

ANGEL OAKS

OWNER'S CONSENT

That PAUL H. MILLER and CARMEN MILLER, owners of 5.349 acres of land out of the William Dugan Survey, Abstract No. 190, in Williamson County, Texas, conveyed to us by instrument of record in Document Number 2014092261 of the Official Public Records of Williamson County, Texas, do hereby resubdivide said lots to be known as:

ANGEL OAKS

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released.

WITNESS MY HAND this the 17 day of August, 2015, A.D.

Paul H. Miller
PAUL H. MILLER
3703 OAK MEADOW DRIVE
ROUND ROCK, TEXAS 78681

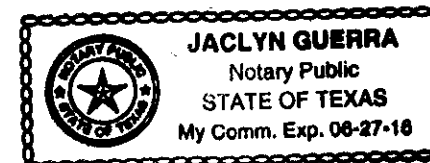
NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared PAUL H. MILLER, known by me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of August, 2015, A.D.

Jaclyn Guerra
Notary Public in and For the State of Texas

Printed Name of Notary
My Commission Expires: 06-27-2016



WITNESS MY HAND this the 17 day of August, 2015, A.D.

Carmen Miller
CARMEN MILLER
3703 OAK MEADOW DRIVE
ROUND ROCK, TEXAS 78681

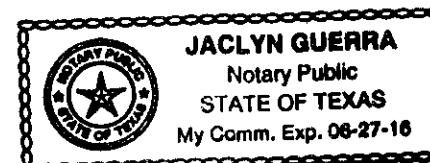
NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared CARMEN MILLER, known by me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of August, 2015, A.D.

Jaclyn Guerra
Notary Public in and For the State of Texas

Printed Name of Notary
My Commission Expires: 06-27-2016



This tract is located within the Edwards Aquifer Recharge Zone.

SURVEYOR'S CERTIFICATE

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Williamson County, Texas, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza
Victor M. Garza
Registered Professional Land Surveyor No. 4740,
State of Texas
1404 West North Loop Blvd. Austin, Texas 78756
Phone (512) 458-6969 Fax (512) 458-9845



ROAD NAME AND 911 ADDRESSING

Road name and address assignments verified this the 24th day of August, 2015, A.D.

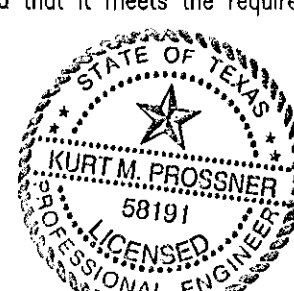
Debra Barn
Williamson County Addressing Coordinator

ENGINEER'S CERTIFICATION

I, Kurt M. Prossner, P.E., a licensed professional engineer, licensed in the State of Texas, hereby certify the proper engineering considerations have been given to this lot and that it meets the requirements of Williamson County, Texas.

Kurt M. Prossner
Kurt M. Prossner, P.E. No. 58191
Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, TX 78729
(512)918-3343 (512)918-2431(fax)

