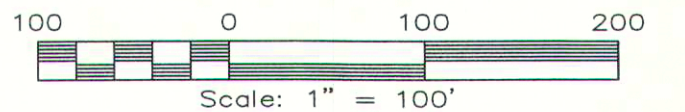
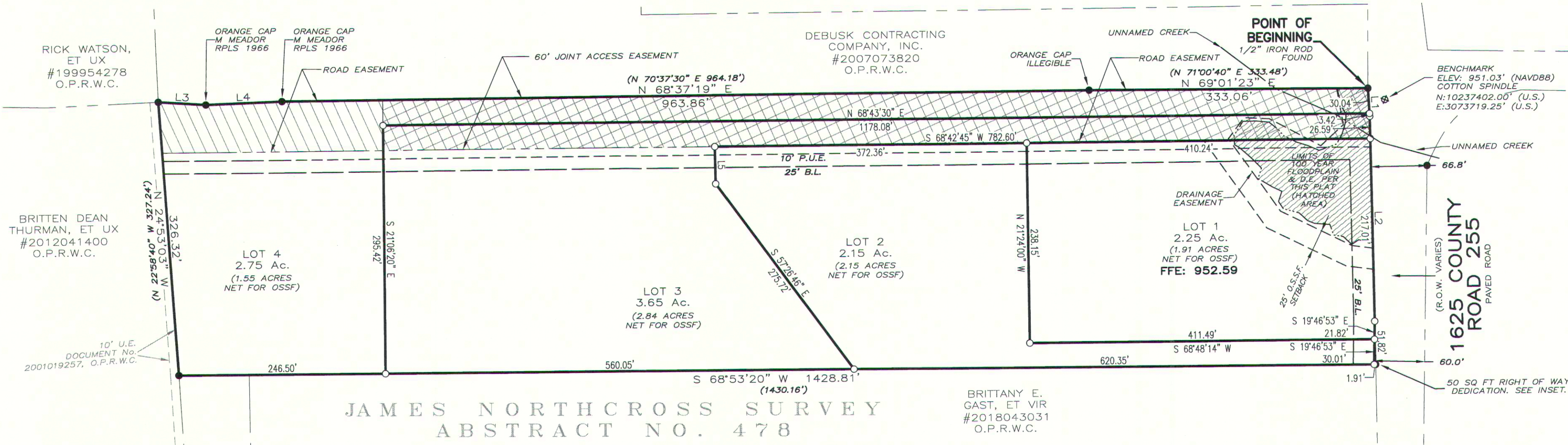


FINAL PLAT OF:
1625 COUNTY ROAD 255

10.81 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT CONVEYED TO LH 38, LLC. BY DEED RECORDED UNDER DOCUMENT NO. 2020107918 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



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

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TRIMBLE'S VIRTUAL REFERENCE STATIONS (VRS) NETWORK (NAVD '88)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 24°06'28" E	33.45'
L2	S 21°53'28" E	295.41'
L3	N 72°38'25" E	56.86'
L4	N 66°52'59" E	90.92'
L5	S 21°55'30" E	44.28'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 22°14'00" E	33.46'
L2	S 20°01'00" E	295.48'
L3	N 75°31'40" E	57.44'
L4	N 69°08'00" E	90.88'
L5	-	-

LEGEND	
●	1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "T.L.S."
()	RECORD INFORMATION
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PERIMETER FIELD NOTES:

Being 10.80 acres of land, more or less, out of the James Northcross Survey, Abstract No. 478, Williamson County, Texas, being that tract conveyed to LH 38, LLC by deed recorded in Document No. 2020207918, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on August 18th, 2020, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of County Road 255, marking the southeast corner of a tract conveyed to Debusk Contracting Company, Inc., by deed recorded in Document No. 2007073820, of said Official Public Records, for the northeast corner of said Turner tract and this tract, from which a 1/2 inch iron rod found, marking an angle point of the Resubdivision of Lot 23, Farris Ranch Section Two, said plat recorded in Cabinet M, Slide 45, Plat Records, Williamson County, Texas, bears N 20°36'01" W, 149.39 feet;

THENCE: S 24°06'28" E, 33.45 feet with the west line of said County Road 255 and the east line of said Turner tract to a 1/2 inch iron rod with pink cap stamped "T.L.S." set, for an angle point of said Turner tract and this tract;

THENCE: S 21°53'28" E, 295.41 feet with the west line of said County Road 255 and the east line of said Turner tract to a 1/2 inch iron rod found, marking the northeast corner of a tract conveyed to Brittany E. Gast, et vir, by deed recorded in Document No. 2018043031, of said Official Public Records, for the southeast corner of said Turner tract and this tract;

