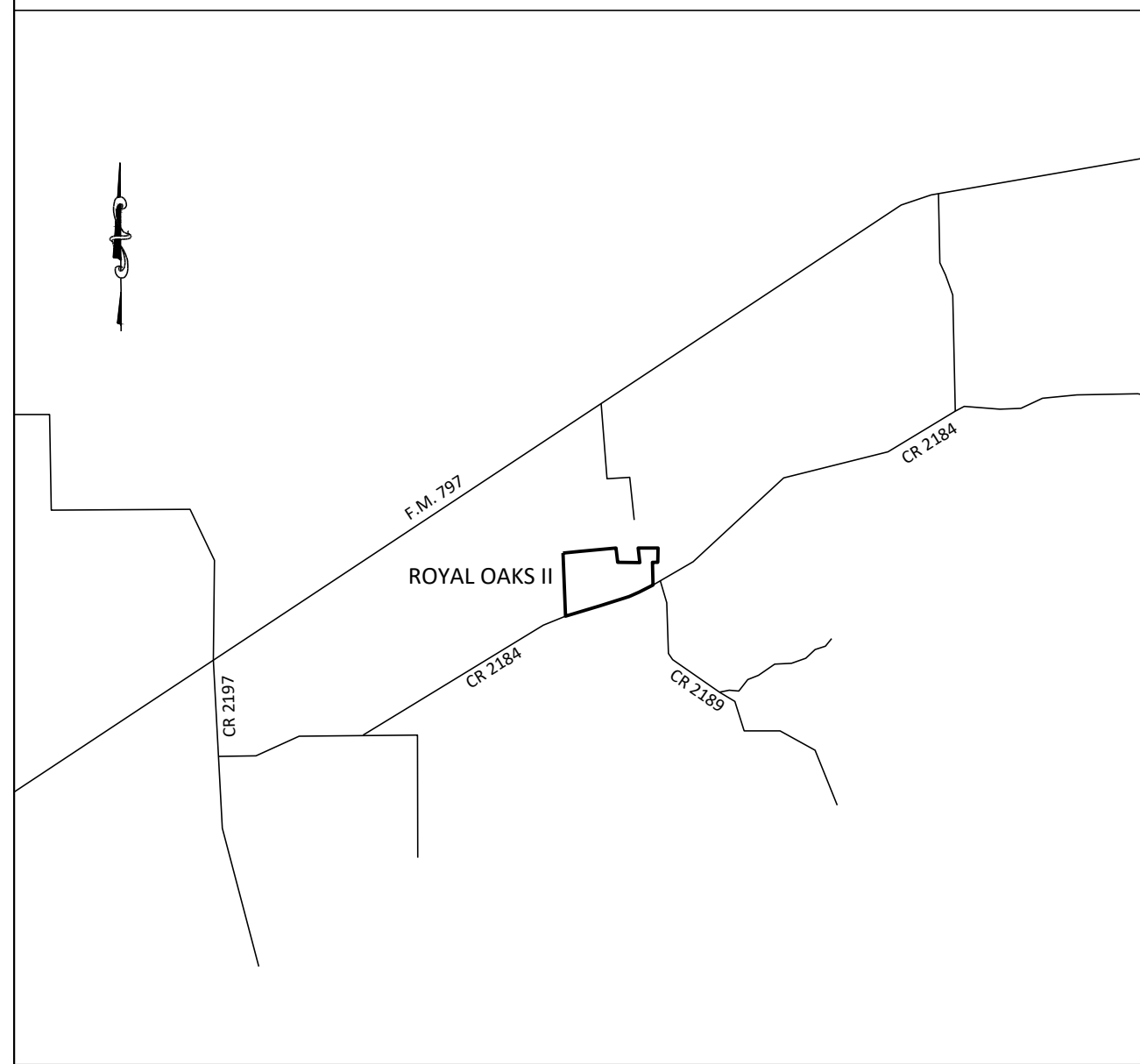


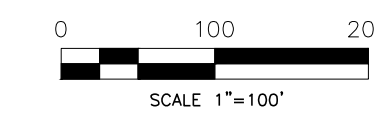
LOCATION MAP
NOT TO SCALE



ROYAL OAKS II

42.87 ACRES OF LAND OUT OF THE F.J.C. SMILEY SURVEY, A-345, LIBERTY COUNTY, TEXAS, AND BEING CONVEYED BY DEED RECORDED IN CLERK'S FILE NO. 20200042854, OF THE LIBERTY COUNTY OFFICIAL RECORDS.

