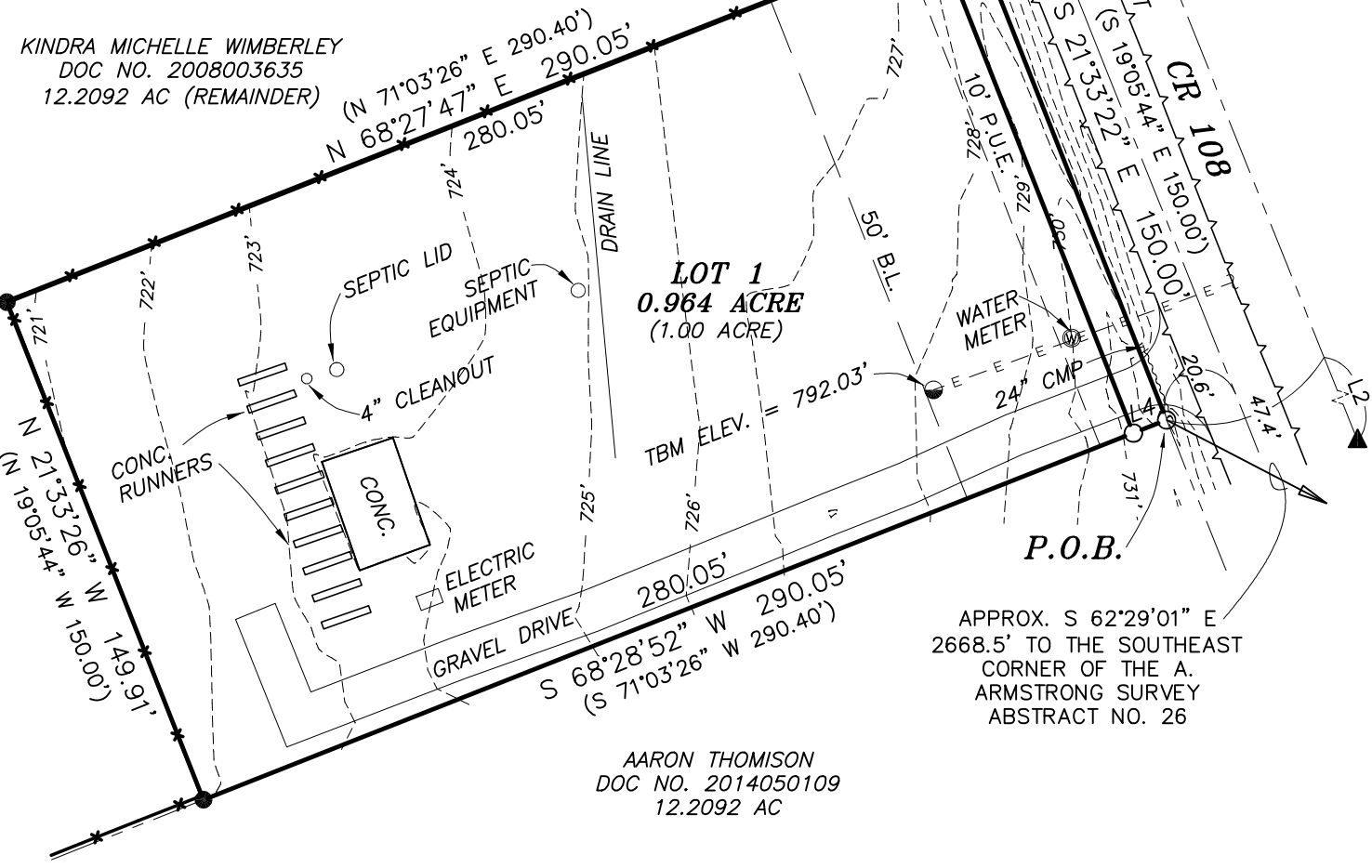


LINE	BEARING	DISTANCE
L1	N 21°50'44" W	401.71'
L2	S 21°50'44" E	2062.65'
L3	N 68°27'47" E	10.00'
L4	S 68°28'52" W	10.00'

KINDRA MICHELLE WIMBERLEY
DOC NO. 2008003635
12.2092 AC (REMAINDER)



RIGHT-OF-WAY
0.034 ACRE
(HEREBY DEDICATED)

LOT 1
0.964 ACRE
(1.00 ACRE)

P.O.B.

