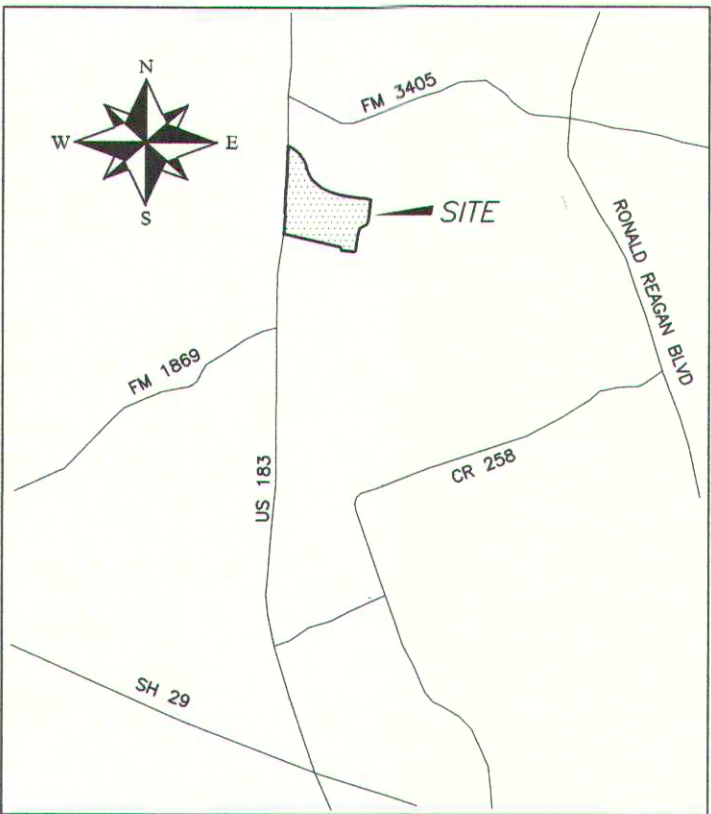


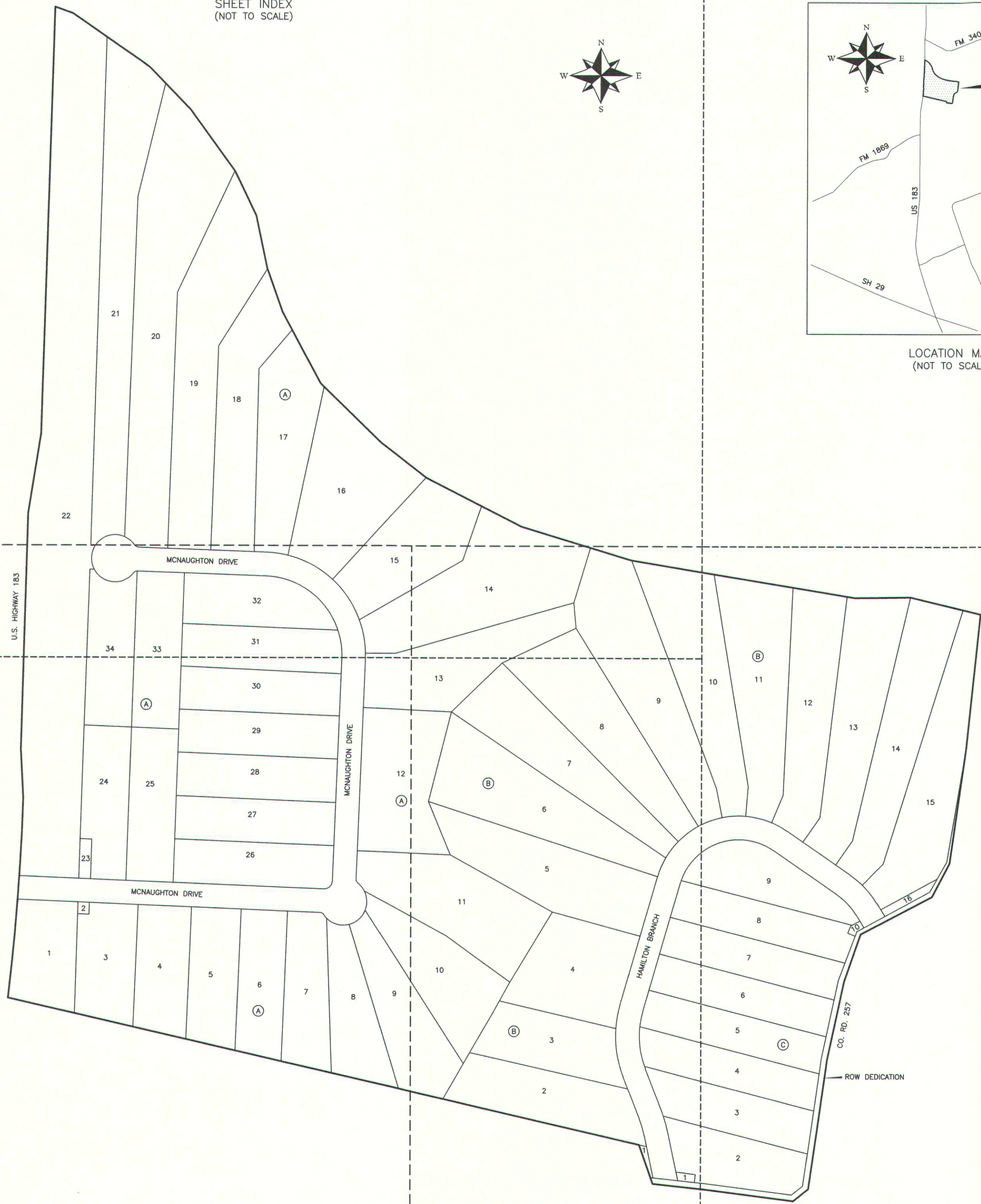
FINAL PLAT OF
NORTHFORK

SHEET 2

SHEET INDEX
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)



LEGEND

- TYPE 1 TX DOT MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 60D NAIL FOUND IN FENCE POST (UNLESS NOTED)
- CALCULATED POINT
- FENCE POST
- BENCHMARK
- BLOCK NAME
- PROPOSED SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- EE ELECTRIC EASEMENT
- BL BUILDING LINE

SUBMITTAL DATE: APRIL 9, 2020

OWNER:
LIBERTY VENTURES, LTD.
PO BOX 670649
DALLAS, TX 75367-0649
(512) 434-9684
brett@intermandeco.com

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
(512) 267-7430 FAX: (512) 836-8385
pmclaughlin@grsurveying.com

ENGINEER:
GRAY ENGINEERING, INC.
8834 NORTH CAPITAL OF TEXAS HIGHWAY,
SUITE 140
AUSTIN, TX 78728
(512) 452-0371 FAX: (512) 454-9933
sminor@grayengineeringinc.com

BENCHMARKS

TBM #1:
N:10225892.74
E:3070670.66
ELEVATION: 852.48
1/2" IRON ROD WITH G&R CAP SET IN THE EDGE OF ASPHALT.

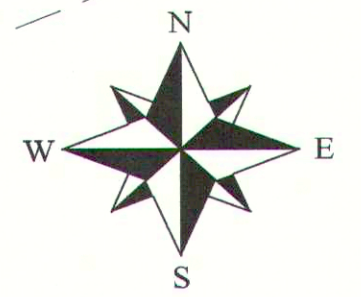
TBM #2:
N:10226883.52
E:3068278.48
ELEVATION: 869.75
MAG NAIL SET IN THE EDGE OF ASPHALT.

VERTICAL DATUM: NAVD 88 (GEOID 12A)

