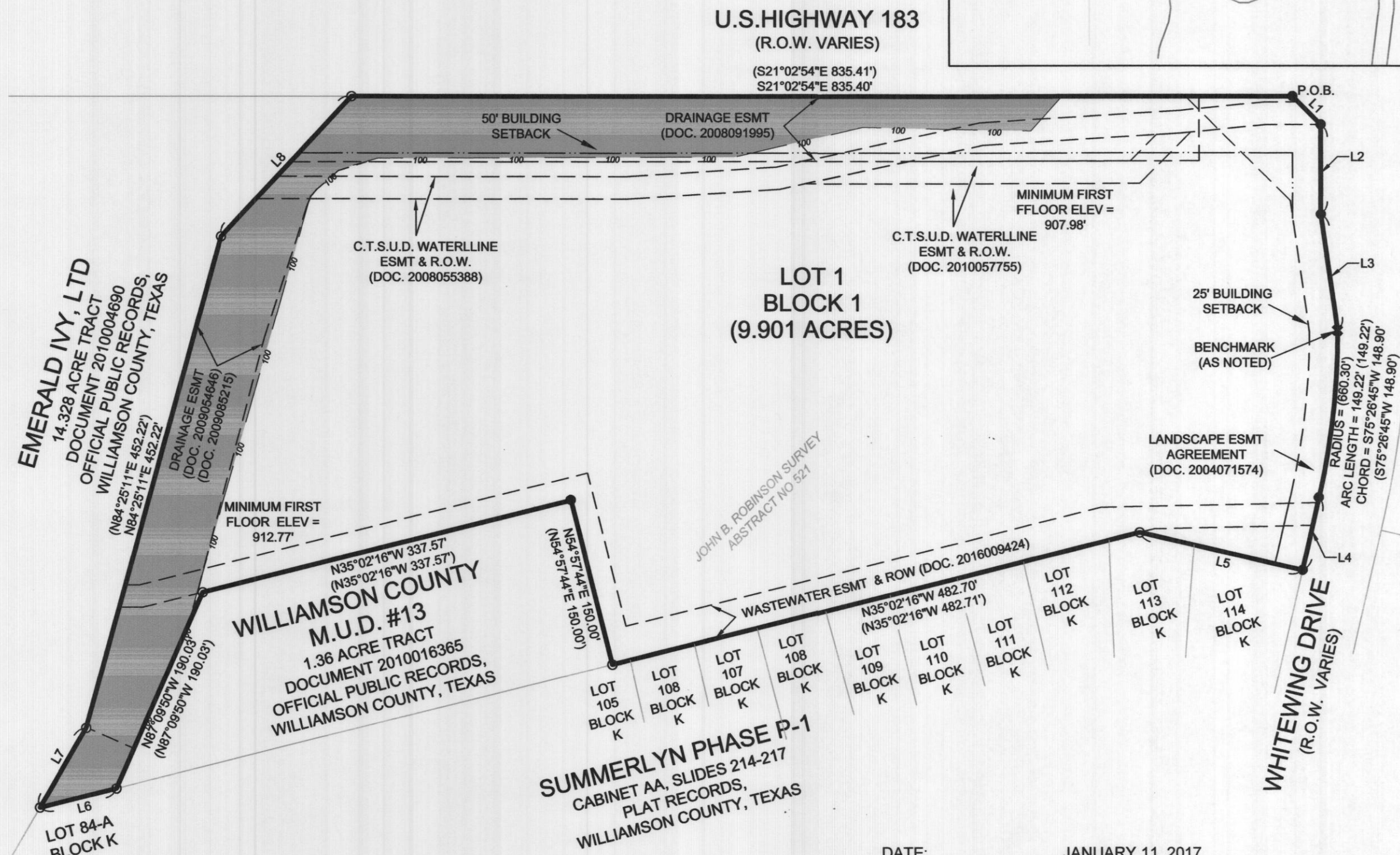


1. BUILDING SETBACKS SHALL BE 5 FEET ALONG U.S. HIGHWAY 183.
2. A TEN (10) FOOT PUBLIC UTILITY EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED.
3. A SEVEN AND A HALF (7.5) FOOT PUBLIC UTILITY EASEMENT ABUTTING AND ALONG ALL LOT SIDE AND REAR LOT LINES IS HEREBY DEDICATED.
4. THIS LOT DOES NOT HAVE DRIVEWAY ACCESS TO U.S. HIGHWAY 183 UNLESS A DRIVEWAY PERMIT IS OBTAINED FROM TxDOT. ALL OTHER DRIVEWAYS SHALL RECEIVE APPROVAL FROM WILLIAMSON COUNTY.
5. DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF-WAYS THAN 60% OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
6. 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 BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
7. 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.
8. 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.
9. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN WESTERN DISTRICT.
10. EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION AS PER WILLIAMSON COUNTY REGULATIONS MUST BE PROVIDED PRIOR TO ANY CONSTRUCTION.
11. 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 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.
12. 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.
13. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS AS SHOWN HEREON.
14. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
15. MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN THE WHITEWING DRIVE RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
16. 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.
17. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOT 1. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
