2021078572 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

OAKS AT SAN GABRIEL LLC
HEARTHSTONE INC

SUBDIVISION NAME: OAKS AT SAN GABRIEL SECTION SIX

PROPERTY IS DESCRIBED AS: 18.429 ACRES A.H. PORTER SURVEY ABSTRACT NO 490

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

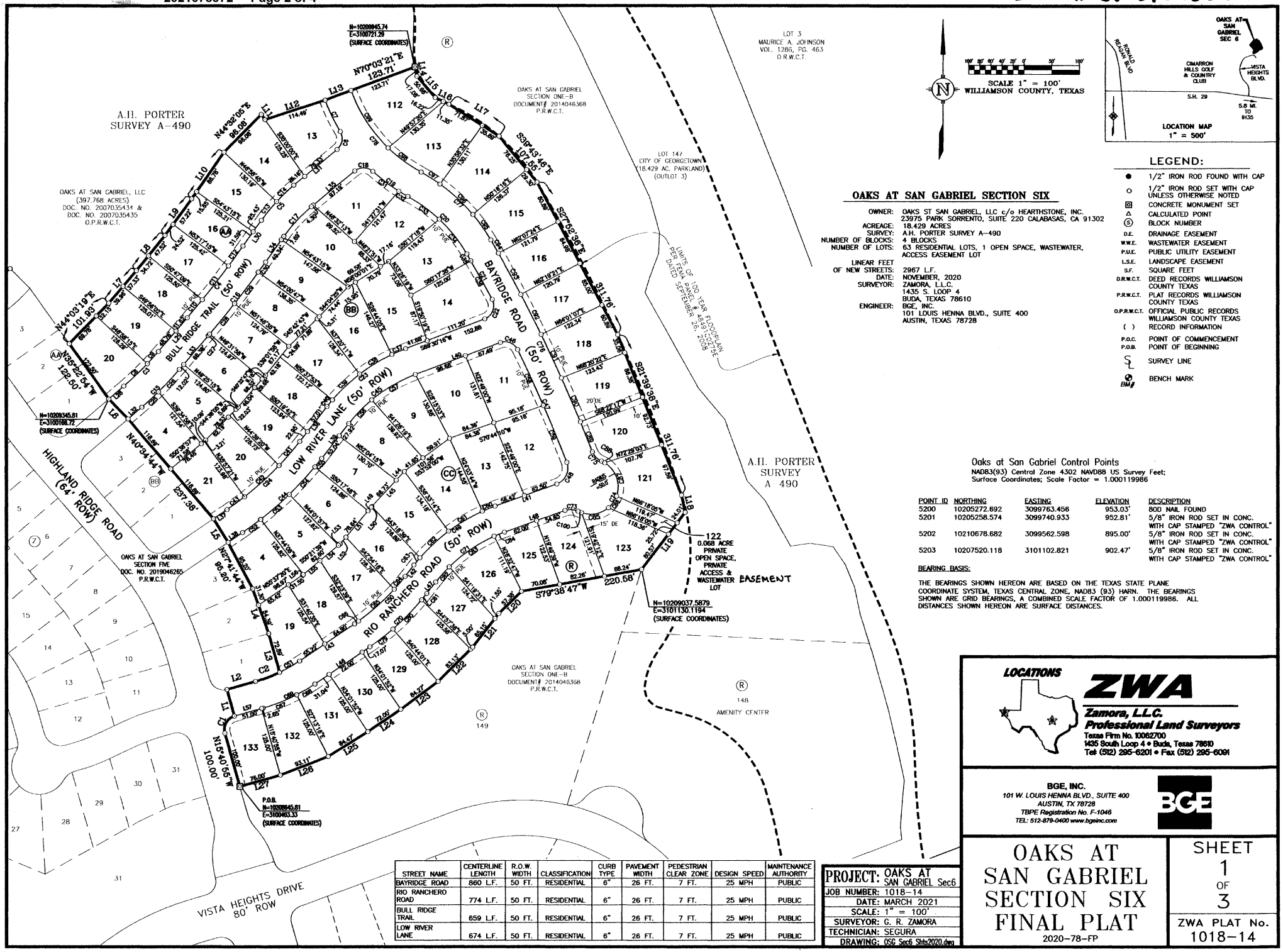
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021078572

