

PRELIMINARY PLAT
JENNINGS BRANCH

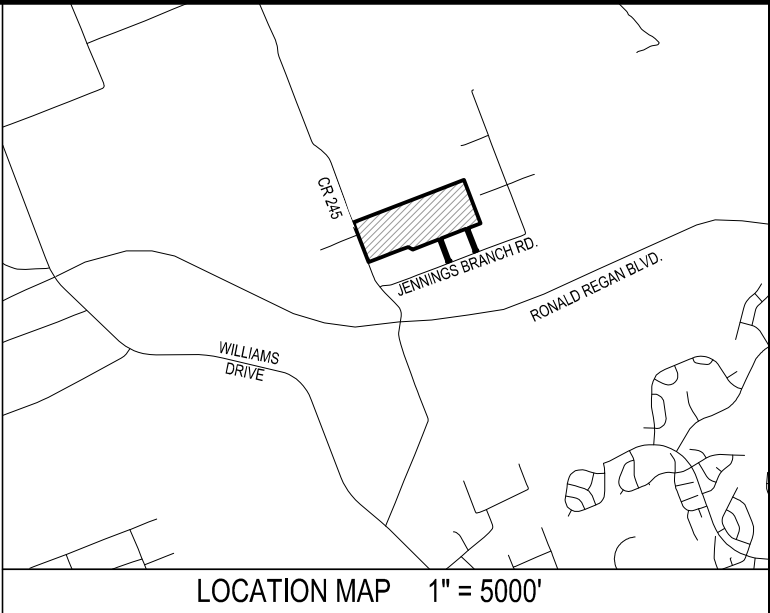
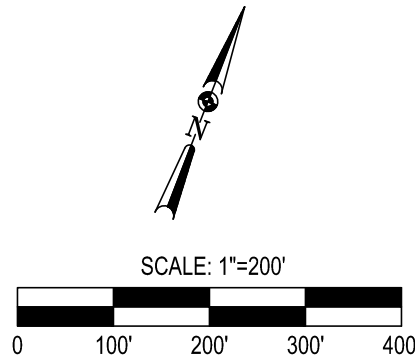
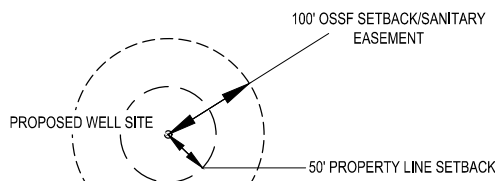
NOTES:
1) FIELD WORK PERFORMED ON: APRIL 13, 2015
2) BASIS OF BEARING: NAD 83, TEXAS CENTRAL ZONE, STATE PLANE
3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, G.F. NUMBER 150070454, ISSUED DATED OF APRIL 21, 2015 EFFECTIVE DATE OF APRIL 13, 2015, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN; THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN; THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

RESTRICTIVE COVENANTS:
DOCUMENT NO. 19942147, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

