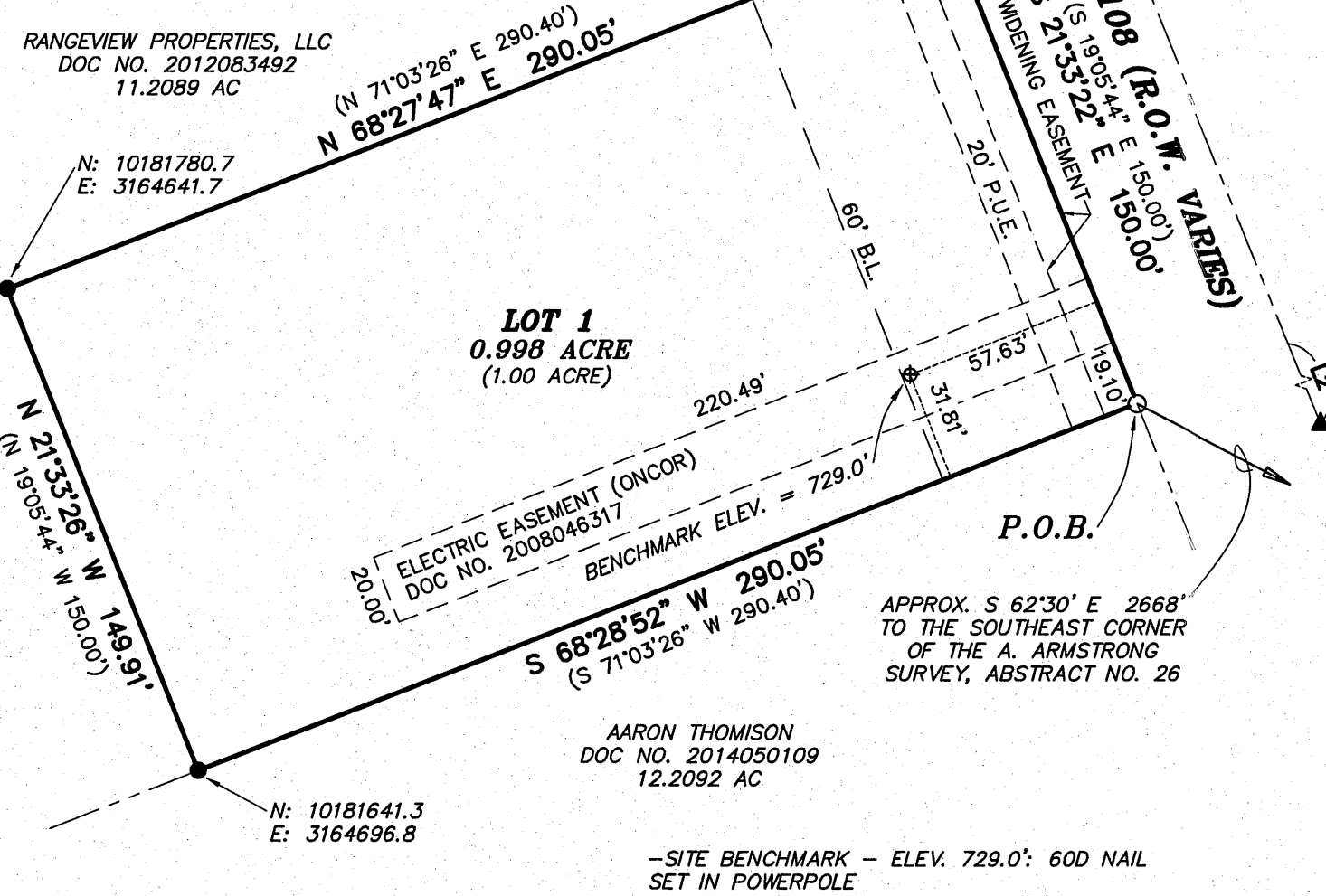


LINE	BEARING	DISTANCE
L1	N 21°50'44" W	401.71'
L2	S 21°50'44" E	2062.65'



STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS

THAT WE, ANTONIO GUZMAN AND MONICA GUZMAN, OWNERS OF 0.998 ACRES OF LAND OUT OF THE AARON ARMSTRONG SURVEY, ABSTRACT NO. 26 IN WILLIAMSON COUNTY, TEXAS AND AS CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2015087409, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF SAID TRACT OF LAND, DO HEREBY SUBDIVIDE A 0.998 ACRE TRACT OF LAND AS SHOWN HEREON; DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON; DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAYS, 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 SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS GUZMAN SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2 DAY OF MAY, 2016.