PLAT Fee: $241.00
05/26/2021 01:45 PM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

2021078572 Page 2 of 4

Doc #2021078572



SCALE 1" = 100'
WILLIAMSON COUNTY, TEXAS

LEGEND:

●	1/2" IRON ROD FOUND WITH CAP
○	1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
⊡	CONCRETE MONUMENT SET
△	CALCULATED POINT
(5)	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.F.	SQUARE FEET
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
( )	RECORD INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
℄	SURVEY LINE
BM#	BENCH MARK

OAKS AT SAN GABRIEL SECTION SIX

OWNER: OAKS ST SAN GABRIEL, LLC c/o HEARTHSTONE, INC. 23975 PARK SORRENTO, SUITE 220 CALABASAS, CA 91302
ACREAGE: 18.429 ACRES
SURVEY: A.H. PORTER SURVEY A-490
NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 63 RESIDENTIAL LOTS, 1 OPEN SPACE, WASTEWATER, ACCESS EASEMENT LOT
LINEAR FEET OF NEW STREETS: 2967 L.F.
DATE: NOVEMBER, 2020
SURVEYOR: ZAMORA, L.L.C. 1435 S. LOOP 4 BUDA, TEXAS 78610
ENGINEER: BGE, INC. 101 LOUIS HENNA BLVD., SUITE 400 AUSTIN, TEXAS 78728

Oaks at San Gabriel Control Points

NAD83(93) Central Zone 4302 NAVD88 US Survey Feet; Surface Coordinates; Scale Factor = 1.000119986

POINT ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
5200	10205272.692	3099763.456	953.03'	80D NAIL FOUND
5201	10205258.574	3099740.933	952.81'	5/8" IRON ROD SET IN CONC. WITH CAP STAMPED "ZWA CONTROL"
5202	10210678.682	3099562.598	895.00'	5/8" IRON ROD SET IN CONC. WITH CAP STAMPED "ZWA CONTROL"
5203	10207520.118	3101102.821	902.47'	5/8" IRON ROD SET IN CONC. WITH CAP STAMPED "ZWA CONTROL"

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS, A COMBINED SCALE FACTOR OF 1.000119986. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

STREET NAME	CENTERLINE LENGTH	R.O.W. WIDTH	CLASSIFICATION	CURB TYPE	PAVEMENT WIDTH	PEDESTRIAN CLEAR ZONE	DESIGN SPEED	MAINTENANCE AUTHORITY
BAYRIDGE ROAD	860 L.F.	50 FT.	RESIDENTIAL	6"	26 FT.	7 FT.	25 MPH	PUBLIC
RIO RANCHERO ROAD	774 L.F.	50 FT.	RESIDENTIAL	6"	26 FT.	7 FT.	25 MPH	PUBLIC
BULL RIDGE TRAIL	659 L.F.	50 FT.	RESIDENTIAL	6"	26 FT.	7 FT.	25 MPH	PUBLIC
LOW RIVER LANE	674 L.F.	50 FT.	RESIDENTIAL	6"	26 FT.	7 FT.	25 MPH	PUBLIC

LOCATIONS
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

PROJECT: OAKS AT SAN GABRIEL Sec6
JOB NUMBER: 1018-14
DATE: MARCH 2021
SCALE: 1" = 100'
SURVEYOR: G. R. ZAMORA
TECHNICIAN: SEGURA
DRAWING: OSG Sec6 Sht2020.dwg