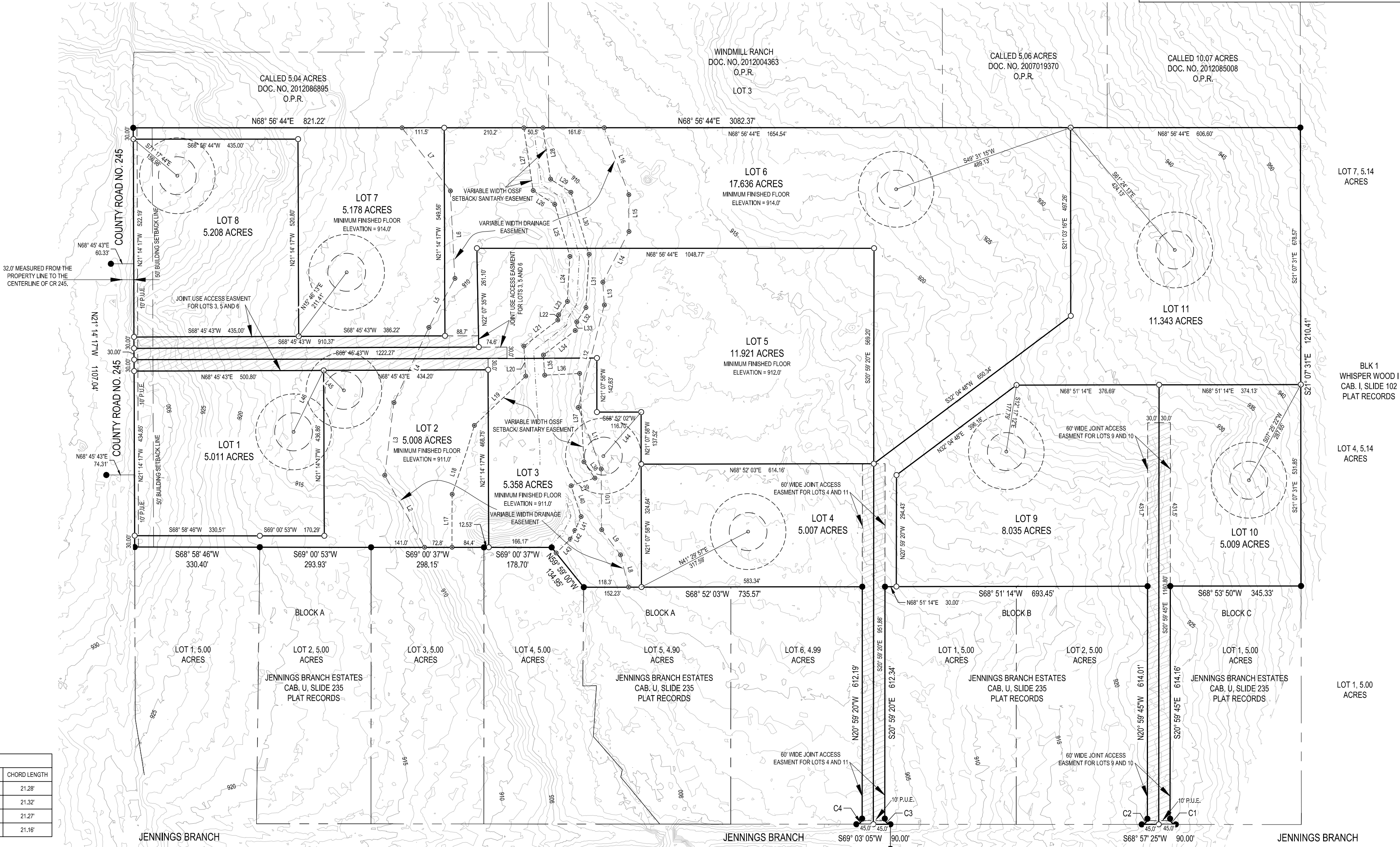
a. VOLUME 819, PAGE 13, DEED RECORDS, OIL GAS AND MINERAL LEASE.
b. DOCUMENT NO. 2000024929, OFFICIAL PUBLIC RECORDS, EASEMENT TO CHISHOLM TRAIL, SPECIAL UTILITY DISTRICT, (APPLIES - EASEMENT 15' IN WIDTH CENTERED ON PIPELINES; EVIDENCE OF PIPELINES NOT RECOVERED, EXACT LOCATION CANNOT BE DETERMINED)
c. DOCUMENT NO. 2000009952, OFFICIAL PUBLIC RECORDS, AFFIDAVIT TO THE PUBLIC REGARDING THE OPERATION OF A SECONDARY TREATMENT SYSTEM.

FEMA FLOOD PLAIN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN; THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S49° 55' 13"E	217.22'
L3	S13° 50' 38"E	193.32'
L4	S03° 54' 38"W	219.30'
L5	S06° 52' 30"W	146.13'
L6	S23° 58' 33"E	231.46'
L7	S59° 31' 14"E	209.96'
L8	S35° 06' 29"E	87.60'
L9	S57° 55' 22"E	82.95'
L10	S21° 28' 45"E	160.55'
L11	S41° 26' 22"E	173.45'
L12	S06° 47' 13"E	278.85'
L13	S24° 42' 36"E	60.48'
L14	S06° 12' 30"W	150.45'
L15	S21° 07' 59"E	97.36'
L16	S41° 17' 11"E	188.39'
L17	S20° 59' 23"E	140.07'
L18	S02° 11' 00"E	113.31'
L19	S25° 06' 07"W	188.10'
L20	S24° 36' 58"E	78.14'
L21	S31° 22' 10"W	113.00'
L22	S11° 20' 49"E	13.79'
L23	S11° 43' 20"W	42.28'
L24	S17° 43' 35"E	119.16'
L25	S37° 18' 49"E	143.16'
L26	S78° 25' 00"E	67.83'
L27	S29° 27' 59"E	167.58'
L28	S29° 27' 59"E	137.40'
L29	S78° 25' 00"E	63.81'
L30	S37° 18' 49"E	170.53'
L31	S17° 43' 35"E	140.93'
L32	S11° 43' 20"W	45.21'
L33	S11° 20' 49"E	23.14'
L34	S31° 22' 10"W	105.98'
L35	S24° 36' 58"E	53.27'
L36	N66° 11' 29"E	92.32'
L37	S23° 48' 31"E	233.62'
L38	S55° 22' 54"E	51.76'
L39	S50° 59' 08"W	65.94'
L40	S39° 00' 52"E	85.64'
L41	S03° 20' 17"W	40.35'
L42	S06° 46' 39"W	25.94'
L43	S24° 36' 08"W	52.05'
L44	S19° 33' 26"W	153.38'
L45	S66° 14' 17"E	74.95'
L46	S05° 09' 39"W	180.93'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	15.00'	23.65'	90°21'15"	S65° 49' 12"E
C2	15.00'	23.71'	90°33'18"	N23° 43' 49"E
C3	15.00'	23.65'	90°19'07"	S65° 49' 50"E
C4	15.00'	23.48'	89°42'01"	N24° 09' 42"E



