



PLAT MAP RECORDING SHEET

DEDICATOR: by: Foster San Gabriel Investments, Ltd., as owner
by: Lewbo, Inc., as general partner

SUBDIVISION NAME: San Gabriel Ridge, Section One

PLAT RECORDED IN: Cabinet BB, Slides 123 and 124.

PROPERTY IS DESCRIBED AS:
5.5591 acres John B. Robinson Svy., Abst. No. 521

Reference: 2005003392

HAND TO: Douglas Lewis
448-3333

INSTRUMENT DATE: September 19, 2005

FILE DATE: December 22, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005101318

Nancy E. Rister

12/22/2005 02:07 PM

PAUL \$111.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

CABINET BB SLIDE 123

Doc. #2005101318

FIELD NOTES FOR A 5.5591 ACRE TRACT OF LAND OUT OF THE JOHN B. ROBINSON LEAGUE, ABSTRACT NO. 521 IN WILLIAMSON COUNTY, TEXAS, ALSO BEING OUT OF A 71.3684 ACRE TRACT CONVEYED TO FOSTER SAN GABRIEL INVESTMENTS, LTD. IN DOCUMENT NO. 2002087769, AND A 3.1218 ACRE TRACT ALSO CONVEYED TO FOSTER SAN GABRIEL INVESTMENTS, LTD. IN DOCUMENT NO. 2005003392, BOTH OF THE WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found being the Northeast corner of a 111.00 acre tract conveyed to Tiny Foster in Cause No. 14977, Probate Records, Williamson County, Texas, also being the Southeast corner of the said 71.3684 acre tract, the Southeast corner of this tract, and the POINT OF BEGINNING, and from which the Southeast corner of the John Robinson League bears approximately S 75° 30' E, 2535 feet.

THENCE S 71° 00' 41" W, with the North line of the said Foster tract and the South line of this tract, 427.10 feet to a 1/2" iron rod set, being the Southeast corner of a 0.70 acre tract also conveyed to Pulte Homes of Texas, Ltd. in Document No. 2004094755, Official Records, Williamson County, Texas, and the Southwest corner of this tract.

THENCE with the East line of the said Pulte Homes of Texas, Ltd. 0.70 acre tract also being the West line of the said Foster San Gabriel Investments, Inc. tract, the following three (3) courses and distances:

- 1) N 19° 01' 04" W, 443.90 feet to a 1/2" iron rod set.
- 2) N 13° 00' 07" W, 44.10 feet to a 1/2" iron rod set.
- 3) N 06° 15' 16" W, 117.04 feet to a 1/2" iron rod set being the Northeast corner of the said 0.70 acre tract, and the Northeast corner of this tract.

THENCE N 83° 43' 19" E, 16.13 feet to a 1/2" iron rod found on the West line of a 104.89 acre tract conveyed to Pulte Homes of Texas, Ltd. in Document No. 2004071572, Official Records, Williamson County, Texas, being the Southwest corner of a 0.63 acre tract conveyed to Pulte Homes of Texas, Ltd. in Document No. 2004071572, Official Records, Williamson County, Texas.

THENCE with the South line of the said 0.63 acre Pulte Homes of Texas, Ltd. tract, the following four (4) courses and distances:

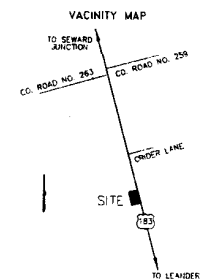
- 1) N 77° 18' 12" E, with a curve to the left, radius = 720.30 feet, delta angle = 12° 56' 25", arc = 162.68 feet, for a chord distance of 162.34 feet to a 1/2" iron rod found.
- 2) N 79° 03' 42" E, 104.58 feet to a 1/2" iron rod found.
- 3) N 70° 48' 46" E, 79.81 feet to a 1/2" iron rod found.
- 4) S 64° 16' 01" E, 35.29 feet to a 1/2" iron rod found on the West R.O.W. line of U.S. Highway 183, being the Southeast corner of the said 0.63 acre tract and the Northeast corner of this tract.

THENCE with the West R.O.W. line of U.S. Highway No. 183, the following three (3) courses and distances:

- 1) S 18° 12' 08" E, 15.30 feet to a TxDOT concrete R.O.W. monument at the beginning of a curve to the left, radius = 5789.65 feet, delta angle = 3° 22' 13", arc = 340.580.
- 2) S 20° 54' 26" E, with said curve, for a chord distance of 340.51 feet to a TxDOT concrete R.O.W. monument found.
- 3) S 18° 58' 09" E, 185.76 feet to the POINT OF BEGINNING, and containing 5.5591 acres of land more or less.

