

ELGIN ACRES
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY: This Document shall not be Recorded for any purpose

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT:

§THE COUNTY OF WILLIAMSON

That I, Tyler Williams, acting herein by and through GREEN OAKS JOINT VENTURE, sole owner of 103.20 acres of land in the Sarah Woodruff Survey, Abstract 662, situated in Williamson County, Texas, as conveyed by Warranty Deed with Vendor's Lien from Sandra D'Ann Riedel to Green Oaks Joint Venture and recorded as Document No. 2017022194 of the Official Public Records of Williamson County, Texas, do hereby subdivide said 103.20 acres and do hereby consent to all plat note requirements shown hereon. This subdivision to be known as:

ELGIN ACRES

does hereby dedicate to the public the use of all easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS BY MY HAND this the ____ day of _____, 201__ A.D.

Tyler Williams
Green Oaks Joint Venture
1645 Main Street, Ste. A
Buda, Texas 78610

§THE STATE OF TEXAS

§THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the ____ day of _____, 201__ A.D. did personally appear Tyler Williams, 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 consideration therein expressed.

Notary Public

Printed Name

Commission Expires

Crockett National Bank, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

§THE STATE OF TEXAS

§THE COUNTY OF _____

I, the undersigned authority, on this the ____ day of _____, 201__ A.D. did personally appear Lara Cooper, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and consideration therein expressed.

Notary Public

Printed Name

Commission Expires

NOTES:

- No obstructions, including to but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
- No fences, structures, storage or fill shall be placed within the limits of the ultimate 1% annual chance floodplain unless approved by the engineer. Fill may be permitted by the engineer after approval of the property analysis.
- 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.
- There are no areas within the boundaries of the subdivision in the 100-year floodplain as defined by Federal Flood Administration FIRM Panel 48491C0725E dated September 26, 2008.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- The water service for this subdivision will be provided by Manville Water Supply Corporation.
- Sewer services for this subdivision will be provided by On-Site Sewage Facilities.

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 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 survey and the documents associated with it.

Deborah L. Marlow, RS, OS0029596
Director, Environmental Health Services, WCCHD

Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the ____ day of _____, 201__ A.D.

Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT:

§THE COUNTY OF WILLIAMSON

I, Dan A. Gattis, County Judge of Williamson County, do hereby certify that this map or plat, with field notes hereon, a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, was on this day approved and plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

Dan A. Gattis, County Judge
Williamson County, Texas

§THE STATE OF TEXAS

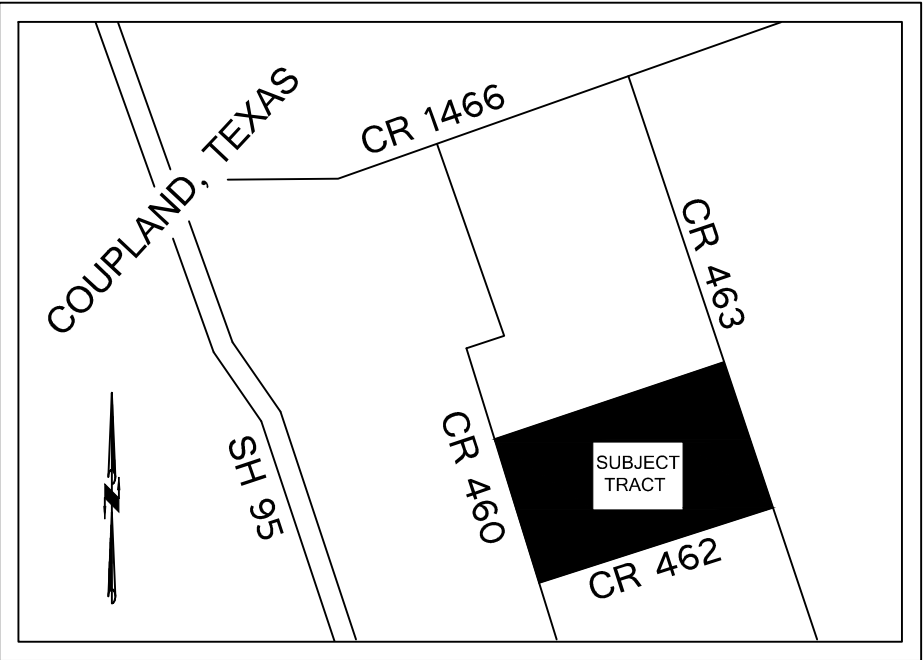
KNOW ALL MEN BY THESE PRESENT:

§THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of County Court, with and for the 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 _____, 201__ A.D., at ____ o'clock ____ M., and duly recorded this ____ day of _____, 201__ A.D., at ____ o'clock, ____ M., in the Official Public Records of said County as

Instrument 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



VICINITY MAP (N.T.S.)

GEOMATICS

SURVEYING AND MAPPING INC.

10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPLS FIRM REGISTRATION No. 10194101 |



SUBMITTED: June 13, 2017

OWNERS: ELGIN ACRES
GREEN OAKS JOINT VENTURE
1645 MAIN STREET STE. A
BUDA, TEXAS 78610
TYLER WILLIAMS
(512) 738-6882
tylerwgl@gmail.com
ACREAGE: 103.20
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREET: 0'
NUMBER OF LOTS: 27
PATENT SURVEY: SARAH WOODRUFF SURVEY, ABSTRACT No. 662
SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516
GEOMATICS SURVEYING AND MAPPING INC.
10415 OLD MANCHACA ROAD, #202
AUSTIN, TEXAS 78748
(512) 917-0184
TBPLS FIRM REGISTRATION No. 10194101
jeff.curci@geomatsurvey.com
ENGINEER: MATHEW DRINGENBERG, P.E.
TEXAS REGISTRATION No. - P.E. 114250
SOUTHWEST ENGINEERS, INC.
142 CIMARRON PARK LOOP, STE. A
BUDA, TX 78610
(512) 312-4336
TBPE FIRM No.: F-1909
matt.dringenberg@swengineers.com

ELGIN ACRES
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

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METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF A 103.20 ACRE TRACT OF LAND, LOCATED IN THE SARAH WOODRUFF SURVEY, ABSTRACT No. 167, OF WILLIAMSON COUNTY, TEXAS. SAID 103.20 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS ONE HUNDRED AND FIVE ACRES IN A DEED, DATED OCTOBER 19, 1887, FROM HERMAN GAEDKE AND FRIEDRICK GAEDKE TO HERMAN ERDMANN, OF RECORD IN VOLUME 44, PAGE 290, DEED RECORDS WILLIAMSON COUNTY, TEXAS. SAID 103.20 ACRES, AS SHOWN ON THE ACCOMPANYING SURVEY DRAWING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a six inch by six inch concrete monument (Grid Coordinates: N 10134539.01, E 3236170.49) found monumenting the northeast corner of that certain tract or parcel of land described as containing 0.70 acres of land in a Deed, dated February 16, 1956, from Frank Erdman and Mary Erdman to Sam V. Stone, Williamson County Judge, of record in Volume 410, Page 159, Deed Records, Williamson County, Texas, the west right of way of County Road 463, a variable width right of way, the southeast corner of that certain tract or parcel of land described as containing 22.72 acres of land in a General Warranty Deed, dated September 4, 2015, from Bruce Brown and Pamela Brown to Ignacio Navarro and Juana Navarro, of record in Document No. 2015081204, Official Public Records, Williamson County, Texas;

THENCE, S 21° 10' 19" E, with the west line of said 0.70 acre tract, and the west right of way of said County Road 463, a distance of 757.65 feet to a six inch by six inch concrete monument found monumenting the southwest corner of said 0.70 acre tract, the west right of way of said County Road 463, and the northeast corner of that certain tract or parcel of land described as containing 1.0 acre of land, in a Warranty Deed with Vendor's Lien, dated May 5, 1994, from Mark W. Nygard and Nina Nygard to Donald R. Lane, of record in Volume 2523, Page 808, Official Public Records, Williamson County, Texas, from which a six inch by six inch concrete monument found monumenting the intersection of the west right of way of said County Road 463 with the south right of way of County Road 462, a variable width right of way with no record information found, bears, S 21° 15' 56" E, a distance of 245.40 feet;

THENCE, with the north and west lines of said 1.0 acre Lane tract, the following two courses:

1. S 68° 44' 04" W, a distance of 208.33 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the northwest corner of said 1.0 acre Lane tract, and
2. S 21° 15' 56" E, a distance of 209.17 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the southwest corner of said 1.0 acre Lane tract, the south line of said 105 acre tract, the north right of way of said County Road 462, and the south survey line of said Sarah Woodruff Survey;

THENCE, S 68° 42' 41" W, with said south line of said 105 acre tract, said north right of way of said County Road 462, and said south line of said Sarah Woodruff survey , a distance of 4,486.15 feet to a PK nail with washer stamped "GEOMATICS 5516" set in asphalt to monument the southwest corner of said 105 acre tract, the southwest corner of said Sarah Woodruff Survey, and the center of County Road 460, a variable width right of way with no record information found;

THENCE, N 21° 17' 19" W, with the west line of said 105 acre tract, the west line of said Sarah Woodruff Survey, and the approximate center of said right of way of said County Road 460, a distance of 966.74 feet to a PK nail with washer stamped "GEOMATICS 5516" set in asphalt to monument the northwest corner of said 105 acre tract;

THENCE, N 68° 42' 41" E, departing said west line of said Sarah Woodruff Survey, with the north line of said 105 acre tract, a distance of 23.88 feet to a 1 inch iron rod found monumenting the southwest corner of that certain tract or parcel of land described as containing 5.088 acres of land in a Warranty Deed, dated November 19, 1997, from Regina A. Eiben to Ronnie Axelson and Linda Axelson, of record as Document No. 9755449, Official Public Records, Williamson County, Texas, from which a ½ inch iron rod found monumenting the northwest corner of said 5.088 acre tract bears, N 21° 37' 05" W, a distance of 194.96 feet;

THENCE, N 68° 42' 41" E, continuing with said north line of said 105 acre tract, and with the south line of the following three tracts: (1) said 5.088 acre Axelson tract (2) that certain tract or parcel of land described as containing 15.13 acres of land in a Warranty Deed with Vendor's Lien, dated June 23, 1999, from Charles R. Eiben and Regina Eiben to Angel Vasquez and Basilisa Vasquez, of record as Document No. 2000073473, Official Public Records, Williamson County, Texas, (3) and said 22.72 acre Navarro tract, a distance of 4672.23 feet to the **POINT OF BEGINNING** of the herein described tract and containing 103.20 acres of land, more or less.

§THE STATE OF TEXAS
§THE COUNTY OF WILLIAMSON

I, Mathew Dringenberg, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that proper engineering consideration has been given to the matters of streets, lots and drainage layout, and is true and correct to the best of my knowledge.

No portion of this subdivision is within the boundaries of the 100-year floodplain according to the Federal Flood Administration FIRM Panel 48491C0725E dated September 26, 2008.

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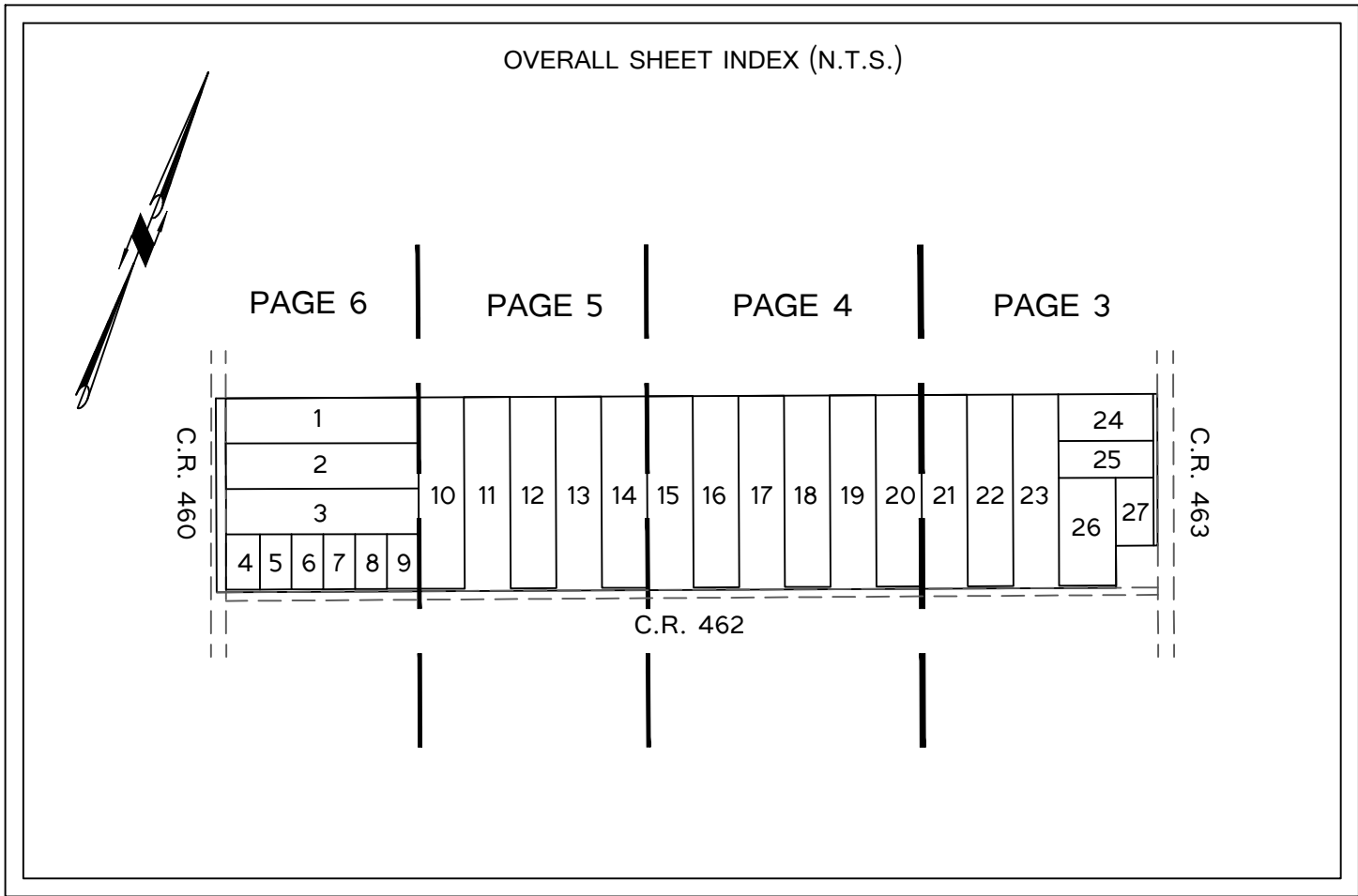
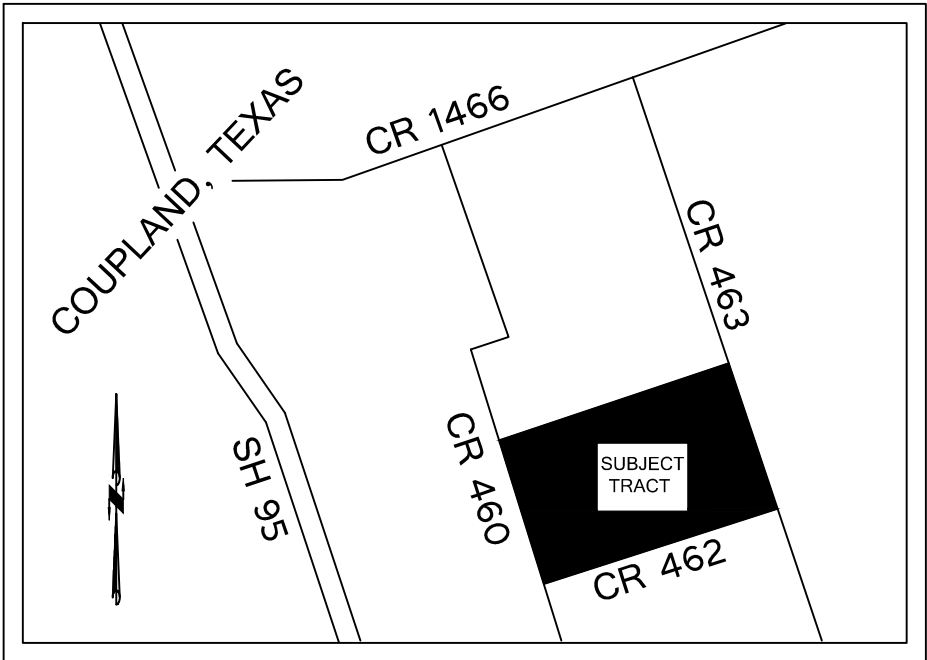
Date: _____
Mathew Dringenberg, P.E.
Texas Registration No. - P.E. 114250
Southwest Engineers, Inc., TBPE FIRM No.: F-1909
142 Cimarron Park Loop, Suite A
Buda, TX 78610
(512) 312-4336

§THE STATE OF TEXAS
§THE COUNTY OF TRAVIS

I, Jeffrey J. Curci, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground during the months of February-March 2017.

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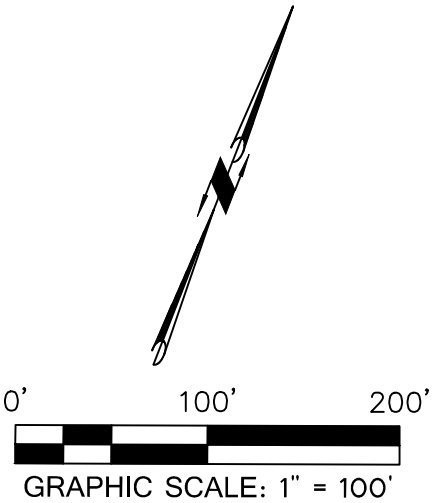
Date: _____
Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 917-0184



ELGIN ACRES
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WILLIAMSON COUNTY, TEXAS

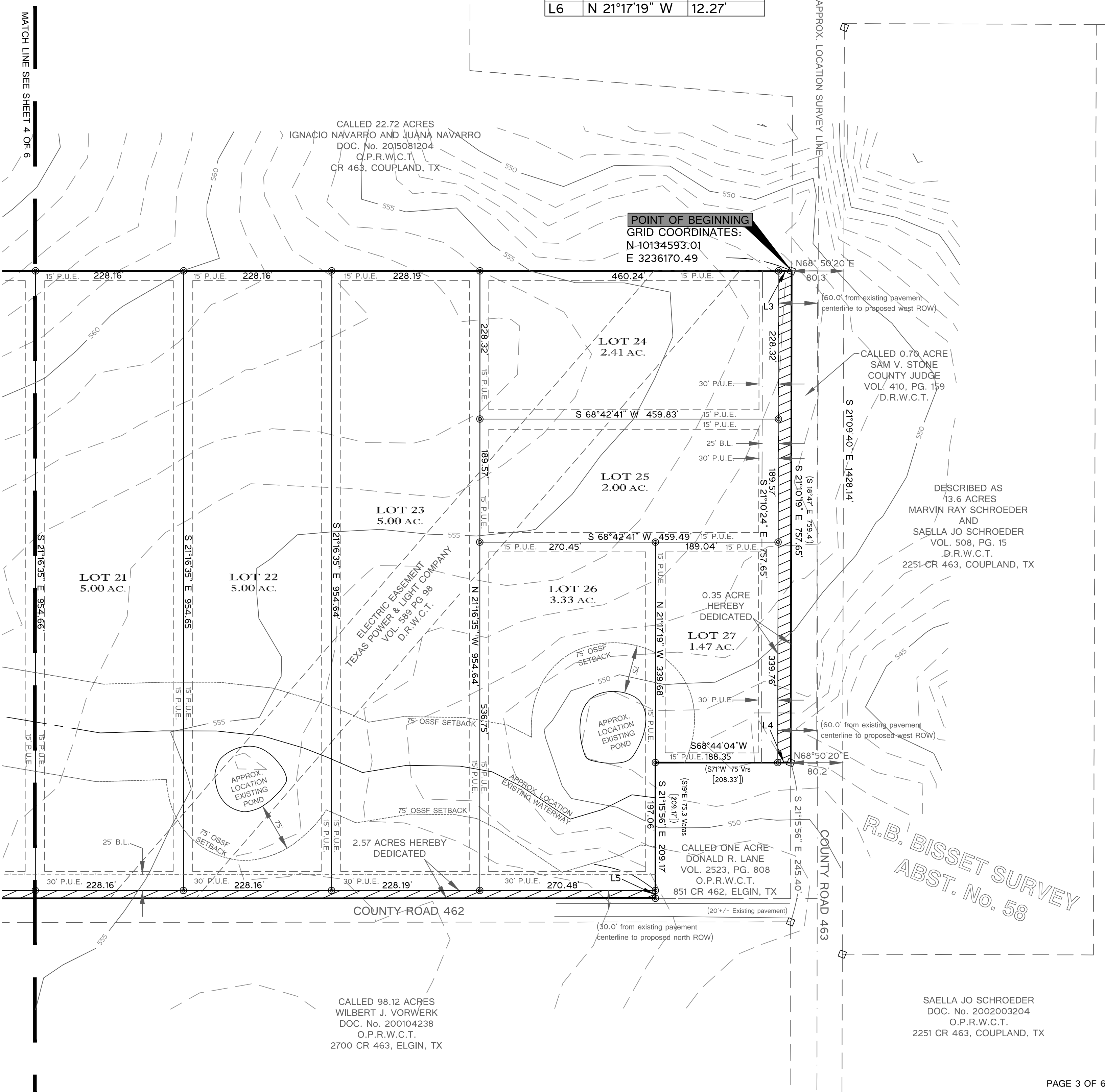
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- LEGEND
- 6"x6" CONCRETE MONUMENT
 - IRON ROD SET W/CAP "GEOMATICS 5516"
 - IRON ROD FOUND (size noted)
 - IRON ROD FOUND W/CAP "TLS INC."
 - IRON PIPE FOUND
 - PK NAIL SET W/WASHER "GEOMATICS 5516"
 - PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
 - DEED RECORDS, WILLIAMSON COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - RECORD INFORMATION
 - B.L. BUILDING LINE SETBACK



- NOTES:
- BEARINGS AND DIRECTIONAL CONTROL BASED ON NAD83 (2011)
TEXAS STATE PLANE COORDINATE SYSTEM (4203) TEXAS CENTRAL ZONE
 - COORDINATES SHOWN HEREON ARE GRID VALUES, DISTANCES SHOWN HEREON HAVE BEEN SCALED TO SURFACE BY DIVIDING THE GRID VALUE BY A COMBINED SCALE FACTOR OF 0.999903
 - CONTOURS SHOWN HEREON ARE BASED ON CAPCOG LIDAR NOT AN ON THE GROUND SURVEY

LINE	BEARING	DISTANCE
L1	N 68°42'41" E	23.88'
L2	N 68°42'41" E	61.43'
L3	N 68°42'41" E	20.00'
L4	S 68°44'04" W	19.98'
L5	S 21°15'56" E	12.11'
L6	N 21°17'19" W	12.27'



CALLED 98.12 ACRES
WILBERT J. VORWERK
DOC. No. 200104238
O.P.R.W.C.T.
2700 CR 463, ELGIN, TX

SAELLA JO SCHROEDER
DOC. No. 2002003204
O.P.R.W.C.T.
2251 CR 463, COUPLAND, TX

SUBMITTED: June 13, 2017

GEOMATICS

SURVEYING AND MAPPING INC.

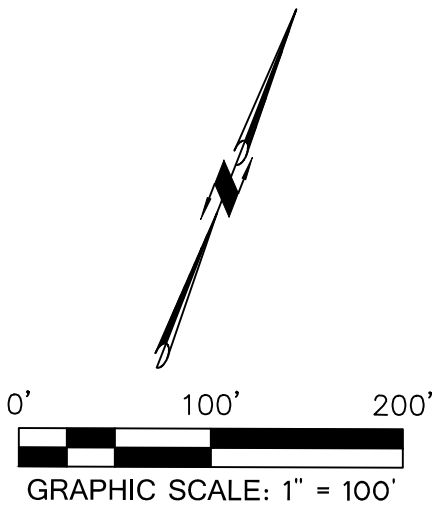
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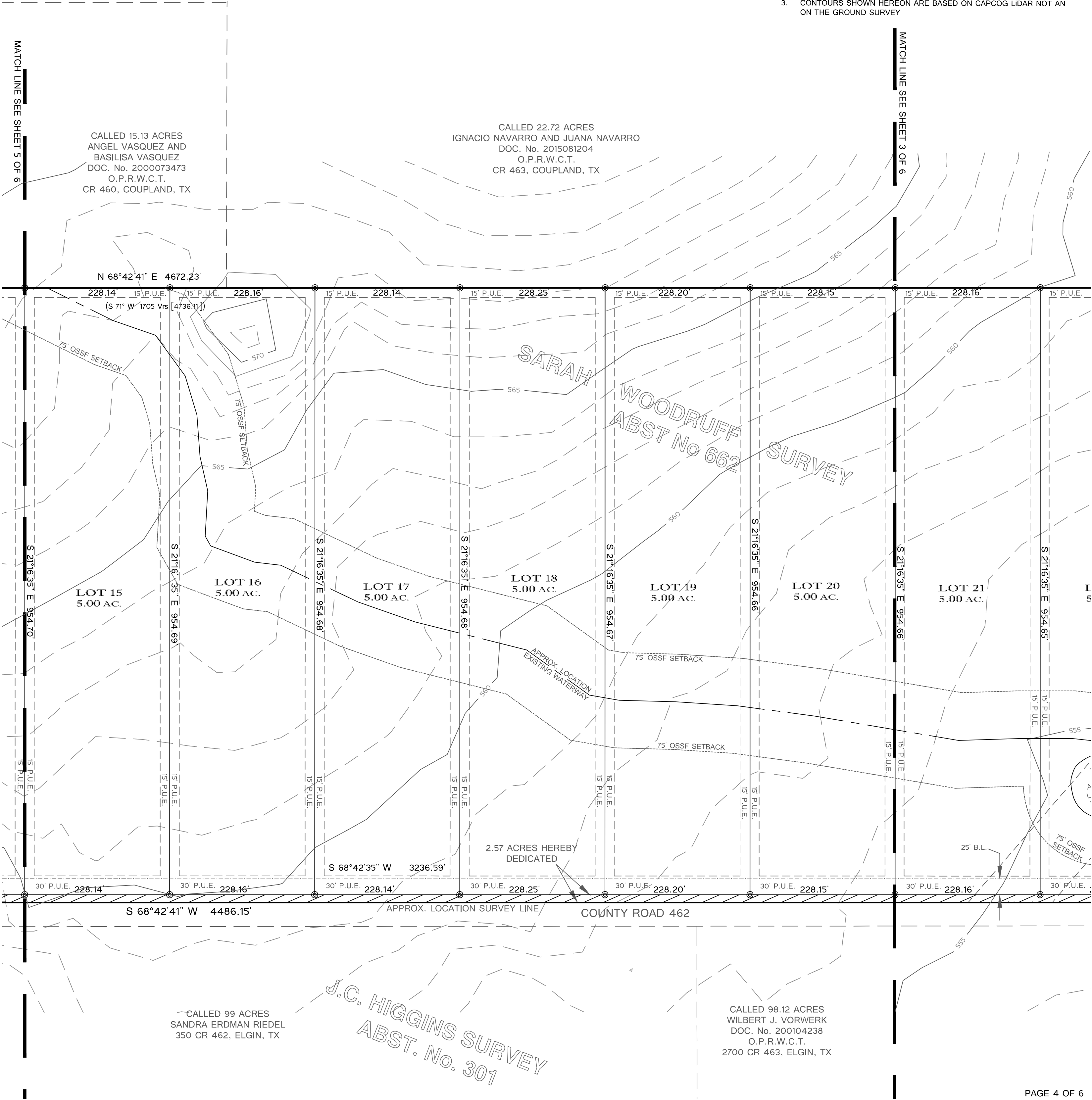
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PAGE 4 OF 6

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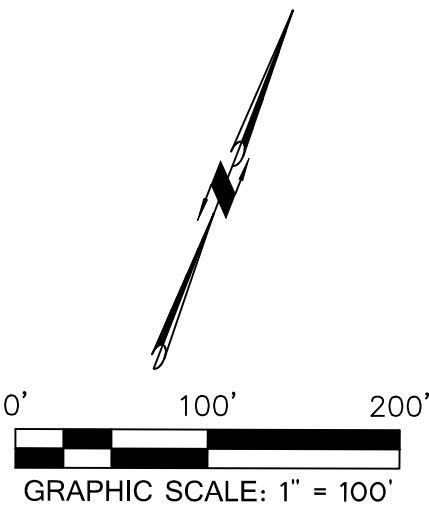


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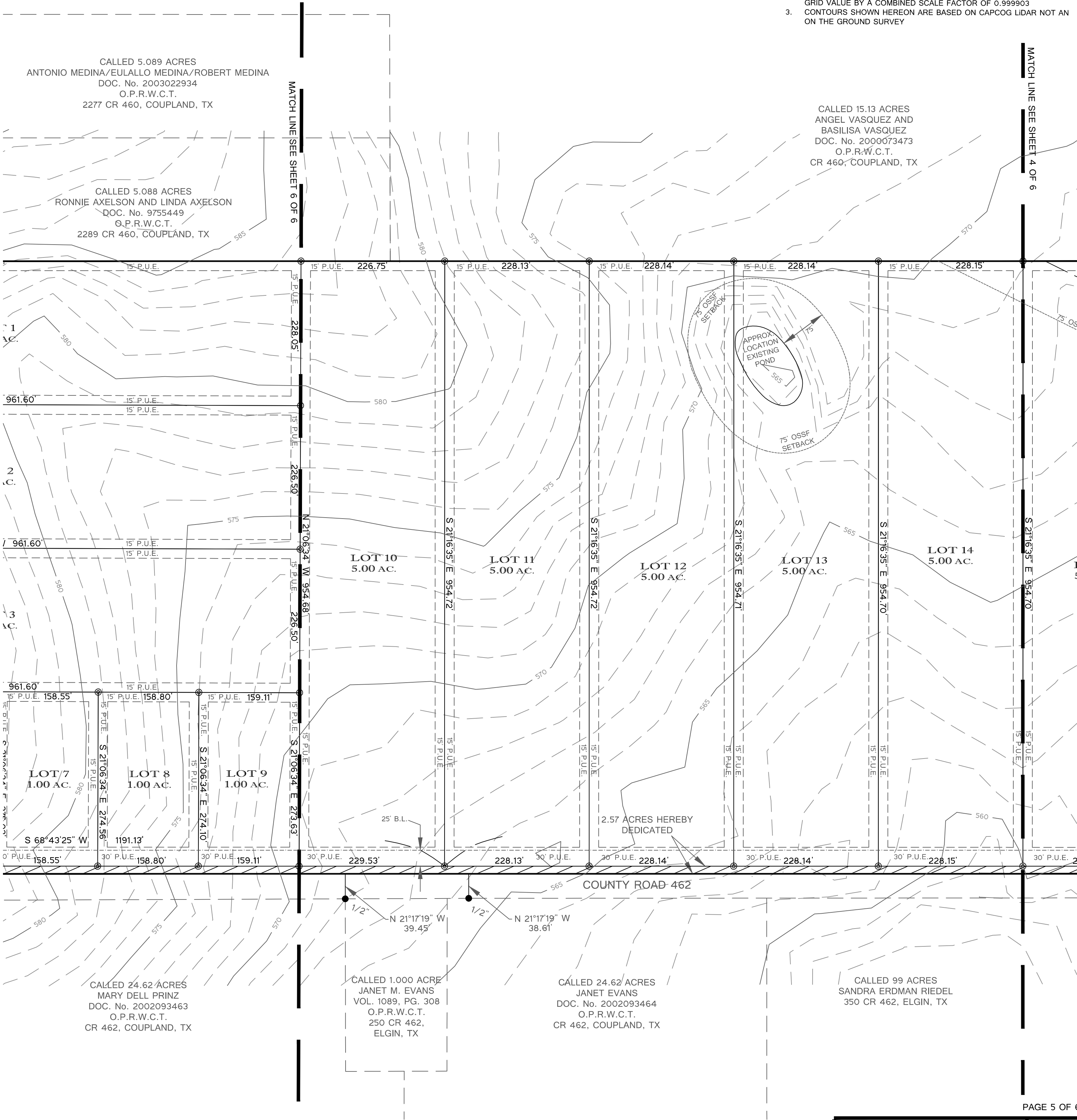
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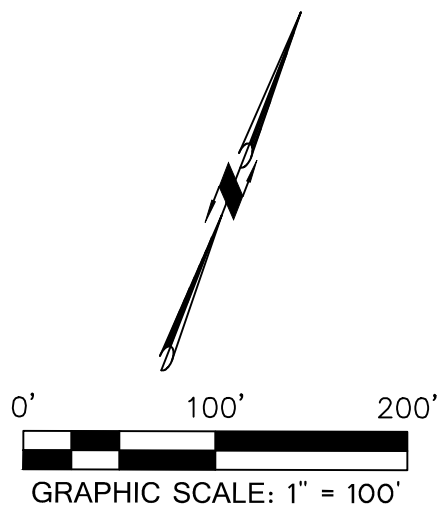
