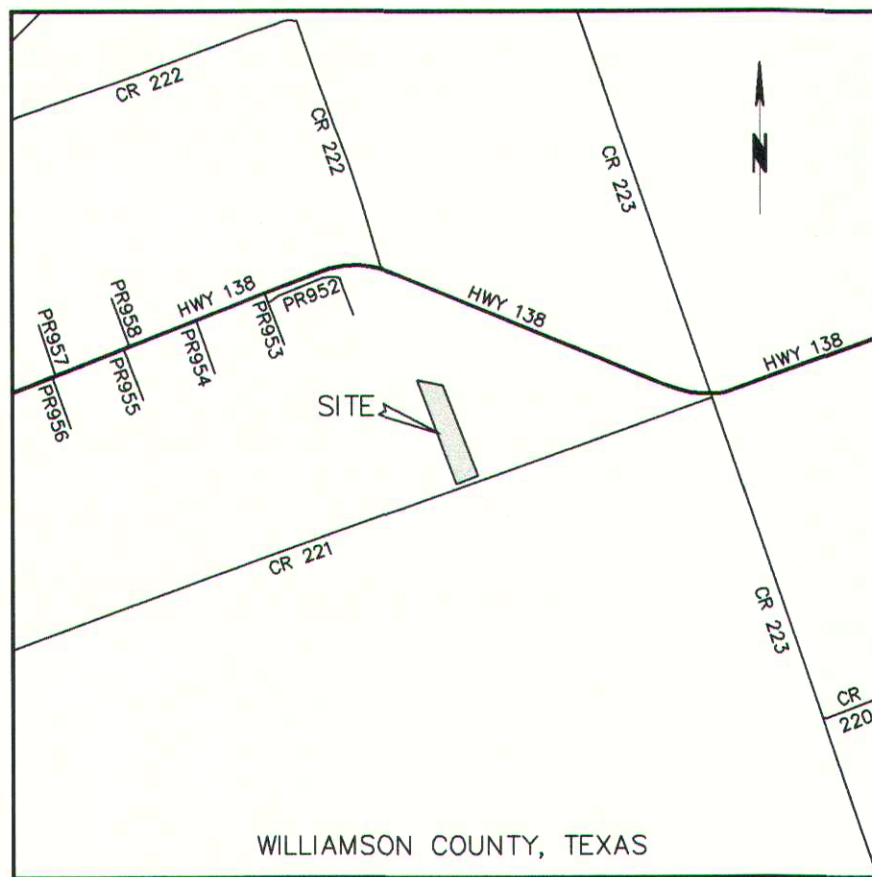


FINAL PLAT OF
LOTS 11A, 11B, AND 11C, FLORENCE OAKS ESTATES
Being a Replat of Lot 11, Florence Oaks Estates, according to the
plat recorded in Cabinet B, Slide 276, Plat Records Williamson County, Texas



VICINITY MAP
(1" = 2000')

OWNER: THU T. NGUYEN &
LARRY STEPANEK
4732 N. HWY 183
LIBERTY HILL, TX 78641

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3
TOTAL RESIDENTIAL LOTS: 3

TOTAL ACREAGE OF SITE: 5.881 ACRES

SURVEY: GEORGE PATILLO SURVEY, ABSTRACT NO. 505

SUBMITTAL DATE: FEBRUARY 03, 2023

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
(512) 931-3100

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203),
STATE PLANE SYSTEM. DISTANCES SHOWN HEREON
ARE SURFACE DISTANCES BASED ON A COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00016

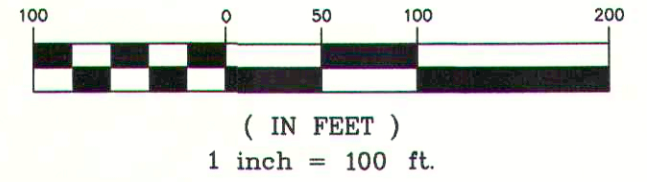
BENCHMARK: IRON ROD SET WITH CAP MARKED "SURVEY CONTROL"
ELEVATION = 1054.05'
GRID COORDINATES: N:10277330.86, E: 3068382.50
VERTICAL DATUM: NAVD-88 (GEOID 2012A)

PLAT NOTES:

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER - CITY OF GEORGETOWN, TEXAS
WASTEWATER - ON-SITE SEWAGE FACILITIES (OSSF)
- NO LOT IN THIS SUBDIVISION ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA
INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S.
FEDERAL EMERGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 48491C0100E,
EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 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 FLORENCE OAKS ESTATES, AS RECORDED IN CABINET B, SLIDE 276 OF THE PLAT
RECORDS OF WILLIAMSON COUNTY, TEXAS (DOCUMENT NO. 1972002963, OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS).
- 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 DATE, IN
PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN
DATA TAKES PRECEDENCE OVER FLOODPLAIN DATE 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.
- LOTS 11A, 11B, AND 11C SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE
THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED
DRIVEWAY.
- 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.
- 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.
- 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.
- A CERTIFICATION OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS
SUBDIVISION. THIS CERTIFICATION OF COMPLIANCE IS VALID UNTIL SUCH TIME AS
FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS
VICINITY.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATION 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).
- 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.
- LOT 11A HAS A GROSS AREA OF 1.445 ACRES (62,948 SQ. FT.), OF WHICH 0.083
ACRE (3,609 SQ. FT.) LIES WITHIN THE 15' FUTURE RIGHT-OF-WAY RESERVE,
LEAVING A NET AREA OF 1.362 ACRES (59,339 SQ. FT.)
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF
LIENS.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY
OWNERS.
- 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.
- 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 CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

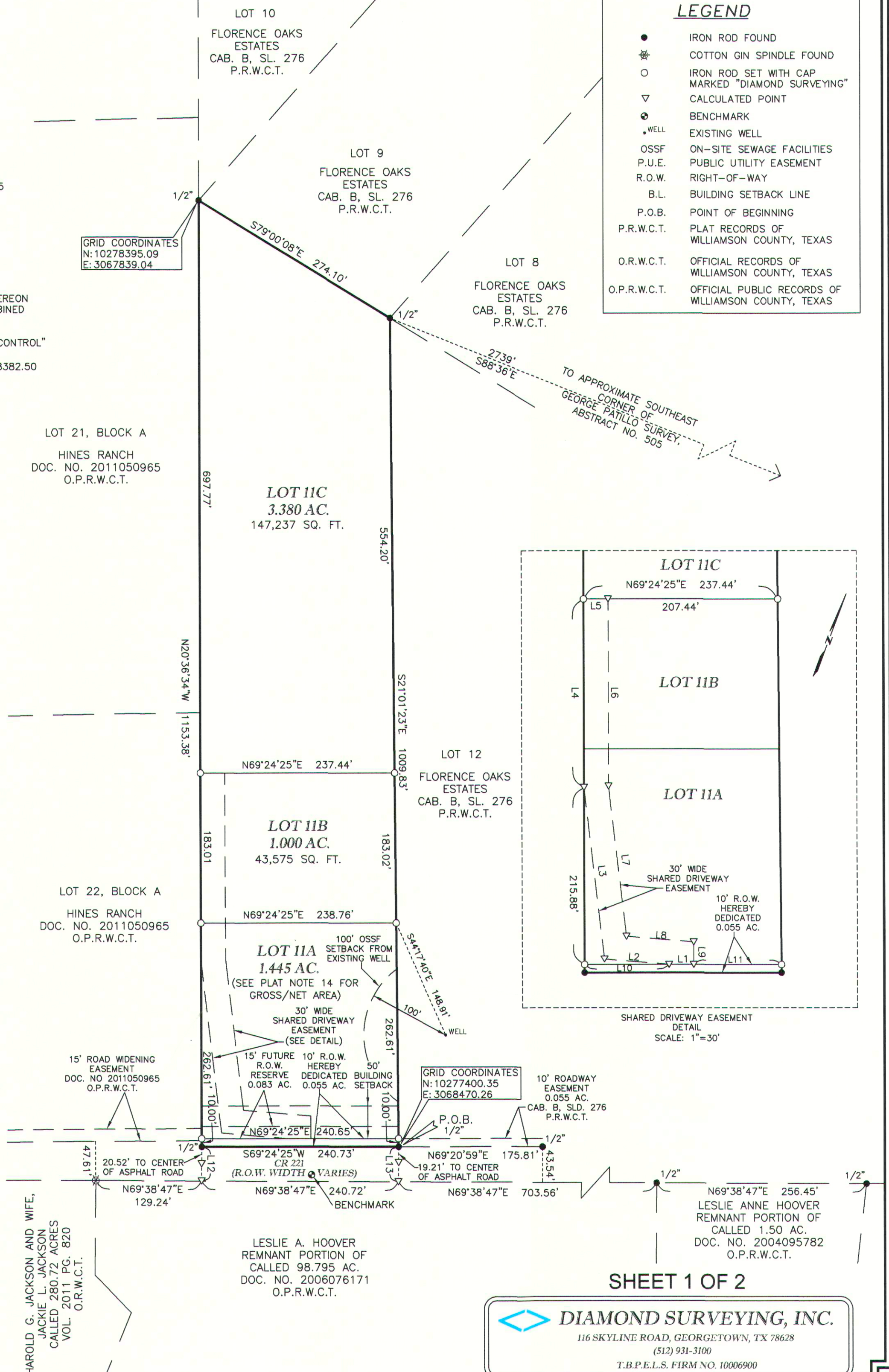
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S69°24'25"W | 30.00' |
| L2 | S74°19'07"W | 79.26' |
| L3 | N27°15'06"W | 210.52' |
| L4 | N20°36'34"W | 229.74' |
| L5 | N69°24'25"E | 30.00' |
| L6 | S20°36'34"E | 227.99' |
| L7 | S27°15'06"E | 184.29' |
| L8 | N74°19'07"E | 82.31' |
| L9 | S20°35'35"E | 27.53' |
| L10 | N69°24'25"E | 103.32' |
| L11 | S69°24'25"W | 107.34' |
| L12 | S20°21'13"E | 41.62' |
| L13 | S20°21'13"E | 42.62' |

GRAPHIC SCALE



LEGEND

- IRON ROD FOUND
- COTTON GIN SPINDLE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- CALCULATED POINT
- BENCHMARK
- EXISTING WELL
- ON-SITE SEWAGE FACILITIES
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



SHEET 1 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

METES AND BOUNDS DESCRIPTION

FOR A 5.881 ACRE TRACT OF LAND SITUATED IN THE GEORGE PATILLO SURVEY, ABSTRACT NO. 505, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 11, FLORENCE OAKS ESTATES, A SUBDIVISION RECORDED IN CABINET B, SLIDE 276 OF THE PLAT RECORD OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found monumenting the southeast corner of said Lot 11, same being on the southwest corner of Lot 12 of said Florence Oaks Estates, same being on the north right-of-way line of County Road 221 (right-of-way width varies), for the southeast corner and POINT OF BEGINNING hereof;

THENCE, S 69°24'25" W with the south boundary line of said Lot 11 and said north right-of-way line of County Road 221, for a distance of 240.73 feet to a 1/2" iron rod found on the southwest corner of said Lot 11, same being on an angle point in said north right-of-way line of County Road 221, for the southwest corner hereof;

THENCE, N 20°36'34" W with the west boundary line of said Lot 11, in part with said north right-of-way line of County Road 221, in part with the east boundary lines of Lots 22 and 21, Block A, Hines Ranch, a subdivision recorded in Document No. 2011050965 of the Official Public Records of Williamson County, Texas, for a distance of 1153.38 feet to a 1/2" iron rod found monumenting the northwest corner of said Lot 11, same being on a point in said east boundary line of Lot 21, Block A, Hines Ranch, same being the common south corner of Lot 9 and 10 of said Florence Oaks Estates, fro the northwest corner hereof;

THENCE, S 79°00'08" E with the north boundary line of said Lot 11 and the south boundary line of said Lot 9, for a distance of 274.10 feet to a 1/2" iron rod found on the northeast corner of said Lot 11, the northwest corner of said Lot 12, and being on the common south corner of said Lot 9 and Lot 8 of said Florence Oaks Estates, for the northeast corner hereof;

THENCE, S 21°01'23" E with the east boundary line of said Lot 11 and the west boundary line of said Lot 12, for a distance of 1009.83 feet to the POINT OF BEGINNING hereof and containing 5.881 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00016.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the information contained on this plat complies with the subdivision regulations adopted by Williamson County, Texas. This tract is not located within the Edwards Aquifer Recharge Zone.

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900

FEB. 09, 2023
DATE



OWNERS' SIGNATURE BLOCK

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

We, Thu T. Nguyen and Larry Stepanek, co-owners of the certain 5.881 acre tract of land shown hereon, being Lot 11, Florence Oaks Estates, recorded in Cabinet B, Slide 276 of the Plat Records of Williamson County, Texas, and described in deed recorded in Document No. 2021115422 of the Official Public Records of Williamson County, Texas, 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 to be known as FINAL PLAT OF LOTS 11A, 11B, AND 11C, FLORENCE OAKS ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this 10TH day of FEBRUARY, 2023.

Thu T. Nguyen
4732 N Hwy 183
Liberty Hill, TX 78642

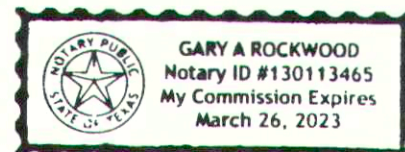
Larry Stepanek
4732 N Hwy 183
Liberty Hill, TX 78642

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

GIVEN UNDER MY HAND AND SEAL of office this 10TH day of FEBRUARY, 2023.

GARY A. ROCKWOOD
Notary Public in and for the State of Texas
My Commission expires on: MARCH 26, 2023

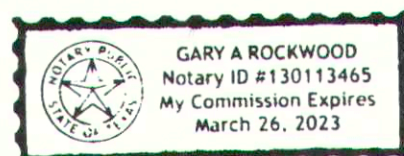


STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

GIVEN UNDER MY HAND AND SEAL of office this 10TH day of FEBRUARY, 2023.

GARY A. ROCKWOOD
Notary Public in and for the State of Texas
My Commission expires on: MARCH 26, 2023



FINAL PLAT OF

LOTS 11A, 11B, AND 11C, FLORENCE OAKS ESTATES
Being a Replat of Lot 11, Florence Oaks Estates, according to the
plat recorded in Cabinet B, Slide 276, Plat Records Williamson County, Texas

LIEN HOLDER'S SIGNATURE BLOCK

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

That, Frontier Bank of Texas, lien holder of the certain 5.881 acre tract of land shown hereon, being Lot 11, Florence Oaks Estates, recorded in Cabinet B, Slide 276 of the Plat Records of Williamson County, Texas, and described in deed recorded in Document No. 2021115422 of the Official Public Records of Williamson County, Texas, do hereby consent to the resubdivision of said tract as shown hereon; do further hereby join, approve and covenant to all restrictions listed herein; 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 to be known as FINAL PLAT OF LOTS 11A, 11B, AND 11C, FLORENCE OAKS ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this 10TH day of February, 2023.

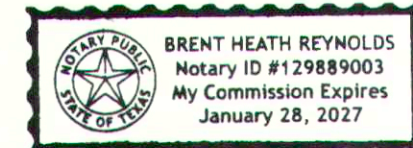
Jennifer Mauck, Senior Vice President, Williamson County Market Manager
Frontier Bank
2080 US Hwy 183, Suite 230
Leander, TX 78641

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

GIVEN UNDER MY HAND AND SEAL of office this 10TH day of February, 2023.

Notary Public in and for the State of Texas
My Commission expires on: 1/28/27



WILLIAMSON 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 plat as represented by the said Engineer or Surveyor, I find 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. Williamson County Engineer's Office and Williamson County disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated within it.

J. Terron Evertson, P.E., D.R., C.F.M.
Williamson County Floodplain Administrator

2/16/2023
Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 10TH day of February, 2023 A.C.

Teresa Baker
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

I, Bill Gravel, 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 Gravel, County Judge
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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 Document 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

SHEET 2 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900