PLAT MAP RECORDING SHEET

INSTRUMENT # -- 2000072845 4 pgs

DEDICATOR – Martin J. Destefano

SUBDIVISION NAME : ANCIENT OAKS, SECTION 1

MAP RECORDED IN – CABINET T SLIDES 173, 174, 175 & 176

PROPERTY FORMERLY KNOWN AS – 78.289 acres (3,410,276 sq. ft.) out of 391.17 ac. J. H. Williams Sy, A 669 and Wayman Wells Sy, A 648 (Document #9540156).

HAND TO – Haynie & Associates (Beau Douglas 837-2446 x 207)

INSTRUMENT DATE – July 28, 2000

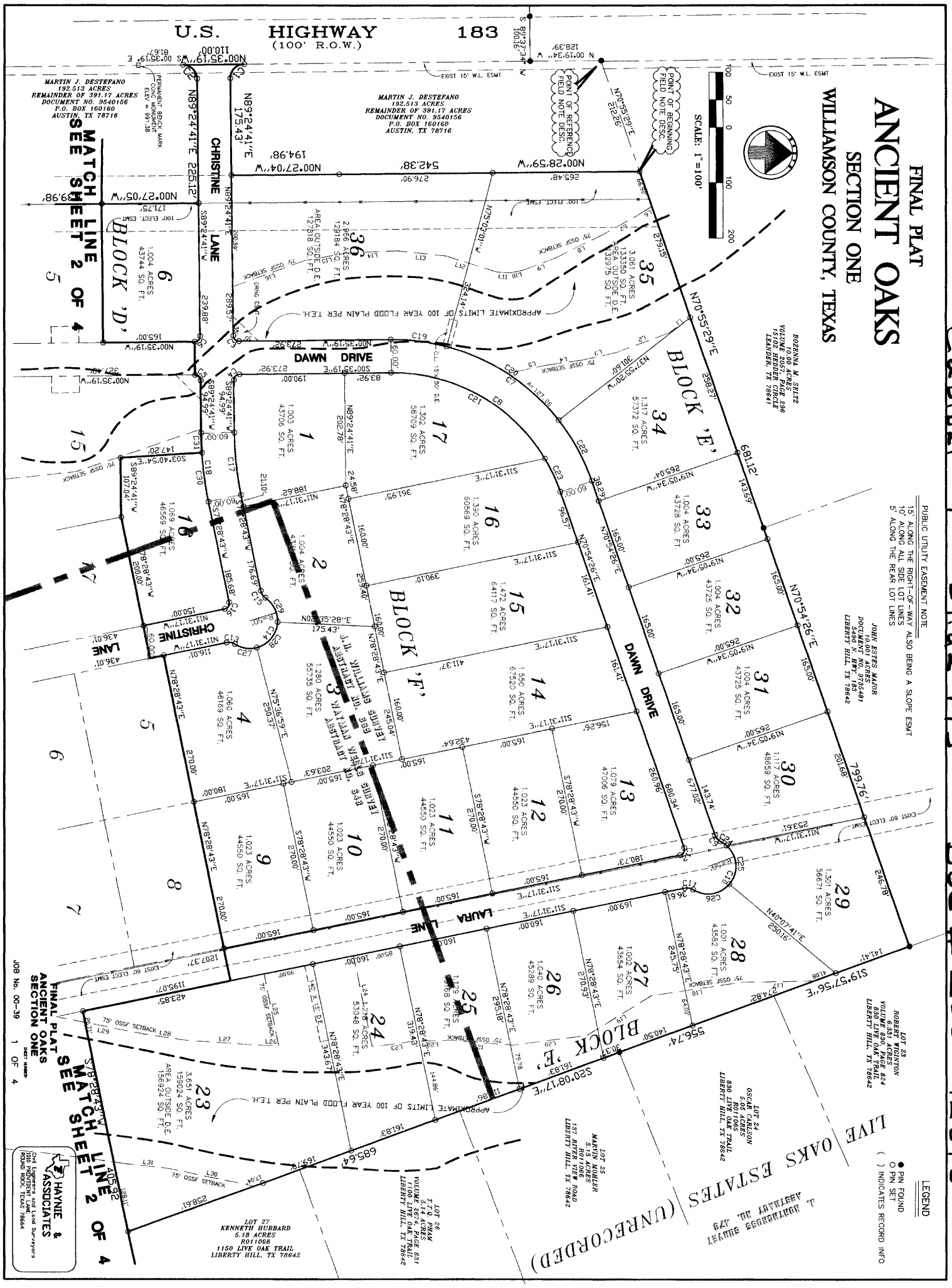
FILE DATE – OCTOBER 31, 2000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

10-31-2000 11:27 AM 2000072845
ANDERSON $206.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR



Cabinet T Slide 173 Doc # 20000728 45

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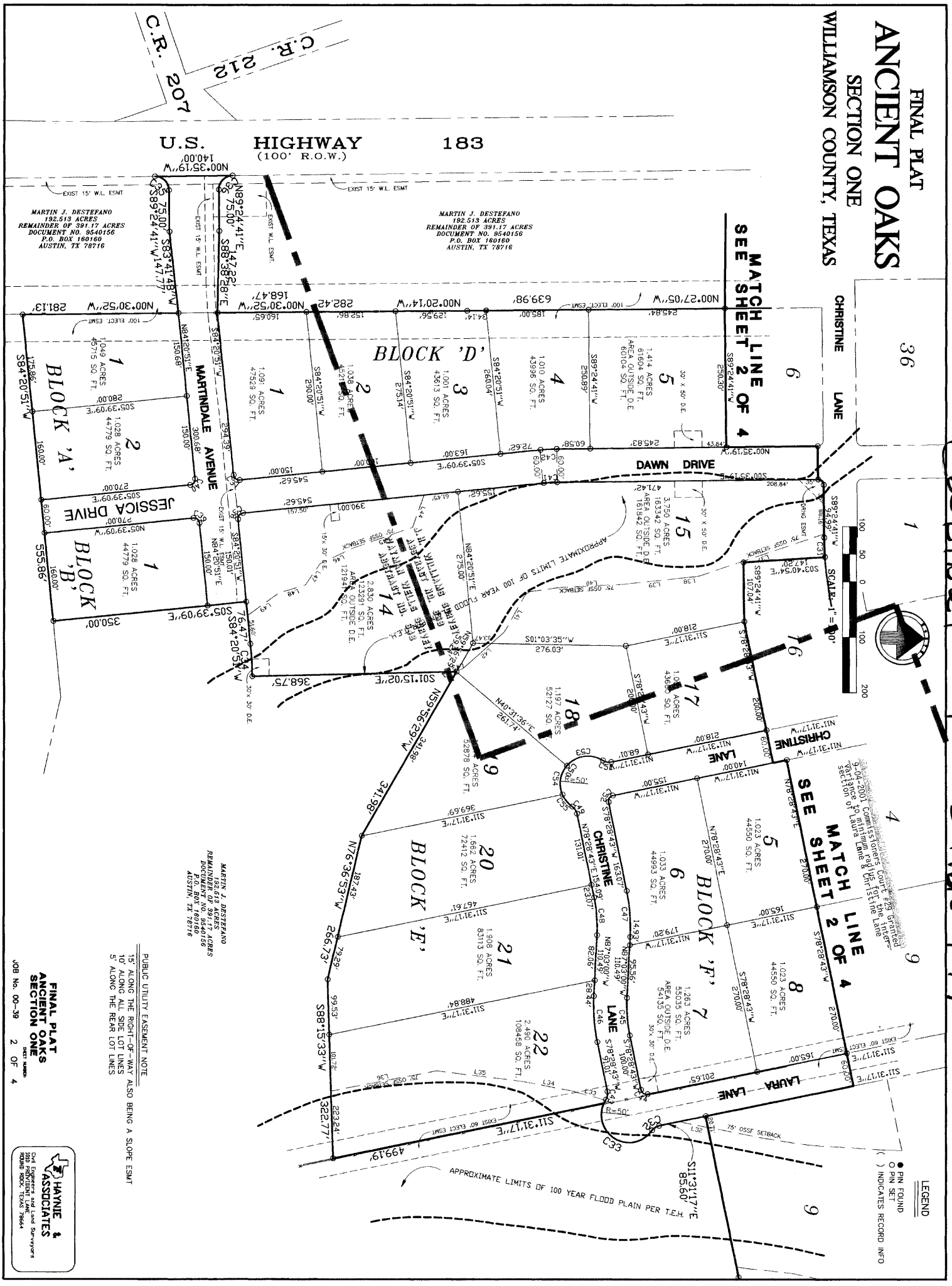


