

**REPLAT OF LOT 10  
LEFF'S ACRES  
BEING 5.00 ACRES OUT OF THE  
JAMES WARE SURVEY NO. 16, ABSTRACT NO. 645  
WILLIAMSON COUNTY, TEXAS**

LOT 12  
MANUEL A. DURAN MALDONADO  
DOC. NO. 2016077690, W.C.O.P.R.

LOT 11  
MANUEL A. DURAN MALDONADO  
DOC. NO. 2016077690, W.C.O.P.R.  
1189.6')

LOT 9  
TEBO REAL ESTATE LLC  
DOC. NO. 2017024091, W.C.O.P.R.

LOT 8  
TEBO REAL ESTATE LLC  
DOC. NO. 2017024090, W.C.O.P.R.

LOT 7  
JOSEPHINE GALINDO CABELLERO, TRUSTEE OF  
THE GALINDO FAMILY REVOCABLE TRUST  
DOC. NO. 2015000600, W.C.O.P.R.

NOTES:

1. A TEN FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. LINES ON ALL LOTS.
2. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

OWNER: RACHEL LEE MASON  
P.O. BOX 1113  
LEANDER, TX 78646

OVERALL ACREAGE: 5.00 ACRES (217.833 SQ. FT.)

LOT 10A ACREAGE: 2.50 ACRES (108,903 SQ. FT.)

LOT 10B ACREAGE: 2.50 ACRES (108,930 SQ. FT.)

SURVEY: JAMES WARE SURVEY NO. 16, ABSTRACT NO. 645

NUMBER OF LOTS: 2

LINE	BEARING	DISTANCE
L1	N 68°57'39" E	215.68'
L2	S 21°02'21" E	10.00'
L3	N 68°57'39" E	150.00'
L4	N 21°02'21" W	10.00'
L5	N 68°57'39" E	35.00'
L6	N 21°02'21" W	10.00'
L7	N 68°57'39" E	150.00'
L8	S 21°02'21" E	10.00'

SHEET 1 OF 2

FIELD BY: NG 01/20/2020  
DRAWN BY: JC 01/23/2020  
CHECKED BY: RW 01/23/2020  
REVISED BY: JC 03/30/2020

JOB NO. 37257

**Windrose**  **Land**  
**Services - Austin**

4120 Commercial Center Dr.  
 Suite 300  
 Austin, Texas 78744  
 Telephone: (512) 326-2100  
 Fax: (512) 326-2770  
 E-mail: [info@windroseaustin.com](mailto:info@windroseaustin.com)  
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## LEGEND

- — FOUND 1/2" IRON ROD
- — SET CAPPED 1/2" IRON ROD "WLSA 10110400"
- — FOUND CAPPED 1/2" IRON ROD (ILLEGIBLE)
- — FOUND CAPPED 1/2" IRON ROD "SURVTEX LLC"
- ✕ — PROPOSED WELL SITE
- W.C.O.P.R. — WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.P.R. — WILLIAMSON COUNTY PLAT RECORDS
- W.C.O.R. — WILLIAMSON COUNTY OFFICIAL RECORDS
- W.C.D.R. — WILLIAMSON COUNTY DEED RECORDS
- ( ) — RECORD INFORMATION: CABINET B, SLIDE 163, W.C.P.R.
- [ ] — RECORD INFORMATION: DOC. NO. 2016036907, W.C.O.P.R.
- P.U.E. — PUBLIC UTILITY EASEMENT
- J.U.A.E. — JOINT USE ACCESS EASEMENT
- B.L. — BUILDING LINE
- P.O.B. — POINT OF BEGINNING
- R.O.W. — RIGHT-OF-WAY
- SP — SERVICE POLE
- SP/EM — SERVICE POLE WITH ELECTRIC METER
- PP — POWER POLE
- P — OVERHEAD POWER LINE
- GAC — GUY ANCHOR

**SUBJECT**

VICINITY MAP  
NOT TO SCALE



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

I, Rachel Lee Mason, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2019117152 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby resubdivide 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 as shown on this plat are free of liens. This subdivision is to be known as **REPLAT OF LOT 10 LEFF'S ACRES.**

TO CERTIFY WHICH, WITNESS by my hand this 14th day of April, 2020.

Rachel Lee Mason  
Rachel Lee Mason  
P.O. Box 1113  
Leander, TX 78646

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

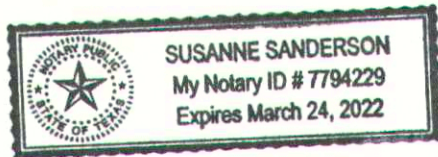
Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Rachel Lee Mason, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN under my hand and seal of office on this the 14th day of April, 2020.

Susanne Sanderson  
Notary Public, State of Texas

Printed Name: Susanne Sanderson

My Commission Expires: 3/24/2022



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

Date 4/15/20

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

I, Ronnie Willis, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this replat is true and correctly made from an actual survey made on the ground under my direct supervision of the property legally described hereon, and that the corner monuments shown thereon were properly placed under my direct supervision, in accordance with Chapter 5, Subdivisions, Public Improvements, City of Liberty Hill Unified Development Code.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, HOWEVER IT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

Ronnie Willis DATE 4/14/2020  
RONNIE WILLIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5462  
WINDROSE LAND SERVICES-AUSTIN LTD.  
4120 COMMERCIAL CENTER DRIVE, SUITE 300  
AUSTIN, TEXAS 78744  
PHONE: 512-326-2100  
FAX: 512-326-2770



Road name and address assignments verified this the 15 day of April, 2020 D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

Cindy Bridges

# REPLAT OF LOT 10 LEFF'S ACRES BEING 5.00 ACRES OUT OF THE JAMES WARE SURVEY NO. 16, ABSTRACT NO. 645 WILLIAMSON COUNTY, TEXAS

## GENERAL NOTES:

1) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

2) WATER SERVICE IS PROVIDED BY ON-SITE PRIVATE WELL. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.