OAKS AT SAN GABRIEL SECTION SIX FINAL PLAT

2020-78-FP

SHEET 1 OF 3

ZWA PLAT No. 1018-14

2021078572 Page 3 of 4

Doc # 2021078572

Curve Table					
Curve #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	S29°19'05"W	35.36'
C2	46.57'	275.00'	9°42'13"	N69°27'59"E	46.52'
C3	88.73'	575.00'	8°50'31"	N45°00'00"E	88.65'
C4	184.19'	1775.00'	5°18'00"	N37°55'45"E	184.14'
C5	86.77'	325.00'	15°17'49"	S42°55'39"W	86.51'
C6	35.69'	25.00'	81°47'12"	N9°40'58"E	32.73'
C7	63.38'	325.00'	11°10'22"	S25°37'28"E	63.28'
C8	58.93'	575.00'	5°52'20"	S46°29'06"W	58.91'
C9	29.80'	575.00'	2°58'11"	S42°03'50"W	29.80'
C10	42.29'	1775.00'	1°21'54"	N39°53'48"E	42.28'
C11	77.50'	1775.00'	2°30'06"	N37°57'48"E	77.49'
C12	44.41'	1775.00'	1°26'01"	N35°59'45"E	44.41'
C13	43.94'	325.00'	7°44'46"	S39°09'08"W	43.91'
C14	42.83'	325.00'	7°33'03"	S46°48'02"W	42.80'
C15	96.45'	625.00'	8°50'31"	N45°00'00"E	96.35'
C16	168.82'	1825.00'	5°18'00"	N37°55'45"E	168.76'
C17	73.42'	275.00'	15°17'49"	S42°55'39"W	73.20'
C18	35.69'	25.00'	81°47'12"	N88°31'50"W	32.73'
C19	78.29'	325.00'	13°48'07"	S54°32'17"E	78.10'
C20	150.84'	275.00'	31°25'37"	N45°43'33"W	148.95'
C21	94.18'	2700.02'	1°59'54"	N29°00'47"W	94.17'
C22	42.55'	25.00'	97°31'05"	N20°44'43"E	37.60'
C23	179.10'	325.00'	31°34'31"	S53°43'00"W	176.85'
C24	181.04'	575.00'	18°02'23"	N46°56'56"E	180.29'
C25	40.89'	625.00'	3°44'56"	N47°32'48"E	40.89'
C26	55.56'	625.00'	5°05'35"	N43°07'32"E	55.54'
C27	3.57'	1825.00'	0°06'43"	N40°31'23"E	3.57'
C28	71.46'	1825.00'	2°14'37"	N39°20'43"E	71.46'
C29	71.24'	1825.00'	2°14'12"	N37°06'19"E	71.24'
C30	22.54'	1825.00'	0°42'28"	N35°37'59"E	22.54'
C31	59.29'	325.00'	10°27'06"	S52°51'47"E	59.20'
C32	19.00'	325.00'	3°21'01"	S59°45'51"E	19.00'
C33	70.39'	275.00'	14°39'54"	S54°06'24"E	70.19'
C34	80.45'	275.00'	16°45'43"	S38°23'36"E	80.17'
C35	14.43'	2700.02'	0°18'22"	N29°51'33"W	14.43'
C36	79.75'	2700.02'	1°41'32"	N28°51'36"W	79.75'
C37	27.20'	325.00'	4°47'41"	S67°06'25"W	27.19'
C38	68.33'	325.00'	12°02'45"	S58°41'12"W	68.20'
C39	68.08'	325.00'	12°00'10"	S46°39'44"W	67.96'
C40	15.50'	325.00'	2°43'54"	S39°17'42"W	15.49'
C41	57.60'	575.00'	5°44'24"	N40°47'57"E	57.58'
C42	84.29'	575.00'	8°23'58"	N47°52'08"E	84.22'
C43	39.14'	575.00'	3°54'01"	N54°01'07"E	39.13'
C44	196.78'	625.00'	18°02'23"	N46°56'56"E	195.97'
C45	151.55'	275.00'	31°34'31"	S53°43'00"W	149.64'
C46	36.93'	25.00'	84°38'15"	N68°10'37"W	33.66'
C47	222.37'	2700.02'	4°43'08"	N23°29'56"W	222.31'
C48	47.88'	30.00'	91°26'10"	N24°34'43"E	42.95'
C49	183.60'	325.00'	32°22'03"	S54°06'46"W	181.17'
C50	125.94'	400.00'	18°02'23"	N46°56'56"E	125.42'

Curve Table					
Curve #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD
C51	41.50'	275.00'	8°38'45"	N60°17'30"E	41.46'
C52	40.41'	625.00'	3°42'15"	N54°07'00"E	40.40'
C53	68.69'	625.00'	6°17'50"	S49°06'57"W	68.66'
C54	68.33'	625.00'	6°15'50"	S42°50'07"W	68.30'
C55	19.35'	625.00'	1°46'28"	S38°48'59"W	19.35'
C56	59.82'	275.00'	12°27'46"	S44°09'38"W	59.70'
C57	91.73'	275.00'	19°06'45"	S59°56'53"W	91.31'
C58	111.19'	2700.02'	2°21'34"	N24°40'43"W	111.18'
C59	111.19'	2700.02'	2°21'34"	N22°19'09"W	111.18'
C60	24.73'	325.00'	4°21'32"	S68°07'02"W	24.72'
C61	70.86'	325.00'	12°29'29"	S59°41'31"W	70.72'
C62	70.86'	325.00'	12°29'29"	S47°12'02"W	70.72'
C63	17.16'	325.00'	3°01'32"	S39°26'31"W	17.16'
C64	30.40'	400.00'	4°21'17"	N40°06'23"E	30.39'
C65	86.84'	400.00'	12°26'20"	N48°30'12"E	86.67'
C66	8.70'	400.00'	1°14'46"	N55°20'45"E	8.70'
C67	65.45'	325.00'	11°32'21"	N68°32'55"E	65.34'
C68	38.63'	325.00'	6°48'37"	N59°22'26"E	38.61'
C69	104.08'	325.00'	18°20'58"	N65°08'36"E	103.64'
C70	141.68'	450.00'	18°02'23"	N46°56'56"E	141.10'
C71	155.35'	275.00'	32°22'03"	S54°06'46"W	153.30'
C73	24.38'	30.00'	46°34'03"	N86°25'10"W	23.72'
C74	160.56'	50.00'	183°59'35"	N24°52'03"E	99.94'
C75	24.07'	30.00'	45°57'57"	S44°08'46"E	23.43'
C76	424.73'	2750.02'	8°50'57"	N25°35'16"W	424.31'
C77	178.26'	325.00'	31°25'37"	N45°43'33"W	176.04'
C78	199.16'	275.00'	41°29'42"	S40°41'30"E	194.84'
C79	52.64'	450.00'	6°42'08"	N52°37'03"E	52.61'
C80	74.00'	450.00'	9°25'21"	N44°33'19"E	73.92'
C81	15.04'	450.00'	1°54'54"	N38°53'12"E	15.04'
C82	36.89'	275.00'	7°41'11"	N41°46'20"E	36.86'
C83	98.32'	275.00'	20°29'04"	N55°51'27"E	97.79'
C84	20.14'	275.00'	4°11'49"	N68°11'54"E	20.14'
C85	51.84'	50.00'	59°24'21"	N79°21'47"E	49.55'
C86	25.77'	50.00'	29°31'46"	N34°53'43"E	25.49'
C87	69.47'	50.00'	79°36'40"	N19°40'30"W	64.02'
C88	6.67'	50.00'	7°38'55"	N63°18'17"W	6.67'
C89	58.38'	2750.02'	1°12'59"	N21°46'17"W	58.38'
C90	86.35'	2750.02'	1°47'56"	N23°16'45"W	86.34'
C91	86.53'	2750.02'	1°48'10"	N25°04'48"W	86.53'
C92	81.39'	2750.02'	1°41'45"	N26°49'46"W	81.39'
C93	84.57'	2750.02'	1°45'43"	N28°33'30"W	84.57'
C94	27.50'	2750.02'	0°34'23"	N29°43'33"W	27.50'
C95	56.63'	325.00'	9°59'02"	N35°00'15"W	56.56'
C96	81.05'	325.00'	14°17'19"	N47°08'25"W	80.84'
C97	40.56'	325.00'	7°09'16"	N57°51'43"W	40.56'
C98	74.19'	275.00'	15°27'30"	N53°42'36"W	73.97'
C99	124.97'	275.00'	26°02'12"	N32°57'45"W	123.89'
C100	6.81'	50.00'	7°47'54"	S67°02'06"E	6.80'

Line Table		
Line #	Length	Direction
L1	50.00'	N15°40'55"W
L2	53.65'	N74°19'05"E
L3	72.89'	N15°41'36"W
L4	85.70'	N19°48'05"W
L5	50.04'	N31°49'56"W
L6	50.09'	N43°59'37"W
L7	77.29'	N40°34'28"E
L8	82.23'	N38°59'31"E
L9	81.74'	N36°09'21"E
L10	102.42'	N34°43'55"E
L11	11.51'	S35°00'00"E
L12	114.49'	N72°05'54"E
L13	50.00'	N69°26'50"E
L14	17.08'	S10°53'34"E
L15	50.68'	S40°50'04"E
L16	27.57'	S63°45'47"E
L17	107.55'	S57°13'08"E
L18	31.66'	S12°15'11"E
L19	130.31'	S37°19'14"W
L20	57.38'	S45°51'33"W
L21	76.70'	S37°55'45"W
L22	88.13'	S45°14'37"W
L23	84.27'	S53°17'46"W
L24	72.00'	S55°58'08"W
L25	84.47'	S58°07'22"W
L26	93.11'	S68°42'44"W
L27	76.00'	S74°19'05"W
L28	35.80'	S49°25'16"W

L29	80.40'	S40°34'45"W
L30	57.03'	S35°16'45"W
L31	101.50'	S50°34'34"W
L32	32.81'	N49°25'16"E
L33	80.40'	N40°34'45"E
L34	57.03'	N35°16'45"E
L35	101.50'	N50°34'34"E
L36	79.96'	S37°55'45"W
L37	29.64'	S55°58'08"W
L38	31.56'	S55°58'08"W
L39	79.96'	S37°55'45"W
L40	164.17'	S69°30'16"W
L41	118.94'	N70°17'48"E
L42	26.00'	N37°55'45"E
L43	120.12'	N55°58'08"E
L44	21.48'	S42°54'01"W
L45	86.69'	S42°54'01"W
L46	120.12'	N55°58'08"E
L47	26.00'	N37°55'45"E
L48	116.65'	N70°17'48"E
L49	8.79'	S40°30'19"W
L50	1.52'	S42°54'01"W
L51	70.89'	S40°30'19"W
L52	16.53'	S40°30'19"W
L53	3.55'	S50°21'39"W
L54	46.66'	S50°21'39"W
L55	40.79'	S50°21'39"W
L56	1.31'	S50°21'39"W
L57	53.65'	S74°19'05"W

LEGAL DESCRIPTION

DESCRIPTION OF A 18.429 ACRE TRACT OF LAND SITUATED IN THE A. H. PORTER SURVEY, ABSTRACT NO. 490, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 397.768 ACRE TRACT OF LAND, AS DESCRIBED IN A SPECIAL WARRANTY DEED TO OAKS AT SAN GABRIEL, LLC, AND RECORDED IN DOCUMENT NO. 2007035435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 18.429 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found for an ell corner of the east line of said 397.768 acre tract and being the northwest corner of that certain 1.67 acre tract of land conveyed to Edwin O. Brown, et ux, of record in Volume 936, Page 519 of the Deed Records of Williamson County, Texas, from which a 1/2-inch iron rod found for the most easterly corner of said 397.768 acre tract bears N68°57'37"E, a distance of 1206.11 feet;

THENCE departing said common line, and over and across said 397.768 acre tract, N30°32'17"W, a distance of 577.24 feet to a 1/2-inch iron rod with cap stamped "ZWA" set in concrete for the POINT OF BEGINNING, and being the most southerly corner of the herein described tract;

THENCE continuing over and across said 397.768 acre tract, with the west, north, east and south lines of the herein described tract, the following forty (40) courses and distances:

1) N15°40'55"W, for a distance of 100.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
2) a distance of 39.27 feet along the arc of said curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing and distance of N29°19'05"E, 35.36 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
3) N15°40'55"W, for a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
4) N74°19'05"E, for a distance of 53.65 feet to a 1/2-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
5) a distance of 46.57 feet along the arc of said curve to the left, having a radius of 275.00 feet, a delta angle of 09°42'13", and a chord bearing and distance of N69°27'59"E, 46.52 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
6) N15°41'36"W, for a distance of 72.89 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
7) N19°48'05"W, for a distance of 85.70 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
8) N27°41'44"W, for a distance of 95.20 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
9) N31°49'56"W, for a distance of 50.04 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
10) N40°34'44"W, for a distance of 237.38 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
11) N43°59'37"W, for a distance of 50.09 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
12) N35°22'54"W, for a distance of 122.50 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
13) N44°03'19"E, for a distance of 101.93 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
14) N40°34'28"E, for a distance of 77.29 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
15) N38°59'31"E, for a distance of 82.23 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
16) N36°09'21"E, for a distance of 81.74 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
17) N34°43'55"E, for a distance of 102.42 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
18) N44°32'05"E, for a distance of 96.08 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
19) S35°00'00"E, for a distance of 11.51 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
20) N72°05'54"E, for a distance of 114.49 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
21) N69°26'50"E, for a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
22) N70°03'21"E, for a distance of 123.71 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
23) S10°53'34"E, for a distance of 17.08 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
24) S40°50'04"E, for a distance of 50.68 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
25) S63°45'47"E, for a distance of 27.57 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
26) S57°13'08"E, for a distance of 107.55 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
27) S39°43'46"E, for a distance of 107.55 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
28) S27°52'36"E, for a distance of 311.76 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
29) S21°39'38"E, for a distance of 311.76 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
30) S12°15'11"E, for a distance of 31.66 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
31) S37°19'14"W, for a distance of 130.31 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
32) S79°38'47"W, for a distance of 220.58 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
33) S45°51'33"W, for a distance of 57.38 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
34) S37°55'45"W, for a distance of 76.70 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
35) S45°14'37"W, for a distance of 88.13 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
36) S53°17'46"W, for a distance of 84.27 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
37) S55°58'08"W, for a distance of 72.00 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
38) S58°07'22"W, for a distance of 84.47 feet to a 1/2-inch iron rod with cap stamped "ZWA" set,
39) S68°42'44"W, for a distance of 93.11 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, and
40) S74°19'05"W, for a distance of 76.00 feet to the POINT OF BEGINNING, containing 18.429 acres of land.