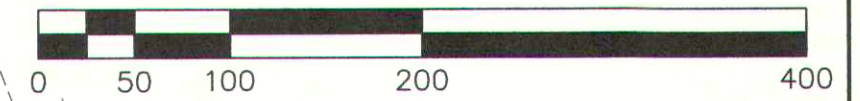
SHEET 3

SHEET 4

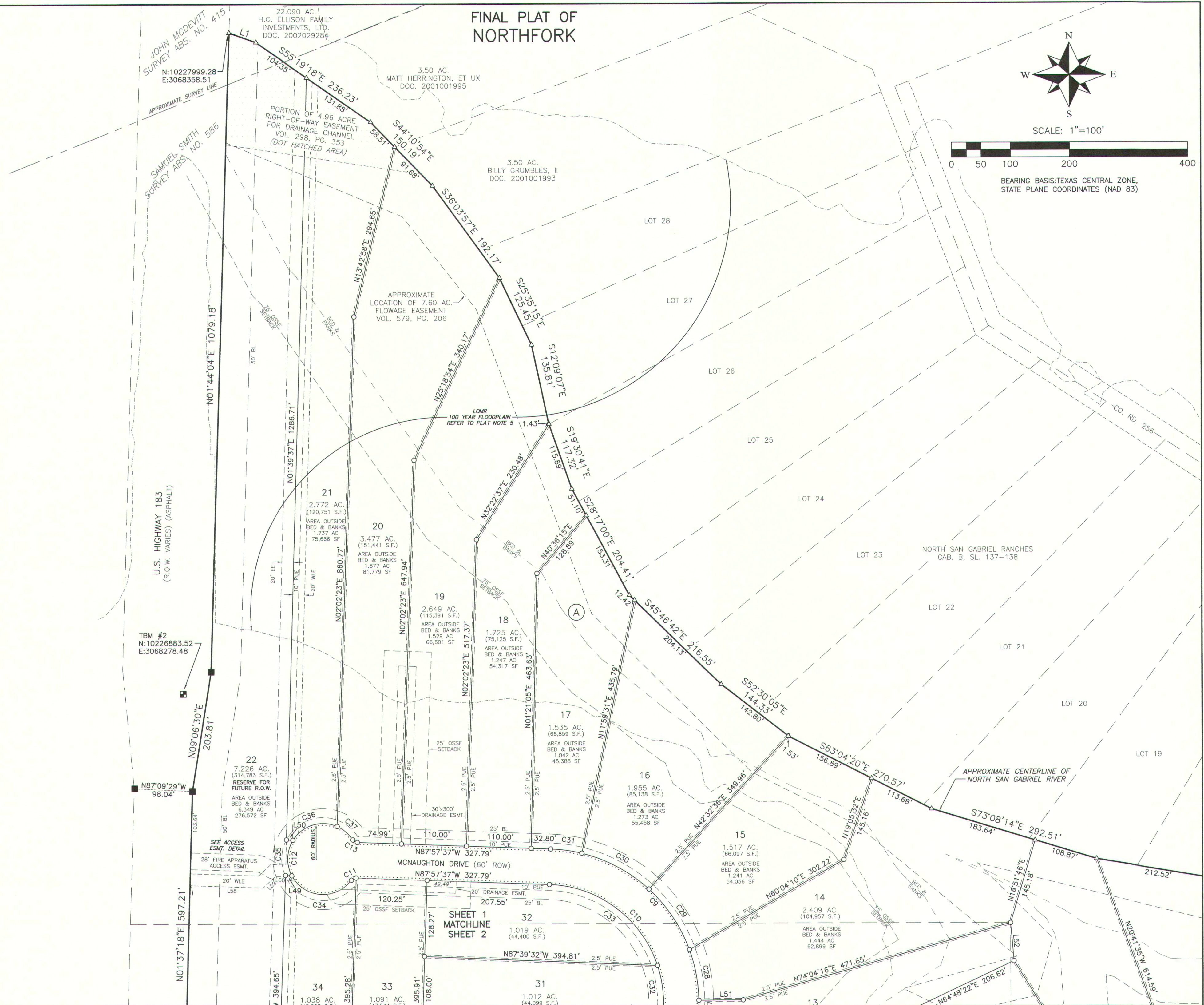
FINAL PLAT OF NORTHFORK



SCALE: 1"=100'