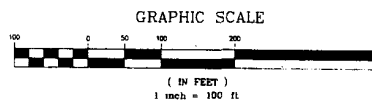
T.B.M.
SPINDLE IN P.P.
EL. 910.61

TEMPORARY BENCH MARK: SPINDLE IN POWER POLE IN LOT B, APPROXIMATELY 285' WEST OF WEST R.O.W. HWY 183 AND 125' +/- SOUTH OF CENTERLINE OF CREEK

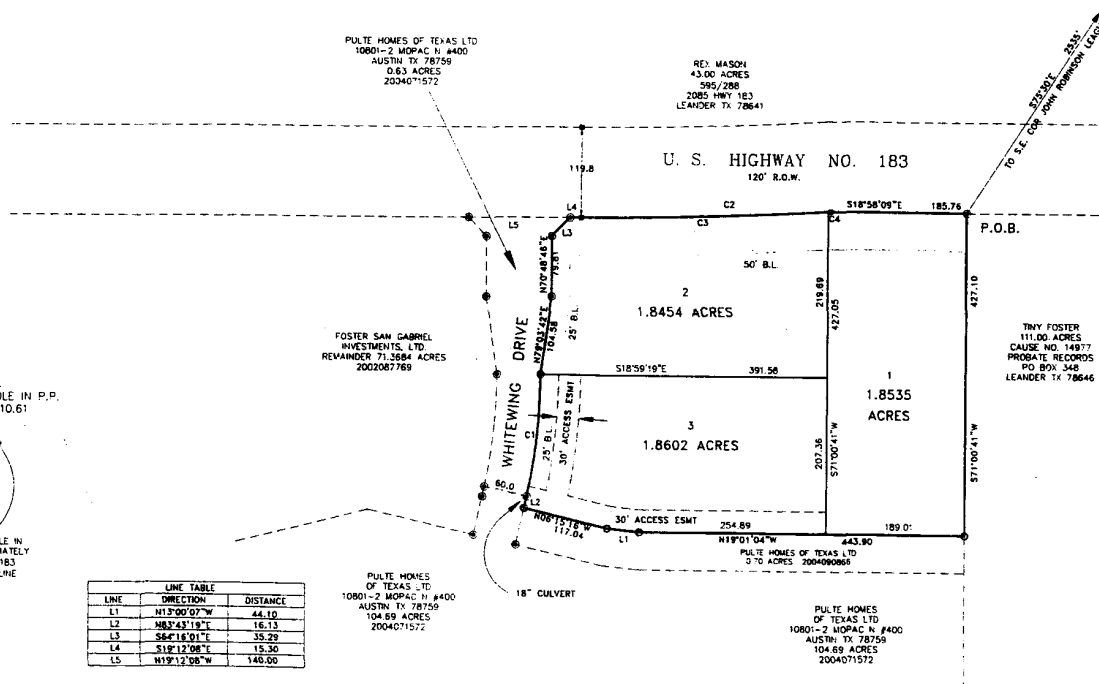


LINE	DIRECTION	DISTANCE
L1	N13°00'07"W	44.10
L2	N83°43'19"E	16.13
L3	S64°16'01"E	35.29
L4	S18°12'08"E	15.30
L5	N19°01'04"W	443.90

CURVE	RADIUS	DELTA	CHORD
C1	720.30	12°56'25"	162.68
C2	5789.65	3°22'13"	340.56
C3	5789.65	3°20'17"	337.31
C4	5789.65	00°1'56"	3.26



FINAL PLAT SAN GABRIEL RIDGE SECTION ONE



TINY FOSTER
111.00 ACRES
CAUSE NO. 14977
PROBATE RECORDS
PO BOX 346
LEANDER TX 78646

CABINET BB SLIDE 124

FINAL PLAT SAN GABRIEL RIDGE SECTION ONE

STATE OF TEXAS
COUNTY OF WILLIAMSON


THAT FOSTER SAN GABRIEL INVESTMENTS, LTD., LEMBO, INC. BEING ITS GENERAL PARTNER, BEING THE OWNER OF A 5.5591-ACRE TRACT OUT OF THE JOHN B. ROBINSON LEASE, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A 71.3864-ACRE TRACT YOUNG YED IN DOCUMENT NO. 2002087789, AND A PART OF A 3.3218-ACRE TRACT CONVEYED IN DOCUMENT NO. 200503392, BOTH OF THE WILLIAMSON COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, DO HEREBY SUBMIT SAID 5.5591-ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "SAN GABRIEL RIDGE SECTION ONE", SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS 19 DAY OF DECEMBER 2005, A.D.
Stephen D. Lewis
DOUGLAS D. LEWIS, VICE PRESIDENT
1301 SOUTH FM. 35 SUITE 200
AUSTIN, TEXAS 78741
PH. 512-447-4414 FAX 512-447-2392

