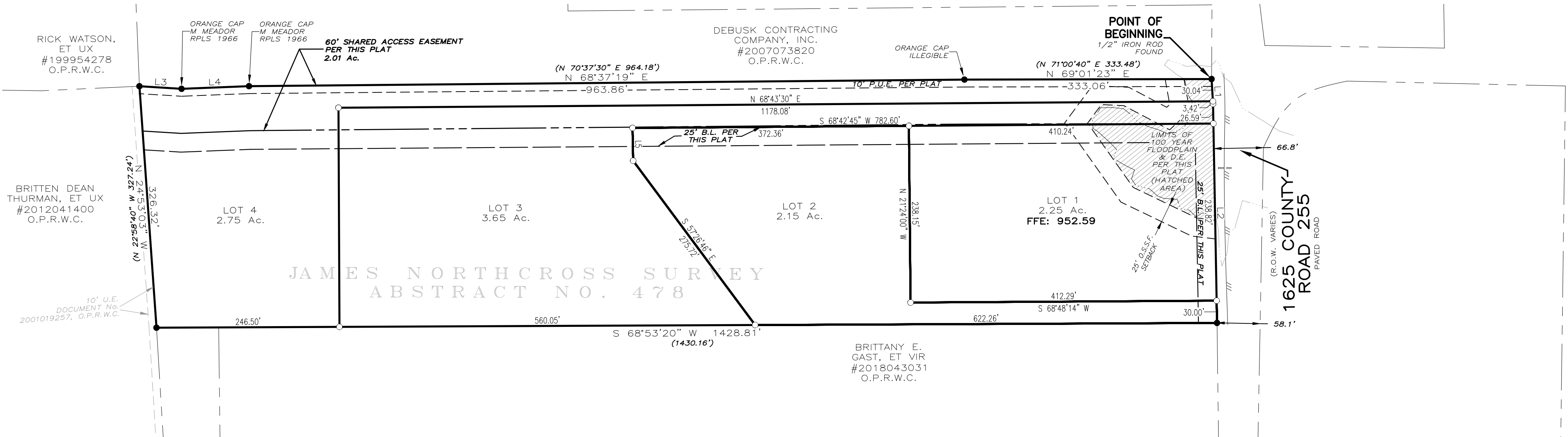


FINAL PLAT OF: 1625 COUNTY ROAD 255

10.81 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT CONVEYED TO LH 38, LLC. BY DEED RECORDED UNDER DOCUMENT NO. 2020107918 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



PERIMETER FIELD NOTES:

Being 10.80 acres of land, more or less, out of the James Northcross Survey, Abstract No. 478, Williamson County, Texas, being that tract conveyed to LH 38, LLC by deed recorded in Document No. 2020207918, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on August 18th, 2020, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of County Road 255, marking the southeast corner of a tract conveyed to Debusk Contracting Company, Inc., by deed recorded in Document No. 2007073820, of said Official Public Records, for the northeast corner of said Turner tract and this tract, from which a 1/2 inch iron rod found, marking an angle point of the Resubdivision of Lot 23, Farris Ranch Section Two, said plat recorded in Cabinet M, Slide 45, Plat Records, Williamson County, Texas, bears N 20°36'01" W, 149.39 feet;

THENCE: S 24°06'28" E, 33.45 feet with the west line of said County Road 255 and the east line of said Turner tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for an angle point of said Turner tract and this tract;

THENCE: S 21°53'28" E, 295.41 feet with the west line of said County Road 255 and the east line of said Turner tract to a 1/2 inch iron rod found, marking the northeast corner of a tract conveyed to Brittany E. Gast, et vir, by deed recorded in Document No. 2018043031, of said Official Public Records, for the southeast corner of said Turner tract and this tract;

THENCE: S 68°53'20" W, with the north line of said Gast tract and the south line of said Turner tract at 1345.00 feet passing a 1/2 inch iron rod found, marking the northwest corner of said Gast tract, continuing with the south line of said Turner tract in all 1428.81 feet to a 1/2 inch iron rod found, marking an angle point of a tract conveyed to Britten Dean Thurman, et ux, by deed recorded in Document No. 2012041400, of said Official Public Records, for the southwest corner of said Turner tract and this tract;

THENCE: N 24°53'03" W, 326.32 feet with the east line of said Thurman tract and the west line of said Turner tract to a 1/2 inch iron rod found, marking the southeast corner of a tract conveyed to Rick Watson, et ux, by deed recorded in Document No. 199954278, of said Official Public Records, also marking the southwest corner of said Debusk tract, for the northwest corner of said Turner tract and this tract;

