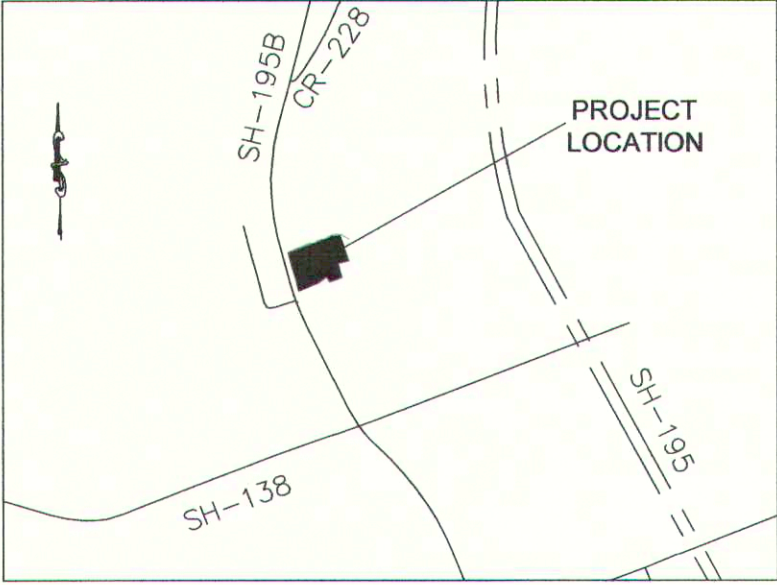


"FINAL PLAT"
"RONNIE DRAPER SUBDIVISION"
5.044 ACRES
JOSEPH HORNSBY SURVEY, ABSTRACT NO. 285
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

PERIMETER FIELD NOTES

BEING 5.044 acres of land, situated in the Joseph Hornsby Survey, Abstract No. 285, in Williamson County, Texas, said 5.044 being the same tract of land described as 5.046 acres, of record to Ronnie and Doris Draper, Document No. 2020009296, Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in July of 2020 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron pin found, at the Northwest corner of said 5.046 acre tract, for the Northwest corner hereof, said point being the most southerly Northwest corner of a 6.797 acre tract, of record to SBA Structures, INC, Document No. 2007061608, (OPRWCT), said point being in the East Right-of-Way line of State Highway 195, from which a 1/2" iron pin found, at the most northerly Northwest corner of said 6.797 acre tract, bears: N 15°18'24" W, 20.22 feet,

THENCE, departing said Right-of-Way line, with the common boundary line of said 5.046 acre tract and said 6.797 acre tract, the following five (5) courses and distances:

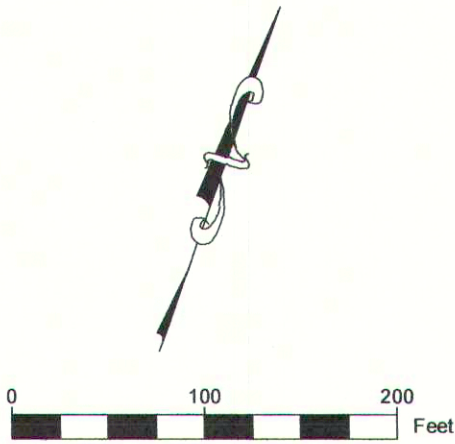
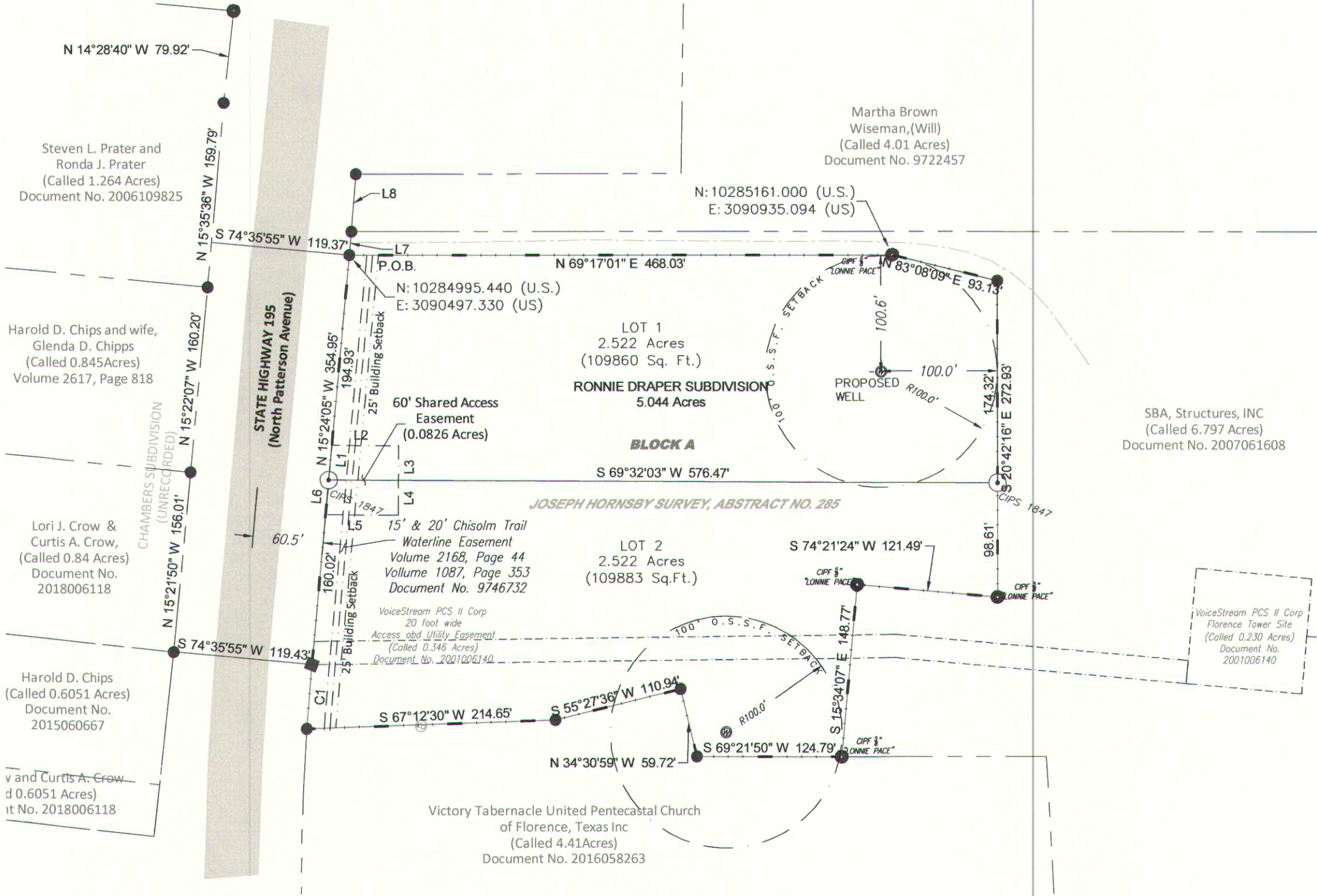
- N 69°17'01" E, 468.03 feet, to a 3/8" capped iron pin found, marked "LONNIE PACE", for an angle point hereof,
- N 83°08'09" E, 93.13 feet, to a 1/2" iron pin found, for the Northeast corner hereof,
- S 20°42'16" E, 272.93 feet, to a 1/2" capped iron pin found, marked "LONNIE PACE", for the upper Southeast corner hereof,
- S 74°21'24" W, 121.49 feet, to a 1/2" capped iron pin found, marked "LONNIE PACE", for an ell corner hereof,
- S 15°34'07" E, 148.77 feet, to a 1/2" capped iron pin found, marked "LONNIE PACE", for the lower Southeast corner hereof, said point being an ell corner of said 6.797 acre tract, said point being in the North boundary line of a 4.41 acre tract, of record to Victory Tabernacle United Pentecostal Church of Florence, Texas Inc., Document No. 2016058263, (OPRWCT),

