

REPLAT  
OF LOT 13,  
GREAT OAKS SUBDIVISION

A SUBDIVISION OF 2.020 ACRES IN THE  
J. H. DILLARD SURVEY, ABSTRACT NO. 179,  
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

A tract of land situated within the J. H. Dillard Survey, Abstract Number 179 in Williamson County, Texas and being all of Lot 13 of the Great Oaks Subdivision, an addition to Williamson County, Texas according to the map or plat thereof filed for record in Cabinet B at Slides 372 - 381 of the Plat Records of Williamson County, Texas. Said tract of land also being the same tract of land (designated Tract 1) conveyed to Donald R. Komm and Bess B. Komm, Co-Trustees of The Komm Family Trust by a deed filed for record at Document Number 2006087143 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar found, on the monumented East right-of-way line of Live Oak Circle, for the common West corner of Lots 12 and 13 of the aforementioned Great Oaks Subdivision;

Thence N 18°36'00" E, along the aforementioned East right-of-way line, 457.60 feet to a 1/2" rebar found for a corner and point of curvature of Lot 12;

Thence Northeasterly, 50.60 feet along the arc of a curve to the right, having a radius of 30.00 feet and a long chord which bears N 66°55'00" E, 44.81 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for a corner on the South right-of-way line of Sam Bass Road (aka Co. Rd. No. 175);

Thence S 64°50'11" E, along the aforementioned monumented South right-of-way line, 175.51 feet to a 1/2" rebar found for the common North corner of Lots 13 and 14 of the above-mentioned Great Oaks Subdivision, said corner also being the common North corner of the above-mentioned Komm tract and a tract of land conveyed to Capital Hills Development Corporation by a deed filed for record at Document Number 2015095659 of the Official Public Records of Williamson County, Texas;

Thence S 25°13'01" W, along the common boundary line of the aforementioned Komm and Capital Hills Development Corporation tracts, 319.58 feet to a 1/2" rebar found for a common corner and the Northwest corner of a tract of land conveyed to J. L. Frye, et ux by a deed filed for record in Volume 719 at Page 317 of the Deed Records of Williamson County, Texas;

Thence S 25°25'03" W, along the common boundary line of the aforementioned Komm and Frye tracts, 168.64 feet to a 1/2" rebar with a cap marked "RPLS 4967" set, on the North boundary line of Lot 12 of the above-mentioned Great Oaks Subdivision, for the common South corner of Lots 13 and 14 of said Great Oaks Subdivision;

Thence N 64°46'00" W, along the common boundary line of the aforementioned Lots 12 and 13, 152.00 feet to the Point of Beginning.  
Said tract of land containing 87,996 square feet or 2.020 acres, more or less.

OWNER'S DEDICATION

State of Texas  
County of Williamson

KNOW ALL MEN BY THESE PRESENTS:

I, Linda Komm, Trustee of The Komm Family Trust, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document Number 2006087143 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby amend 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 roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as "Replat of Lot 13, Great Oaks Subdivision".

TO CERTIFY WHICH, WITNESS by my hand this 5th day of April, 2016 A. D.

Linda Komm  
Linda Komm  
Trustee - The Komm Family Trust  
2307 Greenlee Dr.  
Austin, Texas 78703

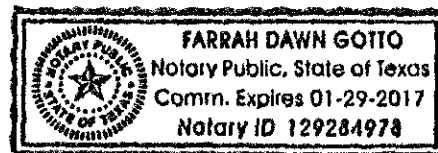
ACKNOWLEDGEMENT

State of Texas  
County of Travis

Before me, the undersigned authority, on this day personally appeared Linda Komm, known unto me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purpose and consideration therein stated.

Given under my hand and seal this 5th day of April, 2016 A. D.

