2016110954 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

SENTINEL COTTER LEANDER LLC

SUBDIVISION NAME: OAK CREEK PHASE 4 SECTION 1

PROPERTY IS DESCRIBED AS: 12.426 ACRES CHARLES COCHRAN SURVEY ABSTRACT NO 134

SUBMITTED BY: PAPE-DAWSON ENGINEERS

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016110954

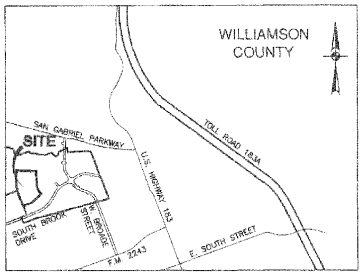
PLAT Fee: $241.00
11/28/2016 11:29 AM Cphelps

Nancy E. Rister, County Clerk
Williamson County, Texas

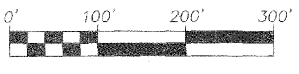
Doc#2016110954

FINAL PLAT
OF
OAK CREEK PHASE 4, SECTION 1

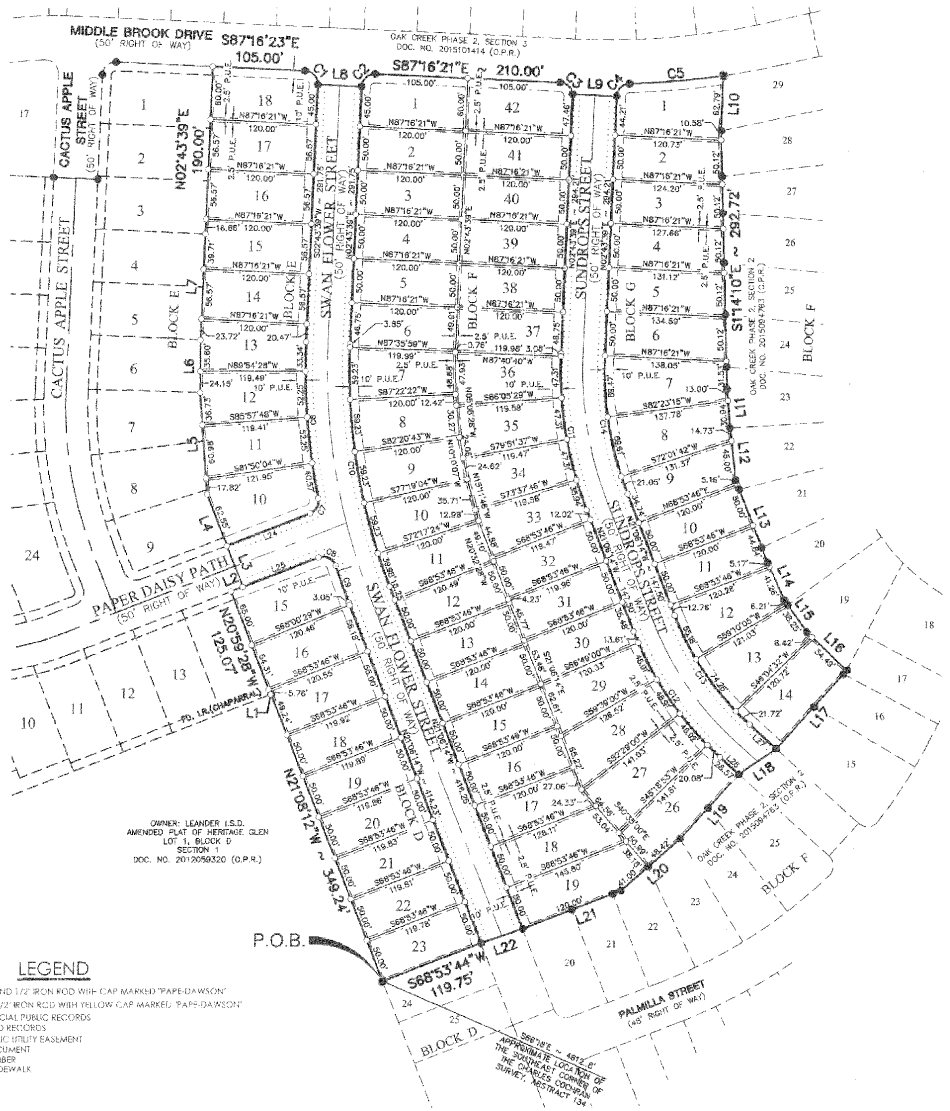
A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013039235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE



SCALE: 1"= 100'



LEGEND

- ● FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- ○ SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
- ORP OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- PUE PUBLIC UTILITY EASEMENT
- DOC DOCUMENT
- NO. NUMBER
- 4' SIDEWALK

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION # 470

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPLS FIRM REGISTRATION #100288-01

OWNER/SUBDIVIDER:

SENTINEL COTTER LEANDER LLC
700 LAVACA STREET, SUITE 900
AUSTIN, TEXAS
(949) 922-2512

LOT SUMMARY

TOTAL LOT ACREAGE:	12.426 ACRES
TOTAL NUMBER OF BLOCKS:	4
LANDSCAPE LOTS:	6
ALLEY LOTS:	0
RESIDENTIAL DISTRICT LOTS:	68
PARKLAND LOTS:	0

LINEAR FEET OF NEW STREET

SUNDROPS STREET:	807 LF
SWAN FLOWER STREET:	997 LF
PAPER DAISY PATH:	136 LF

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 (NA2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99986806

BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.

BENCHMARK No. 6
CUT SQUARE IN CURB INLET
GRID N: 10186607.6
GRID E: 3073920.4
ELEV: 990.58'

BENCHMARK No. 18
CUT SQUARE IN DRAIN CULVERT
GRID N: 10186483.6
GRID E: 3074431.3
ELEV: 990.12'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S68°51'59"W	0.81'
L2	N68°53'22"E	14.30'
L3	N20°58'09"W	50.00'
L4	N20°59'26"W	62.55'
L5	N05°42'43"W	115.53'
L6	N00°28'28"E	59.75'
L7	N02°43'39"E	120.00'
L8	S87°16'21"E	50.00'
L9	S87°16'13"E	50.00'
L10	S02°43'39"W	62.79'
L11	S04°10'18"E	43.94'
L12	S05°58'22"E	58.73'
L13	S21°06'14"E	100.00'
L14	S24°09'03"E	46.43'
L15	S35°00'20"E	44.46'
L16	S48°07'35"E	62.91'
L17	S42°14'48"W	119.83'
L18	S56°09'59"W	51.46'
L19	S42°14'48"W	99.15'
L20	S46°55'44"W	89.41'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S68°53'43"W	120.00'
L22	S21°12'16"W	50.04'
L24	S68°53'22"W	101.55'
L25	S68°53'24"W	92.39'
L26	N47°45'27"W	26.57'
L27	N47°45'23"W	40.82'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S42°16'21"E	21.21'	23.56'
C2	15.00'	090°00'00"	N47°43'39"E	21.21'	23.56'
C3	15.00'	081°20'58"	S47°22'16"E	19.55'	21.30'
C4	15.00'	085°48'19"	N45°37'26"E	20.42'	22.46'
C5	600.00'	006°46'07"	N85°07'05"E	107.04'	107.10'
C6	725.00'	014°05'56"	S04°19'18"E	177.96'	178.40'
C7	15.00'	080°15'40"	S28°45'32"W	19.34'	21.01'
C8	15.00'	093°30'01"	N64°21'38"W	21.85'	24.48'
C9	725.00'	003°29'36"	N19°21'25"W	44.20'	44.20'
C10	675.00'	023°49'52"	N09°11'17"W	278.74'	280.75'
C11	436.00'	023°49'52"	N09°11'17"W	179.83'	180.93'
C12	375.00'	026°36'00"	N34°25'44"W	172.86'	174.42'
C13	325.00'	026°39'00"	N34°25'44"W	149.81'	151.17'
C14	384.98'	023°49'52"	N09°11'19"W	158.98'	160.13'