18. THE MINIMUM FIRST FLOOR ELEVATION AS SHOWN ON THIS PLAT VARIES BASE ON LOCATION AND WAS DETERMINED BY ADDING TWO (2) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY HAYNIE CONSULTING INC., PROJECT NO. 619-07-035, DATED 03/20/2008. DESIGN PROFESSIONAL SHOULD USE THE STUDY TO INTERPRET MINIMUM FIRST FLOOR ELEVATION BETWEEN THE TWO ELEVATIONS SHOWN ON THIS PLAT.
19. THIS TRACT IS WITHIN THE LIMITS OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE.



LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L1	S23°49'41"W	35.46'	(L1)	(S23°49'41"W)	(35.46')
L2	S68°58'53"W	79.71'	(L2)	(S68°58'53"W)	(79.71')
L3	S60°46'45"W	104.46'	(L3)	(S60°46'45"W)	(104.46')
L4	S81°55'13"W	65.85'	(L4)	(S81°55'13"W)	(65.85')
L5	N08°04'21"W	148.34'	(L5)	(N08°04'21"W)	(148.34')
L6	N35°02'16"W	70.00'	(L6)	(N35°02'16"W)	(70.00')
L7	S80°45'40"E	81.63'	(L7)	(S80°45'40"E)	(81.63')
L8	S67°56'02"E	169.91'	(L8)	(S67°56'02"E)	(169.91')

DATE: JANUARY 11, 2017

OWNER: EDEN ROSE, LTD.
3921 STECK AVENUE #A105
AUSTIN, TEXAS 78759

ENGINEER/
SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PH 512.837.2446
FAX 512.837.9463
EMAIL TEHAYNIE@HAYNIECONSULTING.COM

SURVEY: JOHN B. ROBINSON SURVEY,
ABSTRACT NO. 521


TOTAL ACRES: 9.901 ACRES

NUMBER OF LOTS: 1

NUMBER OF BLOCKS: 1

RIGHT-OF-WAY: NO PROPOSED RIGHT-OF-WAY AREA

BENCHMARK: "X" FOUND IN CONCRETE ON THE NORTH SIDE
WHITIEWING DRIVE.
N: 10200638.57' ELEV: 915.64'
E: 3072633.49'

 **HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2246 Fax: 512-837-9483
TBPE FIRM # F-002411, TBPLS FIRM # 10

DATE	DESCRIPTION
JOB NUMBER: 619-16-18	
DATE: 2017-01-04	
SCALE: 1"=50'	
TECH: J. WARREN	
CHECKED BY: B. JONES	

**FINAL PLAT OF SAN GABRIEL
RIDGE, SECTION TWO, LOT 1**
WILLIAMSON COUNTY, TEXAS

SHEET NO.
1 OF 2

BEING 9.901 ACRES OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521,
SITUATED IN WILLIAMSON COUNTY, TEXAS.