3) 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.

4) 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 LEFF ACRES, AS RECORDED IN CABINET B, SLIDE 163, IN THE PLAT RECORDS OF WILLIAMSON COUNTY.

5) EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

6) NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0075F, COMMUNITY PANEL NO. 481079 0075 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

7) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

8) THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3.

9) 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. FLOOD PLAIN 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.

10) ALL BEARINGS ARE BASED ON THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. A SCALE FACTOR OF 1.00016701 HAS BEEN APPLIED TO OBTAIN SURFACE DISTANCES.

11) SUBJECT TO ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE EASEMENT (BLANKET IN NATURE) TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY VOL. 557, PG. 638, AND VOL. 784, PG. 141, W.C.O.P.R., ACCORDING TO INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 1937062-TOH OF INDEPENDENCE TITLE, EFFECTIVE DATE OF OCTOBER 29, 2019. SAID EASEMENTS ARE NOT PLOTTABLE DUE TO BEING BLANKET IN NATURE.

12) 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.

13) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

## METES AND BOUNDS LEGAL DESCRIPTION OF 5.00 ACRES:

BEING A TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES (217,833 SQ. FT.) SITUATED IN THE JAMES WARE SURVEY NO. 16, ABSTRACT NO. 645, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN LOT 10, LEFF ACRES, A SUBDIVISION RECORDED IN CABINET B, SLIDE 163B, WILLIAMSON COUNTY PLAT RECORDS (W.C.P.R.), CONVEYED TO RACHEL LEE MASON BY DEED RECORDED IN DOCUMENT NO. 2019117152, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS (W.C.O.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. A SCALE FACTOR OF 1.00016701 HAS BEEN APPLIED TO OBTAIN SURFACE DISTANCES.

BEGINNING AT A CAPPED ½" IRON ROD STAMPED "SURVTEX LLC" FOUND IN THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 183 (100' R.O.W.), BEING THE NORTHWEST CORNER OF THAT CERTAIN LOT 9 OF SAID LEFF ACRES CONVEYED TO TEBO REAL ESTATE LLC BY DEED RECORDED IN DOCUMENT NO. 2017024091, W.C.O.P.R., FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A CAPPED ½" IRON ROD (ILLEGIBLE STAMP) FOUND IN THE EASTERLY LINE OF SAID U.S. HIGHWAY 183, BEING AT THE SOUTHWEST CORNER OF SAID LOT 9, BEING THE NORTHWEST CORNER OF THAT CERTAIN LOT 8 OF SAID LEFF ACRES CONVEYED TO TEBO REAL ESTATE LLC BY DOC. NO. 2017024090, W.C.O.P.R., BEARS SOUTH 20°56'08" EAST (SOUTH 19° EAST), A DISTANCE OF 182.87' (183');

THENCE NORTH 20°56'08" WEST (NORTH 19° WEST) WITH THE EASTERLY R.O.W. LINE OF SAID U.S. HIGHWAY NO. 183, SAME BEING THE WESTERLY LINE HEREOF, A DISTANCE OF 183.16' (183') TO A ½" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 11 OF SAID LEFF ACRES CONVEYED TO MANUEL A. DURAN MALDONADO BY DEED RECORDED IN DOCUMENT NO. 2016077690, W.C.O.P.R., FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A ½" IRON ROD FOUND IN THE EASTERLY LINE OF SAID U.S. HIGHWAY NO. 183, BEING AT THE NORTHWEST CORNER OF SAID LOT 11, BEING THE SOUTHWEST CORNER OF THAT CERTAIN LOT 12 OF SAID LEFF ACRES CONVEYED TO MANUEL A. DURAN MALDONADO BY DEED RECORDED IN DOCUMENT NO. 2016077690, W.C.O.P.R., BEARS NORTH 20°56'08" WEST (NORTH 19° WEST), A DISTANCE OF 182.93' (183');

THENCE NORTH 68°57'30" EAST (NORTH 70°55' EAST) WITH THE SOUTHERLY LINE OF SAID LOT 11, SAME BEING THE NORTHERLY LINE HEREOF, A DISTANCE OF 1189.28' (1189.6') TO A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11, BEING IN THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 70.00 ACRES CONVEYED TO RAMAMOHANA AREKOOTY AND MALLIKHARJUNA REDDY AVULA BY DEED RECORDED IN DOCUMENT NO. 2018009678, W.C.O.P.R., FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 20°45'20" EAST (SOUTH 18°52' EAST) WITH THE WESTERLY LINE OF SAID 70.00 ACRE TRACT, SAME BEING THE EASTERLY LINE HEREOF, A DISTANCE OF 183.26' (183') TO A ½" IRON ROD FOUND IN THE WESTERLY LINE OF SAID 70.00 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 68°57'47" WEST (SOUTH 70°55' WEST) WITH THE NORTHERLY LINE OF SAID LOT 9, SAME BEING THE SOUTHERLY LINE HEREOF, A DISTANCE OF 1188.70' (1189.2') TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES (217,833 SQ. FT.) AS SURVEYED ON THE GROUND.

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

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

SHEET 2 OF 2

FIELD BY: NG 01/20/2020  
DRAWN BY: JC 01/23/2020  
CHECKED BY: RW 01/23/2020  
REVISED BY: JC 03/30/2020  
JOB NO. 37257