BEARING BASIS:TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



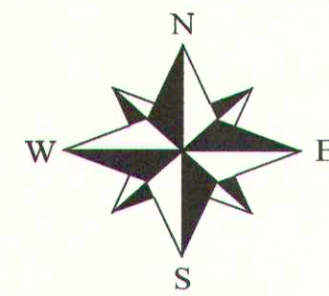
SURVEYING, LLC

SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

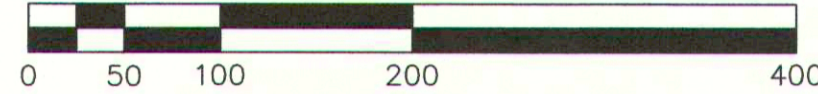
FIRM NO. 10032000

SHEET 2 OF 6

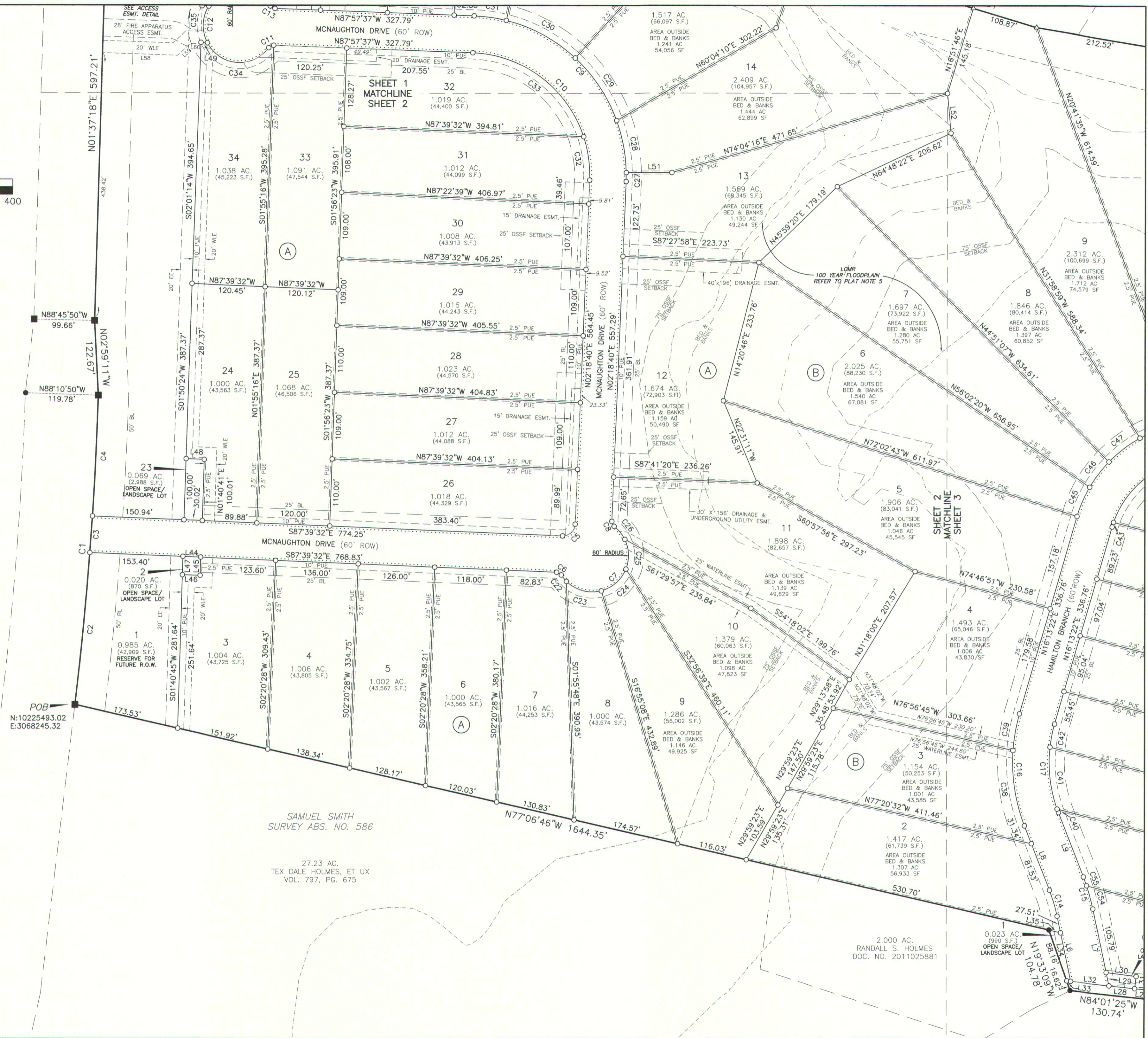
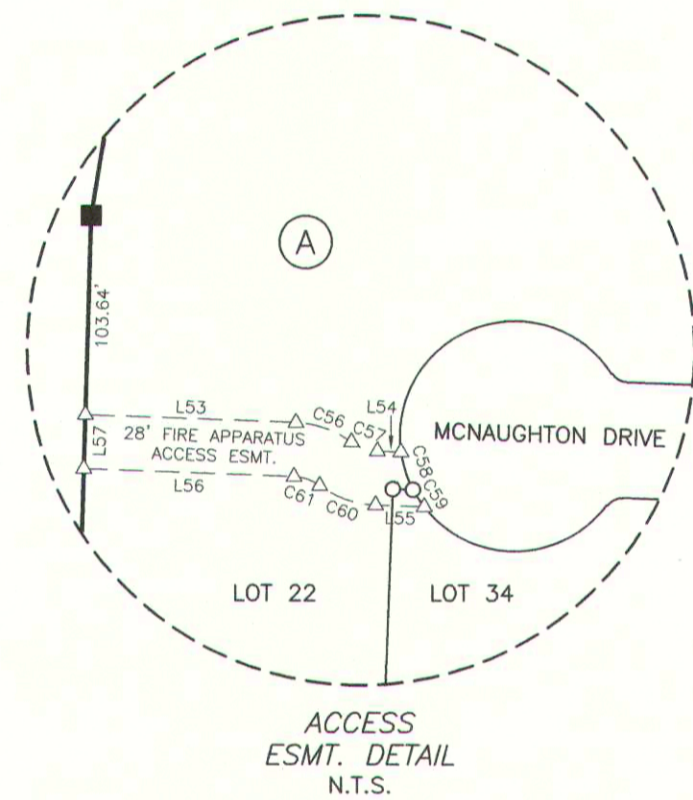
FINAL PLAT OF NORTHFORK



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



SURVEYING, LLC

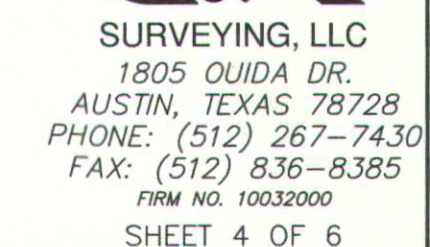
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

FIRM NO. 10032000

SHEET 3 OF 6

DETAIL
N.T.S.