THENCE: S 68°53'20" W, with the north line of said Gast tract and the south line of said Turner tract at 1345.00 feet passing a 1/2 inch iron rod found, marking the northwest corner of said Gast tract, continuing with the south line of said Turner tract in all 1428.81 feet to a 1/2 inch iron rod found, marking an angle point of a tract conveyed to Britten Dean Thurman, et ux, by deed recorded in Document No. 2012041400, of said Official Public Records, for the southwest corner of said Turner tract and this tract;

THENCE: N 24°53'03" W, 326.32 feet with the east line of said Thurman tract and the west line of said Turner tract to a 1/2 inch iron rod found, marking the southeast corner of a tract conveyed to Rick Watson, et ux, by deed recorded in Document No. 199954278, of said Official Public Records, also marking the southwest corner of said Debusk tract, for the northwest corner of said Turner tract and this tract;

THENCE: N 72°38'25" E, 56.86 feet with the south line of said Debusk tract and the north line of said Turner tract to a 1/2 inch iron rod with orange cap stamped "M Meadow RPLS 1966" found, marking an angle point of said Debusk tract, for an angle point of said Turner tract and this tract;

THENCE: N 66°52'59" E, 90.92 feet into and across said Debusk tract and with the north line of said Turner tract to a 1/2 inch iron rod with orange cap stamped "M Meadow RPLS 1966" found, for an angle point of said Turner tract and this tract;

THENCE: N 68°37'19" E, 963.86 feet into and across said Debusk tract and with the north line of said Turner tract to a 1/2 inch iron rod with illegible orange cap found, for an angle point of said Turner tract and this tract ;

THENCE: N 69°01'23" E, 333.06 feet into and across said Debusk tract and with the north line of said Turner tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83.

DRIVEWAY TABLE					
LOT NUMBER	DRIVEWAY TYPE	CULVERT SIZE IN	NUMBER OF BARRELS	CULVERT LENGTH FT	INVERT IN EL. / INVERT OUT EL.
1	W/CULVERT	18	3	22	949.8± / 949.5±
2	W/CULVERT	18	3	22	948± / 947.7±
3&4 (Shared)	W/ EX CULVERT	EX 18	1	22±	948± / 947.7±

- Notes:
- culverts shall include a safety end and treatment as detailed in the construction plans.
 - Minimum driveway spacing is 100 feet (from center to center).
 - A driveway application from Williamson County is required to modify the existing driveway for Lots 3 & 4.

PLAT NOTES

- Right-of-way easements for 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 easement for the construction, improvement or maintenance of the future road.
- The landowner assumes all risks associated with improvements located in the right-of-way or road easements. By placing anything in the right-of-way or road 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 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.
- Lots 3 and 4 to share driveway access and no more than three (3) addresses can utilize the shared driveway; otherwise platting may apply.
- 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.
- Except in areas required to meet legal accessibility requirements, the minimum finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or at least one foot above the BFE, whichever is higher.
- The minimum FFE for Lot 1 is 952.59 feet which is higher than the 100-Year Floodplain elevation of 951.59 feet.
- The minimum finished floor elevations (FFE) for lots shown on this plat are determined by a study by Cude Engineers, dated May 12, 2021.
- Obstructions are prohibited within the drainage easement.
- No lot in this subdivision is encroached by a Special Flood Hazard Area(s) inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, community No. 48491C0275E, effective date: Sept. 26, 2008 for Williamson County, Texas.
- A certificate of compliance is hereby issued for all lots within this subdivision, except for Lot 1. This certificate of compliance is valid until such time as FEMA or the county revises or newly adopts floodplain boundaries in this vicinity.
- A floodplain development permit may be required FOR Lot 1 prior to any construction or development. The need for a floodplain development permit will be determined by Williamson County upon review of the proposed structure location.
- Water Service is provided by: City of Georgetown. wastewater service provided by: On-site Sewage Facility.
- All public roadways and easements as shown on this plat are free of liens.
- 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.

FINAL PLAT OF:
1625 COUNTY ROAD 255

OWNERS: LH 38, LLC
6706 W COURTYARD
AUSTIN, TEXAS 78730

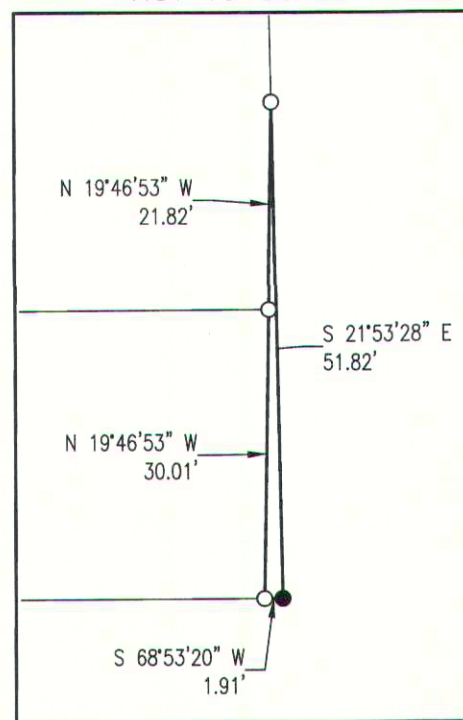
ACREAGE: 10.81 ACRES
SURVEY ABSTRACT: JAMES NORTHCROSS SURVEY, ABSTRACT No. 478

NO. OF BLOCKS: 1
NO. OF LOTS: 4
NEW STREETS: NONE
SUBMISSION DATE: JUNE 15, 2021
RESUBMISSION DATE: JULY 16, 2021
3rd SUBMISSION DATE:
4th SUBMISSION DATE:
FINAL SUBMISSION DATE:

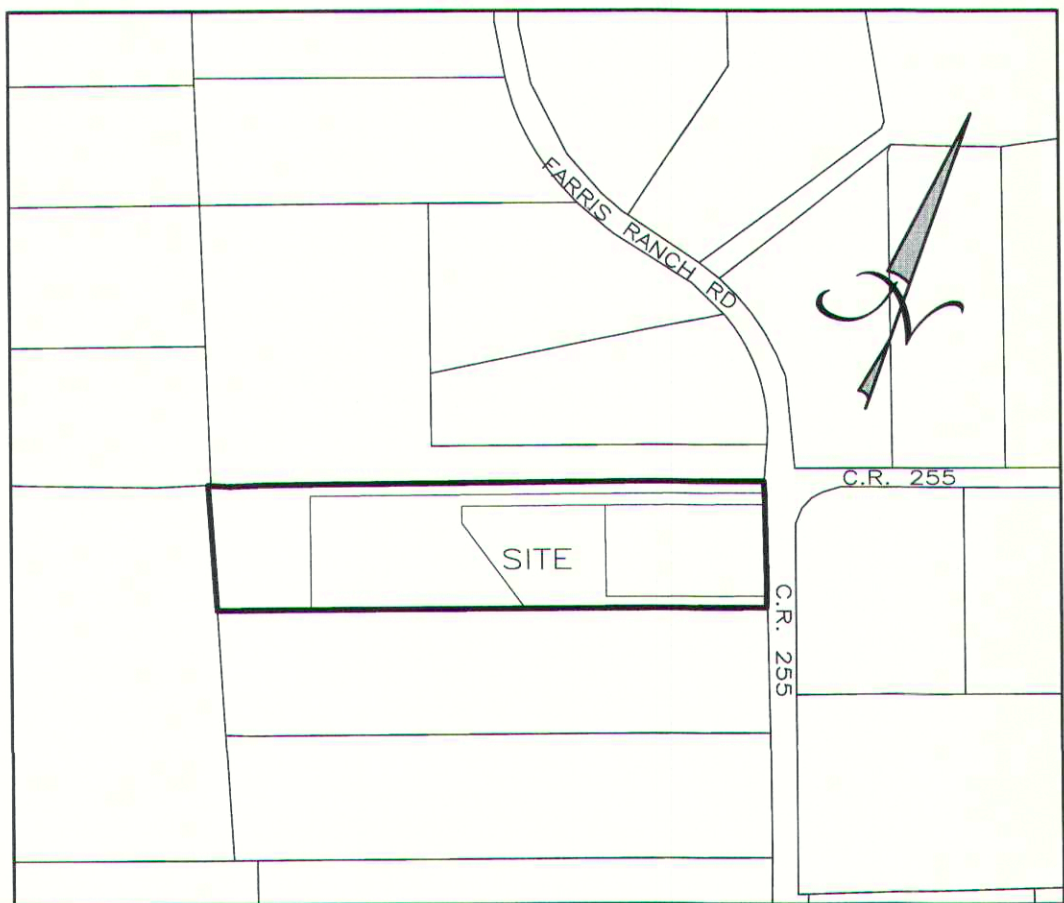
SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
512-930-1600 - phone
512-930-9389 - fax

ENGINEER: Cude Engineers
12301 Research Blvd. Bldg. V
Suite 160, Austin, TX 78759

INSET:
RIGHT OF WAY
DEDICATION
NOT TO SCALE



VICINITY MAP
SCALE 1"=500'



Texas Land Surveying, Inc.

