

Final Plat

Stonewood Acres Subdivision

9.987 Acres Out of the John H. Williams Survey
Abstract No. 569
Williamson County, Texas

Legend

- R.P.R.W.C.T. = Real Property Records Williamson County, Texas
O.P.R.W.C.T. = Official Public Records Williamson County, Texas
P.R.W.C.T. = Plat Records Williamson County, Texas
D.R.W.C.T. = Deed Records Williamson County, Texas
(xxxxx) = Denotes Record Data
○ = 1/2" Iron Rod Set Capped "WALKER 5283"
● = 1/2" Iron Rod Found
■ = TxDot Type 1 Monument (Concrete Marker Post)
⊙ = Power Pole
B.L. = Building Line Setback
D.E. = Drainage Easement
P.U.E. = Public Utility Easement
⊠ = Benchmark: Mark Set at North edge
Top of Headwall of Storm Drain

GENERAL PLAT NOTES

- Lot 2 may not be further subdivided.
- Water service provided by private wells.
- Sewer service provided by On-Site Sewage Facility.
- No structure or Land within this plat 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 one foot above the BFE, whichever is higher.
- A ten (10) foot public utility and drainage easement is hereby dedicated adjacent to all property lines unless otherwise noted on the plat.
- A ten (10) foot building line is located adjacent to all property lines unless otherwise noted on the plat.
- 100 year flood plain was determined by engineering study titled "Flood Plain Analysis for Property at N US 183, 1500 ft south of the intersection wity CR 212 Williamson County, Texas", and dated June 1, 2016.
- 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. 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.
- 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.
- All public roadways and easements as shown on this plat are free of liens.

PERIMETER DESCRIPTION

Being all of that certain tract of land containing 9.987 acres out of the John H. Williams Survey, Abstract 569, Williamson County, Texas, as recorded in Volume 2057, Page 296, of the Official Public Records Williamson County, Texas, said 9.987 acre tract being more particularly described as follows;

Beginning at 1/2" Iron Rod Found in the East right-of-way line of U.S. Highway 183 for the Southwest Corner hereof, also being the Northwest Corner of a 3.24 acre tract of land to Stagecoach Stop LTD., as described in Document No. 2001002444 in the Official Public Records of Williamson County, Texas, from which a TxDot Type 1 Monument bears: South 01°39'20" East, 128.35 feet

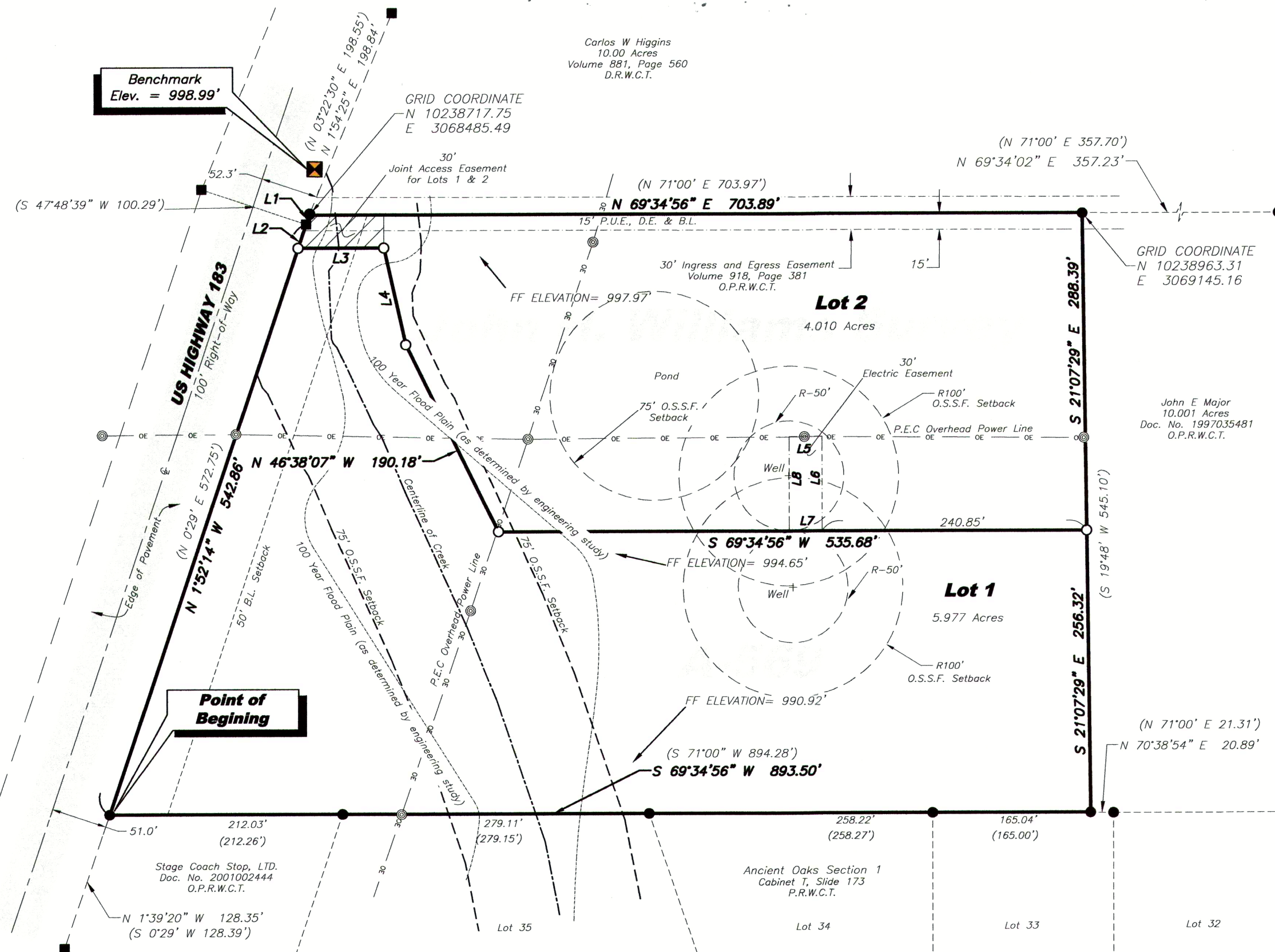
THENCE, with said right-of-way line the following two (2) courses

- North 01°52'14" West, 572.45 feet to a TxDot Type 1 Monument,
- North 01°54'25" East, 2.11 feet to a 1/2" Iron Rod Found, from which TxDot Type 1 Monument bears: North 01°54'25" East, 198.84 feet

THENCE, departing said right-of-way line, North 69°34'56" East, 703.89 feet to a 1/2" Iron Rod Found for the Northeast Corner hereof, same being the Northwest Corner of a 10.001 acre tract to John E Major, recorded in Document No. 1997035481 of the Official Public Records of Williamson County, Texas, from which a 1/2" Iron Rod Found bears: North 69°34'56" East, 357.23 feet

THENCE, with the common line of said 9.987 acre tract and said 10.001 acre tract, South 21°07'29" East, 544.71 feet to a 1/2" Iron Rod Found for the Southeast Corner hereof, in the common line of said 9.987 acre tract and the North Line of Ancient Oaks Subdivision, Section 1, recorded in Cabinet T, Slide 173 of the Plat Records of Williamson County, Texas, from which a 1/2" Iron Rod Found at the Northeast Corner of Lot 33 of said Ancient Oaks Subdivision bears: North 70°38'54" East, 20.89

THENCE, with the common line of said 9.987 acre tract and said North Line of Ancient Oaks Subdivision, Section 1, South 69°34'56" East, 144.15 pass a 1/2" Iron Rod Found at the Northwest Corner of Lot 33, of said Ancient Oaks Subdivision, at 402.36 feet pass 1/2" Iron Rod Found at the Northwest Corner of Lot 34 of said Ancient Oaks Subdivision, at 681.48 feet pass 1/2" Iron Rod Found at the Northwest Corner of Lot 35 of said Ancient Oaks Subdivision, in all 893.50 feet to the Point of Beginning, containing 9.987 Acres of land.



The minimum finished floor elevations shown on this plat were determined by adding one (1) foot to the base flood elevation (BFE) as determined by a study prepared by Phil Smith, P.E. Dated June 1, 2016



0 50 100

Scale 1" = 100'

Bearing Basis:

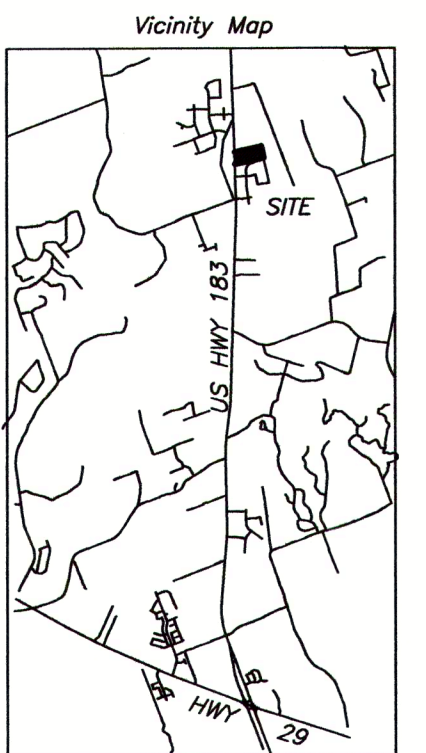
Bearings cited hereon based on Grid North
Texas State Plane Coordinate System
Central Zone (NAD83)

Combined Scale Factor = 0.99992349
(for surface to grid conversion)

Inverse Scale Factor = 1.00010873
(for grid to surface conversion)

Scaled about 0,0

Line Table		
Line #	Direction	Length
L1	N 01°54'25" W	2.11'
	(N 03°22'30" W)	(2.11')
L2	S 01°52'14" W	29.58'
L3	N 69°34'56" E	78.00'
L4	N 33°14'21" W	90.00'
L5	N 69°34'56" E	30.00'
L6	S 20°25'04" E	86.00'
L7	S 69°34'56" W	30.00'
L8	N 20°25'04" W	86.00'



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P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
Firm No. 10103800
Job No.: 473002

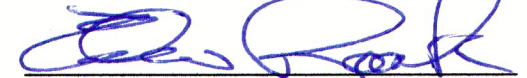
Final Plat of Stonewood Acres Subdivision

9.987 Acres Out of the John H. Williams Survey
Abstract No. 569
Williamson County, Texas

OWNER'S CERTIFICATION

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

I, Edwin Roark, president of Roark Properties, Inc., general partner for Stonewood Properties, LP., sole owner of the certain 9.987 acre tract of land shown hereon and described in a deed recorded in Document No. 2016031230 of the Official Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, 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. This subdivision is to be known as "Final Plat Stonewood Acres Subdivision", TO CERTIFY WHICH, WITNESS by my hand this 19 day of Oct, 2016.



Stonewood Properties, LP.

By: Roark Properties, inc, general partner
By: Edwin Roark, president
3910 Sequoia Trail West
Georgetown, TX 78628

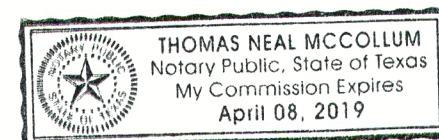
STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Edwin Roark, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 19 day of Oct, 2016.


Notary Public in and for the State of Texas

My Commission expires on: Apr 8, 2019

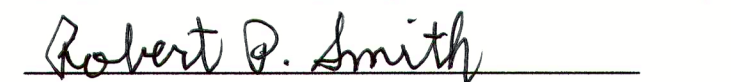


ENGINEER'S CERTIFICATION

I, Robert P. Smith, Registered Professional Engineer in the State of Texas, do hereby certify that this said 9.987 acre tract, is not in the Edwards Aquifer Recharge Zone and is not encroached 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 September 26, 2008, and that each lot conforms to the Williamson County, Texas regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 19 day of October, 2016.

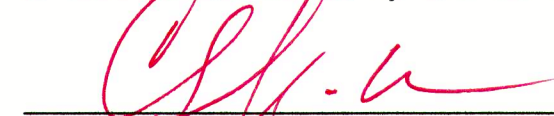

Robert P. Smith
Registered Professional Engineer No. 40030 (sealed)
State of Texas

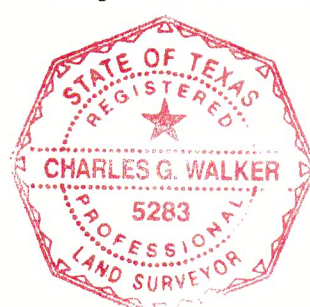


SURVEYOR'S CERTIFICATION

I, Charles G. Walker, 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 apparent 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.

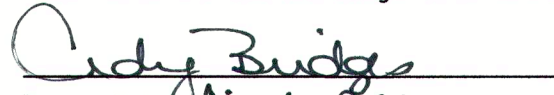
TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 19th day of October, 2016.


Charles G. Walker
Registered Professional
Land Surveyor Number 5283 (sealed)
State of Texas



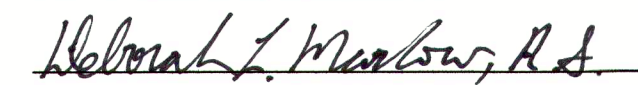
ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this 19th day of October, 2016 A.D.


Teresa Baker
Williamson County Addressing Coordinator

HEALTH DISTRICT 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 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 verifications 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, RS, OS0029596
Director, Environmental Health Services, WCCHD

10/19/2016
Date

LIEN HOLDER'S CERTIFICATION

I, Edwin Roark, General Partner of ELR Capital, LP, Lien Holder of the certain 9.987 acre tract of land shown hereon and described in a deed recorded in Document No. 2016031230 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County, the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the County of Williamson may deem appropriate. This subdivision is to be known as Stonewood Acres Subdivision.


TO CERTIFY WHICH, WITNESS by my hand this 19 day of Oct, 2016.


Edwin Roark, General Partner
ELR Capital, LP

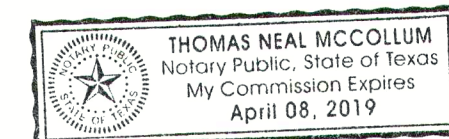
1215 Englewood Drive
Nacogdoches, TX 75964

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Edwin Roark, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 19 day of Oct, 2016.


Notary Public in and for the State of Texas

My Commission expires on: Apr 8, 2019



COUNTY JUDGE'S APPROVAL

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 of plat, with field notes heron, for 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 that this 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

COUNTY CLERK'S CERTIFICATION

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

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, X.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

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