83.2822 AC. (TRACT 1)
TPS MATERIALS, LLC
DOC. 2006046645



FINAL PLAT OF
NORTHFORK

CURVE TABLE							
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	RECORD CHORD
C1	5'01'54"	5789.58'	508.44'	N04°15'35"E	508.27'	254.38'	N04°15'54"E 508.20'
C2	2'28'36"	5789.58'	250.27'	N05°32'14"E	250.25'	125.15'	
C3	0'35'39"	5789.58'	60.03'	N04°00'07"E	60.03'	30.01'	
C4	1'57'39"	5789.58'	198.14'	N02°43'28"E	198.13'	99.08'	
C5	90°01'47"	20.00'	31.43'	N47°19'34"E	28.29'	20.01'	
C6	55°21'54"	9.50'	9.18'	N59°58'35"W	8.83'	4.98'	
C7	200°45'36"	60.00'	210.24'	N47°19'34"E	118.04'	327.56'	N04°15'54"E 508.20'
C8	55°21'54"	9.50'	9.18'	N25°22'17"W	8.83'	4.98'	
C9	90°16'17"	260.00'	409.64'	N42°49'28"W	368.57'	261.23'	
C10	90°16'17"	200.00'	315.11'	N42°49'28"W	283.51'	200.95'	
C11	55°21'54"	9.50'	9.18'	S64°21'26"W	8.83'	4.98'	
C12	290°43'49"	60.00'	304.45'	N02°02'23"E	68.20'	41.45'	
C13	55°21'54"	9.50'	9.18'	S60°16'40"E	8.83'	4.98'	N04°15'54"E 508.20'
C14	9°26'41"	270.00'	44.51'	N16°41'26"W	44.46'	22.30'	
C15	9°26'41"	330.00'	54.40'	N16°41'26"W	54.34'	27.26'	
C16	37°38'09"	285.00'	187.21'	N02°35'43"W	183.86'	97.12'	
C17	37°38'09"	225.00'	147.80'	N02°35'43"W	145.15'	76.67'	
C18	108°32'16"	215.00'	407.28'	N70°29'30"E	349.06'	298.86'	
C19	108°32'16"	155.00'	293.62'	N70°29'30"E	251.65'	215.46'	N04°15'54"E 508.20'
C20	23°36'58"	235.00'	96.86'	N43°25'53"W	96.18'	49.13'	
C21	23°36'58"	175.00'	72.13'	N43°25'53"W	71.62'	36.59'	
C22	12°53'53"	60.00'	13.51'	S38°44'35"E	13.48'	6.78'	
C23	59°21'28"	60.00'	62.16'	S74°52'16"E	59.42'	34.19'	
C24	53°40'31"	60.00'	56.21'	N48°36'45"E	54.18'	30.36'	
C25	47°58'15"	60.00'	50.23'	N02°12'38"W	48.78'	26.70'	N04°15'54"E 508.20'
C26	26°51'28"	60.00'	28.13'	N39°37'30"W	27.87'	14.33'	
C27	3°15'23"	260.00'	14.78'	N00°40'59"E	14.77'	7.39'	
C28	19°10'50"	260.00'	87.04'	N10°32'08"W	86.63'	43.93'	
C29	27°19'52"	260.00'	124.03'	N33°47'29"W	122.85'	63.22'	
C30	28°40'51"	260.00'	130.15'	N61°47'51"W	128.80'	66.47'	
C31	11°49'20"	260.00'	53.65'	N82°02'57"W	53.55'	26.92'	N04°15'54"E 508.20'
C32	20°39'17"	200.00'	72.10'	N08°00'58"W	71.71'	36.44'	
C33	69°37'00"	200.00'	243.01'	N53°09'07"W	228.33'	139.05'	
C34	115°21'54"	60.00'	120.81'	S85°38'34"E	101.41'	94.85'	
C35	60°00'00"	60.00'	62.83'	S02°02'23"W	60.00'	34.64'	
C36	81°41'33"	60.00'	85.55'	S72°53'10"W	78.48'	51.88'	
C37	33°40'22"	60.00'	35.26'	N49°25'53"W	34.76'	18.16'	N04°15'54"E 508.20'
C38	25°21'11"	285.00'	126.11'	N08°44'11"W	125.08'	64.10'	
C39	12°16'57"	285.00'	61.10'	N10°04'53"E	60.98'	30.67'	
C40	1°36'20"	225.00'	6.30'	N20°36'37"W	6.30'	3.15'	
C41	26°10'47"	225.00'	102.81'	N06°43'04"W	101.92'	52.32'	
C42	9°51'02"	225.00'	38.68'	N11°17'51"E	38.64'	19.39'	
C43	2°53'35"	155.00'	7.83'	N17°40'09"E	7.83'	3.91'	N04°15'54"E 508.20'
C44	105°38'41"	155.00'	285.80'	N71°56'17"E	247.00'	204.37'	
C45	13°59'22"	215.00'	52.50'	N23°13'03"E	52.36'	26.38'	
C46	13°57'01"	215.00'	52.35'	N37°11'15"E	52.22'	26.30'	
C47	17°08'50"	215.00'	64.34'	N52°44'10"E	64.10'	32.41'	
C48	17°20'33"	215.00'	65.08'	N69°58'51"E	64.83'	32.79'	
C49	15°56'14"	215.00'	59.80'	N86°37'15"E	59.61'	30.10'	N04°15'54"E 508.20'
C50	18°12'32"	215.00'	68.33'	S76°18'22"E	68.04'	34.45'	
C51	11°57'44"	215.00'	44.89'	N61°13'14"W	44.81'	22.53'	
C52	9°23'12"	235.00'	38.50'	N50°32'47"W	38.46'	19.29'	
C53	14°13'46"	235.00'	58.36'	N38°44'17"W	58.21'	29.33'	
C54	6°49'14"	330.00'	39.28'	N15°22'43"W	39.26'	19.67'	
C55	2°37'27"	330.00'	15.11'	N20°06'04"W	15.11'	7.56'	N04°15'54"E 508.20'
C56	34°21'58"	52.00'	31.19'	S70°46'38"E	30.72'	16.08'	
C57	34°21'58"	24.00'	14.40'	S70°46'38"E	14.18'	7.42'	
C58	19°48'11"	60.00'	20.74'	S18°03'31"E	20.63'	10.47'	
C59	10°04'05"	60.00'	10.54'	S32°59'39"E	10.53'	5.29'	
C60	34°21'58"	52.00'	31.19'	N70°46'38"W	30.72'	16.08'	
C61	34°21'58"	24.00'	14.40'	N70°46'38"W	14.18'	7.42'	