PROJECT: OAKS AT SAN GABRIEL Sec6
JOB NUMBER: 1018-14
DATE: MARCH 2021
SCALE: 1" = 100'
SURVEYOR: G. R. ZAMORA
TECHNICIAN: SEGURA
DRAWING: OSG Sec6 Shts2020.dwg

LOCATIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1495 South Loop 4 • Buda, Texas 78610
Tel (512) 295-6201 • Fax (512) 295-6091

BGE, INC.
101 W. LOUIS HENNA BLVD.
SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BGE

OAKS AT SAN GABRIEL SECTION SIX FINAL PLAT

2020-78-FP

SHEET 2 OF 3

ZWA PLAT No. 1018-14

2021078572 Page 4 of 4

Doc # 2021078572

SUBDIVISION PLAT NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER/SEPTIC: CITY OF GEORGETOWN, AND PEDERNALES ELECTRIC COOPERATIVE.
2. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT CONCERNING THE OAKS AT SAN GABRIEL SUBDIVISION.
3. THIS SUBDIVISION WILL BE DEVELOPED ACCORDING TO THE PROVISIONS OF THE "DEVELOPMENT AGREEMENT CONCERNING THE OAKS AT SAN GABRIEL SUBDIVISION", RECORDED IN DOCUMENT NO. 2007040907, THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT CONCERNING THE OAKS AT SAN GABRIEL SUBDIVISION, RECORDED IN DOCUMENT NO. 2008001039, AND UTILITY AGREEMENT, DOCUMENT NO. 2007040908 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND THE SECOND AMENDMENT CONCERNING THE OAKS AT SAN GABRIEL SUBDIVISION, INCLUDING BUT NOT LIMITED TO RIGHT-OF-WAY CROSS SECTIONS, OPEN SPACE PRESERVATION, AND HIKE/BIKE TRAIL NETWORKS, AND ANY AMENDMENTS APPROVED BY THE CITY PRIOR TO RECORDATION OF THIS PLAT.
4. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
5. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E, EFFECTIVE DATE OF 9/26/2008.
6. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
8. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
9. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY DEDICATION OF LOT 147 BLOCK R.
10. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
11. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN – TEXAS CENTRAL ZONE AND NAVD 88.
12. THIS SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
13. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON DECEMBER 16, 2015. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
14. LOTS 122, BLOCK R IS DESIGNATED AS A PRIVATE OPEN SPACE, PRIVATE ACCESS LOT AND WASTEWATER EASEMENT. NO DWELLING/OCCUPANCY WILL BE PERMITTED ON THIS LOT.
15. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
16. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

I, J. ADAM BERRY, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY ATTEST:

1. ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE (INCLUDING DRIVEWAY DRAIN PIPES, IF ANY) WITHIN THIS SUBDIVISION WILL BE DESIGNED IN COMPLIANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, (INCLUDING THE ENGINEERING GUIDELINES INCORPORATED AS APPENDIX B OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS), CITY OF GEORGETOWN UDC, AND/OR DEVELOPMENT AND UTILITY AGREEMENTS IN DOCUMENT NO. 2007040907 AND DOCUMENT NO. 2007040908 IN THE WILLIAMSON COUNTY DEED RECORDS RESPECTIVELY, AND GENERALLY ACCEPTED ENGINEERING STANDARDS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP). DEVELOPMENT OF THIS SUBDIVISION WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
3. NO PORTION OF THIS PLAT 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 NUMBER 48491C0275E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 14th DAY OF APRIL, 2021, A.D.

BGE, INC. TBPE FIRM 1046
101 LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

J. ADAM BERRY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 12043

STATE OF TEXAS — J. ADAM BERRY — 120743 — LICENSED PROFESSIONAL ENGINEER

THE STATE OF TEXAS
THE COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS:

I, G. RENE ZAMORA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BUDA, HAYS COUNTY, TEXAS, THIS THE 13TH DAY OF APRIL, 2021 A.D.