OWNER/AGENT:
C/O NORM ASHBY
ASHBY CAPITAL INVESTMENTS
P.O. BOX 1138
GEORGETOWN, TX, 78627
(512) 676-9008
(512) 697-2855 FAX
NORMASHBY@WILDEWOODTX.COM

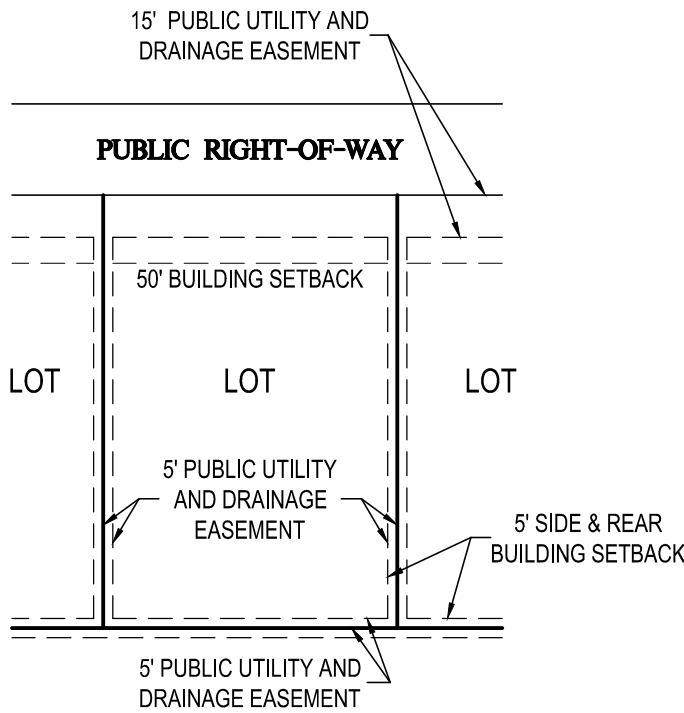


DATE: FEBRUARY 25, 2016
JOB NO. 2743.00

SHEET 1 OF 2

NOTES:

1. ACREAGE OF SUBDIVISION = 84.7 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 7.7 AC/LOT.
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 (REVISED 1/11/2010) 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 INDIVIDUAL WELL.
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. 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.
7. A FIFTEEN (15) 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 FIVE (5) 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.
8. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
9. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
10. 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.
11. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
18. A PORTION OF THIS TRACT IS LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.
19. LOTS 2, 3, 4, 5, 6, 7, 9, AND 10 WILL NOT BE FURTHER SUBDIVIDED.

