

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

Date

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

Date

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  
Williamson County Floodplain Administrator

Date

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

Date

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  
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION

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

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

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

OWNER'S DEDICATION

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

I, Hun Kim and Kyoung Kim, co-owners of the certain tract of land shown hereon and described in a deed recorded in Document Number 2009034163 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract of land 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 shown on this plat are free from liens. This subdivision is to be known as: GEORGETOWN HILL.

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 BY THESE PRESENTS  
COUNTY OF WILLIAMSON }

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Hun Kim known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017, A. D.

Notary Public in and for the State of Texas  
My commission expires on: \_\_\_\_\_

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017, A. D.

Kyoung Kim  
Owner  
3100 F. M. Road No. 972  
Georgetown, Texas 78626

ACKNOWLEDGEMENT

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Kyoung Kim known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017, A. D.

Notary Public in and for the State of Texas  
My commission expires on: \_\_\_\_\_

PRELIMINARY PLAT  
OF

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.net

