

**LEGEND**

1/2" IRON PIN FOUND (STEEL PIN)  
CAPPED IRON PIN SET MARKED "FOREST 1847"  
CAPPED IRON PIN FOUND MARKED "FOREST 1847"  
CAPPED IRON PIN FOUND MARKED  
TELEPHONE PEDESTAL  
ELECTRIC POWER POLE  
TELEPHONE POLE  
GUY WIRE  
BENCHMARK MONUMENT (COTTON SPINDLE SET)  
WATER WELL  
OVERHEAD ELECTRIC  
TELEPHONE LINE  
EXISTING FENCE  
TRACT LINES  
BOUNDARY LINES

All document references are in Williamson County, Texas  
O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
P.R.W.C.T. Plat Records of Williamson County, Texas  
D.R.W.C.T. Deed Records of Williamson County, Texas

PROPERTY DESCRIPTION

BEING 20.00 acres of the Maria Jesus Garcia Survey, Abstract No. 246, in Williamson County, Texas; including the same property that was called 20.01 acres as conveyed by Duncan and Dianna Forest to Alfredo Robles and Maria Teresa Barba Orozco, as described in Doc. 2015085316, of the Official Public Records of Williamson County, Texas. This property was surveyed on the ground in Dec. of 2018, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Note: The bearing basis of this survey is the State Plane Coordinate System Texas Central Zone.

BEGINNING at a round concrete monument that was found at the Southwest corner of this property, in the East line of County Road 141; at the Southwest corner of the said Robles tract; and at the Northwest corner of the property of Wess A. Cassens (called 95 ac. Ex. B, Doc. 2005065393). From this corner the Northwest corner of the M.J. Garcia Survey stands N 73°20'04" W 7439 feet, more or less, according to record information.

THENCE N 21°25'46" W 845.21 feet with the East line of County Road 141 to a 1/2 inch iron pin that was found at the Northwest corner of this property; at the Northwest corner of Alfredo Robles; and at the upper Southwest corner of the property of L.D. Cheateham Jr. and C.D. Cheateham, Trustees (Tract 1, 16.67 ac. as set out in the Quit claim deed Doc. 2006068305).

THENCE with the upper South boundary of the said 16.67 acres and the North line of Robles, N 69°05'47" E 1030.97 feet to a 1/2 inch iron pin that was found at the Northeast corner of Robles, for the Northeast corner of this property.

THENCE with the common boundary of Robles and Cheateham; S 21°25'58" E 845.17 feet to a 1/2 inch iron pin that was found at the Southeast corner of this parcel and at the common South corner of Cheateham and Robles. This corner exists in the North boundary of the said 95 acre property of Wess A. Cassens.

THENCE with the common boundary of Cassens and Robles, S 69°05'39" W 1031.02 feet to the POINT OF BEGINNING.

**PRELIMINARY PLAT OF  
ROBLES OROZCO SUBDIVISION  
20.00 AC.  
Called 20.01 Acres per deed to  
Alfredo Robles et. ux. Doc. 2015085316  
Situated in the  
Maria Jesus Garcia Survey,  
Abstract No. 246  
in Williamson County, Texas**

CERTIFICATION TO: ALFREDO ROBLES AND MARIA TERESA BARBA OROZCO

Legal Description per title commitment: 20.01 ac, Legal description this survey: 20.0 ac. This survey has been completed without the benefit of an abstracted title. Restrictive covenants and record easements have been listed hereon as identified for this survey by Commitment GF 150070910, effective date Sept. 2, 2015, provided by Georgetown Title Co. (Alliant Nation Title Insurance Co.) as shown hereon (may apply if extending to site). Visible evidence of utilities and existing fences are shown as noted. Record matters known to the surveyor and adjacent ownership as researched in tax records are detailed hereon. An updated title commitment has not been provided for this survey.