[Signature]  
Notary Public

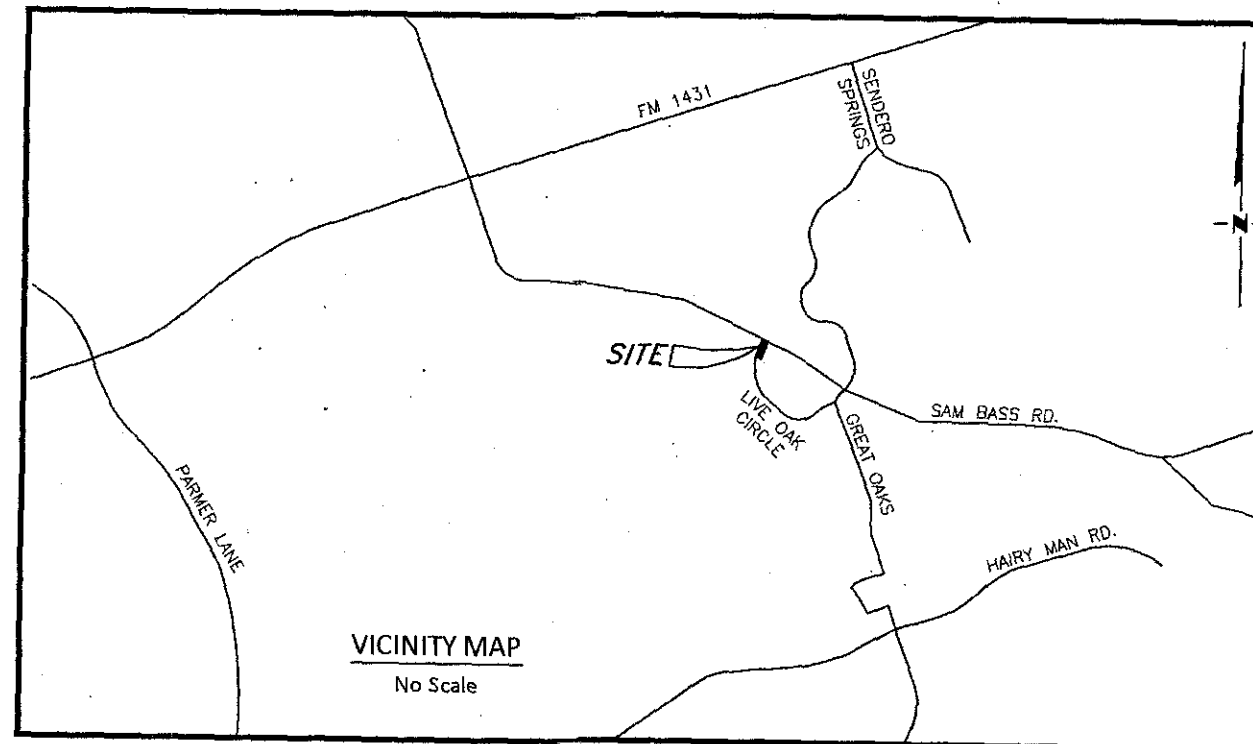


SURVEYOR'S CERTIFICATION

I, Larry W. Busby, do hereby certify that I made and actual and accurate survey on the ground of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my direct supervision in accordance with the City and State survey regulations and laws.

[Signature]  
Larry W. Busby  
TX RPLS No. 4967

Date: 4/4/16



GENERAL NOTES:

- The property shown and described hereon lies within the Extra Territorial Jurisdiction of Round Rock, Texas.
- On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
- Sewer Service will be provided by On-Site Sewage Facilities.
- Water Service is provided by Aqua, Texas.
- Electric Service is provided by Pedernales Electric Cooperative.
- No construction in this subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved the Water Pollution Abatement Plan (WPAP) in writing.
- 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 this property. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. 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 roads in the subdivision have finally been accepted for maintenance by the County.
- All lots shown hereon are subject to all general notes and restrictions appearing on the plat of Great Oaks Subdivision as recorded in Cabinet B at Slides 372 - 381 of the Plat Records of Williamson County, Texas. All lots are also subject to restrictive covenants of record as filed in Volume 554 at Page 135, Volume 556 at Page 358 and Volume 610 at Page 107 of the Deed Records of Williamson County, Texas.
- Rural mailboxes shall be set three (3) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas, Community Panel No. 48491C0490E, Revised on September 26, 2008, the subject property's scaled location lies within Flood Zone "X", which IS NOT designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.
- The property shown and described hereon is subject to "Blanket" easements to Pedernales Electric Cooperative, Inc. as recorded in Volume 577 at Page 685 and Volume 635 at Page 643 of the Deed Records of Williamson County, Texas.
- Set 1/2" rebar w/cap marked "RPLS 4967" at all internal lot corners.
- This subdivision is located within the Edwards Aquifer Recharge Zone.
- All sidewalks are to be maintained by each of the adjacent property owners.
- The driveway for Lot 13B shall connect only to an internal platted road and not directly to Sam Bass Rd.
- A de facto certificate of compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- 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.

