

REPLAT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

SOUTHWEST CORNER OF THE
THOMAS F. GRAY SURVEY
BEARS S 25°16'36" E, 4,594.48'
FROM NORTHEAST CORNER OF
LOT 7A, BLOCK A

LIBERTY HILL
LAND PARTNERSHIP LTD
146.78 ACRES
(DOC.2006079905 OPRWC)
P.O.BOX 9190
AUSTIN, TX, 78766

DON TEW
4107 BELMONT PARK DRIVE
AUSTIN, TX, 78746
194.74 ACRES
(DOC.2003079857 OPRWC)

LOT 7A
BLOCK A

HERBERT WILLIAMS
204 JENKINS DAVIS ROAD
LIBERTY HILL, TX, 78642
(DOC.200057530 OPRWC)

LOT 6, BLOCK A
RANNEY AND KATYVA HODGES
1490 DOUBLE FILE TRACE
LIBERTY HILL, TX, 78642
(DOC.2001093854 OPRWC)

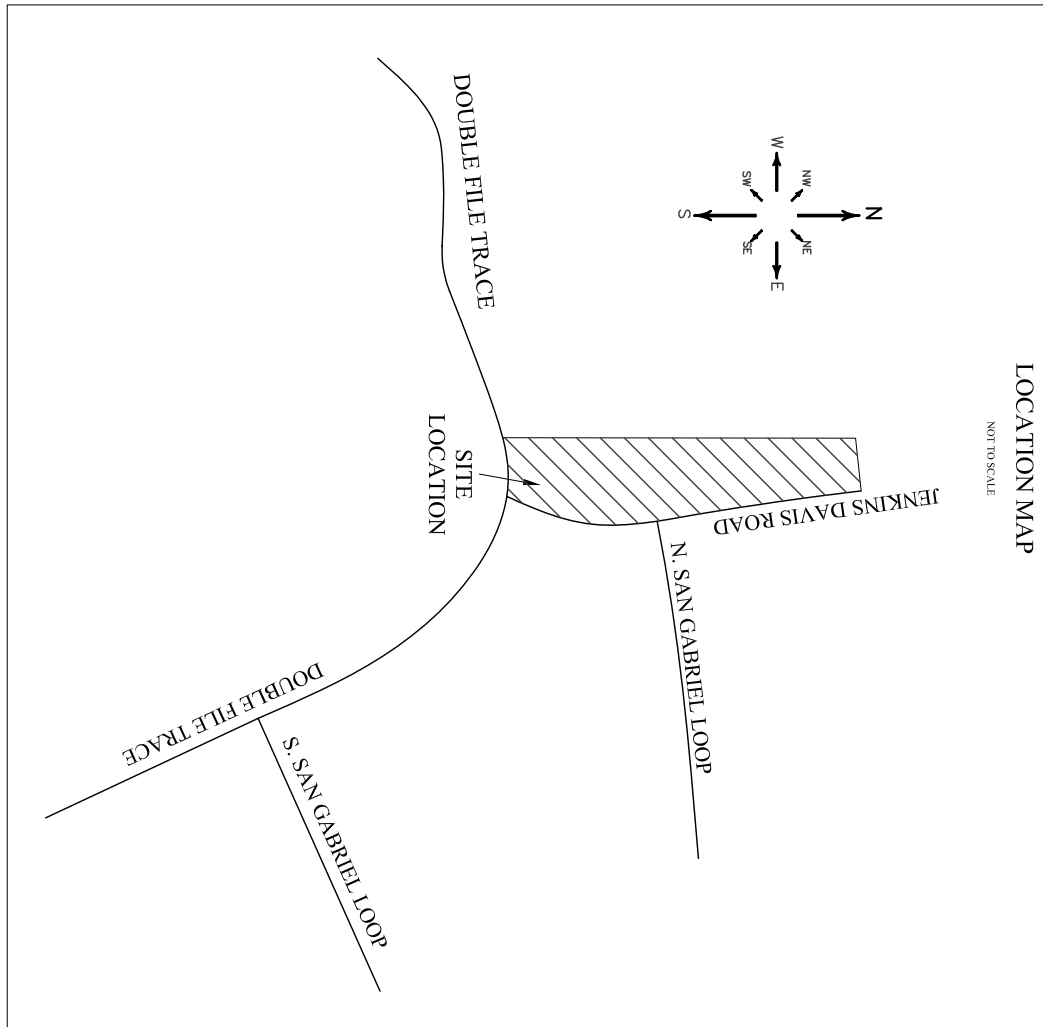
(N 02°09' E, 1066.34')
(N 03°52'21" E, 1065.77')

