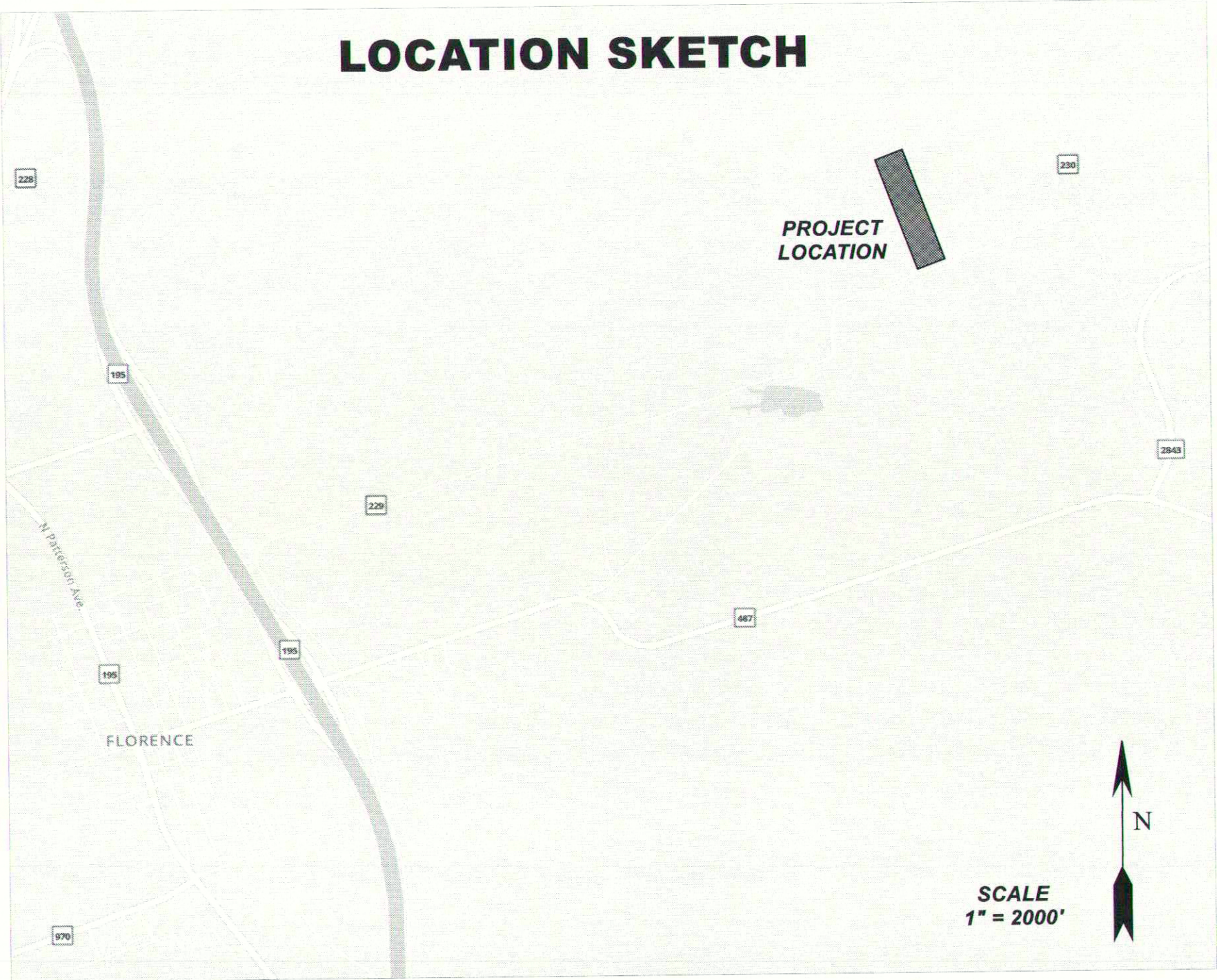


**ANOTHEN SUBDIVISION  
A MINOR PLAT**



**PROJECT INFORMATION:**

**PROPERTY OWNER:**  
MICHAEL & REBECCA SCHROECK  
480 COUNTY ROAD 229  
FLORENCE, TX 76527  
MRSCHROECK@GMAIL.COM  
(512) 473-9642