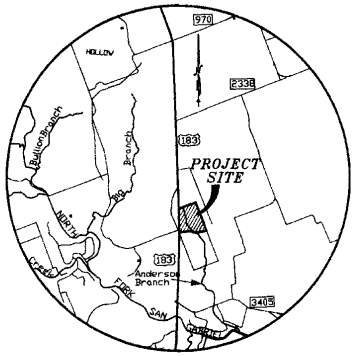
Cabinet I Slide 174

Cabinet T Slide 175

FINAL PLAT
ANCIENT OAKS
SECTION ONE
WILLIAMSON COUNTY, TEXAS

CURVE TABLE

NUMBER	DELTA	CD	TANGENT	RADIUS	LENGHT	CHORD
C1	90°00'00"	S45°35'19"E	25.00	25.00	39.27	35.36
C2	90°00'00"	S44°24'41"W	25.00	25.00	39.27	35.36
C3	90°00'00"	N44°24'41"E	10.00	10.00	15.71	14.14
C4	90°00'00"	N45°35'19"W	10.00	10.00	15.71	14.14
C5	90°00'00"	S44°24'41"W	10.00	10.00	15.71	14.14
C6	90°00'00"	S45°35'19"E	10.00	10.00	15.71	14.14
C7	71°29'45"	N35°09'33"E	273.54	380.00	474.18	444.01
C8	71°29'45"	N35°09'33"E	230.35	320.00	399.31	373.90
C9	44°24'55"	N48°41'59"E	8.16	20.00	15.50	15.12
C10	186°24'08"	S60°18'25"E	894.02	50.00	162.67	99.84
C11	44°24'55"	S10°41'11"W	8.16	20.00	15.50	15.12
C12	97°34'17"	S60°18'25"E	11.42	10.00	17.03	15.05
C13	44°24'55"	S10°41'11"W	8.16	20.00	15.50	15.12
C14	178°49'50"	N56°31'17"W	4899.49	50.00	156.06	99.99
C15	44°24'55"	S56°16'16"W	8.16	20.00	15.50	15.12
C16	90°00'00"	N56°31'17"W	10.00	10.00	15.71	14.14
C17	10°55'57"	S83°56'42"W	56.94	595.00	113.53	113.36
C18	10°55'57"	S83°56'42"W	62.68	655.00	124.98	124.79
C19	15°26'02"	N07°07'42"E	51.49	380.00	102.36	102.05
C20	37°13'58"	N33°27'41"E	128.00	380.00	246.94	242.61
C21	59°38'25"	N29°13'53"E	183.42	320.00	333.09	318.26
C22	18°49'46"	N61°29'33"E	63.01	380.00	124.88	124.32
C23	11°51'20"	N64°58'46"E	33.23	320.00	66.21	66.10
C24	15°07'01"	N34°03'01"E	6.63	50.00	13.19	13.15
C25	88°31'10"	N85°52'07"E	48.72	50.00	77.25	69.79
C26	82°45'57"	S08°29'26"E	44.05	50.00	72.23	66.11
C27	47°16'48"	N09°15'19"E	21.88	50.00	41.26	40.10
C28	73°01'31"	N50°53'47"W	37.02	50.00	63.73	59.50
C29	56°31'48"	S63°19'38"W	28.02	50.00	51.08	48.88
C30	07°50'23"	S82°23'55"W	44.88	655.00	89.62	89.55
C31	03°05'34"	S87°51'54"W	17.68	655.00	35.36	35.35
C32	44°24'55"	S33°43'44"E	8.16	20.00	15.50	15.12
C33	171°17'07"	S29°42'22"W	656.19	50.00	149.47	99.71
C34	04°24'06"	S86°32'54"W	29.21	760.00	58.39	58.37
C35	90°00'00"	S44°24'41"W	25.00	25.00	39.27	35.36
C36	90°00'00"	S45°35'19"E	25.00	25.00	39.27	35.36
C37	90°00'00"	S39°20'51"W	10.00	10.00	15.71	14.14
C38	90°00'00"	N50°39'09"W	10.00	10.00	15.71	14.14
C39	90°00'00"	N39°20'51"E	10.00	10.00	15.71	14.14
C40	90°00'00"	S50°39'09"E	10.00	10.00	15.71	14.14
C41	05°03'50"	N03°07'14"W	11.94	270.00	23.86	23.85
C42	05°03'50"	S03°07'14"E	14.59	330.00	29.17	29.16
C43	44°24'55"	N79°18'49"W	8.16	20.00	15.50	15.12
C44	90°00'00"	S33°28'43"W	10.00	10.00	15.71	14.14
C45	14°28'16"	S85°42'52"W	34.28	270.00	68.19	68.01
C46	14°28'16"	S85°42'52"W	41.90	330.00	83.35	83.13
C47	14°28'16"	S85°42'52"W	41.90	330.00	83.35	83.13
C48	14°28'16"	S85°42'52"W	34.28	270.00	68.19	68.01
C49	44°24'55"	S56°16'16"W	8.16	20.00	15.50	15.12
C50	178°49'50"	N56°31'17"W	4899.49	50.00	156.06	99.99
C51	44°24'55"	N10°41'11"E	8.16	20.00	15.50	15.12
C52	90°00'00"	N56°31'17"W	10.00	10.00	15.71	14.14
C53	82°22'03"	S08°17'23"E	43.75	50.00	71.88	65.85
C54	63°35'05"	S81°15'57"E	30.99	50.00	55.49	52.68
C55	32°52'42"	N50°30'09"E	14.75	50.00	28.69	28.30



VICINTY MAP

LOT CULVERT TABLE:

LOT	BLOCK	FACING	Q25	CULVERT
1	A	N	30.3	2-24" OR 2-28"x20" CMPS
2	A	N	35.9	2-24" CMPS
2	A	E	7.2	1-18" OR 1-21"x15" CMP
1	B	N	44.8	2-35"x24" CMPS
1	B	W	0	--
1	D	S	0	--
1	D	E	15.4	1-24" CMP
2	D	E	9.0	1-30" OR 1-42"x29" CMP
3	D	E	13.5	1-30" OR 1-35"x24" CMP
4	D	E	20.2	1-24" OR 1-28"x20" CMP
5	D	E	26.9	1-24" OR 1-24"x18" CMP
6	D	E	5.1	1-18" OR 1-21"x15" CMP
6	D	N	0	--
14	E	S	0	--
14	E	W	0	--
15	E	N	0	--
16	E	N	0	--
16	E	E	0	--
17	E	E	0	--
18	E	E	0	--
19	E	N	0	--
20	E	N	0	--
21	E	N	0	--
22	E	N	0	--
23	E	W	0	--
24	E	W	0	--
25	E	W	0	--
26	E	W	0	--
27	E	W	0	--
28	E	W	0	--
29	E	SW	0	--
30	E	SE	10.1	1-24x18" CMP
31	E	SE	10.1	1-24"x18" CMP
32	E	SE	10.1	1-24"x18" CMP
33	E	SE	4.1	1-18" OR 1-21"x15" CMP
34	E	SE	4.1	1-18" OR 1-21"x15" CMP
35	E	SE	4.1	1-18" OR 1-21"x15" CMP
36	E	S	12.6	1-24" OR 1-28"x20" CMP
1	F	W	12.2	1-24" OR 1-28"x20" CMP
1	F	S	9.0	1-24"x18" CMP
2	F	S	4.5	1-18" OR 1-21"x15" CMP
3	F	SW	0	--
4	F	W	0	--
5	F	W	0	--
6	F	W	2.2	1-18" OR 21"x15" CMP
6	F	S	7.6	1-18" CMP
7	F	S	15.2	1-24" CMP
7	F	E	25.7	1-35"x24" CMP
8	F	E	17.2	1-35"x24" CMP
9	F	E	12.9	1-24" OR 1-28"x20" CMP
10	F	E	22.5	1-35"x24" CMP
11	F	E	22.5	1-35"x24" CMP
12	F	E	16.3	1-35"x24" CMP
13	F	E	16.3	1-35"x24" CMP
13	F	N	0	--
14	F	N	0	--
15	F	N	0	--
16	F	N	0	--
17	F	NW	8.2	1-18" CMP