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

SHEET

1
OF
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FINAL PLAT OF:
1625 COUNTY ROAD 255

10.81 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT No. 478, WILLAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT CONVEYED TO LH 38, LLC. BY DEED RECORDED UNDER DOCUMENT No. 2020107918 OF THE OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS.

WILLAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

Based upon the above 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.

Adam P. Boatright 9/23/2021
For J. Terron Evertson, PE, DR, CFM
Williamson County Engineer
Adam P. Boatright

OWNER'S SIGNATURE

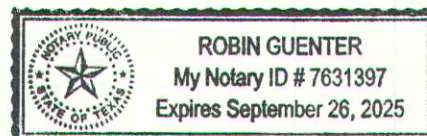
STATE OF TEXAS §
COUNTY OF WILLAMSON § KNOW ALL MEN BY THESE PRESENTS;

LH 38, LLC, a Texas Limited Liability Company, owner of that certain tract of land situated in Williamson County, Texas, out of the James Northcross Survey Abstract No. 478, and being the remainder of that tract conveyed to Billy P. Turner, Jr., et ux, described in a Warranty Deed recorded under Document No. 2006113762 of the Official Public Records of Williamson County, Texas, and do hereby Re-subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the 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 **FINAL PLAT OF 1625 COUNTY ROAD 255**

TO CERTIFY WHICH, WITNESS by my hand this 20 day of September, 2021.

Joe R. Oliver
LH, 38, LLC, A TEXAS LIMITED LIABILITY COMPANY
6706 W COURTYARD
AUSTIN, TX 78730

Robin Guenter
Notary Public in and for the State of Texas
My Commission expires on: 9-26-25



LIEN HOLDER'S SIGNATURE

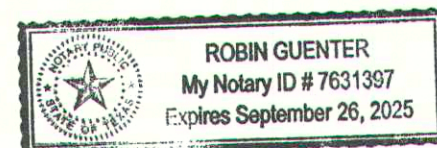
STATE OF TEXAS §
COUNTY OF WILLAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Danny Floyd, trustee of that certain tract of land in Williamson County, Texas, out of the James Northcross Survey Abstract No. 478, and being the remainder of that tract conveyed to Billy P. Turner, Jr., et ux, described in a Warranty Deed recorded under Document No. 2006113762 of the Official Public Records of Williamson County, Texas, and do hereby Re-subdivide said tract shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the 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 **FINAL PLAT OF 1625 COUNTY ROAD 255**

TO CERTIFY WHICH, WITNESS by my hand this 20 day of September, 2021.

Danny Floyd
DANNY FLOYD
TRUSTEE
D&W HOLDINGS, LTD
117 EAST JACKSON STREET
BURNET, TX 78611

Robin Guenter
Notary Public in and for the State of Texas
My Commission expires on: 9-26-25



ENGINEER'S CERTIFICATION

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

I, Jacob Mealey, a Licensed Professional Engineer in the State of Texas, do hereby certify that this subdivision is not located in the Edwards Aquifer Recharge Zone and is not encroached by a Zone "A" flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0275E, effective date September 26, 2008, and that these lots conform to the Subdivision Regulations of the City of Georgetown.

The fully developed, concentrated stormwater runoff resulting from the One Hundred (100) Year frequency storm is contained within the Drainage Easements shown, or Rights-Of-Way dedicated by this plat.

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

Texas, this 17 day of SEPTEMBER, 2021.

Jacob Mealey
Cude Engineers
Jacob Mealey
Licensed Professional Engineer No. 127442
State of Texas



SURVEYOR'S CERTIFICATION

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

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey of the land shown hereon, and that the corner monuments shown hereon will be properly placed under my personal supervision in accordance with the Subdivision Regulations of Williamson County, Texas, upon completion and final County approval of the plat, and that all known easements within the boundary of the plat are shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,
this 20th day of September, 2021.

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



ROAD NAME AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this the _____ day of _____, 20____ A.D.

Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

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

I, Bill Gravell, 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, County Judge
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLAMSON § 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

Texas Land Surveying, Inc.

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

SHEET

2
OF
2