

N. JONES JR.  
2.0423 ACRES  
2004074178  
1750 OLD ARTHOR ROAD  
WEATHERFORD 76088

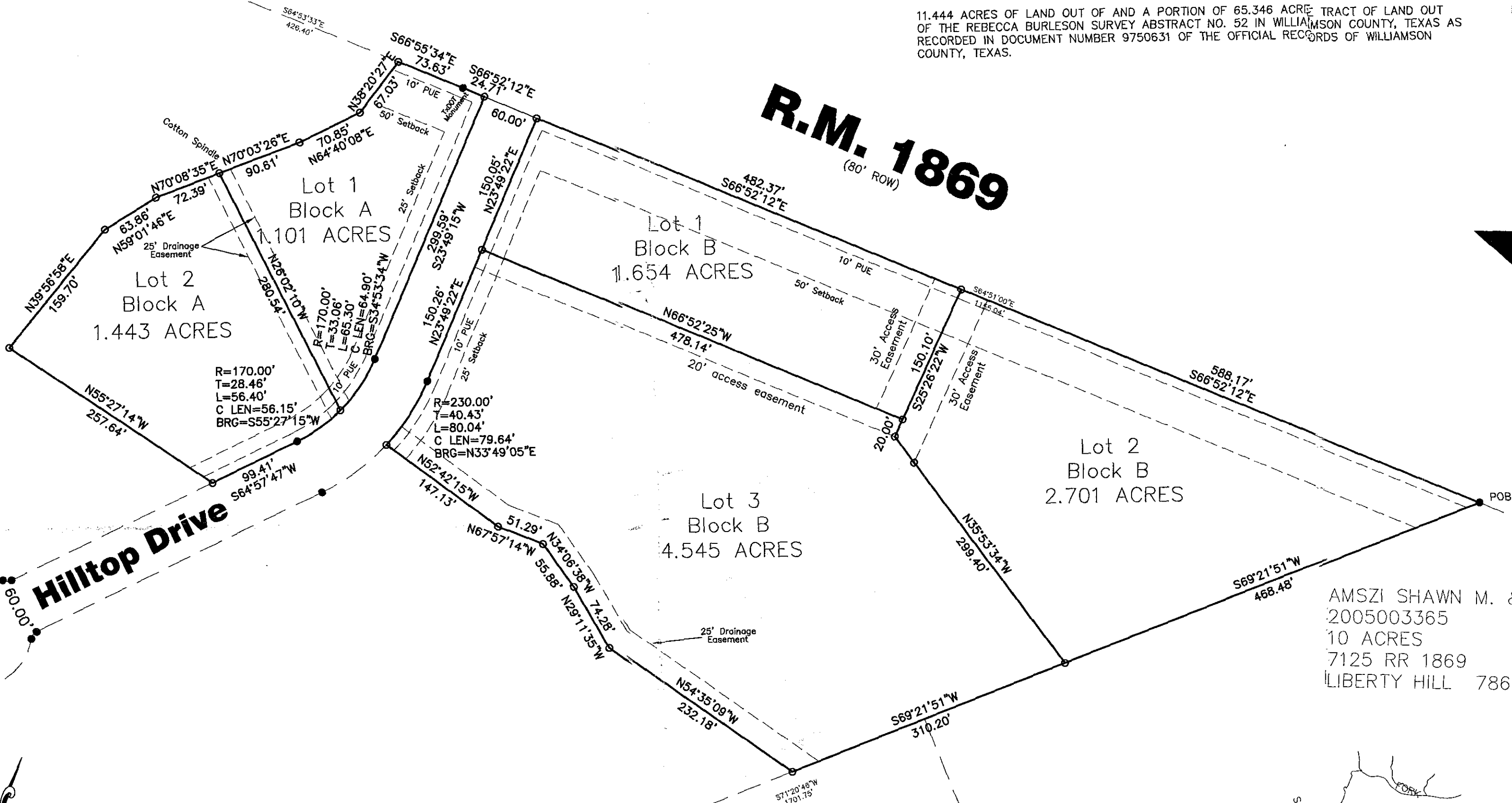
# Liberty Hillstop

A SUBDIVISION IN  
WILLIAMSON COUNTY, TEXAS

11.444 ACRES OF LAND OUT OF AND A PORTION OF 65.346 ACRES TRACT OF LAND OUT OF THE REBECCA BURLESON SURVEY ABSTRACT NO. 52 IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 9750631 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