7/21/15
Date

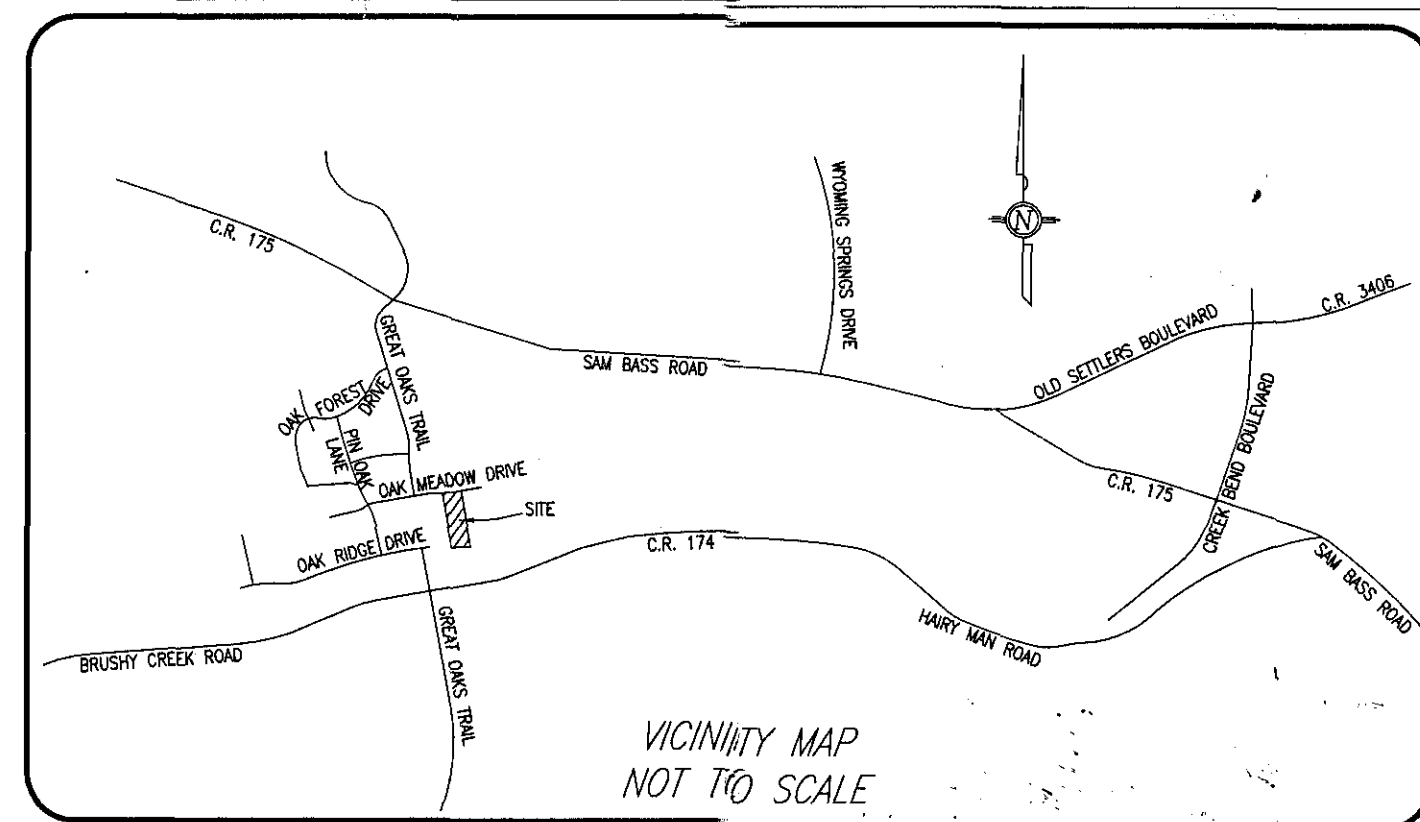
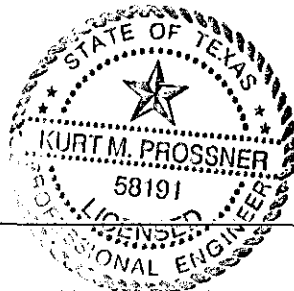


FLOODPLAIN CERTIFICATION

Part of the subject property lies within a floodplain or flood prone area or a flood way of any body of water per the Federal Emergency Management Agency Rate Map, Community F.I.R.M. map prepared for Williamson County, Dated Effective September 26, 2008 as shown on Community Panel No. 481079 0490E. The 100 year floodplain will be contained within the drainage easement shown hereon.

Kurt M. Prossner
Kurt M. Prossner, P.E. No. 58191
Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, TX 78729
(512)918-3343 (512)918-2431(fax)

