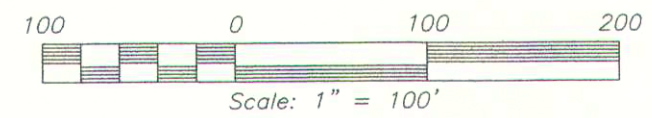
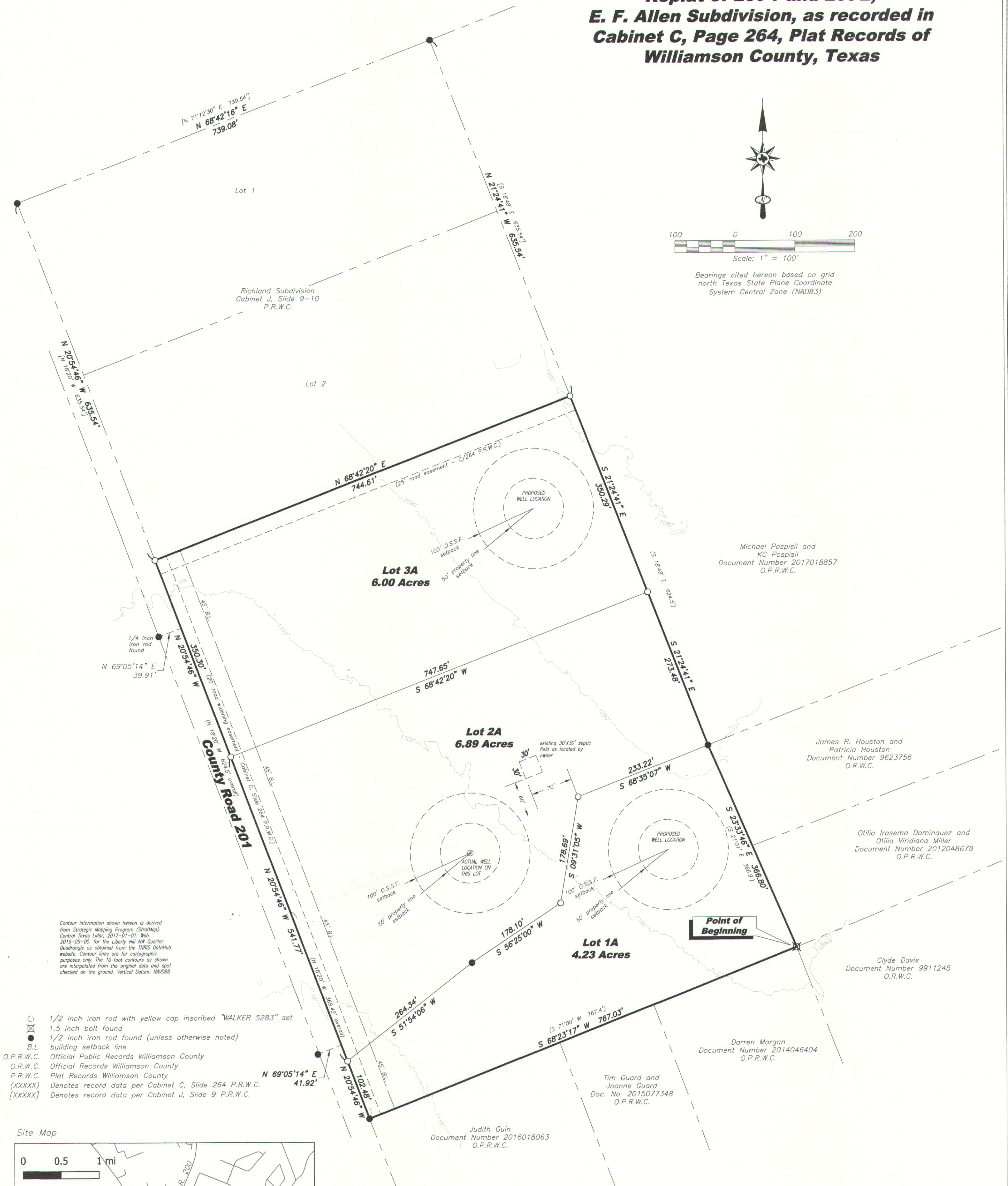


