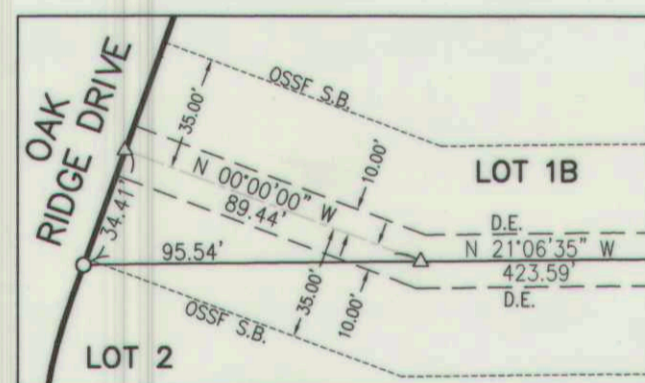


VICINITY MAP
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

LEGEND

UNLESS NOTED OTHERWISE

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ "SURVTEX, LLC" CAP SET
- FENCE POST FOUND
- △ CALCULATED POINT

- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT
S.B. SETBACK
ESMT. EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
OSSF S.B. ON-SITE SEWAGE FACILITY SETBACK
() RECORD INFORMATION

NOTES:

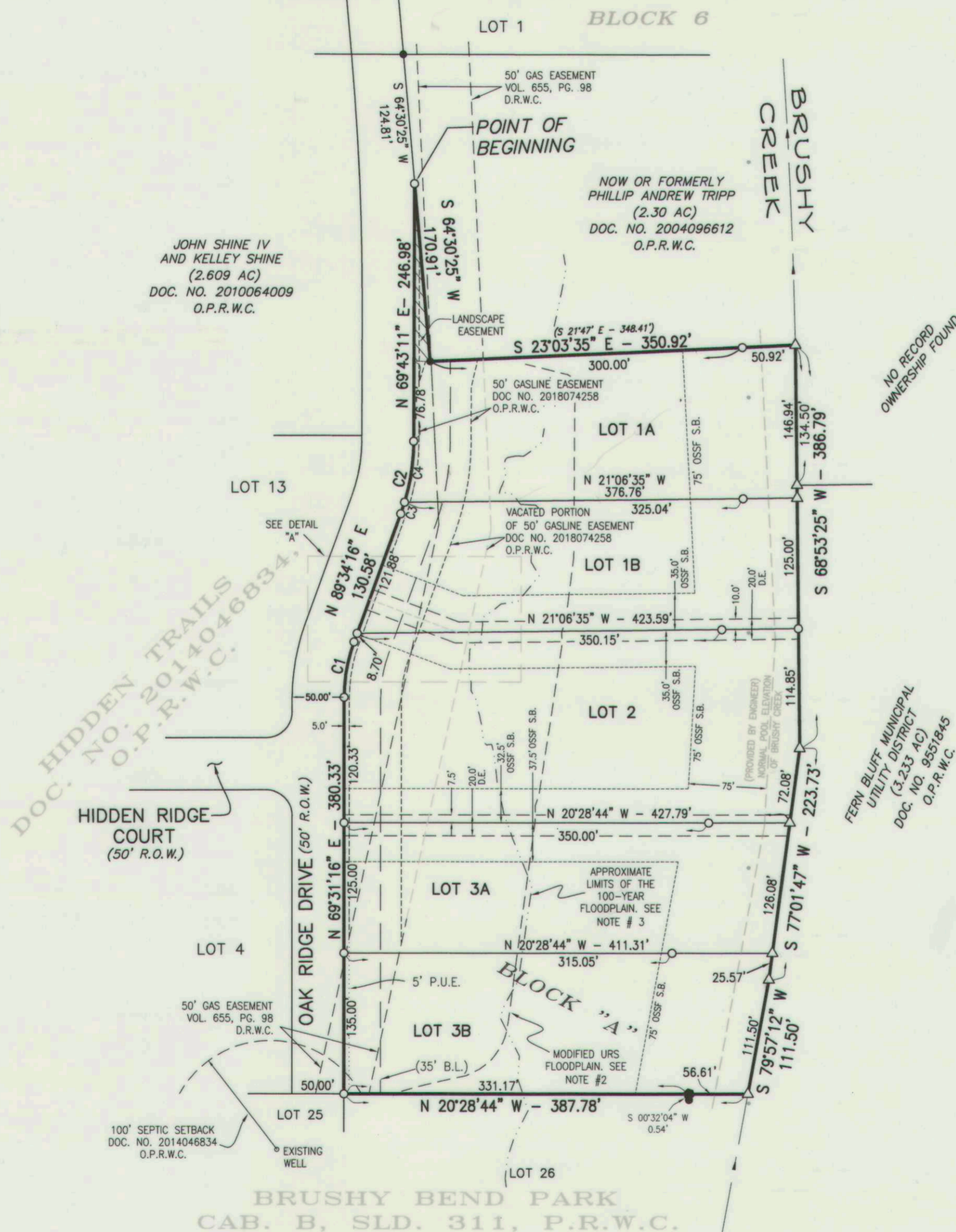
1. BLANKET PIPELINE EASEMENT GRANTED TO LONE STAR GAS CO. AS RECORDED IN VOL. 427, PG. 229, D.R.W.C. WAS AMENDED IN VOL. 655, PG. 98, D.R.W.C. AS SHOWN HEREON.
2. REVISED FLOODPLAIN BASED ON CARTEX ENGINEERING FLOODPLAIN STUDY DATED MARCH 18, 2015. CLOMR-F PENDING APPROVAL.
3. APPROXIMATE LIMITS OF FEMA 100-YEAR FLOODPLAIN ZONE AE AS DETERMINED USING ELEVATIONS FROM FLOOD INSURANCE STUDY (MAP NUMBER 484491C0490E) REVISED SEPTEMBER 26, 2008
4. ALL PROPERTY CORNERS SHOWN HEREON AS SET WET SET ON 12/01/2016. ALL PROPERTY CORNERS SHOWN HEREON AS FOUND WERE VERIFIED ON 12/01/2016.

