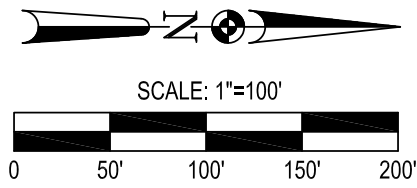
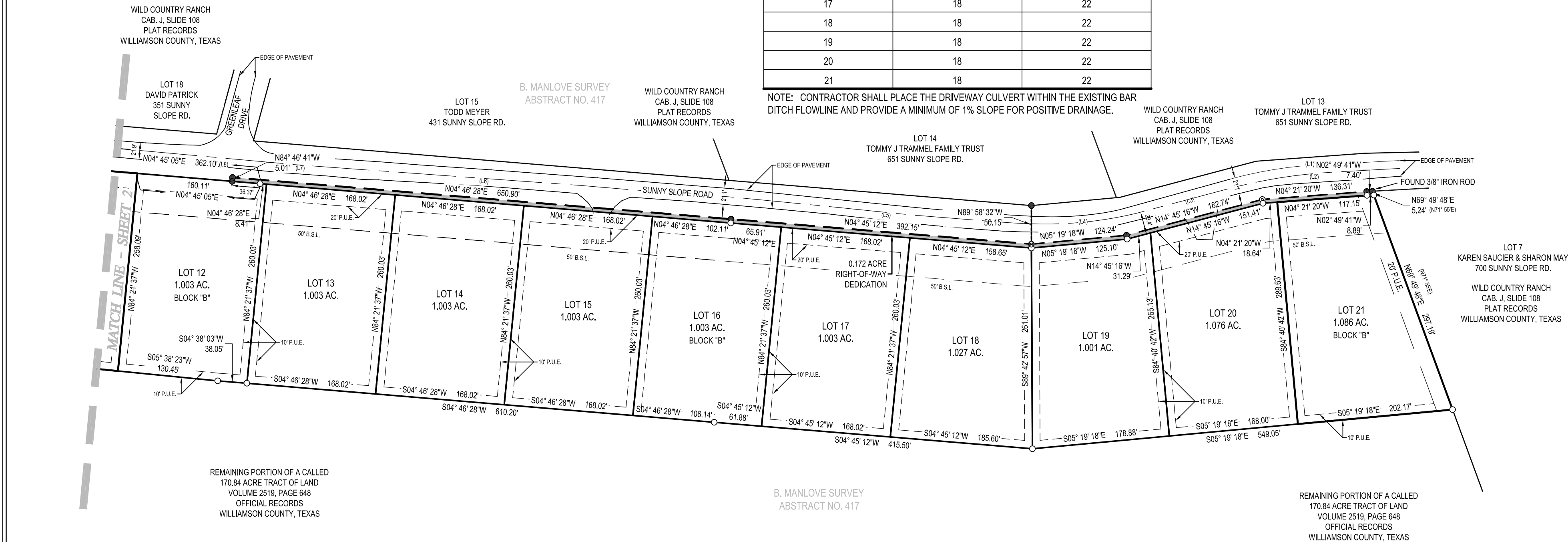


LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N01° 22' 00"W	7.41'
(L2)	N02° 20' 30"W	136.43'
(L3)	N12° 57' 00"W	182.82'
(L4)	N03° 27' 30"W	124.26'
(L5)	N06° 37' 00"E	392.20'
(L6)	N06° 36' 30"E	651.12'
(L7)	N83° 19' 30"W	5.00'

DRIVEWAY CULVERT TABLE		
BLOCK B LOT NUMBER	CULVERT DIA (IN)	CULVERT LENGTH (MIN.) (FT)
12	18	22
13	18	22
14	18	22
15	18	22
16	18	22
17	18	22
18	18	22
19	18	22
20	18	22
21	18	22

