## **RESUBDIVISION OF LOT 1 OMER GALLE SUBDIVISION**

BEING 4.856 ACRES OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

## **LEGEND**

- FOUND CAPPED 1/2" IRON ROD

- FOUND 1/2" IRON ROD

W.C.O.P.R. - WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS

- WILLIAMSON COUNTY PLAT RECORDS

W.C.D.R. - WILLIAMSON COUNTY DEED RECORDS - RECORD INFORMATION: DOC. NO. 2012011285, W.C.O.P.R.

- RECORD INFORMATION: DOC. NO. 2015041993, W.C.O.P.R.

- RECORD INFORMATION: DOC. NO. 2015072368, W.C.O.P.R.

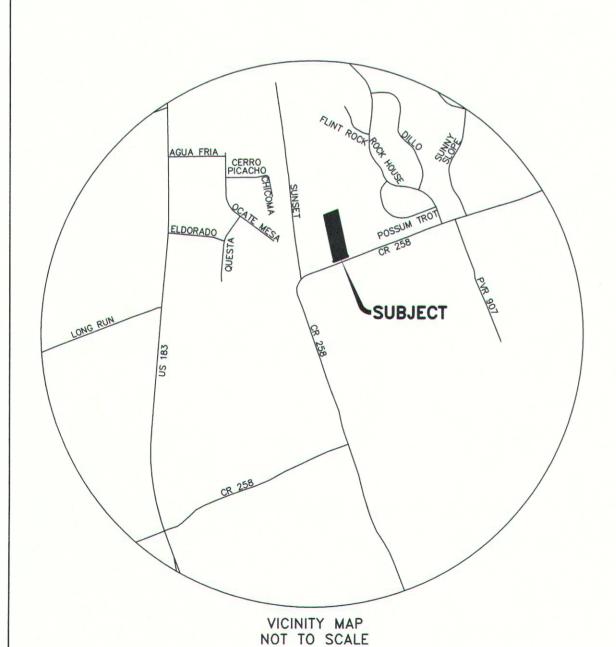
- RECORD INFORMATION: DOC. NO. 2008014770, W.C.O.P.R.

