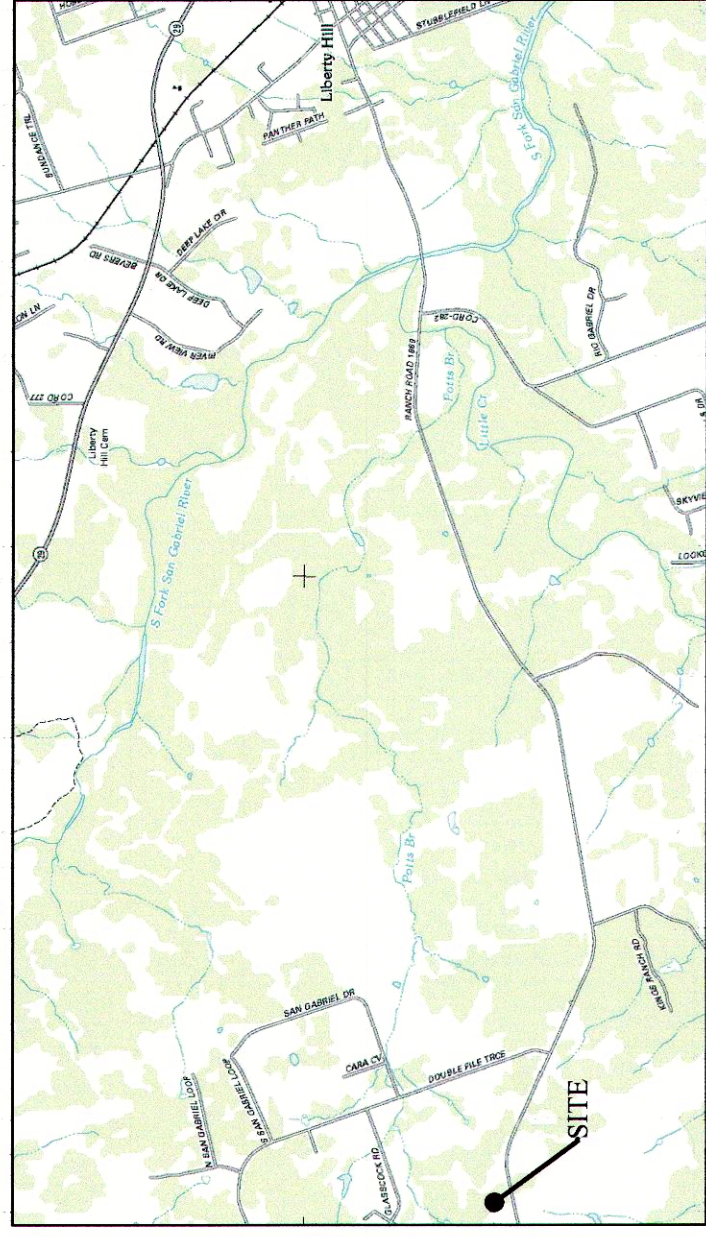


Vicinity Map
Not to Scale



Legend of Abbreviations
D.R.W.C.T. ~ DEED RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. ~ PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. ~ OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
CONCRETE MONUMENT ~ 4"x4" CONCRETE PILLAR FOUND
R.O.W. ~ RIGHT OF WAY
H.O.A. ~ HOME OWNERS ASSOCIATION
P.U.E. ~ PUBLIC UTILITY EASEMENT
P.O.B. ~ POINT OF BEGINNING
P.W.S.E. ~ PROPOSED WELL AND SANITARY EASEMENT
D.E. ~ DRAINAGE EASEMENT
B.L. ~ BUILDING SETBACK LINE
OSSF ~ ON-SITE SEWAGE FACILITY

NOTE: ALL EASEMENT SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS NOTED WITH RECORDING INFORMATION.