A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey

B-1) Restrictive covenants identified by the Title Commitment - Vol. 772, Pg. 927

C) Record easements that may impact the site are listed as identified by the Title Commitment as follows:

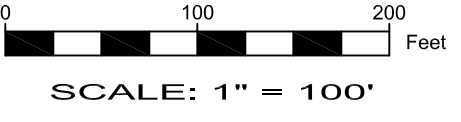
B10-a) 1977 easement granted by Clyde T. Emerson to Texas Power and Light Co. as recorded in Vol. 659, Pg. 144, 100 foot wide easement (5.849 ac., see visible evidence of utility line crossing this property as shown hereon.

D) It is noted that visible evidence of an existing water line is shown adjacent to the East line of County Road 141 as noted hereon (see general type easement granted by A.G. Robles, et. ux., to Jonah Water S.U.D. as set out in Doc. 2017024318, 15' wide centered on improvements as constructed).

DRIVEWAYS WILL BE DIP STYLE AND NO CLOSER THAT 100' APART UNLESS THEY SHARE THE ENTRY.

The property described hereon does not lie within the limits of a special flood hazard area as identified by the Federal Emergency Management Agency, flood hazard boundary map revised as per Map Number 48491C0325E, effective date 09/26/2008. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

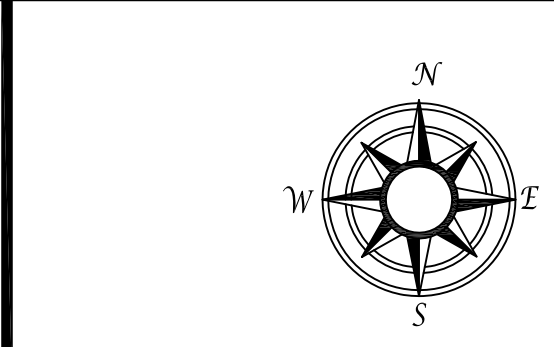
Note:  
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOD: 12A  
Datum: NAVD88,  
CONVERGENCE: 1°22'55.34"



I, William Forest Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is correctly made from an actual survey made on the ground of the property legally described heron, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the County Subdivision Regulations. This tract is not located within the Edwards Aquifer Recharge Zone.  
TO CERTIFY WHICH, WITNESS my hand and seal on this the 7th day of January, 2019.

Preliminary Drawing - NOT TO BE CONSIDERED AS A FINAL SURVEY OR RECORDED FOR ANY PURPOSE.

William F. Forest, Jr. Registered Professional Land Surveyor No. 1847 State of Texas



*Forest Surveying & Mapping Company  
1002 Ash St. Georgetown, Texas  
Phone: 512-930-5927  
www.forestsurveying.com  
TBPLS FIRM NO.10002000*

Drawing Date: Sept 17, 2019
Field Book/Page:141/65
Project & Dwg:ROBLES OROZCO SUBDIVISION
LO: Plat Page 1
Sheet One of Two

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

THAT WE, ALFREDO ROBLES AND TERESA BARBA OROZCO, ARE THE OWNERS OF THE CERTAIN 20.00 ACRES DESCRIBED ON THIS PLAT (CALLED 20.01 ACRES AS DESCRIBED IN THE DEED TO ALFREDO ROBLES AND MARIA TERESA BARBA OROZCO, AS RECORDED IN DOC. 2015085316, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS). WE DO HEREBY APPROVE THE SUBDIVISION PLAT OF SAID TRACT AS SHOWN HEREON; DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PUBLIC ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "ROBLEZ OROZCO SUBDIVISION".

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D.

\_\_\_\_\_  
ALFREDO ROBLES 4161 W. 134TH ST. APT. A, HAWTHORNE, CA 90250-0796

\_\_\_\_\_  
MARIA TERESA BARBA OROZCO (SAME AS ABOVE)

Phone: agent Bea Oviedo 512-633-4602                    email to agent:  
bea.oviedo@crotx.com

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR \_\_\_\_\_, ON THIS DAY PERSONALLY APPEARED ALFREDO ROBLES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_2019, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
MY COMMISSION EXPIRES ON :  
\_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR \_\_\_\_\_, ON THIS DAY PERSONALLY APPEARED MARIA TERESA BARBA OROZCO, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_2019, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
MY COMMISSION EXPIRES ON :  
\_\_\_\_\_

OWNER'S RESPONSIBILITIES  
IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. IT IS UNDERSTOOD THAT THE BUILDING OF ALL THE STREETS, ROADS, & OTHER PUBLIC THOROUGHFARES & 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 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 OR PRIVATE THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION.

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. DRIVEWAYS WITHIN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS.

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 COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD. 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 EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, 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 COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

GENERAL NOTES AND REQUIREMENTS:  
1. THERE ARE NO NEW PUBLIC ROADWAYS APPROVED AS A PART OF THIS SUBDIVISION.  
2. 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. THE MINIMUM 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.  
3. EXISTING EASEMENTS ARE SHOWN ON SHEET ONE ACCORDING TO THE TITLE COMMITMENT PROVIDED AS SET OUT IN DOC. 2017024318 (JONAH WATER SUPPLY S.U.D. GENERAL TYPE 15' WIDE WATER LINE EASEMENT AND 100' WIDE TRANSMISSION LINE EASEMENT TO T.P. & L. CO. VOL. 659, PG. 144). ANY ADDITIONAL EASEMENTS THAT MAY EXIST HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY.  
4. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOTS 1-4 IN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.  
5. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY FOR COUNTY ROAD 141. BY PLACING ANYTHING IN THE RIGHT-OF-WAY AND/OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, 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 COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.  
6. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.  
7. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.  
8. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION BII.I, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.  
9. Water service for this subdivision will be provided by Jonah Water Supply (Special Utility District). See water availability letter dated Feb. 27, 2019.  
10. Sewer service for this subdivision will be provided by On-site Sewage Facilities.  
11. Drainage plan: Surface contouring in areas adjacent to any on-site sewage facility will be designed to maintain favorable drainage patterns so that favorable drainage will continue throughout the property. Drainage improvements will be made if drainage problems become apparent. Rainwater runoff shall be diverted away from the drainfield areas hereon by berms or swales. Drainage patterns shall not be modified in a manner that will negatively impact or effect the proper function of the existing on-site sewage facilities and/or proposed facilities to be designed and/or operated hereon. Any changes to be made to existing surface drainage patterns will require approval of the appropriate regulatory authority. Best management practices, including silt fencing and/or other options for erosion prevention shall be employed during development to protect down slope/downstream properties and retain topsoil.

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 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 ENGINEER'S OFFICE 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.

\_\_\_\_\_  
J. TERRON EVERTSON, PE, DR, CFM                    \_\_\_\_\_  
COUNTY ENGINEER                    DATE

THIS SUBDIVISION, TO BE KNOWN AS "ROBLES OROZCO SUBDIVISION", HAS BEEN REVIEWED BY THE WILLIAMSON COUNTY ADDRESSING DEPARTMENT THIS DATE.

\_\_\_\_\_  
WILLIAMSON COUNTY ADDRESSING DEPARTMENT                    \_\_\_\_\_  
DATE

STATE OF TEXAS                    \*  
COUNTY OF WILLIAMSON        \*                    KNOW ALL MEN BY THESE PRESENTS;

THAT I, BILL GRAVELL, 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 WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_  
BILL GRAVELL, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

DATE: \_\_\_\_\_

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

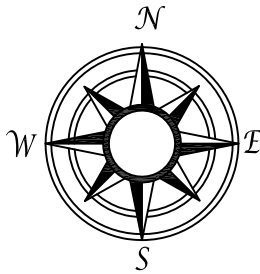
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_DAY OF \_\_\_\_\_, 2019 A.D., AT \_\_\_\_\_ O'CLOCK, \_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_, 2019 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT \_\_\_\_\_. 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

PRELIMINARY PLAT OF  
ROBLES OROZCO SUBDIVISION  
20.00 AC.

Called 20.01 Acres deed to  
Alfredo Robles et. ux. Doc. 2015085316  
Situated in the  
Maria Jesus Garcia Survey, Abstract No. 246  
in Williamson County, Texas



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LO: Plat Page 2

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