OSSF EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S35°35'27"E	47.32'
L2	S20°02'36"E	102.58'
L3	S12°37'51"E	60.65'
L4	S07°58'08"E	64.19'
L5	S11°54'00"E	54.29'
L6	S32°09'52"E	85.41'
L7	S28°49'17"E	76.23'
L8	S26°23'25"E	94.88'
L9	S20°30'24"E	63.59'
L10	S11°02'57"E	24.82'
L11	S03°34'47"W	22.36'
L12	S17°30'59"W	96.04'
L13	S05°54'42"W	87.89'
L14	S02°22'17"E	89.08'
L15	S09°55'13"E	78.70'
L16	S19°50'45"E	138.40'
L17	S00°54'04"E	131.36'
L18	S08°27'19"E	163.65'
L19	S31°26'09"E	137.28'
L20	S07°23'15"E	135.07'
L21	S04°39'41"W	110.19'
L22	N01°32'27"W	69.77'
L23	S07°41'27"E	62.20'
L24	S75°38'43"W	166.22'
L25	N79°28'43"E	131.59'
L26	N00°45'40"E	87.05'
L27	S03°46'24"W	140.67'
L28	S08°42'24"W	77.06'
L29	S11°04'25"W	152.14'
L30	S11°55'37"W	157.30'
L31	S06°22'38"W	75.82'
L32	N11°04'25"E	152.14'
L33	S15°26'18"W	60.12'
L34	S11°05'45"W	93.33'
L35	S07°02'02"W	156.99'
L36	S10°51'23"E	193.71'
L37	S18°43'06"E	237.61'
L38	N06°20'53"W	19.21'
L39	N05°56'15"W	106.79'
L40	S02°59'51"E	118.77'
L41	S60°31'18"E	78.60'
L42	S41°18'46"E	99.62'
L43	S11°02'40"E	26.43'
L44	S70°21'50"E	61.79'
L45	S19°09'16"E	112.23'
L46	S25°28'23"E	67.62'
L47	S55°01'59"E	46.30'
L48	S17°51'21"E	50.87'
L49	S35°24'00"E	69.63'

NOTES:

1. THERE WILL BE A 25' FRONT BUILDING SETBACK ON ALL LOTS EXCLUDING LOTS 7-13, BLOCK 'F';ON LOTS 7-13, BLOCK 'F', THE FRONT BUILDING SETBACK WILL CONCUR WITH THE EXISTING ELECTRIC EASEMENT.
2. THERE WILL BE A 15' SIDE BUILDING SETBACK ON ALL LOTS EXCLUDING LOT 5, BLOCK 'B', LOT 9, 22, 29 & 30, BLOCK 'E', ON LOT 5, BLOCK 'B', LOT 9, 22, 29 & 30, BLOCK 'E' THE SIDE BUILDING SETBACK WILL CONCUR WITH THE EXISTING ELECTRIC EASEMENT.
3. THERE WILL BE A 15' P.U.E. ALONG THE FRONT OF EACH LOT, A 10' P.U.E. ALONG ALL SIDE LOT LINES AND A 5' P.U.E. ALONG ALL REAR LOT LINES.
4. WATER SERVICE TO BE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITIES DISTRICT.
5. WASTEWATER SERVICE TO BE PROVIDED BY ON-SITE SEPTIC FACILITIES.
6. NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY) AN APPLICATION FOR FLOOD PLAIN 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 FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
8. 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 AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. 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 OCCURENCE OF THE BASE FLOOD DISCHARGE.
10. NO DEVELOPMENT SHALL BEGIN ON LOTS 5-9, 13-15, 18, 22-26, 35 AND 36, BLOCK 'E' AND LOTS 2, 3 AND 5, BLOCK 'B', PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
11. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH PROSPECTIVE BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATION IS MADE FOR DEVELOPMENT PERMITS.
12. ACCESS TO LOT 5, BLOCK 'E', WILL BE RESTRICTED TO SUE CIRCLE. ACCESS TO LOT 15, BLOCK 'E', WILL BE RESTRICTED TO CHRISTINE LANE.
13. 100 YEAR FLOOD PLAIN DETERMINED BY T. E. HAYNIE AND ASSOC.
14. PERMANENT BENCHMARK IS A CONCRETE MONUMENT LOCATED ON THE WEST PROPERTY LINE, APPROXIMATELY 81 LINEAR FEET SOUTH OF MARTINDALE AVENUE. ELEV: 991.38

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FINISHED FLOOR ELEVATION TABLE

BLOCK	LOT	MINIMUM FINISHED FLOOR ELEVATION
BLOCK 'E'	14	966
BLOCK 'E'	15	975
BLOCK 'E'	18	967
BLOCK 'E'	22	963
BLOCK 'E'	23	968
BLOCK 'E'	24	971
BLOCK 'E'	25	972
BLOCK 'E'	26	972
BLOCK 'E'	35	987
BLOCK 'E'	36	980

OWNER : MARTIN J. DESTEFANO
P.O. BOX 160160
AUSTIN, TEXAS 78716
ACREAGE : 78.289 ACRES
SURVEY : J.H. WILLIAMS SURVEY ABSTRACT NO. 669
WAYMAN WELLS SURVEY ABSTRACT NO. 648
NUMBER OF LOTS : 49
NUMBER OF BLOCKS : 5
LINEAR FEET OF STREETS : 774.8 (70' R.O.W.)
6353.3 (60' R.O.W.)
PROPOSED USE : SINGLE-FAMILY

FINAL PLAT
ANCIENTS OAKS
SECTION ONE
SHEET NUMBER
JOB No. 98-119 3 OF 4

HAYNIE & ASSOCIATES
Civil Engineers and Land Surveyors
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664

PHOTOGRAPHIC MYLAR

Cabinet T Slide 176

FINAL PLAT
ANCIENT OAKS
SECTION ONE
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION
OF 78.289 ACRES

FIELD NOTES DESCRIPTION OF 78.289 ACRES (3,410,276 SQ. FT.) OF LAND OUT OF THE J.H. WILLIAMS SURVEY ABSTRACT NO. 669 AND THE WAYMAN WELLS SURVEY ABSTRACT NO. 648 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 78.289 ACRE TRACT BEING A PORTION OF THAT CERTAIN 391.17 ACRE TRACT AS CONVEYED TO MARTIN J. DESTEFANO AS DESCRIBED IN A GENERAL WARRANTY DEED IN DOCUMENT NO. 9540156 OF THE WILLIAMSON COUNTY DEED RECORDS (W.C.D.R.), WILLIAMSON COUNTY, TEXAS, SAID 78.289 ACRE (3,410,276 SQ. FT.) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT AN 1/2" IRON ROD FOUND, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 183 (100' R.O.W.) AND SAME POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.00 ACRE TRACT AS CONVEYED TO BOZENNA M. SELTZ AS DESCRIBED IN VOLUME 2057, PAGE 296 OF THE W.C.D.R., FOR THE POINT OF REFERENCE;

THENCE, N 70° 55' 29" E, A DISTANCE OF 212.26 FEET DEPARTING THE EASTERLY R.O.W LINE OF U.S. HIGHWAY 183 AND ALONG THE SOUTHERLY LINE OF SAID 10.00 ACRE TRACT TO AN 1/2" IRON ROD SET FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 70° 55' 29" E, A DISTANCE OF 681.12 FEET CONTINUING ALONG THE SOUTHERLY LINE OF SAID 10.00 ACRE TRACT TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.001 ACRE TRACT AS CONVEYED TO JOHN ESTES MAJOR AS DESCRIBED IN DOCUMENT NO. 9735481 OF THE W.C.D.R. FOR AN ANGLE POINT;

