

AMENDED FINAL PLAT OF
SAN GABRIEL RIDGE, SECTION THREE, LOT 5

BEING A 2.742 ACRE TRACT OF LAND OUT OF THE JOHN B. ROBINSON
SURVEY, ABSTRACT NUMBER 521 SITUATED IN WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

THAT I, DOUGLAS D. LEWIS, AGENT FOR SUGAR PALM, LTD, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009094558 OF THE OFFICIAL PUBLIC RECORDS OF THE WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. 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. THIS SUBDIVISION IS TO BE KNOWN AS "AMENDED FINAL PLAT OF SAN GABRIEL RIDGE, SECTION THREE, LOT 5".

TO CERTIFY WHICH, WITNESS MY HAND THIS 21st DAY OF March, 2016 A.D.

DOUGLAS D. LEWIS, AGENT FOR SUGAR PALM, LTD
3921 STECK AVE. SUITE A105
AUSTIN, TEXAS 78759

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DOUGLAS D. LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March, 2016.

CARRIE E. RAMPY
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON 12/03/2018



PLAT NOTES

- BUILDING SETBACKS SHALL BE 50 FEET ALONG U.S. HIGHWAY 183.
- A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE LOTS SHOWN HEREON.
- A SEVEN AND A HALF FOOT (7.5') P.U.E. ABUTTING ALL LOT SIDE AND REAR LOT LINES IS HEREBY DEDICATED.
- THIS LOT DOES NOT HAVE DRIVEWAY ACCESS TO HIGHWAY 183 UNLESS A DRIVEWAY PERMIT IS OBTAINED FROM TxDOT. ALL OTHER DRIVEWAYS SHALL RECEIVE APPROVAL FROM WILLIAMSON COUNTY AND/OR MUNICIPAL UTILITY DISTRICT NO. 13, AS APPLICABLE.
- DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF-WAYS THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN FEET.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUD #13. WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICTS ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WASTEWATER AND STORM DRAINAGE IMPROVEMENTS.
- ALL BUILDINGS PLACED ON THE SUBDIVISION LOT WILL BE CONNECTED TO WASTEWATER LINE PROVIDED BY THE CITY OF LIBERTY HILL IN ACCORDANCE WITH AGREEMENT WITH WILLIAMSON COUNTY M.U.D. NO. 13.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN WESTERN DISTRICT.
- EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION AS PER WILLIAMSON COUNTY REGULATIONS MUST BE PROVIDED PRIOR TO ANY CONSTRUCTION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF WILLIAMSON COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- IF APPLICABLE, THE STORMWATER RUNOFF FOR DEVELOPMENT OF EACH LOT SHALL BE PROVIDED BY INSTALLATION OF STORMWATER DETENTION FACILITY FOR EACH LOT AS DEVELOPED TO MAINTAIN EXISTING CONDITION RUNOFF RELEASE OR BY OTHER APPROVED METHODS.
- 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 PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO 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 OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS AS SHOWN HEREON.
- 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.

PLAT NOTES - CONTINUED

- MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN THE CR 263 RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- DRIVEWAY ACCESS TO CR 263 - OWNER MAY INSTALL A "DIP TYPE" DRIVEWAY.

FIELD NOTES TO ACCOMPANY SKETCH OF A 2.742 ACRE TRACT OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521 SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING OUT OF A 7.119 ACRE TRACT AS CONVEYED TO SUGAR PALM, LTD. BY DEED OF RECORD IN DOCUMENT 2009094558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.742 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) OF COUNTY ROAD 263 AND THE WESTERLY R.O.W. OF U.S. HIGHWAY 183 (R.O.W. VARIES) FOR A AN ARC LENGTH OF 266.92 FEET, AND A CHORD WHICH BEARS S 23°33'08" E, A DISTANCE OF 266.90 TO A 1/2 INCH IRON SET FOR THE SOUTHEAST HEREOF;

THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 6720.00 FEET, A CENTRAL ANGLE OF 02°16'33", AN ARC LENGTH OF 266.92 FEET, AND A CHORD WHICH BEARS S 23°33'08" E, A DISTANCE OF 266.90 TO A 1/2 INCH IRON SET FOR THE SOUTHEAST HEREOF;

THENCE, S 68°28'14" W, ACROSS SAID 7.119 ACRE TRACT, FOR A DISTANCE OF 453.62 FEET TO A 1/2 INCH IRON ROD SET IN THE WEST LINE OF SAID 7.119 ACRE TRACT AND IN THE EAST LINE OF SUMMERLYN PHASE L-2, A SUBDIVISION OF RECORD IN CABINET 'DD', SLIDES 164-165 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 21°25'16" W, ALONG THE COMMON LINE OF SAID 7.119 ACRE TRACT AND SAID SUMMERLYN PHASE L-2, A DISTANCE OF 266.73 FEET TO A 1/2 INCH IRON ROD FOUND IN SAID SOUTHERLY R.O.W. OF COUNTY ROAD 263 FOR THE COMMON CORNER OF SAID SUMMERLYN PHASE L-2 AND SAID 7.119 ACRE TRACT, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE, N 68°28'14" E, ALONG SAID SOUTHERLY R.O.W. OF COUNTY ROAD 263, A DISTANCE OF 443.70 FEET TO THE POINT OF BEGINNING CONTAINING 2.742 ACRES OF LAND, MORE OR LESS.

WILLIAMSON COUNTY 911 ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 17th DAY OF March, 2016

Indy Bridge
AUTHORIZED ADDRESS COORDINATOR
WILLIAMSON COUNTY, TEXAS

CITY OF LIBERTY HILL:

THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

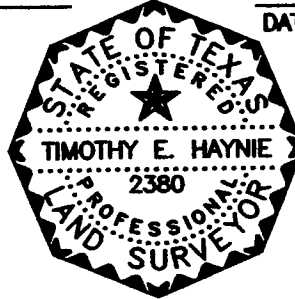
Sally J. McLes
CITY OF LIBERTY HILL, TEXAS

3-16-16
DATE

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

I, TIMOTHY HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TIMOTHY HAYNIE,
REGISTERED PROFESSIONAL SURVEYOR
No. 2380 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664
TBPLS FIRM #100250-00

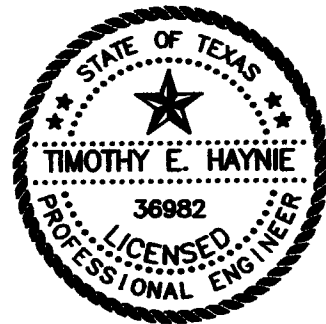


03-11-16
DATE

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

I, TIMOTHY E. HAYNIE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A ZONE 'A' FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND THAT THIS LOT CONFORMS TO WILLIAMSON COUNTY, TEXAS REGULATIONS.

TIMOTHY E. HAYNIE
REGISTERED PROFESSIONAL ENGINEER
No. 36982 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664
TBPE FIRM #F0022411



03-11-16
DATE

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 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.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

I, NANCY E. 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 _____, 2016 A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2016 A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

AMENDED FINAL PLAT OF
SAN GABRIEL RIDGE
SECTION THREE, LOT 5

SHEET NO.
2 OF 2

HAYNIE CONSULTING, INC.
Civil Engineering and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9483
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

DESCRIPTION

DATE REV. BY

CHECKED BY: B.J.

DRAWN BY: C.A.H.

SCALE: 1"=60'

BEING A 2.742 ACRE TRACT OF LAND OUT OF THE JOHN B. ROBINSON
SURVEY, ABSTRACT NUMBER 521 SITUATED IN WILLIAMSON COUNTY, TEXAS.

BEING A 2.742 ACRE TRACT OF LAND OUT OF THE JOHN B. ROBINSON
SURVEY, ABSTRACT NUMBER 521 SITUATED IN WILLIAMSON COUNTY, TEXAS.



DATE: FEBRUARY 18, 2016

1. OWNER: SUGAR PALM, LTD.
DOUGLAS D. LEWIS, AGENT
3921 STECK AVE. - SUITE A105
AUSTIN, TEXAS 78759
PHONE: (512) 447-4414
EMAIL: DDL@BOHLS.COM
2. ENGINEER/SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
FAX: 512-837-9463
EMAIL: tehaynie@haynieconsulting.com
3. SURVEY: JOHN B. ROBINSON SURVEY,
ABSTRACT NUMBER 521,
4. TOTAL ACRES: 2.742 ACRES
5. NUMBER OF LOTS: 1 COMMERCIAL LOT
6. NO PROPOSED RIGHT-OF-WAY AREA
7. NUMBER OF BLOCKS: ONE

BENCHMARK:

A 1/2" IRON ROD SET IN CONCRETE AT
THE NORTHEAST CORNER OF THIS LOT.
ELEVATION = 957.84 FEET.

CURVE TABLE

NUMBER	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING.	RADIUS
C1	02°16'33"	266.92	266.90	S 23°33'08" E	6720.00

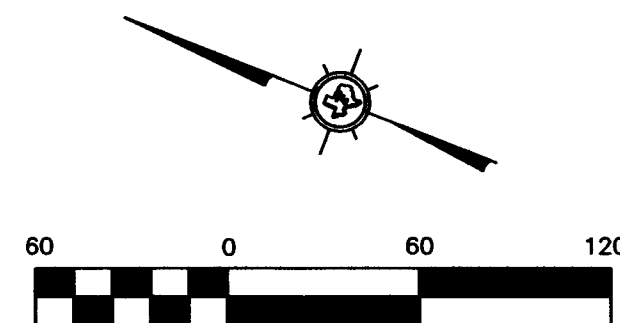
NOTE:
BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS
SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM,
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88
VERTICAL CONTROL DATUM.

APPROX. 32'
R.O.W.

P.O.B.
N: 10206143.05
E: 3070387.26
BENCHMARK

U.S. HWY 183 R.O.W. TAKE
(R.O.W. VARIES)


MOURNING DOVE LANE



Scale 1" = 60'

LEGEND

- 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
O.P.R.W.C. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY
P.O.B. POINT OF BEGINNING
— x — BARBED-WIRE FENCE

SHEET NO. 1 OF 2	AMENDED FINAL PLAT OF SAN GABRIEL RIDGE SECTION THREE, LOT 5	DRAWN BY: C.A.H. CHECKED BY: B.J. SCALE: 1"=80'	DATE	REV. BY	DESCRIPTION
 HAYNIE CONSULTING, INC. Surveyors and Land Surveyors 1010 Round Rock, Texas 78664-3276 Ph. 512-837-2446, Fax: 512-837-9463 E-mail: haynie@haynie.com					

**AMENDED FINAL PLAT OF
SAN GABRIEL RIDGE
SECTION THREE, LOT 5**

SHEET NO.
1 OF 2