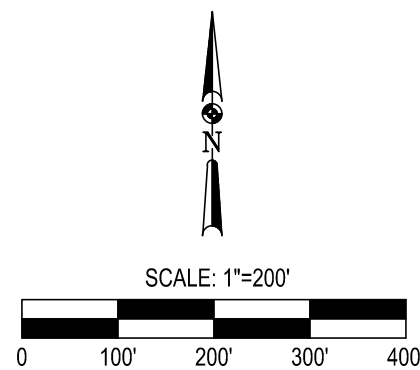
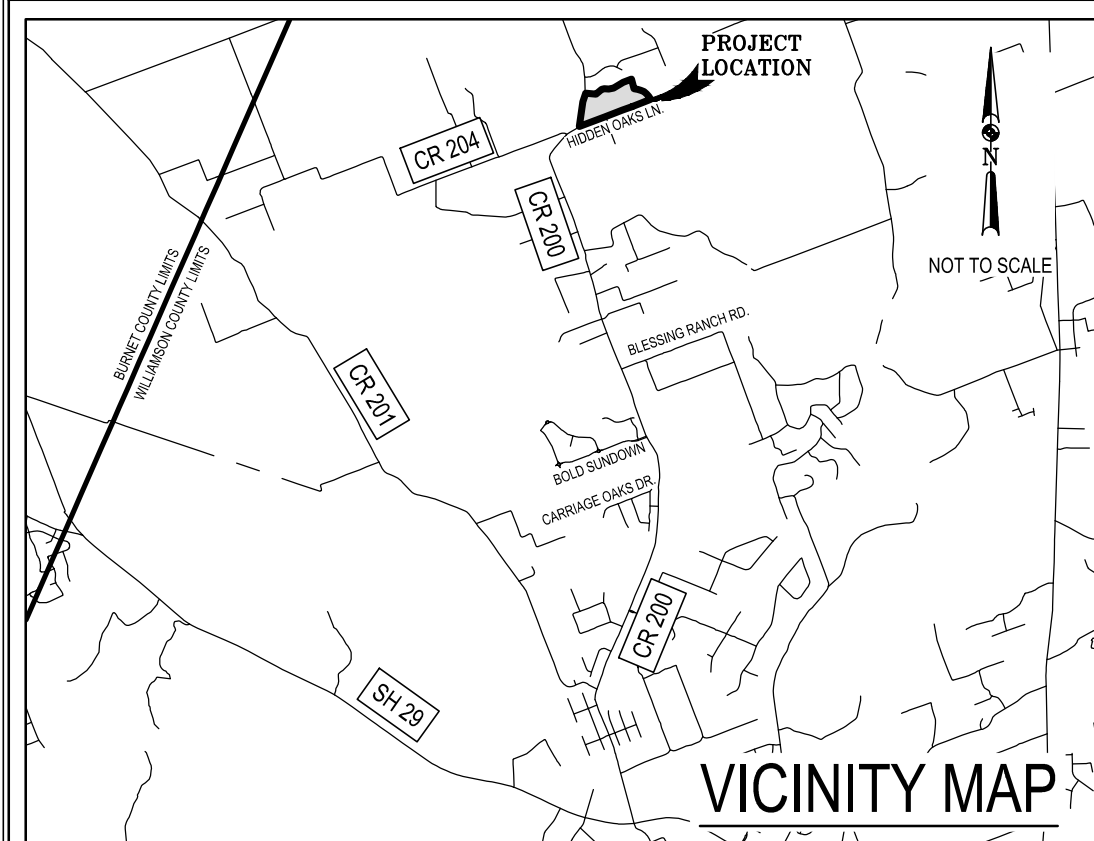
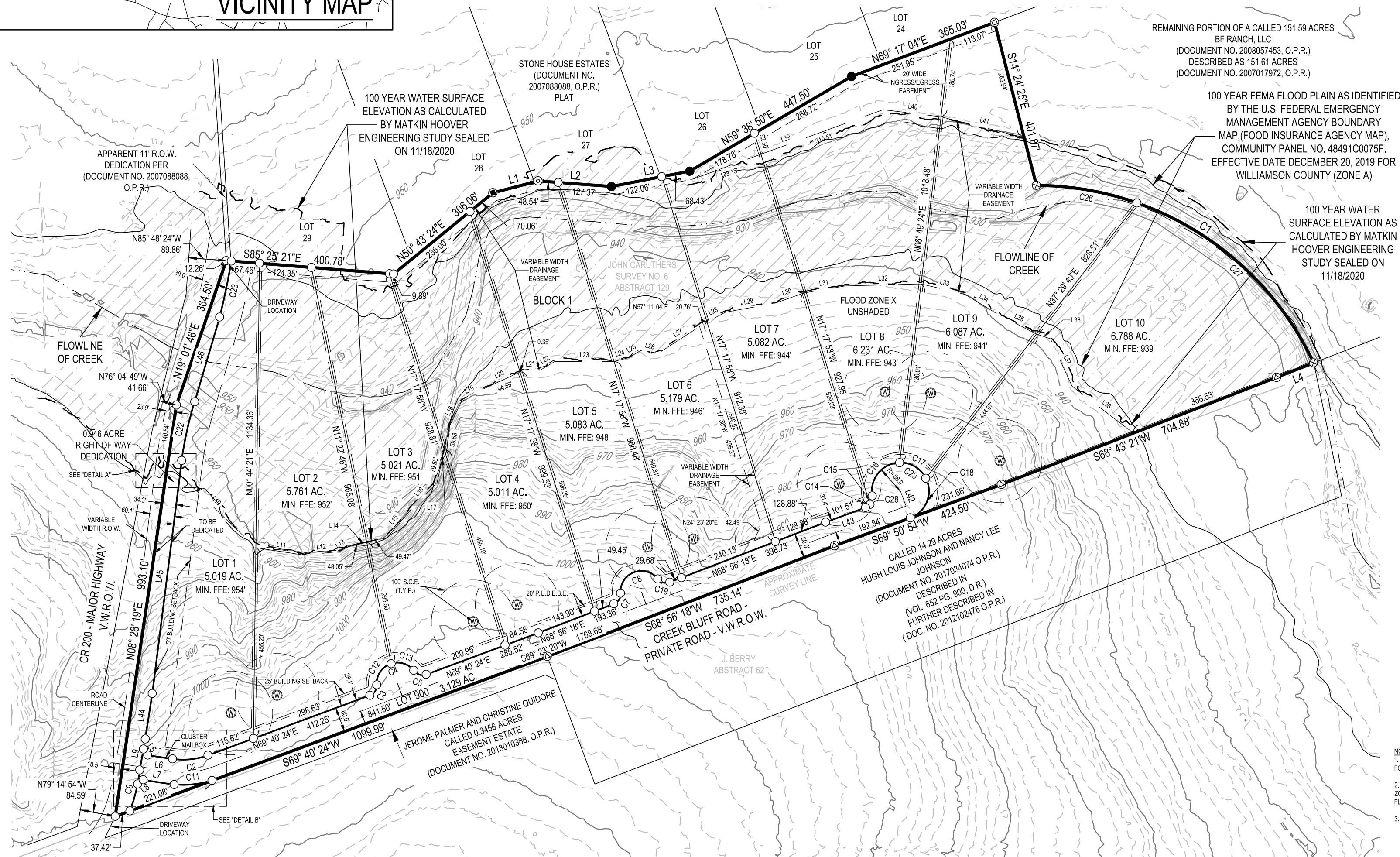


PRELIMINARY PLAT OF
THE BLUFFS ON CLEAR CREEK
A PRIVATE SUBDIVISION



LEGEND

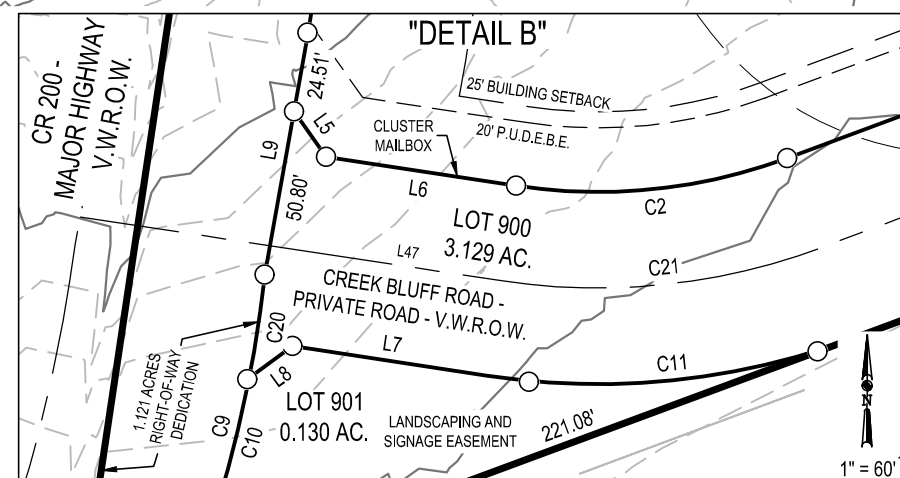
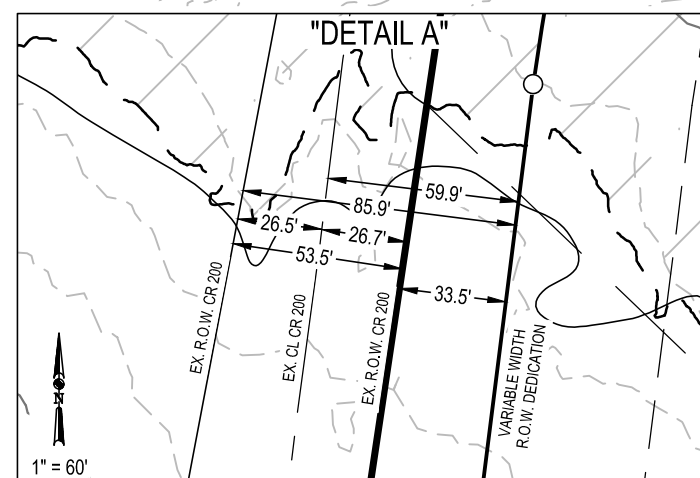
- B.S.L. CENTERLINE ROAD
V.W.R.O.W. BUILDING SETBACK LINE
P.U.D.E.B.E. VARIABLE WIDTH RIGHT OF WAY
R.O.W. PUBLIC UTILITY, DRAINAGE, EMBANKMENT, & BACKSLOPE EASEMENT
O.P.R. RIGHT-OF-WAY
D.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
S.C.E. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
○ SANITARY CONTROL EASEMENT
● SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER"
○ APPROXIMATE LOCATION OF PROPOSED WELL
● FOUND 1/2" IRON ROD WITH A PLASTIC CAP
○ STAMPED "RPLS 5784"
○ FOUND MAG NAIL
○ FOUND 6" WOOD FENCE POST
○ POINT
○ FOUND 1/2" IRON ROD
○ FOUND 3/4" IRON ROD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75° 07' 09"E	111.84'
L2	S85° 34' 21"E	175.91'
L3	N78° 54' 16"E	190.48'
L4	S68° 45' 01"W	95.02'
L5	S35° 18' 14"E	17.35'
L6	S81° 20' 23"E	60.10'
L7	N81° 20' 23"W	61.54'
L8	S53° 37' 07"W	16.89'
L9	N10° 11' 30"E	75.30'
L10	S46° 09' 58"E	291.47'
L11	S81° 26' 36"E	116.45'
L12	N84° 18' 40"E	85.83'
L13	N58° 17' 03"E	20.51'
L14	N77° 01' 07"E	97.52'
L15	N40° 21' 01"E	86.63'
L16	N43° 59' 18"E	91.63'
L17	N12° 30' 19"E	139.24'
L18	N25° 42' 04"E	63.13'
L19	N60° 06' 33"E	62.77'
L20	N65° 07' 04"E	95.24'
L21	N82° 57' 57"E	51.51'
L22	N59° 14' 28"E	36.56'
L23	S89° 54' 52"E	141.68'
L24	N75° 15' 59"E	36.81'
L25	N58° 35' 20"E	32.16'
L26	S75° 10' 53"E	38.33'
L27	N57° 11' 04"E	144.48'
L28	N82° 39' 34"E	49.96'
L29	N79° 51' 02"E	118.03'
L30	N70° 31' 23"E	75.92'
L31	N80° 19' 36"E	99.72'
L32	N88° 29' 49"E	180.77'
L33	S76° 32' 52"E	108.88'
L34	S58° 41' 50"E	85.46'
L35	S82° 41' 51"E	108.94'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	735.76	829.02'	64°33'31"	S57°22'35"E
C2	170.00'	86.01'	28°59'12"	N84°10'01"E
C3	25.00'	31.79'	72°51'25"	N33°14'42"E
C4	50.00'	127.16'	145°42'51"	N69°40'24"E
C5	25.00'	31.79'	72°47'42"	S73°53'53"E
C7	25.00'	31.68'	72°36'34"	N32°38'01"E
C8	50.00'	126.73'	145°13'08"	N68°56'18"E
C9	394.57'	190.67'	14°37'05"	N13°28'34"E
C10	394.57'	67.00'	9°43'43"	N15°55'15"E
C11	230.00'	116.35'	28°59'05"	S84°10'04"W
C12	50.00'	65.72'	75°18'20"	S34°28'09"W
C13	50.00'	61.44'	70°24'31"	N72°40'26"W
C14	25.00'	12.96'	29°41'38"	N55°00'04"E
C15	25.00'	21.72'	49°46'16"	N15°16'04"E
C16	68.00'	116.25'	97°56'53"	S39°21'20"W
C17	68.00'	76.78'	64°41'35"	S59°19'26"E
C18	68.00'	114.54'	96°30'33"	S21°16'38"W
C19	25.00'	31.68'	72°36'34"	S74°45'25"E
C20	394.57'	33.67'	4°53'22"	N08°36'43"E
C21	200.00'	101.82'	29°11'55"	S83°59'18"W
C22	891.98'	143.52'	9°13'09"	N12°25'28"E
C23	1618.44'	136.70'	4°50'22"	N11°43'54"E
C24	25.00'	34.67'	79°27'57"	N30°06'53"E
C25	68.00'	307.57'	259°09'01"	S60°02'36"E
C26	735.76'	244.90'	19°04'17"	S80°07'12"E
C27	735.76'	584.12'	45°29'14"	S47°50'27"E
C28	25.00'	34.67'	79°27'57"	N30°06'53"E
C29	68.00'	307.57'	259°09'01"	S60°02'36"E

- NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THIS TRACT LIES WITHIN FLOOD ZONE "A", WITHOUT BASE FLOOD ELEVATION, AND ZONE X (NO SCREEN), AREA OF MINIMAL FLOOD HAZARD, AS SCALED FROM FEMA FLOOD MAP 75 OF 750, COMMUNITY PANEL NO. 48491C0075F, DATED DECEMBER 20, 2019.
3. ALL WELLS HAVE A 100 FOOT SANITARY CONTROL EASEMENT.



OWNER/DEVELOPER:

NORM ASHBY
ASHBY CAPITAL INVESTMENTS, LLC
4809 WILLIAMS DR
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(512) 876-9008
NORMASHBY@ASHBYSIGNATURE.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
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MATKIN HOOVER
ENGINEERING &
SURVEYING

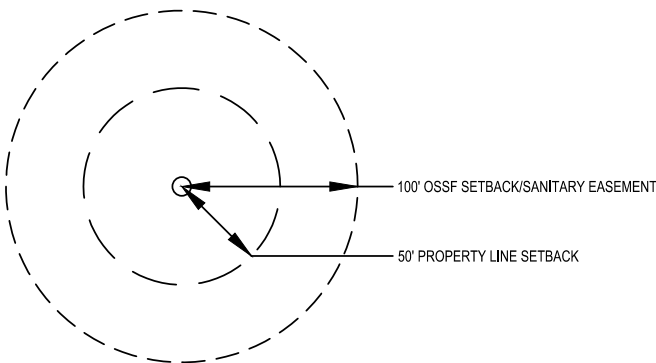
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: 830.249.0600
CONTACT: MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

ORIGINAL SUBMITTAL DATE:
JANUARY 17, 2020

MHE JOB NO. - 3088.00
MHS JOB NO. - 19-5044

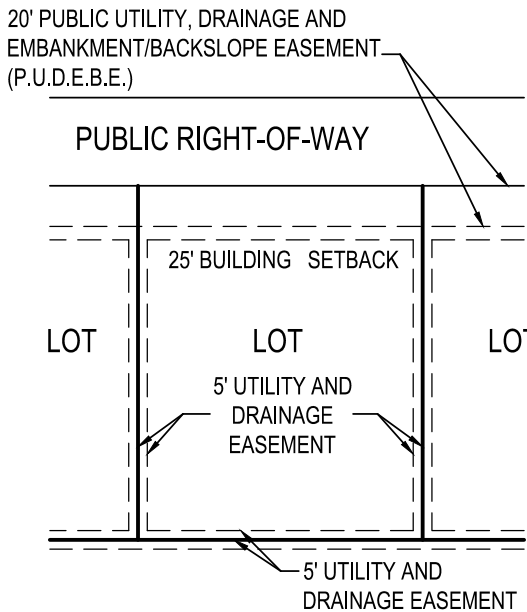
NOTES:

1. ACREAGE OF SUBDIVISION = 59.46 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 5.946 A/CLOT.
2. A PORTION OF THIS SUBDIVISION IS ENCROACHED BY 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. 48491C0075E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE, ON-SITE WELLS.
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES.
7. A TWENTY (20) FOOT UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
8. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
9. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
10. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG" PLASTIC CAP.
11. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
12. 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 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 COMMISSIONER'S 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 ROAD SYSTEM AND STREETS.
13. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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.
14. ALL PRIVATE ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
15. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
16. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED. EACH LOT SHALL BE ALLOWED ONE ACCESS POINT TO CREEK BLUFF ROAD WITH A MINIMUM DRIVEWAY SPACING OF 100' FOR ANY ADJOINING DRIVEWAY.
17. NO LOTS SHALL TAKE DRIVEWAY ACCESS FROM CR200 OR ANY ARTERIAL ROAD IDENTIFIED ON THIS PLAT.
18. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
19. THE OWNER SHALL CREATE A MANDATORY PROPERTY OWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THE ASSOCIATION SHALL BE MANDATORY FOR ALL PROPERTY OWNERS.
20. THE ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE PROPERTY OWNERS ASSOCIATION.
21. SPECIAL LOT/EASEMENT DEDICATION/DESIGNATION:
 - 21.1 LOT 900 IS HEREBY DESIGNATED AS PRIVATE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 900 SHALL BE OWNED AND MAINTAINED BY THE POA.
 - 21.2 LOT 901 IS HEREBY DESIGNATED AS A LANDSCAPING AND SIGNAGE EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 - 21.3 THE 20' EGRESS/INGRESS EASEMENT IS FOR USE BY ALL LOT OWNERS TO ACCESS THEIR INDIVIDUAL LOTS. GATES SHALL BE PLACED AT ALL FENCE CROSSINGS.
22. THE MINIMUM FIRST FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY MATKIN HOOVER ENGINEERING AND SURVEYING, PROJECT NO. 3088.00, DATED JANUARY 17, 2020.
23. A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS 1-10, BLOCK 1 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.
24. PER B11.1.3 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, ALL PROPOSED LOTS ARE AT LEAST 2 ACRES AND HAVE LESS THAN 20% IMPERVIOUS COVER PER LOT, THEREFORE THIS SUBDIVISION IS EXEMPT FROM ON-SITE DETENTION.
25. A LOCKED GATE WITH A KNOX PAD LOCK SHALL BE INSTALLED WHERE CREEK BLUFF ROAD MEETS THE DEDICATED RIGHT-OF-WAY.
26. WELL LOCATIONS SHOWN ON LOTS ARE FOR THE PURPOSES OF DEMONSTRATING OSSF SETBACK REQUIREMENTS. ACTUAL LOCATIONS OF WELLS TO BE DRILLED & LOCATED AT THE TIME OF HOME CONSTRUCTION.
27. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
28. LOT 901 DOES NOT MEET THE OSSF REQUIREMENT OF MINIMUM LOT SIZE AND SHALL NOT HAVE ON SITE SEWAGE FACILITIES.
29. EACH LOT SHALL BE ALLOWED ONE ACCESS POINT TO CREEK BLUFF ROAD WITH A MINIMUM DRIVEWAY SPACING OF 100' FOR ANY ADJOINING DRIVEWAY.



TYPICAL WELL - OSSF SETBACK DETAIL

N.T.S. (ESTABLISHED ON ALL LOTS)



TYPICAL LOT EASEMENTS

N.T.S. (ESTABLISHED ON ALL LOTS)

SITE SUMMARY

CREEK BLUFF ROAD: 2069 L.F.
DESIGN SPEED: 25 MPH

PRELIMINARY PLAT OF THE BLUFFS ON CLEAR CREEK, A PRIVATE SUBDIVISION

A 59.46 ACRE TRACT OF LAND OUT OF THE JOHN CARUTHERS SURVEY NO. 6, ABSTRACT 129, WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2019072883, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 10

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

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE PRESSLER, R.P.L.S.

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

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. THIS TRACT IS NOT LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE.

LICENCED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF ____, 20__ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR TERESA BAKER

LAND USE TABLE							
PHASE	ACREAGE	RESIDENTIAL LOTS	POA LOTS	TOTAL LOTS	LF OF EMERGENCY ACCESS (FT)	LF OF LOCAL ROAD (FT)	LF OF COLLECTOR (LF)
I	59.46	10	2	12	0	2,069	0
TOTAL	59.46	10	2	12	0	2,069	0

STREET SUMMARY TABLE							
PROPOSED ROADS	LENGTH (LF)	ROW WIDTH (FT)	CLASSIFICATION	SPEED	ROAD TYPE	PAVEMENT WIDTH (FT)	PUBLIC/PRIVATE
CREEK BLUFF ROAD	2,069	60	RESIDENTIAL	25 MPH	RURAL	23	PRIVATE

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

I, NORM ASHBY, AUTHORIZED SIGNATORY OF ASHBY CAPITAL INVESTMENTS, LLC, OWNER OF THE CERTAIN 59.46 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019072883 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. AND DO HEREBY STATE THAT ALL PRIVATE ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS THE BLUFFS ON CLEAR CREEK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF ____, 20__.

NORM ASHBY
ASHBY CAPITAL INVESTMENTS, LLC.
4809 WILLIAMS DR
GEORGETOWN, TX 78627

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NORM ASHBY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: ____

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

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

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

I, BILL GRAVELL, JR COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' 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.

DATED ____ DAY OF ____, 20__ A.D.

BY
BILL GRAVELL, JR COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20__, A.D., AT ____ O'CLOCK, __M., AND DULY RECORDED THIS THE ____ DAY OF ____, 20__, A.D., AT ____ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. ____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: ____, DEPUTY

OWNER/DEVELOPER:

NORM ASHBY
ASHBY CAPITAL INVESTMENTS, LLC
4809 WILLIAMS DR
GEORGETOWN ,TEXAS 78627
(512) 876-9008
NORMASHBY@ASHBYSIGNATURE.COM

SURVEYOR:

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AGENT/ENGINEER:

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MATKIN HOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-006512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

ORIGINAL SUBMITTAL DATE:
JANUARY 17, 2020

MHE JOB NO. - 3088.00
MHS JOB NO. - 19-5044

SHEET 2 OF 2