



**PLAT MAP RECORDING SHEET**

**DEDICATOR:** 452 Ltd., a Texas Limited Partnership, owner by  
Cottonwood Enterprises Inc., Douglas D. Lewis,  
President

**SUBDIVISION NAME:** Gabriels Overlook Phase Five

**PLAT RECORDED IN:** Cabinet AA, Slides 35, 36 and 37

**PROPERTY IS DESCRIBED AS:**

37.1389 acres  
Greenlief Fisk Survey, Abstract No. 5

Reference No.: 2004096667

**HAND TO:** Douglas D. Lewis  
448-3333

**INSTRUMENT DATE:** February 25, 2005

**FILE DATE:** February 25, 2005

**FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL**

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2005014177

*Nancy E. Rister*

02/25/2005 03:52 PM

DVITEK \$161.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

520 LTD  
165 7764 ACRES  
2000071872  
1301 S IH 35  
AUSTIN TX 78741

GABRIELS OVERLOOK  
PHASE FIVE  
A PRIVATE SUBDIVISION



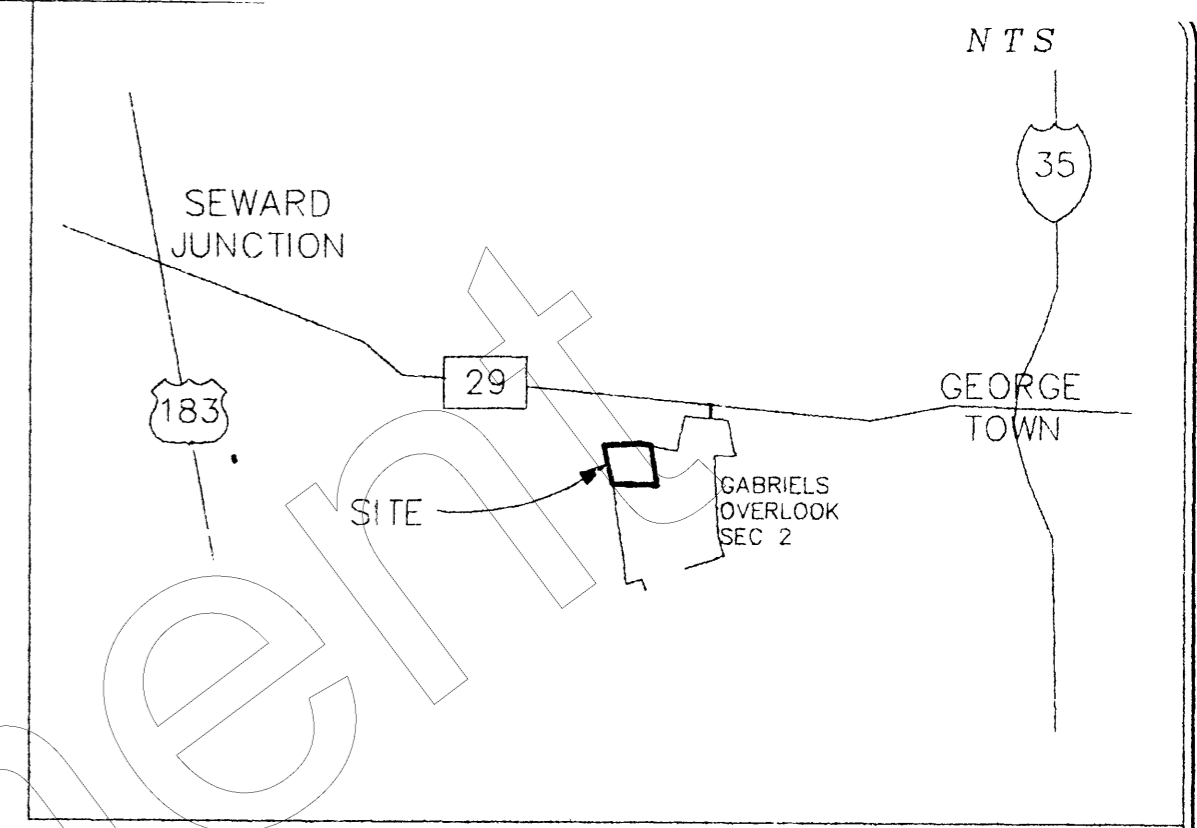
520 LTD  
165 7764 ACRES  
2000071872  
1301 S IH 35  
AUSTIN TX 78741