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD CHORD
L1	S70°12'49"E	48.39'	S70°12'49"E 48.39'
L2	S08°18'00"W	30.70'	S08°07'16"W 30.79'
L3	S27°32'21"W	95.60'	S27°41'38"W 95.39'
L4	S19°17'54"W	127.67'	S19°43'50"W 127.55'
L5	S51°37'48"W	48.54'	S51°12'20"W 48.51'
L6	N11°58'06"W	108.63'	
L7	N11°58'06"W	128.06'	
L8	N21°24'47"W	112.87'	
L9	N21°24'47"W	112.87'	
L10	S31°37'24"E	39.44'	
L11	S31°37'24"E	36.30'	
L12	S29°31'53"W	49.31'	
L13	S29°31'53"W	37.91'	
L14	S61°22'05"W	129.73'	
L15	S61°22'05"W	60.08'	
L16	S61°22'05"W	20.62'	
L17	S20°45'44"W	12.15'	
L18	N69°14'16"W	20.00'	
L19	N20°45'44"E	19.55'	
L20	N61°22'05"E	4.32'	
L21	N61°22'05"E	22.65'	
L22	S31°37'24"E	16.27'	
L23	S31°37'24"E	20.03'	
L24	S20°45'44"W	72.87'	
L25	S20°45'44"W	48.03'	
L26	S51°37'48"W	36.24'	
L27	N84°01'25"W	25.76'	
L28	N84°01'25"W	42.64'	
L29	N11°58'06"W	22.27'	
L30	S82°39'18"E	50.00'	
L31	S07°20'42"W	20.00'	
L32	N84°01'25"W	63.07'	
L33	N84°01'25"W	6.61'	
L34	N11°58'06"W	81.12'	
L35	N77°06'46"W	19.76'	
L36	N11°20'53"W	75.00'	
L37	N04°35'22"E	75.00'	
L38	N22°47'54"E	75.00'	
L39	N34°45'38"E	75.00'	
L40	N34°45'38"E	75.00'	
L41	N44°08'49"E	75.00'	
L42	S31°37'24"E	19.41'	
L43	S31°37'24"E	20.03'	
L44	S87°39'32"E	29.00'	
L45	S01°40'45"W	30.00'	
L46	N87°39'33"W	29.00'	
L47	N01°40'45"E	30.00'	
L48	S87°39'32"E	29.74'	
L49	N87°57'58"W	10.62'	
L50	N87°57'37"W	11.01'	
L51	N90°00'00"E	75.00'	
L52	S05°03'39"E	64.53'	
L53	S87°57'37"E	109.83'	
L54	S87°57'37"E	12.24'	
L55	N87°57'37"W	25.38'	
L56	N87°57'37"W	109.62'	
L57	N01°37'18"E	28.00'	
L58	S87°57'37"E	123.86'	
L59	N47°02'23"E	28.28'	
L60	S87°57'37"E	17.18'	

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 90.434 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE SAMUEL SMITH SURVEY, ABSTRACT NO. 586 AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, BEING ALL OF THAT CERTAIN 90.434 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LIBERTY VENTURES, LTD. IN DOCUMENT NO. 2018027412, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 90.434 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Type 1 TXDOT monument found in the curving easterly line of U.S. Highway 183 (R.O.W. varies) of a curve to the left, at the northwesterly corner of that certain 27.23 acre tract of land described in a deed of record to Tex Dale Holmes, Et Ux in Volume 797, Page 675, Deed Records of Williamson County, Texas, for the southwesterly corner of said 90.434 Acre Tract and the herein described tract;

THENCE along the easterly line of said U.S. Highway 183, same being the westerly line of said 90.434 Acre Tract the following five (5) courses:

- Along said curve to the left, having a radius of 5789.58 feet, an arc length of 508.44 feet and a chord which bears N04°15'35"E, a distance of 508.27 feet to a Type 1 TXDOT Monument found;
- N02°59'11"W, a distance of 122.67 feet to a Type 1 TXDOT monument found;
- N01°37'18"E, a distance of 597.21 feet to a Type 1 TXDOT monument found;
- N09°06'30"E, a distance of 203.81 feet to a Type 1 TXDOT monument found;
- N01°44'04"E, a distance of 1079.18 feet to a calculated point in the centerline of the North San Gabriel River, at the southwesterly corner of that certain 22.090 acre tract of land described in a deed of record to H.C. Ellison Family Investments, Ltd. in Document No. 2002029284, Official Public Records of Williamson County, Texas, for the northwesterly corner of said 90.434 Acre Tract and the herein described tract;