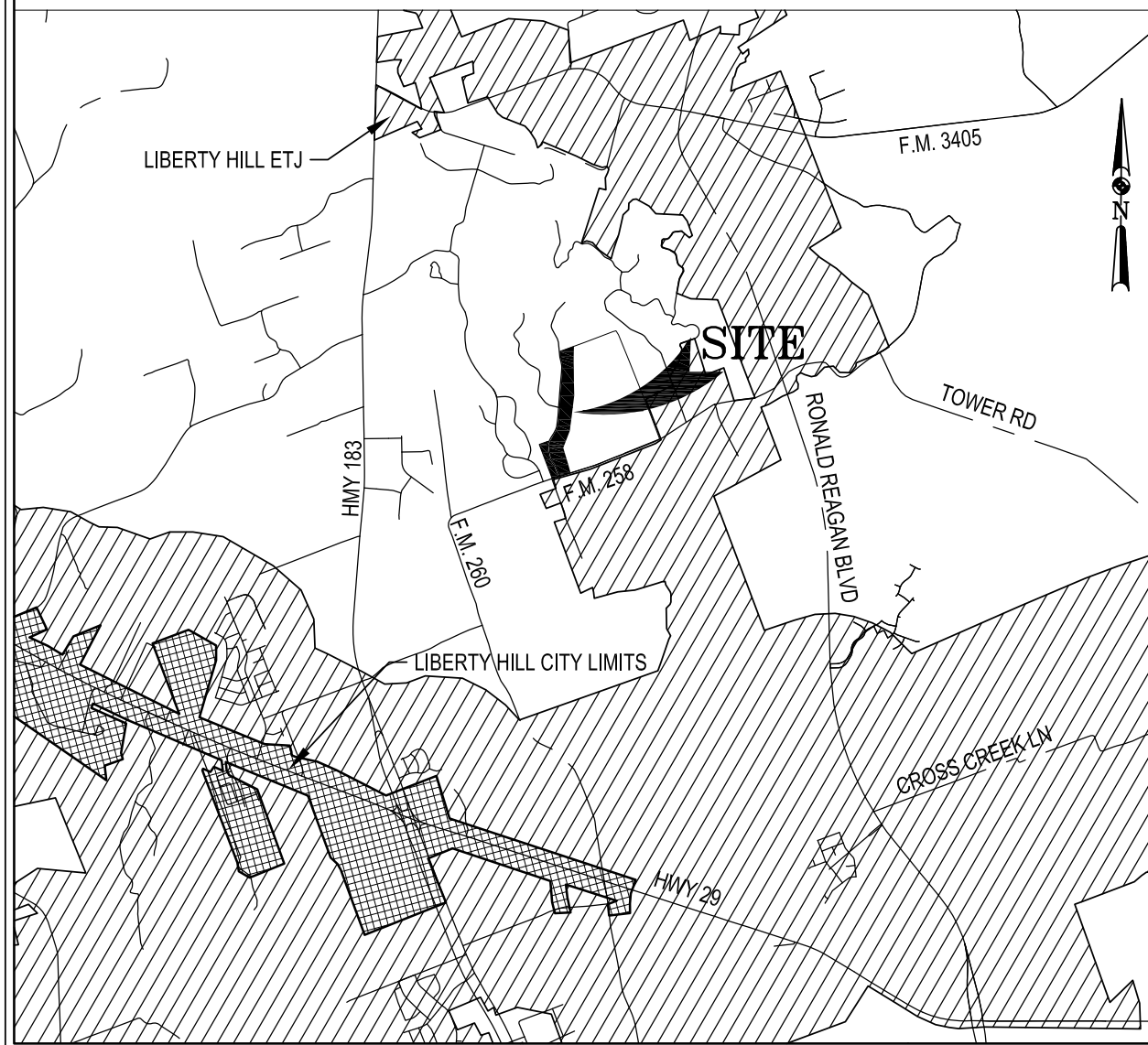


REFER TO FINAL PLAT SHEET
"4" FOR ADDITIONAL NOTES
AND LOT REQUIREMENTS.



VICINITY MAP

NOT TO SCALE



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 21°25'38" W, A DISTANCE OF 29.29 FEET FROM A 1/2" IRON ROD FOUND WITH A "DIAMOND SURVEYING" CAP:

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

- N 21°25'38" W, 272.13 FEET (N 19°33'00" W, RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- 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;
- N 15°06'08" W, 186.86 FEET (N 13°13'30" W, 186.86 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- N 05°58'08" W, 189.92 FEET (N 04°05'30" W, 189.92 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- N 18°16'52" E, 107.15 FEET (N 20°09'30" E, 107.15 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- N 29°38'22" E, 330.42 FEET (N 31°31'00" E, 330.42 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- N 16°56'44" E, 135.98 FEET (N 18°53'30" E, 136.18 RECORD), TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- N 07°06'31" E, 168.06 FEET (N 09°02'00" E, 168.19 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- N 04°45'05" E, 362.10 FEET (N 06°37'30" E, RECORD), TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- 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;
- N 04°45'12" E, 392.58 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- N 05°19'18" W, 125.10 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- N 14°45'16" W, 182.70 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- 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;
- N 02°49'41" W, 8.89 FEET, TO A 1/2" 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 "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR CORNER;

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

- 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;
- S 04°45'12" W, 415.50 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- 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;
- 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;
- S 05°38'23" W, 529.85 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- S 16°57'00" W, 522.39 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- S 02°09'56" E, 102.14 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR ANGLE;
- S 18°37'26" E, 600.33 FEET, TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR CORNER;
- 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 AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN 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 1/2" 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;

- 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 1/2" 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;
- THENCE, N 70°36'29" E, WITH THE SOUTH BOUNDARY LINE OF LOT 19C, A DISTANCE OF 243.81 FEET (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);
- THENCE, WITH THE NORTHWEST AND WESTERLY RIGHT-OF-WAY LINE OF SUNNY SLOPE ROAD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S 18°18'52" W, 99.84 FEET (S 20°09'30" W, RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- S 05°58'08" E, 207.60 FEET (S 04°05'30" E, 207.60 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- S 15°06'08" E, 202.60 FEET (S 13°13'30" E, 202.60 RECORD), TO A 1/2" IRON ROD FOUND FOR ANGLE;
- S 35°47'08" E, 194.11 FEET (S 33°54'30" E, 194.11 RECORD), TO A 60-D NAIL FOUND FOR ANGLE;
- S 21°25'38" E, 259.02 FEET (S 19°33'00" E, RECORD), TO A 1/2" IRON ROD SET WITH RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP FOR CORNER;

(4) 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.

LEGEND

- 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
- ⊘ UTILITY POLE WITH GUY WIRE
- OELx — ELECTRIC (OVERHEAD)

FINAL PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION

MATKINHOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0660 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

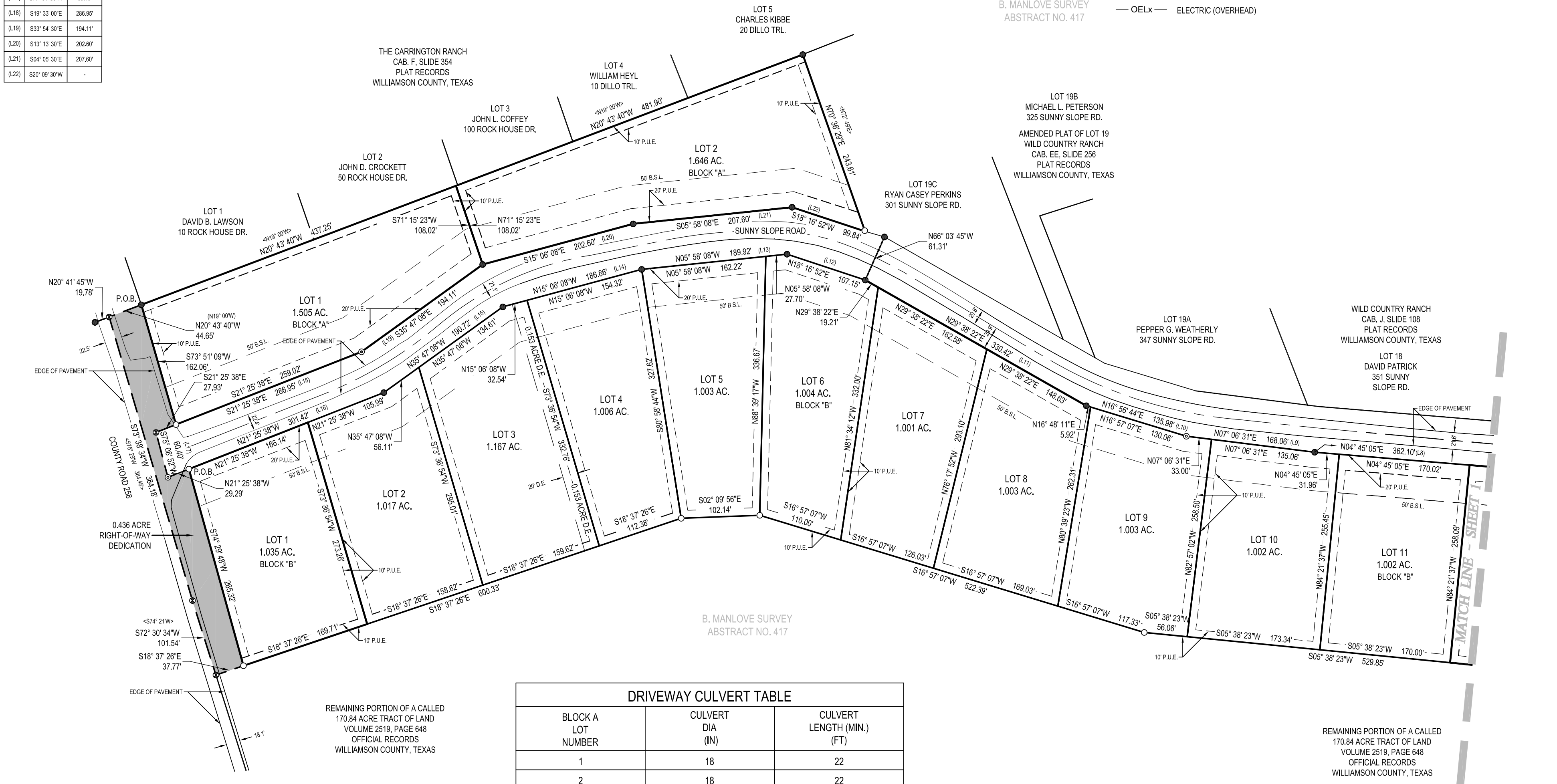
ENGINEERING & SURVEYING

DATE: JUNE, 2015
REVISION DATE: OCTOBER, 2015

JOB NO. 269101

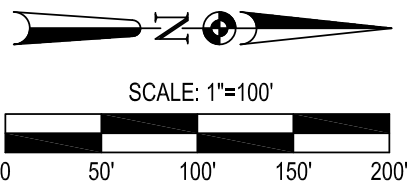
SHEET 1 OF 4

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	-



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	-

- 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
 - () DRAINAGE EASEMENT
 - D.E. BUILDING SETBACK LINE
 - B.S.L. PUBLIC UTILITY EASEMENT
 - P.U.E. UTILITY POLE WITH GUY WIRE
 - ⊙ OELx ELECTRIC (OVERHEAD)



REFER TO FINAL PLAT SHEET
"4" FOR ADDITIONAL NOTES
AND LOT REQUIREMENTS.

DRIVEWAY CULVERT TABLE		
BLOCK A LOT NUMBER	CULVERT DIA (IN)	CULVERT LENGTH (MIN.) (FT)
1	18	22
2	18	22
BLOCK B LOT NUMBER	CULVERT DIA (IN)	CULVERT LENGTH (MIN.) (FT)
1	18	22
2	18	22
3	18	22
4	18	22
5	18	22
6	18	22
7	18	22
8	18	22
9	18	22
10	18	22
11	18	22

NOTE: CONTRACTOR SHALL PLACE THE DRIVEWAY CULVERT WITHIN THE EXISTING BAR
DITCH FLOWLINE AND PROVIDE A MINIMUM OF 1% SLOPE FOR POSITIVE DRAINAGE.

FINAL PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION

MATKINHOOVER
ENGINEERING
& SURVEYING

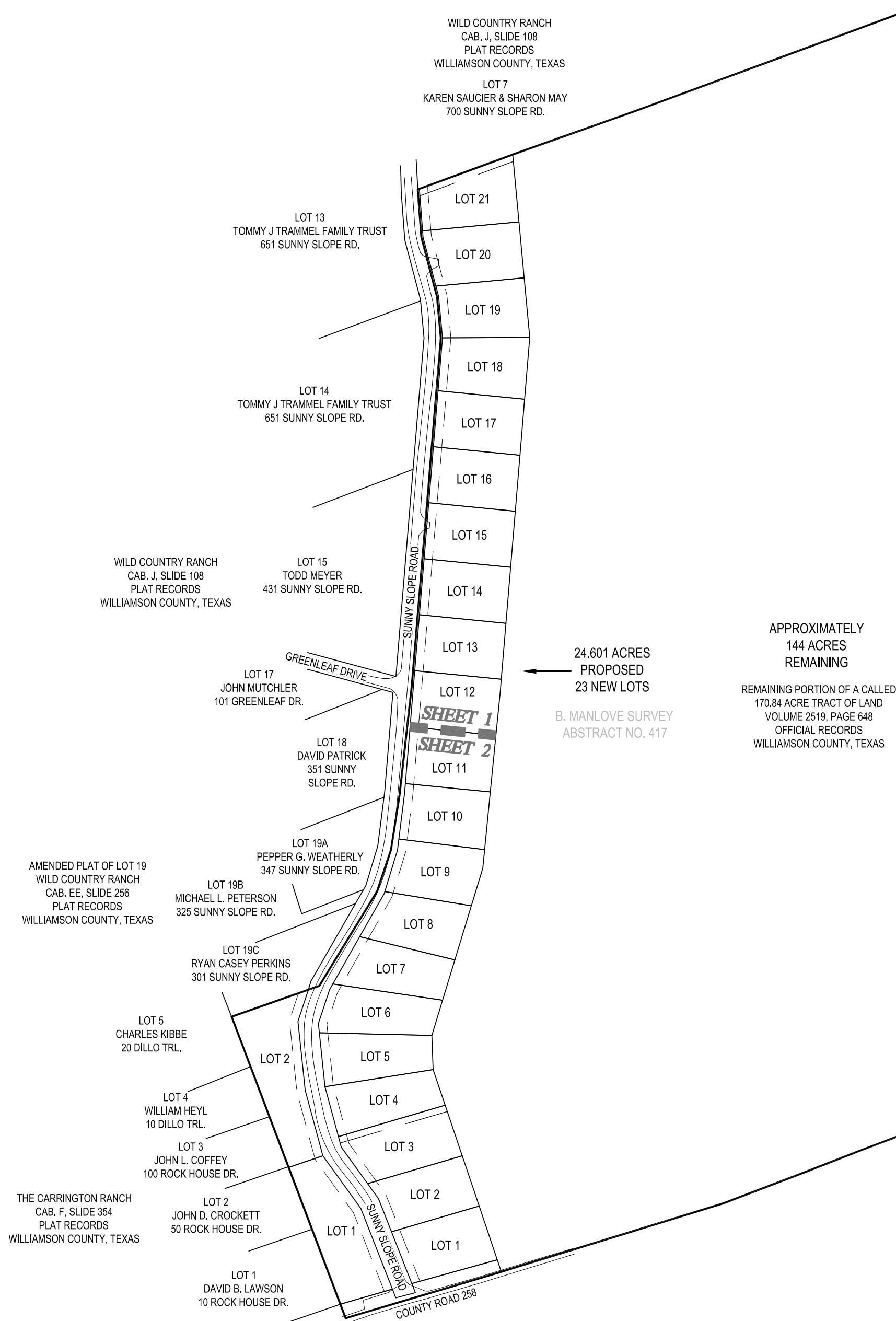
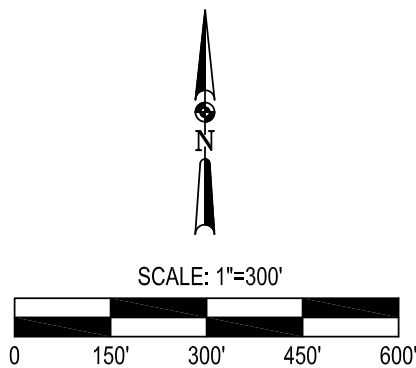
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE, 2015
REVISION DATE: OCTOBER, 2015

JOB NO. 269101

SHEET 2 OF 4

INDEX SHEET



FINAL PLAT FOR ESTABLISHING THE SUNNY SLOPE SUBDIVISION

MATKINHOOVER

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

**ENGINEERING
& SURVEYING**

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

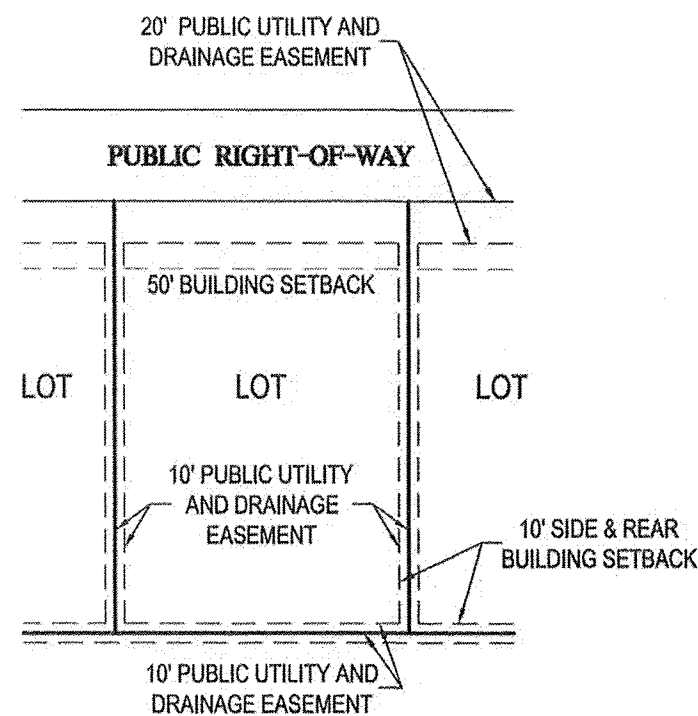
DATE: JUNE, 2015
REVISION DATE: OCTOBER, 2015

JOB NO. **269101**

SHEET **3** OF **4**

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 ENCRONCHED 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. A TWENTY (20) FOOT PUBLIC UTILITY 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.
9. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
10. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
11. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
12. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
20. DRIVEWAYS FOR LOT 1 (BLOCK A) AND LOT 1 (BLOCK B) SHALL CONNECT ONLY TO SUNNY SLOPE ROAD AND NOT TO COUNTY ROAD 258.