APPROX. S 62°29'01" E
2668.5' TO THE SOUTHEAST
CORNER OF THE A.
ARMSTRONG SURVEY
ABSTRACT NO. 26

AARON THOMISON
DOC NO. 2014050109
12.2092 AC

-TBM - ELEV. 729.03' 60D
NAIL SET IN POWERPOLE

GUZMAN SUBDIVISION PRELIMINARY PLAT

LOT SUMMARY

LOT 1 0.964 ACRE
R.O.W 0.034 ACRE
TOTAL 0.998 ACRE

LEGEND	
⊗	CALCULATED POINT
●	1/2" REBAR FOUND
○	1/2" REBAR SET W/CAP
▲	STAMPED J.E. GARON RPLS 4303
×	MAG NAIL FOUND
—X—	WIRE FENCE
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
—●—	POWER POLE
—E—	OVERHEAD ELECTRIC LINE
—D—	DOWN GUY
(BRG.-DIST.)	RECORD CALL

ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____
DAY OF _____, 2016 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____ DATE _____

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: ONCOR

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH SPECIAL UTILITY DISTRICT. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES. IF A WATER/SEWER DISTRICT OR CORPORATION SUPPLIES WATER/SEWER SERVICES TO THE PROPOSED LOT(S), THEN A LETTER FROM THAT SUPPLIER(S) MUST BE PROVIDED VERIFYING THAT SERVICES OR A METER WILL BE PROVIDED FOR EACH LOT.

OWNER'S RESPONSIBILITIES:

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 THIS 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 BEEN FINALLY ACCEPTED FOR MAINTENANCE BY THE COUNTY.

MAILBOXES:

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-WAYS SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

DEVELOPMENT NOTE:

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHR THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

FLOODPLAIN NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. F.I.R.M. PANEL 48491C0505E, EFFECTIVE SEPTEMBER 26, 2008.

EDWARDS AQUIFER NOTE:

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.

I, JAMES E. GARON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT PLAT COMPLIES WITH ALL OF THE APPLICABLE CODES AND ORDINANCES; IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

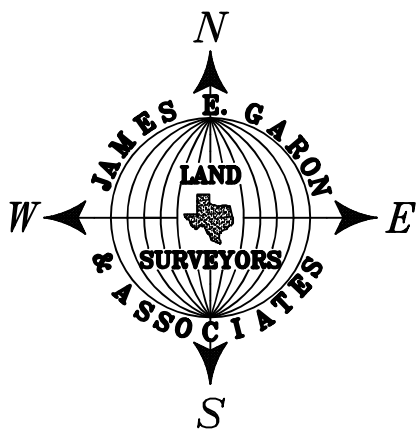
JAMES E. GARON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
P.O. BOX 1917
BASTROP, TEXAS 78602
PH. 512-303-4185
FAX 512-321-2107
JAMESEGARON.COM