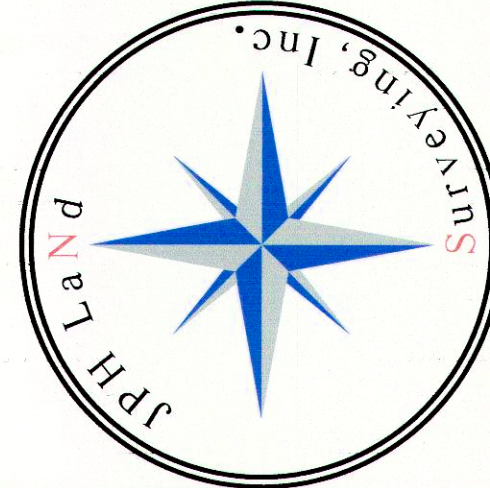
On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.

Sewer service for this subdivision will be provided by On-Site Sewage Facilities.

Developer
Dreman Day Custom Homes
P.O. Box 814 Liberty Hill, TX 78642
Phone: (512) 515-6488
Contact: Jon Branigan

Engineer
Adams - Engineering/Development Consultants
13785 Research Boulevard, Suite 125
Austin, Texas 78759
Phone: (512) 610-9500
Contact: Jack H. Garner, Jr., P.E.

Surveyor
JPH Land Surveying, Inc.
13563 West SH 29, Suite 4
Liberty Hill, Texas 78642
Phone: (512) 778-5688
Contact: Robert Hansen, R.P.L.S.



JPH Job No.
2014.052.001

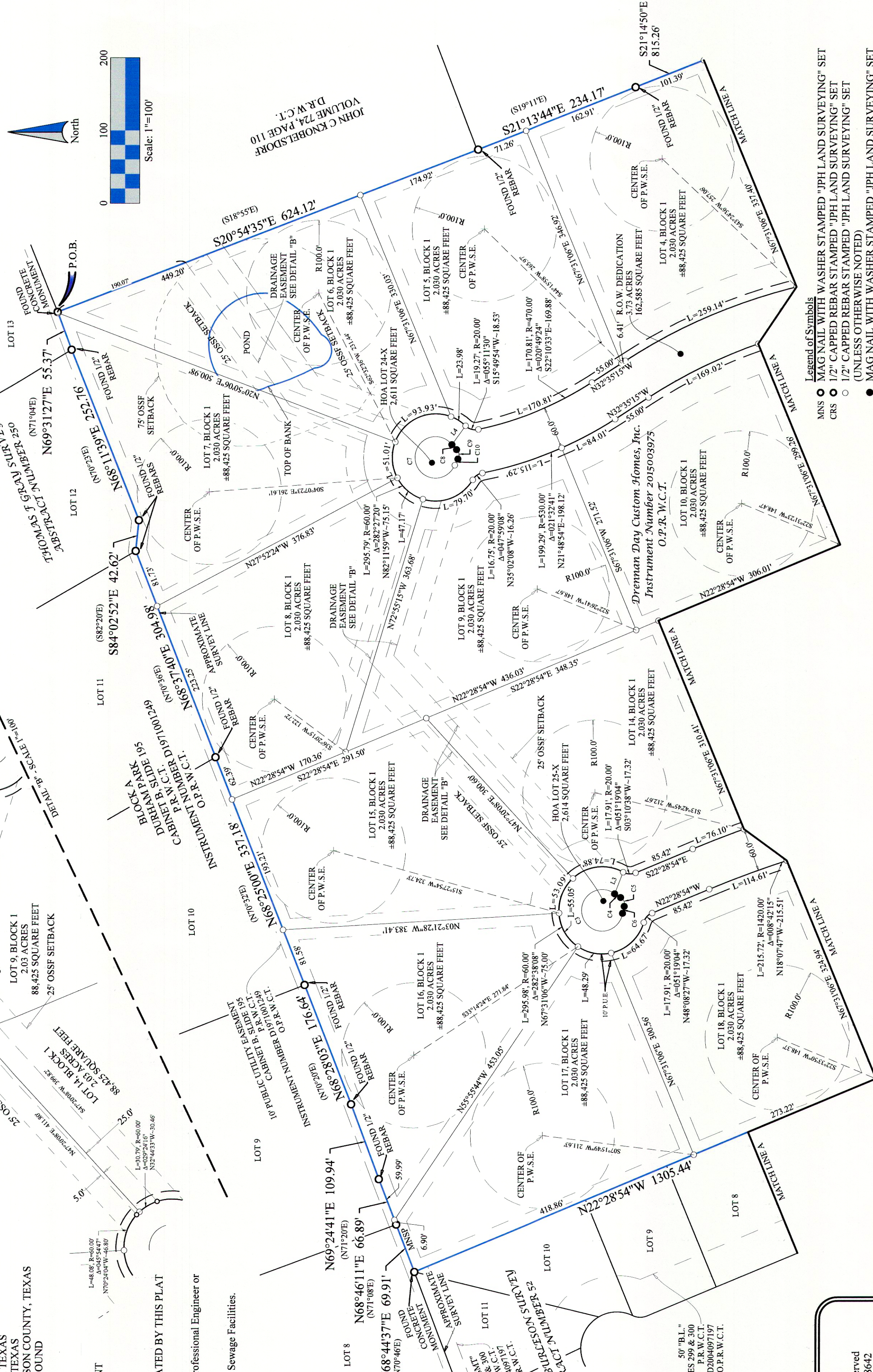
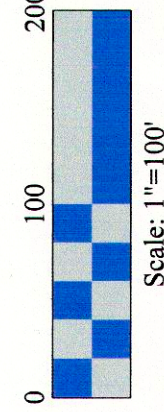
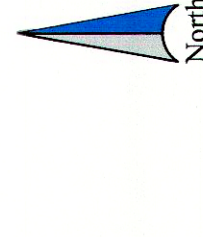
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13563 West SH 29, Suite #4, Liberty Hill, Texas 78642
Telephone (512) 778-5688 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
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Final Plat
of
Iron Oak
50.59 ACRES