TYPICAL LOT EASEMENTS

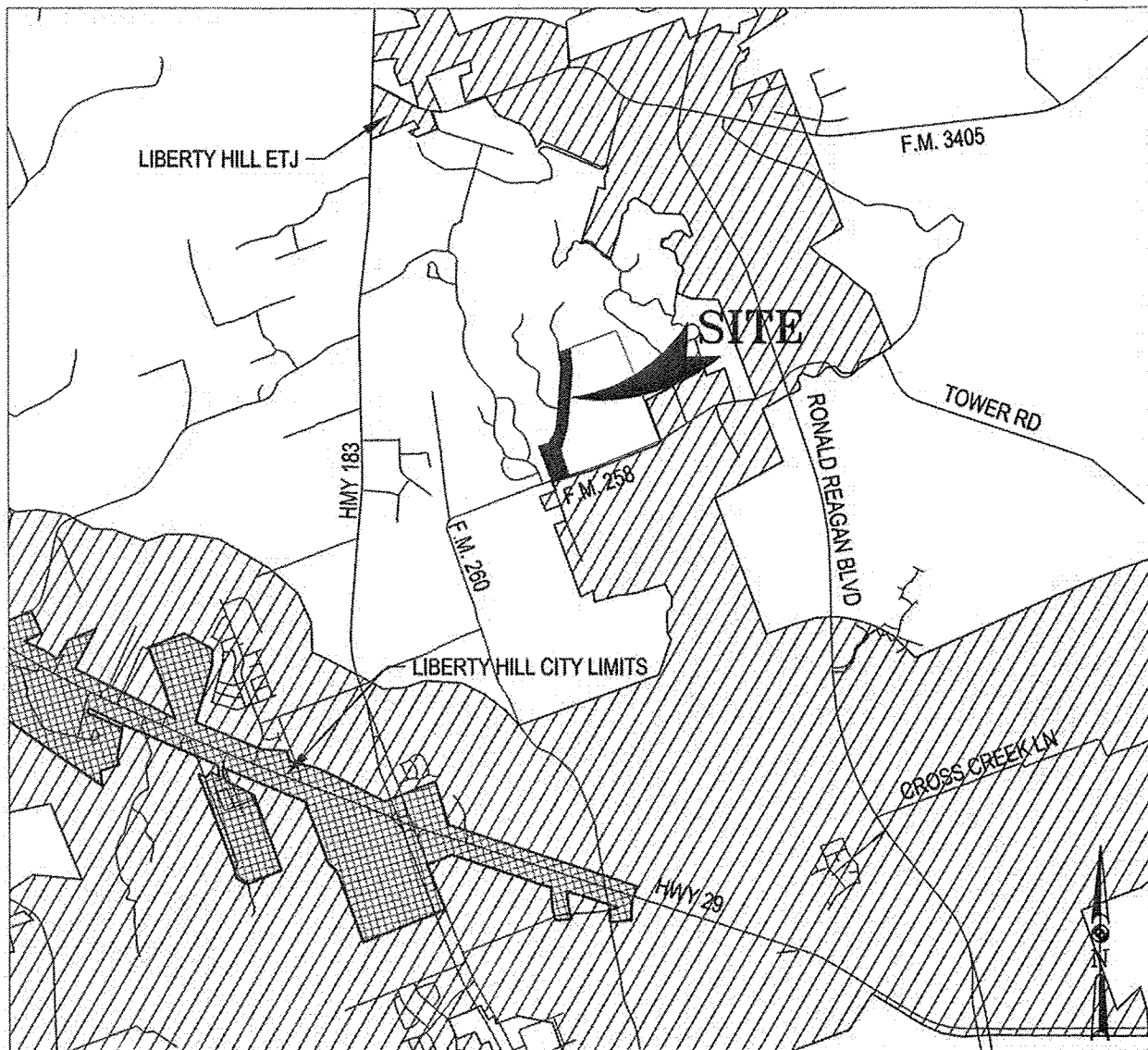
N.T.S. (ESTABLISHED ON ALL LOTS)

FINAL 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

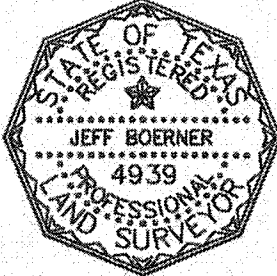


VICINITY MAP

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



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.



REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY BOERNER, R.P.L.S. #4939

LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, P.E.

OWNER:

TRIBAR
OWNER'S AGENT/GENERAL PARTNER
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 GARRETT D. KELLER, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
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STATE OF TEXAS)

COUNTY OF WILLIAMSON)

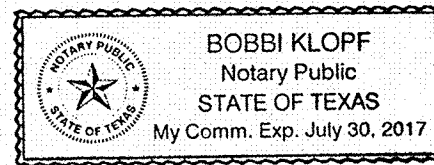
KNOW ALL MEN BY THESE PRESENTS;

I, BRIAN A. BARNES, OWNER'S AGENT AND GENERAL PARTNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME NO. (2519), PAGE (0648) 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 SUNNY SLOPE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 6th DAY OF November 2015

OWNER: TRIBAR
OWNER'S AGENT/GENERAL PARTNER:
MR. BRIAN A. BARNES
8103-A BAYWOOD DRIVE
AUSTIN, TEXAS 78759

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Barnes, 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 6th DAY OF November, 2015.



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, R.S. 050029596
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2nd DAY OF November 2015 A.D.

ANDY BRIDGES
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, A.D., AT _____ O'CLOCK _____ M, IN THE PLAT RECORDS OF SAID COUNTY.

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

MATKINHOOVER

ENGINEERING
& SURVEYING
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
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE, 2015
REVISION DATE: OCTOBER, 2015

JOB NO. 269101

SHEET 4 OF 4