BEING 10.674 acres of land, situated in the W. B. Billingsley Survey, Abstract No. 95, and the James Hackett Survey, Abstract No. 312, in Williamson County, Texas, said 10.674 acres being a portion out of Lot 183 and Lot 182, of the Sundance Ranch North Subdivision, Phase Two, recorded in Cabinet R, Slide 7, Plat Records Williamson County, Texas (PRWCT), said Lot 182 and Lot 183 being of record to Samuel A. Nicholson and wife, Jeanette A. Nicholson, Document No. 2014010206 and Document No. 2010069664, Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in January of 2022 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by

BEGINNING, at a 1/2" iron pin found (steel pin), at the Northwest corner of Lot 183, for the Northwest corner hereof, same being the Northeast corner of Lot 184, said point being a point in the South boundary line of a 129.4 acre tract, of record to The Rock Family Trust, Exhibit A, Tract 4, Volume 1620, Page 408, Deed Records Williamson County, Texas (DRWCT),

THENCE, with the common boundary line of the Sundance Ranch North Subdivision, Phase Two and said 129.4 acre tract, along or near a fence, the following two (2)

- 1. N 68°21'13" E, 261.01 feet, to a ½" iron pin found, at the Northeast corner of Lot 183, for an angle point hereof, same being the Northwest
- 2. N 6813'00" E, 258.50 feet, to a 1/2" iron pin found, at the Northeast corner of said Lot 182, for the Northeast corner hereof, same being Northeast corner of the Sundance Ranch North Subdivision, same being the Southeast corner of said 129.4 acre tract, said point being a point in the West boundary line of Lot 12 of the San Gabriel River Ranch Subdivision, recorded in Cabinet B, Slide 94, (PRWCT), from which a 1/2" iron pin found, at the Northwest corner of Lot 12, bears: N 20°47'09" W,

THENCE, with the common boundary line of the Sundance Ranch North Subdivision, Phase Two and the San Gabriel River Ranch Subdivision, S 20'39'29" E, passing at 241.39 feet, a 1/2" iron pin found, N 69'20'31" E, 3.03 feet, at the apparent Southeast corner of Lot 12, of the San Gabriel River Ranch Subdivision, same being the Northwest corner of Lot 11, and passing at 605.34 feet, a 1/2" iron pin found, N 69'20'31" E, 6.46 feet, at the apparent Southeast corner of Lot 11, same being the Northwest corner of Lot 10, in all a total distance of 800.52 feet, to a ½" iron pin found, at the Southeast corner of Lot 182, for the Southeast corner hereof, same being the Southwest corner of Lot 10, same being the Southwest corner of the San Gabriel River Ranch Subdivision, same being the Northwest corner of Lot 181, of the Sundance Ranch North Subdivision, Phase Two.

THENCE, with the common boundary line of Lot 182 and Lot 181, of the Sundance Ranch North Subdivision, Phase Two, S 36'09'37" W, 196.75 feet, to a 1/2" iron pin found, at the common corner of Lot 182 and Lot 181, for an angle point hereof. said point being a point in the North Right-of-Way line of Quarterhorse Drive. from which a ½" iron pin found, at the common corner of Lot 181 and Lot 180. bears: in a southerly direction with a non-tangent curve to the right, (C3) with a Radius of 80.00 feet, having a Chord Bearing of S 38*25'41" E, 37.02 feet, having a Central Angle of 26'45'22" and an Arc Length of 37.36 feet,

THENCE, with the South boundary line of Lot 182 and the North Right-of-Way line of Quarterhorse Drive, in a westerly direction with a non-tangent curve to the left, (C1) with a Radius of 80.00 feet, having a Chord Bearing of N 85.57.23" W, 89.34 feet, having a Central Angle of 67:53'27" and an Arc Length of 94.79 feet, to a 1/2" iron pin found, at the point of a compound curve, said point being the Southwest corner of Lot 182 and the Southeast corner of Lot 183, for an angle

THENCE, with the South boundary line of Lot 183 and the North Right-of-Way line of Quarterhorse Drive, the following two (2) courses and distances:

- 1. in a southerly direction with a non-tangent curve to the left, (C2) with a Radius of 80.00 feet, having a Chord Bearing of S 15'56'49" W, 110.40 feet, having a Central Angle of 87'15'43" and an Arc Length of 121.84 feet, to a 1/2" capped iron pin set, marked "Forest RPLS 1847", at the point of tangency, for an angle point hereof.
- 2. S 40'31'29" W, 134.22 feet, to a 1/2" iron pin found, for the Southwest corner hereof, said point being a point in the North Right-of-Way line of Buckskin Boulevard.

THENCE, with the West boundary line of Lot 183 and the North Right-of-Way line of Buckskin Boulevard. N 49'42'27" W, 162.56 feet, to a ½" iron pin found, for an angle point hereof, said point being a point in the common boundary line of Lot 183 and Lot 184, from which the original common corner of Lot 183 and Lot 184, bears: S 21°23'43" E, 63.43 feet.

THENCE, with the common boundary line of said Lot 183 and said Lot 184, N 21'23'43" W, 872.57 feet, to the POINT OF BEGINNING, and containing 6.674 acres, more or less.

OWNER: SAMUEL A. NICHOLSON AND JEANETTE A. NICHOLSON 319 QUARTER HORSE DRIVE LIBERTY HILL, TX 78642

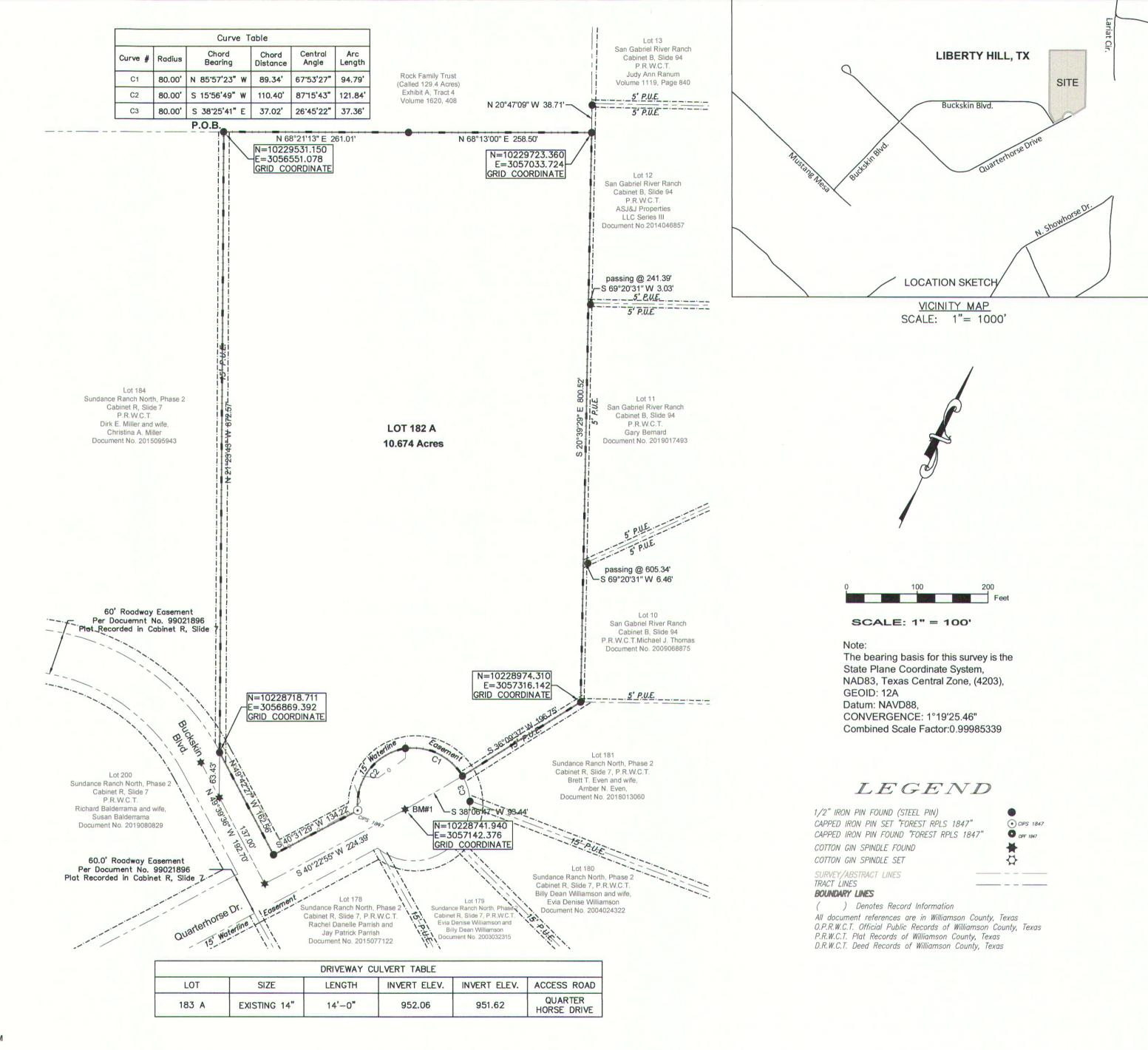
ACREAGE: 10.674 ACRES

TOTAL NUMBER OF LOTS: 1

(512)930-5927

SURVEYOR: WILLIAM F. FOREST. JR... REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847, STATE OF TEXAS FOREST SURVEYING AND MAPPING TBPLS, FIRM REGISTRATION NO. 1002000 1002 ASH STREET GEORGETOWN, TX 78626

BENCHMARK #1: ELEVATION = 950.89', COTTON SPINDLE FOUND IN ASPHALT CENTERLINE OF QUARTERHORSE DR. FROM WHICH A FOUND IRON ROD AT THE SOUTHEAST CORNER OF LOT 182 A, BEARS:N 38°06'47" E, 93.44 FEET.



REPLAT OF LOT 182 & LOT 183 SUNDANCE RANCH NORTH, PHASE TWO

> 10.874 ACRES SITUATED IN THE SUNDANCE RANCH NORTH, PHASE TWO WILLIAMSON COUNTY, TEXAS



Forest Surveying & Mapping Company 1002 Ash St. Georgetown, Texas Phone: 512-930-5927 www.forestsurveying.com TBPLS FIRM NO. 10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

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Revision	Drawing Date: January 13, 2022
Nov. 09, 2022	Field Book/Page: 153/11
Dec. 20, 2022	PP: P:\Jeanette Nicholson
Jan. 18, 2023	Dwg: Amended Plat of Lot 182 and Lot 183
March 08, 2023	LO: Amended Plat SHEET 1
	PAGE 2 OF 2

Forest Surveying & Mapping Co.

CO-OWNER'S CERTIFICATION STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON That I, Samuel A. Nicholson and Jeanette Nicholson, are the owners of the certain tract of land shown hereon and described in a deed recorded in Document No. 2010069664 and Document No. 2014010206, of the Official Records of Williamson County, Texas, [and do hereby state that there are no lien holders of the certain tract of land,] 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 AMENDED PLAT OF LOTS 182 and LOT 183, SUNDANCE RANCH NORTH, PHASE TWO. TO CERTIFY WHICH, WITNESS by my hand this Samuel A. Nicholson 319 Quarterhorse Drive Liberty Hill, TX 78642 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF WILLIAMSON Before me, the undersigned authority, on this day personally appeared Name North Name of the person whose name is subscribed to the foregoing instrument and acknowledge 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 Notary Public in and for the State of Texas Forrest Sasser My Commission Expires 1/13/2027 Notary ID134144665 My Commission expires on: CO-OWNER'S CERTIFICATION STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON That I, Samuel A. Nicholson and Jeanette Nicholson, are the owners of the certain tract of land shown hereon and described in a deed recorded in Document No. 2010069664 and Document No. 2014010206, of the Official Records of Williamson County, Texas, [and do hereby state that there are no lien holders of the certain tract of land,] 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 AMENDED PLAT OF LOTS 182 and LOT 183, SUNDANCE RANCH NORTH, PHASE TWO. 319 Quarterhorse Drive Liberty Hill, TX 78642 STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS: COUNTY OF WILLIAMSON Before me, the undersigned authority, on this day personally appeared Fenche News known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 9th day of Mark 2023, A.D. Notary Public in and for the State of Texas Forrest Sasser My Commission Expires 1/13/2027 Notary ID134144665 My Commission expires on: SURVEYOR'S CERTIFICATION STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon. This tract is not within the Edwards Aquifer Recharge Zone. TO CERTIFY WHICH, WITNESS by my hand and seal at Georgetown, Williamson County, Texas, WILLIAM F. FOREST, JR. Registered Professional Land Surveyor No. 1847, State of Texas TBPLS, Firm Registration No. 1002000 1002 Ash Street

Georgetown, Texas 78626

GENERAL NOTES AND REQUIREMENTS:

- 1. There are no new public roadways approved as a part of this subdivision.
- 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. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet. 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.
- 4. Existing easements are shown on Sheet One according to the records as set out in Cabiner R, Slide 7, a Permanent 15 foot wide Waterline Easement and a 15 foot wide Public Utility Easement. Any additional easements that may exist have not been researched as a part of this survey.
- 5. A de Facto certificate of compliance is hereby issued for Lots 182-183 in this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- 6. No lots in this subdivision are encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No.48491C0235F, effective date December 20, 2019 for Williamson County, Texas.
- 7. The landowner assumes all risks associated with improvements located in the Right-of-Way for Buckskin Boulevard and Quarterhorse Drive. By placing anything in the Right-of-Way and/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 improvements will be responsible for the relocation and/or replacement of the improvement.
- 8. Improvements within the county road Right-of-Way including, but not limited to, landscaping, irrigation, lighting, custom signs, are prohibited without first obtaining an executed license agreement with Williamson County.
- 9. All public roadways and easements as shown on this plat are free of liens.
- 10. This development is considered exempt from on-site storm water detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing a stormwater detention, if the plat has all lots of 2 acres or more with less than 20% impervious cover.
- 11. Water service for this subdivision will be provided by City of Georgetown Sewer service for this subdivision will be provided by on-site sewage facilities.
- 12. 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.
- 13. 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.
- 14. All sidewalks shall be maintained by each of the adjacent property owners.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

Based upon the representations of the surveyor whose seal is affixed hereto, and after review of the plat as represented by the said surveyor, I find that this plat 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 plat and the documents associated with it.

J. Terron Evertson, PE, DR, CFM Williamson County Engineer Redund:

3/15/2023 DATE

911 ADDRESSING APPROVAL

This subdivision, to be known as "AMENDED PLAT of LOTS 182 and LOT 183, SUNDANCE RANCH NORTH, PHASE

TWO", has been reviewed by the Williamson County addressing department this date.

WILLIAMSON COUNTY ADDRESSING DEPARTMENT Circly Bridges

3/13/4083 DATE

GENERAL NOTES AND REQUIREMENTS:

- 15. 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 Sundance Ranch North, Phase Two, as recorded in 99021896, in the Public Records of Williamson County, Texas.
- 16. Road will not be maintained by Williamson County in Perpatuity.
- 7. Maximum 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. If impervious cover is propsed to exceed maximum percentage allowed, contact Williamson County floodplain administration to review the stormawater management controls proposed on lot.
- 18. This project does not contain a regulated FEMA floodplain or drainage basin greater than 64 acres; therefore, Williamson County will not require a floodplain study review. (2021 WCSR 4.23)
- 19. This project is detention exempt. Plats with three or less lots for single family residential use, with less than 20% impervious cover per lot, are exempet from detention requirements. (2021 WCSR B11.1.2)
- 20. Any modifications to the existing driveway need to be designed by a registered professional engineer and a driveway permit will need to be submitted to Williamson County per WCSR 5.38 and B11.5.

Engineer's Certification

I, David Urban, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Contributing 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 48491C0235F, effective date December 20, 2019, and that each lot conforms to the Williamson County regulations

David Urban, PE, CFM
Registered Professional Engineer (sealed)
No.82783, State of Texas
203 E Main Street, Suite 204
Round Rock, Texas 78664



COUNTY JUDGE'S APPROVAL

STATE OF TEXAS \$
\$ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON \$

I, Bill Gravell, Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that 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 the 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	

COUNTY	CLERK'S	CERTIFICATIO

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

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

REPLAT OF LOT 182 & LOT 183 SUNDANCE RANCH NORTH, PHASE TWO

10.874 ACRES SITUATED IN THE SUNDANCE RANCH NORTH, PHASE TWO WILLIAMSON COUNTY, TEXAS

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Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors 1917 S Interstate 35 Austin, TX 78741, US (512) 440—7723 Revision Drawing Date: January 13, 2022

Nov. 09, 2022 Field Book/Page: 153/11

Dec. 20, 2022 PP: P:\Jeanette Nicholson

Jan. 18, 2023 Dwg: Amended Plat of Lot 182 and Lot 183

March 08, 2023 LO: Amended Plat SHEET 2

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