ANTONIO GUZMAN
128 SILK TREE LANE
ROUND ROCK, TEXAS 78664
512-658-0553
antonio.guzman630@gmail.com

MONICA GUZMAN
128 SILK TREE LANE
ROUND ROCK, TEXAS 78664

STATE OF TEXAS }
COUNTY OF BASTROP }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO GUZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

NAME (PRINT)
MY COMMISSION EXPIRES:

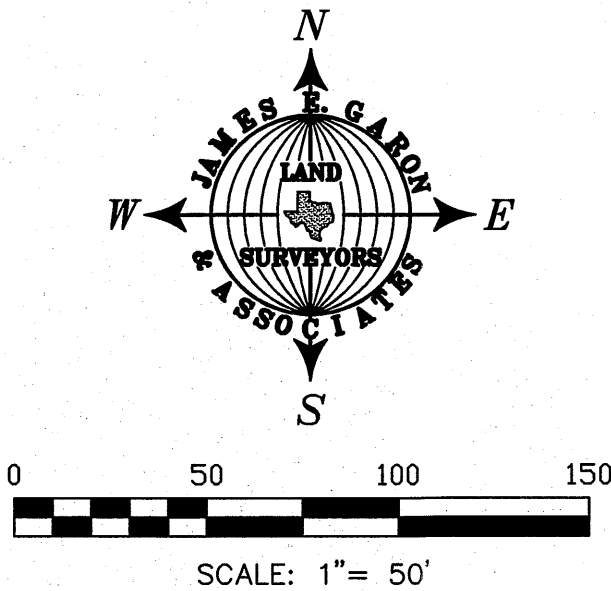
STATE OF TEXAS }
COUNTY OF BASTROP }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONICA GUZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

NAME (PRINT)
MY COMMISSION EXPIRES:

GUZMAN SUBDIVISION FINAL PLAT



LEGEND	
⊗	CALCULATED POINT
●	1/2" REBAR FOUND
○	1/2" REBAR SET W/CAP
○	STAMPED J.E. GARON RPLS 4303
▲	MAG NAIL FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
(BRG.-DIST.)	RECORD CALL

CULVERT TABLE - LOT 1				
Q25 (CFS)	MIN PIPE DIAMETER (INCHES)	EXISTING PIPE DIAMETER (INCHES)	TYPE	MIN SLOPE (FT/FT)
3.64	18	24	CMP	0.01

BENCHMARK:

LCRA CONTROL MONUMENT CS02, 3" ALUMINUM DISC IN CONCRETE STAMPED CS02 FOUND EAST OF COUNTY ROAD 108 +/- 640' SOUTH OF THE INTERSECTION OF COUNTY ROAD 108 AND LIMMER LOOP
NORTHING: 10176600.0045
EASTING: 3169652.5856
ELEVATION: 706.90' (NAVD 88)

BEARING BASIS: TEXAS STATE PLANE, CENTRAL ZONE (NAD83)
COMBINED SCALE FACTOR: 0.99988137

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.

