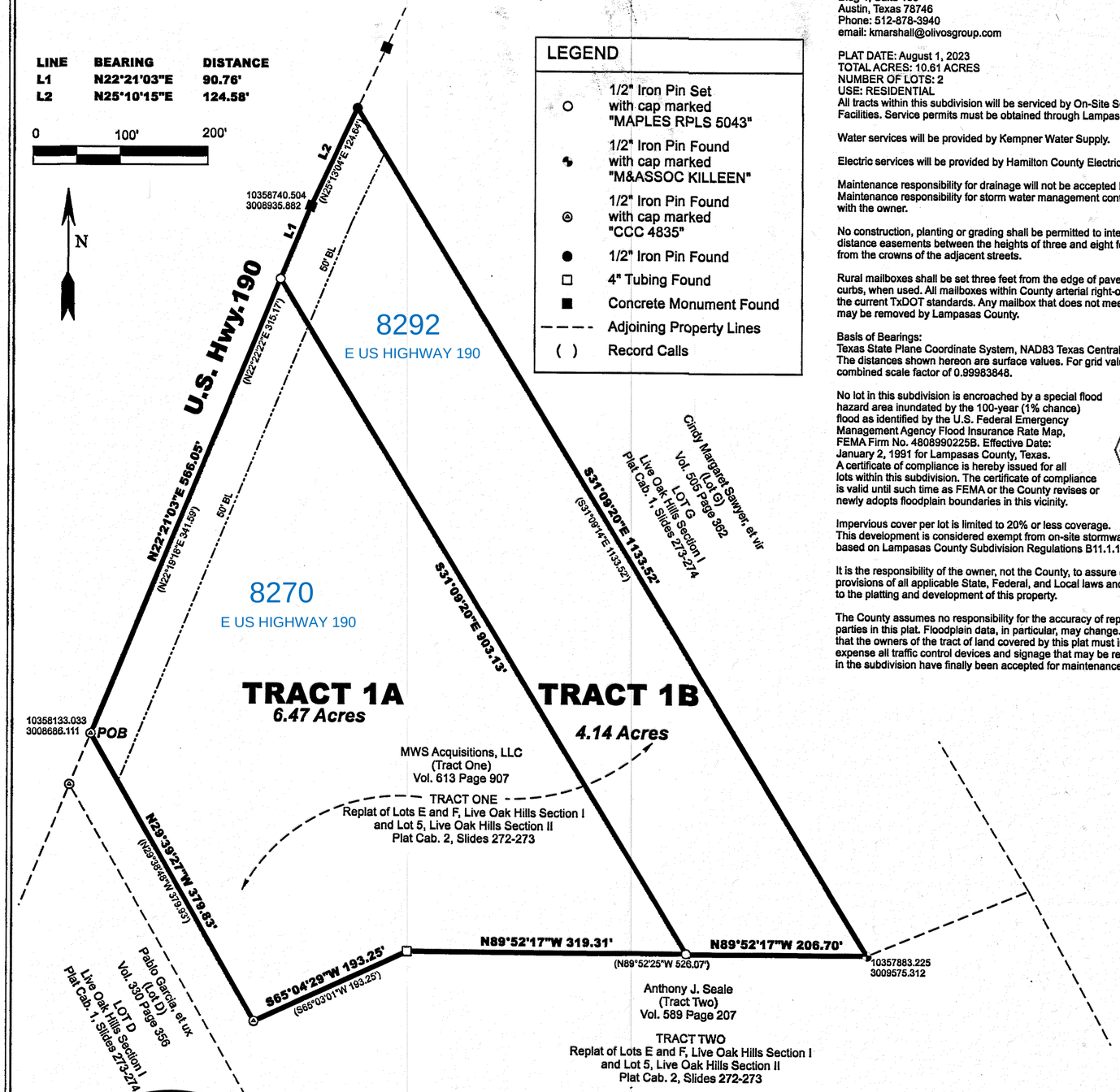
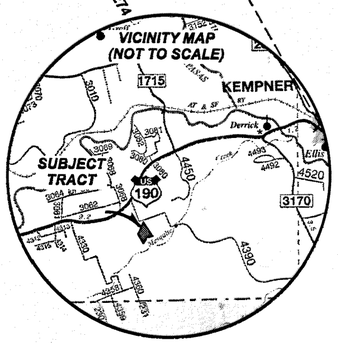
A REPLAT OF TRACT ONE OF A REPLAT OF LOTS E AND F, LIVE OAK HILL SECTION I AND LOT 5, LIVE OAK HILLS SECTION II, A SUBDIVISION IN LAMPASAS COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N22°21'03"E	90.76'
L2	N25°10'15"E	124.58'

0 100' 200'

N





GENERAL NOTES:

MWS Acquisitions, LLC
500 N. Capital of Texas Hwy.
Bldg 4, Suite 100
Austin, Texas 78746
Phone: 512-878-3940
email: kmarshall@olivosgroup.com

PLAT DATE: August 1, 2023
TOTAL ACRES: 10.61 ACRES
NUMBER OF LOTS: 2
USE: RESIDENTIAL
All tracts within this subdivision will be serviced by On-Site Sewage Facilities. Service permits must be obtained through Lampasas County.

Water services will be provided by Kempner Water Supply.

Electric services will be provided by Hamilton County Electric Cooperative.

Maintenance responsibility for drainage will not be accepted by the County. Maintenance responsibility for storm water management controls will remain with the owner.