THENCE, N 70° 54' 26" E, A DISTANCE OF 799.76 FEET CONTINUING ALONG THE SOUTHERLY LINE OF SAID 10.001 ACRE TRACT TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 10.001 ACRE TRACT AND IN THE WESTERLY LINE OF LOT 23, LIVE OAKS ESTATES (UNRECORDED) AND ALSO BEING THE WESTERLY LINE OF THE J. NORTHCROSS SURVEY ABSTRACT NO. 478 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF LIVE OAK ESTATES (UNRECORDED) LOTS 23 THROUGH 27 AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 19° 57' 56" E, A DISTANCE OF 556.74 FEET TO AN 1/2" IRON ROD FOUND,
2. S 20° 08' 17" E, A DISTANCE OF 685.64 FEET TO AN 1/2" IRON ROD FOUND,
3. S 19° 42' 17" E, A DISTANCE OF 258.61 FEET TO AN 1/2" IRON ROD FOUND,

FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE WESTERLY LINE OF SAID LIVE OAK ESTATES (UNRECORDED) AND THROUGH THE INTERIOR OF SAID 391.17 ACRE TRACT THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. S 78° 28' 43" W, A DISTANCE OF 405.32 FEET TO AN 1/2" IRON ROD SET;
2. S 11° 31' 17" E, A DISTANCE OF 65.50 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
3. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 44° 24' 55", AN ARC LENGTH OF 15.50 FEET AND A CHORD WHICH BEARS S 33° 43' 44" E, A DISTANCE OF 15.12 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
4. CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 171° 17' 07", AN ARC LENGTH OF 149.47 FEET AND A CHORD WHICH BEARS S 29° 42' 21" W, A DISTANCE OF 99.71 FEET TO AN 1/2" IRON ROD SET;
5. S 11° 31' 17" E, A DISTANCE OF 499.19 FEET TO AN 1/2" IRON ROD SET;
6. S 68° 15' 33" W, A DISTANCE OF 122.77 FEET TO AN 1/2" IRON ROD SET;
7. N 76° 36' 53" W, A DISTANCE OF 266.73 FEET TO AN 1/2" IRON ROD SET;
8. N 59° 56' 29" W, A DISTANCE OF 341.98 FEET TO AN 1/2" IRON ROD SET;
9. S 01° 15' 02" E, A DISTANCE OF 368.75 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
10. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 04° 34' 07", AN ARC LENGTH OF 58.39 FEET AND A CHORD WHICH BEARS S 88° 32' 59" W, A DISTANCE OF 58.38 FEET TO AN 1/2" IRON ROD SET;
11. S 84° 20' 51" W, A DISTANCE OF 76.47 FEET TO AN 1/2" IRON ROD SET;
12. S 05° 39' 09" E, A DISTANCE OF 390.00 FEET TO AN 1/2" IRON ROD SE
13. S 84° 20' 51" W, A DISTANCE OF 555.86 FEET TO AN 1/2" IRON ROD SET;
14. N 00° 30' 52" W, A DISTANCE OF 281.13 FEET TO AN 1/2" IRON ROD SET;
15. S 83° 41' 48" W, A DISTANCE OF 147.77 FEET TO AN 1/2" IRON ROD SET;
16. S 59° 24' 41" W, A DISTANCE OF 75.00 FEET TO AN 1/2" IRON ROD SET; FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
17. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS S 44° 24' 41" W, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET, SAID POINT BEING IN THE AFOREMENTIONED EASTERLY R.O.W. LINE OF SAID U.S. HIGHWAY 183 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, N 00° 35' 19" W, A DISTANCE OF 140.00 FEET CONTINUING ALONG THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY 183 AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, DEPARTING THE EASTERLY R.O.W LINE OF SAID U.S. HIGHWAY 183 AND THROUGH THE INTERIOR OF SAID 391.17 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS N 45° 35' 19" E, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET;
2. N 89° 24' 41" E, A DISTANCE OF 75.00 FEET TO AN 1/2" IRON ROD SET,
3. S 88° 38' 28" E, A DISTANCE OF 147.22 FEET TO AN 1/2" IRON ROD SET,
4. N 00° 30' 52" W, A DISTANCE OF 168.47 FEET TO AN 1/2" IRON ROD SET,
5. N 00° 20' 14" W, A DISTANCE OF 282.42 FEET TO AN 1/2" IRON ROD SET,
6. N 00° 27' 05" W, A DISTANCE OF 638.98 FEET TO AN 1/2" IRON ROD SET,
7. S 89° 24' 41" W, A DISTANCE OF 225.12 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
8. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS S 44° 24' 41" W, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET, SAID POINT BEING IN THE AFOREMENTIONED EASTERLY R.O.W. LINE OF SAID U.S. HIGHWAY 183;

THENCE, N 00° 35' 19" W, A DISTANCE OF 110.00 FEET CONTINUING ALONG THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY 183 AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, DEPARTING THE EASTERLY R.O.W LINE OF SAID U.S. HIGHWAY 183 AND THROUGH THE INTERIOR OF SAID 391.17 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS S 45° 35' 19" E, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET;
2. N 89° 24' 41" E, A DISTANCE OF 175.43 FEET TO AN 1/2" IRON ROD SET,
3. N 00° 27' 04" W, A DISTANCE OF 194.98 FEET TO AN 1/2" IRON ROD SET,
4. N 00° 28' 59" W, A DISTANCE OF 542.38 FEET TO AN 1/2" IRON ROD SET FOR THE POINT OF BEGINNING AND CONTAINING 78.289 ACRES (3,410,276 SQ. FT.) OF LAND MORE OR LESS.

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

THAT I, MARTIN J. DESTEFANO, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 391.17 ACRE TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED IN DOCUMENT NO. 9540156 OF THE WILLIAMSON COUNTY DEED RECORDS, WILLIAMSON COUNTY, TEXAS

DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENT SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENT AND ROADS THAT ARE SHOWN HEREON. THIS 120.015 ACRES OF OF LAND TO BE KNOWN AS

ANCIENT OAKS SECTION ONE

I HEREBY ACKNOWLEDGE THAT I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEPT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28TH DAY OF July, 2000 A.D.

BY: _____
MARTIN J. DESTEFANO
P.O. BOX 160160
AUSTIN TEXAS, 78716

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN J. DESTEFANO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28TH DAY OF July, 2000 A.D.

William A. Douglas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

WILLIAM A. DOUGLAS
Notary Public, State of Texas
My Commission Expires
MAY 31, 2003

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

I, TIMOTHY E. HAYNIE, 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 FIELD NOTES FORM A MATHMATICAL CLOSURE AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 27TH DAY OF July, 2000 A.D.

TIMOTHY E. HAYNIE,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2380, STATE OF TEXAS

STATE OF TEXAS
REGISTERED
TIMOTHY E. HAYNIE
2380
PROFESSIONAL
LAND SURVEYOR

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

I, TIMOTHY E. HAYNIE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PARCEL OF LAND IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND A PORTION LIES IN THE 100 YEAR FLOOD PLAIN, AS DENOTED HEREON, DEFINED BY T.E. HAYNIE & ASSOCIATES, AND THAT THESE LOTS CONFORM TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, AND THE DRIVEWAY CULVERT TABLE, SHOWN HERE ON IS IN COMPLIANCE WITH WILLIAMSON COUNTY REGULATIONS

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 27TH DAY OF July, 2000 A.D.

TIMOTHY E. HAYNIE,
REGISTERED PROFESSIONAL ENGINEER
NO. 36982, STATE OF TEXAS

STATE OF TEXAS
TIMOTHY E. HAYNIE
36982
REGISTERED
PROFESSIONAL ENGINEER

BASED UPON THE ABOVE REPRESENTATIONS OF THE SURVEYOR AND ENGINEER WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR AND ENGINEER, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLEY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND 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 ASSOCIATES WITHIN IT.

PAULO PINTO
DIRECTOR ENVIRONMENTAL SERVICES

8/28/00
DATE

WILLIAMSON COUNTY COMMISSIONER'S COURT APPROVAL

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 PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE 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 COMMISIONERS' 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 ROADS SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, John C. Doerfler 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.

John C. Doerfler 10-3-00
JOHN C. DOERFLER, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

10-3-00
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 3rd DAY OF October, 2000 A.D., AT 11 O'CLOCK, A.M. AND DULY RECORDED ON THE 3rd DAY OF October, 2000 A.D., AT 11:27 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET T, SLIDES 174, 175, 175 & 176.