G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5682 STATE OF TEXAS

STATE OF TEXAS — REGISTERED — G. RENE ZAMORA — 5682 — PROFESSIONAL LAND SURVEYOR

THE STATE OF CALIFORNIA
THE COUNTY OF LOS ANGELES
KNOW ALL MEN BY THESE PRESENTS:

THAT, OAKS AT SAN GABRIEL, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HEARTHSTONE, INC., ACTING BY AND THROUGH STEVEN C. PORATH, BEING THE OWNER OF 18.429 ACRES OF LAND OUT OF AND A PART OF THE A.H. PORTER SURVEY, ABSTRACT NO. 490, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 397.768 ACRE TRACT OF LAND, SAVE AND EXCEPT THAT 40.08 ACRES DESCRIBED IN EXHIBIT A-1, CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2007035435 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. ~~DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND;~~ DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS

OAKS AT SAN GABRIEL SECTION SIX

TO CERTIFY WHICH, WITNESS MY HAND THIS THE 20 DAY OF APRIL, 2021 A.D.

OAKS AT SAN GABRIEL, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: STEVEN C. PORATH
HEARTHSTONE, INC.
23975 PARK SORRENTO
SUITE 200
CALABASAS, CA 91302

BY: _____
STEVEN C. PORATH

THE STATE OF CALIFORNIA
THE COUNTY OF LOS ANGELES
KNOW ALL MEN BY THESE PRESENTS:

ON April 20, 2021, BEFORE ME,
Karen S Hornback, Notary Public PERSONALLY APPEARED
Steven C Poratt, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON: July 31, 2022

KAREN S. HORNBACK
Notary Public - California
Ventura County
Commission # 2251498
My Comm. Expires Jul 31, 2022

THE STATE OF COLORADO
THE COUNTY OF DOUGLAS

THAT, FLAGSTAR BANK, FSB, LIENHOLDER OF THAT CERTAIN 18.429 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 397.768 ACRE TRACT OF LAND, SAVE AND EXCEPT THAT 40.08 ACRES DESCRIBED IN EXHIBIT A-1, CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2007035435 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "OAKS AT SAN GABRIEL SECTION SIX".

TO CERTIFY WHICH, WITNESS MY HAND THIS THE 19th DAY OF April, 2021 A.D.

FLAGSTAR BANK, FSB

BY: _____
Philip Trujillo, Vice President

AS: VICE PRESIDENT

THE STATE OF COLORADO
THE COUNTY OF DOUGLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Philip Trujillo, Vice President, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF April 2021 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

MY COMMISSION EXPIRES ON: 2-19-24

DANETTE KALLIO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984018892
MY COMMISSION EXPIRES FEBRUARY 19, 2024

THIS SUBDIVISION TO BE KNOWN AS OAKS AT SAN GABRIEL SECTION SIX HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING

COMMISSION ON THE 18th DAY OF May, 2021, A.D.

~~ERCEL BRASHEAR~~, CHAIRMAN
R. Travis Peetmas — 5/20/2021 DATE

~~CHERE KLEINTZMANN~~, SECRETARY
Kaylah McCord — 5/20/2021 DATE

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SOFIA NELSON, PLANNING DIRECTOR — DATE 5.20.21

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE 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 WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS 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 WITHIN IT.

J. TERRON EVERTSON, P.E., DR, CFM
FOR WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
David Zwernemann — DATE 5/18/2021

THE STATE OF TEXAS
THE 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 WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF MAY, 2021 A.D., AT 1:20 O'CLOCK P M., AND DULY RECORDED ON THE 26th DAY OF MAY, 2021 A.D., AT 1:45 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2021078572

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.

COUNTY COURT — WILLIAMSON COUNTY, TEXAS

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda McKenzie DEPUTY
Brenda McKenzie

PROJECT:	OAKS AT SAN GABRIEL Sec6
JOB NUMBER:	1018-14
DATE:	MARCH 2021
SCALE:	1" = 100'
SURVEYOR:	G. R. ZAMORA
TECHNICIAN:	SEGURA
DRAWING:	OSG Sec6 Shts2020.dwg

LOCATIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

BGE, INC.
101 W. LOUIS HENNA BLVD.
SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

OAKS AT SAN GABRIEL SECTION SIX FINAL PLAT

2020-78-FP

SHEET 3 OF 3

ZWA PLAT No. 1018-14