APPROX S 88°40' W, 4520'  
TO SE COR MONROE SUR  
ABST #453, ALSO BEING  
NE COR GARMES SUR,  
ABST #269, BEING AN  
INTERIOR ELL CORNER ON  
THE WEST LINE OF FISK  
SUR ABST. #5

ROADWAY  
2.7332 ACRES  
MINUS ROADWAY  
34.4057 ACRES  
TOTAL  
37.1389 ACRES

PHOTOGRAPHIC MYLAR

GABRIELS OVERLOOK  
PHASE FIVE  
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LOCATION MAP

FIELD NOTES

FIELD NOTES FOR A 37.1389 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISH SURVEY, ABSTRACT NO. 5 IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO 452 LTD IN VOL. 908 PG. 203, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEASURES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the East line of a 165,7764 acre tract, being the West common corner of Lots 228 and 229 of Gabriels Overlook Section 2, as recorded in Cab. T. S. 66-75, Plat Records, Williamson County, Texas, also being the Southwest corner of this tract and the POINT OF BEGINNING, and from which the Southeast corner of Monroe Survey, Abst. #453, also being the NE corner of the Garmes Survey Abst. #269, and an interior ell corner of the Fisk Survey, Abst. # 5, bears approximately S 88 40' W, 4520 feet

THENCE with the East line of the 520 Ltd 165 7764 acre tract, the following three (3) courses and distances

- 1) N 12 08' 57" W, 129.94 feet to a 1/2" iron rod found
- 2) N 12' 00' 57" W, 1130.03 feet to a 1/2" iron rod found
- 3) N 12 34' 31" W, 25.13 feet to a 1/2" iron rod found being an interior ell corner of the said 520 Ltd tract and the Northwest corner of this tract

THENCE with the North line of this tract, also being a South line of the said 520 Ltd tract the following three (3) courses and distances

- 1) N 87 09' 57" E, 571.87 feet to a 1/2" iron rod found
- 2) N 88 30' 57" E, 358.47 feet to a 1/2" iron rod found
- 3) S 81 07' 46" E, 375.37 feet to a 1/2" iron rod found being the North common corner of Lot 242 and 244 of said Gabriels Overlook, Section 2, also being the Northeast corner of this tract

THENCE with the East line of this tract also being a West line of said Gabriels Overlook Section 2, the following six (6) courses and distances

- 1) S 12 00' 42" E, 490.57 feet to a 1/2" iron rod found, being the West common corner of Lots 241 and 242 of said Gabriels Overlook, Section 2
- 2) S 11 59' 09" E, 112.36 feet to a 1/2" iron rod found being the West common corner of Lots 240 and 241 of said Gabriels Overlook, Section 2
- 3) S 12 01' 47" E, 209.05 feet to a 1/2" iron rod found being the West common corner of Lots 239 and 240 of said Gabriels Overlook, Section 2
- 4) S 11 59' 13" E, 180.61 feet to a 1/2" iron rod found being the West common corner of Lots 238 and 239 of said Gabriels Overlook, Section 2
- 5) S 12 01' 13" E, 60.67 feet to a 1/2" iron rod found being the West common corner of Lots 237 and 238 of said Gabriels Overlook, Section 2
- 6) S 11 53' 57" E, 157.36 feet to a 1/2" iron rod found being the common corner of Lots 236 and 237, and 234 of said Gabriels Overlook, Section 2, also being the Southeast corner of this tract

THENCE with the South line of this tract, also being a North line of said Gabriels Overlook, Section 2, the following four (4) courses and distances

- 1) S 87 40' 04" W, 165.10 feet to a 1/2" iron rod found being the North common corner of Lots 233 and 234 of said Gabriels Overlook Section 2
- 2) S 87 39' 51" W, 330.64 feet to a 1/2" iron rod found being the North common corner of Lots 231 and 232 of said Gabriels Overlook Section 2
- 3) S 87 37' 38" W, 158.20 feet to a 1/2" iron rod found being the North common corner of Lots 230 and 231 of said Gabriels Overlook Section 2
- 4) S 87 40' 37" W, 631.05 feet to the POINT OF BEGINNING and containing 37.1389 acres of land more or less