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: Lillie Hempel, DEPUTY

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIYED
THIS 6th DAY OF September 2000 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

ANCIENT OAKS
SECTION ONE

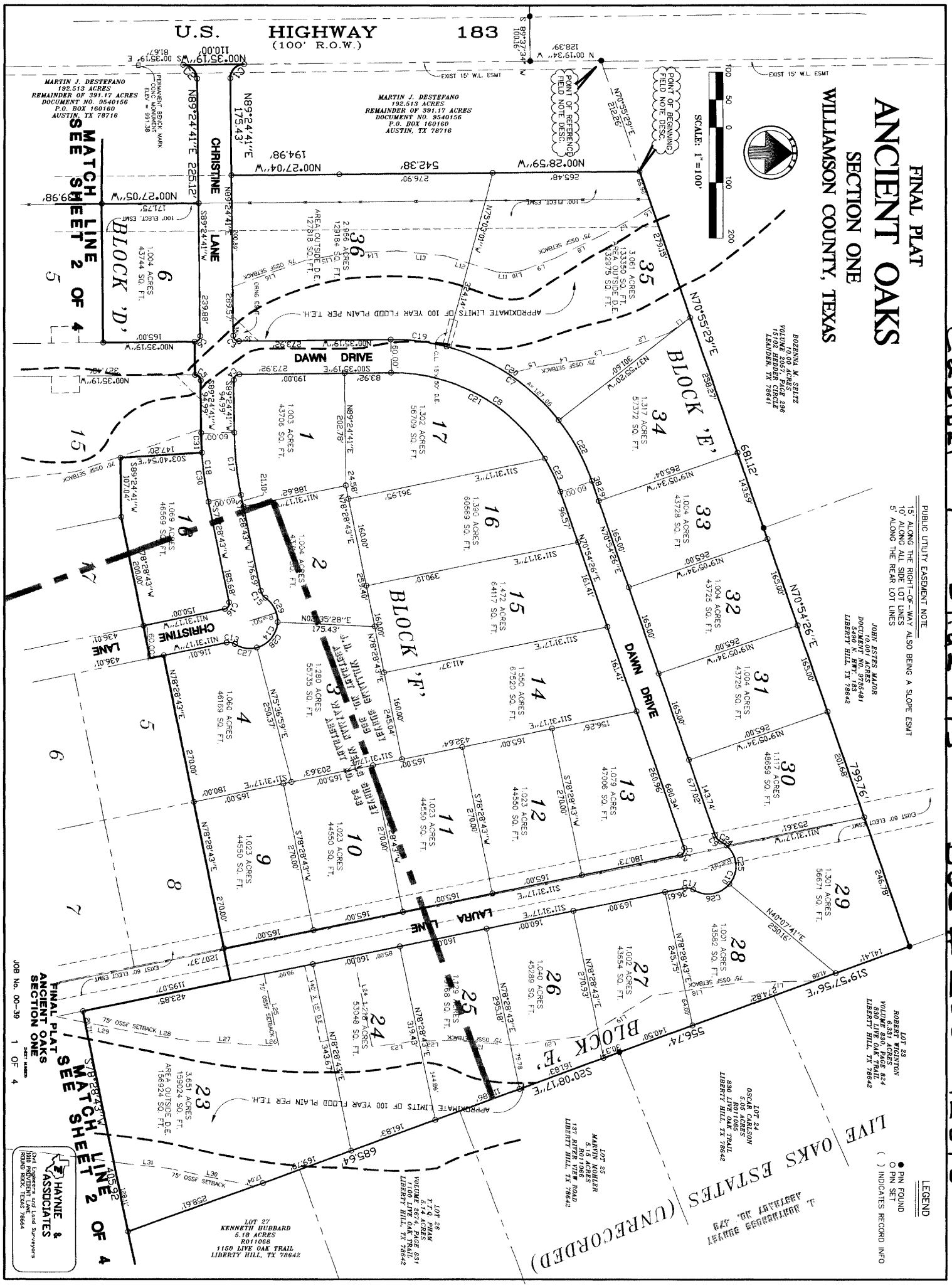
HAYNIE & ASSOCIATES
Civil Engineers and Land Surveyors
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664

JOB No. 00-39

SHEET NUMBER
4 OF 4

PHOTOGRAPHIC MYLAR

PHOTOGRAPHIC MYLAR



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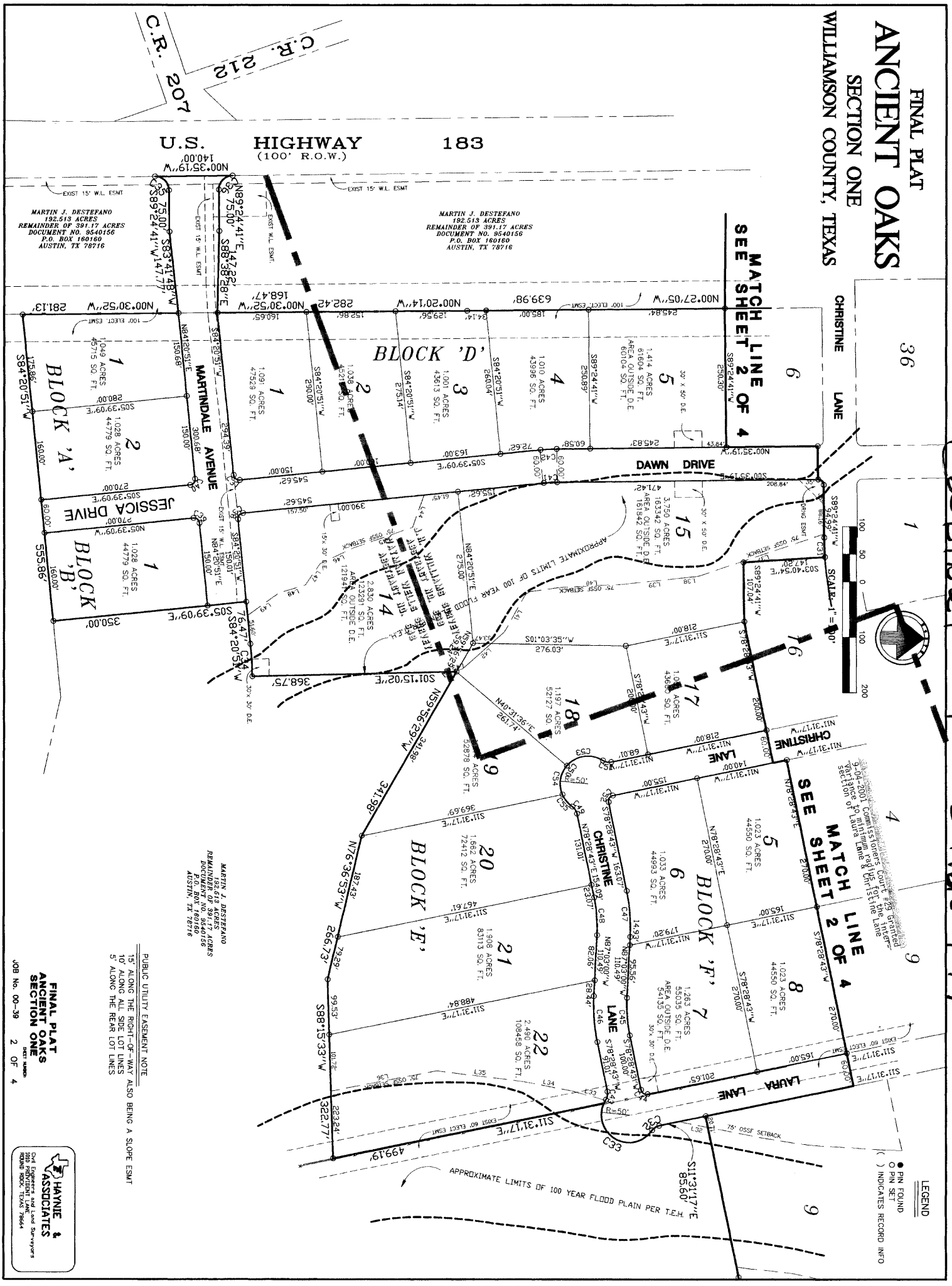

