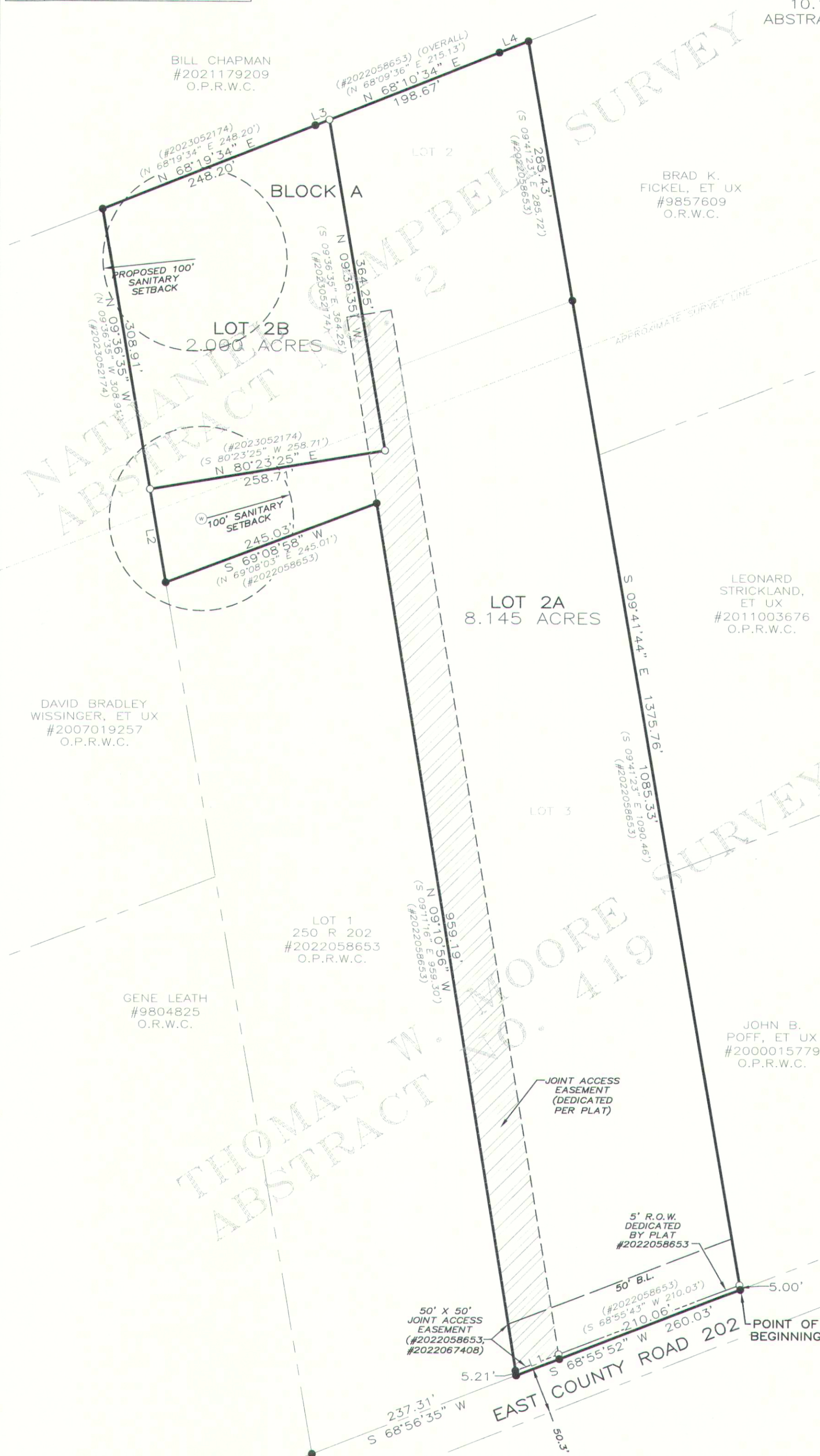
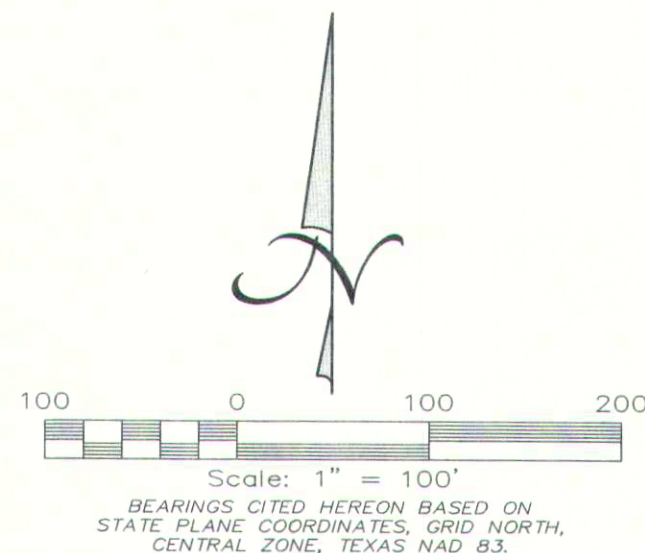


LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH CAP STAMPED "T.S."
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
---	PROPERTY LINE
---	NEIGHBOR PROPERTY LINE



RE-PLAT OF LOT 2 AND LOT 3, OF 250 CR 202 SUBDIVISION

10.145 ACRES OUT OF THE NATHANIEL CAMPBELL SURVEY,
ABSTRACT No. 2, & THOMAS W. MOORE SURVEY, ABSTRACT No.
419, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

GENERAL PLAT NOTES

- 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.
- Water service is provided by: Well, Wastewater service is provided by: Septic.
- 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 250 CR 202, as recorded in Document No. 2022058653, in the Official Public Records of Williamson County, Texas.
- All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.
- 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.
- 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. 48491C235F, effective date 12-20-2019, for Williamson County, Texas.
- No structure or land in this subdivision shall hereafter be located or altered without first obtaining a Certificate of Compliance or Floodplain Development Permit from the Williamson County Floodplain Administrator.
- No building or structures are permitted in drainage easements. No fences or landscaping are permitted in drainage easements except as approved by Williamson County.
- This development is considered exempt from On-Site Stormwater Detention Controls based on Williamson County Subdivision Regulation 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.
- 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, 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.
- The minimum finished floor elevation shall be at least one foot above the adjacent finished grade and base flood elevation. 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 base flood elevation.
- 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.
- 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.
- Lot 1, 250 DR 202 subdivision, and Lots 2A and 2B, 250 CR 250 Resubdivision, shall only use a single shared driveway. No more than three residences total shall be served by the single shared driveway.

RE-PLAT OF LOT 2 AND LOT 3, OF 250 CR 202 SUBDIVISION

TOTAL ACREAGE: 10.145 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
SUBMISSION DATE: 07/28/2023
2ND SUBMITTAL: 08/29/2023
3RD SUBMITTAL:

OWNER/SUBDIVIDER:

RACHELLE DENISE BUENTE
230 COUNTY ROAD 202
LIBERTY HILL, TX 78642
BUENTEOR@GMAIL.COM

OWNER/SUBDIVIDER:

RAYMOND IGNACIO BUENTE
230 COUNTY ROAD 202
LIBERTY HILL, TX 78642
RAYMOND.BUENTE01959@ME.COM

OWNER/SUBDIVIDER:

KAYLEE PRATER
241 TRELIS BLVD.
LEANDER, TX 78641

OWNER/SUBDIVIDER:

JEFFREY PRATER
241 TRELIS BLVD.
LEANDER, TX 78641

SURVEYOR:

TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600
PROJECT No. 230019

THIS PLAT IS SUBJECT TO THE FOLLOWING:
DEED RESTRICTIONS IN: DOC. #9659037
EASEMENT AGREEMENT IN: DOC. #2022067408
EASEMENT AGREEMENT IN: DOC. #2023052174

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 68°56'35" W	49.97'
L2	N 09°36'35" W	102.74'
L3	N 68°10'34" E	16.36'
L4	N 68°26'13" E	33.81'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 68°55'43" W	50.00' --#2022058653
L2	N 09°38'55" W	411.79' --#2022058653 (OVERALL)
L3	N 68°10'34" E	16.36' --#2023052174
L4	N 68°03'34" E	33.83' --#2022058653

SHEET 1: PLAT
SHEET 2: SIGNATURE PAGE

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

SHEET

1

OF

2

DATE OF PLAT PREPARATION: JULY 2023

RE-PLAT OF
LOT 2 AND LOT 3, OF 250 CR 202
SUBDIVISION

10.145 ACRES OUT OF THE NATHANIEL CAMPBELL SURVEY,
ABSTRACT No. 2, & THOMAS W. MOORE SURVEY, ABSTRACT No.
419, WILLIAMSON COUNTY, TEXAS.

OWNER'S SIGNATURE

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

That RACHELLE DENISE BUENTEO, is the co-owner of the certain 10.145 acres of land shown hereon and described in deeds recorded in Document No. 2022071506, 2023046146 & 2023052174 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, 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 is to be known as RE-PLAT OF LOT 2 AND LOT 3, OF 250 CR 202 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 3 day of October, 2023

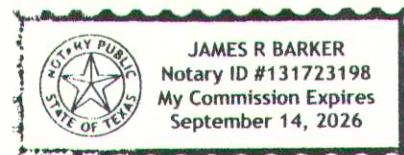
Rachelle Buenteo
RACHELLE DENISE BUENTEO
230 County Road 202
Liberty Hill, Tx 78642

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 Rachelle Denise Buenteo, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3RD day of OCTOBER, 2023

James R
Notary Public in and for the State of Texas
My Commission expires on: 9/14/26



OWNER'S SIGNATURE

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

That RAYMOND IGNACIO BUENTEO, is the co-owner of the certain 10.145 acres of land shown hereon and described in deeds recorded in Document No. 2022071506, 2023046146 & 2023052174 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, 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 is to be known as RE-PLAT OF LOT 2 AND LOT 3, OF 250 CR 202 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 3 day of October, 2023

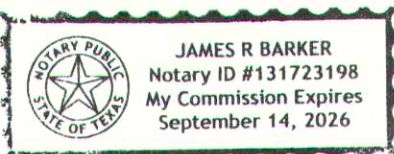
Raymond Buenteo
RAYMOND IGNACIO BUENTEO
230 County Road 202
Liberty Hill, TX 78642

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 Raymond Ignacio Buenteo, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3RD day of OCTOBER, 2023

James R
Notary Public in and for the State of Texas
My Commission expires on: 9/14/26



OWNER'S SIGNATURE

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

That KAYLEE PRATER, is the co-owner of the certain 10.145 acres of land shown hereon and described in deeds recorded in Document No. 2022071506, 2023046146 & 2023052174 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, 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 is to be known as RE-PLAT OF LOT 2 AND LOT 3, OF 250 CR 202 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 3 day of October, 2023

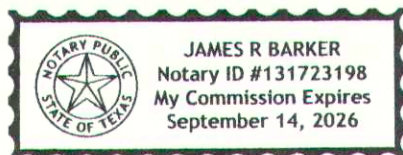
Kaylee Prater
KAYLEE PRATER
241 TRELLIS BLVD.
LEANDER, TX 78641

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 Kaylee Prater, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3RD day of OCTOBER, 2023

James R
Notary Public in and for the State of Texas
My Commission expires on: 9/14/26



OWNER'S SIGNATURE

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

That JEFFREY PRATER, is the co-owner of the certain 10.145 acres of land shown hereon and described in deeds recorded in Document No. 2022071506, 2023046146 & 2023052174 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the Williamson County may deem appropriate. This subdivision is to be known as RE-PLAT OF LOT 2 AND LOT 3, OF 250 CR 202 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 3 day of October, 2023

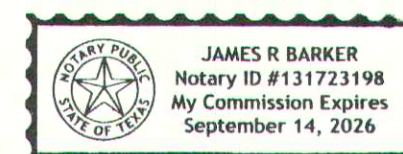
Jeffrey Prater
JEFFREY PRATER
241 TRELLIS BLVD.
LEANDER, TX 78641

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 Jeffrey Prater, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3RD day of OCTOBER, 2023

James R
Notary Public in and for the State of Texas
My Commission expires on: 9/14/26



SURVEYOR'S CERTIFICATION

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

I, William C. Stewart, 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 or roads in place, except as shown on the accompanying plat, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas. This tract is not located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this 3rd day of October, 2023

William C Stewart
William C Stewart
Registered Professional Land Surveyor No. 5785
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.

Adam D. Boatright
Adam Boatright, PE,
Williamson County Engineer

10/05/2023
Date

911 ADDRESSING APPROVAL

Road name and address assignments verified this the ____ day of _____,
20____ A.D.

Williamson County Addressing Coordinator

COUNTY JUDGE 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 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 Gravell, Jr., County Judge
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION:

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 ____ 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

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

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SHEET

2

OF

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