**LAND SURVEYOR:**  
PAUL W. MAPLES, RPLS 5043  
MAPLES & ASSOCIATES, INC.  
PO BOX 893  
LAMPASAS, TEXAS 76550  
(512) 556-2078

**PROPERTY AGENT:**  
REBECCA SCHROECK  
480 COUNTY ROAD 229  
FLORENCE, TX 76527  
(512) 473-9642

**PLAT DATE:** MAY 21, 2024  
**SUBMITTAL DATE:** JUNE 1, 2024

**INDEX:**

**TOTAL NUMBER OF LOTS:** 3  
**TOTAL ACREAGE:** 17.91 ACRES  
**LOT USAGE:** RESIDENTIAL

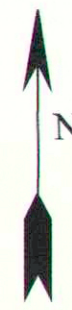
Surveyor: **Maples & Associates**  
420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76550

Firm No. 10097700  
Tel (512) 556-2078  
Fax (512) 556-0500  
Job No. 210214-150504

**SHEET:**  
**1 OF 3**



ANOTHEN SUBDIVISION  
A MINOR PLAT



Basis of Bearings:  
Texas State Plane Coordinate System  
NAD83 Texas Central Zone.

The distances shown hereon are surface  
values. For grid values, apply a combined  
scale factor of 0.999953021.

LEGEND

- 1/2" Iron Pin Set  
with cap marked  
"MAPLES RPLS 5043"
- ⊕ Calculated Point
- ⊙ 3/8" Iron Pin Found
- - - Adjoining Property Lines
- x- Wire Fence
- E- Overhead Electric
- Power Pole
- Water Well
- ⊞ Water Meter
- ⊞ Water Valve
- ⊙ Existing Septic
- BL Building Setback Line
- Common Driveway Access Easement
- ( ) Record Calls

LINE	RECORD LINE TABLE	
L3	BEARING S19°22'15"E	DISTANCE 39.90'

LINE	BEARING	DISTANCE
L1	N18°44'08"W	116.13'
L2	N32°05'28"E	92.08'
L3	S20°49'51"E	39.82'
L4	S70°47'01"W	30.01'

The following utility easements affect these  
tracts and follow CL of existing utility lines:

Chisholm Trail Water Supply Corp.  
(15' wide easement)  
Vol. 1168 Page 264

Pedernales Electric Cooperative, Inc.  
(20' wide easement)  
Doc. No. 2021081896

The following blanket easements  
affect these tracts:

Chisholm Trail Water Supply Corp.  
Vol. 1168 Page 264

Pedernales Electric Cooperative, Inc.  
Doc. No. 2021081896

BLOCK 1

3  
8.51 Acres  
Michael P. Schroeck, et ux  
(Tract One - 17.91 acres)  
Doc. No. 2015043433

2  
7.39 Acres  
Michael P. Schroeck, et ux  
(Tract One - 17.91 acres)  
Doc. No. 2015043433

1  
2.01 Acres  
Michael P. Schroeck, et ux  
(Tract One - 17.91 acres)  
Doc. No. 2015043433

Roy Cleyton Liernan  
(22.94 acres)  
Doc. No. 2017109267  
000 F.M. Hwy. 487  
Florence, Texas 76527

Shawna K. Platt  
(Lot 21, Chapel View)  
Doc. No. 2012010158  
401 County Road 229  
Florence, Texas 76527

21  
Chapel View  
Plat Cab. L, Slides 229-230

Surveyor: **Maples & Associates**  
420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76550

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Job No. 210214-150504

**SHEET:**  
**2 OF 3**



# ANOTHEN SUBDIVISION A MINOR PLAT

## GENERAL PLAT NOTES:

- 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 easements for the construction, improvement, or maintenance of the adjacent road.
- 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.
- Maintenance responsibility for the 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.
- Water service is provided by Georgetown Water. Wastewater service is provided by On-Site Sewage Facility (OSSF).
- 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.