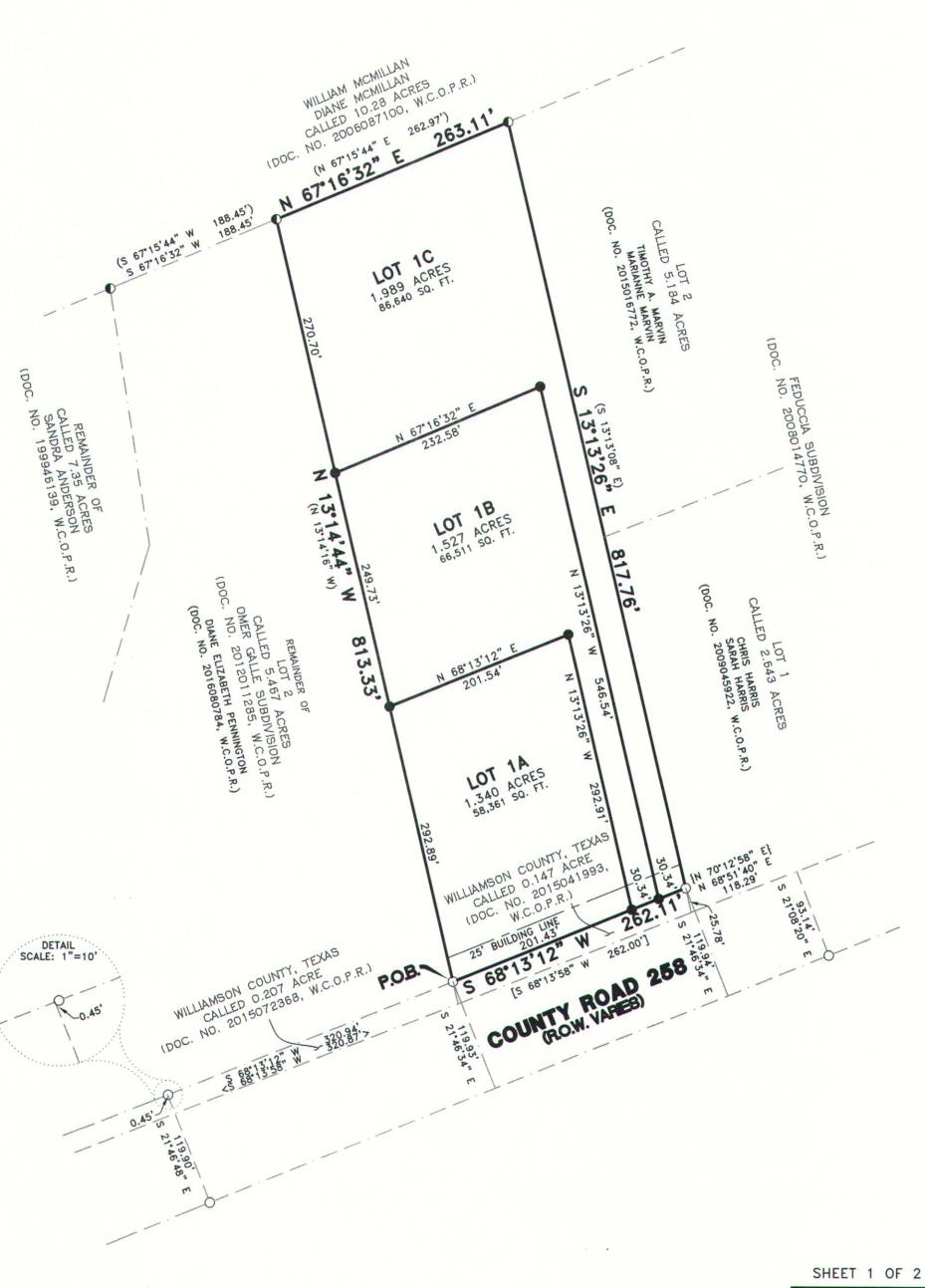
- POINT OF BEGINNING

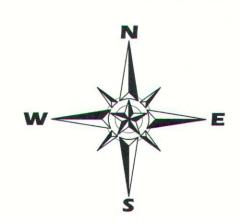
- RIGHT-OF-WAY

1. A TEN FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. LINES ON ALL LOTS.

2. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.







SCALE: 1" = 100'

100 200 300 Feet

OWNER: LLOYD WAYNE HOMES, LLC 107 FOX HOLLOW DRIVE GEORGETOWN, TX 78628

OVERALL ACREAGE: 4.856 ACRES (211,512 SQ. FT.)

LOT 1A ACREAGE: 1.340 ACRES (58,361 SQ. FT.)

LOT 1B ACREAGE: 1.527 ACRES (66,511 SQ. FT.)

LOT 1C ACREAGE: 1.989 ACRES (86,640 SQ. FT.)

SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417

NUMBER OF LOTS: 3

09/30/16 11/28/16 12/05/16 12/01/17 FIELDED BY: NG DRAWN BY: JC CHECKED BY: RW REVISED: JOB NO. 32556



Land Austin

Telephone: (512) 326-2100
Fax: (512) 326-2770
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## **RESUBDIVISION OF LOT 1 OMER GALLE SUBDIVISION**

BEING 4.856 ACRES OUT OF THE B. MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS § COUNTY OF WILLIAMSON §

STATE OF TEXAS §

I, Lloyd Wayne Homes, LLC, sole owner of that certain tract of land shown hereon and described in deed recorded in Document No. 2016071374, of the Official Records of Williamson County, Texas, and do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as "RESUBDIVISION OF LOT 1, OMER GALLE SUBDIVISION".

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_\_ day of DECEMBER, 2017

Lloyd Wayne Homes, LLC Cathy Potts, President 107 Fox Hollow Drive Georgetown, TX 78628

THE STATE OF TEXAS § COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_day of, 20\_, by, Cathy Potts, as President of Lloyd Wayne Homes, LLC, on behalf of said Lloyd Wayne Homes, LLC.



STATE OF TEXAS § COUNTY OF WILLIAMSON §

That Little City Investments, the Lien Holder of that certain 4.856 acre tract of land recorded in Document No. 201500729, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain acre tract of land situated in the City of Liberty Hill, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as

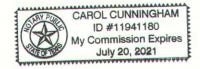
Little City Investments

COUNTY OF WILLIAMSON & TRAVIS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON § TRAVIS
This instrument was acknowledged before me on the day of, 201, by, Kary Aycock on as Managing of Little City Investments, on behalf of Little City Investments. Managing of Little City Investments, on behalf of Little City Investments.