7/21/15
Date



VICINITY MAP
NOT TO SCALE

NOTES

- Water service for this subdivision will be provided by Aqua America. Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- Wastewater service will be provided by on-site sewage facilities which must be designed by a Registered Professional Engineer or Registered Sanitarian. An on-site wastewater disposal system for each lot to be designed at site plan land use phase. Such system to be approved by Williamson County and Cities Health District. Upon availability of an organized sewage collection system each lot will be connected and abandon the on-site system.
- Water and wastewater systems shall conform to the Texas Commission on Environmental Quality (TCEQ). The owner(s) understand and acknowledge that plat vacation or replating may be required at owner(s) sole expense if plans to develop this subdivision do not comply with such codes and requirements.
- No construction in the subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved the Water Pollution Abatement Plan (WPAP) in writing.
- This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area. A Floodplain Development Permit must be obtained from the Williamson County Flood Plain Administrator for Lot 2 prior to any construction or development.
- If driveway culverts are required, the culvert must be designed and certified by a Registered Professional Engineer.
- Rural mailboxes shall be set three feet from the edge of the pavement. Any mailbox that does not meet this requirement may be removed by Williamson County.
- A de facto certificate of compliance is hereby issued for Lot 1 in this subdivision. No structure or land within this lot shall hereafter be located or altered without first obtaining a Development Permit from the Williamson County Floodplain Administrator. 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 757 feet above Mean Sea Level, whichever is higher. The minimum finished first floor elevation for Lot 2 shown on this plat was determined by adding two (2) feet to the base flood elevation (BFE) as determined from the flood insurance study prepared by the Federal Emergency Management Agency (FEMA) dated September 26, 2008.
- Lot 2 may not be further subdivided.

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 this property.

The county assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change.

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, 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.

Don A. Gattis, County Judge
Williamson County, Texas

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

I, Nancy Rister, Clerk of the County Court of Williamson County, Texas, 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____, A.D., at _____ o'clock _____ m., and duly recorded this the _____ day of _____, 20____, A.D., at _____ o'clock _____ m. in the Plat Records of said county in Document Number _____.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this the _____ day of _____, 20____, A.D.

