

FINAL PLAT OF:
**REPLAT OF LOT 10,
 LIBERTY OAKS SUBDIVISION**

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
 RECORDED IN CAB. D, SLIDES 143 - 146, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

We, Roy W. Jones and Mary Lyn Jones, owners of the certian tract of land shown hereon and described in a deed recorded in Vol. 916, Page 692 of the Official Public Records of Williamson County, Texas, 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 "REPLAT OF LOT 10, LIBERTY OAKS SUBDIVISION".

TO CERTIFY WHICH, WITNESS by our hands this 21 day of April, 2022.

Roy W. Jones
 Roy W. Jones
 700 Oak Lane
 Liberty Hill, TX 78642

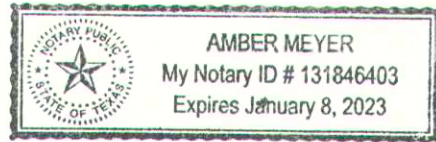
Mary Lyn Jones
 Mary Lyn Jones
 700 Oak Lane
 Liberty Hill, TX 78642

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

Before me, the undersigned authority, on this day personally appeared Roy W. Jones, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 21 day of April, 2022.

Amber Meyer
 Notary Public in and for the State of Texas
 My commission expires on: Jan 8, 2023

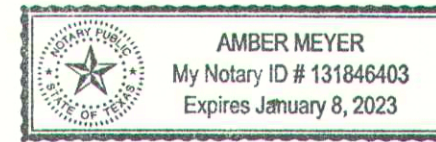


STATE OF TEXAS §
 COUNTY OF WILLIAMSON §
 KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Mary Lyn Jones, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 21 day of April, 2022.

Amber Meyer
 Notary Public in and for the State of Texas
 My commission expires on: Jan 8, 2023

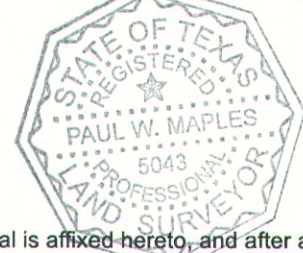


STATE OF TEXAS §
 COUNTY OF LAMPASAS §
 KNOW ALL MEN BY THESE PRESENTS

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all necessary survey monuments are correctly shown thereon.
 "This tract is not located within the Edwards Aquifer Recharge Zone."

TO CERTIFY WHICH, WITNESS my hand and seal at Lampasas County, Texas, this 12 day of April, 2022.

Paul W. Maples
 Registered Professional Land Surveyor No. 5043
 State of Texas



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES APPROVAL:

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 blue line (survey) 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 blue line (survey) and the documents associated with it.

Adam D. Boatright
 J. Terron Everston, PE, DR, CFM
 County Engineer
 Date: 04-28-2022

ROAD NAME AND 911 ADDRESSING APPROVAL:

Road name and addressing assignments verified this 21 day of April, 2022.

Tim R. Fowler
 Williamson County Addressing Coordinator
 By: 4/21/2022

Surveyor: Maples & Associates 420 S. Liveoak, Ste 200 P.O. Box 893 Lampasas, Texas 76550 Firm No. 10097700 Tel (512) 556-2078 Fax (512) 556-0500 Job No. 210614	SHEET 1 OF 1
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GENERAL NOTES:

- R.O.W. 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 within the R.O.W. or road widening easements. By placing anything in the R.O.W. 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 attributed to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvements shall be responsible for relocation and/or replacement of the improvements.
- Lots 10A and 10B shall only use a single shared driveway. No more than three residences total shall be served by the single shared driveway. 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.
- 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.
- 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 Panel No. 48491C0235F, Date December 20, 2019 for Williamson County, Texas. 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 owner(s) of this 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.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial R.O.W. shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- A de facto certificate of compliance is hereby issued for all lots within the subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in the area.
- The minimum lowest 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 one foot above the BFE, whichever is higher.
- Improvements within the County Road R.O.W. including, but not limited to landscaping, irrigation, lighting, and custom signs is prohibited without first obtaining an executed license agreement with Williamson County.
- All sidewalks are to be maintained by each of the adjacent property owners.
- This re-plat is subject to all applicable recorded easements and restrictions as set forth in the original plat of Liberty Oaks, as recorded in Cab. D, Slides 143-146 of the Plat Records of Williamson County.
- Maximum of 20% of 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. This subdivision is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulations B11.1.3, which states that a proposed development may be considered exempt from providing on-site stormwater detention if all lots are 2 acres or more and less than 20% of impervious cover per lot. Maintenance responsibility for drainage will not be accepted by the County other than that accepted in connection with drainage or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- Water service for 10B is currently serviced by City of Georgetown's Municipal Water. Water service for 10A will be provided by a private water well.

PERIMETER LEGAL DESCRIPTION

Being 6.00 acres comprising all of Lot 10 of Liberty Oaks Subdivision, a subdivision in Williamson County, Texas, as recorded in Plat Cabinet D, Slides 143-146 of the Plat Records of Williamson County, Texas, and being the same tract of land described in a deed from Liberty Oaks to Roy W. and Mary Lyn Jones, dated April 5, 1983, as recorded in Vol. 916, Page 692 of the Official Public Records of Williamson County, Texas; said 6.00 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner for the northeast corner of said Lot 10 and the southeast corner of Lot 9 of said subdivision, being the southwest corner of Lot 1 of Final Plat of Holt at Cole Subdivision, recorded as Doc. No. 2017027221 of said official public records, and being the northwest corner of a 15.30 acre tract of land described in a deed to Vernon E. Cole, recorded as Doc. No. 2002069020 of said official public records, and being further described in Vol. 544, Page 294 of said official public records, from whence a 1/2 inch iron pin found brs. North 09° 32' 12" East, 0.13 feet;

THENCE South 21° 31' 59" East, with the west line of said 15.30 acre tract and along the general course of a fence, 349.83 feet to a 1/2 inch iron pin found for the southeast corner of said Lot 10 and the northeast corner of said Lot 11;

THENCE South 68° 37' 31" West, with the south line of said Lot 10, with the north line of said Lot 11, and along the general course of a fence, at 723.54 feet passing a 1/2 inch iron pin found for the northwest corner of said Lot 11, continuing for a total distance of 748.54 feet to a calculated point in the centerline of Oak Lane;