THENCE, departing said Right-of-Way line, with the common boundary line of said 5.046 acre tract and said 4.41 acre tract, the following four (4) courses and distances:

- S 69°21'50" W, 124.79 feet, to a 1/2" iron pin found, for an ell corner hereof,
- N 34°30'59" W, 59.72 feet, to a 1/2" iron pin found, for an ell corner hereof,
- S 55°27'36" W, 110.94 feet, to a 1/2" iron pin found, for an angle point hereof,
- S 67°12'30" W, 214.65 feet, to a 1/2" iron pin found, at the Southwest corner of said 5.046 acre tract, for the Southwest corner hereof, said point being the Northwest corner of said 4.41 acre tract, said point being in the East Right-of-Way line of State Highway 195, said point being a point on a curve to the right,

THENCE, with the West boundary line of said 5.046 acre tract and the East Right-of-Way line of State Highway 195, the following two (2) courses and distances:

- (C1) in a northerly direction with a non-tangent curve to the right, with a Radius of 2332.53 feet, having a Chord of N 16°12'25" W, 55.51 feet, having a Delta angle of 01°21'48" and an Arc length of 55.51 feet, to a TXDOT Type I concrete marker, at the point of tangency,
- N 15°24'05" W, 354.95 feet, to the POINT OF BEGINNING, and containing 5.044, acres, more or less.



SCALE: 1" = 100'

Note:
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A
Datum: NAVD88,
CONVERGENCE: 1°18'12.31"

LEGEND

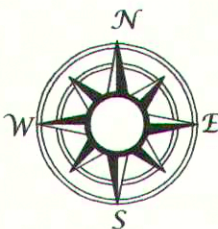
- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST 1847"
- CAPPED IRON PIN FOUND "FOREST 1847"
- CAPPED IRON PIN FOUND MARKED
- TXDOT TYPE I CONCRETE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC POWER POLE
- MAILBOX
- GUY WIRE
- BENCHMARK MONUMENT (COTTON SPINDLE SET)
- WASTEWATER CLEANOUT
- WATER VALVE
- ICV WATER VALVE
- WATER METER
- WATER WELL
- OVERHEAD ELECTRIC
- EXISTING FENCE (approximate location)
- SURVEY ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- () Denotes Record Information
- 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

OWNER: RONNIE DRAPER
715 COUNTY ROAD 201
LIBERTY HILL, TEXAS 78642
512-630-1458
RONNIEDRAPER1952@GMAIL.COM

SURVEYOR: WILLIAM F. FOREST, JR.
FOREST SURVEYING AND MAPPING CO.
1002 ASH ST.
GEORGETOWN, TEXAS 78626
512-930-5927 - PHONE

Access Easement Line Table		
Line #	Bearing	Distance
L1	S 15°24'05" E	30.12'
L2	S 69°32'03" W	57.34'
L3	N 20°27'57" W	30.00'
L4	N 20°27'57" W	30.00'
L5	N 69°32'03" E	62.66'
L6	S 15°24'05" E	30.12'
L7	N 15°18'24" W	20.22'
L8	N 16°25'20" W	49.91'

Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
C1	2332.53'	55.51'	1°21'48"	N 16°12'25" W	55.51'



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

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

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Revision	Drawing Date: March22, 2020
11-05-2020	Field Book/Page: 148/23
1-18-2021	PP: RONNIE DRAPER
2-24-2021	Dwg: RONNIE DRAPER
3-22-2021	LO: DRAPER SUB PAGE 1
Sheet 1 of 2	

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

§ KNOW ALL MEN BY THESE PRESENTS;

That we, Ronnie Draper and Doris Draper, are the owners of the certain 5.044 acres described on this plat (called 5.046 acres as described in the deed to Ronnie Draper and Doris Draper, as recorded in doc. 2020009296, 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 "Ronnie Draper Subdivision".

TO CERTIFY WHICH, WITNESS by my hand this 9th day of April 2021.