situated in the
Rebecca Burleson Survey, Abstract Number 52
Williamson County, Texas

FINISHED FLOOR ELEVATIONS:

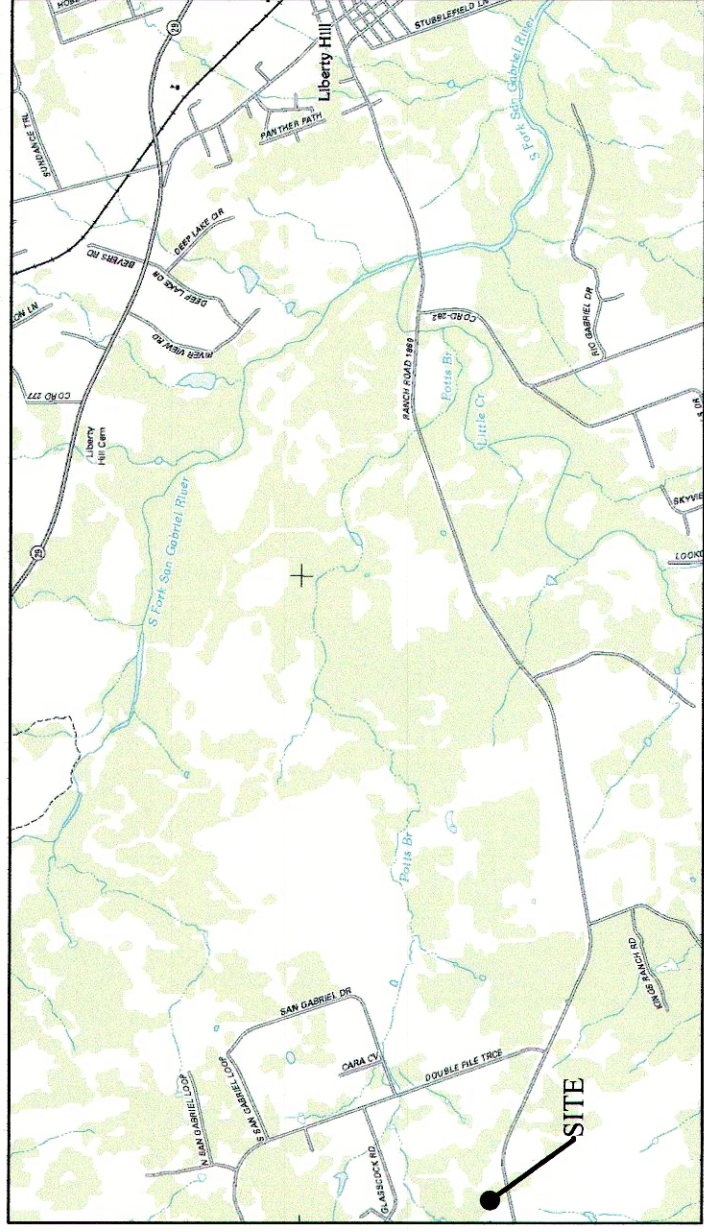
The minimum finished floor elevation shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.