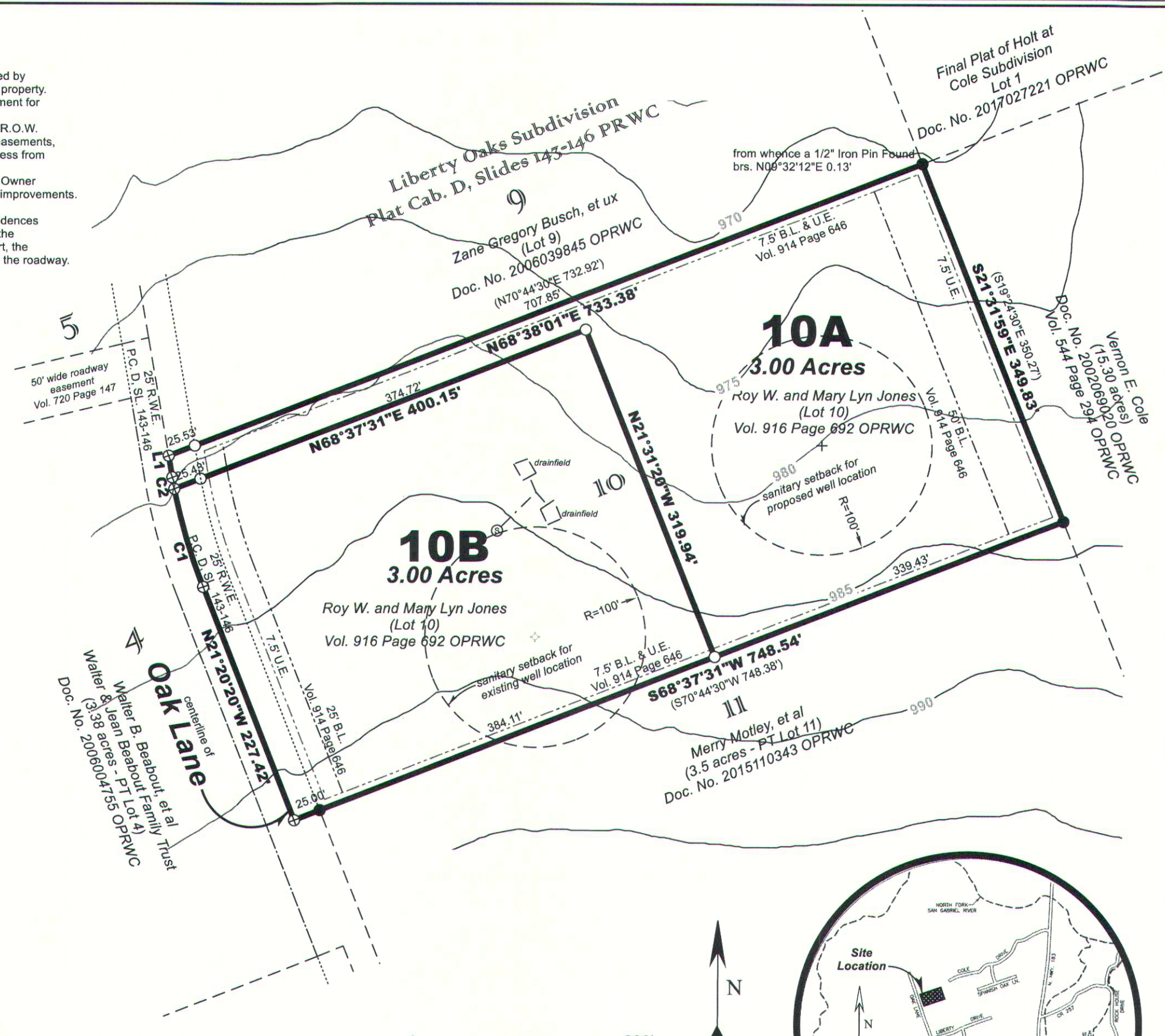
THENCE with the centerline of said Oak Lane as follows;

North 21° 20' 20" West, 227.42 feet to a calculated point;

103.55 feet clockwise along the arc of a circular curve with a radius of 500.00 feet (long chord = North 15° 49' 43" West, 103.37 feet) to a calculated point;

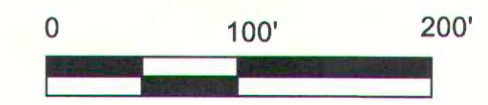
North 09° 41' 33" West, 20.04 feet to a calculated point for the northwest corner of said Lot 10 and the southwest corner of said Lot 9;

THENCE North 68° 38' 01" East, with the north line of said Lot 10 and the south line of said Lot 9, at 25.53 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, continuing along the general course of a fence for a total distance of 733.38 feet to the PLACE OF BEGINNING.



LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ⊕ Calculated Point
- 1/2" Iron Pin Found
- - - Adjoining Lot Lines
- R.W.E.
- - - Lot Setback Lines
- ⊙ Septic
- ⊕ Water Well
- + Proposed Water Well
- () Record Calls



LINE	BEARING	HORIZ DIST
L1	N9°41'33"W	20.04'

RECORD CURVE TABLE			
CURVE	ARC	RADIUS	BEARING
C1 & C2	98.25'	500'	N13°37'45"W

CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	92.99'	500.00'	N16°26'02"W	92.86'
C2	10.56'	500.00'	N10°30'01"W	10.56'

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 of plat, with field notes 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: _____

COUNTY CLERK'S APPROVAL:
 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 _____, 2022 A.D., at _____ o'clock _____ M., and duly recorded this the _____ day of _____, 2022 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
 By: _____