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.

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 Lampasas County.

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 0.99983848.

No lot in this subdivision is encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, FEMA Firm No. 4808990225B. Effective Date: January 2, 1991 for Lampasas County, Texas.
A certificate of compliance is hereby issued for all lots within this subdivision. The certificate of compliance is valid until such time as FEMA or the County revises or newly adopts floodplain boundaries in this vicinity.

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

Impervious cover per lot is limited to 20% or less coverage.
This development is considered exempt from on-site stormwater detention controls based on Lampasas County Subdivision Regulations B11.1.1 and B11.1.2.

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.

OWNER'S DEDICATION:
STATE OF TEXAS §
COUNTY OF LAMPASAS §

I, Kammie Marshall, authorized representative for MWS Acquisitions, LLC, owner of the certain tract of land shown hereon and described in a Substitute Trustee's Deed filed under Vol. 613, Page 907 of the Official Public Records of Lampasas County, Texas, and further described in the replat filed under Cabinet 2, Slides 272-273 of the Plat Records of Lampasas County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide saidsui 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 Lampasas County may deem appropriate, and do hereby state that all roadways and easements as shown on this plat are free of liens.

This subdivision is to be know as A REPLAT OF TRACT ONE OF A REPLAT OF LOTS E AND F, LIVE OAK HILL SECTION I AND LOT 5, LIVE OAK HILLS SECTION II.

TO CERTIFY TO WHICH, WITNESS my hand this 14 day of NOVEMBER, 2023.

Kammie Marshall
Kammie Marshall, MWS Acquisitions, LLC
500 N. Capital of Texas Hwy., Bldg 4, Ste 100
Austin, Texas 76746

STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Kammie Marshall, 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.

Leilani Cardinoza
Notary Public for the State of Texas

LEILANI CARDINOZA
My Notary ID # 133004395
Expires March 29, 2025

SURVEYOR CERTIFICATION:

STATE OF TEXAS §
I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all necessary survey monuments are correctly shown thereon.

Paul W. Maples
Paul W. Maples
Registered Professional Land Surveyor No. 5043

LAMPASAS COUNTY OSSF CERTIFICATION:
Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the Lampasas County On-Site Sewage Facility (OSSF) Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Lampasas 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.

Judy D. Harrison 10-23-23
Judy D. Harrison Date:
Lampasas County OSSF Admin.

FLOODPLAIN ADMINISTRATOR APPROVAL:
Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by said engineer or surveyor, I find that this plat complies with the Lampasas County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Lampasas 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.

Wayne Boultinghouse 10-23-23
Wayne Boultinghouse Date:

TAX CERTIFICATE:
The LAMPASAS CENTRAL APPRAISAL DISTRICT, the taxing authority for all entities in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 11th day of October, 2023.
Susan Jones
Lampasas Central Appraisal District
BY: Kelli Lee

Road name and address assignments verified this the 26 day of October, 2023.
Central Texas Council of Governments
911 Addressing Coordinator

COUNTY JUDGE CERTIFICATION:
I, Randall J. Hoyer, County Judge of Lampasas 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 Lampasas 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 Court of Lampasas County, Texas.

12/11/23
Randall J. Hoyer Date:
County Judge, Lampasas County, Texas

STATE OF TEXAS §
COUNTY OF LAMPASAS §
I, Dianne Miller, Clerk of the County Court of said County do hereby certify that this instrument in writing with its certificate of authentication, was file in my office this the 11 day of December, 2023, at 1 o'clock P.M., in Plat Cabinet 2, Slide(s) 400 of the Plat Records of Lampasas County, Texas.

Witness my hand and seal at the County Court of said County, the last date written above.
Dianne Miller, Clerk County Court of Lampasas County, Texas.

BY:_____, Deputy.

PERIMETER LEGAL DESCRIPTION

Being 10.61 acres known as Tract One of a Replat of Lots E and F, Live Oak Hill Section I, and Lot 5, Live Oak Hill Section II, a subdivision in Lampasas County, Texas, as recorded in Plat Cabinet 2, Slides 272-273 of the Plat Records of Lampasas County, Texas; said Tract One being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "CCC 4835" found in the east right of way line of U.S. Hwy. 190 for the southwest corner of said Tract One and the westernmost northeast corner of Tract Two of said replat;

THENCE with the east right of way line of said U.S. Hwy. 190 as follows;

North 22° 21' 03" East, 656.82 feet to a concrete monument found;

North 25° 10' 15" East, 124.58 feet to a 1/2 inch iron pin found for the west corner of Lot G of said Section I;

THENCE South 31° 09' 20" East, with the southwest line of said Lot G, 1133.52 feet to a 1/2 inch iron pin with cap marked "M&ASSOC KILLEEN" found for the south corner of said Lot G, being a corner on the north line of said Tract Two, from whence the southeast corner of the Louis Ulrich Survey, Abst. No. 1636 is called to bear North 70° 20' 24" East, 497.32 feet;

THENCE with the north and east lines of said Tract Two as follows;

North 89° 52' 17" West, 526.01 feet to 4 inch steel tubing corner post;

South 65° 04' 29" West, 193.25 feet to a 1/2 inch iron pin with cap marked "CCC 4835" found;

North 29° 39' 27" West, 379.83 feet to the PLACE OF BEGINNING, as surveyed on the ground on July 25, 2023, by MAPLES & ASSOCIATES, INC.

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. 230629

Traverse PC