**Replat of Lot 1 and Lot 2,  
E. F. Allen Subdivision, as recorded in  
Cabinet C, Page 264, Plat Records of  
Williamson County, Texas**



Bearings cited hereon based on grid  
north Texas State Plane Coordinate  
System Central Zone (NAD83)



Michael Pospisil and  
KC Pospisil  
Document Number 2017018857  
O.P.R.W.C.

James R. Houston and  
Patricia Houston  
Document Number 9623756  
O.R.W.C.

Otilia Irasema Dominguez and  
Otilia Viridiana Miller  
Document Number 2012048678  
O.P.R.W.C.

Clyde Davis  
Document Number 9911245  
O.R.W.C.

Darren Morgan  
Document Number 2014046404  
O.P.R.W.C.

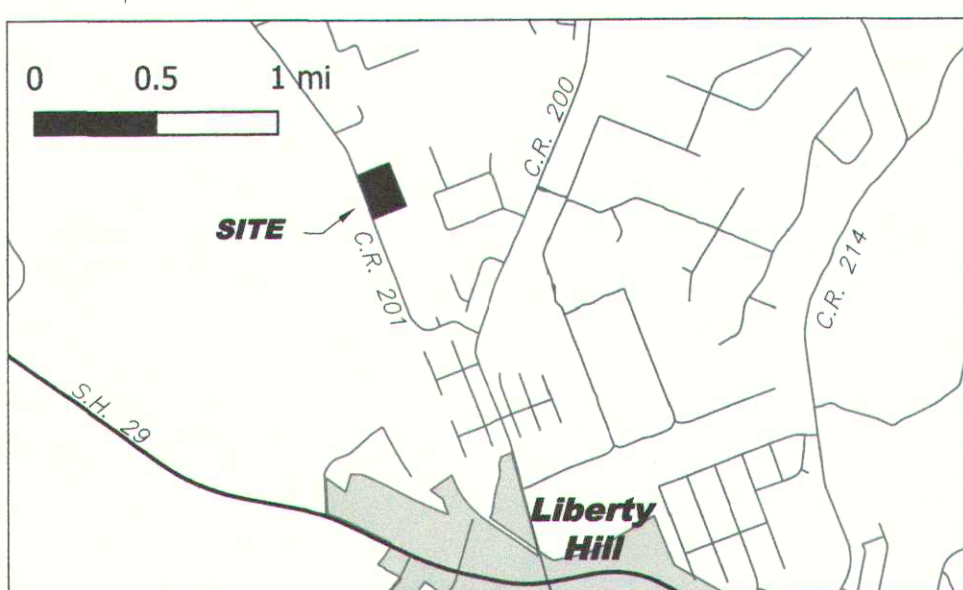
Tim Guard and  
Joanne Guard  
Doc. No. 2015077348  
O.P.R.W.C.

Judith Guin  
Document Number 2016018063  
O.P.R.W.C.

Contour information shown hereon is derived  
from Strategic Mapping Program (StratMap).  
Central Texas Lidar, 2017-01-01. Web.  
2019-09-05, for the Liberty Hill NW Quarter  
Quadrangle as obtained from the TNRIS DataHub  
website. Contour lines are for cartographic  
purposes only. The 10 foot contours as shown  
are interpolated from the original data and spot  
checked on the ground. Vertical Datum: NAVD83

- 1/2 inch iron rod with yellow cap inscribed "WALKER 5283" set
- ⊗ 1.5 inch bolt found
- 1/2 inch iron rod found (unless otherwise noted)
- B.L. building setback line
- O.P.R.W.C. Official Public Records Williamson County
- O.R.W.C. Official Records Williamson County
- P.R.W.C. Plat Records Williamson County
- (XXXXX) Denotes record data per Cabinet C, Slide 264 P.R.W.C.
- [XXXXX] Denotes record data per Cabinet J, Slide 9 P.R.W.C.