THENCE with the centerline of the North San Gabriel River along the northerly line of said 90.434 Acre Tract, same being in part the southerly line of said 22.090 Acre Tract, in part the westerly line of that certain 3.50 acre tract of land described in a deed of record to Matt Herrington, et ux, in Document No. 2001001995, Official Public Records of Williamson County, Texas, in part the westerly line of that certain 3.50 acre tract of land described in a deed of record to Billy Grumbles, II, in Document No. 2001001993, Official Public Records of Williamson County, Texas, and in part the southerly line of North San Gabriel Ranches, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet B, Slides 137-138, Plat Records of Williamson County, Texas, the following fifteen (15) courses:

- S70°12'49"E, a distance of 48.39 feet to a calculated point;
- S55°19'18"E, a distance of 236.23 feet to a calculated point;
- S44°10'54"E, a distance of 150.19 feet to a calculated point;
- S36°03'57"E, a distance of 192.17 feet to a calculated point;
- S25°35'15"E, a distance of 125.45 feet to a calculated point;
- S12°09'07"E, a distance of 135.81 feet to a calculated point;
- S19°30'41"E, a distance of 117.32 feet to a calculated point;
- S28°17'00"E, a distance of 204.41 feet to a calculated point;
- S45°46'42"E, a distance of 216.55 feet to a calculated point;
- S52°30'05"E, a distance of 144.33 feet to a calculated point;
- S63°04'20"E, a distance of 270.57 feet to a calculated point;
- S73°08'14"E, a distance of 292.51 feet to a calculated point;
- S80°36'43"E, a distance of 575.19 feet to a calculated point;
- N89°04'27"E, a distance of 140.87 feet to a calculated point;
- S76°28'19"E, a distance of 183.07 feet to a calculated point in the west margin of County Road 257 (R.O.W. varies), for the northeasterly corner of said 90.434 Acre Tract and the herein described tract;

THENCE with the west margin of said County Road 257, same being the easterly line and in part the southerly line of said 90.434 Acre Tract the following eleven (11) courses:

- S05°59'28"W, a distance of 343.24 feet to a 60d nail found in fence post;
- S08°18'00"W, a distance of 30.70 feet to a 60d nail found in fence post;
- S08°08'00"W, a distance of 260.61 feet to a 60d nail found in fence post;
- S27°32'21"W, a distance of 95.60 feet to a 60d nail found in fence post;
- S62°14'22"W, a distance of 204.32 feet to a 60d nail found in fence post;
- S19°17'54"W, a distance of 127.67 feet to a Hackberry Tree;
- S12°10'14"W, a distance of 201.84 feet to a Cedar Elm Tree;
- S08°12'48"W, a distance of 329.37 feet to a 1/2" iron rod found, for the southeasterly corner of said 90.434 Acre Tract and the herein described tract;
- S51°37'48"W, a distance of 48.54 feet to a 60d nail found in fence post;
- N82°39'43"W, a distance of 228.66 feet to a 1/2" iron rod found;
- N84°01'25"W, a distance of 130.74 feet to a 1/2" iron rod found at the most easterly corner of that certain 2.000 acre tract of land described in a deed of record to Randall S. Holmes, in Document No. 2011025881, Official Public Records of Williamson County, Texas;

THENCE leaving the west margin of said County Road 257 and continuing with the southerly line of said 90.434 Acre Tract, same being in part the northerly line of said 2.000 Acre Tract and in part the northerly line of said 27.23 Acre Tract, the following two (2) courses:

- N19°33'09"W, a distance of 104.78 feet to a 1/2" iron rod found at the northeasterly corner of said 2.000 Acre Tract;
- N77°06'46"W, passing at a distance of 463.77 feet, a mag nail found in a Cedar Tree, at the northwesterly corner of said 2.000 Acre Tract, and continuing for a total distance of 1644.35 feet to the POINT OF BEGINNING, containing an area of 90.434 Acres of Land, more or less.

PROPOSED STREETS LENGTH AND DESIGN SPEED TABLE							
STREET	LENGTH	CLASSIFICATION	TYPE	OWNERSHIP	PAVEMENT WIDTH	CURB TYPE	DESIGN SPEED
MCNAUGHTON DRIVE (SEGMENT 1) BEGINS AT ENTRANCE FROM U.S 183	775'	COLLECTOR	RURAL	PUBLIC	26'	18" RIBBON	35 MPH
MCNAUGHTON DRIVE (SEGMENT 2)	1,450'	LOCAL	RURAL	PUBLIC	26'	18" RIBBON	25 MPH
HAMILTON BRANCH	1,496'	LOCAL	RURAL	PUBLIC	26'	18" RIBBON	25 MPH

