PROPERTY DESCRIPTION

A tract of land situated within the Maria Jesusa Garcia Survey, Abstract Number 246, Williamson County, Texas and being the same tract of land conveyed to Hun and Kyoung Kim by a deed filed for record at Document Number 2009034163 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 West right-of-way line of F. M. Road No. 972, for the common East corner of the tract of land herein described and a tract of land conveyed to Mark and Debra Klaus by a deed filed for record at Document Number 2012014549 of the Official Public Records of Williamson County, Texas;

Thence S 21°40'14" E, along the aforementioned monumented West right-of-way line, 569.46 feet to a 1/2" rebar found for the common East corner of the tract of land herein described and a tract of land conveyed to Preston O. Peterson by a deed filed for record in Volume 1571 at Page 398 of the Deed Records of Williamson County, Texas;

Thence S 68°05'58" W, along the common boundary line of the tract of land herein described and the aforementioned Peterson tract, 1,341.12 feet to a cedar fence post found for the common South corner of the tract of land herein described and a called 2.78 acre tract of land conveyed to Jesus Guzman, Jr., et ux by a deed filed for record at Document Number 2005074904 of the Official Public Records of Williamson County, Texas;

Thence N 21°58'03" W, along the common boundary line of the tract of land herein described and the aforementioned Guzman 2.78 acre tract, 451.58 feet to a 1/2" rebar found for the common East corner of said Guzman 2.78 acre tract and a called 9.93 acre tract of land assigned to Jesus Guzman, Jr., et ux by an Assignment of Veterans Land Board Contract of Sale and Purchase as filed for record at Document Number 2002001032 of the Official Public Records of Williamson County, Texas;

Thence N 04°11'27" W, along the common boundary line of the tract of land herein described and the aforementioned Guzman 9.93 acre tract, 255.37 feet to a 1/2" rebar found for a common corner;

Thence N 43°02'44" E, continuing along the aforementioned common boundary line, 62.90 feet to a 1/2" rebar found for a common corner;

Thence N 71°14'57" E, continuing along the aforementioned common boundary line, 140.75 feet to a 1/2" rebar found for the common South corner of the aforementioned Guzman 9.93 acre tract and a tract of land conveyed to TMH Texas Properties, LLC by a deed filed for record at Document Number 2014088753 of the Official Public Records of Williamson County, Texas;

Thence N 71°33'22" E, along the common boundary line of the tract of land herein described and the aforementioned TMH Texas Properties, LLC tract, passing at 541.21 feet the common South corner of said TMH Texas Properties, LLC tract and the above-mentioned Klaus tract, from which a 1/2" rebar found for a reference corner bears N 18°26'38" W, 0.24 feet and continuing along the common boundary line of the tract of land herein described and said Klaus tract, for a total distance of 588.88 feet to a 1/2" rebar found for a common corner;

Thence along the common boundary line of the tract of land herein described and the aforementioned Klaus tract:

S 25°35'04" E, 285.44 feet to a 1/2" rebar found for a common corner;

N 70°05'50" E, 279.21 feet to a 1/2" rebar found for a common corner;

N 33°30'59" E, 138.02 feet to a 1/2" rebar found for a common corner;

N 11°08'50" E, 128.19 feet to the Point of Beginning.

Said tract of land containing 796,416 square feet or 18.283 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Larry W. Busby, a Registered Professional Land Surveyor, authorized under the laws of the State of Texas to practice the profession of Land Surveying, do hereby certify that this plat complies with the survey related portions of the Unified Development Code Published by Williamson County, Texas, and is true and correct to the best of my knowledge and belief, and was prepared from a survey conducted on the ground under my direct supervision.

The field work was completed in May, 2017.

Larry W. Busby TX RPLS No. 4967

-

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR

VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

L. BUSBY - TX RPLS 4967 7/13/17

HEALTH DISTRICT 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 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 plat and the documents associated with it.

Deborah L. Marlow, RS, OS0029596

Director, Environmental Health Services, WCCHD

FLOODPLAIN ADMINISTRATOR APPROVAL

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by said engineer or surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. 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 within it.

J. Terron Evertson Date
Williamson County Floodplain Administrator

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the ______ day of ______ , 2017, A. D.

Cindy Briggs
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON }

I, Dan 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.