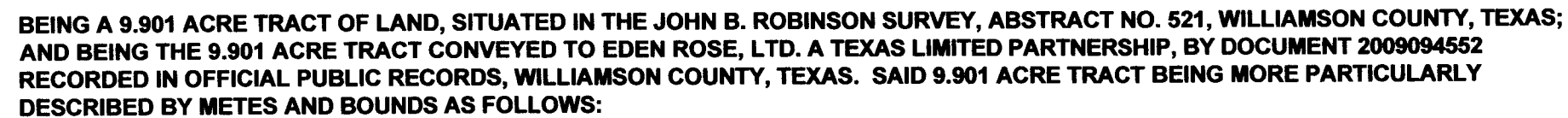
KNOW ALL MEN BY THESE PRESENTS

TO CERTIFY WHICH, WITNESS MY HAND THIS 13th DAY OF March, 2017 A.D.

KNOW ALL MEN BY THESE PRESENTS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF March, 2017

MY COMMISSION EXPIRES ON 12.03.2018



- 1) SOUTH 23°49'41" WEST, A DISTANCE OF 35.46 FEET TO A ½" IRON ROD FOUND;
- 2) SOUTH 68°58'53" WEST, A DISTANCE OF 79.71 FEET TO A ½" IRON ROD FOUND;
- 3) SOUTH 60°46'45" WEST, A DISTANCE OF 104.46 FEET TO A "X" FOUND IN CONCRETE FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 4) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 660.30 FEET, AN ARC LENGTH OF 149.22 FEET, AND A CHORD OF SOUTH 75°26'45" WEST, A DISTANCE OF 148.90 FEET TO A ½" IRON ROD FOUND FOR THE POINT OF TANGENCY OF SAID CURVE;
- 5) SOUTH 81°55'13" WEST, A DISTANCE OF 65.85 FEET TO A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUMMERLYN PHASE P-1, A SUBDIVISION RECORDED IN CABINET AA, SLIDES 214-217, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

- 1) NORTH 08°04'21" WEST, A DISTANCE OF 148.34 FEET TO A 1/2" IRON ROD SET;
- 2) NORTH 35°02'16" WEST, A DISTANCE OF 482.70 FEET TO A 3/4" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE 1.36 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY M.U.D. # 13 IN DOCUMENT 2010016365 RECORDED IN OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

- 1) NORTH 54°57'44" EAST, A DISTANCE OF 150.00 FEET TO A $\frac{1}{2}$ " IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 1.36 ACRE TRACT;
- 2) NORTH 35°02'16" WEST, A DISTANCE OF 337.57 FEET TO A $\frac{1}{2}$ " IRON ROD SET FOR THE NORTHEAST CORNER OF THE SAID 1.36 ACRE TRACT;
- 3) NORTH 87°09'50" WEST, A DISTANCE OF 190.03 FEET TO A $\frac{1}{4}$ " IRON ROD SET IN THE EAST LINE OF SAID SUMMERLYN PHASE P-1 SUBDIVISION FOR THE NORTHWEST CORNER OF THE SAID 1.36 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

- 1) SOUTH 80°45'40" EAST, A DISTANCE OF 81.63 FEET TO A $\frac{1}{2}$ " IRON ROD SET;
- 2) NORTH 84°25'11" EAST, A DISTANCE OF 452.22 FEET TO A $\frac{1}{2}$ " IRON ROD SET;
- 3) SOUTH 67°56'02" EAST, A DISTANCE OF 169.91 FEET TO A $\frac{1}{2}$ " IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF SAID US HIGHWAY 183 FOR THE NORTHEAST CORNER OF THE SAID 9.901 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 13th DAY OF March, 2017

KNOWN ALL MEN BY THESE PRESENTS

DATE _____



DATE _____



DATE _____

KNOWN ALL MEN BY THESE PRESENTS

BY: _____, DEPUTY

1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

**FINAL PLAT OF SAN GABRIEL
RIDGE, SECTION TWO, LOT 1
WILLIAMSON COUNTY, TEXAS**

2 OF 2