- Legend of Symbols**
- MNS MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" SET
 - CRS 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET
 - 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET (UNLESS OTHERWISE NOTED)
 - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" SET
 - MNS 60D NAIL SET
 - CRS 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET PREVIOUSLY

Vicinity Map

Not to Scale



Legend of Abbreviations
D.R.W.C.T. ~ DEED RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. ~ PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
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CONCRETE MONUMENT ~ 4"x4" CONCRETE PILLAR FOUND
R.O.W. ~ RIGHT OF WAY
H.O.A. ~ HOME OWNERS ASSOCIATION
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D.E. ~ DRAINAGE EASEMENT
OSSF ~ ON-SITE SEWAGE FACILITY
NOTE: ALL EASEMENT SHOWN HEREON ARE DEDICATED BY THIS PLAT
UNLESS NOTED WITH RECORDING INFORMATION.

On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
Sewer service for this subdivision will be provided by On-Site Sewage Facilities.

Developer
Drennan Day Custom Homes
P.O. Box 814 Liberty Hill, TX 78642
Phone: (512) 515-6488
Contact: Jon Branigan

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13785 Research Boulevard, Suite 125
Austin, Texas 78759
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15' MINIMUM REAR YARD SETBACK
(50' FOR LOTS 21, 22 & 23, BLOCK 1)

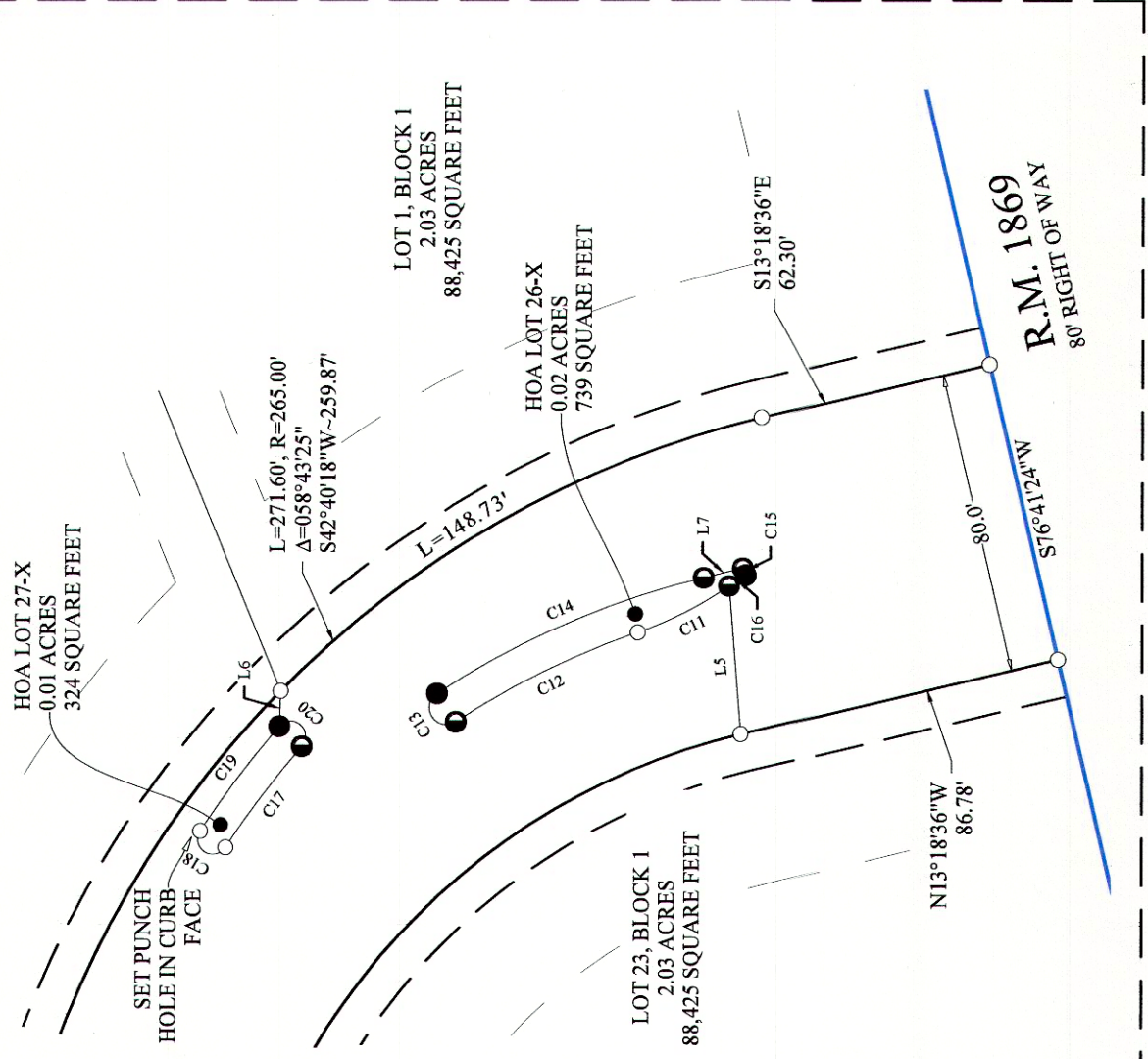
15' MINIMUM SIDE YARD SETBACK
(50' FOR LOT 1, BLOCK 1)