BENCHMARKS:
BM #1 - TOP OF 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF LOT 13, HIDDEN TRAILS.
ELEVATION = 766.05'

BM #2 - RAILROAD SPIKE DRIVEN IN THE SIDE OF A WOODEN FENCE POST, LOCATED NEAR THE NORTHEAST CORNER OF LOT 9, HIDDEN TRAILS.
ELEVATION = 804.63'

RESUBDIVISION PLAT OF LOTS 1, 2, AND 3, BLOCK A, HIDDEN TRAILS

GREAT OAKS SUBDIVISION
SECTION II
CAB. C, SLD. 129,
P.R.W.C.



SCALE: 1" = 100'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (CORS). DISTANCES HAVE BEEN SCALED (SCALING ORIGIN OF NORTH=0.0, EAST=0.0) USING A PROJECT SPECIFIC SURFACE ADJUSTMENT FACTOR OF 1.00012.

PERIMETER DESCRIPTION

BEING A 6.643 ACRE TRACT OF LAND OUT OF THE J. H. DILLARD SURVEY SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOTS 1, 2, AND 3, BLOCK A, HIDDEN TRAILS, A SUBDIVISION RECORDED IN DOCUMENT NO. 2014046834 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.), AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with "SURVTEX, LLC" plastic cap set on the south right-of-way line of Oak Ridge Drive, a called 50' right-of-way according to said Hidden Trail Plat, same being in the north line of a called 2.30 acre tract of land conveyed to Phillip Andrew Tripp, by deed recorded in Doc. No. 2004098612 (O.P.R.W.C.) and being the northeastern most corner of said Lot 1, and hereof, from which a 1/2" iron rod found on the south right-of-way line of Oak Ridge Dr. marking the northeast corner of said 2.30 acre tract bears S 64°30'25" W, 124.81' for reference;

THENCE S 64°30'25" W, with the north line of said 2.30 acre tract, same being a south line of said Lot 1, 170.91' to a 1/2" iron rod found marking the northwest corner of said 2.30 acre tract and being an interior ell corner of said Lot 1 and hereof;

THENCE S 23°03'35" E with the west line of said 2.30 acre tract, same being the east line of said Lot 1, at 300.00' passing a 1/2" iron rod with "SURVTEX, LLC" plastic cap set (for reference), and continuing for a total distance of 350.92' to a calculated point in the centerline of Brushy Creek, same being the southwest corner of said 2.30 acre tract, and being the southern most southeast corner of said Lot 1, said Hidden Trails plat and hereof, said calculated point lying in the north line of a tract for which no acreage or ownership record was found;

