

VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: APRIL, 2020

ADDRESS: 300 SAN GABRIEL OAKS, LIBERTY HILL, TEXAS

PLANNING COMMISSION REVIEW DATE: _____, 20__

OWNER: CARLOS ROMAN
303 CREEKSIDE COVE
CEDAR PARK, TEXAS 78613
PHONE: (512) 468-5185
EMAIL: matt.trammell@yahoo.com

OWNER: BRIAN A. BARNES
P.O. BOX 66603
AUSTIN, TEXAS 78766
PHONE: (512) 797-5123
EMAIL: bbarnesinc@yahoo.com

SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
EMAIL: pyglesias@haynieconsulting.com

ENGINEER: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
EMAIL: thayne@haynieconsulting.com

SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417
TOTAL ACRES: 17.47 ACRES
NUMBER OF LOTS: 9 LOTS
NUMBER OF BLOCKS: 1
AREA OF SMALLEST LOT: 1.012 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL.

NOTES & RESTRICTIONS:

- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN WESTERN DISTRICT FOR LOTS 7 AND 9 ONLY. ALL OTHER LOTS SHALL HAVE PRIVATE ON-SITE WATER WELLS. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES. ELECTRICITY PROVIDER: PEDERNALES ELECTRIC COOP.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH VOLUME 675, PAGE 644, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVER EXCEEDS 20%.
- ALL DWELLINGS PLACED ON THESE SUBDIVISION LOTS MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
- ALL ONSITE SANITARY SEWER FACILITIES SHALL BE PLACED GREATER THAN 100 FEET FROM ANY EXISTING PRIVATE WATER WELL PER COUNTY AND TCEQ REGULATIONS.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH AND RECORDED IN VOLUME 675, PAGE 644 AND IN VOLUME 714, PAGE 309 IN THE DEED RECORDS OF WILLIAMSON COUNTY.
- MINIMUM FOOTPRINT AREA OF RESIDENTIAL BUILDINGS IS 1,800 SQUARE FEET.

SURVEY NOTES:

- BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS.
- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985687.
- PARENTHEThETICAL BEARINGS AND DISTANCES INDICATE PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED.

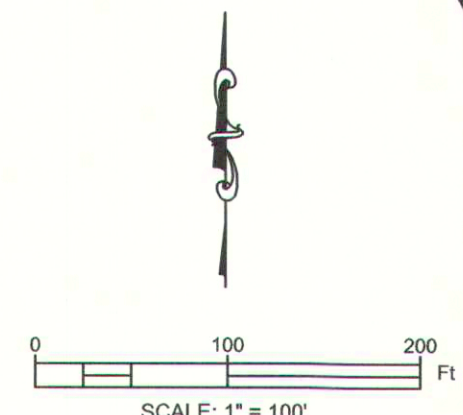
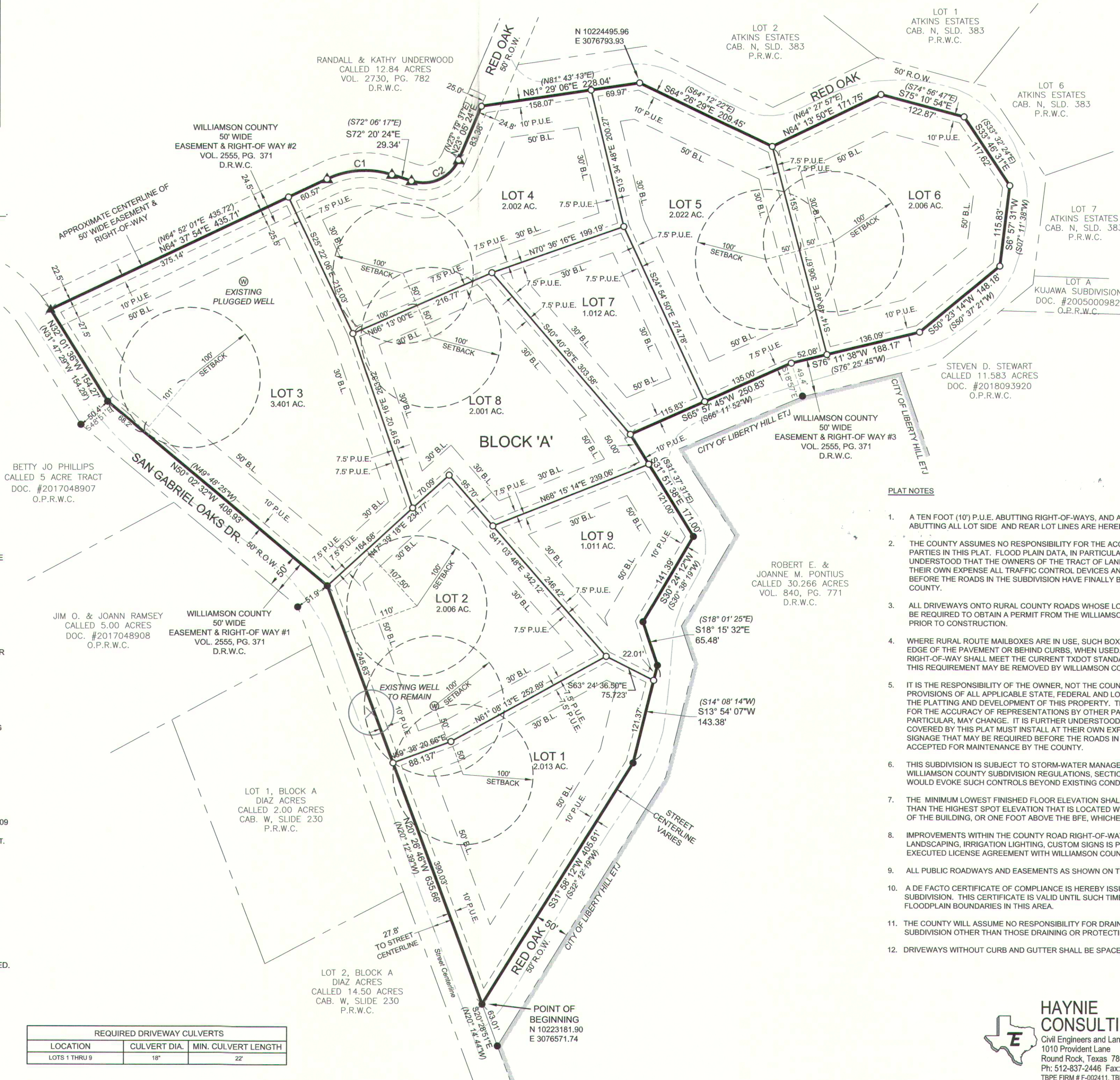
CULVERT NOTES:

- CULVERTS SHALL INCLUDE A SAFETY END TREATMENT IN ACCORDANCE WITH CITY OF GEORGETOWN STANDARD DETAIL SD17 AND SD19.
- PROPOSED CULVERT INVERT ELEVATIONS SHALL MATCH BOTTOM OF CHANNEL.

REQUIRED DRIVEWAY CULVERTS		
LOCATION	CULVERT DIA.	MIN. CULVERT LENGTH
LOTS 1 THRU 9	18"	22'

FINAL 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



LEGEND

- ▲ 60D NAIL FOUND
- ▲ NAIL FOUND IN CONC. POST
- 1/2" IRON ROD FOUND (IRF)
- 1/2" IRON ROD SET
- ⊙ EXISTING PLUGGED WATER WELL UNLESS OTHERWISE NOTED.
- 50' B.L. BUILDING SETBACK LINE VOL. 675, PG. 644, D.R.W.C.
- 30' B.L. BUILDING SETBACK LINE VOL. 675, PG. 644, D.R.W.C.
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- () RECORD INFORMATION
- ⊙ 100' RADIUS SANITARY EASEMENT AROUND WELL

PLAT NOTES

- A TEN FOOT (10') P.U.E. ABUTTING RIGHT-OF-WAYS, AND A A SEVEN AND A HALF FOOT (7.5') P.U.E. ABUTTING ALL LOT SIDE AND REAR LOT LINES ARE HEREBY DEDICATED.
- 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.
- ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION.
- WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH 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 COUNTY.
- 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 THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- THE MINIMUM LOWEST 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.
- 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 PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- DRIVEWAYS WITHOUT CURB AND GUTTER SHALL BE SPACED A MINIMUM OF 100 FEET APART.