40' MINIMUM FRONT YARD SETBACK

60' R.O.W.

TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE

DETAIL "A"
1" = 50'



Final Plat

of

Iron Oak

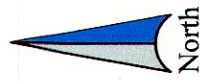
50.59 ACRES

situated in the

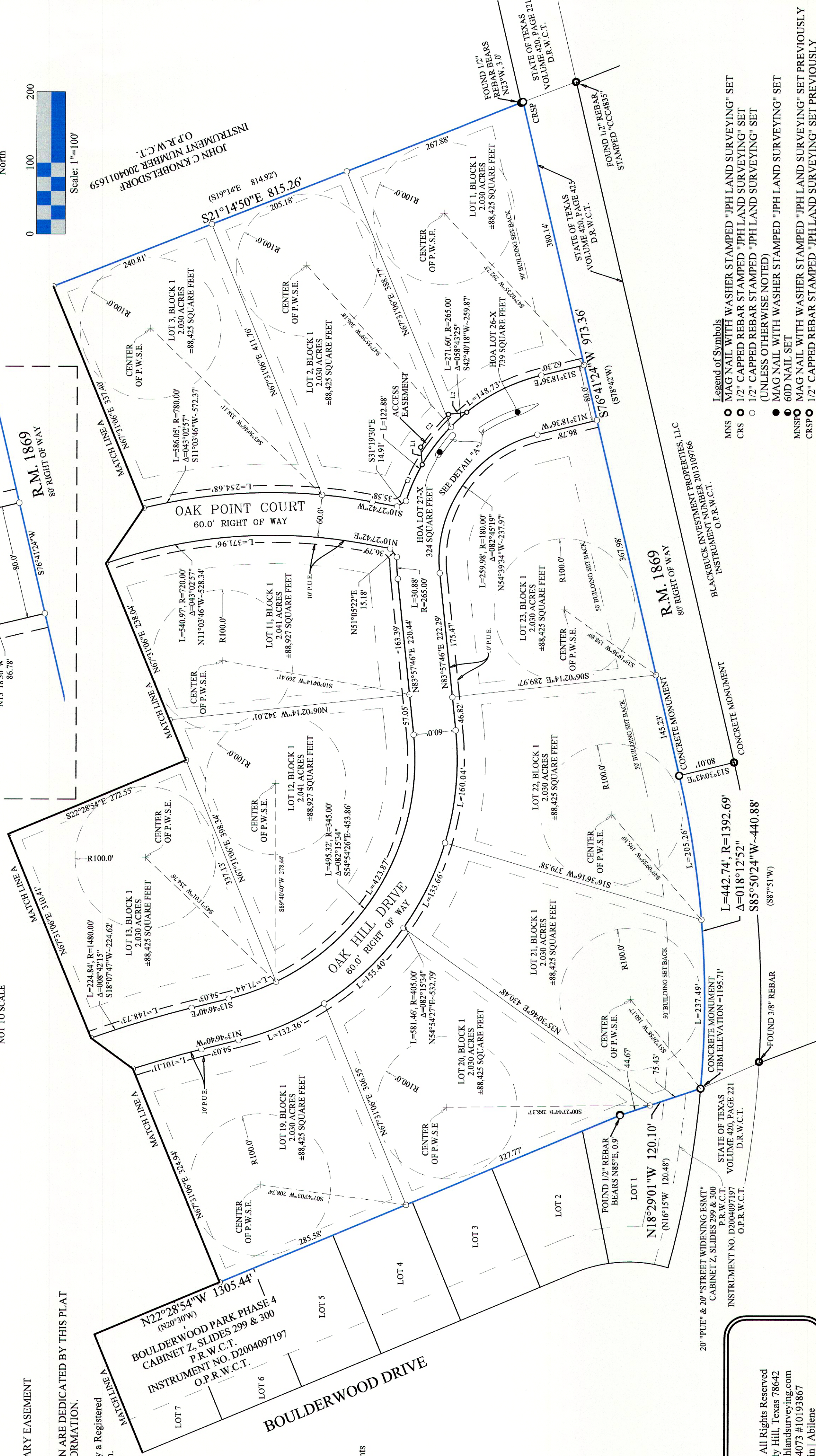
Rebecca Bursleson Survey, Abstract Number 52
Williamson County, Texas