THENCE with the centerline of said Brushy Creek, same being the south line of said Hidden Trails plat, the following three (3) calls:

1. S 68°53'25" W, at approximately 134' pass the calculated northeast corner of a called 3.233 acre tract of land conveyed to Fern Bluff Municipal Utility District recorded in Doc. No. 9551845, (O.P.R.W.C.) and continuing for a total distance of 386.79' to a calculated point.
2. S 77°01'47" W, 223.73' to a calculated point, and
3. S 79°57'12" W, 111.50' to a calculated point in the centerline of Brushy Creek and lying on the north line of said 3.233 acre tract, same being the southeast corner of Lot 26 of Brushy Creek Park, a subdivision recorded in Cabinet B, Slide 311 of the Plat Records of Williamson County, Texas, and being the southwest corner of said Lot 3, said Hidden Trails Plat, and hereof;

THENCE N 20°28'44" W with a common line being the west line of said Lot 3, and the east line of said Lot 26, at 56.61' passing a fence post on the north bank of Brushy Creek, from which a 1/2" iron rod found near its base bears S 00°32'04" W, 0.54', and continuing with said common line for a total distance of 331.17' to a 1/2" iron rod with "SURVTEX, LLC" plastic cap set, marking the northeast corner of said Lot 26, the southeast corner of Lot 25 of said Brushy Creek Park, same being a terminal point of the south right-of-way line of said Oak Ridge Drive, and being the northwest corner of said Lot 3 and hereof;

THENCE N 69°31'16" E with the south right-of-way line of said Oak Ridge Drive, 380.33' to a 1/2" iron rod with a "SURVTEX, LLC" plastic cap set marking the beginning of a curve to the right;

THENCE continuing with the south right-of-way line of said Oak Ridge Dr., along said curve to the right, 54.24' (Delta: 20°03'00", Radius: 155.00', Chord: N 79°32'46" E, 53.96'), to a 1/2" iron rod with "SURVTEX, LLC" plastic cap set marking end of said curve;

THENCE N 89°34'16" E, continuing with the southeast right-of-way line of said Oak Ridge Dr., to a 1/2" iron rod with "SURVTEX, LLC" plastic cap set, 130.58' marking the beginning of a curve to the left;

THENCE continuing with the south right-of-way line of said Oak Ridge Dr., along said curve to the left, 71.03' (Delta: 19°51'04", Radius: 205.00', Chord: N 79°38'43" E, 70.67') to a 1/2" iron rod with "SURVTEX, LLC" plastic cap set marking end of said curve;

THENCE N 69°43'11" E continuing with the southeast right-of-way of said Oak Ridge Drive, 246.98' to the POINT OF BEGINNING and containing 6.643 acres of land, more or less.

THE MINIMUM FIRST FLOOR ELEVATIONS SHOWN BELOW WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY STUDY PREPARED BY CARTEX ENGINEERING DATED JUNE 25, 2014.

LOT TABLE		
LOT	ACRES	MINIMUM FINISHED FLOOR ELEVATION
1A	1.220	762.25'
1B	1.148	762.51'
2	1.831	763.00'
3A	1.204	763.60'
3B	1.210	763.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH DIR	CHORD
C1	155.00'	20°03'00"	54.24'	N 79°32'46" E	53.96'
C2	205.00'	19°51'04"	71.03'	N 79°38'43" E	70.67'
C3	205.00'	03°14'44"	11.61'	N 87°56'54" E	11.61'
C4	205.00'	16°36'20"	59.41'	N 78°01'21" E	59.22'

SURVOTEX LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
(512) 249-8875 Fax (512) 249-5040
TBPLS FIRM #10084600

RESUBDIVISION PLAT OF
LOTS 1, 2, AND 3, BLOCK A,
HIDDEN TRAILS

OWNER CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL THESE MEN PRESENTS:

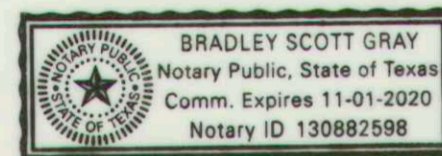
THAT HIDDEN TRAILS 2013, L.P., SOLE OWNER OF THE 20.183 ACRES SHOWN HEREON, AS CONVEYED BY DOC. NO. 2013062927 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE AND DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN HEREINAFTER AS "HIDDEN TRAILS".

WITNESS MY HAND THIS THE 22ND DAY OF August, 2018, A.D.

[Signature]
SIGNATURE/TITLE
HIDDEN TRAILS 2013, L.P.
HIDDEN TRAILS JV, LLC, IT'S GENERAL PARTNER
JAMES GIDDENS, MANAGER
14000 RANCH ROAD 2243 W
LEANDER, TEXAS 78641

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 22 DAY OF August, 2018, A.D., PERSONALLY APPEARED James Giddens, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS A CO-OWNER OF THE PROPERTY DESCRIBED HEREON.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Bradley Scott Gray
PRINTED NAME OR NOTARY AND NOTARY STAMP
11-1-2020
DATE NOTARY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL THESE MEN PRESENTS:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS;

WITNESS MY HAND THIS THE 22ND DAY OF August, 2018, A.D.

[Signature]
JASON E. PARKER
REGISTERED PROFESSIONAL SURVEYOR NO. 6643
STATE OF TEXAS



ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL THESE MEN PRESENTS:

I, GARY ELI JONES, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE 'AE' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0490 E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND /OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS.

WITNESS MY HAND THIS THE 22ND DAY OF August, 2018, A.D.

[Signature]
GARY ELI JONES, P.E. NO. 79198
STATE OF TEXAS



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 BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' 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. 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. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THIS 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

ROAD NAME AND 911 ADDRESSING APPROVAL:
ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8th DAY OF November, 2018, A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR

NOTES:

1. ALL COVENANTS, RESTRICTIONS AND NOTES LISTED ON THE SUBDIVISION PLAT OF HIDDEN TRAILS (RECORDED IN DOCUMENT NO. 2014046834, O.P.R.W.C.) APPLY TO THIS PLAT.
2. THE 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE 'AE' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0490 E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
3. UNLESS OTHERWISE SHOWN HEREON, EACH LOT HAS A 5 FOOT SIDE YARD BUILDING SETBACK LINE AND A 10 FOOT REAR YARD BUILDING SETBACK LINE.
4. NO OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
5. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL ROADS ON THIS PLAT.
6. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
7. DRIVEWAY CULVERTS ARE NOT ANTICIPATED FOR THESE 5 LOTS. IF DRIVEWAY CULVERTS ARE REQUIRED DUE TO SUBSEQUENT GRADING, THESE CULVERT(S) MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
8. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AQUA UTILITIES, INC.
9. WASTEWATER SERVICE WILL BE PROVIDED BY ON SITE SEWAGE FACILITIES WHICH MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
10. THE ON-SITE SEWAGE FACILITY SETBACKS (OSSF S.B.) SHOWN HEREON WERE PROVIDED BY THE ENGINEER. THE OSSF S.B. DEFINED AND SHOWN AS A 75' OSSF S.B., IS AN OFFSET FROM THE NORMAL POOL ELEVATION OF BRUSHY CREEK, NOT FROM THE SOUTHERN PROPERTY LINE (CENTERLINE OF BRUSHY CREEK).
11. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL ROW SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
12. A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS 1A, 1B, 2, 3A AND 3B PRIOR TO ANY CONSTRUCTION.
13. NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TOEC) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.

BASED UPON THE ABOVE REPRESENTATION 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 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 BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

[Signature]
TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

11/5/18
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL THESE MEN PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A 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 PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS;

WITNESS MY HAND THIS THE _____ DAY OF _____, 20_____, A.D.

DAN A. GATTIS, COUNTY JUDGE DATE

I, NANCY RISTER, CLERK OF COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, 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 THIS THE _____ DAY OF _____, 20_____, A.D., AT _____ O'CLOCK, _____ M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS, THE LAST DATE WRITTEN ABOVE.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SURVOTEX LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES
600 W. WHITESTONE BLVD.
CEDAR PARK, TEXAS 78613
(512) 249-8875 Fax (512) 249-5040
TBPLS FIRM #10084600