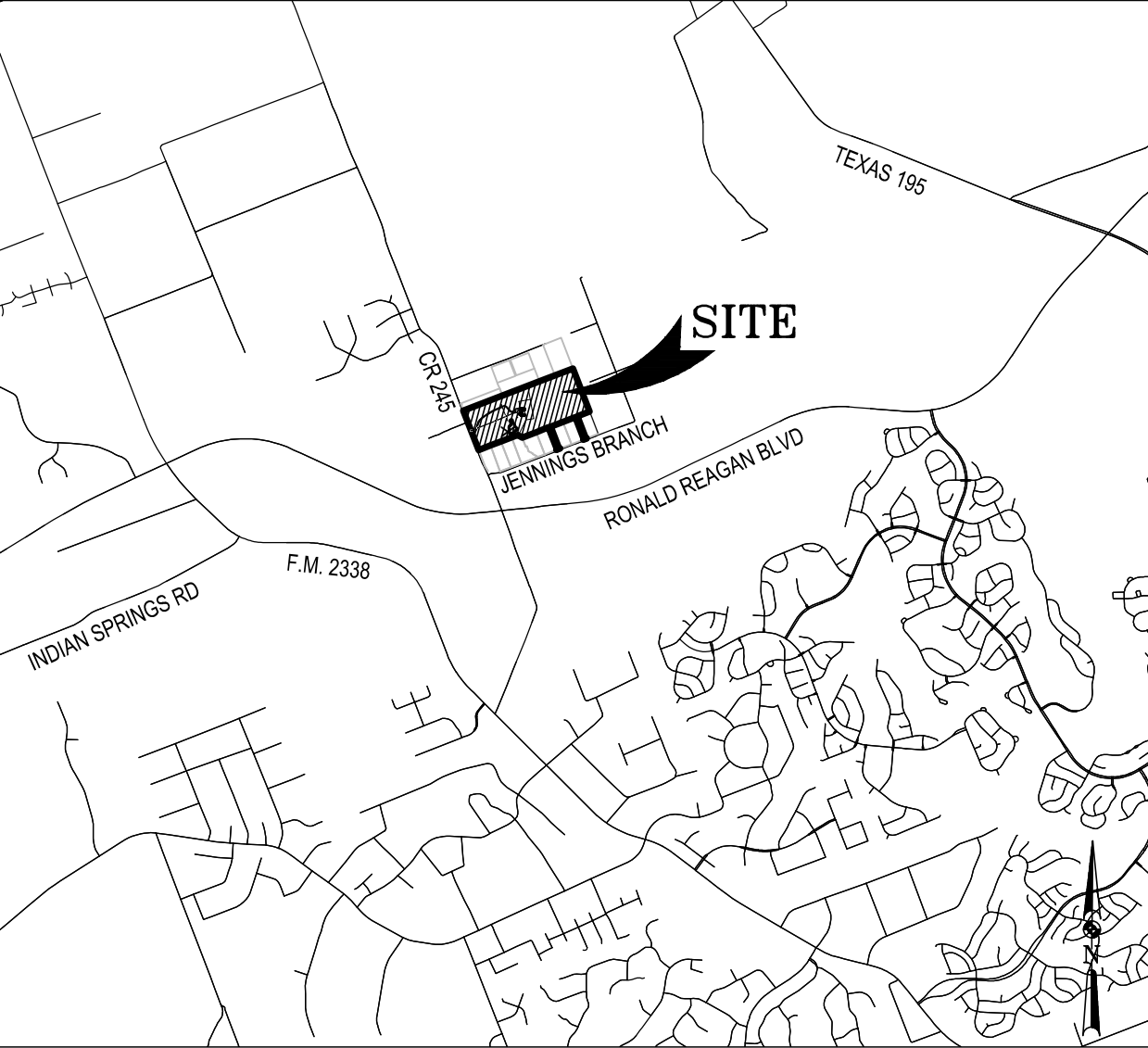


TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)

PRELIMINARY PLAT FOR ESTABLISHING JENNINGS BRANCH

BEING AN 84.712 ACRE TRACT OF LAND LOCATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, SAID 84.712 ACRE TRACT BEING ALL OF A CALLED 74.711 ACRE TRACT KNOWN AS "TRACT 1" AND ALL OF A 10.001 ACRE TRACT KNOWN AS "TRACT 2" RECORDED IN DOCUMENT NO. 2015039180, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 11



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
TRAVIS QUICKSALL, R.P.L.S.

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 LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.

LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE

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

I, NORM ASHBY, OWNER'S AGENT AND GENERAL PARTNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015039180 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 JENNINGS BRANCH .

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

OWNER: ASHBY CAPITOL INVESTMENTS

OWNER'S AGENT/GENERAL PARTNER:
MR. NORM ASHBY
P.O. BOX 1138
GEORGETOWN, TEXAS 78627

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.

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
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.

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

OWNER/DEVELOPER:

C/O NORM ASHBY
ASHBY CAPITOL INVESTMENTS
P.O. BOX 1138
GEORGETOWN, TEXAS 78627
(512) 876-9008
(512) 697-2855 FAX
NORMASHBY@WILDEWOODTX.COM

AGENT:

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

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: FEBRUARY, 2016

JOB NO. 2743.00

SHEET 2 OF 2