LOT FFES					
BLOCK A			BLOCK B		
	NORTH	SOUTH		NORTH	SOUTH
LOT 8	863	864	LOT 2	863	864
LOT 9	859	863	LOT 3	861	863
LOT 10	859	855	LOT 4	857	861
LOT 11	859	855	LOT 5	860	857
LOT 12	858	859	LOT 6	859	860
LOT 13	859	858	LOT 7	859	859
LOT 14	855	859	LOT 8	859	859
LOT 15	863	855	LOT 9	857	859
LOT 16	856	863	LOT 10	857 W	857 E
LOT 17	859 W	856 E	LOT 11	857 W	856 E
LOT 18	861 W	859 E	LOT 12	856 W	856 E
LOT 19	860 W	861 E	LOT 13	856 W	856 E
LOT 20	860 W	860 E	LOT 14	856 W	856 E
LOT 21	861 W	860 E	LOT 15	856 W	855 E

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT, MARIANNE PLANCKE, MANAGER OF INTERMANDECO GP, LLC, GENERAL PARTNER OF LIBERTYH VENTURES, LTD, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018027412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND 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 AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS NORTHFORK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22 DAY OF February, 20

BY: [Signature]
LIBERTYH VENTURES, LTD.
BY: INTERMANDECO GP, LLC, IT'S GENERAL PARTNER
BY: MARIANNE PLANCKE, MANAGER
PO BOX 670649
DALLAS, TX 75367

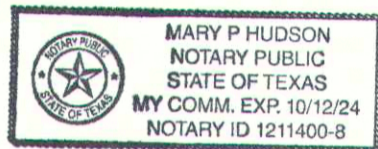
STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARIANNE PLANCKE, MANAGER OF INTERMANDECO GP, LLC, GENERAL PARTNER OF LIBERTYH VENTURES, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF FEBRUARY, 2022.

Mary P Hudson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON 10/12/2024



PLAT NOTES:

1. 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 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.

2. 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 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.

3. 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 REPRESENTATION 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.

4. 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.

5. A PORTION OF THE PROPERTY LIES WITHIN FEMA ZONE AE FLOODPLAIN PER LOMR 15-06-4383P EFF. 7/7/16. FEMA FLOODPLAIN PANELS 48491C0235F EFF. 12/20/19 & 48491C0275E EFF. 9/26/08.

6. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES OR CABLE AND APPURTENANCES; THE RIGHT TO PLACE NEW OR ADDITIONAL CABLE OR CABLES IN SAID SYSTEM AND TO CHANGE THE SIZES THEREOF; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY OR SYSTEM; THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR SYSTEM OR THEIR APPURTENANCES; THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING SAID SYSTEM.

7. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.

8. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

9. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN.

10. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.

11. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (OSSF).

12. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

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 EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

14. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1.A.

15. THE FOLLOWING LOTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE NORTHFORK ASSOCIATION OF HOMEOWNERS INC.:
LOTS 2 AND 23, BLOCK A
LOTS 1 AND 16, BLOCK B
LOTS 1 AND 10, BLOCK C

16. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

17. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

18. DRIVEWAYS SHALL CONNECT ONLY TO INTERNALLY PLATTED ROADS AND NOT TO CR 257 OR US 183.

19. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT LINE EASEMENTS BETWEEN THE HEIGHTS OF THREE TO EIGHT FEET AS MEASURED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

20. FIRE APPARATUS ACCESS EASEMENT SHALL EXPIRE UPON THE COUNTY TAKING POSSESSION OF THE RESERVE FOR FUTURE R.O.W.

21. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

22. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND THAT NO STRUCTURES OR OBSTRUCTIONS ARE PERMITTED WITHIN A DRAINAGE EASEMENTS.

23. THE 50' BUILDING SETBACK LINE FOR LOTS 1 & 22 SHALL BECOME NULL AND VOID UPON THE LOTS BECOMING PUBLIC RIGHT-OF-WAY.

24. A BENCHMARK IS BE TO ESTABLISHED WITHIN OR IMMEDIATELY ADJACENT TO THE BOUNDARY OF THE PLAT.

FINAL PLAT OF NORTHFORK

PLAT NOTES (CONTINUED):

25. 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.

26. BLOCK A LOTS 9-21 & BLOCK B LOTS 2-15, ARE 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 PANEL NO. [48491C0235F], EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS & COMMUNITY PANEL NO. [48491C0275E], EFFECTIVE DATE SEPTEMBER 26, 2008.

27. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK A, LOTS 9-21 AND BLOCK B, LOTS 2-15. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

28. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A, LOTS 9-21 AND BLOCK B, LOTS 2-15 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.

29. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY THE MATKIN HOOVER ENGINEERING AND SURVEY, DATED JULY 7, 2016.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, PHILLIP L. MCLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

[Signature]
PHILLIP L. MCLAUGHLIN 02-04-2022
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, STEVEN MINOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOODPLAIN. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

[Signature] 3-3-22
STEVEN MINOR, P.E. DATE:
STATE OF TEXAS NO. 133778



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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.

[Signature]
J. TERRON EVERTSON, P.E., DR, CFM
COUNTY ENGINEER

03/17/2022
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 25th DAY OF February 2022 A.D.
[Signature] Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES SHOWN 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

DATE

THE STATE OF TEXAS:
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, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY