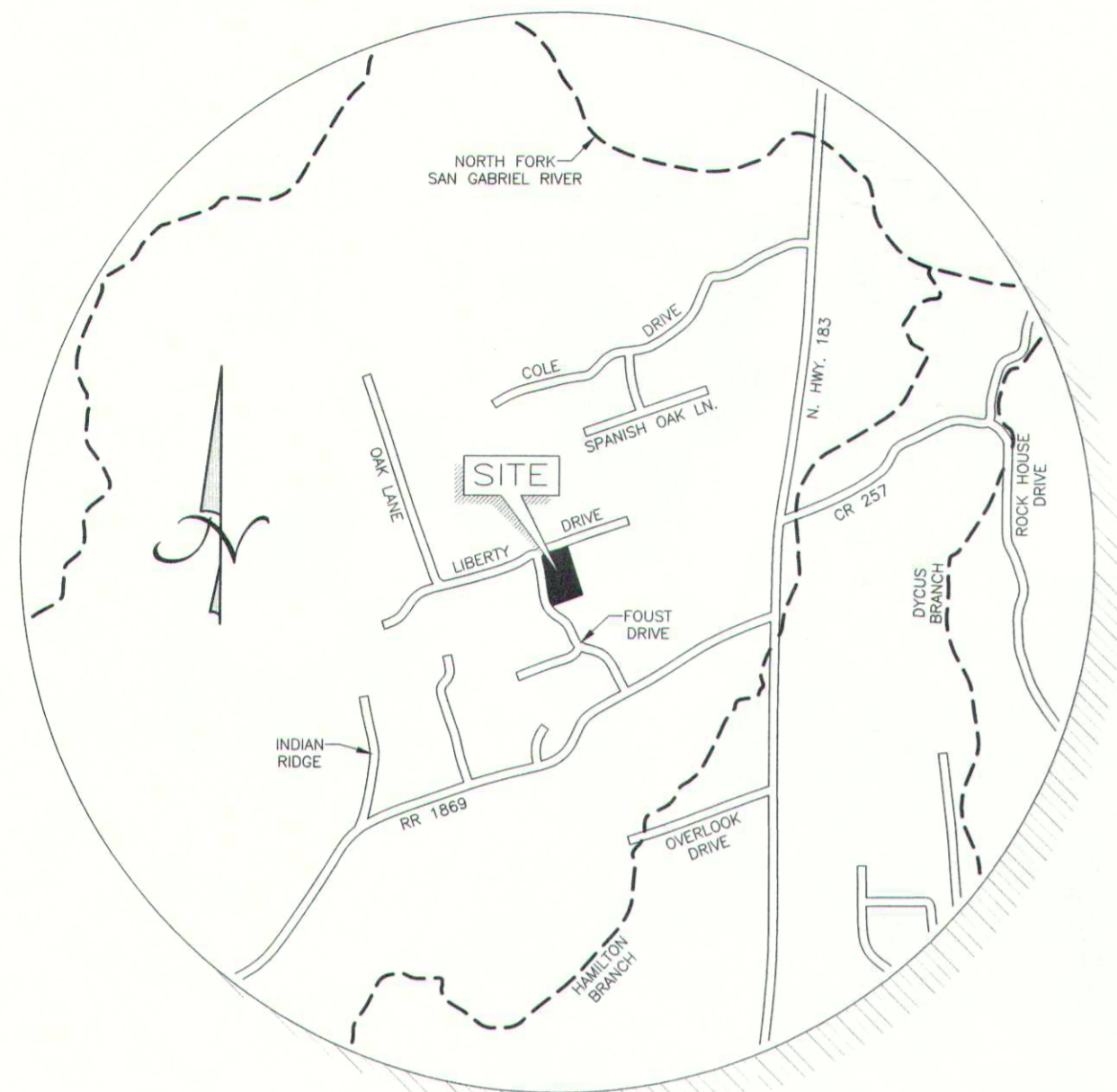


FINAL PLAT OF:
**RE-PLAT OF LOT 21,
 LIBERTY OAKS SUBDIVISION**

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
 RECORDED IN CABINET D, SLIDES 143-146, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



LOCATION MAP
 SCALE: 1"=500

FINAL PLAT OF:
**RE-PLAT OF LOT 21
 LIBERTY OAKS SUBDIVISION**

OWNERS: BETTY ROCHTE
 391 LIBERTY DRIVE
 LIBERTY HILL, TX 78642

ACREAGE: 6.68 ACRES
SURVEY: T. L. DYCUS SURVEY,
 ABSTRACT NO. 866

NO. OF BLOCKS: None
NO. OF LOTS: 2
NEW STREETS: None
SUBMISSION DATE:
RESUBMISSION DATE:
3rd SUBMISSION DATE:
4th SUBMISSION DATE:
FINAL SUBMISSION DATE:

SURVEYOR: Texas Land Surveying, Inc.
 3613 Williams Drive, Suite 903
 Georgetown, Texas 78628
 512-930-1600 - phone
 512-930-9389 - fax

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C3	47°23'56"	114.52'	94.74'	92.06'	N 38°52'36" W
C4	4°12'15"	300.00'	22.01'	22.01'	N 72°02'45" E

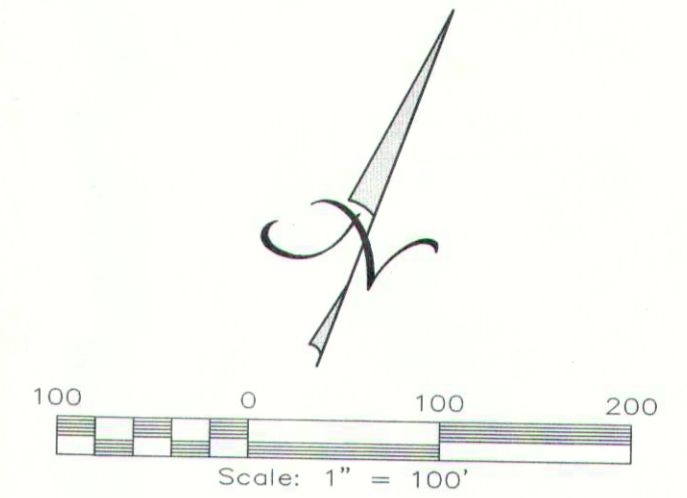
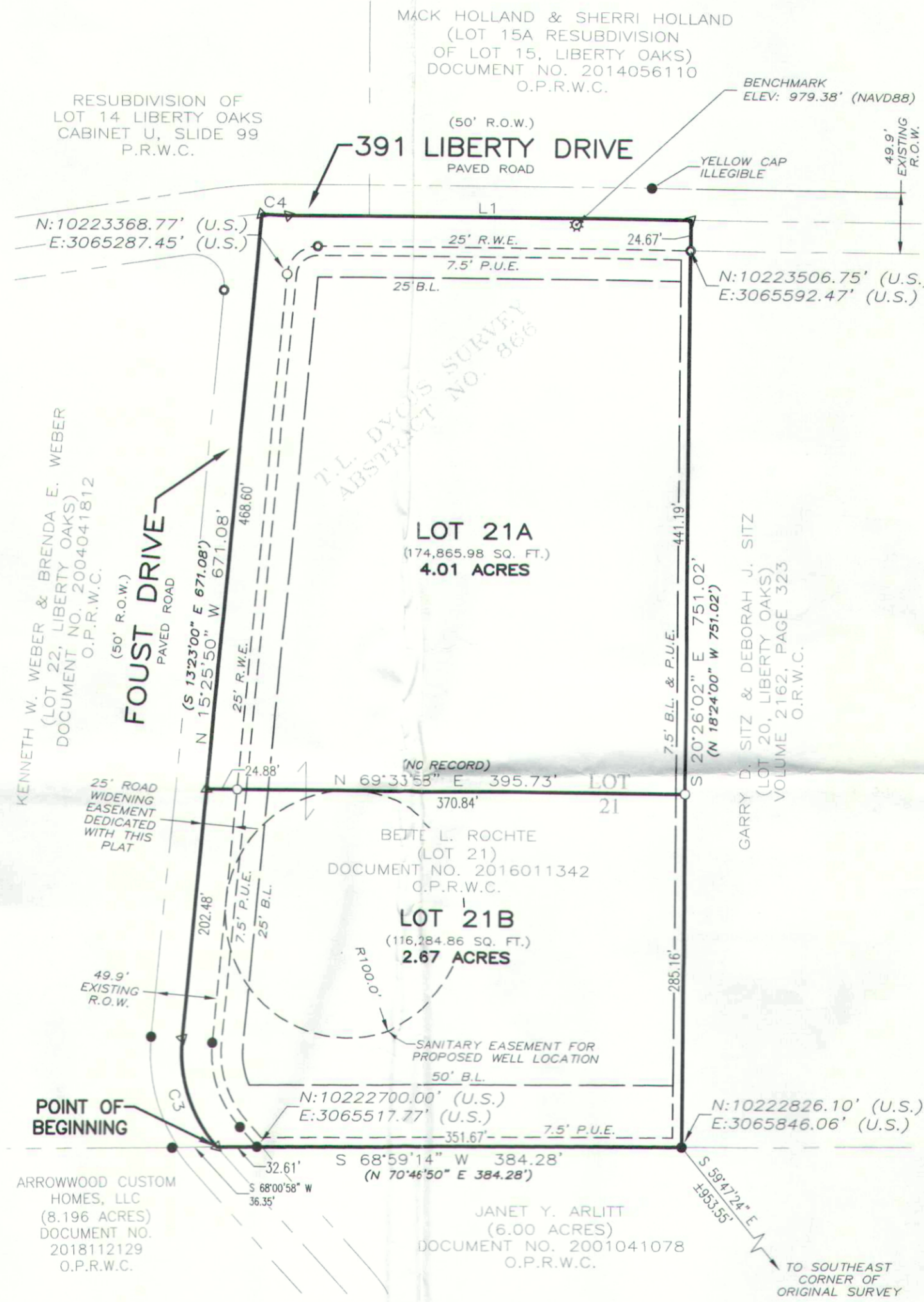
RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C3	47°24'00"	114.52'	94.74'	92.06'	S 37°05'00" E
C4	4°17'00"	300.00'	22.43'	ILLEGIBLE	ILLEGIBLE

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 69°33'58" E	332.87'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 71°36'00" W	332.87'

LEGEND

- 1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
- 2" PIPE FENCE CORNER POST FOUND
- 1/2" IRON ROD SET W/PLASTIC CAP STAMPED "T.L.S. INC."
- △ "MAG" NAIL SET
- ⊗ COTTON SPINDLE SET
- /// PAVEMENT
- UTILITY POLE
- E — ELECTRIC LINES
- ⊗ CLEANOUT
- ⊗ ELECTRIC
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ MAILBOX
- ⊗ TELEPHONE
- ⊗ SIGN
- ⊗ WATER VALVE
- () RECORD INFORMATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.W.E. ROAD WIDENING EASEMENT
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

PERIMETER FIELD NOTES

Being 6.68 acres of land situated in Williamson County, Texas, out of the T.L. Dycus Survey, Abstract No. 866, called Lot 21 of Liberty Oaks, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet D, Slides 143-146 of the Plat Records, Williamson County, Texas, as surveyed on the ground on this, the 12th day of March, 2019, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a "MAG" nail set in the approximate center of Foust Drive, for the southeast corner of Lot 22 of said Liberty Oaks, the southwest corner of said Lot 21 of Liberty Oaks, and this parcel, and the start of a curve right, having a radius of 114.52 feet, and a chord bearing and distance of N 38°52'36" W, 92.06 feet, from which a 1/2" iron rod found in the south line of said Lot 22 of Liberty Oaks, and in the west line of Foust Drive, for the northeast corner of a called 8.196 acres, conveyed to Arrowwood Custom Homes, LLC, in that instrument recorded under Document No. 2018112129 of the Official Public Records, Williamson County, Texas, bears S 68°00'58" W, 36.35 feet.

THENCE: along the east line of said Lot 22 of Liberty Oaks, the approximate centerline of Foust Drive, the west line of said Lot 21 of Liberty Oaks, and this parcel, the following 2 calls:

- 1) 94.74 feet along said curve right to a "MAG" nail set, for the end of said curve to the right, and an angle point.
- 2) N 15°25'50" W, 671.08 feet to a "MAG" nail set in the approximate center of Liberty Drive, in the south line of a Re-subdivision of Lot 14, Liberty Oaks, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 99 of the Plat Records, Williamson County, Texas, for an angle point, the northeast corner of said Lot 22 of Liberty Oaks, the northwest corner of said Lot 21 of Liberty Oaks, and this parcel, and the start of a curve to the right, having a radius of 300.00 feet, and a chord bearing and distance of N 72°02'45" E, 22.01 feet.

THENCE: along, in part the south line of said Re-subdivision Of Lot 14 Liberty Oaks, in part the south line of Lot 15 of said Liberty Oaks, the approximate centerline of Liberty Drive, the north line of said Lot 21 of Liberty Oaks, and this parcel, the following 2 calls:

- 1) 22.01 feet along said curve to the right, to a "MAG" nail set for an angle point, and the end of said curve right.
- 2) N 69°33'58" E, 332.87 feet to a "MAG" nail set for the northwest corner of Lot 20 of said Liberty Oaks, the northeast corner of said Lot 21 of Liberty Oaks, and this parcel.

THENCE: S 20°26'02" E, at 24.67 feet passing a 2" pipe found, marking the south line of a 25' road widening easement, continuing in all 751.02 feet along the west line of said Lot 20 of Liberty Oaks, the east line of said Lot 21 of Liberty Oaks, and this parcel, to a 1/2" iron rod found in the north line of a called 6.00 acres, conveyed to Janet Y. Arlitt, in that instrument recorded under Document No. 2001041078 of said Official Public Records, for the southwest corner of said Lot 20 of Liberty Oaks, the southeast corner of said Lot 21 of Liberty Oaks, and this parcel.

THENCE: S 68°59'14" W, along the north line of said Arlitt tract, the south line of said Lot 21 of Liberty Oaks, and this parcel, at 351.67 feet passing a 1/2" iron rod, found in the east line of Foust Drive, for the northwest corner of said Arlitt tract, continuing in all 384.28 feet to the Point of Beginning.

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600/(512) 930-9389 fax
 www.texas-land.com
 TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

SHEET

1

OF

2

FINAL PLAT OF:
**RE-PLAT OF LOT 21,
 LIBERTY OAKS SUBDIVISION**

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
 RECORDED IN CABINET D, SLIDES 143-146, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

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

I, Bette L. Rochte, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2016011342 of the Official Public Records of Williamson County, Texas, do hereby subdivide 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 shown on this plat are free of liens. This subdivision is to be known as **RE-PLAT OF LOT 21, LIBERTY OAKS SUBDIVISION**.

TO CERTIFY WHICH, WITNESS by my hand this 11 day of

December, 2019
Bette L. Rochte

Bette L. Rochte
 391 Liberty Drive
 Liberty Hill, TX 78642

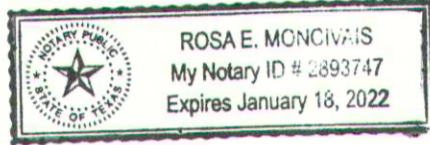
STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appeared Rudy McClellan, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 11 day of

December, 2019
Rudy McClellan

Notary Public in and for the State of Texas
 My Commission expires on: _____



LIEN HOLDER'S CERTIFICATION:

STATE OF TEXAS §
 COUNTY OF COLLIN § KNOW ALL MEN BY THESE PRESENTS:

I, ~~_____~~, the lien holder of that certain tract of land granted to Bette L. Rochte in that instrument recorded as ~~Document No. 2016011342~~ of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of that certain tract of land situated in Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon, to be known as **RE-PLAT OF LOT 21, LIBERTY OAKS SUBDIVISION**.

(Name) LEGIMIZED 12/15/19
 (Title) Lisa M. Hill, Vice President

On 12/15, 2019, before me appeared Lisa M. Hill, V.P. to me personally known, who did say that he/she/they is/are the Vice President, and the instrument was signed on behalf of the corporation (or association), by the authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

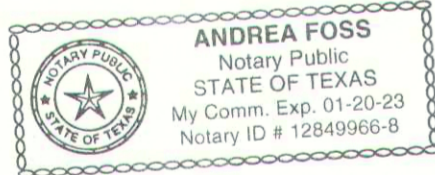
WITNESS my hand and notary seal on this 5 day of

December, 2019
Andrea Foss

Signature, Notary Public
 Printed Name, Notary Public
Andrea Foss

Date Notary Commission Expires
1/20/23

County of Residence
Denton



***Mortgage Electronic Registration of Systems, Inc. whose address is P.O. Box 2026, Flint MI 48601-2026 as nominee for Countrywide Bank FSB and its successors and assigns**

**** Document No.: 2009001924 of Min: 100133700034945983 Sis: 888.679.6377**

PLAT NOTES:

- 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 attributed to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public 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, other than those draining or protecting the road system.
- 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.
- 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.
- A de facto certificate of compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as F.E.M.A. 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.
- Landscaping is prohibited within the County Road right-of-way.
- Water service for Lot 21B of this subdivision will be provided by a private water well, Lot 21A is presently served by the City of Georgetown's municipal water.
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- 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 sidewalks are to be maintained by each of the adjacent property owners.
- This re-plat is subject to all applicable recorded easements and restrictions and as set forth in the original plat of Liberty Oaks, as recorded in Cabinet D, Slides 143-146, in the Plat Records of Williamson County.
- 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.

SURVEYOR'S CERTIFICATION

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

I, Kenneth Louis Crider, 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.

TO CERTIFY WHICH, WITNESS my hand and seal at Williamson County, Texas.

Texas, this 21st day of November, 2019

Kenneth Louis Crider
 Kenneth Louis Crider
 Registered Professional Land Surveyor No. 5624
 State of Texas



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES APPROVAL

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said Engineer or Surveyor, I find that this blue line (survey) 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 disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated within it.

J. Terron Evertson
 J. Terron Evertson, PE, DR, CFM
 County Engineer

Date 1/2/20

COUNTY JUDGE'S APPROVAL

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

I, Bill Gravell, Jr., County Judge of Williamson County, Texas, do hereby certify that this map of 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., County Judge
 Williamson County, Texas

COUNTY CLERK'S APPROVAL:

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 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 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 E. Rister, Clerk County Court
 of Williamson County, Texas

By: _____, Deputy

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this 12th day of Dec, 2019 A.D.

Cindy Bridges
 Teresa Baker
 Williamson County Addressing Coordinator

Texas Land Surveying, Inc.		SHEET
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628 (512) 930-1600/(512) 930-9389 fax www.texas-ls.com TBPLS FIRM NO.10056200		2 OF 2
IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.		