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD. SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SHEET 1 OF 3

OAK CREEK PHASE 4, SECTION 1
Civil Job No. 50784-04; Survey Job No. 50784-04

Doc # 2016110954

FINAL PLAT
OF
OAK CREEK PHASE 4, SECTION 1

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES

OF

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS. SAID 12.426 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of Oak Creek, Phase 2, Section 2 recorded in Document No. 2015094763 of the Official Public Records of Williamson County, Texas, same being point in the east line of Lot 1, Block D of the Amended Plat of Heritage Glen, Section 1 recorded in Document No. 2012059320 of the Official Public Records of Williamson County, Texas;

THENCE N 21°08'12" W, with the east line of said Lot 1, Block D, same being a west line of said 125.575 acre tract, a distance of 349.24 feet to an iron rod with cap marked "Chaparral" found for the northeast corner of said Lot 1, Block D, same being a southwest ell corner of said 125.575 acre tract;

THENCE S 68°51'59" W, with the north line of said Lot 1, Block D, same being a south line of said 125.575 acre tract, a distance of 0.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE departing the north line of said Lot 1, Block D, through the interior of said 125.575 acre tract the following eight (8) courses and distances:

1. N 20°59'28" W, a distance of 125.07 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. N 68°53'22" E, a distance of 14.30 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. N 20°58'09" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. N 20°59'26" W, a distance of 62.55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. N 02°42'43" W, a distance of 115.53 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. N 00°28'29" E, a distance of 59.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
7. N 02°43'39" E, a distance of 120.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
8. N 02°43'39" E, a distance of 190.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south right of way line of Middle Brook Drive, a 50' right of way in Oak Creek, Phase 2, Section 3 recorded in Document No. 2015101414 of the Official Public Records of Williamson County, Texas and northwest corner hereof;

THENCE with the south right of way line of said Middle Brook Drive, the following nine (9) courses and distances:

1. S 87°16'21" E, a distance of 105.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature;
2. along the arc of said curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 42°16'21" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency;
3. S 87°16'21" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature;
4. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 47°43'39" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency;
5. S 87°16'21" E, a distance of 210.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature;
6. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 81°20'58", a chord bearing and distance of S 47°22'16" E, 19.35 feet, an arc length of 21.30 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency;
7. S 87°16'13" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature;
8. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 85°48'19", a chord bearing and distance of N 45°37'26" E, 20.42 feet, an arc length of 22.46 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature and,
9. along the arc of said curve to the left, having a radius of 900.00 feet, a central angle of 06°49'07", a chord bearing and distance of N 85°07'05" E, 107.04 feet, an arc length of 107.10 feet to a ½" iron rod with yellow cap marked "Pape Dawson" found for the northwest corner of said Oak Creek, Phase 2, Section 2, same being a point in the south right of way line of said Middle Brook Drive, also for the northeast corner hereof;

THENCE with the west line of said Oak Creek, Phase 2, Section 2 the following eight (8) courses and distances:

1. S 02°43'39" W, a distance of 67.79 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 01°14'10" E, a distance of 292.72 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 04°10'08" E, a distance of 43.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 05°58'22" E, a distance of 59.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 21°06'14" E, a distance of 100.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 24°09'03" E, a distance of 46.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 35°00'20" E, a distance of 44.66 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
8. S 46°07'35" E a distance of 62.91 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwestern ell corner of said Oak Creek Phase 2, Section 2, same being the southwest corner hereof;

THENCE with a north line of said Oak Creek Phase 2, Section 2 the following seven (7) courses and distances:

1. S 42°14'48" W, a distance of 119.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 56°00'59" W, a distance of 51.48 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 42°14'46" W, a distance of 99.15 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 48°55'44" W, a distance of 89.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 68°53'43" W, a distance of 120.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 71°12'16" W, a distance of 50.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 68°53'44" W, a distance of 119.75 feet the **POINT OF BEGINNING** and containing 12.426 acres in the City of Leander, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers under Job No. 50784-04.