Site Map





**Replat of Lot 1 and Lot 2,  
E. F. Allen Subdivision, as recorded in  
Cabinet C, Page 264, Plat Records of  
Williamson County, Texas**

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

I, I.V. Jack Glosson, owner of the certain tract of land shown hereon and described in deeds recorded in Volume 2394, Page 95; Volume 2065, Page 206; and Document Number 9732667, all of the Official Records of Williamson County, Texas do hereby subdivide, said tracts 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 1 and Lot 2, E. F. Allen Subdivision.**

TO CERTIFY WHICH, WITNESS by my hand this 20 day of September, 2019

I.V. Jack Glosson  
I.V. Jack Glosson  
PO Box 378  
Liberty Hill, TX 78642

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 I.V. Jack Glosson, known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the 20 day of September, 2019.

Stephanie L Price  
NOTARY PUBLIC in and for the State of Texas



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

I, Kim Glosson, owner of the certain tract of land shown hereon and described in deeds recorded in Volume 2394, Page 95; Volume 2065, Page 206; and Document Number 9732667, all of the Official Records of Williamson County, Texas do hereby subdivide, said tracts 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 1 and Lot 2, E. F. Allen Subdivision.**

TO CERTIFY WHICH, WITNESS by my hand this 20 day of September, 2019

Kim Glosson  
Kim Glosson  
PO Box 378  
Liberty Hill, TX 78642

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 Kim Glosson, known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the 20 day of September, 2019.

Stephanie L Price  
NOTARY PUBLIC in and for the State of Texas



**Surveyor's Certification**

I, Brett A. Butts, 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. This tract is not located within the Edwards Aquifer Recharge Zone.

Brett A. Butts  
Brett A. Butts  
Registered Professional Land Surveyor  
No. 6254



**Williamson County 911 Addressing Coordinator**

Road name and address assignments verified this the 23rd day of September, 2019 A.D.

Cindy Bridges  
Williamson County Addressing Coordinator  
Cindy Bridges  
Williamson County OSSF

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after 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 engineer's office and 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. Terran Evertson  
J. Terran Evertson, PE, DR, CFM  
County Engineer

Date

9/26/19

**Perimeter description** of a 17.12 acre tract of land and being all of Lot 1 and Lot 2, E.F. Allen subdivision as recorded in Cabinet C, Slide 264, Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1-1/2 inch square bolt found for the southeast corner of said Lot 1, E.F. Allen subdivision, and for the southeast corner of this tract, said Point of Beginning also being the northeast corner of that certain tract described as 1.61 acre in a Gift Deed to Darren Morgan, dated June 17, 2014 and recorded under Document Number 2014046404 of the Official Public Records of Williamson County, Texas, and also for the northwest corner of that certain tract described as 3.01 acres of land to Clyde Davis, dated February 10, 1999 and recorded under Document Number 9911245 of the Official Records of Williamson County, Texas;

**THENCE:** S 68°23'17" W 767.03 feet with the south line of said Lot 1, E.F. Allen subdivision and this tract, and with the north lines of the following three tracts, in succession: (1) said 1.61 acre Morgan tract, (2) that certain tract described as 1.00 acre in a General Warranty Deed to Tim Guard and Joanne Guard, dated September 1, 2015, and recorded under Document Number 2015077348 of said official public records, (3) that certain tract described as 1.00 acre in a Special Warranty Deed to Judith Guin, dated February 22, 2016 and recorded under Document Number 2016018063 of said official public records; to a 1/2 inch iron rod found in the east margin of County Road 201, for the southwest corner of said Lot 1, E.F. Allen subdivision and this tract;

**THENCE:** with the east margin of County Road 201, and with the west line of this tract, and with the west line of said Lot 1 and Lot 2, E.F. Allen subdivision, the following three (3) courses:

1. N 20°54'46" W 102.48 feet to a 1/2 inch iron rod with yellow plastic cap inscribed "Walker 5283" set,
2. N 20°54'46" W 541.77 feet to a 1/2 inch iron rod with yellow plastic cap inscribed "Walker 5283" set,
3. N 20°54'46" W 350.30 feet to a 1/2 inch iron rod with yellow plastic cap inscribed "Walker 5283" set for the northwest corner of said Lot 2, E.F. Allen subdivision, and for the northwest corner of this tract, same being the southwest corner of Lot 2, Richland Subdivision as recorded in Cabinet J, Slides 9-10 of said plat records; for reference a 1/2 inch iron rod found for the northwest corner of Lot 1, said Richland Subdivision bears N 20°54'46" W 635.54 feet;

**THENCE:** N 68°42'20" E 744.61 feet with the south line of said Lot 2, Richland Subdivision, and with the north line of said Lot 2, E.F. Allen subdivision and this tract to a 1/2 inch iron rod set in the west line of that certain tract described as 15.354 acres in a General Warranty Deed to Michael Pospisil and KC Pospisil, dated February 28, 2017 and recorded under Document Number 2017018857 of said official public records, for the northeast corner of said Lot 2, E.F. Allen subdivision, and for the northeast corner of this tract; for reference a 1/2 inch iron rod found for the northeast corner of said Lot 1, Richland subdivision bears N 21°24'41" W 635.54 feet;

**THENCE:** with the east line of this tract the following three (3) courses:

1. S 21°24'41" E 350.29 feet with the east line of said Lot 2, E.F. Allen subdivision, and with the west line of said 15.354 acre Pospisil tract to a 1/2 inch iron rod set,
2. S 21°24'41" E 273.48 feet continuing with the east line of said Lot 2, E.F. Allen subdivision to a 1/2 inch iron rod found for the southwest corner of said 15.354 acre Pospisil tract, and for the southeast corner of said Lot 2, E.F. Allen subdivision, same being the northeast corner of said Lot 1, E.F. Allen subdivision,
3. S 23°33'46" E 366.80 feet with the west line of that certain tract described in am Assignment of Buyer's Interest in Contract for Deed to James R. Houston and Patricia G. Houston, dated November 12, 1994 and recorded under Document Number 9623756 of said official records, and in succession, the west line of that certain tract described in a General Warranty Deed to Otilia Irasema Dominguez and Otilia Viridiana Miller, dated June 22, 2012 and recorded under Document number 2012048678 of said official public records, and with the east line of said Lot 1, E.F. Allen subdivision to the Point of Beginning.

**Plat Notes:**

1. 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 or future roadway.
2. 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.
3. 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.

Improvements within the county road right-of-way including, but not limited to, landscaping, irrigation lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.

All public roadways and easements as shown on this plat are free of liens.

This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations, Section B11.1, on new development that would evoke such controls beyond existing conditions.

Except as may be modified of hereon, this replat is subject to all applicable plat notes and restrictions as set forth in the original plat of E.F. Allen Subdivision, as recorded in Cabinet C, Slide 264, in the Plat Records of Williamson County.

All sidewalks within this subdivision are to be maintained by each of the adjacent home owners.

Landscaping is prohibited within the county road right-of-way.

4. No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance from the Williamson County floodplain administrator.
- Except in certain isolated areas required to meet accessibility requirements, 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.
5. Rural mailboxes shall be set three 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.
6. Water service is provided by: On-site Private Well  
Wastewater service is provided by: On-site Sewage Facility  
Electric service is provided by: Pedernales Electric Cooperative

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

I, Bill Gravell, Jr., 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.

Bill Gravell, Jr.  
Bill Gravell, Jr., County Judge  
Williamson County, Texas

Date

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 that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock, \_\_\_\_M., and duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock, \_\_\_\_M., in the Official Public Records of said County in Document 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

Sheet 2 of 2

