



METES AND BOUNDS DESCRIPTION

BEING 30.763 ACRES OF LAND SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE WAYMAN WELLS SURVEY ABSTRACT NO. 648 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 120.015 ACRE TRACT RECORDED IN DOCUMENT NO. 2000010172 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the existing east right-of-way line of Laura Lane (60'R-O-W), the southwest corner of Lot 23, Block E of Ancient Oaks Section One a subdivision of record in document number 2000072845 (O.P.R.W.C.T.);

THENCE North 76°57'08" East with the north line of said remainder of 120.015 acre tract and the south line of said Lot 23, Block E, passing a nail in a fence post at 407.08 feet, and continuing for a total distance of 408.15 feet to a calculated point, being the northeast corner of the said remainder of 120.015 acre tract, for the southeast corner of said Lot 23 and being in the west line of a called 5.420 acre tract recorded in document number 2000016916 (O.P.R.W.C.T.), from which a cotton spindle found bears North 23°05'24" West a distance of 12.47 feet being in the east line of said Lot 23, for the northwest corner of said 5.420 acre tract and the southwest corner of a called 5.183 acre tract recorded in document number 2006113572 (O.P.R.W.C.T.);

THENCE South 21°05'55" East with the west line of said 5.420 acre tract and the east line of said remainder of 120.015 acre tract, passing a 1/2" iron rod found at 322.85 feet for the southwest corner of said 5.420 acre tract and the northwest corner of a called 5.94 acre tract recorded in document number 199981269 (O.P.R.W.C.T.), and then passing at a distance of 359.72 feet a 1/2" iron rod found for the southwest corner of said 5.94 acre tract and the northwest corner of a called 5.735 acre tract recorded in document number 2007088849 (O.P.R.W.C.T.), and continuing for a total distance of 749.70 feet to a calculated point in the east line of said remainder of 120.015 acre tract and in the west line in of said 5.735 acre tract;

THENCE South 21°19'49" East with the east line of said remainder of 120.015 acre tract and the west line of said 5.735 acre tract, a distance of 279.01 to a feet to a 1/2" iron rod found for the southwest corner of said 5.735 acre tract and the northwest corner of a called 43.64 acre tract recorded in document number 2012041400 (O.P.R.W.C.T.);

THENCE South 20°55'25" East with the east line of said remainder of 120.015 acre tract and the west line of said 43.64 acre tract a distance of 304.83 feet to a 1/2" iron rod found for the southeast corner of said remainder of 120.015 acre tract and the northeast corner of a called 120.275 acre tract recorded in document number 2001002444 (O.P.R.W.C.T.);

THENCE with the south line of said remainder of 120.015 acre tract and the north line of said 120.275 acre tract the following six (6) courses;

1. South 81°02'07" West a distance of 881.32 feet to a 1/2" iron rod found;
2. South 88°24'41" West a distance of 225.92 feet to a calculated point;
3. North 78°18'52" West a distance of 193.01 feet to a calculated point;
4. North 74°35'22" West a distance of 188.46 feet to a 1/2" iron rod found;
5. North 78°53'25" West a distance of 142.72 feet to a 1/2" iron rod found;
6. South 82°44'01" West a distance of 139.23 feet to a 1/2" iron rod found for the southwest corner of said remainder of 120.015 acre tract and the southeast corner of Lot 1, Block B of Ancient Oaks Section One, a subdivision of record in document number 2000072845 (O.P.R.W.C.T.);

THENCE North 06°58'26" West with the west line of said remainder of 120.015 acre tract and the east line of said Ancient Oaks Section One, passing the existing south right-of-way line of Martindale Avenue (70' R.O.W.) and continuing for a distance of 350.69 feet to a calculated point for a corner in the northwest line of said remainder of 120.015 acre tract, and being in the north right-of-way line of said Martindale Avenue and being in the south line of Lot 14, Block B Ancient Oaks Section One;

THENCE with the north line of said remainder of 120.015 acre tract and the south line of said Ancient Oaks Section One the following seven (7) courses;