A SUBDIVISION OF 8 LOTS IN 1 BLOCK



STATE OF TEXAS

COUNTY OF LIBERTY

I, LEE HAIIDUSEK CHAMBERS, COUNTY CLERK OF LIBERTY COUNTY, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2024, THE

COMMISSIONERS COURT OF LIBERTY COUNTY, TEXAS, PASSED AND ORDER AUTHORIZING THE FILING

FOR RECORD OF HE PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID

COURT IN BOOK _____ PAGE _____.

WITNESS MY HAND AS SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

LEE HAIIDUSEK CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
COUNTY, TEXAS

JAY KNIGHT
COUNTY JUDGE, LIBERTY
COUNTY, TEXAS

APPROVAL FOR FILING, WHEREIN LIBERTY COUNTY ASSUMES NO OBLIGATION FOR GRADING DRAINAGE STRUCTURES OR SURFACING THE STREETS OR ROADS OR MAKING ANY OTHER IMPROVEMENTS IN "ROYAL OAKS II", THE SUBDIVISION PLATTED HEREON, IS HEREBY APPROVED BY THE COMMISSIONERS' COURT FOR FILING BY THE COUNTY CLERK OF THE LIBERTY COUNTY, TEXAS.

BRUCE KARBOWSKI
COMMISSIONER, PRECINCT 1

GREG ARTHUR
COMMISSIONER, PRECINCT 2

JAY KNIGHT
COUNTY JUDGE

DAVID WHITMIRE
COMMISSIONER, PRECINCT 3

LEON WILSON
COMMISSIONER, PRECINCT 4

STATE OF TEXAS

COUNTY OF LIBERTY

I, LEE HAIIDUSEK CHAMBERS, COUNTY CLERK OF LIBERTY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING WITH IT CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., IN THE MAP RECORDS OF LIBERTY COUNTY, TEXAS UNDER INSTRUMENT

NO. _____ WITNESS MY HAND AS SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

COUNTY CLERK - LIBERTY COUNTY, TEXAS

LEGAL DESCRIPTION:

FIELD NOTES FOR A SURVEY OF A 42.87 ACRE TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-A, CONTAINING 42.87 ACRES OF LAND, SITUATED IN THE F. J. C. SMILEY SURVEY, ABSTRACT NO. 345, LIBERTY COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED RECORDED AS FILE NO. 20200042854 OF THE OFFICIAL DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 42.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A ONE INCH IRON BOLT FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LOCATED AT THE NORTHWEST CORNER OF SAID TRACT-A, AND NORTHERLY NORTHWEST CORNER OF PARCEL 2 ON THE NORTH LINE OF SAID F. J. C. SMILEY SURVEY, AND SOUTH LINE OF THE SPENCER KIRKHAM SURVEY, ABSTRACT NO. 57, BEING THE SOUTH LINE OF THE ROBERT L. FARROW 23.615 ACRE TRACT DESCRIBED IN VOLUME 1458, PAGE 708 OF THE OFFICIAL DEED RECORDS OF LIBERTY COUNTY, TEXAS;
THENCE N 81 DEG. 04 MIN. 41 SEC. E. 223.80 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT;
THENCE N 82 DEG. 13 MIN. 26 SEC. E. 865.99 FEET TO A 1/2 INCH IRON ROD WITH SPINNER FOUND AT A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 08 DEG. 42 MIN. 51 SEC. E. 296.48 FEET TO A ONE INCH IRON BOLT FOUND FOR CORNER;
THENCE N 87 DEG. 38 MIN. 16 SEC. E. 458.58 FEET TO A ONE INCH IRON BOLT FOUND FOR CORNER;
THENCE N 09 DEG. 16 MIN. 10 SEC. W. 298.20 FEET TO A TWO INCH IRON PIPE FOUND AT A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 86 DEG. 53 MIN. 17 SEC. E. 405.95 FEET TO A TWO INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 02 DEG. 01 MIN. 42 SEC. E. 292.40 FEET TO A TWO INCH IRON PIPE FOUND AT AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 85 DEG. 55 MIN. 55 SEC. W. 108.54 FEET TO A TWO INCH IRON PIPE FOUND FOR CORNER;
THENCE S 03 DEG. 30 MIN. 48 SEC. E. AT 435.76 FEET PASSING A 5/8 INCH IRON ROD WITH CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 2184, 30 FEET WIDE, AND CONTINUING FOR A TOTAL DISTANCE OF 464.07 FEET TO A POINT ON THE CENTER LINE OF SAID COUNTY ROAD 2184, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 59 DEG. 29 MIN. 50 SEC. W. 162.45 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 60 DEG. 11 MIN. 34 SEC. W. 153.55 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 61 DEG. 09 MIN. 51 SEC. W. 51.05 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 63 DEG. 57 MIN. 09 SEC. W. 51.05 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 65 DEG. 24 MIN. 01 SEC. W. 80.58 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 68 DEG. 18 MIN. 13 SEC. W. 110.56 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 70 DEG. 09 MIN. 29 SEC. W. 376.40 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT;
THENCE S 70 DEG. 38 MIN. 56 SEC. W. 873.35 FEET ALONG SAID CENTER LINE OF COUNTY ROAD 2184 TO A POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE LEAVING SAID CENTER LINE OF COUNTY ROAD 2184, N 04 DEG. 57 MIN. 17 SEC. W. AT 25.96 FEET PASSING A ONE INCH IRON PIPE FOUND ON SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 2184, AND CONTINUING FOR A TOTAL DISTANCE OF 1292.54 FEET TO THE POINT OF BEGINNING, AND CONTAINING 42.87 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF LIBERTY