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 sidewalks shall be maintained by each of the adjacent property owners.

- Rural mailboxes shall be set three feet from the edge of 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.
- No construction, planting or grading shall be permitted to interfere with sight distance easements between the heights of three and eight feet as measured from the crowns of the adjacent streets.
- Maximum of 20% impervious cover per lot, otherwise storm management controls shall be designed, constructed, and maintained by owner. If impervious cover is prohibited to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- This subdivision is designed to allow natural drainage patterns to sheet flow across properties and roadways. Property grading shall direct water away from the structural foundation, including stormwater that originates across roadways. It is the property owners responsibility to ensure that the top of grass or other landscaping along the ribbon curb, on the downslope side of the roadway, does not obstruct or redirect flow within the right-of-way. This requirement applies to Block 1, Lots 1, 2, and 3.
- 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.
- Lots 1 and 2 shall only use a single shared driveway. No more than three residences total shall be served by the single shared driveway.
- 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. 48491C0100E for Williamson County, effective date: September 26, 2008.
- A certificate of compliance is hereby issued for all lots within this subdivision. This certificate 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 B11.1.3, 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.  
  
This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations Section B11.1, on new development that would evoke such controls beyond existing conditions.
- Lot 3 may not be further subdivided.

## PERIMETER LEGAL DESCRIPTION

Being 17.91 acres of the Edward Lang Survey, Abst. No. 7 in Williamson County, Texas, and being the same tract of land described as Tract One in a deed from John Patrick Lowe to Michael P. Schroeck, et ux, dated May 22, 2015, recorded as Doc. No. 2015043433 of the Official Public Records of Williamson County, Texas; said 17.91 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner on the north line of County Road 229 for the southwest corner of hereof and the southeast corner of an 11.95 acre tract of land described in a deed to Douglas R. Montgomery, recorded as Doc. No. 2005008894 of said official public records, from whence the northwest corner of said Lang Survey brs. approximately North 75°47' West, 7504 feet;

THENCE with the east line of said 11.95 acre tract and along the general course of a fence as follows;

North 20°44' 01" West, 814.01 feet to a 3/4 inch iron pin found;

North 20°04' 57" West, 433.49 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found;

North 21°16' 39" West, 517.51 feet to a 3/4 inch iron pin found for the southwest corner of a 25.00 acre tract of land described as Tract Two in said deed to Michael P. Schroeck, et ux;

THENCE North 69°40' 14" East, with the south line of said 25.00 acre tract, 440.10 feet to a one inch iron pin found for the southeast corner of said 25.00 acre tract, being on the west line of a 10.00 acre tract of land described in a deed to Robert W. Combs, et ux, as recorded in Vol. 1186, Page 254 of said official public records;

THENCE with the west line of said Combs 10.00 acre tract and along the general course of a fence as follows;

South 21°02' 08" East, 159.81 feet to a 1/2 inch iron pin found;

South 20°49' 51" East, 39.82 feet to a 1/2 inch iron pin found for the southwest corner of said Combs 10.00 acre tract and the northwest corner of a 10.00 acre tract of land described in a deed to Randal G. Lang, et al, recorded as Doc. No. 2004017707 and being further described in Vol. 1164, Page 860 of said official public records;

THENCE with the west line of said Lange 10.00 acre tract and along the general course of a fence as follows;

South 21°20' 10" East, 278.94 feet to a 1/2 inch iron pin found;

South 20°35' 51" East, 1295.00 feet to a 1/2 inch iron pin found on the north line of said County Road 229 for the southwest corner of said Lang 10.00 acre tract;

THENCE South 70°47' 01" West, with the north line of said County Road 229, 441.02 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 18, 2024, by MAPLES & ASSOCIATES, INC.

Road name and address assignments verified this the 24 day of July, 2024.

Cindy Bridges  
Williamson County Addressing Coordinator  
Cindy Bridges

I, Paul W. Maples, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations adopted by Williamson County, Texas, and that all existing easements of record as found on the Title Policy provided by Georgetown Title Co., issued File No. 150070418, have been shown or noted hereon. This tract is not located within the Edwards Aquifer Recharge Zone.

Paul W. Maples  
Paul W. Maples, RPLS No. 5043

5/21/2024  
Date:

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, Rebecca A. Schroeck, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2015043433 of the Official Public Records of Williamson County, Texas, 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 ANOTHEN SUBDIVISION.

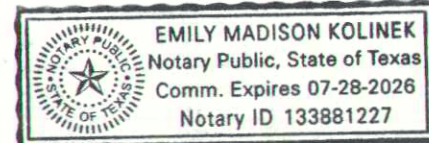
TO CERTIFY WHICH, WITNESS by my hand this 24 day of July, 2024.

Rebecca A. Schroeck  
Co-Owner  
480 County Road 229  
Florence, TX 76527

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 24 day of July, 2024, personally appeared REBECCA A. SCHROECK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of July, 2024.

Emily Madison Kolinek  
Notary Public, State of Texas  
Printed Name: Emily Madison Kolinek  
My Commission Expires: 7/28/2026



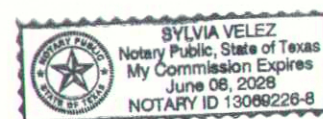
STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, Michael P. Schroeck, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2015043433 of the Official Public Records of Williamson County, Texas, 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 ANOTHEN SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 24 day of July, 2024.

Michael P. Schroeck  
Co-Owner  
480 County Road 229  
Florence, TX 76527



BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 24 day of July, 2024, personally appeared MICHAEL P. SCHROECK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of July, 2024.

Sylvia Velez  
Notary Public, State of Texas  
Printed Name: Sylvia Velez  
My Commission Expires: June 8, 2028

STATE OF TEXAS  
COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS;

I, Jon Fischer, representative for Capital Farm Credit, FLCA, lien holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2015043433 of the Official Public Records of Williamson County, Texas, 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 ANOTHEN SUBDIVISION.

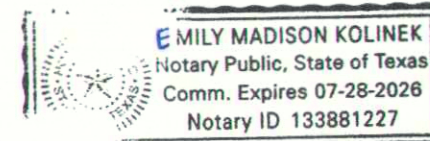
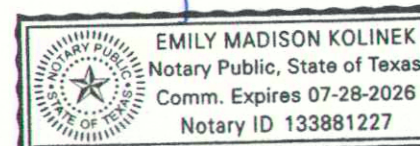
TO CERTIFY WHICH, WITNESS by my hand this 24 day of July, 2024.

Capital Farm Credit, FLCA  
Lien holder  
3000 Briarcrest Drive, Ste. 601  
Bryan, TX 77802

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 24 day of July, 2024, personally appeared Jon Fischer, representative for Capital Farm Credit, FLCA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of July, 2024.

Emily Madison Kolinek  
Notary Public, State of Texas  
Printed Name: Emily Madison Kolinek  
My Commission Expires: 7/28/2026



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 certificate 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 D. Boatright, P.E.  
Williamson County Engineer

Date: 07/24/2024

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, Bill Gravell, 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, County Judge, Williamson County, Texas

Date:

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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 , 2024 A.D., at o'clock, M, and duly recorded this the day of , 2024 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 written above.

Nancy E. Rister, Clerk County Court of  
Williamson County, Texas.

By: , Deputy



Surveyor: **Maples & Associates**  
420 S. Liveoak, Ste 200  
P.O. Box 893  
Lampasas, Texas 76850

Firm No. 10097700  
Tel (512) 556-2078  
Fax (512) 556-0500  
Job No. 210214-150504

**SHEET:**  
**3 OF 3**