DATE

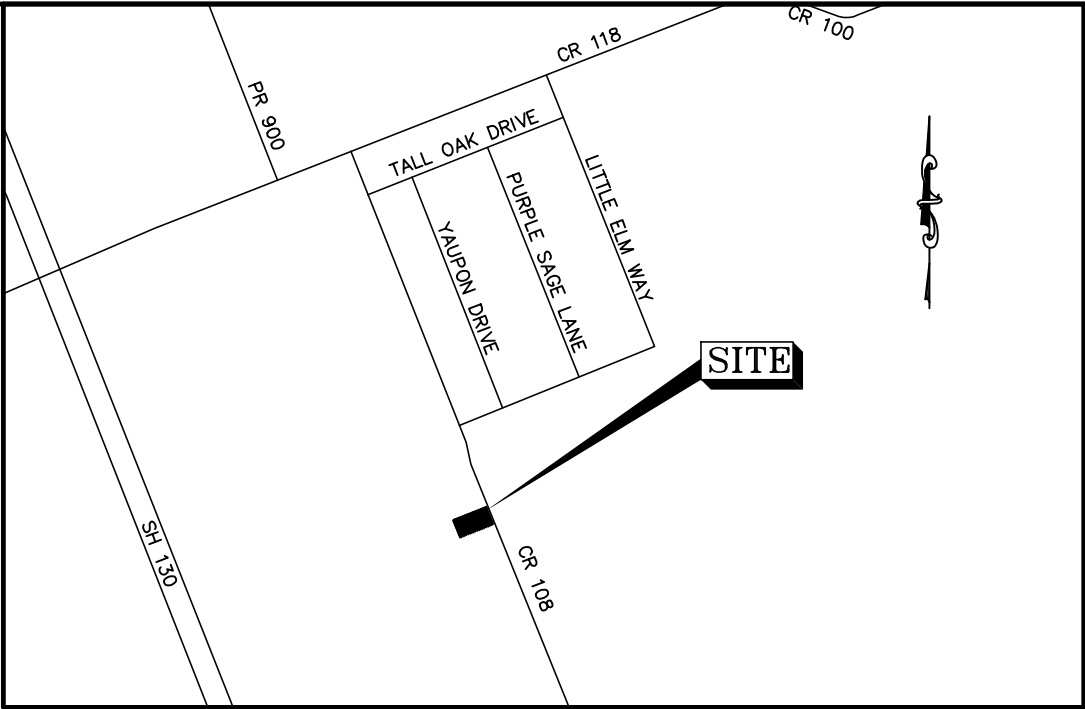
BASED UPON THE ABOVE REPRESENTATION OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEDGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM 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.

DEBORAH L. MARLOW, RS 050029596
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE



SCALE: 1"= 50'



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION: BEING 0.998 ACRE OF LAND, LYING IN AND BEING SITUATED OUT OF THE AARON ARMSTRONG SURVEY, ABSTRACT NO. 26 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 1.00 ACRE TRACT OF LAND CONVEYED TO ANTONIO GUZMAN AND MONICA GUZMAN BY DEED RECORDED IN DOCUMENT NO. 2015087409 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2015:

BEGINNING at a 1/2" iron rod set in the west line of CR 108 for the southeast corner hereof and said Guzman tract, being the northeast corner of that certain 12.2092 acre tract of land conveyed to Aaron Thomison by deed recorded in Doc. #2014050109 of said official records;

THENCE S 68°28'52" W a distance of 290.05 feet for the southerly line hereof and said Guzman tract, the northerly line of said Thomison tract to a 1/2" iron rod found for the southwest corner hereof and said Guzman tract, being the most southerly southeast corner of that certain 12.2092 acre (remainder) tract of land conveyed to Kindra Michelle Wimberley by deed recorded in Doc. #2008003635 of said official records;

THENCE N 21°33'26" W a distance of 149.91 feet for the westerly line hereof and said Guzman tract an easterly line of said Wimberley tract to a 1/2" iron rod found for the northeast corner hereof and said Guzman tract, being an ell corner of said Wimberley tract;

THENCE N 68°27'47" E a distance of 290.05 feet for the northerly line hereof and said Guzman tract, a southerly line of said Wimberley tract to a 1/2" iron rod found for the northeast corner hereof and said Guzman tract, the most easterly southeast corner of said Wimberley tract;

THENCE S 21°33'22" E a distance of 150.00 feet along the west line of CR 108 to the POINT OF BEGINNING, containing 0.998 acre of land, more or less.

STATE OF TEXAS {{
COUNTY OF WILLIAMSON {{

KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HERBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTED HEREOF, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS 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.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS {{
COUNTY OF WILLIAMSON {{

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY 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 _____, 2016 A.D. AT _____ O'CLOCK, _____ M., AND DULY RECORDED IN THIS THE _____ DAY OF _____, 2016 A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

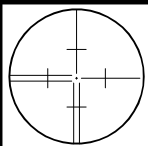
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN WRITTEN ABOVE.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: _____, DEPUTY

GUZMAN SUBDIVISION PRELIMINARY PLAT

FILE: Server\Co\Wm\Surveys\A ARMSTRONG A-26\76115



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
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Bastrop, Texas 78602
(512) 303-4185
www.jamesegaron.com
jgaron@austin.rr.com