FINISHED FLOOR ELEVATIONS:

The minimum 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.



Scale: 1" = 100'



Legend of Symbols
MNS ○ MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" SET
CRS ○ 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET
○ 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET
(UNLESS OTHERWISE NOTED)
● MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" SET
MNSP ○ MAG NAIL SET
CRSP ○ MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" SET PREVIOUSLY
○ 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET PREVIOUSLY

WHEREAS, Drenman Day Custom Homes, Inc. is the owner of a 50.59 acre parcel of land situated in the Rebecca Burleson Survey, Abstract Number 52, in Williamson County, Texas, as described in the deed recorded under Instrument Number 2015009975 of the Official Public Records of Williamson County, Texas (hereafter referred to as the DDCCHI Parcel); Said DDCCHI Parcel surveyed on the ground in the month of November, 2014 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor, Number 6439 being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch by 4 inch concrete pillar found at the northeast corner of said DDCCHI Parcel;
THENCE SOUTH 20 degrees 54 minutes 35 seconds EAST, 624.12 feet with the east line of said DDCCHI Parcel to a 1/2 inch rebar found;
THENCE SOUTH 21 degrees 13 minutes 42 seconds EAST, 234.17 feet with the east line of said DDCCHI Parcel to a found 1/2 inch rebar;
THENCE SOUTH 21 degrees 14 minutes 50 seconds EAST, 815.26 feet with the east line of said DDCCHI Parcel to a 1/2 inch capped steel rebar stamped "JPH LAND SURVEYING" set previously by this surveyor at the northeast corner of that parcel as described in the deed to the State of Texas recorded in Volume 420, Page 425 of the Deed Records of Williamson County, Texas;
THENCE SOUTH 76 degrees 41 minutes 24 seconds WEST, 973.36 feet with the north right of way line of R.M. 1869 as described in the deed to the State of Texas recorded in Volume 420, Page 425 of the Deed Records of Williamson County, Texas;
THENCE SOUTH 76 degrees 41 minutes 24 seconds WEST, 973.36 feet with the north right of way line of R.M. 1869 as described in the deed to the State of Texas recorded in Volume 420, Page 425 of the Deed Records of Williamson County, Texas;
THENCE NORTH 18 degrees 01 second WEST, 120.10 feet with the west line of said DDCCHI Parcel to a point from which a found 1/2 inch rebar bears NORTH 85 degrees EAST, 0.9 feet;
THENCE NORTH 22 degrees 28 minutes 54 seconds WEST, 1305.44 feet with the west line of said DDCCHI Parcel to a 1/2 inch by 1/2 inch concrete pillar found at the northwest corner of said DDCCHI Parcel;
THENCE NORTH 68 degrees 44 minutes 37 seconds EAST, 69.91 feet with the south line of Lot 8, Block A, Durham Park, according to the plat recorded in Cabinet B, Slide 05 of the Plat Records of Williamson County, Texas to a mag nail with washer stamped "JPH LAND SURVEYING" set previously at the southeast corner of said Lot 8, Block A;
THENCE the following three (3) calls coincident with the south line of Lot 9, Block A of said Durham Park:
1. NORTH 68 degrees 46 minutes 11 seconds EAST, 66.89 feet to a found 1/2 inch rebar;
2. NORTH 69 degrees 24 minutes 41 seconds EAST, 109.94 feet to a found 1/2 inch rebar;
3. NORTH 68 degrees 28 minutes 03 seconds EAST, 176.64 feet to a 1/2 inch rebar found at the southeast corner of said Lot 9, Block A;