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.
1 OF 2

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

PLOTTED BY: ksp@haynie.com
PLOT TIME: Oct 19, 2020 - 12:30pm
DRAWING: X:\816 Matt Trammell\816-19-01 Tract 19 San Gabriel Oaks\Survey Project Folder\Drawings\816-19-01 SC004s Final Plat.dwg

FINAL 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

I, CARLOS R. ROMAN, AS OWNER OF THE CERTAIN 17.47 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019059889 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID 17.47 ACRE 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 PLACES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF TRACT 19, SAN GABRIEL OAKS".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF October, 2020

CARLOS R. ROMAN
303 CREEKSIDE COVE
CEDAR PARK, TEXAS 78613

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

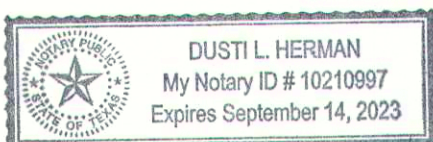
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF October, 2020 AD,

BY Carlos R. Roman

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Dusti L. Herman

MY COMMISSION EXPIRES: September 14, 2023



OWNER

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

I, BRIAN A. BARNES, AS OWNER OF THE CERTAIN 3.401 ACRES (LOT 3), A PORTION OF THE CERTAIN 17.47 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019059889 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID 17.47 ACRE 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 PLACES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF TRACT 19, SAN GABRIEL OAKS".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF October, 2020

BRIAN A. BARNES
P.O. BOX 66603
AUSTIN, TEXAS 78766

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

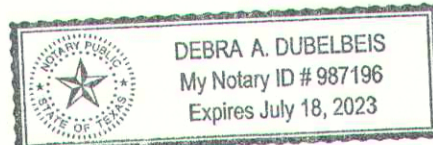
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF October, 2020 AD,

BY Brian A. Barnes

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Debra A. Dubelbeis

MY COMMISSION EXPIRES: 7/18/2023



WILLIAMSON COUNTY ONSITE SEWAGE FACILITIES (OSSF) NOTES:

- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN
- PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD 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.
- THE CITY OF GEORGETOWN WESTERN DISTRICT WILL PROVIDE WATER SERVICE TO LOT 7 AND LOT 9 ONLY. ALL OTHER LOTS WILL HAVE PRIVATE WELLS.
- 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 POLLUTION ABATEMENT PLAN (WPAP) IS NOT REQUIRED.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL

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

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 ASSOCIATED WITH IT.

Adam P. Boatright
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

November 6, 2020
DATE

LEGAL DESCRIPTION

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; PARENTHEetical 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:

- N 20°26'46" W, (N 20°12'39" W), a distance of 635.66 feet to an iron rod found;
- N 50°02'32" W, (N 49°48'25" W), a distance of 408.93 feet to an iron rod found;
- 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) courses and distances:

- 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;
- 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;
- 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 curve to the left;
- 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;
- N 23°05'24" E, (N 23°19'31" E), a distance of 83.38 feet to a nail in a concrete post found 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 distances:

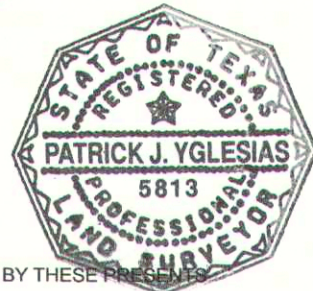
- S 64°26'29" E, (S 64°12'22" E), a distance of 209.45 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract;
- N 64°13'50" E, (N 64°27'57" E), a distance of 171.75 feet to a 1/2 inch iron rod with cap stamped "HAYNIE CONSULTING" set for a corner of this tract;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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 §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

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.

Patrick J. Yglesias
PATRICK J. YGLESIAS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5813 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664



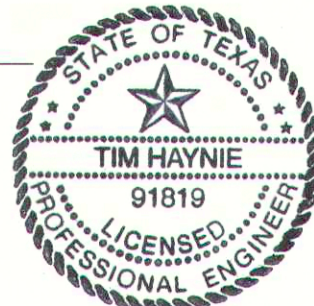
10-23-20
DATE

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

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



23-OCT-2020
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 07 DAY OF October, 2020

PRINTED NAME: Cindy Bridges
AUTHORIZED ADDRESS COORDINATOR
WILLIAMSON COUNTY, TEXAS

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

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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

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 _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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.

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

BY: _____, DEPUTY



HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
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2 OF 2

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