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
4. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
7. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SWAN FLOWER STREET, SUNDROPS STREET, AND PAPER DAISY PATH. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0435F EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
12. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
13. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
14. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2015046528.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

BLOCK D		
LOT No.	AREA	LOT TYPE
15	7707 SQ. FT.	SINGLE FAMILY
16	6657 SQ. FT.	SINGLE FAMILY
17	6600 SQ. FT.	SINGLE FAMILY
18	5995 SQ. FT.	SINGLE FAMILY
19	5994 SQ. FT.	SINGLE FAMILY
20	5992 SQ. FT.	SINGLE FAMILY
21	5991 SQ. FT.	SINGLE FAMILY
22	5990 SQ. FT.	SINGLE FAMILY
23	5988 SQ. FT.	SINGLE FAMILY

BLOCK E		
LOT No.	AREA	LOT TYPE
10	7903 SQ. FT.	SINGLE FAMILY
11	6808 SQ. FT.	SINGLE FAMILY
12	6765 SQ. FT.	SINGLE FAMILY
13	6775 SQ. FT.	SINGLE FAMILY
14	6788 SQ. FT.	SINGLE FAMILY
15	6788 SQ. FT.	SINGLE FAMILY
16	6788 SQ. FT.	SINGLE FAMILY
17	6788 SQ. FT.	SINGLE FAMILY
18	7152 SQ. FT.	SINGLE FAMILY

BLOCK F		
LOT No.	AREA	LOT TYPE
1	7152 SQ. FT.	SINGLE FAMILY
2	6000 SQ. FT.	SINGLE FAMILY
3	6000 SQ. FT.	SINGLE FAMILY
4	6000 SQ. FT.	SINGLE FAMILY
5	6000 SQ. FT.	SINGLE FAMILY
6	6031 SQ. FT.	SINGLE FAMILY
7	6493 SQ. FT.	SINGLE FAMILY
8	6493 SQ. FT.	SINGLE FAMILY
9	6493 SQ. FT.	SINGLE FAMILY
10	6483 SQ. FT.	SINGLE FAMILY
11	6348 SQ. FT.	SINGLE FAMILY
12	6012 SQ. FT.	SINGLE FAMILY
13	6000 SQ. FT.	SINGLE FAMILY
14	6000 SQ. FT.	SINGLE FAMILY
15	6000 SQ. FT.	SINGLE FAMILY
16	6000 SQ. FT.	SINGLE FAMILY
17	6063 SQ. FT.	SINGLE FAMILY
18	6648 SQ. FT.	SINGLE FAMILY
25	7454 SQ. FT.	SINGLE FAMILY
27	7835 SQ. FT.	SINGLE FAMILY

BLOCK F		
LOT No.	AREA	LOT TYPE
28	7348 SQ. FT.	SINGLE FAMILY
29	6701 SQ. FT.	SINGLE FAMILY
30	6155 SQ. FT.	SINGLE FAMILY
31	6000 SQ. FT.	SINGLE FAMILY
32	5986 SQ. FT.	SINGLE FAMILY
33	6323 SQ. FT.	SINGLE FAMILY
34	6437 SQ. FT.	SINGLE FAMILY
35	6437 SQ. FT.	SINGLE FAMILY
36	6440 SQ. FT.	SINGLE FAMILY
37	6030 SQ. FT.	SINGLE FAMILY
38	6000 SQ. FT.	SINGLE FAMILY
39	6000 SQ. FT.	SINGLE FAMILY
40	6000 SQ. FT.	SINGLE FAMILY
41	6300 SQ. FT.	SINGLE FAMILY
42	7155 SQ. FT.	SINGLE FAMILY

BLOCK G		
LOT No.	AREA	LOT TYPE
1	7695 SQ. FT.	SINGLE FAMILY
2	6123 SQ. FT.	SINGLE FAMILY
3	6298 SQ. FT.	SINGLE FAMILY
4	6470 SQ. FT.	SINGLE FAMILY
5	6643 SQ. FT.	SINGLE FAMILY
6	6816 SQ. FT.	SINGLE FAMILY
9	7755 SQ. FT.	SINGLE FAMILY
10	6000 SQ. FT.	SINGLE FAMILY
11	6001 SQ. FT.	SINGLE FAMILY
12	6973 SQ. FT.	SINGLE FAMILY
13	7318 SQ. FT.	SINGLE FAMILY
14	7044 SQ. FT.	SINGLE FAMILY
16	6558 SQ. FT.	SINGLE FAMILY
17	7885 SQ. FT.	SINGLE FAMILY

