

ELGIN ACRES
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

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.

This tract is not located within the Edwards Aquifer Recharge Zone.

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.

Mathew Dringenberg Date: 03.07.18

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

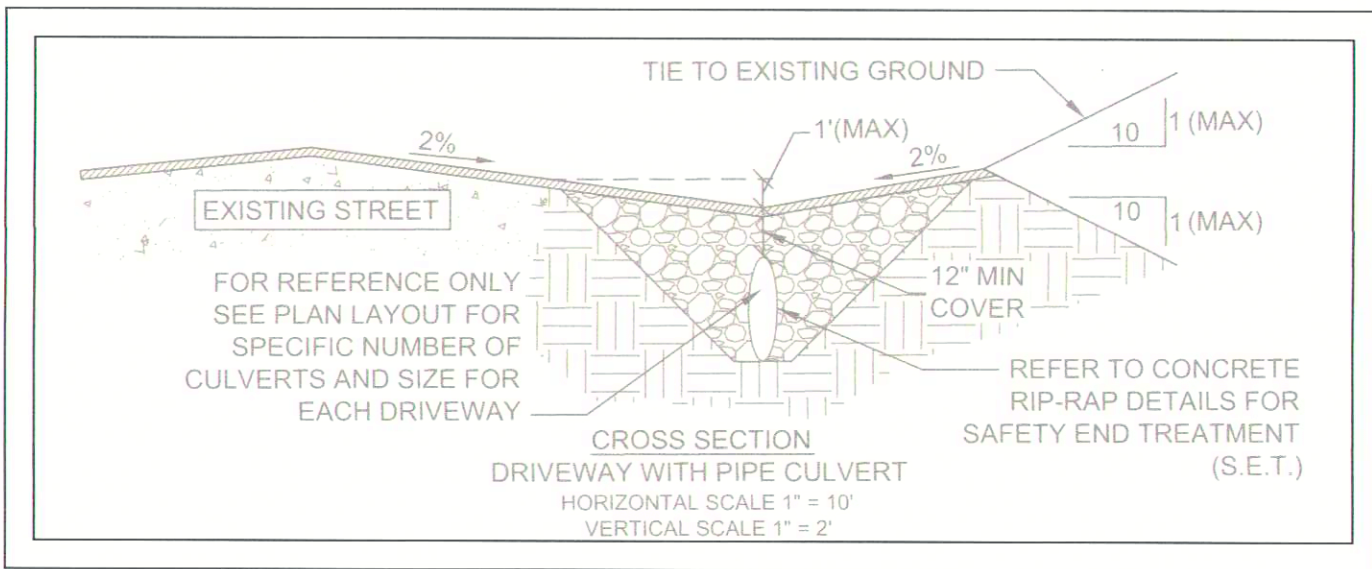
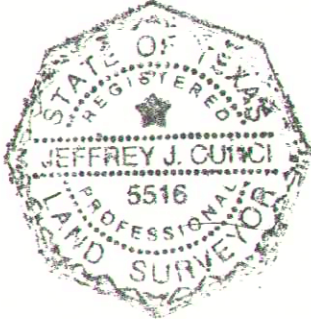


§THE STATE OF TEXAS
§THE COUNTY OF TRAVIS

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.

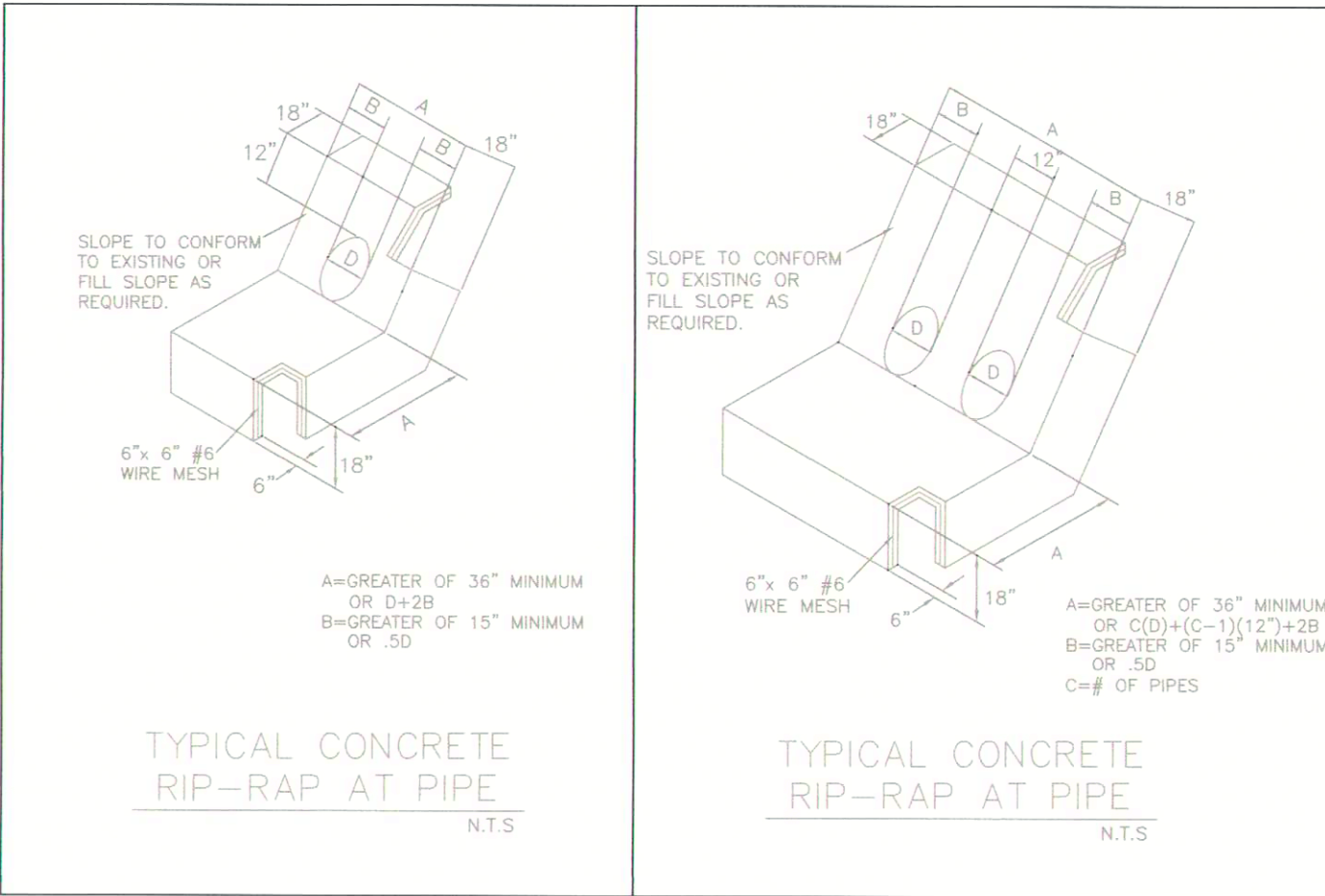
Jeffrey J. Curci Date: 3/7/2018

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

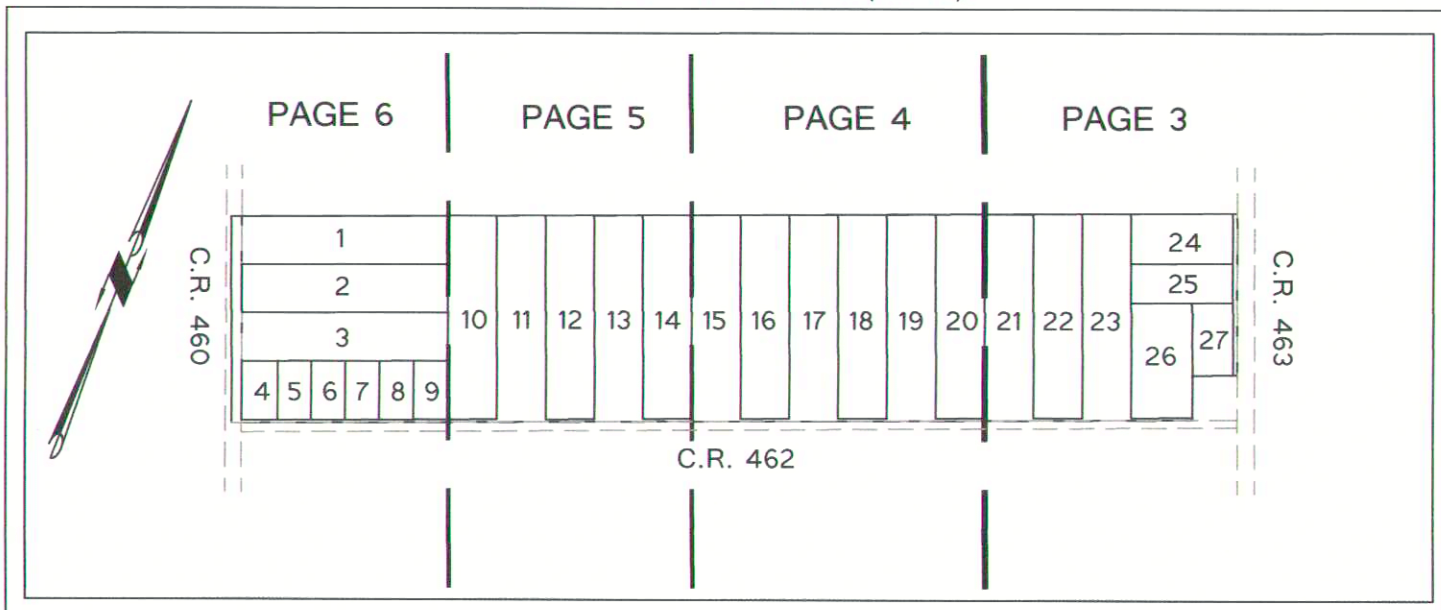


DRIVEWAY CULVERT
SPECIFICATIONS

LOT	MIN. PIPE DIA.
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	2-18"
18	2-18"
19	2-24"
20	2-24"
21	2-24"
22	N/A
23	N/A
24	18"
25	2-18"
26	N/A
27	2-18"

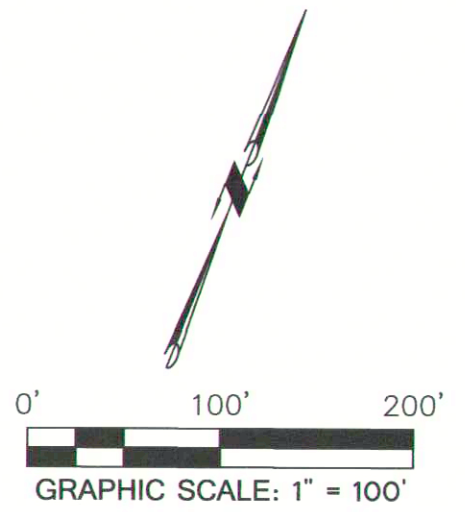


OVERALL SHEET INDEX (N.T.S.)



ELGIN ACRES
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

- 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"
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 - FFE FINISHED FLOOR ELEVATION (MINIMUM)
 - F.P. FLOODPLAIN



HORIZONTAL DATUM: 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

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'
L7	N 79°30'56" E	35.94'
L8	N 82°56'49" W	48.47'
L9	S 75°32'29" E	20.51'
L10	N 79°30'56" E	119.35'
L11	N 86°58'29" E	20.94'
L12	S 48°27'47" E	114.06'
L14	S 75°32'29" E	154.17'
L15	N 42°04'30" E	123.20'
L16	N 79°30'56" E	24.81'
L17	N 13°43'47" E	128.99'
L18	S 50°26'25" E	22.68'
L19	N 50°26'25" W	40.74'

CALLLED 22.72 ACRES
IGNACIO NAVARRO AND JUANA NAVARRO
DOC. No. 2015081204
O.P.R.W.C.T.
CR 463, COUPLAND, TX

BENCHMARK NOTE:
IRON ROD WITH CAP STAMPED "GEOMATICS 5516"
NEAR THE NORTHEAST PROPERTY CORNER
ALONG THE WEST RIGHT OF WAY OF CR 463.
VERTICAL DATUM: NAVD 88/ELEVATION: 551.89'

POINT OF BEGINNING
GRID COORDINATES:
N 10134593.01
E 3236170.49

BENCHMARK

(60.0' from existing pavement
centerline to proposed west ROW)

CALLLED 0.70 ACRE
SAM V. STONE
COUNTY JUDGE
VOL. 410, PG. 159
D.R.W.C.T.

DESCRIBED AS
13.6 ACRES
MARVIN RAY SCHROEDER
AND
SAELLA JO SCHROEDER
VOL. 508, PG. 15
D.R.W.C.T.
2251 CR 463, COUPLAND, TX

LIMITS OF
100-YEAR F.P.

LOT 23
5.00 AC.
FFE = 554.00'

LOT 25
2.00 AC.

LOT 22
5.00 AC.
FFE = 556.00'

LOT 21
5.00 AC.
FFE = 558.00'

LOT 26
3.33 AC.
FFE = 553.50'

LOT 27
1.47 AC.
FFE = 552.00'

COUNTY ROAD 462

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

R.B. BISSET SURVEY
ABST. No. 58

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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	183.25'	121.73'	86°15'02"	S 09°29'38" E	166.43'
C2	196.45'	123.53'	91°07'11"	S 87°19'50" W	176.40'
C3	184.46'	111.41'	94°51'42"	N 07°22'01" W	164.10'
C4	202.49'	133.88'	86°39'12"	S 89°24'43" E	183.73'
C5	377.71'	129.37'	167°17'15"	N 80°34'59" E	257.14'
C6	435.76'	125.27'	199°18'20"	N 76°17'57" E	247.00'

SUBMITTED: February 8, 2018

PAGE 2 OF 6

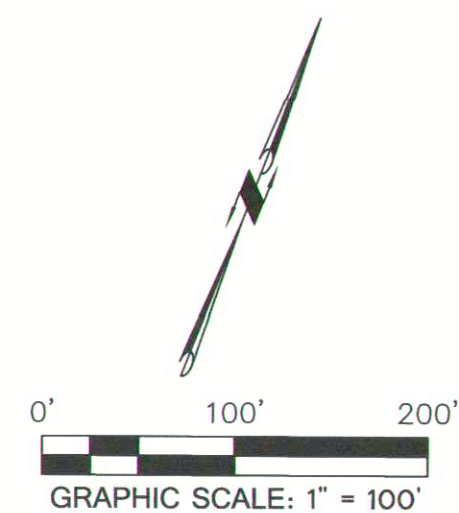
GEOMATICS
SURVEYING AND MAPPING INC.

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



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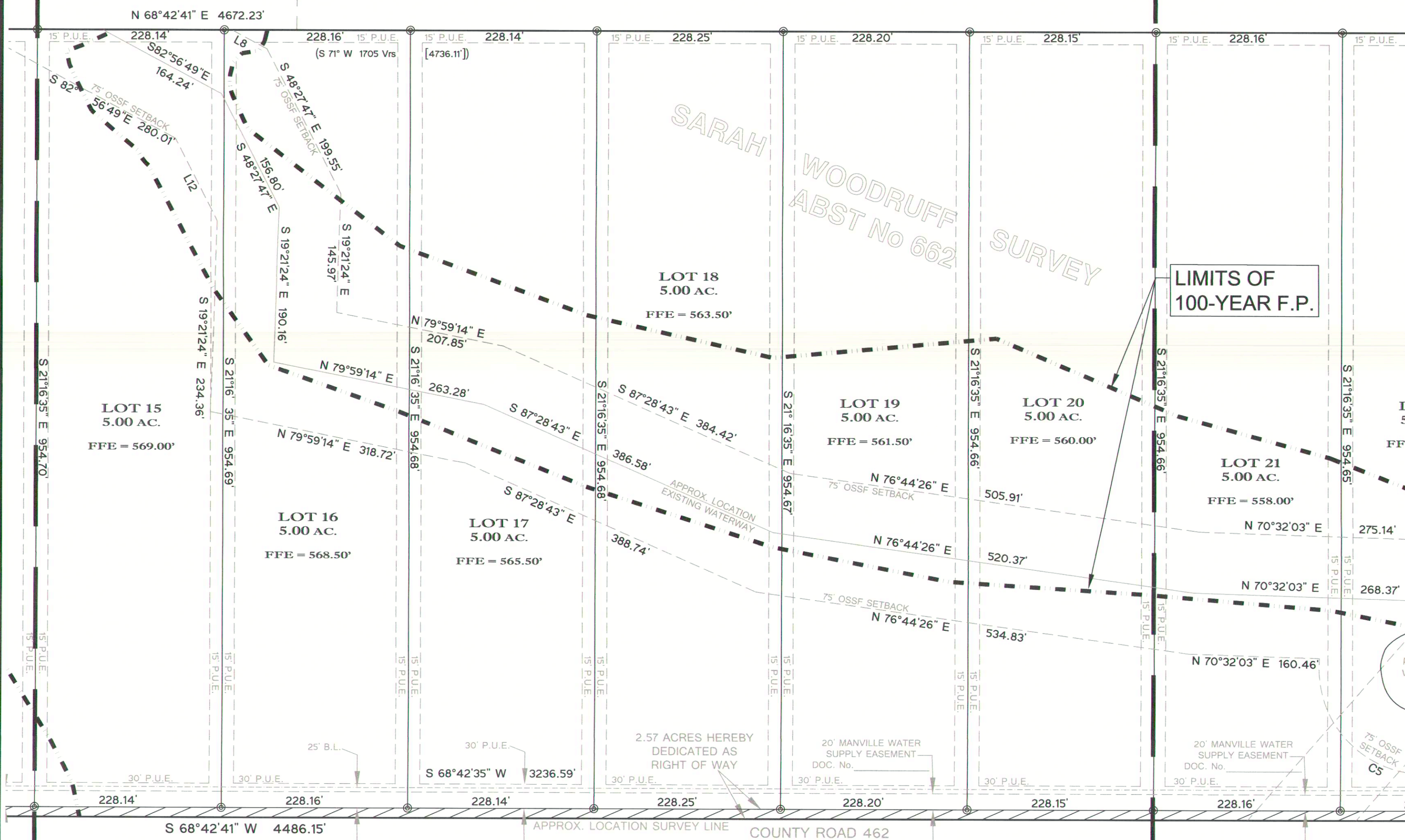
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MATCH LINE SEE SHEET 5 OF 6

MATCH LINE SEE SHEET 3 OF 6

CALLLED 15.13 ACRES
ANGEL VASQUEZ AND
BASILISA VASQUEZ
DOC. No. 2000073473
O.P.R.W.C.T.
CR 460, COUPLAND, TX

CALLLED 22.72 ACRES
IGNACIO NAVARRO AND JUANA NAVARRO
DOC. No. 2015081204
O.P.R.W.C.T.
CR 463, COUPLAND, TX



CALLLED 99 ACRES
SANDRA ERDMAN RIEDEL
NO RECORD INFORMATION FOUND
350 CR 462, ELGIN, TX

J.C. HIGGINS SURVEY
ABST. No. 301

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

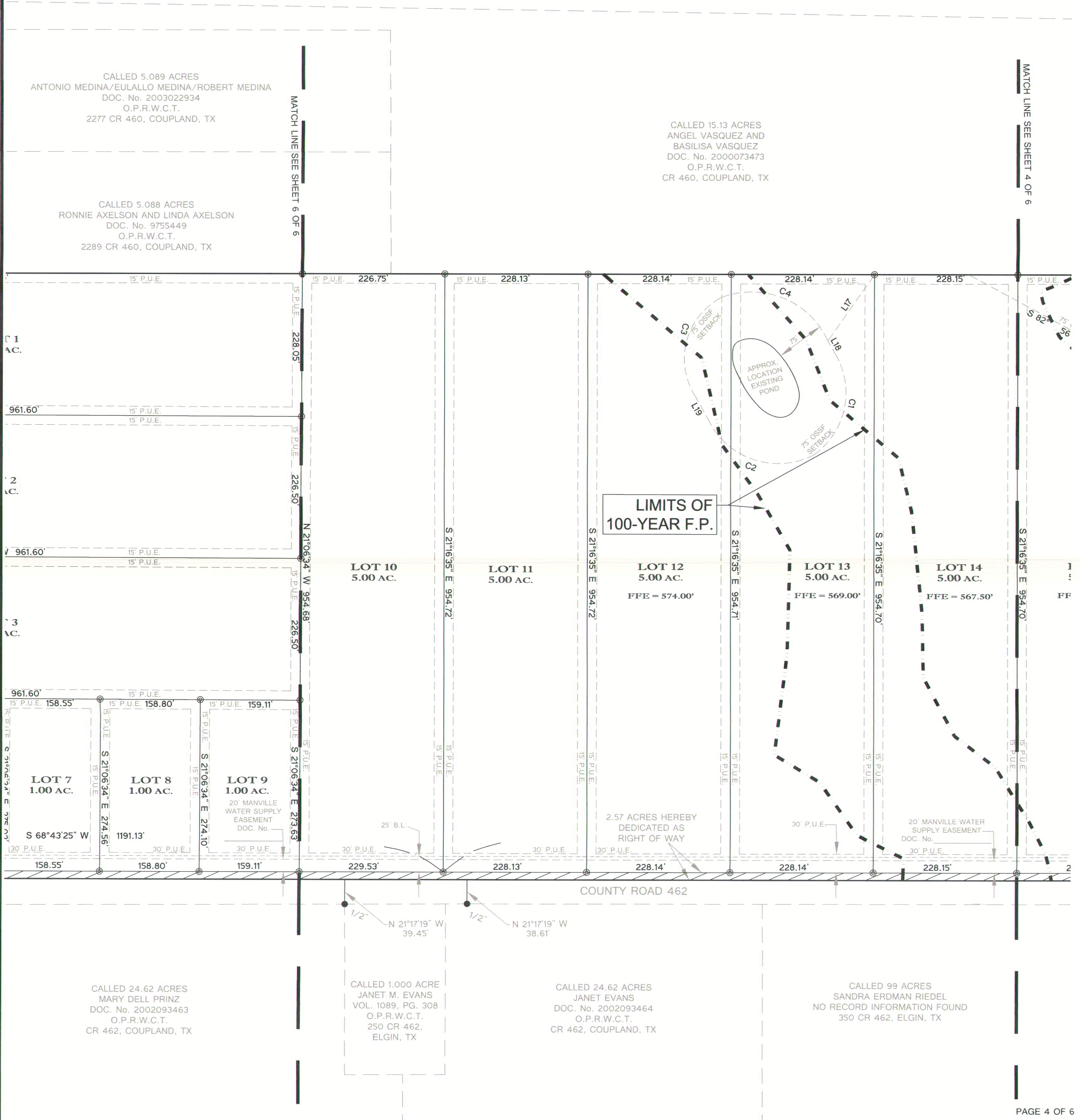
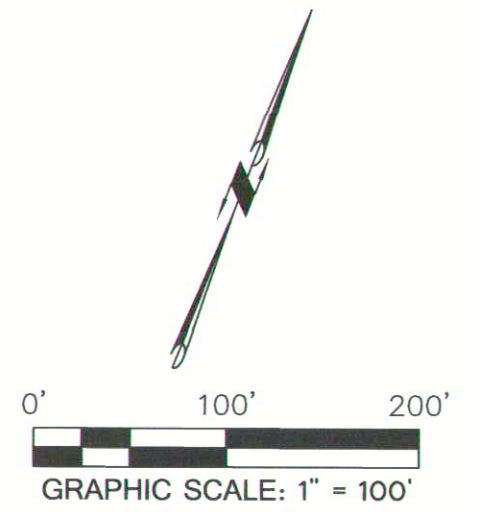


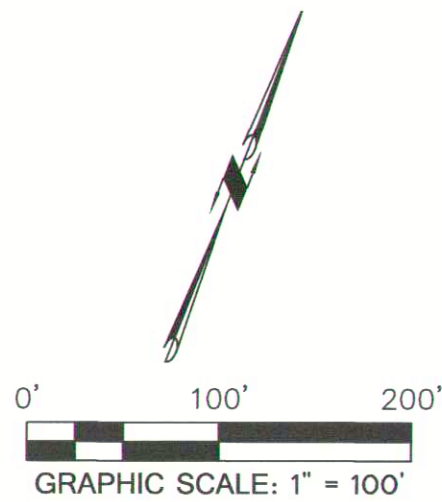
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ELGIN ACRES

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WILLIAMSON COUNTY, TEXAS





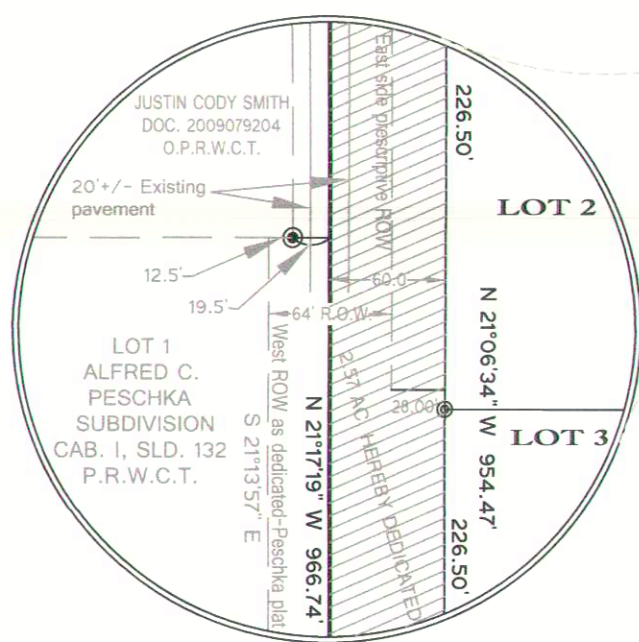
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G.D. GLASSCOCK SURVEY
ABST. No. 258

SUBMITTED: February 8, 2018

PAGE 5 OF 6

GEOMATICS

SURVEYING AND MAPPING INC.

10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPLS FIRM REGISTRATION No. 101941011



ELGIN ACRES

FINAL PLAT

WILLIAMSON COUNTY, TEXAS

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§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

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, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS BY MY HAND this the 7th day of March, 2018 A.D.

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

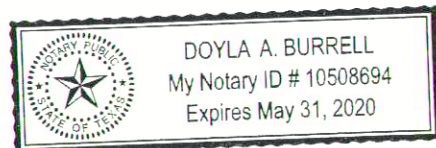
§THE STATE OF TEXAS
§THE COUNTY OF WILLIAMSON

I, the undersigned authority, on this the 7th day of March, 2018 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.

Doyle A. Burrell
Notary Public

Doyle A. Burrell
Printed Name

5-31-2020
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
Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

§THE STATE OF TEXAS

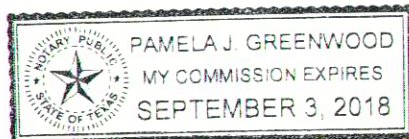
§THE COUNTY OF Tom Green

I, the undersigned authority, on this the 5th day of March, 2018 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.

Pamela J. Greenwood
Notary Public

Pamela J. Greenwood
Printed Name

9-3-18
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 1% annual chance floodplain unless approved by the engineer and Williamson County. Fill may be permitted after approval of the property analysis by Williamson County.
- There are no areas within the boundaries of the subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency 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. Manville's commitment to provide water becomes final and unconditional upon payment of the impact fees of \$72,900.00 and (A) any easements necessary for providing water service, (B) payment of cost estimate to extend service to property and (C) compliance with Manville WSC subdivision regulations. The payment is due within 180 days of the approval date of February 9, 2018. If payment of the impact fees, cost estimate, easements and compliance of subdivision rules are not timely made, this conditional approval expires and becomes null and void.
- Sewer services for this subdivision will be provided by On-Site Sewage Facilities.
- All public roadways and easements as shown on this plat are free of liens.
- Improvements within the county road right of way including, but not limited to, landscaping, irrigation lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.
- All sidewalks are to be maintained by each of the adjacent property owners.
- 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. Floodplain 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 this subdivision have finally been accepted for maintenance by the county.
- Rural mailboxes 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 County.
- Lot 4 shall only take access along CR 462.
- Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel frontage or 50 feet, whichever is less.
- A de facto Certificate of Compliance is hereby issued for all lots within this subdivision except for Lots 12-23, 26 and 27. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area. A floodplain development permit must be obtained from the Williamson County Floodplain Administrator for Lots 12-23, 26 and 27 prior to any construction or development.
- The minimum finished floor elevations shown on this plat were determined by adding a minimum one (1) foot to the base flood elevations (BFE) as determined by a study prepared by Southwest Engineers Inc. (SWE), SWE Project No. 0687-003-17, dated February 7, 2018.
- 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, whichever is higher.

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 Engineer's office 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.

J. Terron Evertson
J. Terron Evertson, PE, DR, CFM
County Engineer

3/7/18
Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 7th day of March, 2018 A.D.

Teresa Baker
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§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
Dan A. Gattis, County Judge
Williamson County, Texas

§THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

§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 _____, 2018 A.D., at _____ o'clock _____ M., and duly recorded this _____ day of _____, 2018 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.

By: _____ Deputy
Nancy E. Rister
Clerk, County Court of
Williamson County, Texas

ELGIN ACRES

OWNERS: 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: MATTHEW DRINGENBERG, P.E.
TEXAS REGISTRATION No. - P.E. 114250
SOUTHWEST ENGINEERS, INC.
112 CIMARRON PARK LOOP, STE. A
BUDA, TX 78610
(512) 312-4336
TBPE FIRM No.: F-1909
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SUBMITTED: February 8, 2018

PAGE 6 OF 6

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