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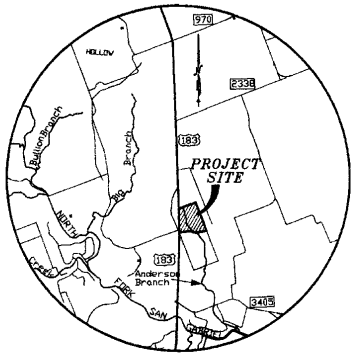
Cabinet T Slide 175

FINAL PLAT
ANCIENT OAKS
SECTION ONE
WILLIAMSON COUNTY, TEXAS

CURVE TABLE

NUMBER	DELTA	CD	TANGENT	RADIUS	LENGHT	CHORD
C1	90°00'00"	S45°35'19"E	25.00	25.00	39.27	35.36
C2	90°00'00"	S44°24'41"W	25.00	25.00	39.27	35.36
C3	90°00'00"	N44°24'41"E	10.00	10.00	15.71	14.14
C4	90°00'00"	N45°35'19"W	10.00	10.00	15.71	14.14
C5	90°00'00"	S44°24'41"W	10.00	10.00	15.71	14.14
C6	90°00'00"	S45°35'19"E	10.00	10.00	15.71	14.14
C7	71°29'45"	N35°09'33"E	273.54	380.00	474.18	444.01
C8	71°29'45"	N35°09'33"E	230.35	320.00	399.31	373.90
C9	44°24'55"	N48°41'59"E	8.16	20.00	15.50	15.12
C10	186°24'08"	S60°18'25"E	894.02	50.00	162.67	99.84
C11	44°24'55"	S10°41'11"W	8.16	20.00	15.50	15.12
C12	97°34'17"	S60°18'25"E	11.42	10.00	17.03	15.05
C13	44°24'55"	S10°41'11"W	8.16	20.00	15.50	15.12
C14	178°49'50"	N56°31'17"W	4899.49	50.00	156.06	99.99
C15	44°24'55"	S56°16'16"W	8.16	20.00	15.50	15.12
C16	90°00'00"	N56°31'17"W	10.00	10.00	15.71	14.14
C17	10°55'57"	S83°56'42"W	56.94	595.00	113.53	113.36
C18	10°55'57"	S83°56'42"W	62.68	655.00	124.98	124.79
C19	15°26'02"	N07°07'42"E	51.49	380.00	102.36	102.05
C20	37°13'58"	N33°27'41"E	128.00	380.00	246.94	242.61
C21	59°38'25"	N29°13'53"E	183.42	320.00	333.09	318.26
C22	18°49'46"	N61°29'33"E	63.01	380.00	124.88	124.32
C23	11°51'20"	N64°58'46"E	33.23	320.00	66.21	66.10
C24	15°07'01"	N34°03'01"E	6.63	50.00	13.19	13.15
C25	88°31'10"	N85°52'07"E	48.72	50.00	77.25	69.79
C26	82°45'57"	S08°29'26"E	44.05	50.00	72.23	66.11
C27	47°16'48"	N09°15'19"E	21.88	50.00	41.26	40.10
C28	73°01'31"	N50°53'47"W	37.02	50.00	63.73	59.50
C29	56°31'48"	S63°19'38"W	28.02	50.00	51.08	48.88
C30	07°50'23"	S82°23'55"W	44.88	655.00	89.62	89.55
C31	03°05'34"	S87°51'54"W	17.68	655.00	35.36	35.35
C32	44°24'55"	S33°43'44"E	8.16	20.00	15.50	15.12
C33	171°17'07"	S29°42'22"W	656.19	50.00	149.47	99.71
C34	04°24'06"	S86°32'54"W	29.21	760.00	58.39	58.37
C35	90°00'00"	S44°24'41"W	25.00	25.00	39.27	35.36
C36	90°00'00"	S45°35'19"E	25.00	25.00	39.27	35.36
C37	90°00'00"	S39°20'51"W	10.00	10.00	15.71	14.14
C38	90°00'00"	N50°39'09"W	10.00	10.00	15.71	14.14
C39	90°00'00"	N39°20'51"E	10.00	10.00	15.71	14.14
C40	90°00'00"	S50°39'09"E	10.00	10.00	15.71	14.14
C41	05°03'50"	N03°07'14"W	11.94	270.00	23.86	23.85
C42	05°03'50"	S03°07'14"E	14.59	330.00	29.17	29.16
C43	44°24'55"	N79°18'49"W	8.16	20.00	15.50	15.12
C44	90°00'00"	S33°28'43"W	10.00	10.00	15.71	14.14
C45	14°28'16"	S85°42'52"W	34.28	270.00	68.19	68.01
C46	14°28'16"	S85°42'52"W	41.90	330.00	83.35	83.13
C47	14°28'16"	S85°42'52"W	41.90	330.00	83.35	83.13
C48	14°28'16"	S85°42'52"W	34.28	270.00	68.19	68.01
C49	44°24'55"	S56°16'16"W	8.16	20.00	15.50	15.12
C50	178°49'50"	N56°31'17"W	4899.49	50.00	156.06	99.99
C51	44°24'55"	N10°41'11"E	8.16	20.00	15.50	15.12
C52	90°00'00"	N56°31'17"W	10.00	10.00	15.71	14.14
C53	82°22'03"	S08°17'23"E	43.75	50.00	71.88	65.85
C54	63°35'05"	S81°15'57"E	30.99	50.00	55.49	52.68
C55	32°52'42"	N50°30'09"E	14.75	50.00	28.69	28.30



VICINTY MAP

LOT CULVERT TABLE:

LOT	BLOCK	FACING	Q25	CULVERT
1	A	N	30.3	2-24" OR 2-28"x20" CMPS
2	A	N	35.9	2-24" CMPS
2	A	E	7.2	1-18" OR 1-21"x15" CMP
1	B	N	44.8	2-35"x24" CMPS
1	B	W	0	--
1	D	S	0	--
1	D	E	15.4	1-24" CMP
2	D	E	9.0	1-30" OR 1-42"x29" CMP
3	D	E	13.5	1-30" OR 1-35"x24" CMP
4	D	E	20.2	1-24" OR 1-28"x20" CMP
5	D	E	26.9	1-24" OR 1-24"x18" CMP
6	D	E	5.1	1-18" OR 1-21"x15" CMP
6	D	N	0	--
14	E	S	0	--
14	E	W	0	--
15	E	N	0	--
16	E	N	0	--
16	E	E	0	--
17	E	E	0	--
18	E	E	0	--
19	E	N	0	--
20	E	N	0	--
21	E	N	0	--
22	E	N	0	--
23	E	W	0	--
24	E	W	0	--
25	E	W	0	--
26	E	W	0	--
27	E	W	0	--
28	E	W	0	--
29	E	SW	0	--
30	E	SE	10.1	1-24x18" CMP
31	E	SE	10.1	1-24"x18" CMP
32	E	SE	10.1	1-24"x18" CMP
33	E	SE	4.1	1-18" OR 1-21"x15" CMP
34	E	SE	4.1	1-18" OR 1-21"x15" CMP
35	E	SE	4.1	1-18" OR 1-21"x15" CMP
36	E	S	12.6	1-24" OR 1-28"x20" CMP
1	F	W	12.2	1-24" OR 1-28"x20" CMP
1	F	S	9.0	1-24"x18" CMP
2	F	S	4.5	1-18" OR 1-21"x15" CMP
3	F	SW	0	--
4	F	W	0	--
5	F	W	0	--
6	F	W	2.2	1-18" OR 21"x15" CMP
6	F	S	7.6	1-18" CMP
7	F	S	15.2	1-24" CMP
7	F	E	25.7	1-35"x24" CMP
8	F	E	17.2	1-35"x24" CMP
9	F	E	12.9	1-24" OR 1-28"x20" CMP
10	F	E	22.5	1-35"x24" CMP
11	F	E	22.5	1-35"x24" CMP
12	F	E	16.3	1-35"x24" CMP
13	F	E	16.3	1-35"x24" CMP
13	F	N	0	--
14	F	N	0	--
15	F	N	0	--
16	F	N	0	--
17	F	NW	8.2	1-18" CMP

OSSF EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S35°35'27"E	47.32'
L2	S20°02'36"E	102.58'
L3	S12°37'51"E	60.65'
L4	S07°58'08"E	64.19'
L5	S11°54'00"E	54.29'
L6	S32°09'52"E	85.41'
L7	S28°49'17"E	76.23'
L8	S26°23'25"E	94.88'
L9	S20°30'24"E	63.59'
L10	S11°02'57"E	24.82'
L11	S03°34'47"W	22.36'
L12	S17°30'59"W	96.04'
L13	S05°54'42"W	87.89'
L14	S02°22'17"E	89.08'
L15	S09°55'13"E	78.70'
L16	S19°50'45"E	138.40'
L17	S00°54'04"E	131.36'
L18	S08°27'19"E	163.65'
L19	S31°26'09"E	137.28'
L20	S07°23'15"E	135.07'
L21	S04°39'41"W	110.19'
L22	N01°32'27"W	69.77'
L23	S07°41'27"E	62.20'
L24	S75°38'43"W	166.22'
L25	N79°28'43"E	131.59'
L26	N00°45'40"E	87.05'
L27	S03°46'24"W	140.67'
L28	S08°42'24"W	77.06'
L29	S11°04'25"W	152.14'
L30	S11°55'37"W	157.30'
L31	S06°22'38"W	75.82'
L32	N11°04'25"E	152.14'
L33	S15°26'18"W	60.12'
L34	S11°05'45"W	93.33'
L35	S07°02'02"W	156.99'
L36	S10°51'23"E	193.71'
L37	S18°43'06"E	237.61'
L38	N06°20'53"W	19.21'
L39	N05°56'15"W	106.79'
L40	S02°59'51"E	118.77'
L41	S60°31'18"E	78.60'
L42	S41°18'46"E	99.62'
L43	S11°02'40"E	26.43'
L44	S70°21'50"E	61.79'
L45	S19°09'16"E	112.23'
L46	S25°28'23"E	67.62'
L47	S55°01'59"E	46.30'
L48	S17°51'21"E	50.87'
L49	S35°24'00"E	69.63'

NOTES:

1. THERE WILL BE A 25' FRONT BUILDING SETBACK ON ALL LOTS EXCLUDING LOTS 7-13, BLOCK 'F';ON LOTS 7-13, BLOCK 'F', THE FRONT BUILDING SETBACK WILL CONCUR WITH THE EXISTING ELECTRIC EASEMENT.
2. THERE WILL BE A 15' SIDE BUILDING SETBACK ON ALL LOTS EXCLUDING LOT 5, BLOCK 'B', LOT 9, 22, 29 & 30, BLOCK 'E', ON LOT 5, BLOCK 'B', LOT 9, 22, 29 & 30, BLOCK 'E' THE SIDE BUILDING SETBACK WILL CONCUR WITH THE EXISTING ELECTRIC EASEMENT.
3. THERE WILL BE A 15' P.U.E. ALONG THE FRONT OF EACH LOT, A 10' P.U.E. ALONG ALL SIDE LOT LINES AND A 5' P.U.E. ALONG ALL REAR LOT LINES.
4. WATER SERVICE TO BE PROVIDED BY CHISHOLM TRAIL SPECIAL UTILITIES DISTRICT.
5. WASTEWATER SERVICE TO BE PROVIDED BY ON-SITE SEPTIC FACILITIES.
6. NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY) AN APPLICATION FOR FLOOD PLAIN 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 FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
8. 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 AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. 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 OCCURENCE OF THE BASE FLOOD DISCHARGE.
10. NO DEVELOPMENT SHALL BEGIN ON LOTS 5-9, 13-15, 18, 22-26, 35 AND 36, BLOCK 'E' AND LOTS 2, 3 AND 5, BLOCK 'B', PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
11. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH PROSPECTIVE BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATION IS MADE FOR DEVELOPMENT PERMITS.
12. ACCESS TO LOT 5, BLOCK 'E', WILL BE RESTRICTED TO SUE CIRCLE. ACCESS TO LOT 15, BLOCK 'E', WILL BE RESTRICTED TO CHRISTINE LANE.
13. 100 YEAR FLOOD PLAIN DETERMINED BY T. E. HAYNIE AND ASSOC.
14. PERMANENT BENCHMARK IS A CONCRETE MONUMENT LOCATED ON THE WEST PROPERTY LINE, APPROXIMATELY 81 LINEAR FEET SOUTH OF MARTINDALE AVENUE. ELEV: 991.38

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FINISHED FLOOR ELEVATION TABLE

BLOCK	LOT	MINIMUM FINISHED FLOOR ELEVATION
BLOCK 'E'	14	966
BLOCK 'E'	15	975
BLOCK 'E'	18	967
BLOCK 'E'	22	963
BLOCK 'E'	23	968
BLOCK 'E'	24	971
BLOCK 'E'	25	972
BLOCK 'E'	26	972
BLOCK 'E'	35	987
BLOCK 'E'	36	980

OWNER : MARTIN J. DESTEFANO
P.O. BOX 160160
AUSTIN, TEXAS 78716
ACREAGE : 78.289 ACRES
SURVEY : J.H. WILLIAMS SURVEY ABSTRACT NO. 669
WAYMAN WELLS SURVEY ABSTRACT NO. 648
NUMBER OF LOTS : 49
NUMBER OF BLOCKS : 5
LINEAR FEET OF STREETS : 774.8 (70' R.O.W.)
6353.3 (60' R.O.W.)
PROPOSED USE : SINGLE-FAMILY

FINAL PLAT
ANCIENTS OAKS
SECTION ONE
SHEET NUMBER
JOB No. 98-119 3 OF 4

HAYNIE & ASSOCIATES
Civil Engineers and Land Surveyors
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664

PHOTOGRAPHIC MYLAR

Cabinet T Slide 176

FINAL PLAT
ANCIENT OAKS
SECTION ONE
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION
OF 78.289 ACRES

FIELD NOTES DESCRIPTION OF 78.289 ACRES (3,410,276 SQ. FT.) OF LAND OUT OF THE J.H. WILLIAMS SURVEY ABSTRACT NO. 669 AND THE WAYMAN WELLS SURVEY ABSTRACT NO. 648 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 78.289 ACRE TRACT BEING A PORTION OF THAT CERTAIN 391.17 ACRE TRACT AS CONVEYED TO MARTIN J. DESTEFANO AS DESCRIBED IN A GENERAL WARRANTY DEED IN DOCUMENT NO. 9540156 OF THE WILLIAMSON COUNTY DEED RECORDS (W.C.D.R.), WILLIAMSON COUNTY, TEXAS, SAID 78.289 ACRE (3,410,276 SQ. FT.) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT AN 1/2" IRON ROD FOUND, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 183 (100' R.O.W.) AND SAME POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.00 ACRE TRACT AS CONVEYED TO BOZENNA M. SELTZ AS DESCRIBED IN VOLUME 2057, PAGE 296 OF THE W.C.D.R., FOR THE POINT OF REFERENCE;

THENCE, N 70° 55' 29" E, A DISTANCE OF 212.26 FEET DEPARTING THE EASTERLY R.O.W LINE OF U.S. HIGHWAY 183 AND ALONG THE SOUTHERLY LINE OF SAID 10.00 ACRE TRACT TO AN 1/2" IRON ROD SET FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 70° 55' 29" E, A DISTANCE OF 681.12 FEET CONTINUING ALONG THE SOUTHERLY LINE OF SAID 10.00 ACRE TRACT TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 10.001 ACRE TRACT AS CONVEYED TO JOHN ESTES MAJOR AS DESCRIBED IN DOCUMENT NO. 9735481 OF THE W.C.D.R. FOR AN ANGLE POINT;

THENCE, N 70° 54' 26" E, A DISTANCE OF 799.76 FEET CONTINUING ALONG THE SOUTHERLY LINE OF SAID 10.001 ACRE TRACT TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 10.001 ACRE TRACT AND IN THE WESTERLY LINE OF LOT 23, LIVE OAKS ESTATES (UNRECORDED) AND ALSO BEING THE WESTERLY LINE OF THE J. NORTHCROSS SURVEY ABSTRACT NO. 478 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF LIVE OAK ESTATES (UNRECORDED) LOTS 23 THROUGH 27 AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 19° 57' 56" E, A DISTANCE OF 556.74 FEET TO AN 1/2" IRON ROD FOUND,
2. S 20° 08' 17" E, A DISTANCE OF 685.64 FEET TO AN 1/2" IRON ROD FOUND,
3. S 19° 42' 17" E, A DISTANCE OF 258.61 FEET TO AN 1/2" IRON ROD FOUND,

FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE WESTERLY LINE OF SAID LIVE OAK ESTATES (UNRECORDED) AND THROUGH THE INTERIOR OF SAID 391.17 ACRE TRACT THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. S 78° 28' 43" W, A DISTANCE OF 405.32 FEET TO AN 1/2" IRON ROD SET;
2. S 11° 31' 17" E, A DISTANCE OF 65.50 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
3. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 44° 24' 55", AN ARC LENGTH OF 15.50 FEET AND A CHORD WHICH BEARS S 33° 43' 44" E, A DISTANCE OF 15.12 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
4. CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 171° 17' 07", AN ARC LENGTH OF 149.47 FEET AND A CHORD WHICH BEARS S 29° 42' 21" W, A DISTANCE OF 99.71 FEET TO AN 1/2" IRON ROD SET;
5. S 11° 31' 17" E, A DISTANCE OF 499.19 FEET TO AN 1/2" IRON ROD SET;
6. S 68° 15' 33" W, A DISTANCE OF 122.77 FEET TO AN 1/2" IRON ROD SET;
7. N 76° 36' 53" W, A DISTANCE OF 266.73 FEET TO AN 1/2" IRON ROD SET;
8. N 59° 56' 29" W, A DISTANCE OF 341.98 FEET TO AN 1/2" IRON ROD SET;
9. S 01° 15' 02" E, A DISTANCE OF 368.75 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
10. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 04° 34' 07", AN ARC LENGTH OF 58.39 FEET AND A CHORD WHICH BEARS S 88° 32' 59" W, A DISTANCE OF 58.38 FEET TO AN 1/2" IRON ROD SET;
11. S 84° 20' 51" W, A DISTANCE OF 76.47 FEET TO AN 1/2" IRON ROD SET;
12. S 05° 39' 09" E, A DISTANCE OF 390.00 FEET TO AN 1/2" IRON ROD SE
13. S 84° 20' 51" W, A DISTANCE OF 555.86 FEET TO AN 1/2" IRON ROD SET;
14. N 00° 30' 52" W, A DISTANCE OF 281.13 FEET TO AN 1/2" IRON ROD SET;
15. S 83° 41' 48" W, A DISTANCE OF 147.77 FEET TO AN 1/2" IRON ROD SET;
16. S 59° 24' 41" W, A DISTANCE OF 75.00 FEET TO AN 1/2" IRON ROD SET; FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
17. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS S 44° 24' 41" W, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET, SAID POINT BEING IN THE AFOREMENTIONED EASTERLY R.O.W. LINE OF SAID U.S. HIGHWAY 183 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, N 00° 35' 19" W, A DISTANCE OF 140.00 FEET CONTINUING ALONG THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY 183 AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, DEPARTING THE EASTERLY R.O.W LINE OF SAID U.S. HIGHWAY 183 AND THROUGH THE INTERIOR OF SAID 391.17 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS N 45° 35' 19" E, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET;
2. N 89° 24' 41" E, A DISTANCE OF 75.00 FEET TO AN 1/2" IRON ROD SET,
3. S 88° 38' 28" E, A DISTANCE OF 147.22 FEET TO AN 1/2" IRON ROD SET,
4. N 00° 30' 52" W, A DISTANCE OF 168.47 FEET TO AN 1/2" IRON ROD SET,
5. N 00° 20' 14" W, A DISTANCE OF 282.42 FEET TO AN 1/2" IRON ROD SET,
6. N 00° 27' 05" W, A DISTANCE OF 638.98 FEET TO AN 1/2" IRON ROD SET,
7. S 89° 24' 41" W, A DISTANCE OF 225.12 FEET TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
8. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS S 44° 24' 41" W, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET, SAID POINT BEING IN THE AFOREMENTIONED EASTERLY R.O.W. LINE OF SAID U.S. HIGHWAY 183;

THENCE, N 00° 35' 19" W, A DISTANCE OF 110.00 FEET CONTINUING ALONG THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY 183 AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT TO AN 1/2" IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, DEPARTING THE EASTERLY R.O.W LINE OF SAID U.S. HIGHWAY 183 AND THROUGH THE INTERIOR OF SAID 391.17 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS S 45° 35' 19" E, A DISTANCE OF 35.36 FEET TO AN 1/2" IRON ROD SET;
2. N 89° 24' 41" E, A DISTANCE OF 175.43 FEET TO AN 1/2" IRON ROD SET,
3. N 00° 27' 04" W, A DISTANCE OF 194.98 FEET TO AN 1/2" IRON ROD SET,
4. N 00° 28' 59" W, A DISTANCE OF 542.38 FEET TO AN 1/2" IRON ROD SET FOR THE POINT OF BEGINNING AND CONTAINING 78.289 ACRES (3,410,276 SQ. FT.) OF LAND MORE OR LESS.

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

THAT I, MARTIN J. DESTEFANO, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 391.17 ACRE TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED IN DOCUMENT NO. 9540156 OF THE WILLIAMSON COUNTY DEED RECORDS, WILLIAMSON COUNTY, TEXAS

DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENT SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENT AND ROADS THAT ARE SHOWN HEREON. THIS 120.015 ACRES OF OF LAND TO BE KNOWN AS

ANCIENT OAKS SECTION ONE

I HEREBY ACKNOWLEDGE THAT I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEPT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28TH DAY OF July, 2000 A.D.

BY: _____
MARTIN J. DESTEFANO
P.O. BOX 160160
AUSTIN TEXAS, 78716

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN J. DESTEFANO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28TH DAY OF July, 2000 A.D.

William A. Douglas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

WILLIAM A. DOUGLAS
Notary Public, State of Texas
My Commission Expires
MAY 31, 2003

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

I, TIMOTHY E. HAYNIE, 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 FIELD NOTES FORM A MATHMATICAL CLOSURE AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 27TH DAY OF July, 2000 A.D.

TIMOTHY E. HAYNIE,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2380, STATE OF TEXAS

STATE OF TEXAS
REGISTERED
TIMOTHY E. HAYNIE
2380
PROFESSIONAL
LAND SURVEYOR

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

I, TIMOTHY E. HAYNIE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PARCEL OF LAND IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND A PORTION LIES IN THE 100 YEAR FLOOD PLAIN, AS DENOTED HEREON, DEFINED BY T.E. HAYNIE & ASSOCIATES, AND THAT THESE LOTS CONFORM TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, AND THE DRIVEWAY CULVERT TABLE, SHOWN HERE ON IS IN COMPLIANCE WITH WILLIAMSON COUNTY REGULATIONS

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 27TH DAY OF July, 2000 A.D.

TIMOTHY E. HAYNIE,
REGISTERED PROFESSIONAL ENGINEER
NO. 36982, STATE OF TEXAS

STATE OF TEXAS
TIMOTHY E. HAYNIE
36982
REGISTERED
PROFESSIONAL ENGINEER

BASED UPON THE ABOVE REPRESENTATIONS OF THE SURVEYOR AND ENGINEER WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR AND ENGINEER, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLEY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND 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 ASSOCIATES WITHIN IT.

PAULO PINTO
DIRECTOR ENVIRONMENTAL SERVICES

8/28/00
DATE

WILLIAMSON COUNTY COMMISSIONER'S COURT APPROVAL

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 PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE 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 COMMISIONERS' 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 ROADS SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, John C. Doerfler 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.

John C. Doerfler 10-3-00
JOHN C. DOERFLER, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

10-3-00
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 3rd DAY OF October, 2000 A.D., AT 11 O'CLOCK, A.M. AND DULY RECORDED ON THE 3rd DAY OF October, 2000 A.D., AT 11:27 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET T, SLIDES 174, 175, 175 & 176.

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: Lillie Hempel, DEPUTY

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIYED
THIS 6th DAY OF September 2000 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

ANCIENT OAKS
SECTION ONE

HAYNIE & ASSOCIATES
Civil Engineers and Land Surveyors
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664

JOB No. 00-39

SHEET NUMBER
4 OF 4

PHOTOGRAPHIC MYLAR