

SOUTH SAN GABRIEL PARK

PRELIMINARY PLAT

SCALE: 1" = 100'



Legend

- 1/2" Iron Rod Found
 - 1/2" Iron Pipe Found
 - ◆ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - ▲ 60D Nail Found
- (Record Bearing and Distance)

BFE NOTE:
ALL BFE'S SHOWN ARE BASED ON EXISTING WATERSHED CONDITIONS.

Brad H. Adair, Trustee
(90.29 Acres)
Warranty Deed
Affidavit of Correction
Document No. 2015038821

OWNERS: PENIZE, LLC
10625 NORTH LAMAR BOULEVARD
AUSTIN, TX 78753

ACREAGE: 9.20 ACRES
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: December 19, 2016

ACREAGE BY LOT TYPE :

LOT 1: 9.20 ACRES

PATENT SURVEY: J.M. GLASSCOCK SURVEY, ABSTRACT No. 254

ENGINEER: JAVIER BARAJAS
LANDMARK CIVIL ENGINEERING SERVICES, LLC
7813 CALLBRAM LANE
AUSTIN, TEXAS 78736

SURVEYOR: HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704

approximate centerline of the
SOUTH SAN GABRIEL RIVER

Brad H. Adair, Trustee
(90.29 Acres)
Warranty Deed
Affidavit of Correction
Document No. 2015038821

Williamson County, Texas
(1011.979 Acres)
Special Warranty Deed
Document No. 2008070649

formerly
Laura Williams, Trustee
"Tract III"
Volume 1066 Page 283

DEDICATION STATEMENT:
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT, PENIZE, LLC, OWNER OF (9.1965 ACRES) OF LAND OUT OF THE J.M. GLASSCOCK SURVEY ABSTRACT No. 254 IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO PLATTING OF SAID LAND AND DEDICATE TO THE PUBLIC FOREVER THE USE OF THE EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS

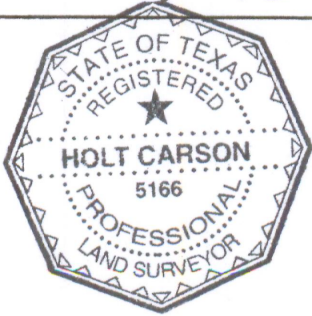
SOUTH SAN GABRIEL PARK

KANTON LABAJ Registered Agent for
Penize, LLC
10625 North Lamar Boulevard
Austin, Texas 78753

STATE OF TEXAS
COUTY OF TRAVIS

I, HOLT CARSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THIS SURVEY WAS COMPLETED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEY, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS
FIRM REGISTRATION No. 10050700



DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRATICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

JAVIER BARAJAS, P.E. 99998
LANDMARK CIVIL ENGINEERING SERVICES, LLC
TBPE REGISTRATION No.
7813 CALLBRAM LANE
AUSTIN, TEXAS 78736

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, OS 0029596
ASSISTANT DEPUTY DIRECTOR
ENVIRONMENTAL HEALTH SERVICES, WCCHD

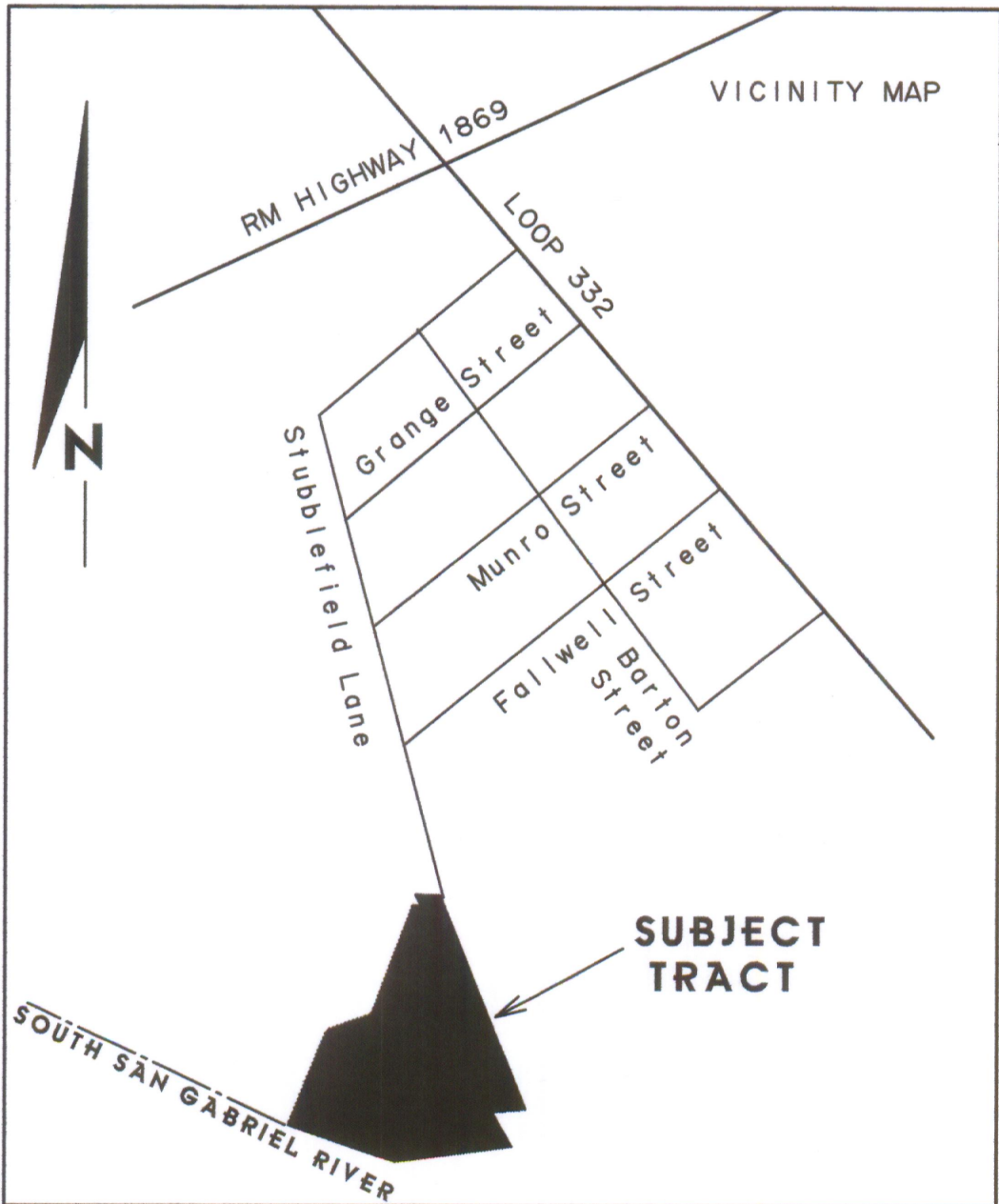
DATE

WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR

DATE

GENERAL NOTES:

- 1) A PORTION OF THIS TRACT IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD AS INDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C 0250 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 2) A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- 4) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY A PRIVATE WATER WELL. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.



SOUTH SAN GABRIEL PARK

PRELIMINARY PLAT

FIELD NOTE DESCRIPTION OF 9.20 ACRES OF LAND OUT OF THE J.M. GLASSCOCK SURVEY ABSTRACT No. 254 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (9.1965 ACRE) TRACT OF LAND AS CONVEYED TO PENIZE, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the West right-of-way line of Stubblefield Lane for the North corner of that certain (9.1965 acre) tract of land as conveyed to Penize, LLC by General Warranty Deed recorded in Document No. 2015012435 of the Official Public Records of Williamson County, Texas and for the easterly Southeast corner of that certain (90.29 acre) tract of land as conveyed to Brad H. Adair, Trustee, by Warranty Deed with Affidavit of Correction recorded in Document No. 2015038821 of the Official Public Records of Williamson County, Texas, and being the Northeast corner and PLACE OF BEGINNING of the herein described tract of land, and from which a 1/2" Iron rod found in the West right-of-way line of Stubblefield Lane for an angle corner in the East line of said Adair (90.29 acre) tract bears N 18 deg. 32' 16" W 46.10 ft..

THENCE with the West right-of-way line of Stubblefield Lane and with the East line of said Penize (9.1965 acre) tract, S 18 deg. 32' 16" E 894.56 ft. to a 1/2" Iron rod found for the Southeast corner of said Penize (9.1965 acre) tract and in a North line of that certain (1011.979 acre) tract of land as conveyed to Williamson County, Texas by Special Warranty Deed recorded in Document No. 2008070649 of the Official Public Records of Williamson County, Texas, and being the Southeast corner of this tract.

THENCE with the common line of said Penize (9.1965 acre) tract and said (1011.979 acre) tract, the following four (4) courses:

- 1) S 70 deg. 23' 20" W 170.09 ft. to a 1/2" Iron rod found.
- 2) S 21 deg. 38' 26" E 83.72 ft. to a 1/2" Iron rod found.
- 3) S 84 deg. 32' 07" W 237.51 ft. to a 1/2" Iron rod found.
- 4) S 76 deg. 30' 15" W 117.29 ft. to a point in the approximate centerline of the South San Gabriel River for an angle corner of said Penize (9.1965 acre) tract and for a Southeasterly angle corner of said Adair (90.29 acre) tract, and being an angle corner of this tract.

THENCE with the approximate centerline of the South San Gabriel River and with the common line of said Penize (9.1965 acre) tract and said Adair (90.29 acre) tract, N 69 deg. 37' W 249.18 ft. to an inundated point for the Southwest corner of said Penize (9.1965 acre) tract.

THENCE leaving the South San Gabriel River and continuing with the common lines of said Penize (9.1965 acre) tract and said Adair (90.29 acre) tract, the following four (4) courses:

- 1) N 06 deg. 33' 43" E 335.46 ft..
- 2) N 61 deg. 04' 34" E 190.81 ft. to a 1/2" Iron rod found.
- 3) N 19 deg. 02' 56" E 511.77 ft. to a 1/2" Iron rod found.
- 4) N 56 deg. 51' 39" E 67.63 ft. to the PLACE OF BEGINNING, containing 9.20 acres of land.

WILLIAMSON COUNTY NOTES:

1. THIS SUBDIVISION IS SUBJECT TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS LAST REVISED ON AUGUST 20, 2013.

3. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

3. 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.

4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE 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.

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 OR PLAT, WITH FIELD NOTES HEREON, AND SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY:

DAN A. GATTIS
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 20 ____ A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 20 ____, A.D., at ____ o'clock ____ M., in the Official Public Records of said County in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20 ____, A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: _____
Deputy