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ELGIN ACRES

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

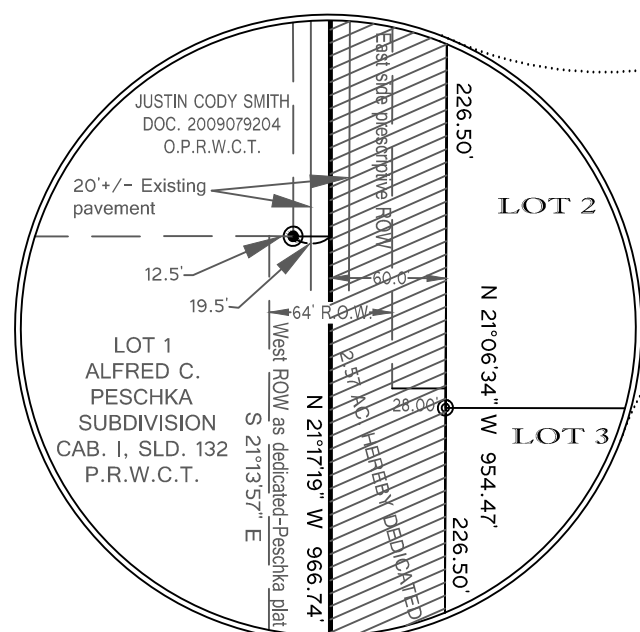
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G.D. GLASSCOCK SURVEY
ABST. No. 258

SUBMITTED: June 13, 2017

PAGE 6 OF 6

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