LOT 7B
BLOCK A

107-1-1068A
BRADY AND LEAH KEENE
102 ASPEN TRAIL
GROESBECK, TX, 78636
(DOC.200057530 OPRWC)

JENKINS
DAVIS
ROAD

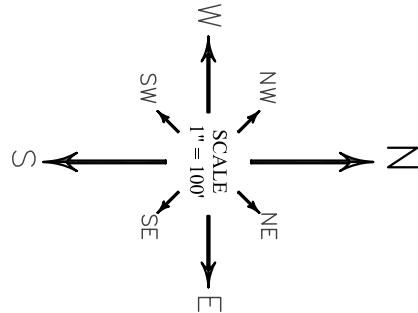
LOT 1
BLOCK D



C1
RADIUS = (475.00')
ARC = 253.01'
CH = S 05°39'49" W, 250.03'
(S 05°48' W, 250.01')

C2
RADIUS = (20.00')
ARC = 30.49'
CH = S 62°47'54" W, 27.62'
(S 64°52' W, 27.68')

C3
RADIUS = (1050.00')
ARC = 486.54'
CH = N 86°42'06" W, 482.20'
(N 84°38' W, 482.98')



LOT 1
BLOCK E

LEGEND

- ③ COTTON GIN SPINDLE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- ⊙ CALCULATED POINT
- CONCRETE MONUMENT FOUND
- BUILDING LINE
- PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- OPRWC OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

OWNERS:

BRADY SCOTT KEANE AND LEAH LIZABETH KEANE /
TEXAS POLAR ICE, LLC
12.59 ACRES

SURVEY:

THOMAS F. GRAY SURVEY
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(JOB# A1208710) PHONE 512-249-8149 FAX 512-331-5217

BENCHMARK:

SPINDLE FOUND IN A 10" HACKBERRY TREE AS SHOWN ON PLAT OF
RESUBDIVISION OF LOTS 1 AND 2, DURHAM PARK SECTION 3
RECORDED IN CABINET R, SLIDE 243, PLAT RECORDS
NAVAD 88 DATUM ELEVATION = 1134.96'
TEXAS STATE PLANE COORDINATES - CENTRAL ZONE
SCALE FACTOR = 0.99989632, UNITS: US SURVEY FEET
DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)

BEARING BASIS:

NOTES:

1. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
2. A 10" PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT
3. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
4. RIGHT OF WAY EASEMENTS FOR WIDENING ROADWAYS, OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENTS, OR MAINTENANCE OF THE ADJACENT ROAD.
5. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT OF WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT OF WAY OR ROAD WIDENING EASEMENT THE LANDOWNER INDEMNIFIES AND HOLDS WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
6. 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 AS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, SAID COMMISSIONER'S 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. WILLIAMSON COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE ROAD SYSTEM AND STREETS.
7. NO LOT IN THIS SUBDIVISION IS ENCRUMBED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, FIRM MAP 48491 C 0250 E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
9. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.
10. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS PER PLAT IN CABINET C, SLIDES 97-99 PLAT RECORDS, AND DEED RESTRICTIONS FOR DURHAM PARK VI, RECORDED IN VOLUME 611, PAGE 819, DEED RECORDS.
11. THIS LOT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.
12. WELLS MUST BE LOCATED AT LEAST 50 FEET FROM ANY PROPERTY LINE, AND MUST HAVE A 100 FOOT RADIAL SANITARY EASEMENT AROUND THE APPROVED WELL SITE.
13. THERE SHALL BE A 25' OSSE SETBACK FROM ANY DRAINAGE WAY, DRAINAGE EASEMENTS OR WATERCOURSES.
14. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR.

FIELD NOTES:

BEING 12.59 ACRES OF LAND, OUT OF THE THOMAS F. GRAY SURVEY, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR, A SUBDIVISION RECORDED IN CABINET C, SLIDES 97-99, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN BRADY AND LEAH KEENE 10.77 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2010057530, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT CERTAIN HENRY H. WILLIAMS 1.8201 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2010057350, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 12.59 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a cotton gin spindle found in the northerly right-of-way line of Double File Trace, at the southeast corner of Lot 6, Block A of said subdivision, same being the southwest corner of said Lot 7, for the southwest corner hereof;

THENCE North 03 degrees 52 minutes 21 seconds East, 1,065.77 feet to an iron rod found in the southerly line of that certain Don Tew 194.74 acre tract recorded in Document Number 2003079857, Official Public Records, said county, same being the northwest corner of said Lot 7, for the northwest corner hereof;