THENCE NORTH 68 degrees 25 minutes 00 seconds EAST, 337.18 feet with the south line of Lot 10, Block A of said Durham Park to a 1/2 inch rebar found at the southeast corner of said Lot 10, Block A;
THENCE NORTH 68 degrees 37 minutes 40 seconds EAST, 304.98 feet with the south line of Lot 11, Block A of said Durham Park to a 1/2 inch rebar found at the southeast corner of said Lot 11, Block A;
THENCE SOUTH 84 degrees 02 minutes 52 seconds EAST, 42.62 feet with the south line of Lot 12, Block A of said Durham Park to a found 1/2 inch rebar;
THENCE NORTH 68 degrees 11 minutes 39 seconds EAST, 252.76 feet continuing with the south line of said Lot 12, Block A to a 1/2 inch rebar found at the southeast corner of said Lot 12, Block A;
THENCE NORTH 69 degrees 31 minutes 27 seconds EAST, 55.37 feet with the south line of Lot 13, Block A of said Durham Park to the POINT OF BEGINNING, containing 50.59 acres. The basis of bearings for this description is Grid North of the Texas Coordinate System of 1983, Central Zone 4203

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Drenman Day Custom Homes, Inc. does hereby adopt this plat, designating the herein described property as IRON OAK an addition in Williamson County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The owner further acknowledges that 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 environment, including (but not limited to) the Endangered Species Act, state Aquifer Regulations, and Municipal Watershed ordinances.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. 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 roads in the subdivision have finally been accepted for maintenance by the County.

Drenman Day Custom Homes, Inc. (Jon Brannigan) _____ Date _____

STATE OF TEXAS

COUNTY OF WILLIAMSON
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jon Brannigan of Drenman Day Custom Homes, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of December 20 12.

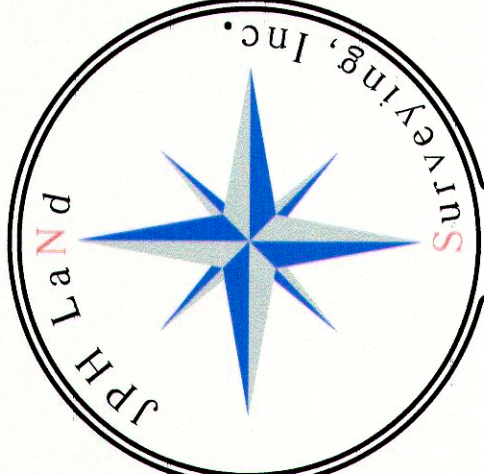
Notary Public in and for the State of Texas My commission expires:



Engineer
Adams - Engineering/Development Consultants
13785 Research Boulevard, Suite 125
Austin, Texas 78759
Phone: (512) 610-9500
Contact: Jack H. Garner, Jr., P.E.

Developer
Drenman Day Custom Homes
P.O. Box 814
Liberty Hill, TX 78642
Phone: (512) 515-6488
Contact: Jon Brannigan

Surveyor
JPH Land Surveying, Inc.
13563 West SH 29, Suite 4
Liberty Hill, Texas 78642
Phone: (512) 778-5688
Contact: Robert A. Hansen, R.P.L.S.



JPH Job No.
2014.052.001
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Telephone (512) 778-5688 www.jphlandsurveying.com
TBPUS Firm #10019500 #10194073 #10193867
Dallas - Fort Worth | Austin | Abilene

Plat Notes

Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county and adjacent right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.

Driveways for Lots 1, 21, 22 and 23 shall connect only to Oak Hill Drive and not directly to R.M. 1869.

Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel footage or 50 feet, whichever is less.

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 floodplain boundaries in this area.

Road Widening Easements - 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 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 improvements will be responsible for the relocation and/or replacement of the improvement.

Owner's Responsibility - 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 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 draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representations by others 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.

Lien Free Right-of-Way - 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.

Flood Note - 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. 48491C0250 & 48491C0225 Revised Date: September 26, 2008 for Williamson County, Texas.

No structure or land on this plat shall hereafter be located or altered without first submitting a certificate of compliance to the Williamson County flood plain administrator.

Storm Water Management - This subdivision is subject to storm-water management controls as required by Williamson County subdivision regulations, Section B10.1, on new development that would evoke such controls beyond existing conditions.

All lots will be served by private, on-site wells.

Health Department Approval - Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by said engineer or surveyor, I find this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This Williamson County Health Department (WCHD) approval is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Health Department (WCHD) and Williamson County disclaim any responsibility to any member of the public for any subsequent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

Deborah L. Marlow, R.D.
Assistant Deputy Director, Environmental Health Services, WCHD
Date 1/06/2016

Road Name and 911 Addressing Approval:
Road name and address assignments verified this the 4th day of January, 2016 A.D.

Jenisa Pak
Williamson County Addressing Coordinator

Surveyor's Notes

- The basis of bearing for this survey is Grid North of the Texas Coordinate System of 1983, Central Zone 4203
- Adjoining ownership shown per the Williamson County Appraisal District.
- Elevations are based on NAVD 1983 per GPS observations using the Texas RTK Network. The site benchmark is the top center of a 4"x4" concrete monument found on the north side of R.M. 1869 ±330
- This survey is a title commitment of First American Title Insurance Company of Texas, dated July 18, 2014 and issued July 28, 2014. Complete copies of the record description of the property, any affecting the property, the record easements or servitudes, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
- Where a measured or calculated dimension differs from the record by an amount deemed significant by this surveyor, the record dimension is shown in addition to, and differentiated from, the corresponding measured dimension by parenthesis.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert A. Hansen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Williamson County, Texas.



Signed _____
Robert A. Hansen
Registered Professional
Land Surveyor, No. 6439

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Hansen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29 day of December, 2012.

DUSTIL HERMAN
My Notary ID # 10210897
Expires September 14, 2019

Notary Public in and for the State of Texas

Edward's Aquifer Recharge Zone (EARZ) Certification
This tract is not located in the Edwards Aquifer Recharge Zone according to
https://gsweb.tceq.texas.gov/edwardsaquifer



Signed _____
Robert A. Hansen
Registered Professional
Land Surveyor, No. 6439

Driveway Drainage Pipe Table

Location	Size (Diameter) - minimum	Length - minimum	Design Invert Elevations
Lot 7, Block 1	36 inches	25 feet	Upstream FL = 1179.3 feet Downstream FL = 1179.1 feet
Lot 8, Block 1	36 inches	25 feet	Upstream FL = 1179.9 feet Downstream FL = 1179.7 feet

STATE OF TEXAS
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.

Dan A. Gattis, County Judge _____ Date _____

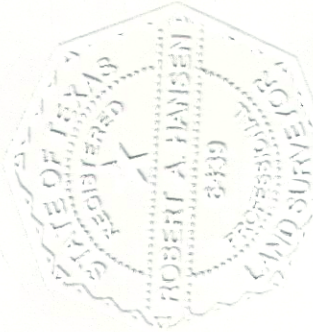
STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County 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 _____ day of _____, 20____, 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 County Court of Williamson County, Texas

By: _____ Deputy



Final Plat of Iron Oak 50.59 ACRES

situated in the
Rebecca Burleson Survey, Abstract Number 52
Williamson County, Texas

FINISHED FLOOR ELEVATIONS:

The minimum 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.