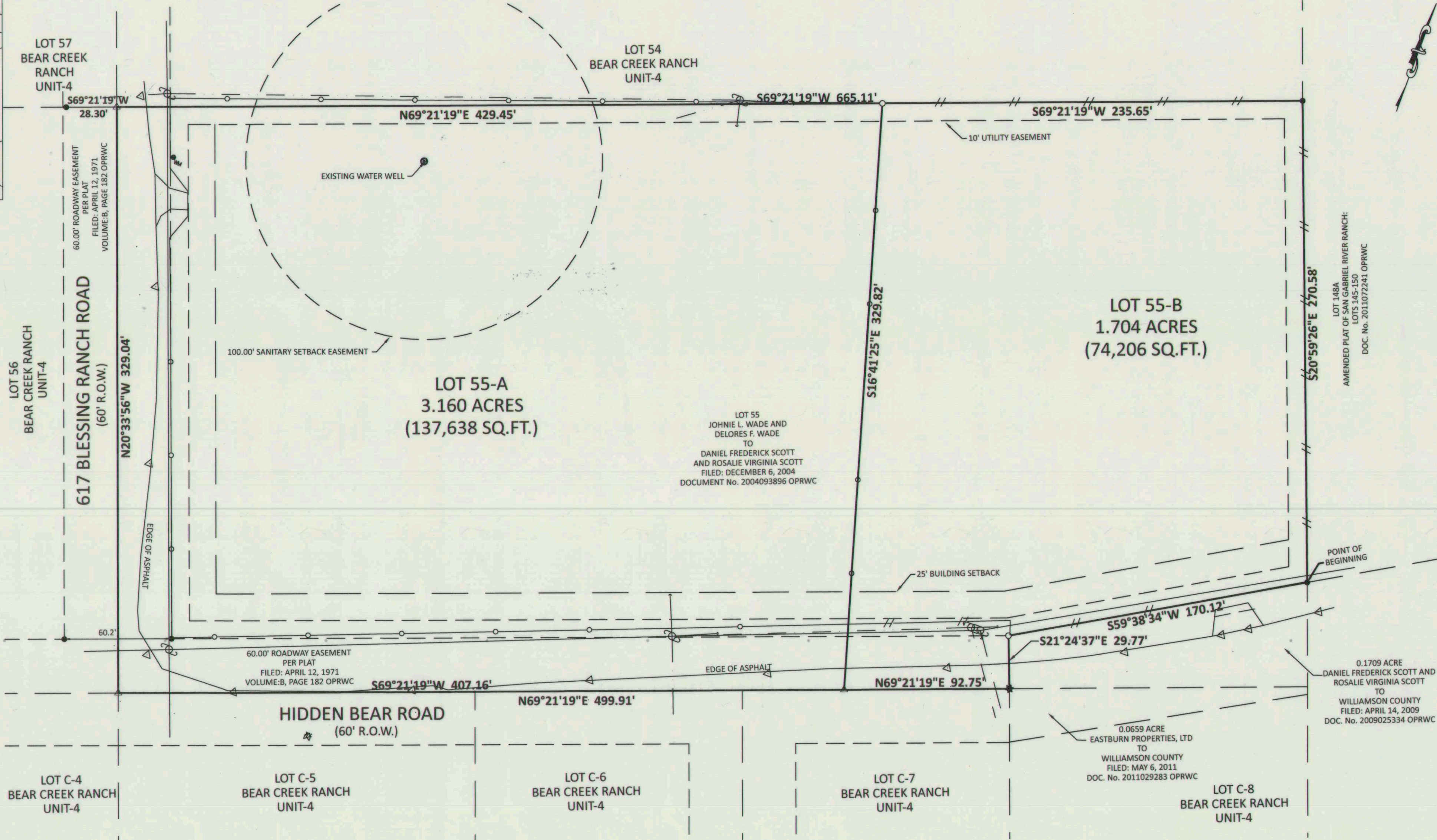
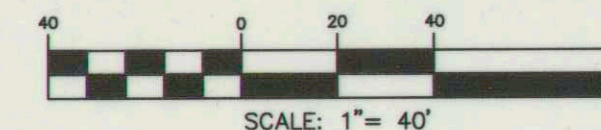


LOCATION MAP (NOT TO SCALE)

REPLAT OF LOT 55 - BEAR CREEK RANCH UNIT 4

BEING 4.864 ACRES AND CONSISTING OF 2 LOTS, BEING OUT OF THE JAMES LEONARD SURVEY, ABSTRACT NO. 383, RECORDED IN CABINET B, SLIDE 182 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LEGEND

- 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED CORNER
- 5/8 INCH IRON ROD WITH CAP STAMPED "KONTUR TECH" SET
- ★ COTTON SPINDLE FOUND
- SUBDIVISION BOUNDARY
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC

ABBREVIATIONS

- DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- ROW = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET

OWNER: DANIEL FREDERICK SCOTT
617 BLESSING RANCH ROAD
LIBERTY HILL, TEXAS 78642

ACREAGE: 4.864 ACRES (211,844 SQ. FT.)