THENCE: N 72°38'25" E, 56.86 feet with the south line of said Debusk tract and the north line of said Turner tract to a 1/2 inch iron rod with orange cap stamped "M Meadow RPLS 1966" found, marking an angle point of said Debusk tract, for an angle point of said Turner tract and this tract;

THENCE: N 66°52'59" E, 90.92 feet into and across said Debusk tract and with the north line of said Turner tract to a 1/2 inch iron rod with orange cap stamped "M Meadow RPLS 1966" found, for an angle point of said Turner tract and this tract;

THENCE: N 68°37'19" E, 963.86 feet into and across said Debusk tract and with the north line of said Turner tract to a 1/2 inch iron rod with illegible orange cap found, for an angle point of said Turner tract and this tract ;

THENCE: N 69°01'23" E, 333.06 feet into and across said Debusk tract and with the north line of said Turner tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83/93

DRIVEWAY TABLE						
LOT NUMBER	DRIVEWAY TYPE	CULVERT SIZE IN	NUMBER OF BARRELS	CULVERT LENGTH FT	INVERT IN EL	OUTLET IN EL
1	W/CULVERT	24	2	22	949.8±	949.5±
2	W/CULVERT	24	2	22	948±	947.7±
3&4	W/CULVERT	24	2	22	948±	947.7±

- Notes:
- culverts shall include a safety end and treatment as detailed in the construction plans.
 - Minimum driveway spacing is 100 feet (from center to center).

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 easement for the construction, improvement or maintenance of the adjacent road.
- 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 attributed 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.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- 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.
- Lots 3 and 4 to share driveway access and no more than three (3) addresses can utilize the shared driveway; otherwise platting may apply.
- 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.
- Except in areas required to meet legal accessibility requirements, the minimum finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or at least one foot above the BFE, whichever is higher.
- The minimum FFE for Lot 1 is 952.59 feet which is higher than the 100-Year Floodplain elevation of 951.59 feet.
- The minimum finished floor elevations (FFE) for lots shown on this plat are determined by a study by Cude Engineers, dated May 12, 2021.
- A certificate of compliance if 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.
- A floodplain development permit may be required prior to any construction or development. The need for a floodplain development permit will be determined by Williamson County upon review of the proposed structure location.
- 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 two (2) acres or more and less than 20% of impervious over per lot.
- If any area within the the plat include a 100-year floodplain, a benchmark shall be established by the owner within or immediately adjacent to the boundary of the plat.

**FINAL PLAT OF:
1625 COUNTY ROAD 255**

OWNERS: BILLY P. TURNER AND TIFFANY L. TURNER
2895 CHAPARRAL ROAD
KILLEEN, TEXAS 76542

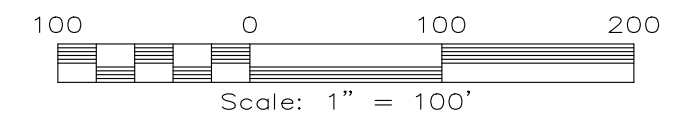
ACREAGE: 10.81 ACRES
SURVEY ABSTRACT: JAMES NORTHCROSS SURVEY, ABSTRACT No. 478

NO. OF BLOCKS: 1
NO. OF LOTS: 4
NEW STREETS: NONE
SUBMISSION DATE: NOVEMBER 27, 2019
RESUBMISSION DATE:
3rd SUBMISSION DATE:
4th SUBMISSION DATE:
FINAL SUBMISSION DATE:

SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
512-930-1600 – phone
512-930-9389 – fax

ENGINEER: Cude Engineers
12301 Research Blvd. Bldg. V
Suite 160, Austin, TX 78759

OWNER: LH 38, LLC
4718 Mill Creek
Dallas, Texas 75244



BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TRIMBLE'S VIRTUAL REFERENCE STATIONS (VRS) NETWORK (NAVD '88)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 24°06'28" E	33.45'
L2	S 21°53'28" E	295.41'
L3	N 72°38'25" E	56.86'
L4	N 66°52'59" E	90.92'
L5	S 21°55'30" E	44.28'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 22°14'00" E	33.46'
L2	S 20°01'00" E	295.48'
L3	N 75°31'40" E	57.44'
L4	N 69°08'00" E	90.88'
L5	-	-

LEGEND	
●	1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS"
()	RECORD INFORMATION
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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

1 OF 2