THENCE North 68 degrees 26 minutes 43 seconds East, along the southerly line of said 194.74 acre tract and the certain Liberty Hill Land Partnership LTD 146.78 acre tract recorded in Document Number 2006079905, Official Public Records, said county, and the northerly line of said Lot 7, 567.38 feet to an iron rod found in the westerly right-of-way line of Jenkins Davis Road, in the southerly line of said 146.78 acre tract, same being the northeast corner of said Lot 7, for the northeast corner hereof, from which the southeast corner of said Thomas F. Gray survey bears, South 25 degrees 16 minutes 36 seconds East, 4,594.48 feet;

THENCE along said Jenkins Davis Road and the easterly line of said Lot 7, the following 4 calls;

1. South 11 degrees 32 minutes 28 seconds East, 819.02 feet to an iron rod found at the beginning of a curve to the right having a radius of 475.00 feet,
2. along said curve to the right whose chord bears, South 03 degrees 39 minutes 49 seconds West, 250.03 feet to an iron rod found at the end of said curve to the right,
3. South 18 degrees 59 minutes 54 seconds West, 170.75 feet to an iron rod found at the beginning of a curve to the right having a radius of 20.00 feet,
4. along said curve to the right whose chord bears, South 62 degrees 47 minutes 54 seconds West, 27.62 feet to an iron rod found at the intersection of said Jenkins Davis Road and said Double File Trace, being in a curve to the left having a radius of 1,050.00 feet, same being the southeast corner of said Lot 7, for the southeast corner hereof;

THENCE along said Double File Trace, the southerly line of said Lot 7, along said curve to the left whose chord bears, North 86 degrees 42 minutes 06 seconds West, 482.20 feet to the POINT OF BEGINNING.

REPLAT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR

LIBERTY HILL, WILLAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT WE, BRADY SCOTT KEENE AND LEAH LIZABETH KEENE, AS THE OWNER OF THAT CERTAIN 10.77 ACRES OUT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR, A SUBDIVISION RECORDED IN CABINET C, SLIDES 97-99, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2010055739, OF THE OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "*REPLAT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR*".

BRADY SCOTT KEENE
102 ASPEN TRAIL
GEORGETOWN, TX. 78626

LEAH LIZABETH KEENE
102 ASPEN TRAIL
GEORGETOWN, TX. 78626

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADY SCOTT KEENE, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEAH LIZABETH KEENE, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, FIRST TEXAS BANK, GEORGETOWN, TEXAS, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN, RECORDED IN DOCUMENT NUMBER 2010055739, OF THE OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "*REPLAT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR*".

BARRY J. HAAG
FOR FIRST TEXAS BANK, GEORGETOWN, TEXAS
5321 WILLIAMS DRIVE
GEORGETOWN, TX. 78626

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BARRY J. HAAG, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, HENRY H. WILLIAMS, AS THE OWNER OF THAT CERTAIN 1.78 ACRES OUT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR, A SUBDIVISION RECORDED IN CABINET C, SLIDES 97-99, PLAT RECORDS, WILLAMSON COUNTY, TEXAS, AND BEING THE SAME 1.78 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2010057350, OF THE OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "*REPLAT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR*".

HENRY H. WILLIAMS
201 JENKINS DAVIS ROAD
LIBERTY HILL, TX. 78642

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HENRY H. WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, PRIME LENDING, A PLAINSCAPITAL COMPANY, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN, RECORDED IN DOCUMENT NUMBER 2010057350, OF THE OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "*REPLAT OF LOT 7, BLOCK A, DURHAM PARK, SECTION FOUR*".

ALLAN B. POLUNSKY
FOR PRIME LENDING, A PLAINSCAPITAL COMPANY
(ADDRESS)

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLAN B. POLUNSKY, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC, STATE OF TEXAS

I, EDWARD C. RUNSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY MONUMENTATION ARE IN PLACE AS INDICATED HEREON

EDWARD C. RUNSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5729
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS, 78729
PHONE 512-249-8149 FAX 512-331-5217

BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, AND WILLAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLEY UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLAMSON 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 DOCUMENTANTS ASSOCIATED WITHIN IT.

STEVE GILMER, RS, OS6592
FOR EXECUTIVE DIRECTOR WCCHD

DATE

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE ____ DAY OF _____, 2011.

WILLAMSON COUNTY ADDRESS COORDINATOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DAN A. GATTIS, 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 WILLAMSON 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 WILLAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF 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 ON THIS THE DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

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

NANCY RISTER, CLERK, COUNTY COURT