Note: This subdivision lies within the Edwards Aquifer Recharge Zone.

SURVEYOR'S CERTIFICATION

I hereby certify that this subdivision, Replat of Lot 13, Great Oaks Subdivision, is located within the Edwards Aquifer Recharge Zone.

[Signature]  
Larry W. Busby TX RPLS No. 4967

Date: 4/4/16



HEALTH DEPARTMENT APPROVAL

Based upon the above 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 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 City's 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 plat and the documents associated with it.

[Signature]  
Deborah L. Marlow, RS OS0029569  
Director  
Environmental Health Services, WCCHD

Date: 04/05/2016

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 5th day of April, 2016 A. D.

[Signature]  
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

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, for a subdivision having been fully presented to the Commissioner's Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

[Signature]  
Dan A. Gattis  
County Judge  
Williamson County, Texas

Date: \_\_\_\_\_

COUNTY CLERK'S CERTIFICATION

State of Texas  
County of Williamson

I, Nancy E. 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 \_\_\_\_\_, 2016 A. D., at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D. at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., in the Plat Records of said County in Document Number \_\_\_\_\_.

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.

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_



DELTA LAND SURVEYING  
2106 Live Oak Circle  
Round Rock, Texas 78683  
(512) 781-9800 www.DeltaLandSurveying.net  
TX Firm No. 10194017

Date: 1/14/16

REPLAT  
OF LOT 13,  
GREAT OAKS SUBDIVISION

A SUBDIVISION OF 2.020 ACRES IN THE  
J. H. DILLARD SURVEY, ABSTRACT NO. 179,  
WILLIAMSON COUNTY, TEXAS



BEARINGS BASED ON A RECORD  
BEARING OF N 18°36'00" E FOR  
THE MONUMENTED EAST RIGHT-OF-WAY  
LINE OF LIVE OAK CIRCLE PER  
CAB. B. SLIDE 372 - 381,  
P. R. W. C. T.

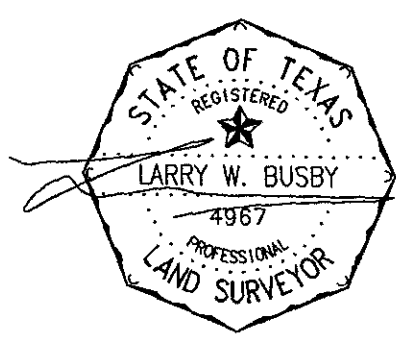
CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BEG. & DIST.)
1	30.00'	96°38'00"	50.60'	N 66°55'00" E, 44.81'

LINE DATA		
NO.	BEARING	DISTANCE
1	S 20°07'53" W	16.83'
2	S 64°46'00" E	37.00'

LOT AREA SUMMARY		
NO.	SQ. FT.	ACRES
13A	43,998	1.010
13B	43,998	1.010

LEGEND

- ( ) Record data per plat or deed
- F1/2 Found 1/2" rebar
- S4967 Set 1/2" rebar w/cap marked "RPLS 4967"
- D. R. W. C. T. Deed Records of Williamson Co., TX.
- P. R. W. C. T. Plat Records of Williamson County, TX.
- O. P. R. W. C. T. Official Public Records of Williamson Co., TX.



APPROXIMATE LOCATION  
OF SOUTHWEST CORNER  
OF W. C. KINCAID SURVEY  
ABSTRACT NO. 374

Date: 1/14/16



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