KNOW ALL MEN BY THESE PRESENTS, THAT TOM JOHNSON, WITH ITS HOME ADDRESS AS P.O. BOX 1096 CLEVELAND, TEXAS 77328. OWNER OF 42.87 ACRES OF LAND OUT OF THE F.J.C. SMILEY SURVEY, A-345, LIBERTY COUNTY TEXAS. AS CONVEYED BY DEED RECORDED IN THE CLERK'S FILE NO. 202004284, OF THE LIBERTY COUNTY OFFICIAL RECORDS. DOES HEREBY SUBDIVIDE 42.87 ACRES IS LAND OUT OF THE F.J.C. SMILEY SURVEY, A-345, TO BE KNOWN AS "ROYAL OAKS II", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO OWNERS OF THE PROPERTY SHOWN HEREON FOR PRIVATE STREETS AND THE STREET AND EASEMENTS SHOWN HEREON.

THIS IS TO CERTIFY THAT I, TOM JOHNSON, OWNER OF THE PROPERTY SUBDIVISION IN THE ABOVE AND FOREGOING MAP OF "ROYAL OAKS" HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS' COURT OF LIBERTY COUNTY, TEXAS.

THERE IS DEDICATED FOR UTILITIES, AN UNOBSTRUCTED GROUND AND AERIAL EASEMENT TEN (10) FEET WIDE ON EACH SIDE OF ALL ROAD EASEMENTS AND STREETS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID TOM JOHNSON HEREUNTO DULY AUTHORIZED, THIS _____ DAY OF _____, 2024.

TOM JOHNSON
P. O. BOX 1096
CLEVELAND, TEXAS 77328

TOM JOHNSON

STATE OF TEXAS
COUNTY OF LIBERTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED FOR THE PURPOSES AND CONSIDERATIONS THEREIN STARTED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:
THIS PROPERTY LIES DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAN AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY -PANEL NUMBER 48291C0050D, DATED JANUARY 19, 2018. THE PROPERTY LIES IN ZONE X.

THIS SUBDIVISION IS LOCATED WITHIN THE TARKINGTON INDEPENDENT SCHOOL DISTRICT.

THE LOTS WITHIN THIS SUBDIVISION ARE BEING DEVELOPED FOR SINGLE FAMILY RESIDENCE.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL LIBERTY COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.