WILLIAMSON COUNTY HEALTH DISTRICT NOTES

- 1 On site sewage facilities must be designed by a registered professional engineer or registered sanitarian
- 2 No development shall begin on Lots encroached by FEMA Zone A & AE prior to issuance of a flood plain development permit by the Williamson County Flood Plain Administrator for each lot specified
- 3 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
- 4 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
- 5 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
- 6 No new construction, substantial improvements and other development is permitted within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge
- 7 Water service will be provided by Chisholm Trail S.U.D. On-site sewage facilities
- 8 All lots are one (1) acre or greater in size
- 9 On Site Sewage Facility disposal fields shall be set back from drainage ways, drainage easements, and water courses a distance of 25, 50, or 75 feet as determined by the type of sewage facility installed and as required by the Williamson County and Cities Health Department
- 10 All lots within the Gabriel's Overlook subdivision are larger than 1/2 acre excluding drainage easements, flood ways, and rights of way. Lots which are within the Edwards Aquifer Recharge Zone are 1 acre and larger exclusive of drainage easements, flood ways, and rights of way
- 11 BENCHMARK 60D nail set in asphalt at centerline intersection of Oak Plaza Drive and Oak Plaza Court ELEV = 988.15

CURVE	RADIUS	CURVE TABLE		CHORD	TANGENT
		DELTA	ARC		
C1	325.00	25 42' 16"	145.80	S81°16'12"E 144.58	74.15
C2	275.00	23°54'56"	114.79	N80°22'32"W 113.95	58.24
C3	275.00	24°15'23"	116.42	S80°32'46"E 115.55	59.10
C4	325.00	4°16'24"	24.24	N70°33'16"W 24.23	12.13
C5	325.00	5°23'25"	30.58	N75°23'11"W 30.56	15.30
C6	325.00	14°15'7"	80.84	N85°12'27"W 80.63	40.63
C7	325.00	25°32'2"	144.84	S79°33'59"E 143.64	73.64
C8	325.00	10°39'48"	60.49	S61°28'04"E 60.40	30.33
C9	325.00	5°17'33"	30.02	S53°29'24"E 30.01	15.02
C10	325.00	5°17'27"	30.01	S48°11'54"E 30.00	15.02
C11	325.00	20°40'3"	117.23	S35°13'09"E 116.60	59.26
C12	325.00	12°53'8"	73.09	S18°26'34"E 72.94	36.70
C13	275.00	10°52'47"	52.22	S86°53'37"E 52.14	26.19
C14	275.00	56°50'53"	272.85	S53°01'47"E 261.80	148.84
C15	275.00	12°36'21"	60.30	S18°18'10"E 60.38	30.37
C16	25.00	48°11'23"	21.03	N36°05'41"W 20.41	11.18
C17	50.00	33°8'49"	28.93	S43°36'58"E 28.52	14.88
C18	50.00	52°38'25"	45.94	S00°43'21"E 44.34	24.73
C19	50.00	35°6'13"	30.63	S43°08'58"W 30.16	15.81
C20	50.00	44°38'32"	38.96	S83°01'20"W 37.98	20.53
C21	50.00	28°35'20"	24.95	N60°21'44"W 24.69	12.74
C22	25.00	48°11'23"	21.03	S70°09'46"E 20.41	11.18
C23	25.00	50°51'42"	22.19	N68°49'36"W 21.47	11.89
C24	50.00	58°24'54"	50.98	S72°36'12"E 48.80	27.95
C25	50.00	35°44'21"	31.19	N60°19'11"E 30.69	16.12
C26	50.00	41°17'47"	36.04	N21°48'07"E 35.26	18.84
C27	50.00	57°15'15"	49.96	N27°28'24"W 47.91	27.29
C28	50.00	83°33'30"	72.92	S82°07'14"W 66.63	44.67
C29	25.00	45°24'4"	19.81	N63°02'31"E 19.30	10.46
C30	25.00	97°44'33"	42.65	S36°52'17"W 37.66	28.63

PHOTOGRAPHIC MYLAR

GABRIELS OVERLOOK PHASE FIVE A PRIVATE SUBDIVISION

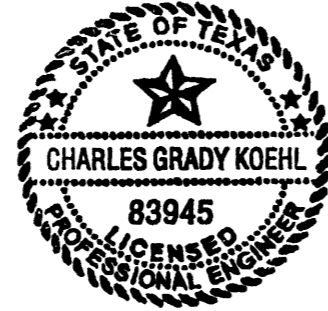
STATE OF TEXAS COUNTY OF WILLIAMSON

THAT 452 LTD, A TEXAS LIMITED PARTNERSHIP BY COTTONWOOD ENTERPRISES INC WITH ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN THROUGH ITS PRESIDENT DOUGLAS D LEWIS, BEING THE OWNER OF 37 1389 ACRE TRACT OUT OF THE GREENLIEF FISK SURVEY, ABSTRACT NO 5, IN WILLIAMSON COUNTY, TEXAS AS CONVEYED IN DOCUMENT NO 2004096667, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID 37 1389 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS GABRIELS OVERLOOK SECTION FIVE SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS SHOWN HEREON 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15th DAY OF February 2005

AUTHORIZED ADDRESS COORDINATOR Emily Stelucka

This tract is located within the Edwards Aquifer Recharge Zone as indicated on the Texas Water Commission Recharge Zone Maps



Charles Grady Koehl, P E Brown Engineering Co 1000 Central ParkwayN Suite 100 San Antonio, Texas 78232 210-494-5511

WITNESS MY HAND THIS THE 15 DAY OF FEBRUARY 2005 A D Douglas D Lewis DOUGLAS D LEWIS, VICE PRESIDENT COTTONWOOD ENTERPRISES INC 1301 SOUTH IH 35 SUITE 200 AUSTIN, TEXAS 78741 PH 512-447-4414 FAX 512-447-2392

STATE OF TEXAS COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS D LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF February, 2005, A D

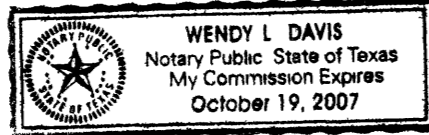
STATE OF TEXAS COUNTY OF WILLIAMSON

I, JOHN DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "GABRIELS OVERLOOK SECTION FIVE" HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY COMMISSIONER'S COURT APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS SAID COMMISSIONERS ASSUME NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR IN CONSTRUCTING ANY BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THIS SUBDIVISION OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM OR STREETS THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON 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

Wendy L Davis NOTARY PUBLIC FOR THE STATE OF TEXAS My Commission Expires October 19, 2007



John C. Doerfler 2-25-05 02/22/05 JOHN C. DOERFLER, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County, the Williamson County Flood Plain Regulations, 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 & Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this blue line (survey) and the documents associated with it

Steno Almeida, MS, BS, OS&S 2-15-05 Date. Director of Environmental Services

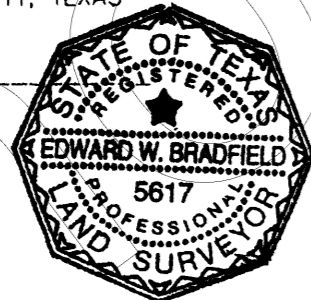
GENERAL NOTES

- 1 Total Acres 37 1389
2 Number of lots 34
3 Number of blocks 1
4 Area of smallest lot 1 000 acres
5 Proposed use Single Family Residential
6 Water service for this subdivision will be provided by Chisholm Trail Special Utility District
7 Sewer service to be provided on site
8 Linear feet of private street - 2207 feet
9 Owner 452 LTD
10 All dwellings placed on subdivision lots or ranchettes must be connected to septic tanks or disposal facilities meeting the specifications and conditions of the State Department of Health and the private sewage facility regulations applicable to Williamson County as of the date of applications
11 All driveways in this subdivision shall be "Dip Type" where feasible
12 All roads in this subdivision are private and will be owned and maintained by the Property Owners Association in perpetuity

STATE OF TEXAS COUNTY OF WILLIAMSON

1. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT THE PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPABILITY TRUE AND CORRECT, AND THAT THE FIELD NOTES SHOWN HEREON FORM A MATHEMATICALLY CLOSED FIGURE NO LOT IN THIS SUBDIVISION IS ENCRACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U S FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO 481079 0225 C, DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS

Edward W Bradfield EDWARD W BRADFIELD R P L S 5617 CRICHTON AND ASSOCIATES 107 N LAMPASAS ROUND ROCK, TEXAS 78664 PH 512-244-3395 FAX 512-244-9508



STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF February, 2005 A D, AT 1:00 O'CLOCK P.M., AND DULY RECORDED THIS THE DAY OF February, 2005, A D, AT 3:52 O'CLOCK, P.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET AA, SLIDES 35, 36 and 37

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

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

By Donna Stelucka DEPUTY