**R.M. 1869**  
(80' ROW)

Remainder  
52.569 ACRES



AMSZI SHAWN M. & DEBRA J.  
2005003365  
10 ACRES  
7125 RR 1869  
LIBERTY HILL 78642

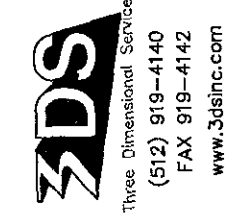
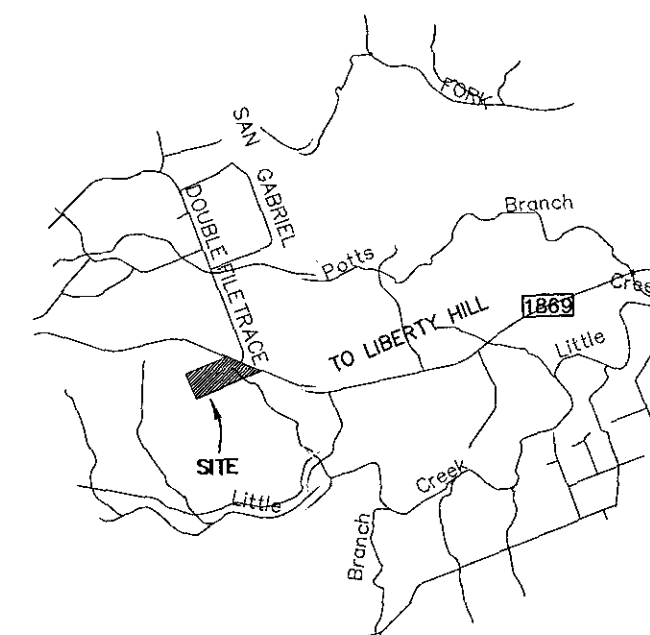
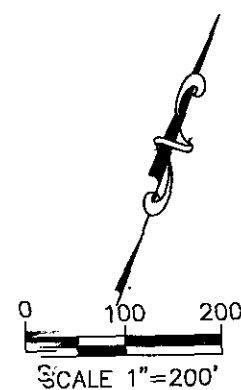
STEVEN MIERS  
2005008388  
10.18 ACRES  
8546 ADIRONDACK TRAIL #15  
AUSTIN 78759

- LEGEND
- IRON ROD FOUND
  - IRON ROD SET
  - △ CALCULATED POINT
  - ⊙ TELEPHONE PEDESTAL
  - ▲ FIBER OPTIC CABLE MARKER

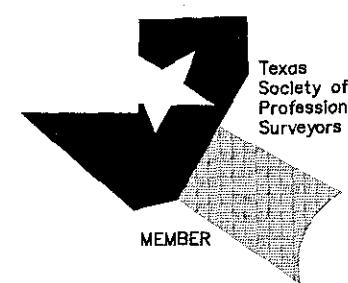
STREET L.F. = 0  
LOTS = 5  
TOTAL ACREAGE = 11.444  
EXISTING ROW = 1.333

OWNER(S):  
1869 RANCH, INC. c/o  
RAY MOORE  
POBOX 969  
LIBERTY HILL, TEXAS 78642  
PH (512) 680-5049  
FAX: N/A

SURVEYOR:  
3DS LAND SURVEYORS  
10703 Sierra Oaks  
AUSTIN, TEXAS 78759  
PHONE: (512) 919-4140  
FAX: (512) 919-4142



Land Surveyors  
GPS Services  
Subdivisions-Topographic  
Construction-Commercial-Boundaries  
10703 Sierra Oaks  
AUSTIN, TX 78759  
www.3dsinc.com



# METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION OF A 11.444 ACRE TRACT OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 11.444 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 11.444 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## BLOCK A:

BEGINNING AT AN IRON ROD SET ON THE NORTHERLY RIGHT-OF-WAY OF HILLTOP DRIVE (60' ROW) ON THE SOUTHERLY RIGHT-OF-WAY OF FM 1869 AT THE SOUTHWEST INTERSECTION OF SAID RIGHT-OF-WAYS FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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

- 1.) S 23 DEG 49 MIN 15 SEC W 299.59 FEET TO AN IRON ROD SET;
- 2.) WITH A CURVE TO THE RIGHT WHOSE RADIUS = 170.00 FEET AND WHOSE CHORD BEARS S 34 DEG 53 MIN 34 SEC W 64.90 FEET TO AN IRON ROD SET;
- 3.) WITH A CURVE TO THE RIGHT WHOSE RADIUS = 170.00 FEET AND WHOSE CHORD BEARS S 55 DEG 27 MIN 15 SEC W 58.15 FEET TO AN IRON ROD SET;
- 4.) S 64 DEG 57 MIN 47 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 54 DEG 27 MIN 14 SEC W 257.64 FEET TO AN IRON ROD SET;
- 2.) N 39 DEG 56 MIN 58 SEC E 159.70 FEET TO AN IRON ROD SET;
- 3.) N 59 DEG 01 MIN 48 SEC E 63.86 FEET TO AN IRON ROD SET;
- 4.) N 70 DEG 08 MIN 35 SEC E 72.39 FEET TO A COTTON SPINDLE SET;
- 5.) N 70 DEG 03 MIN 26 SEC E 90.61 FEET TO AN IRON ROD SET;
- 6.) N 64 DEG 40 MIN 08 SEC E 70.85 FEET TO AN IRON ROD SET;
- 7.) N 38 DEG 20 MIN 27 SEC E 67.03 FEET TO AN IRON ROD SET ON THE SAID RIGHT-OF-WAY OF FM 1869;

THENCE S 66 DEG 55 MIN 34 SEC E 73.63 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND;

THENCE S 66 DEG 52 MIN 12 SEC E CONTINUING ALONG THE RIGHT-OF-WAY LINE OF FM 1869 FOR A DISTANCE OF 24.71 FEET TO THE POINT OF BEGINNING OF THIS TRACT;

## 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 AMSZL 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 69 DEG 21 MIN 51 SEC W 778.68 FEET TO AN IRON ROD SET;

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

- 1.) N 54 DEG 35 MIN 09 SEC W 232.18 FEET TO AN IRON ROD SET;
- 2.) N 29 DEG 11 MIN 35 SEC W 74.28 FEET TO AN IRON ROD SET;
- 3.) N 34 DEG 06 MIN 38 SEC W 55.88 FEET TO AN IRON ROD SET;
- 4.) N 67 DEG 57 MIN 14 SEC W 51.29 FEET TO AN IRON ROD SET;
- 5.) N 52 DEG 42 MIN 15 SEC W 147.13 FEET TO AN IRON ROD SET ON THE SOUTHERLY 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 33 DEG 49 MIN 05 SEC E 79.64 FEET TO AN IRON ROD FOUND;
- 2.) N 23 DEG 49 MIN 22 SEC E 300.31 FEET TO AN IRON ROD SET ON THE SAID RIGHT-OF-WAY OF FM 1869, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 66 DEG 52 MIN 12 SEC E CONTINUING ALONG THE RIGHT-OF-WAY LINE OF FM 1869 FOR A DISTANCE OF 1070.54 FEET TO THE POINT OF BEGINNING.

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 RECORDED 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.

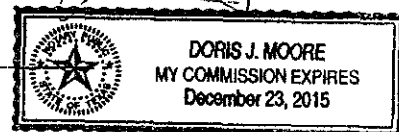
WITNESS MY HAND THIS THE 21<sup>st</sup> DAY OF January, 20 15 A.D.

BY: Ray Moore, pres  
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 21<sup>st</sup> DAY OF January, 20 15 A.D.

Doris J. Moore  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Doris J. Moore  
PRINTED NAME OF NOTARY MY COMMISSION EXPIRES ON 12-23-15

WITNESS MY HAND THIS THE 21<sup>st</sup> DAY OF JANUARY, 20 15 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 CERTIFICATE OF COMPLIANCE BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
8. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY LIBERTY GREENLINE, LLC CCN# 13135. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES. ALL OSSF FACILITIES SHALL NOT BE PLACED CLOSER THAN 25 FEET TO ANY DRAINAGE EASEMENT (25' OSSF SETBACK FROM DRAINAGE EASEMENTS).

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. 48491C250E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS TRACT IS SERVED BY LIBERTY GREENLINE, LLC WATER SUPPLY SYSTEM.

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: Cindy Bridges 1/14/16  
REPRESENTATIVE DATE

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

"Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) 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 and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it."

Deborah L. Marlow, RS 1/14/2016  
Deborah L. Marlow, RS, OS0029596 Date  
Assistant Deputy Director, Environmental Health Services, WCCHD

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 WORKS 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 SIGNAGE 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 20 DAY OF January, 20 15 A.D., AT 10 O'CLOCK AM, AND WAS DULY RECORDED ON THIS THE 20 DAY OF January, 20 15 A.D., AT 10 O'CLOCK AM, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET        SLIDES       .  
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

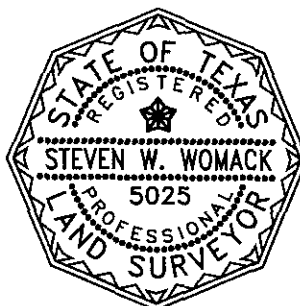
This tract is not located within the Edwards Aquifer Recharge Zone.

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 WOMACK  
STEVEN W. WOMACK  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

7-17-2014

DATE



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AUSTIN, TEXAS 78759  
www.3dsinc.com

Liberty Hilltop Subdivision  
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 100' DATE: 1-24-2011  
REVISED BY: Staff  
DRAWN BY: Staff  
FILE NAME: 06-096  
APPROVED BY: S.W.  
PROJECT NO.: 06-093

SHEET  
**2**  
OF 2