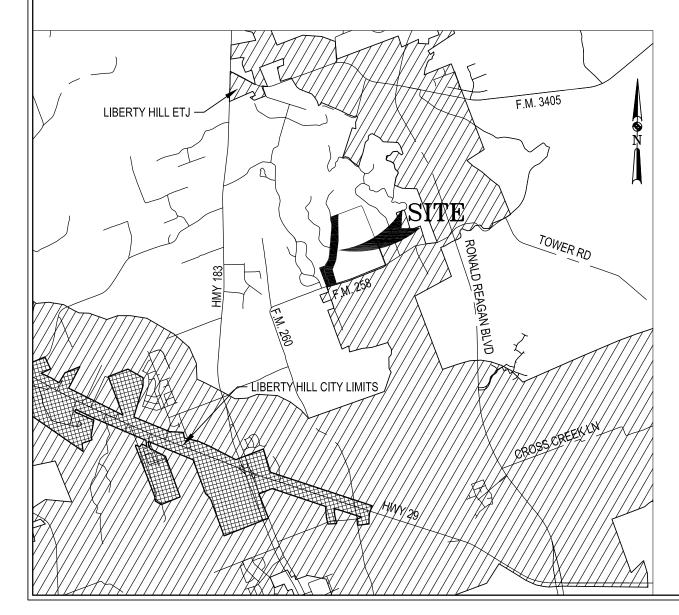


VICINITY MAP



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, SAID 21,450 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD (60' RIGHT-OF-WAY, RECORDED IN CABINET J. SLIDE 108, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS), SAID POINT BEARS N 20*43*40* W, A DISTANCE OF 44.65 FEET, AND N 73*51'09* E, A DISTANCE OF 222.46 FEET FROM A POINT IN THE CENTERLINE OF COUNTY ROAD NO. 258, AT THE SOUTHWEST CORNER OF THE REMAINING PORTION OF THE CALLED

(1) THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

a. N 21°25'38" W, 272.13 FEET (N 19°33'00" W, RECORD), TO A ½"" IRON ROD FOUND FOR ANGLE

b. N 35°47'08" W, 190.72 FEET (N 33°54'30" W, 190.72' RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;

c. N 15°06'08" W, 186.86 FEET (N 13°13'30" W, 186.86' RECORD), TO A ½" IRON ROD FOUND FOR ANGLE; d. N 05°58′08″ W, 189.92 FEET (N 04°05′30″ W, 189.92′ RECORD), TO A $\frac{1}{2}$ ″ IRON ROD FOUND FOR ANGLE;

e. N 18°16'52" E. 107.15 FEET (N 20°09'30" E. 107.15' RECORD). TO A 1/3" IRON ROD FOUND FOR ANGLI

f. N 29°38'22" E, 330.42 FEET (N 31°31'00" E, 330.42' RECORD), TO A ½" IRON ROD FOUND FOR ANGLE;

g. N 16°56'44" E, 136.18 FEET (N 18°53'30" E, 135.98' RECORD), TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

h. N 07°06'31" E, 168.06 FEET (N 09°02'00" E, 168.19' RECORD), TO A ½" IRON ROD FOUND FOR ANGLE;

i. N 04°45′05" E, 362.10 FEET (N 06°37′30" E, RECORD), TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR

j. N 04°46'28" E, 614.58 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE; k. N 04°45′12" E, 392.58 FEET, TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;

I. N 05°19'18" W, 125.10 FEET, TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;

m, N 14°45′16" W, 182,70 FEET, TO A 1/6" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE:

n. N 04°21'20" W, 135.79 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE; o. N 02°49'41" W, 8.89 FEET, TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH BOUNDARY LINE OF LOT 7, WILD COUNTRY RANCH SUBDIVISION, RECORDED IN CABINET J,

SLIDE 108. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS: (1) THENCE, N 69°49'48" E, WITH THE SOUTH BOUNDARY LINE OF LOT 7, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD,

WITH THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 297.19 FEET TO A 1/2" IRON ROD SET WITH RED

(2) THENCE, DEPARTING THE SOUTH BOUNDARY LINE OF LOT 7, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

HOOVER ENG. & SURVEY" PLASTIC CAP FOR CORNER;

a. S 05°19'18" E, 549.05 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;

 $b. \ \ S04°45'12"W, 415.50\ FEET, TO\ A\ 1/2"IRON\ ROD\ SET\ WITH\ RED\ "MATKIN-HOOVER\ ENG.\ \&\ SURVEY"\ PLASTIC\ CAP\ FOR\ ANGLE;$

c. S 04°46'28" W, 610.20 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE; d. S 04°38'03" W, 38.05 FEET, TO A 1/2" IRON ROD SET WITH A RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE

e. S 05°38'23" W, 529.85 FEET, TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;

f. S 16°57'07" W, 522.39 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;

g. S 02°09'56" E, 102.14 FEET, TO A ½" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE $\textbf{h. S}18^\circ 37^\prime 26^\circ \, \textbf{E,} \, 600.33 \, \, \textbf{FEET,} \, \textbf{TO} \, \textbf{A} \, \, \textbf{1/2}^\circ \, \textbf{IRON} \, \textbf{ROD} \, \textbf{SET} \, \textbf{WITH} \, \textbf{RED} \, \text{"MATKIN-HOOVER ENG. \& SURVEY" PLASTIC CAP FOR CORNERS AND A SURVEY" PLASTIC CAP FOR CORNERS AND A SURVEY PLASTIC CAP FOR CAP FOR$

i. S 74°29'48" W. 265.32 FEET, TO THE POINT OF BEGINNING AND CONTAINING 21.450 ACRES OF LAND.

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, SAID 3.151 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES

BEGINNING AT A % IRON ROD FOUND IN THE WEST BOUNDARY LINE OF THE REMAINING PORTION OF THE CALLED 170.84 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2. THE CARRINGTON RANCH SUBDIVISION. RECORDED IN CABINET F, SLIDE 354, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT ALSO BEARS N 20°43'40" W, A DISTANCE OF 44.65 FEET FROM A POINT IN THE CENTERLINE OF COUNTY ROAD NO. 258, AT THE SOUTHWEST CORNER OF THE REMAINING PORTION OF THE CALLED 170.84 ACRE

(1) THENCE, N 20°43'40" W, WITH THE WEST BOUNDARY LINE OF THE REMAINING PORTION OF THE CALLED 170.84 ACRE TRACT, THE EAST BOUNDARY LINE OF THE CARRINGTON RANCH SUBDIVISION, A DISTANCE OF 919.15 FEET (NORTH 19°00' WEST, RECORD) TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE SOUTHWEST CORNER OF LOT 19C. WILD COUNTRY RANCH SUBDIVISION, RECORDED IN CABINET EE, SLIDE 256, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

(N 72°49' E, RECORD) TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER OF LOT 19C, SAID POINT BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD (60' RIGHT-OF-WAY, RECORDED IN CABINET J, SLIDE 108, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS):

(3) THENCE, WITH THE NORTHWEST AND WESTERLY RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD, HE FOLLOWING FIVE (5) COURSES AND DISTANCES:

a. S 18°16'52" W, 99.84 FEET (S 20°09'30" W, RECORD), TO A 1/2"" IRON ROD FOUND FOR ANGLE;

b. S 05°58'08" E, 207.60 FEET (S 04°05'30" E, 207.60' RECORD), TO A ½" IRON ROD FOUND FOR ANGLE, c. S $15^{\circ}06'08''$ E, 202.60 FEET (S $13^{\circ}13'30''$ E, 202.60' RECORD), TO A 1/2'' IRON ROD FOUND FOR ANGLE;

d. S 35°47'08" E, 194.11 FEET (S 33°54'30" E, 194.11' RECORD), TO A 60-D NAIL FOUND FOR ANGLE; e. S 21°25'38" E, 259.02 FEET (S 19°33'00" E, RECORD), TO A 1/2" IRON ROD SET WITH RED

THENCE, S 73°51'09" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD, WITH THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 162.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.151 ACRES OF LAND.

MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR CORNER;

<u>NOTES:</u> 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.

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

P.U.E. PUBLIC UTILITY EASEMENT

B.S.L. BUILDING SETBACK LINE

 \varnothing UTILITY POLE WITH GUY WIRE — OELx — ELECTRIC (OVERHEAD)

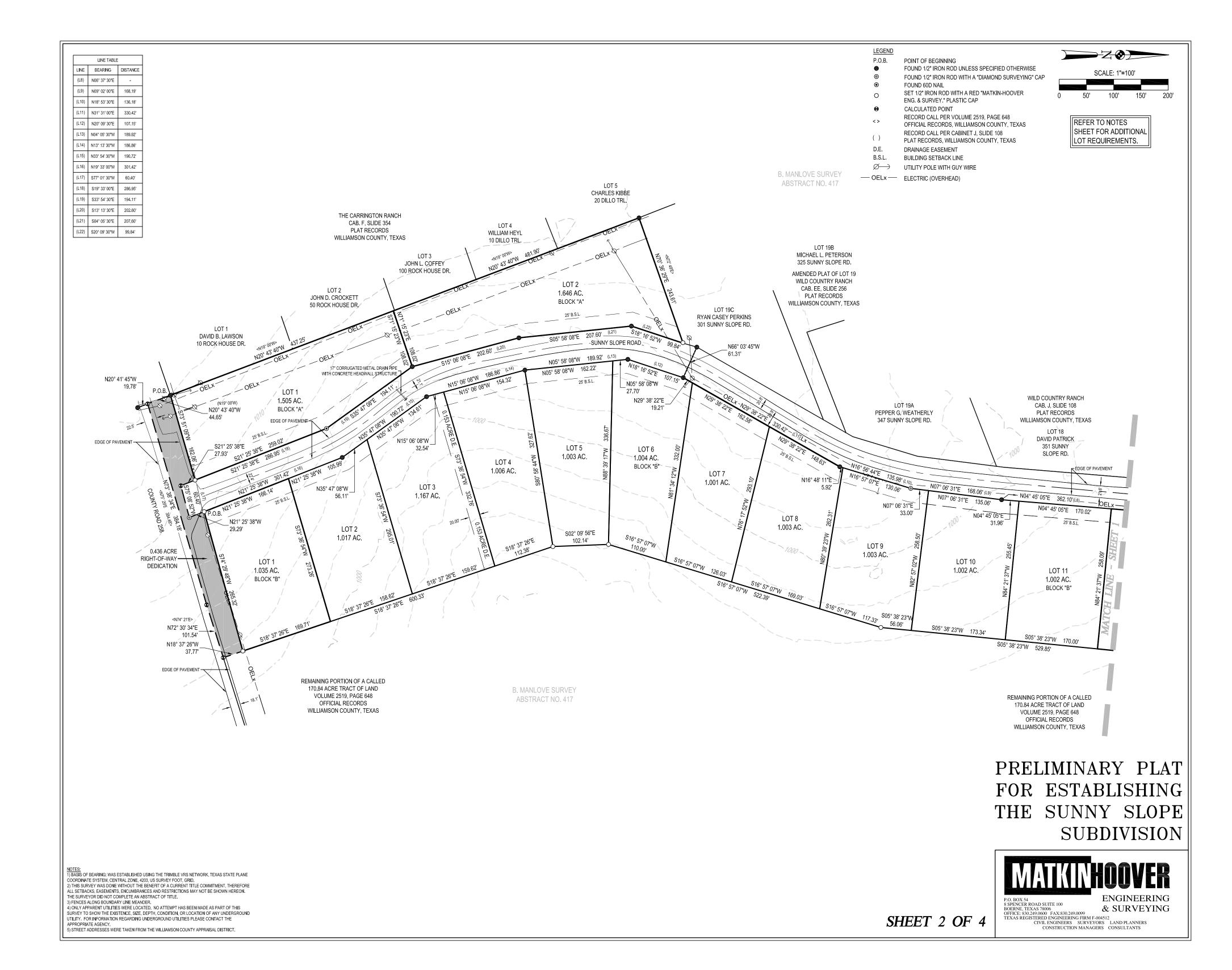
> PRELIMINARY PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION



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

& SURVEYING

SHEET 1 OF 4



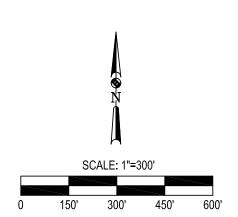
INDEX SHEET WILD COUNTRY RANCH CAB. J, SLIDE 108 PLAT RECORDS WILLIAMSON COUNTY, TEXAS KAREN SAUCIER & SHARON MAY 700 SUNNY SLOPE RD. LOT 21 TOMMY J TRAMMEL FAMILY TRUST 651 SUNNY SLOPE RD. LOT 20 LOT 19 LOT 18 LOT 14 TOMMY J TRAMMEL FAMILY TRUST 651 SUNNY SLOPE RD. LOT 17 LOT 16 LOT 15 WILD COUNTRY RANCH LOT 15 CAB. J, SLIDE 108 TODD MEYER 431 SUNNY SLOPE RD. PLAT RECORDS LOT 14 WILLIAMSON COUNTY, TEXAS **APPROXIMATELY** 144 ACRES LOT 13 24.601 ACRES REMAINING PROPOSED LOT 17 JOHN MUTCHLER 101 GREENLEAF DR. 23 NEW LOTS REMAINING PORTION OF A CALLED LOT 12 170.84 ACRE TRACT OF LAND SHEET B. MANLOVE SURVEY VOLUME 2519, PAGE 648 OFFICIAL RECORDS ABSTRACT NO. 417 LOT 18 DAVID PATRICK WILLIAMSON COUNTY, TEXAS SHEET 2 LOT 11 351 SUNNY SLOPE RD. LOT 10 LOT 19A PEPPER G. WEATHERLY AMENDED PLAT OF LOT 19 347 SUNNY SLOPE RD. LOT 9 WILD COUNTRY RANCH LOT 19B CAB. EE, SLIDE 256 MICHAEL L. PETERSON PLAT RECORDS 325 SUNNY SLOPE RD. WILLIAMSON COUNTY, TEXAS LOT 8 RYAN CASEY PERKINS LOT 7 301 SUNNY SLOPE RD. LOT 6 LOT 5 CHARLES KIBBE 20 DILLO TRL. LOT 5 LOT 4 LOT 4 WILLIAM HEYL 10 DILLO TRL. LOT 3 LOT 3 JOHN L. COFFEY 100 ROCK HOUSE DR. LOT 2 THE CARRINGTON RANCH CAB. F, SLIDE 354 LOT 2 JOHN D. CROCKETT PLAT RECORDS 50 ROCK HOUSE DR. LOT 1 WILLIAMSON COUNTY, TEXAS LOT 1 LOT 1 DAVID B. LAWSON 10 ROCK HOUSE DR. 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.

SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AIN 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



SHEET 3 OF 4

NOTES:

- 1. ACREAGE OF SUBDIVISION = 24.601 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS
- 2. 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. (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
- 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:

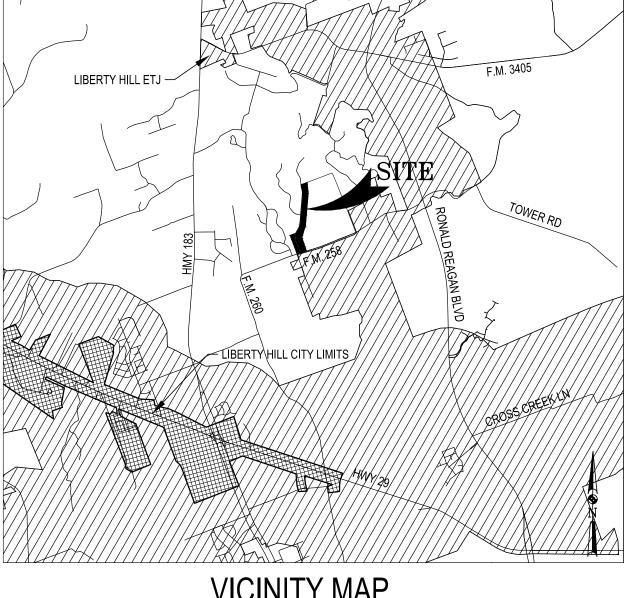
PROPOSED IMPERVIOUS COVER = 8,500 SF X 1.05 = 8,925 SF OF REQUIRED MANICURED LAWN* *MANICURED LAWN IS DEFINED AS SOD PLACED AROUND THE RESIDENCE WITH AN IRRIGATION SYSTEM.

PRELIMINARY PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION TO BE KNOWN AS GABRIEL'S VENTANA. TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _______, 20___.

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



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

COUNTY OF WILLIAMSON , SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO RECORDED IN DOCUMENT NO. (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 MR. BRIAN A. BARNES 8103-A BAYWOOD DRIVE AUSTIN, TEXAS 78759 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 **NOTARY PUBLIC** STATE OF TEXAS 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 ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY OF , 20 A.D. WILLIAMSON COUNTY ADDRESSING COORDINATOR 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 DAY OF , 2015. DAN A. GATTIS, COUNTY JUDGE DATE WILLIAMSON COUNTY, TEXAS STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF WILLIAMSON , 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 , A.D.,2015, AT _____O'CLOCK, ___M AND DULY RECORDED , 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 _ DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

25' PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT **PUBLIC RIGHT-OF-WAY** 50' BUILDING SETBACK 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)

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

ENGINEERING 8 SPENCER ROAD SUITE 100

REVISION DATE: JULY 28, 2015 & SURVEYING

2691.01 JOB NO.

DATE: JUNE 2015

BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX:830.249.0099 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS SHEET 4 OF