Dan Gattis, County Judge Date
Williamson County, Texas

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS

} KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON
}

L Nancy Pister, Clark of the County Court of said County, Do bereby certify the foregoing instrum

I, Nancy Rister, Clerk of the County Court of said County, Do hereby certify the foregoing instrument in writing, with its Certificate of Authentication was filed for record in my office on the ______ day of ______, 2017, A. D., at ______ o'clock, _____, M., and duly recorded this the ______ day of ______, 2017, A. D., at ______ o'clock, _____, M., in the Official Public Records of said county in Instrument No.

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.

Nancy Rister Clerk County Court of Williamson County, Texas

______, Deput

STATE OF TEXAS	}	V THESE DRESENTS	
COUNTY OF WILLIAMSON	} KNOW ALL MEN B	Y THESE PRESENTS	
I, Hun Kim and Kyoung Kim, co deed recorded in Document N Texas, and do hereby subdivid note requirements shown here rights-of-way, easements and County may deem appropriate this plat are free from liens. T	umber 2009034163 of e said tract of land as s eon, and do hereby for public places shown he e, and do hereby state t	the Official Public Records shown hereon, and do here ever dedicate to the public greon for such public purpo that all public roadways and	of Williamson County, by consent to all plat the roads, alleys, ses as Williamson d easements shown on
TO CERTIFY WHICH, WITNESS	by my hand this	day of	, 2017, A. D.
Hun Kim Owner 3100 F. M. Road No. 972 Georgetown, Texas 78626			
ACKNOWLEDGEMENT			
STATE OF TEXAS	}		
	} KNOW ALL MEN B	Y THESE PRESENTS	
	}		
Before me, the undersigned, a appeared Hun Kim known to n instrument. Given under my h 2017, A. D.	ne to be the person wh	ose name is subscribed to	the foregoing
Notary Public in and for the St My commission expires on: TO CERTIFY WHICH, WITNESS		day of	, 2017, A. D.
Kyoung Kim Owner 3100 F. M. Road No. 972 Georgetown, Texas 78626			
ACKNOWLEDGEMENT			
STATE OF TEXAS	}		
COUNTY OF WILLIAMSON	}	Y THESE PRESENTS	
Before me, the undersigned, a appeared Kyoung Kim known instrument. Given under my h 2017, A. D.	o me to be the person	whose name is subscribed	to the foregoing
Notary Public in and for the St My commission expires on:		_	

OWNER'S DEDICATION

PRELIMINARY PLAT

GEORGETOWN HILL

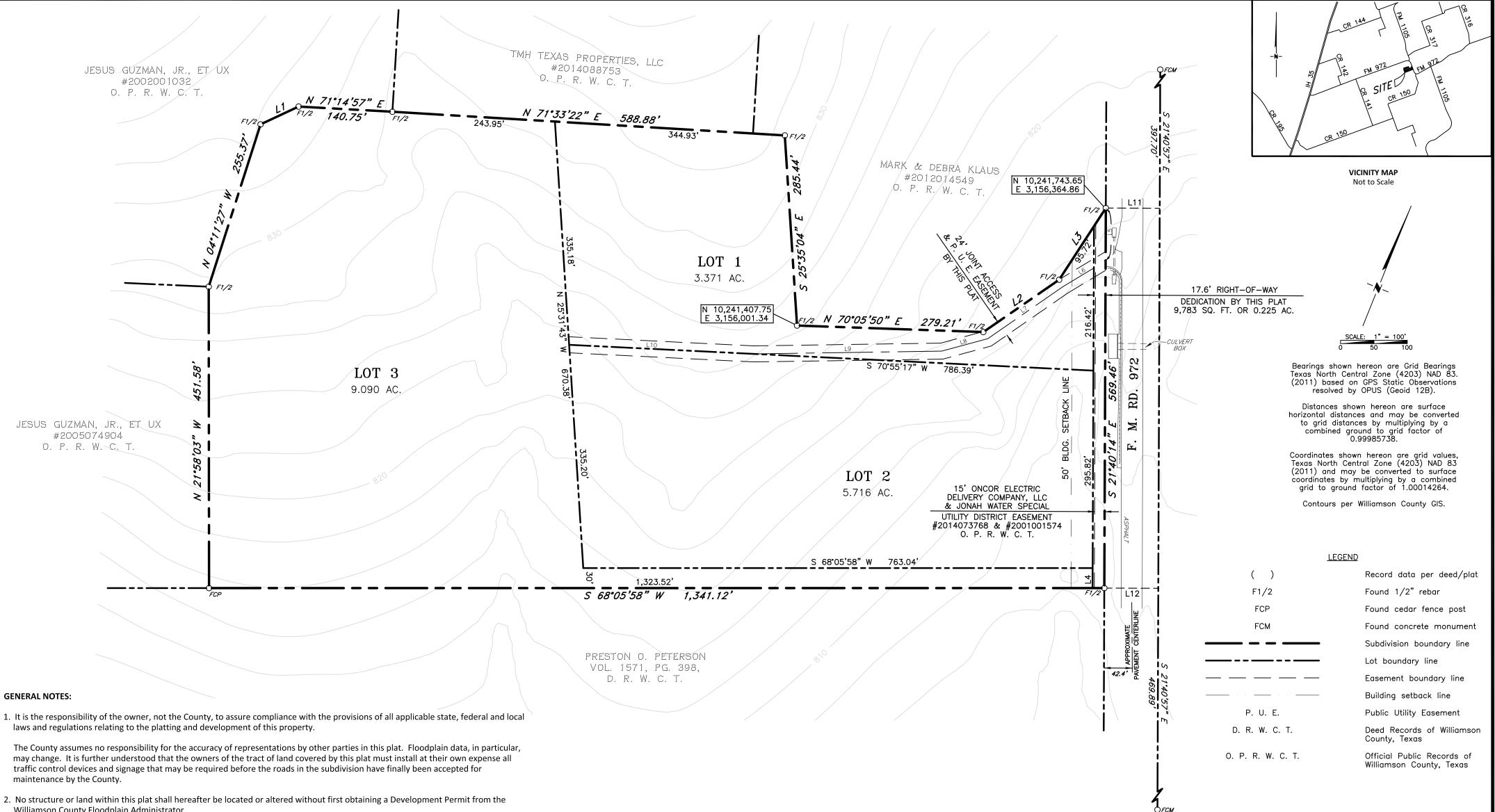
A SUBDIVISION OF 18.283 ACRES IN THE MARIA JESUSA GARCIA SURVEY, ABSTRACT NUMBER 246, WILLIAMSON COUNTY, TEXAS