1. North 83°00'06" East a distance of 76.47 to a 1/2" iron rod found;
2. Along a curve to the right, having a radius of 760.00 feet, a delta angle of 04°24'22", a length of 58.44, and a chord which bears North 85°12'17" East a distance of 58.43 feet to a calculated point;
3. North 02°33'28" West a distance of 368.48 feet to a calculated point;
4. South 61°14'55" East a distance of 341.98 feet to a 1/2" iron rod found;
5. South 77°55'19" East a distance of 266.67 feet to a 1/2" iron rod found;
6. North 86°55'27" East a distance of 322.83 feet to a 1/2" iron rod found;
7. North 12°51'23" West a distance of 499.19 feet to a calculated point in the north line of said remainder of 120.015 acre tract and the south right-of-way line of Christine Lane (60' R.O.W.);

THENCE with the west line of said remainder of 120.015 acre tract and the south right-of-way line of said Christian Lane along a curve to the left, having a radius of 50.00 feet, a delta angle of 172°04'09", a length of 150.16 feet, and a chord which bears North 28°29'16" East a distance of 99.76 feet to a calculated point;

THENCE with the west line of said remainder of 120.015 acre tract and the east right-of-way line of said Christian Lane along a curve to the right, having a radius of 20.00 feet, a delta angle of 40°08'50", a length of 14.01 feet, and a chord which bears North 34°46'31" West a distance of 13.73 feet to a calculated point in the west right-of-way line of Laura Lane;

THENCE North 13°02'52" West with the east line of said remainder of 120.015 acre tract and the east right-of-way line of said Laura Lane a distance of 85.60 feet to the POINT OF BEGINNING.

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	760.00	04°26'45"	58.97	N85°13'28"E	58.96
C2	50.00	172°04'09"	150.16	N28°29'16"E	99.76
C3	20.00	40°08'50"	14.01	N34°46'31"W	13.73
C4	690.00	26°57'31"	324.66	S83°31'09"E	321.67
C5	760.00	28°57'04"	384.02	S84°30'56"E	379.95
C6	10.00	86°09'47"	15.04	S55°54'33"E	13.66
C7	10.00	93°50'13"	16.38	N34°05'27"E	14.61
C8	270.00	08°52'07"	41.79	N85°26'37"E	41.75
C9	330.00	20°52'30"	120.23	N79°26'27"E	119.57
C10	270.00	20°53'29"	98.45	N79°25'58"E	97.90
C11	10.00	90°00'00"	15.71	N45°07'18"W	14.14
C12	330.00	40°38'02"	234.03	N20°26'19"W	229.16
C13	20.00	44°25'11"	15.51	N18°32'53"W	15.12
C14	50.00	268°49'50"	234.60	S49°14'40"W	71.43
C15	20.00	44°25'11"	15.51	S62°57'48"E	15.12
C16	270.00	40°38'02"	191.48	S20°26'19"E	187.49
C17	10.00	90°00'00"	15.71	S44°52'42"W	14.14
C18	330.00	08°52'07"	51.08	S85°26'37"W	51.03
C19	690.00	28°57'04"	348.65	N84°30'56"W	344.95
C20	760.00	22°30'46"	298.62	N81°17'47"W	296.70
C21	760.00	02°51'45"	37.97	S71°28'16"E	37.97
C22	760.00	11°00'28"	146.01	S78°24'23"E	145.79
C23	760.00	12°36'01"	167.14	N89°47'23"E	166.80
C24	760.00	02°28'50"	32.90	N82°14'57"E	32.90
C25	330.00	16°16'39"	93.75	N08°15'37"W	93.44
C26	330.00	24°21'23"	140.28	N28°34'38"W	139.23
C27	270.00	29°28'04"	138.86	S26°01'18"E	137.34
C28	270.00	11°09'58"	52.62	S05°42'17"E	52.54
C29	690.00	09°35'03"	115.42	S85°48'04"W	115.29
C30	690.00	16°09'25"	194.57	N81°19'42"W	193.93
C31	690.00	03°12'36"	38.66	N71°38'42"W	38.65
C32	760.00	11°08'01"	147.68	N75°36'24"W	147.45
C33	760.00	11°22'45"	150.94	N86°51'47"W	150.69
C34	270.00	07°26'19"	35.05	N84°43'43"E	35.03
C35	270.00	01°25'48"	6.74	N89°09'47"E	6.74
C36	50.00	69°23'09"	60.55	N31°01'59"W	56.92
C37	50.00	39°44'30"	34.68	N85°35'49"W	33.99
C38	50.00	58°00'43"	50.62	S45°31'35"W	48.49
C39	50.00	101°41'29"	88.74	S34°19'31"E	77.54
C40	50.00	57°29'20"	50.17	S28°48'09"E	48.09

NUMBER	DIRECTION	DISTANCE
L1	N78°53'25"W	142.72'
L2	S82°44'01"W	139.23'
L3	N83°00'06"E	75.94'
L4	N13°02'52"W	85.60'
L5	N76°57'08"E	1.07'
L6	N23°05'24"W	12.47'
L7	S21°05'55"E	67.14'
L8	S20°55'25"E	19.18'
L9	N83°00'06"E	75.97'
L10	N00°07'18"W	90.00'
L11	N40°45'20"W	82.00'
L12	S40°45'20"E	70.92'
L13	S00°07'18"E	90.00'
L14	S89°52'42"W	36.60'
L15	S84°48'49"W	75.17'
L16	N89°52'42"E	79.53'
L17	N40°45'20"W	48.83'
L18	N40°45'20"W	33.17'
L19	S21°19'49"E	60.78'
L20	S21°05'55"E	72.48'
L21	N12°51'23"W	20.01'
L22	S40°45'20"E	11.08'
L23	N86°55'27"E	118.13'
L24	S77°55'19"E	102.37'
L25	S61°14'55"E	105.20'
L26	N70°02'24"W	139.03'
L27	N70°02'24"W	7.24'
L28	S61°30'44"E	60.96'
L29	S10°32'46"W	21.02'
L30	N61°30'44"W	61.51'
L31	N40°45'20"W	82.00'

LOT CULVERT TABLE:

LOT	BLOCK	FACING	Q25	CULVERT
2	B	N	45.8	2-35" x 24" CMPS
3	B	N	0	-
4	B	N	0	-
5	B	N	0	-
1	C	N	0	-
1	C	W	10.4	1-24" x 18" CMP
2	C	N	0	-
3	C	N	0	-
1	E	S	9.5	1-24" x 18" CMP
1	E	W	50.7	2-30" OR 2-42" x 29" CMPS
2	E	W	25.4	1-30" OR 1-42" x 29" CMP
3	E	W	16.9	1-35" x 24" CMP
4	E	S	0	-
5	E	SE	0	-
6	E	E	0	-
7	E	E	0	-
8	E	E	0	-
9	E	S	17.4	1-35" x 24" CMP
10	E	S	13.1	1-28" x 20" CMP
11	E	SW	8.7	1-24" x 18" CMP
12	E	SW	5.8	1-18" OR 1-21" x 15" CMP
13	E	S	2.0	1-18" OR 1-21" x 15" CMP

FINAL PLAT OF  
THE RESERVE AT ANCIENT OAKS  
WILLIAMSON COUNTY, TEXAS

LANDESIGN  
SERVICES, INC.



512-288-7901  
1220 NUTTELL ROAD  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

PROJECT NAME: ANCIENT OAKS 2

JOB NUMBER: 351-14-1

DATE: 01/05/2016

SCALE: 1"= 100

DRAWING FILE PATH:

L:\LM Eng\Ancient 2\DWGS

FIELDNOTE FILE PATH:

RPLS: JB

TECH: JJA

PARTYCHIEF: AG

CHECKED BY: JB

FIELDBOOKS: 245-26

DRAWING NAME  
ANCIENT OAKS 2

SHEET  
2 of 3

STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

KNOWN ALL BY THESE PRESENT

THAT CORKER DEVELOPMENT, LLC, BEING OWNERS OF 30.763 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016020603 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 30.763 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE RESERVE AT ANCIENT OAKS

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE.