NANCY RISTER, CLERK COUNTY COURT, WILLIAMSON COUNTY, TEXAS

By: _____ Deputy

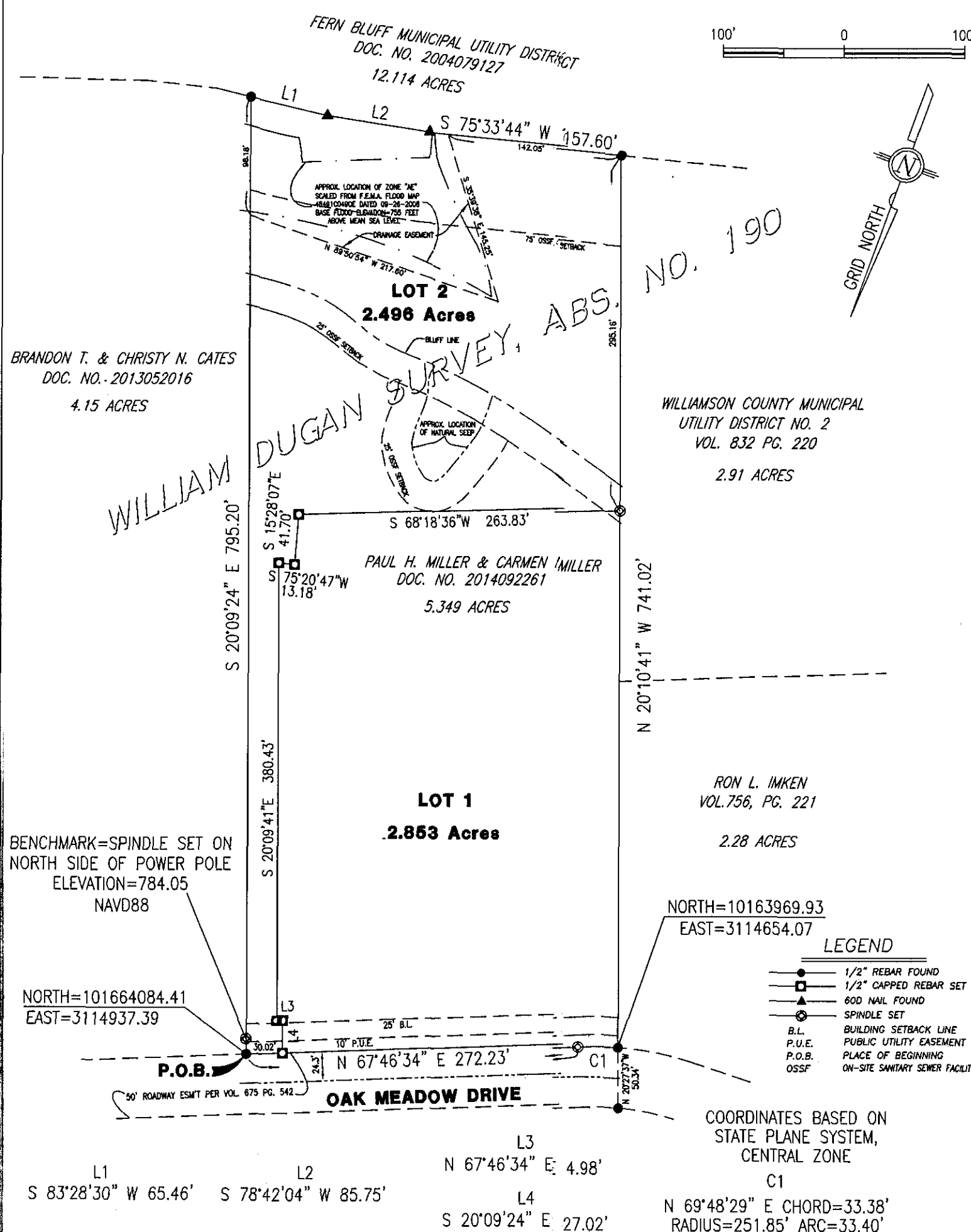
REVISED: 07/20/15
REVISED: 06/24/15

JOB #: B1208614_PLAT
DATE: 02/13/15
SCALE: 1"= 100'



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

BRANDON T. & CHRISTY N. CATES
DOC. NO. 2013052016
4.15 ACRES



PERIMETER FIELD NOTE DESCRIPTION FOR 5.085 ACRES

Being a 5.349 acre tract of land out of the William Dugan Survey, Abstract No. 190, in Williamson County, Texas, same being that tract of land conveyed to Robert J. Jordan and Bette S. Jordan by warranty deed recorded in Volume 1527, Page 262 of the Official Records of Williamson County, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found on the south right of way line of Oak Meadow Drive, same being the northwest corner of a tract conveyed to Brandon and Christy Cates in Document No. 2013052016, Official Public Records, Williamson County, Texas for the northeast corner hereof;

THENCE along the west property line of the said Cates tract S 20°09'24" E, a distance of 795.20 feet to a 1/2" iron rebar found in the north line of a tract conveyed to Fern Bluff municipal Utility district in Document No. 2004079127, Official Public Records, Williamson County, Texas, for the southwest corner of the said Cates tract and the southeast corner hereof;

THENCE along the north line of the said Fern Bluff tract the following three courses:
1) S 83°28'30" W, a distance of 65.46 feet to a nail found for an angle point;
2) S 78°42'04" W, a distance of 85.75 feet to a nail found for an angle point;
3) S 75°33'44" W, a distance of 157.60 feet to a 1/2" iron rebar found for the southeast corner of a tract conveyed to Williamson County Municipal Utility District No. 2 in Volume 832, Page 220, Official Records, Williamson County, Texas, and the southwest corner hereof;

THENCE along the west line of the herein described tract N 20°10'41" W, a distance of 741.02 feet to a 1/2" iron rebar found in the south right of way line of said Oak Meadow Drive for the northeast corner of a tract conveyed to Ron L. Imken in Volume 756, Page 221, Official Records, Williamson County, Texas, and the northwest corner hereof;

THENCE along the south right of way line of said Oak Meadow Drive along a curve to the left having a radius of 251.85 feet, a chord bearing N 69°48'29" E, a chord distance of 33.38 feet to a spindle set in the south right of way line of said Oak Meadow Drive;

THENCE along the south right of way line of said Oak Meadow Drive N 67°46'34" E, a distance of 272.23 feet to the PLACE OF BEGINNING, containing 5.349 acres of land, more or less.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) 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 verification of the facts alleged. The Williamson County and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

Deborah L. Marlow, R.S.
Deborah L. Marlow, R.S. OS0029596
Assistant Deputy Director, Environmental Health Services, WCCHD

Date: 7/27/2015