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

OAK CREEK PHASE 4, SECTION 1
Civil Job No. 50784-04; Survey Job No. 50784-04
Date: Sep 08, 2015, 3:48pm User ID: Stephen
File: N:\survey\CIVIL\50784-04\DWG\50784-04_PLAT_PHASE 4_Section 1.dwg

Doc # 2016110954

FINAL PLAT
OF
OAK CREEK PHASE 4, SECTION 1

A 12.426 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 125.575 ACRE TRACT CONVEYED TO SENTINEL/COTTER LEANDER LLC RECORDED IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ~~WILLIAMSON~~ TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT SENTINEL COTTER LEANDER L.L.C., BEING THE OWNER OF A 125.575 ACRE TRACT SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013089235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 12.426 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

OAK CREEK PHASE 4, SECTION 1

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

WITNESS MY HAND THIS THE 20th DAY OF September 20 16 A.D.

BY: ~~THOMAS RIELLY~~
SENTINEL COTTER LEANDER, LLC.
700 LAVACA STREET, SUITE 900
(949) 922-2512

STATE OF TEXAS

COUNTY OF ~~WILLIAMSON~~ Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS RIELLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 20th DAY OF Sept 20 16 AD.

NOTARY PUBLIC, STATE OF TEXAS

MARY HELEN TELLO
My Notary ID # 125626500
Expires August 14, 2020

Mary Helen Tello
PRINTED NAME

August 14, 2020
MY COMMISSION EXPIRES

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED SPECIAL WARRANTY DEED, DATED SEPTEMBER 16, 2013 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2013089235.

LIENHOLDER NAME: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

NAME: Debi England
TITLE: DEBI ENGLAND
DATE: SR. VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 14 DAY OF SEPT 2016 PERSONALLY APPEARED DEBI ENGLAND DID SAY THAT (S)HE IS SR. VICE PRES OF TEXAS CAPITAL BANK A TEXAS (STATE) CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF SEPT. 20 16

NOTARY PUBLIC-STATE OF TEXAS

QUEEN WEEKES
Notary Public State of Texas
Comm. Expires 05-06-2018
Notary ID 124894650

ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR., P.E., DO HERE BY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0455E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED.

9-14-16

JAMES A. HUFFCUT, JR., P.E. 55253

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

STATE OF TEXAS
JAMES A. HUFFCUT, JR
55253
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150122 COVERED TO AUGUST 5, 2015 AND NOTHING FURTHER CERTIFICATION PREPARED BY AUSTIN TITLE COMPANY, AUSTIN, TEXAS GF# CSAUT150121 COVERED TO AUGUST 5, 2015 AND DEPICTS THE ITEMS CONTAINED IN BOTH SAID NOTHING FURTHER CERTIFICATIONS.

09/14/2016

VALERIE ZURCHER R.P.L.S. 6222
SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

APPROVED THIS THE 13th DAY OF October, 2016 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF _____ COUNTY.

SID SOKOL CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

I, NANCY RISTER, CLERK OF 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 November 28 2016 AD, AT 11:12 O'CLOCK A.M, AND DULY RECORDED THIS THE DAY OF November 28 20 16 AD, AT 11:39 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY IN ~~CABINET~~ SLIDE DOC # 2016110954

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 RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: Connie Phelps DEPUTY
Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD. | SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

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SHEET 3 OF 3

SHEET 3 OF 3

OAK CREEK PHASE 4, SECTION 1

Civil Job No. 50784-04 Survey Job No. 50784-04

Date: Sep 14, 2016, 3:36pm User ID: TQuentin
File: N:\Survey\Clvil\50784-04\PLAT\PS50784-04_Phase 4_Section1.dwg