NUMBER OF LOTS: 2

SURVEY: JAMES LEONARD SURVEY, A-383

SUBMITTAL DATE: DECEMBER 23, 2021

SURVEYOR: COREY JOSEPH HALL, RPLS
KONTUR TECHNICAL, LLC.
TEXAS SURVEY FIRM 10194591

26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
(512) 380-0012

REPLAT OF LOT 55 - BEAR CREEK RANCH UNIT 4
BEING 4.864 ACRES AND CONSISTING OF 2 LOTS, BEING OUT OF THE JAMES LEONARD SURVEY, ABSTRACT NO. 383, RECORDED IN CABINET B, SLIDE 182 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
2. 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.
3. UTILITY PROVIDERS - WATER: ; ELECTRICITY: PEG. WATER SERVICE IS PROVIDED BY: AQUAAMERICA. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
4. 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 IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
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. 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 BEAR CREEK RANCH UNIT 4, AS RECORDED IN CABINET B, SLIDE 182 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
7. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
8. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT. OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
9. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
10. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
11. NO LOT IN THIS RESUBDIVISION IS ENCLOSED 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 PANEL NO. 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS
12. 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.
13. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT
14. A 10-FT UTILITY EASEMENT IS RESERVED ALONG ALL TRACT LINES.
15. ALL DRIVEWAYS ARE EXISTING FOR BOTH LOTS AND NO NEW DRIVEWAYS ARE PROPOSED.
16. 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.
17. 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.
18. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

OWNER'S SIGNATURE BLOCK:

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

I, Daniel Frederick Scott, sole owner of the certain Lot 55, Bear Creek Ranch Unit 4 shown hereon and conveyed in a deed recorded in Document No. 2004093896 of the Official Public Records of Williamson County, Texas, 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 55 - BEAR CREEK RANCH UNIT 4.

TO CERTIFY WHICH, WITNESS by my hand this 5 day of January, 2021.

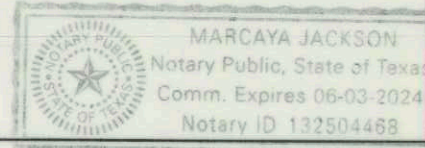
Daniel Frederick Scott
Daniel Frederick Scott (owner)
617 Blessing Ranch Road
Liberty Hill, Texas 78642

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Daniel Frederick Scott known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of the office on this 5 day of January, 2021.

Marcaya Jackson
NOTARY PUBLIC in and for the State of Texas



SURVEYOR'S CERTIFICATION:

That I, Corey Joseph Hall, 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 of roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of Williamson County.

This tract is not located within the Edward Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Williamson County, Texas, this 23rd day of December, 2021.

Corey Joseph Hall
Corey Joseph Hall
Registered Professional Land Surveyor
No. 6362 State of Texas



ON-SITE SEWAGE FACILITY APPROVAL:

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 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 with it.

J. Terron Evertson
J. Terron Evertson PE, DR, CFM
Williamson County Engineer
Date: 1/5/22

911 ADDRESSING APPROVAL:

Road name and address assignments verified this the 5 day of January, 2022 A.D.
Cindy Bridges
Williamson County Addressing Coordinator
Cindy Bridges

FIELDNOTES

BEING A 4.864 ACRE (211,844 SQUARE FEET) TRACT OF LAND OUT OF THE JAMES LEONARD SURVEY, ABSTRACT NO. 383, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 4.864 ACRE TRACT BEING LOT 55 OF BEAR CREEK RANCH UNIT 4 CONVEYED FROM JOHNIE L. WADE AND DELORES F. WADE TO DANIEL FREDERICK SCOTT AND ROSALIE VIRGINIA SCOTT, FILED DECEMBER 6, 2004 AND RECORDED IN DOCUMENT NO. 2004093896 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 4.864 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of the herein described tract, being the Southeast corner of said Lot 55, the Northeast corner of a 0.1709 acre tract of land conveyed from Daniel Frederick Scott and Rosalie Virginia Scott to Williamson County, filed April 14, 2009 as recorded in Document No. 2009025334 OPRWC, and the Southwest corner of Lot 148A of the Amended Plat of San Gabriel River Ranch: Lots 145-1501, recorded in Document No. 2011072241 OPRWC;

THENCE, South 59°38'34" West, with the South line of the said Lot 55 and the North line of the said 0.1709 acre tract, a distance of 170.12 feet to a 5/8 inch diameter iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of the said 0.1709 acre tract;

THENCE, South 21°24'37" East, with the South line of the said Lot 55 and the West line of the said 0.1709 acre tract, a distance of 29.77 feet, to a cotton spindle found in asphalt in the centerline of Hidden Bear Road right-of-way (60' wide), also being the Southwest corner of the said 0.1709 acre tract;

THENCE, South 69°21'19" West, with the South line of the said Lot 55 and the centerline of said Hidden Bear Road right-of-way, a distance of 499.91 feet to a calculated corner at the intersection said Hidden Bear Road right-of-way and Blessing Ranch Road right-of-way (60' wide), also being the Southwest corner of the said Lot 55 and the Southwest corner of the herein described tract;

THENCE, North 20°33'56" West, with the West line of the said Lot 55 and the centerline of said Blessing Ranch Road right-of-way, a distance of 329.04 feet to a calculated corner for Northwest corner of the herein described tract, also being the Northwest corner of the said Lot 55, and the Southwest corner of Lot 54 of Bear Creek Ranch Unit 4, from which a 1/2 inch iron rod found bears South 69°21'19" West, a distance of 28.30 feet;

THENCE, North 69°21'19" East, with the common line of the said Lot 55 and the said Lot 54, a distance of 665.11 feet to a 1/2 inch diameter iron rod found for the Northeast corner of the herein described tract, also being the Northeast corner of the said Lot 55, the Southeast corner of the said Lot 54, and the West line of the said Lot 148A;

THENCE, South 20°59'26" East, with the East line of the said Lot 55 and the West line of the said Lot 148A, a distance of 270.58 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 4.864 acres (211,844 square feet) of land, more or less.

WILLIAMSON COUNTY COMMISSIONERS' COURT:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § **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, that the subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said court duly considered on this day approved and 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
of Williamson County, Texas

By: _____ Date: _____

WILLIAMSON COUNTY CLERK:

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 Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy