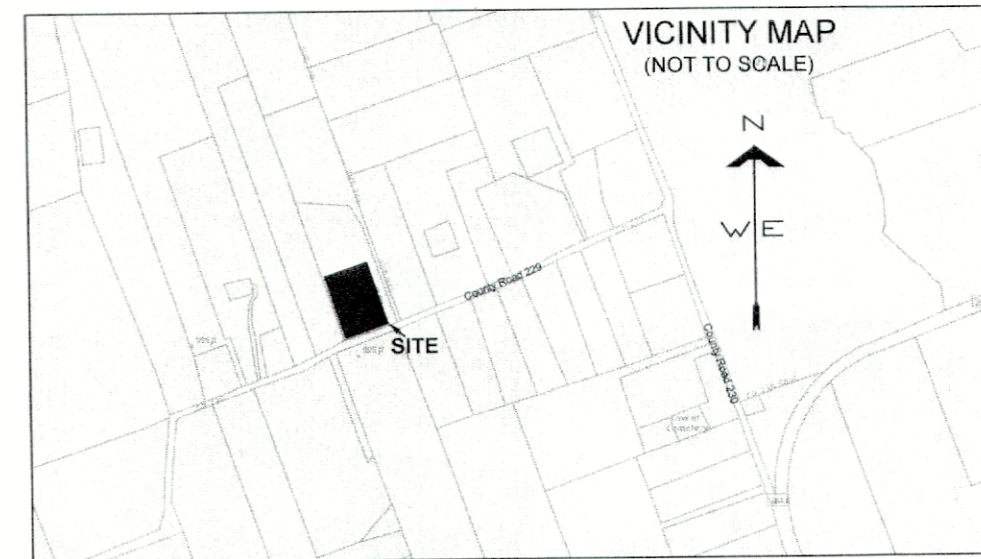


ANOTHEN SUBDIVISION REPLAT OF BLOCK 1, LOTS 1 & 2

BEING A REPLAT OF LOTS 1 AND 2, ANOTHEN SUBDIVISION, A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN ON THE MAP
OR PLAT THEREOF AND RECORDED IN DOCUMENT NO. 2024062833,
OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.



LOT 1:
OWNERS: MATTHEW A. ARNOLD & MARIA ARNOLD
ACREAGE: 2.01 ACRES
PATENT SURVEY: EDWARD LANG SURVEY, ABSTRACT NO. 7
SURVEYOR: AARON J. HARP, RPLS 6830, HARP LAND SURVEYING
NUMBER OF NEW LOTS: 0
SITE ADDRESS: 468 CR 229, FLORENCE, TX 76527

LOT 2:
OWNERS: MICHAEL P. SCHROECK & REBECCA A. SCHROECK
ACREAGE: 7.39 ACRES
PATENT SURVEY: EDWARD LANG SURVEY, ABSTRACT NO. 7
SURVEYOR: AARON J. HARP, RPLS 6830, HARP LAND SURVEYING
NUMBER OF NEW LOTS: 0
SITE ADDRESS: 480 CR 229, FLORENCE, TX 76527

LEGAL DESCRIPTION:

DESCRIPTION OF A 9.39 ACRE TRACT, BEING ALL OF LOTS 1 AND 2, ANOTHEN SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF AND RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 9.39 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at an iron rod found on the north line of County Road 229, having a right of way width that varies, said point being the southwest corner of said Lot 1, same being the southeast corner of that certain 11.95 acre tract conveyed to Douglas R. Montgomery by Special Warranty Deed and recorded in Document No. 2005008894, Official Public Records Williamson County, Texas, this point being the POINT OF BEGINNING and having Grid Coordinates of N(Y) 10286747.882, E(X) 3105046.667, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, and for the southwest corner of the herein described tract.

THENCE, coincident with the common lines of said Anothén Subdivision and of said Montgomery tract, the following three (3) courses and distances:

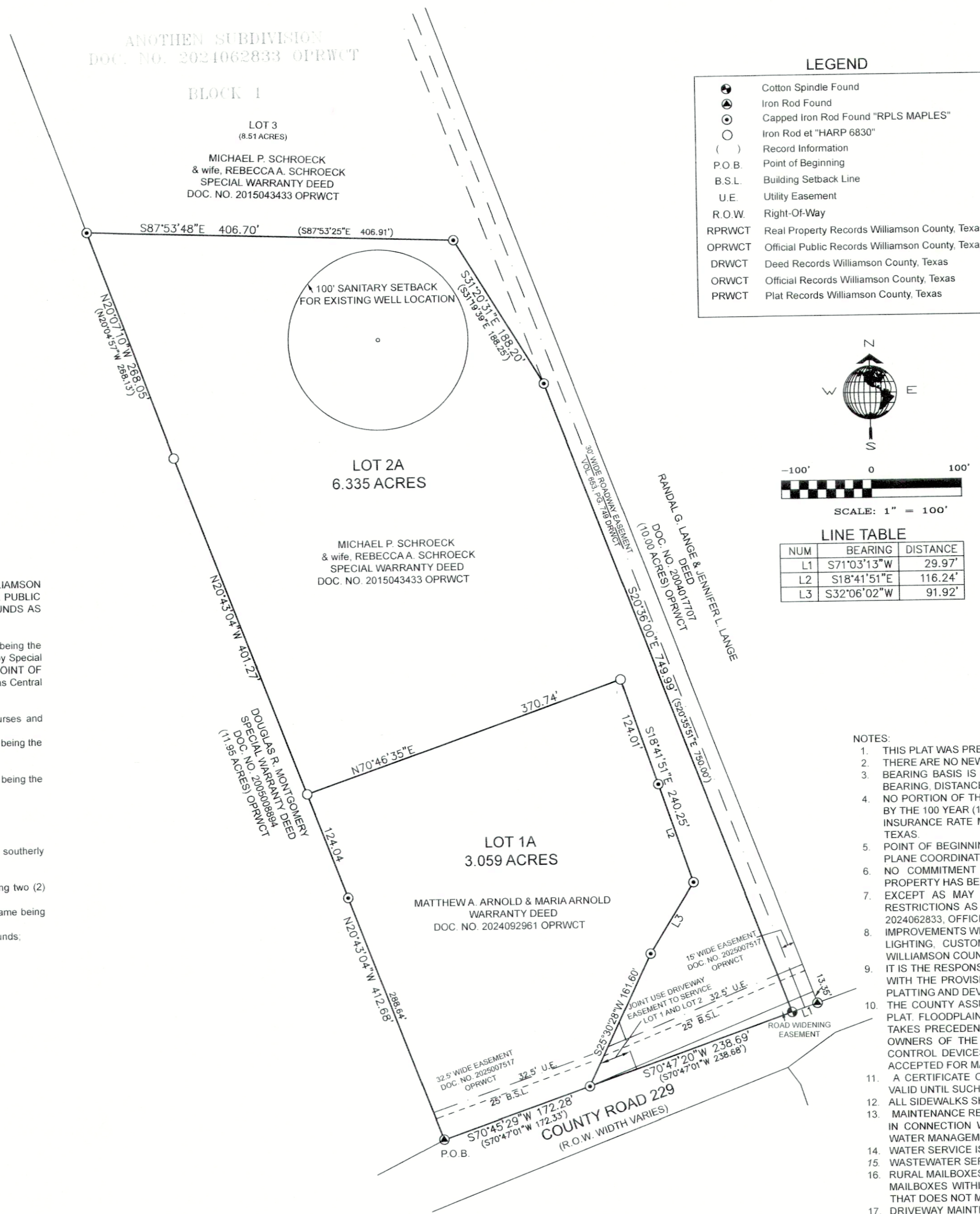
1. North 20°43'04" West, 288.64 feet to an iron rod found with a cap stamped "MAPLES" for the northwest corner of said Lot 1, same being the northerly southwest corner of said Lot 2;
2. North 20°43'04" West, 525.31 feet to a calculated point for an angle corner of said Lot 2;
3. North 20°07'10" West, 268.05 feet to an iron rod found with a cap stamped "MAPLES" for the northwest corner of said Lot 2, same being the northerly southwest corner of Lot 3 of said Anothén Subdivision;

THENCE, coincident with the common lines of said Lot 2 and Lot 3, the following three (3) courses and distances:

1. South 87°53'48" East, 406.70 feet to an iron rod found with a cap stamped "MAPLES" for an angle corner of said Lot 2 and Lot 3;
2. South 31°20'31" East, 188.20 feet to an iron rod found with a cap stamped "MAPLES" for an angle corner of said Lot 2 and Lot 3;
3. South 20°36'00" East, 749.99 feet to a cotton spindle found on the north right of way line of said County Road 229 for the southerly southwest corner of said Lot 3, same being the southeast corner of said Lot 2;

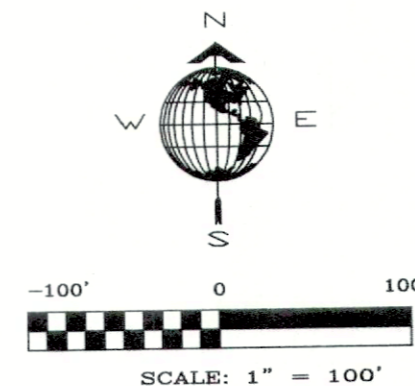
THENCE, coincident with the north right of way line of said County Road 229 and the south line of said Lot 2 and Lot 1, the following two (2) courses and distances:

1. South 70°47'20" West, 238.69 feet to an iron rod found with a cap stamped "MAPLES" for the southwest corner of said Lot 2, same being the southeast corner of said Lot 1;
2. South 70°45'29" West, 172.28 feet to the POINT OF BEGINNING, containing 9.39 acres, more or less, within these metes and bounds;



LEGEND

- Cotton Spindle Found
- Iron Rod Found
- Capped Iron Rod Found "RPLS MAPLES"
- Iron Rod et "HARP 6830"
- () Record Information
- P.O.B. Point of Beginning
- B.S.L. Building Setback Line
- U.E. Utility Easement
- R.O.W. Right-Of-Way
- RPRWCT Real Property Records Williamson County, Texas
- OPRWCT Official Public Records Williamson County, Texas
- DRWCT Deed Records Williamson County, Texas
- ORWCT Official Records Williamson County, Texas
- PRWCT Plat Records Williamson County, Texas



LINE TABLE

NUM	BEARING	DISTANCE
L1	S71°03'13"W	29.97'
L2	S18°41'51"E	116.24'
L3	S32°06'02"W	91.92'

NOTES:

1. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
2. THERE ARE NO NEW ROADS.
3. BEARING BASIS IS GRID NORTH, UNITED STATES PLANE COORDINATE SYSTEM, TEXAS, CENTRAL ZONE 4203, NAD83. BEARING, DISTANCES, AND AREA SHOWN HEREON ARE GRID.
4. NO PORTION OF THIS PROPERTY SHOWN HEREON IS ENCLOSED 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, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. POINT OF BEGINNING AND HAVING GRID COORDINATES OF N(Y) 10286747.882, E(X) 3105046.667, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.
6. NO COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY HAS BEEN PROVIDED. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.
7. 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 ANOTHEN SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.
8. 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.
9. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF GEORGETOWN, 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.
10. 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.
11. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
12. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
13. 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.
14. WATER SERVICE IS PROVIDED BY GEORGETOWN WATER.
15. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
16. 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.
17. 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.
18. 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.
19. THE MINIMUM FFE 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). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.



SHEET 1 OF 2

HARP LAND SURVEYING LLC
P.O. BOX 404
CEDAR PARK, TX 78630
harpssurveying.com
FIRM NO. 10194690

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MATTHEW A. ARNOLD, CO-OWNER OF LOT 1, ANOTHEN SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2024052961, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, 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, REPLAT OF LOTS 1 & 2.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF November, 2025.

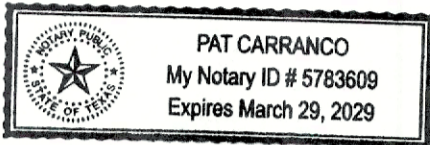
Matthew Arnold
MATTHEW A. ARNOLD

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, MATTHEW A. ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF November, 2025.

Pat Carranco
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Pat Carranco
MY COMMISSION EXPIRES: 3/29/29



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MARIA ARNOLD, CO-OWNER OF LOT 1, ANOTHEN SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2024052961, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, 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, REPLAT OF LOTS 1 & 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF November, 2025.

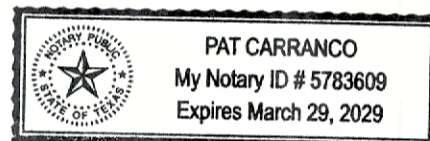
Maria Arnold
MARIA ARNOLD

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, MARIA ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF November, 2025.

Pat Carranco
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Pat Carranco
MY COMMISSION EXPIRES: 3/29/29



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, REPRESENTATIVE FOR FIRST TEXAS BANK, AS THE LIEN HOLDER OF LOT 1, ANOTHEN SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2024052961, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, 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, REPLAT OF LOTS 1 & 2.

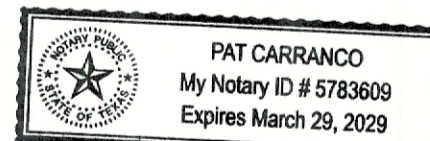
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF November, 2025.

Kelly Hutchfield
FIRST TEXAS BANK REPRESENTATIVE
TITLE: Vice President

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF November, 2025.

Pat Carranco
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Pat Carranco
MY COMMISSION EXPIRES: 3/29/29



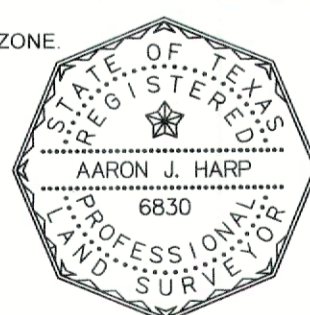
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, AARON J. HARP, RPLS #6830, DO HEREBY CERTIFY 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, AND COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARD AQUIFER RECHARGE ZONE

Aaron J. Harp
SIGNATURE AND SEAL OF LICENSED SURVEYOR

DATE: 10/24/2025



ANOTHEN SUBDIVISION REPLAT OF LOTS 1 & 2

BEING A REPLAT OF LOTS 1 AND 2, ANOTHEN SUBDIVISION, A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN ON THE MAP
OR PLAT THEREOF AND RECORDED IN DOCUMENT NO. 2024062833,
OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MICHAEL P. SCHROECK, CO-OWNER OF LOT 2, ANOTHEN SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2015043433, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, 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, REPLAT OF LOTS 1 & 2.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF November, 2025.

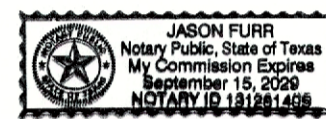
Michael P. Schroeck
MICHAEL P. SCHROECK

THE STATE OF TEXAS §
(COUNTY OF WILLIAMSON)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, MICHAEL P. SCHROECK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF November, 2025.

Jason Flurr
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Jason Flurr
MY COMMISSION EXPIRES: 9/15/29



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, REBECCA A. SCHROECK, CO-OWNER OF LOT 2, ANOTHEN SUBDIVISION AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2024052961, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, 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, REPLAT OF LOTS 1 & 2.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2025.

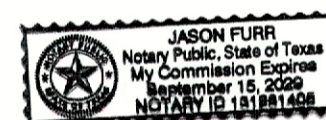
Rebecca A. Schroeck
REBECCA A. SCHROECK

THE STATE OF TEXAS §
(COUNTY OF WILLIAMSON)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, REBECCA A. SCHROECK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF November, 2025.

Jason Flurr
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Jason Flurr
MY COMMISSION EXPIRES: 9/15/29



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, REPRESENTATIVE FOR CAPITAL FARM CREDIT FLCA, AS THE LIEN HOLDER OF LOT 2, ANOTHEN SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2024062833, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2024052961, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, 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, REPLAT OF LOTS 1 & 2.

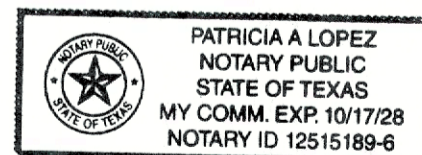
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4 DAY OF November, 2025.

Patricia Lopez
CAPITAL FARM CREDIT FLCA REPRESENTATIVE
TITLE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF November, 2025.

Patricia Lopez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Patricia Lopez
MY COMMISSION EXPIRES: 10/17/2028



LEGEND

- Cotton Spindle Found
- ⊙ Iron Rod Found
- ⊙ Capped Iron Rod Found "RPLS MAPLES"
- Iron Rod et "HARP 6830"
- () Record Information
- P.O.B. Point of Beginning
- B.S.L. Building Setback Line
- U.E. Utility Easement
- R.O.W. Right-Of-Way
- RPRWCT Real Property Records Williamson County, Texas
- OPRWCT Official Public Records Williamson County, Texas
- DRWCT Deed Records Williamson County, Texas
- ORWCT Official Records Williamson County, Texas
- PRWCT Plat Records Williamson County, Texas

ON-SITE SEWAGE FACILITY APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT 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 WITHIN IT.

Adam D. Boatright 11/12/2025
ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 4th DAY OF November, 2025 A.D.
Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
II. STEVEN SNELL, 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.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

THE 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 CERTIFIED 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 AND _____ M., AND DULY RECORDED THIS THE 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
PRINT NAME: _____



SHEET 2 OF 2

HARP LAND SURVEYING LLC
P.O. BOX 404
CEDAR PARK, TX 78630
harpurveying.com
FIRM NO. 10194690