WITNESS MY HAND THIS THE 7th DAY OF November, 2016 A.D.

[Signature]  
PRESIDENT  
CORKER DEVELOPMENT, LLC  
113 PALO DURO  
LIBERTY HILL, TX 78642

STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

KNOWN ALL BY THESE PRESENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Arthur Corker PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 7th DAY OF November, 2016 A.D.

Karen Havins  
NOTARY PUBLIC, STATE OF TEXAS

Karen Havins  
PRINTED NAME

7-22-17  
MY COMMISSION EXPIRES



STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

KNOWN BY ALL MEN PRESENT

THAT UNION STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 30.763 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2016020604 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY CONSENT TO THE DEDICATION OF ALL ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PARKS, TO THE PROPERTY OWNERS OF A FINAL PLAT OF "THE RESERVE AT ANCIENT OAKS"

WITNESS MY HAND THIS THE 7th DAY OF November, 2016 A.D.

BY: Jay Walker  
JAY WALKER, TRUSTEE

ENGINEER'S CERTIFICATION:

I, ANTHONY H. GOODE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PART OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD ZONE HAZARD AREA AS IDENTIFIED BY F.E.M.A. NATIONAL FLOOD IN INSURANCE PROGRAM MAP NO. 48491C0275E, DATED SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS.

THE DRIVEWAY CULVERT TABLE, SHOWN HEREON IS IN COMPLIANCE WITH WILLIAMSON COUNTY 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.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS THIS THE 7th DAY OF November, 2016 A.D.

[Signature]  
ANTHONY H. GOODE, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
PE NO. 97263, STATE OF TEXAS  
LOCKWOOD ENGINEERS, INC. NO. F-2613  
413 S. WEST DRIVE  
LEANDER, TEXAS 78641  
(512) 280-9100



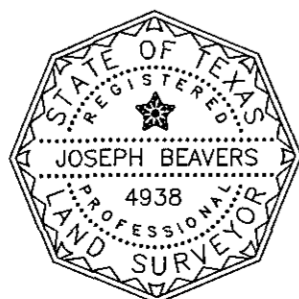
LAND SURVEYOR'S STATEMENT

I, JOSEPH BEAVERS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL APPLICABLE EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS INDICATED IN COMMITMENT FOR TITLE G.F. NO. 00100-1483, EFFECTIVE SEPTEMBER 9, 2014.

[Signature]  
JOSEPH BEAVERS, R.P.L.S. NO. 4938

7 Nov/16  
DATE

LAND DESIGN SERVICES, INC.  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800  
(512) 238-7901



NOTES:

1. THERE WILL BE A 25' FRONT BUILDING SETBACK ON ALL LOTS.
2. THERE WILL BE A 15' SIDE BUILDING SETBACK ON ALL LOTS EXCLUDING LOT 5, BLOCK 'B' AND LOT 9, BLOCK 'E'. THE SIDE BUILDING SETBACK ON LOT 5, BLOCK 'B' AND LOT 9, BLOCK 'E' WILL CONCUR WITH THE EXISTING ELECTRIC EASEMENT, THE PROPOSED DRAINAGE EASEMENT OR THE APPROXIMATE LIMITS OF THE 100 YEAR FLOOD HAZARD AS APPLICABLE.
3. THERE WILL BE A 15' P.U.E. ALONG ALL STREET SIDE LOT LINES, A 10' P.U.E. ALONG ALL INTERIOR SIDE LOT LINES AND 5' P.U.E. ALONG ALL REAR LOT LINES.
4. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITY DISTRICT MANAGED BY THE CITY OF GEORGETOWN.
5. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
6. NO STRUCTURE OR LAND ON THIS FINAL PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE APPLICATION FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS FINAL PLAT AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.

8. NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.

9. NO DEVELOPMENT SHALL BEGIN ON LOTS 5-9, 13, BLOCK "E" AND LOTS 2, 3 AND 5, BLOCK "B" PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.

10. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH PROSPECTIVE BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN A IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY, A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATION IS MADE FOR DEVELOPMENT PERMITS.