Notary Public State of Texas

My Commission Expires: July 20, 7021



Based upon the 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 plat 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 Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual of otherwise, contained in this plat and the documents associated with it.

Terron Everston, PE., DR., CFM ounty Engineer

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON {

I, Michael Turner, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this replat is true and correctly made from an actual survey made on the ground under my direct supervision of the property legally described hereon, and that the corner monuments shown thereon were properly placed under my direct supervision, in accordance with Chapter 5, Subdivisions, Public Improvements, City of Liberty Hill Unified

Developement Code.

MICHAEL TURNER REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS NO. 6441 WINDROSE LAND SERVICES-AUSTIN LTD. 4120 COMMERCIAL CENTER DRIVE, SUITE 300

AUSTIN, TEXAS 78744 PHONE: 512-326-2100 FAX: 512-326-2770



**GENERAL NOTES:** 

1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN.

- 2) SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 3) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
- 4) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 5) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 6) PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MY BÉ NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 7) THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LÓTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN 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 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
- 8) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS SURVEY, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND THE EXTENT OF CHANGES, IF ANY, TO THE WATER COURSE OR NATURAL DRAINAGE 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.
- 9) PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PÁTTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 10) A 75' SETBACK FROM CREEKS, LAKES, DRAINAGE-WAYS, AND DRAINAGE EASEMENTS, A 25' SETBACK FROM BREAKS IN GRADE AND A 25' SETBACK FROM RECHARGE FEATURES.
- 11) THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, HOWEVER IT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 12) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED). NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 481079 0275 E, DATED SEPTEMBER 26, 2008. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 13) NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- 14) ALL BEARINGS ARE BASED ON THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
- 15) THE PROPERTY SHOWN HEREON IS SUBJECT TO A 15' WIDE RIGHT OF WAY EASEMENT (BLANKET-IN-NATURE) CENTERED ON THE PIPELINE AS INSTALLED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION BY VOLUME 2225, PAGE 736, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. AUT15009180-01 OF ALAMO TITLE INSURANCE COMPANY, POLICY DATE OF NOVEMBER 17, 2015. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 16) 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.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 17) RURAL MAIL BOXES 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
- 18) NO MORE THAN 3 LOTS MAY SHARE USE OF A JOINT ACCESS DRIVEWAY.
- 19) DRIVEWAY SPACING ALONG CR. 258 SHALL BE NO CLOSER THAN 100 FEET MEASURED CENTER TO
- 20) LOTS 1B AND 1C MAY NOT BE FURTHER SUBDIVIDED.
- 21) EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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,

Road name and address assignments verified this the day of December, 20<u>17</u>A.D.

METES AND BOUNDS LEGAL DESCRIPTION OF 4.856 ACRES:

BEING A TRACT OR PARCEL OF LAND CONTAINING 4.856 ACRES (211,512 SQ. FT.) SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, COMPRISED OF THAT CERTAIN LOT 1, OMER GALLE SUBDIVISION, ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 2012011285, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (W.C.O.P.R.), CONVEYED TO CLP EQUITIES, INC. BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015100729, W.C.O.P.R., SAVE AND EXCEPT THAT CERTAIN CALLED 0.147 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS AS ADDITIONAL RIGHT-OF-WAY FOR COUNTY ROAD 258 BY DEED RECORDED IN DOCUMENT NO. 2015041993, W.C.O.P.R. SAID 4.856 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83:

BEGINNING AT A CAPPED 1/2" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 258 (R.O.W. VARIES), BEING THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 2 OF SAID OMER GALLE SUBDIVISION, BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.207 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS AS ADDITIONAL RIGHT-OF-WAY FOR COUNTY ROAD 258 BY DEED RECORDED IN DOCUMENT NO. 2015072368, W.C.O.P.R., BEING THE NORTHWEST CORNER OF SAID 0.147 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A CAPPED 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 258, SAME BEING THE NORTHERLY LINE OF SAID 0.207 ACRE TRACT AND THE SOUTHERLY LINE OF THE REMAINDER OF SAID LOT 2 OF SAID OMER GALLE SUBDIVISION, BEARS SOUTH 68'13'12" WEST, A DISTANCE of 320.94' (RECORD - DOC. NO. 2015072368, W.C.O.P.R.: SOUTH 68'13'58" WEST, 320.87');