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19 DAY OF DECEMBER 2005 A.D. BY DOUGLAS D. LEWIS
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

Stephan D. Lewis
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires 9-19-06


APPROVED FOR BY SERVICE THIS 12 DAY OF Dec 2005
Stephen D. Lewis
WILLIAMSON COUNTY ADDRESS COORDINATOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT THE PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPABILITY TRUE AND CORRECT, AND THAT THE FIELD NOTES SHOWN HEREON FORM A MATHEMATICALLY CLOSED FIGURE.

Paul M. Pinto 10/10/05
EDWARD W. BRADFIELD, R.L.S. 5617
CRITCHON AND ASSOCIATES
107 N. LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395



GENERAL NOTES:

- 1) TOTAL ACRES: 5.5591 ACRES
- 2) NUMBER OF LOTS: 3
- 3) NUMBER OF BLOCKS: 1
- 4) AREA OF SMALLEST LOT: 1.8454 ACRES
- 5) PROPOSED USE: COMMERCIAL
- 6) LOTS 1-3 DO NOT HAVE DRIVEWAY ACCESS TO HIGHWAY 183 UNLESS DRIVEWAY PERMIT IS OBTAINED FROM TxDOT. ALL OTHER DRIVEWAYS SHALL RECEIVE APPROVAL FROM WILLIAMSON COUNTY AND/OR THE MUNICIPAL UTILITY DISTRICT, AS APPLICABLE.
- 7) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SUBSURROUNDING 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 10 FEET.
- 8) ALL DRAINAGE PLACED ON THE SUBDIVISION LOTS WILL BE CONNECTED TO WASTEWATER LINE PROVIDED BY LOWER COLORADO RIVER AUTHORITY OR PROPERTY OWNERS MAY APPLY FOR AN O.S.E.P. PERMIT FROM WILLIAMSON COUNTY HEALTH DEPARTMENT IN LIEU OF LORA SEWER.
- 9) EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION AS PER WILLIAMSON COUNTY REGULATIONS MUST BE PROVIDED PRIOR TO ANY CONSTRUCTION.
- 10) 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 REPEALING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11) WATER SERVICE WILL BE PROVIDED BY CHENKIN TRAIL, S.U.D.
- 12) TEMPORARY BENCH MARK: SPINKLE IN POWER POLE IN LOT 8, APPROXIMATELY 285' WEST OF WEST BLOWN HWY 183 AT HWY STATION 803+23, AND 125' +/- SOUTH OF CENTERLINE OF CREEK.
- 13) 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.
- 14) 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 ACQUER REGULATIONS, AND MUNICIPAL WATERWORKS ORDINANCES.

HEALTH DEPARTMENT NOTES:

- 1) NO STRUCTURE OR LAND ON THIS BLUELINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR
- 2) NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, OR OTHER DEVELOPMENT IS PERMITTED WITHIN ADOPTED REGULATORY FLOODPLAIN UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSIS PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT SHOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- 3) THE WATER POLLUTION ABATEMENT PLAN HAS BEEN APPROVED BY T.C.E.D. AND RECORDED IN DOCUMENT NO. 2002083376, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR OFFICE, 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 ACQUER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, 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 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.

Paulo Pinto
Paulo Pinto
Director of Environmental Services

Date: 10/10/05

THIS TRACT IS LOCATED WITHIN THE EDWARDS ACQUER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS WATER COMMISSION RECHARGE ZONE MAPS. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INDICATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 481079 0225 C, DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS.

CHARLES GRADY KIEHL, P.E.
CONCORD CONSULTING INC
307 SUNSET DRIVE
ROUND ROCK, TX
512-244-4279



WILLIAMSON COUNTY COMMISSIONER'S COURT APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES AND ALL BRIDGES OR CULVERTS WOULD BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR IN CONSTRUCTING ANY BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THIS SUBDIVISION OTHER THAN THOSE DRAWING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON 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 MAINTAIN AT THEIR OWN EXPENSE, ALL TRAFFIC CONTROL DEVICES AND SIGNALS THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, JOHN GOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "SAN GABRIEL RIDGE SECTION ONE", WAS FILED AND PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS AND BY SAID COURT WAS ONLY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE RECORDED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

John C. Daugh 12-4-05 12-13-05
J. C. GOERFLER, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY BISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 22ND DAY OF December 2005 A.D. AT 2:30 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET BB SLIDES 123-124.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

By Nancy Bister
NANCY BISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