11. ACCESS TO LOT 5, BLOCK "E", WILL BE RESTRICTED TO: KEN PELLAND COVE.

12. 100 YEAR FLOOD PLAIN DETERMINED BY LOCKWOOD ENGINEERS, INC. (T.B.P.E. FIRM NO. F-2613)

13. BENCHMARK IS A 1/2" IRON ROD LOCATED 41 FEET NORTH OF AN EXISTING TRANSFORMER PAD NEAR THE NORTHEAST CORNER OF LOT 1, BLOCK "B" OF ANCIENT OAKS SECTION 1. ELEV: 967.85

14. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

15. ALL PUBLIC ROADWAYS AND EASEMENTS ARE FREE OF LIENS.

16. 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.

17. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

18. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL LOTS SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING. FOR THOSE LOTS ADJACENT TO THE 100 YEAR FLOOD HAZARD THE FFE SHALL BE DETERMINED BY ADDING A MINIMUM OF ONE (1) FOOT TO THE CALCULATED WATER SURFACE ELEVATION (WSE) THAT IS LOCATED IMMEDIATELY ADJACENT TO THE UP-GRADIENT SIDE OF THE PROPOSED STRUCTURE. THE WSE MAY BE FOUND: IN THE AS-BUILT CONSTRUCTION PLANS FOR ANCIENT OAKS SUBDIVISION ON SHEET 29A AND 29B OR IN THE 2000-05-16 FLOOD STUDY FOR ANCIENT OAKS IN THE WILLIAMSON COUNTY ENGINEER'S FILES OR WITH THE ENGINEER OF RECORD.

STREET NAME	LENGTH (LF)	DESIGN SPEED (MPH)
MARTINDALE AVE.	1,720	30
PACEY LANE	291	30
KEN PELLAND COVE	474	30

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 ASSOCIATES WITHIN IT.

Deborah L. Marlow, R.S. 11/08/2016  
DEBORAH L. MARLOW, R.S. 050029596 DATE  
ASSISTANT DEPUTY DIRECTOR ENVIRONMENTAL HEALTH SERVICES, WCCHD

WILLIAMSON COUNTY COMMISSIONER'S COURT APPROVAL

IN APPROVING THE 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 PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE 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 OBLIGATIONS TO BUILD ANY OF THE STREETS, ROADS, OF 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 DRAINAGEWAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROADS SYSTEM AND STREETS.

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.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15th DAY OF Nov, 2016 A.D.

Jenisa Bak  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

KNOWN ALL BY THESE PRESENT

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, 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.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS  
DATE

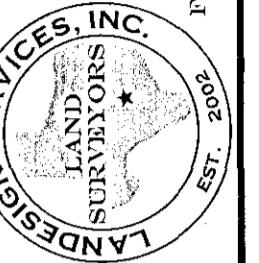
STATE OF TEXAS  
THE COUNTY OF WILLIAMSON

KNOWN ALL BY THESE PRESENT

I, NANCY E. RISTER, CLERK OF 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, A.D., AT 11 O'CLOCK AM, AND DULY RECORDED THIS THE DAY OF 20, A.D., AT 11 O'CLOCK AM, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 1311W Eng Ancient 2 DWGS TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, THE DATE LAST SHOWN ABOVE WRITTEN.

BY: Nancy E. Rister  
NANCY E. RISTER  
CLERK, COUNTY COURT OF  
WILLIAMSON COUNTY

LAND DESIGN  
SERVICES, INC.



FINAL PLAT OF  
THE RESERVE AT ANCIENT OAKS  
WILLIAMSON COUNTY, TEXAS

PROJECT NAME: ANCIENT OAKS 2  
JOB NUMBER: 351-14-1  
DATE: 07/05/2016 SCALE: 1"=100  
DRAWING FILE PATH: L:\1W Eng Ancient 2\DWGS  
FIELDNOTE FILE PATH:  
RPLS: JB TECH: JJA PARTYCHIEF: AG  
CHECKED BY: JB FIELDBOOKS: 245-26

DRAWING NAME  
ANCIENT OAKS 2  
SHEET  
3 of 3