THENCE NORTH 13\*14'44" WEST (RECORD - DOC. NO. 2012011285, W.C.O.P.R.: NORTH 13'14'16" WEST) WITH THE EASTERLY LINE OF THE REMAINDER OF SAID LOT 2 OF SAID OMER GALLE SUBDIVISION, SAME BEING THE WESTERLY LINE OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE WESTERLY LINE HEREOF, A DISTANCE OF 813.33' TO A 1/2" IRON ROD FOUND IN THE SOUTHERLY LINE OF THAT CERTAIN TRACT 2, CALLED 10.28 ACRES, CONVEYED TO WILLIAM MCMILLAN AND DIANE MCMILLAN BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2006087100, W.C.O.P.R., BEING THE NORTHEAST CORNER OF THE REMAINDER OF SAID LOT 2 OF SAID OMER GALLE SUBDIVISION, FOR THE NORTHWEST CORNER OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTHERLY LINE OF TRACT 1, CALLED 9.33 ACRES, CONVEYED TO WILLIAM MCMILLAN AND DIANE MCMILLAN BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2006087100, W.C.O.P.R., BEING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 7.35 ACRE TRACT CONVEYED TO SANDRA ANDERSON BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 199946139, W.C.O.P.R., AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID LOT 2 OF SAID OMER GALLE SUBDIVISION, BEARS SOUTH 67'16'32" WEST, A DISTANCE OF 188.45' (RECORD - DOC. NO. 2012011285, W.C.O.P.R.: SOUTH 67\*15'44" WEST, 188.45');

THENCE NORTH 67'16'32" EAST (RECORD - DOC. NO. 2012011285, W.C.O.P.R.: NORTH 67.15'44" EAST) WITH THE SOUTHERLY LINE OF SAID 10.28 ACRE TRACT, SAME BEING THE NORTHERLY LINE OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE NORTHERLY LINE HEREOF, A DISTANCE OF 263.11' (RECORD - DOC. NO. 2012011285, W.C.O.P.R.: 262.97') TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN LOT 2 OF FEDUCCIA SUBDIVISION, ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 2008014770, W.C.O.P.R., FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 13\*13'26" EAST (RECORD - DOC. NO. 2012011285, W.C.O.P.R.: SOUTH 13'13'08" EAST) WITH THE WESTERLY LINES OF SAID LOT 2 AND LOT 1 OF SAID FEDUCCIA SUBDIVISION, SAME BEING THE EASTERLY LINE OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE EASTERLY LINE HEREOF, A DISTANCE OF 817.76' TO A CAPPED 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID LOT 1 OF SAID FEDUCCIA SUBDIVISION, BEING IN THE NORTHERLY LINE OF COUNTY ROAD 258, BEING THE NORTHEAST CORNER OF SAID 0.147 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE REMAINDER OF SAID LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 68\*13'12" WEST (RECORD - DOC. NO. 2015041993: SOUTH 68\*13'58" WEST), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 258, SAME BEING THE NORTHERLY LINE OF SAID 0.147 ACRE TRACT, THE SOUTHERLY LINE OF THE REMAINDER OF LOT 1 OF SAID OMER GALLE SUBDIVISION AND THE SOUTHERLY LINE HEREOF, A DISTANCE OF 262.11' (RECORD - DOC. NO. 2015041993: 262.00') TO THE POINT OF BEGINNING AND CONTAINING 4.856 ACRES (211,512 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND.

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON {

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	s, Cou	nty	Judge
Willi	ams	son C	ounty,	Tex	kas

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON {

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate 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 Plat Records of said County in Cabinet \_\_\_\_, Slides \_\_\_\_

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.

Rv:	Deputy	Date:	
Jy.	 Dopaty	Date.	

SHEET 2 OF 2

DRAWN BY: JC CHECKED BY: RW REVISED: 09/30/16 11/28/16 12/05/16 12/01/17 JOB NO. 32556

Windrose Services " 4120 Commercial Center Dr. Suite 300 Austin, Texas 78744
Firm Registration No. 10110400

Land *Austin* elephone: (512) 326-2100 ax: (512) 326-2770 SERVICES AUSTIN, ALL RIGHTS RESERVED