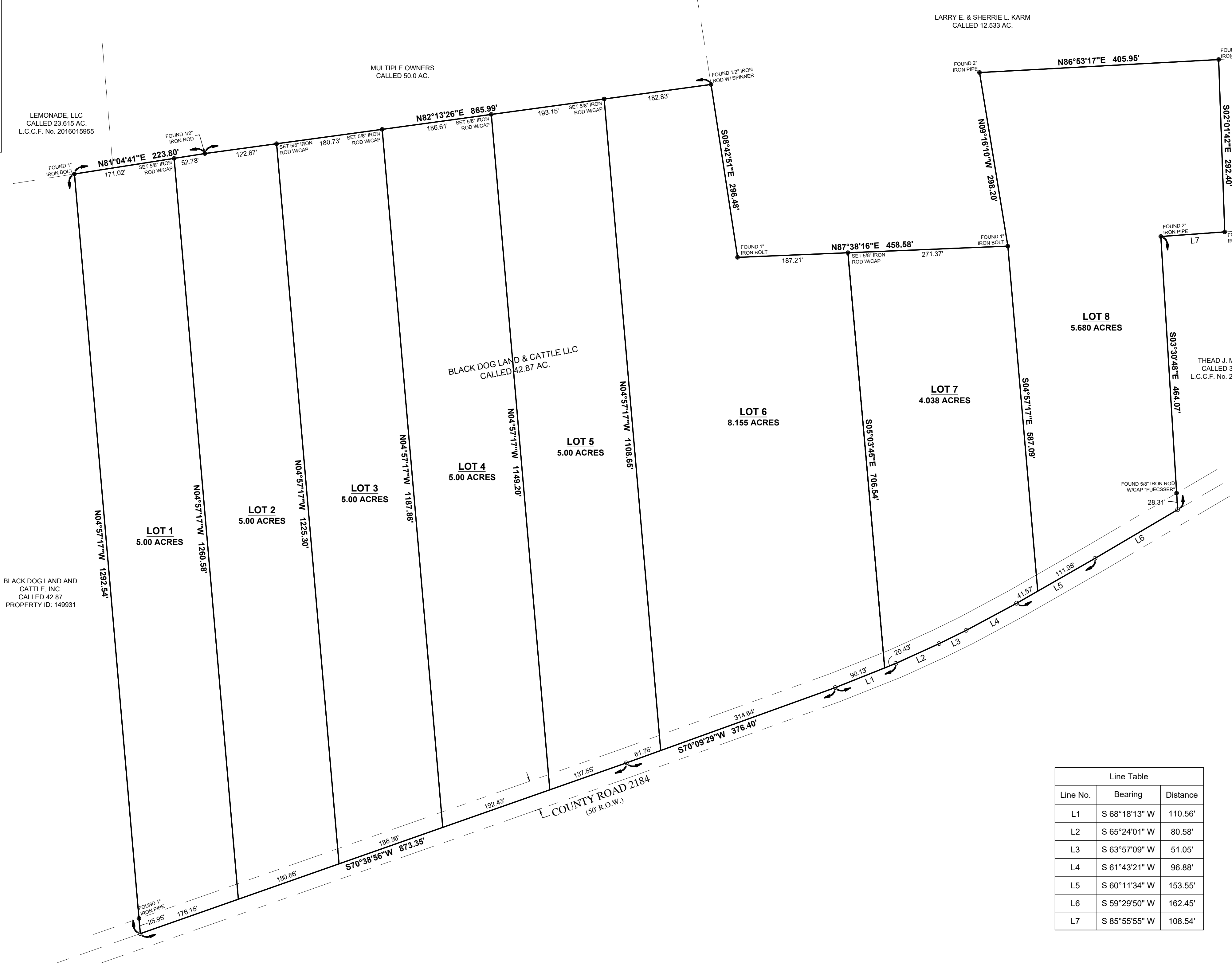
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITIES CORPORATE, CITY LIMITS, OR AREA OD EXTRA TERRITORIAL JURISDICTION.

NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED TO A PUBLIC SEWER OR TO AN ON-SITE WASTEWATER SYSTEM, WHICH HAS BEEN APPROVED AND PERMITTED BY LIBERTY COUNTY.

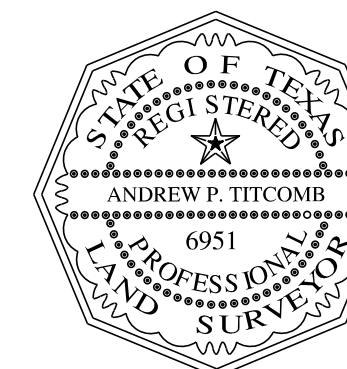
NO STRUCTURES IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAINWATER COLLECTION SYSTEM.

UTILITIES: ELECTRIC SERVICE WILL BE PROVIDED BY ENTERGY, TELEPHONE SERVICE WILL BE PROVIDED BE AT&T; NO NATURAL GAS SERVICE IN AVAILABLE (PROPANE GAS IS AVAILABLE THROUGHOUT VARIOUS SUPPLIERS.

ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OR FENCE, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINING FACILITIES.



Line Table		
Line No.	Bearing	Distance
L1	S 68°18'13" W	110.56'
L2	S 65°24'01" W	80.58'
L3	S 63°57'09" W	51.05'
L4	S 61°43'21" W	96.88'
L5	S 60°11'34" W	153.55'
L6	S 59°29'50" W	162.45'
L7	S 85°55'55" W	108.54'



I, ANDREW P. TITCOMB, R.P.L.S., CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF LIBERTY COUNTY, TEXAS.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

TC SURVEY & MAPPING
9711 MASON RD., STE. 125 #416
RICHMOND, TEXAS 77407
PHONE (832) 600-2510
atitcomb@tcsurveyandmapping.com
TBPELS Firm 10194775