Ronnie Draper
Ronnie Draper, 715 County Road 201, Liberty Hill, TX 78642

Doris Draper
Doris Draper, 715 County Road 201, Liberty Hill, TX 78642
PHONE: 512-630-1458 EMAIL: drdraper@gmail.com
texanwoman81@yahoo.com

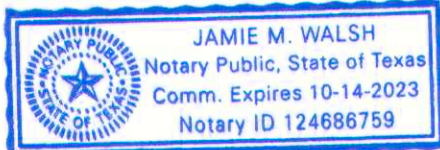
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

§ KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned authority, on this day personally appeared RONNIE DRAPER, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 9th day of April 2021 A.D.

Jamie M. Walsh
Notary Public in and for the State of Texas



My Commission expires on: 10-14-2023

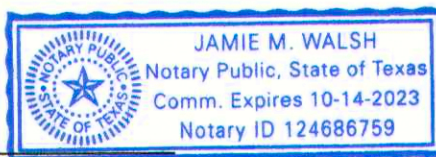
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

§ KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned authority, on this day personally appeared DORIS DRAPER, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 9th day of April 2021 A.D.

Jamie M. Walsh
Notary Public in and for the State of Texas



My Commission expires on: 10-14-2023

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

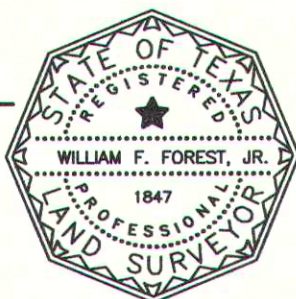
§ KNOW ALL MEN BY THESE PRESENTS;

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon. This tract is not within the Edwards Aquifer Recharge Zone.

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

this 1st day of April, 2021

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



"FINAL PLAT"
"RONNIE DRAPER SUBDIVISION"
5.044 ACRES
JOSEPH HORNSBY SURVEY, ABSTRACT NO. 285
WILLIAMSON COUNTY, TEXAS

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.
3. Existing easements are shown on sheet one according to the title commitment provided as set out in Volume 2168, Page 44 and Volume 1087, Page 353, Chisolm Trail Special Utility District (S.U.D.). General type 15 foot wide water line easement and a 20 foot wide Right of Way easement in Document No. 9746732, Chisolm Trail (S.U.D.). 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 1-2 in this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
5. No lots in this subdivision are encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0100 E, effective date September 26, 2008 for Williamson County, Texas.
5. The landowner assumes all risks associated with improvements located in the Right-of-Way for State Highway 195. 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 development is considered exempt from on-site storm water detention controls based on Williamson County Subdivision Regulation B11.1.3, which states that a proposed development may be considered exempt from providing a storm water detention, if the plat has all lots of 2 acres or more with less than 20% impervious cover.
9. Water service for this subdivision will be provided by City of Georgetown, when available. Until that time, a well will need to be installed for water service.
10. Sewer service for this subdivision will be provided by on-site sewage facilities.
11. 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. 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.
14. All sidewalks shall be maintained by each of the adjacent property owners.
15. There is an existing driveway located on this property, and no new driveways are proposed.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

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

4/15/2021
DATE

911 ADDRESSING APPROVAL

This subdivision, to be known as "Ronnie Draper Subdivision", has been reviewed by the Williamson County addressing department this date.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING DEPARTMENT
Cindy Bridges

4/1/2021
DATE

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 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 Gravel Jr., County Judge
Williamson County, Texas

Date: _____

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

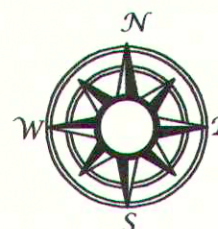
§ KNOW ALL MEN BY THESE PRESENTS;

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, Clerk County Court
of Williamson County, Texas

By: _____, Deputy



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Revision	Drawing Date: March 22, 2020
	Field Book/Page: 148/23
	PP: RONNIE DRAPER
	Dwg: RONNIE DRAPER
	LO: DRAPER SUB PAGE 1
	Sheet 2 of 2