

METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION OF A 11.113 ACRE TRACT OF LAND, OUT OF THE REBECCA BURLESON SURVEY, ABSTRACT NO 52, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 11.113 ACRE TRACT BEING A PORTION OF A 65.346 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO 9750631, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 11.113 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BLOCK A:

COMMENCING AT AN IRON ROD FOUND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1869, AT THE SOUTHEAST CORNER OF A 2.0423 ACRE TRACT CONVEYED TO N. JONES JR. BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2004074178 OPRWC, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID 65.346 ACRE TRACT, FROM WHICH THE CORNER OF THE REBECCA BURLESON SURVEY BEARS APPROX., THENCE S 46 DEG 35 MIN 17 SEC E ALONG THE SAID RIGHT-OF-WAY LINE OF FM 1869 FOR A DISTANCE OF 426.40 FEET TO A CONCRETE HIGWAY MONUMENT FOUND FOR THE POINT OF BEGINNING OF THIS TRACT;

THENCE S 46 DEG 32 MIN 44 SEC E CONTINUING ALONG THE RIGHT-OF-WAY LINE OF FM 1869 FOR A DISTANCE OF 24.78 FEET, TO AN IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY OF HILLTOP DRIVE (60' ROW);

THENCE ALONG THE SAID RIGHT-OF-WAY OF HILLTOP DRIVE THE FOLLOWING COURSES AND DISTANCES:

1.) S 44 DEG 07 MIN 37 SEC E 299.46 FEET TO AN IRON ROD FOUND;

2.) WITH A CURVE TO THE RIGHT WHOSE RADIUS = 170.00 FEET AND WHOSE CHORD BEARS S 64 DEG 46 MIN 14 SEC W 119.31 FEET TO AN IRON ROD FOUND;

3.) S 85 DEG 17 MIN 05 SE W 99.41 FEET TO AN IRON ROD SET;

THENCE TRAVERSING ACROSS THE REFERENCED 65.346 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1.) N 36 DEG 25 MIN 26 SEC W 256.16 FEET TO AN IRON ROD SET;

2.) N 59 DEG 32 MIN 53 SEC E 165.37 FEET TO AN IRON ROD SET;

3.) N 79 DEG 23 MIN 05 SEC E 63.83 FEET TO AN IRON ROD SET;

4.) S 89 DEG 35 MIN 30 SEC E 72.39 FEET TO AN IRON ROD SET;

5.) S 89 DEG 35 MIN 30 SEC E 90.65 FEET TO AN IRON ROD SET;

6.) N 85 DEG 00 MIN 02 SEC E 70.82 FEET TO AN IRON ROD SET;

7.) N 58 DEG 38 MIN 05 SEC E 67.06 FEET TO AN IRON ROD SET ON THE SAID RIGHT-OF-WAY OF FM 1869;

THENCE S 46 DEG 35 MIN 17 SEC E 73.60 FEET TO THE POINT OF BEGINNING.

BLOCK B:

BEGINNING AT AN IRON ROD FOUND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1869, AT THE NORTHEAST CORNER OF A 10 ACRE TRACT CONVEYED TO SHAWN AMSZI BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2005003365 OPRWC, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 65.346 ACRE TRACT, FOR THE POINT OF BEGINNING OF THIS TRACT;

THENCE S 89 DEG 39 MIN 02 SEC W 572.39 FEET TO AN IRON ROD SET;

THENCE TRAVERSING ACROSS THE REFERENCED 65.346 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1.) N 65 DEG 28 MIN 24 SEC W 125.79 FEET TO AN IRON ROD SET;

2.) N 69 DEG 23 MIN 15 SEC W 67.08 FEET TO AN IRON ROD SET;

3.) N 36 DEG 52 MIN 10 SEC W 69.53 FEET TO AN IRON ROD SET;

4.) N 08 DEG 50 MIN 21 SEC W 81.71 FEET TO AN IRON ROD SET;

5.) N 47 DEG 29 MIN 54 SEC W 51.05 FEET TO AN IRON ROD SET;

6.) N 32 DEG 22 MIN 24 SEC W 147.36 FEET TO AN IRON ROD SET ON THE SOUTHLY RIGHT-OF-WAY OF SAID HILLTOP DRIVE;

THENCE ALONG THE SAID RIGHT-OF-WAY OF HILLTOP DRIVE THE FOLLOWING COURSES AND DISTANCES:

1.) WITH A CURVE TO THE LEFT WHOSE RADIUS = 230.00 FEET AND WHOSE CHORD BEARS N 54 DEG 12 MIN 25 SEC E 79.72 FEET TO AN IRON ROD FOUND;

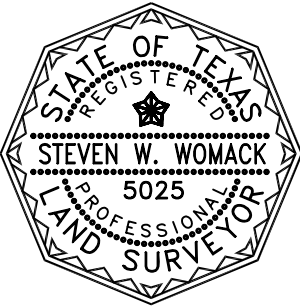
2.) N 44 DEG 07 MIN 37 SEC E 300.27 FEET TO AN IRON ROD FOUND ON THE SAID RIGHT-OF-WAY OD FM 1869, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 46 DEG 32 MIN 44 SEC E CONTINUING ALONG THE RIGHT-OF-WAY LINE OF FM 1869 FOR A DISTANCE OF 1070.25 FEET TO THE POINT OF BEGINNING.

I, Steven Womack, 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 Williamson County, Texas.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE



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

THAT I, RAY MOORE AGENT FOR 1869 RANCH, INC., BEING THE SOLE OWNER OF A 65.346 ACRE TRACT OF LAND OUT OF THE REBECCA BURLESON SURVEY ABSTRACT NO 52, SITUATED IN WILLIAMSON COUNTY, SAID 65.346 ACRE TRACT OF LAND BEING CONVEYED AND RECORDED IN DOCUMENT NO. 9750631, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "LIBERTY HILLTOP SUBDIVISION", AND DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. 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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

BY: _____
1869 RANCH, INC.

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

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. NO DEVELOPMENT SHALL BEGIN PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH 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 PLACE 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 APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
8. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS SURVEY, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND THE EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE 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.
9. 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.

A 75' SETBACK FROM CREEKS, LAKES, DRAINAGE-WAYS, AND DRAINAGE EASEMENTS, A 25' SETBACK FROM BREAKS IN GRADE AND A 25' SETBACK FROM RECHARGE FEATURES.

THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 4801790200 C ZONE X, DATED SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS TRACT IS SERVED BY PRIVATE WELLS

NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

THIS PLAT HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ADDRESSING COORDINATOR.

BY: _____
REPRESENTATIVE

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT 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 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 SOLELY 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 ASSOCIATED WITH IT.

PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS 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 PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' 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 CULVERTS 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. 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 SINAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, DAN A. GATTIS, 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 "ROBIN'S HAVEN SUBDIVISION", 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 PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE,

DATE

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

I, NANCY E. 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 _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN _____ SLIDES.
CABINET _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

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P.O. BOX 202816
AUSTIN, TEXAS 78720

Liberty Hilltop Subdivision

WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 100'	DATE: 12-08-2010
REVISED BY: CORY THORNHILL	
DRAWN BY: Staff	
FILE NAME: 06-096	
APPROVED BY: S.W.	
PROJECT NO.: 06-093	