

PRELIMINARY PLAT OF

## TRACT 19, SAN GABRIEL OAKS

A 17.47 ACRE SINGLE-FAMILY RESIDENTIAL TRACT, OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS

OWNER	•

STATE OF TEXAS	§	
COUNTY OF WILLIAMSON	KNOW ALL MEN BY THESE PRESENTS §	
A DEED RECORDED IN DOC TEXAS, AND DO HEREBY ST SUBDIVIDE SAID 17.47 ACRE REQUIREMENTS SHOWN HE RIGHTS-OF-WAY, EASEMEN COUNTY MAY DEEM APPRO OAKS".	WNER OF THE CERTAIN 17.47 ACRE TRACT OF LAND SHOWN HERECUMENT NO. 2019059889 OF THE OFFICIAL PUBLIC RECORDS OF WILL ATE THAT THERE ARE LIEN HOLDERS OF THE CERTAIN TRACT OF LETRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLEON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE REST AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PLACE PRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF TRACT OF TRACT DAY OF	LIAMSON COUNTY, AND, DO HEREBY AT NOTE COADS, ALLEYS, S AS WILLIAMSON T 19, SAN GABRIEL
CARLOS R. ROMAN 303 CREEKSIDE COVE CEDAR PARK, TEXAS 78613		
THE STATE OF TEXAS	§	
COUNTY OF WILLIAMSON	KNOW ALL MEN BY THESE PRESENTS §	
THIS INSTRUMENT WAS ACI	NOWLEDGED BEFORE ME ON THE DAY OF	_, 20AD,
NOTARY PUBLIC, STATE OF	TEXAS	
PRINTED NAME:		
MY COMMISSION EXPIRES:		
<u>LIENHOLDER</u>		
STATE OF TEXAS	{	
COUNTY OF WILLIAMSON	KNOW ALL MEN BY THESE PRESENTS	
SHOWN HEREON AND DESC OFFICIAL PUBLIC RECORDS 17.475 ACRE TRACT AS SHO NOTE REQUIREMENTS SHO ALLEYS, RIGHTS-OF-WAY, E	, OF PRODIGY, INC., LIENHOLDER OF THAT CERTAIN 17.47 ACRE CRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2019059 OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SI WN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY ASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLICEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "REPL	1890, OF THE UBDIVISION OF SAID SENT TO ALL PLAT THE STREETS, IC PURPOSES AS
TO CERTIFY WHICH, WITNE	SS BY MY HAND THIS DAY OF, 20	
(LIENHOLDER'S SIGNATURE	)	
PRINTED NAME	TITLE	
1220 FALL CREEK LOOP CEDAR PARK, TEXAS 78613		
STATE OF TEXAS	{	
COUNTY OF WILLIAMSON	KNOW ALL MEN BY THESE PRESENTS {	
BEFORE ME, THE UNDER: PERSONALLY APPEARED _ SUBSCRIBED TO THE FORE	SIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND S, KNOWN TO ME TO BE THE PERS GOING INSTRUMENT.	
GIVEN UNDER MY HAND AN	D SEAL OF OFFICE THIS DAY OF, 20	<u>_</u> .
NOTARY PUBLIC IN AND FO	R THE STATE OF TEXAS	
MY COMMISSION EXPIRES	DN:	
WILLIAMSON COUNTY ONS	TE SEWAGE FACILITIES (OSSF) NOTES:	
<ol> <li>ON SITE SEWAGE FACILI' REGISTERED SANITARIAI</li> </ol>	TIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR I.	
2. PRIOR TO ANY CHANNEL STORAGE OF MATERIALS LINE (SURVEY) AN APPLIE EXTENT TO WHICH THE VRESULT OF THE PROPOS	ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPRO OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN CATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF VATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED	THE BLUE THE AS A
REVIEW MUST BE PROVI	ED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIA MINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMP JED	

- PATTERNS OR ELEVATIONS, A LETTER OR MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN WESTERN DISTRICT.
- ALL RESIDENTIAL LOTS ARE 1 ACRE OR GREATER IN SIZE.
- ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY THE WCCHD.
- THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLITION ABATEMENT PLAN (WPAP) IS
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT 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 OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS

J. TERRON EVERTSON, PE, DR, CFM **COUNTY ENGINEER** 

DATE

ASSOCIATED WITH IT.

BEING 17,47 ACRES (761,203 SQ, FT.) OF LAND, OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, CONVEYED TO CARLOS ROMAN AS A CALLED 17,475 ACRE TRACT IN DOCUMENT NO. 2019059889, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.), SAID 17.47 ACRES OF LAND BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS; (BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS; DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985687. PARENTHETICAL BEARINGS AND DISTANCES REFER TO PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED):

BEGINNING at an iron rod found at the intersection of the right-of-way line of San Gabriel Oaks Drive (50' R.O.W.), a 50' wide easement and right-of-way #1 as described in Volume 2555, Page 371 of the Deed Records of Williamson County, Texas (D.R.W.C.), with the Northwest right-of-way line of Red Oak (50' R.O.W.), a 50' wide easement and right-of-way #3 as described in Volume 2555, Page 371, D.R.W.C., for the South corner and POINT OF BEGINNING of this tract, from which an iron rod found in the Easterly right-of-way line of said San Gabriel Oaks Drive and in the Southeast right-of-way line of said Red Oak bears S 20°28'51" E, (N 20°14'44" W) a distance of 63.01 feet;

THENCE, with the Easterly right-of-way line of said San Gabriel Oaks Drive, and with the Westerly boundary line of this tract, the following three (3) courses and distances:

- 1. N 20°26'46" W, (N 20°12'39" W), a distance of 635.66 feet to an iron rod found;
- 2. N 50°02'32" W, (N 49°48'25" W), a distance of 408.93 feet to an iron rod found;
- 3.N 32°01'36" W, (N 31°47'29" W), a distance of 154.27, (154.29'), feet to 60D nail found at the Southernmost corner of a called 12.84 acre tract conveyed to Randall and Kathy Underwood in Volume 2730, Page 782, D.R.W.C., for the Westernmost corner of this tract:

THENCE, with the common boundary lines of said 12.84 acre tract and said 17.475 acre tract, the following five (5)

- 1. N 64°37'54" E, (N 64°52'01" E), a distance of 435.71, (435.72'), feet to a nail in a concrete post found for the beginning of a curve to the right;
- 2. C1, Along said curve to the right, having a radius of 124.74 feet, an arc length of 95.05 feet, and a chord bearing and distance of N 86°01'39" E, (N 86°15'46" E), 92.77 feet to a nail in a concrete post found for the point of tangency; 3. S 72°20'24" E, (S 72°06'17" E), a distance of 29.34 feet to a nail in a concrete post found for the beginning of a
- 4. C2, Along said curve to the left, having a radius of 54.66 feet, an arc length of 80.78 feet, and a chord bearing and distance of N 65°38'57" E, (N 65°53'04" E), 73.63 feet to a nail in a concrete post found for the point of tangency;
- 5. N 23°05'24" E, (N 23°19'31" E), a distance of 83.38 feet to a 1/2 inch iron rod with a cap stamped "HAYNIE CONSULTING" set for a corner of this tract THENCE, N 81°29'06" E. (N 81°43'13" E), a distance of 228.04 feet to a 1/2 inch iron rod with cap stamped "HAYNIE

CONSULTING" set in a Southerly right-of-way line of said Red Oak for a corner of this tract; THENCE, with the southerly and westerly right-of-way lines of said Red Oak, the following thirteen (13) courses and

- 1. S 64°26'29" E, (S 64°12'22" E), a distance of 209.45 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract;
- 2. N 64°13'50" E, (N 64°27'57" E), a distance of 171.75 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract.
- 3. S 75°10'54" E, (S 74°56'47" E), a distance of 122.87 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract,
- 4. S 33°46'31" E, (S 33°32'24" E), a distance of 117.62 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract;
- 5. S 06°57'31" W, (S 07°11'38" W), a distance of 115.83 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract;
- 6. S 50°23'14" W, (S 50°37'21" W), a distance of 148.18 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract,
- 7. S 76°11'38" W, (S 76°25'45" W), a distance of 188.17 feet to a 1/2 inch iron rod with cap stamped "HAYNIE
- CONSULTING" set for a corner of this tract; 8. S 65°57'45" W, (S 66°11'52" W), a distance of 250.83 feet to a 1/2 inch iron rod with cap stamped "HAYNIE
- CONSULTING" set for a corner of this tract, 9. S 31°51'38" E, (S 31°37'31" E), a distance of 171.00 feet to an iron rod found for a corner of this tract;
- 10. S 30°24'12" W, (S 30°38'19" W), a distance of 141.39 feet to an iron rod found for a corner of this tract:
- 11. S 18°15'32" E, (S 18°01'25" E), a distance of 65.48 feet to an iron rod found for a corner of this tract; 12. S 13°54'07" W, (S 14°08'14" W), a distance of 143.38 feet to an iron rod found for a corner of this tract;
- 13. S 31°58'12" W, (S 32°12'19" W), a distance of 405.61 feet to the **POINT OF BEGINNING** and containing a computed area of 17.47 acres, (761,203 sq. ft.), of land.

Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length		
C1	95.05'	124.74'	43°39'36"	N86° 01' 39"E	92.77'		
C2	80.78'	54.66'	84°40'47"	N65° 38' 57"E	73.63'		
(C1)				(N86° 15' 46"E)			
(C2)				(N65° 53' 04"E)			

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5813 - STATE OF TEXAS HAYNIE CONSULTING INC. 1010 PROVIDENT LANE **ROUND ROCK, TEXAS, 78664** 

PATRICK J. YGLESIAS

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

I, TIM HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0275E, 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 NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TIM HAYNIE LICENSED PROFESSIONAL ENGINEER No. 91819 - STATE OF TEXAS HAYNIE CONSULTING INC 1010 PROVIDENT LANE **ROUND ROCK, TEXAS, 78664** 

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_\_ DAY OF\_\_\_\_\_\_201\_\_\_A.D.

PRINTED NAME: AUTHORIZED ADDRESS COORDINATOR WILLIAMSON COUNTY, TEXAS STATE OF TEXAS

I, BILL GRAVELL, JR. 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 COMMISSIONER'S 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.

KNOW ALL MEN BY THESE PRESENTS §

BILL GRAVELL, JR., COUNTY JUDGE DATE

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 OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_, 20\_\_\_\_ A.D., AT

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.

O'CLOCK \_\_\_.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS



SHEET NO. 2 OF 2

DRAWN BY: KS CHECKED BY: PY PROJ. #: 816-1901