JULY, 2017

CONSISTING OF 3 LOTS



DELTA LAND SURVEYING
2106 Live Oak Circle
Round Rock, Texas 78683
(512) 781-9800 www.DeltaLandSurveying.ne



Williamson County Floodplain Administrator.

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 Base Flood Elevation (BFE), whichever is higher.

- 3. Rural mailboxes shall be set three feet from the edge of 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.
- 4. Sanitary sewer service for the subdivision will be provided by the on-site sewage facility (OSSF).
- 5. Water Service shall be provided by the Jonah Water Special Utility District.
- 6. The three existing water wells located on Lot 2 are, per the owner, capped and shall not be used for providing potable water service.
- 7. With reference to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Williamson County, Texas, Community Panel Number 48491C0150E, 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.
- 8. A de facto certificate of compliance is hereby issued for all lots within this subdivision. Said certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- 9. Lot 3 may not be further subdivided.
- 10. All lot corners will be monumented with a 1/2" rebar and cap marked "RPLS 4967" upon approval of this plat.

OWNER:

Hun & Kyoung Kim 3100 FM 972 Georgetown, Texas 78626 512-619-6606

SURVEYOR:

Delta Land Surveying PO Box 6105 Round Rock, Texas 78683 512-781-9800

Total Area of Plat: 18.283 Acres Total Number of Lots: 3 Total Right-of-Way Dedication: 0.225 Acres

	LINE DATA			
NO.	BEARING	DISTANCE		
1	N 43°02'44" E	62.90'		
2	N 33°30'59" E	138.02'		
3	N 11°08'50" E	128.19'		
4	S 21°40'14" E	30.00'		
5	S 21°40'14" E	79.29'		
6	S 37°02'32" W	53.59'		
7	S 33°24'37" W	137.26'		
8	S 52°55'39" W	71.50'		
9	S 67°15'12" W	281.82'		
10	S 70°55'17" W	276.82'		
11	N 68°19'46" E	80.75'		
12	N 68°19'46" E	80.87'		

GEORGETOWN HILL

PRELIMINARY PLAT

A SUBDIVISION OF 18.283 ACRES IN THE MARIA JESUSA GARCIA SURVEY, ABSTRACT NUMBER 246, WILLIAMSON COUNTY, TEXAS

JULY, 2017

CONSISTING OF 3 LOTS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

.. BUSBY - TX RPLS 4967



DELTA LAND SURVEYING 2106 Live Oak Circle Round Rock, Texas 78683 www.DeltaLandSurveying.net