UTILITY SERVICE PROVIDERS:

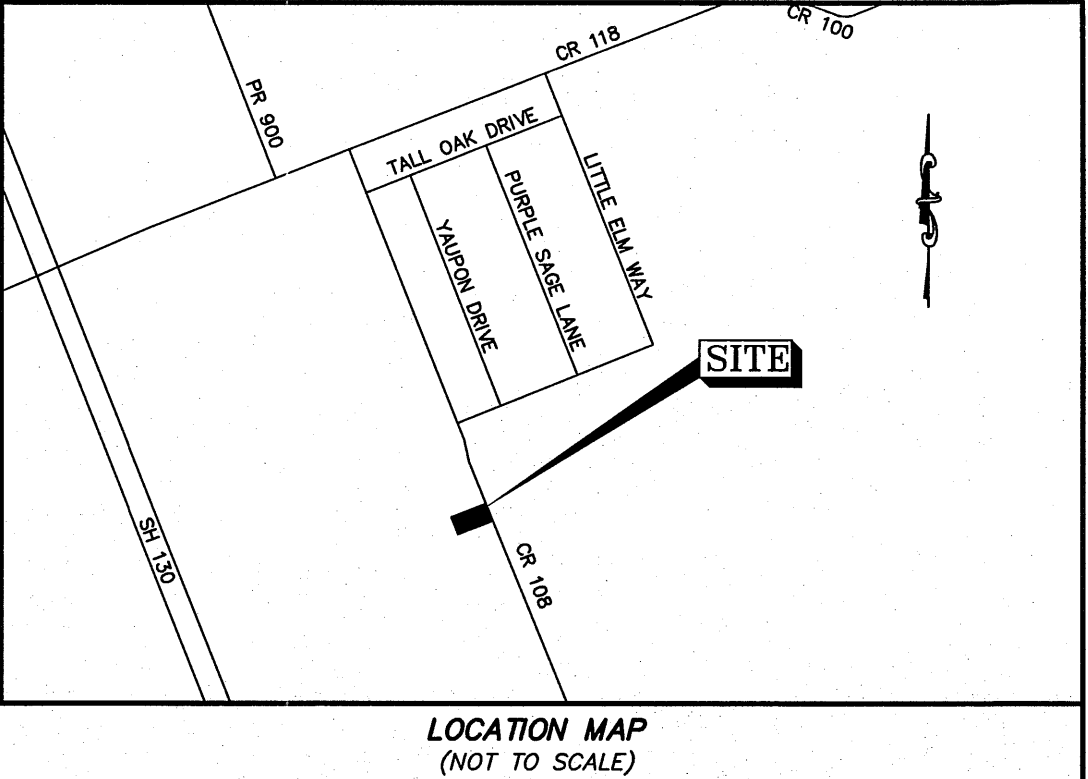
WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: ONCOR

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:

A DE FACTO 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.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER 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.

ROAD WIDENING EASEMENTS:

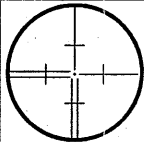
THE FUTURE 10 FOOT ROAD WIDENING EASEMENT SHOWN HEREON SHALL GO INTO EFFECT ON JANUARY 1, 2017.

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 ATTRIBUTABLE 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.

GUZMAN SUBDIVISION FINAL PLAT

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



JAMES E. GARON & ASSOC.

PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Bastrop, Texas 78602
(512) 303-4185
www.jamesegaron.com
jgaron@austin.rr.com

FEBRUARY 2, 2016
REVISED: FEBRUARY 17, 2016
REVISED: APRIL 25, 2016
REVISED: MAY 2, 2016

GUZMAN SUBDIVISION FINAL PLAT

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT

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 ALLEGED. 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, R.S.
DEBORAH L. MARLOW, RS 050029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

5/2/2016
DATE

ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2nd DAY OF MAY, 2016 A.D.

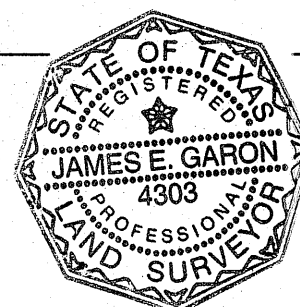
Vicky Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
5/2/16
DATE

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.

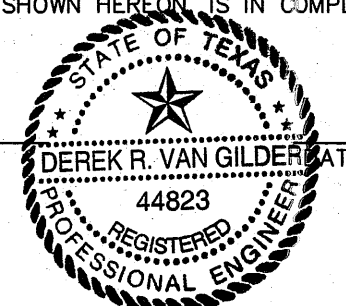
James E. Garon
JAMES E. GARON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 4303
P.O. BOX 1917
BASTROP, TEXAS 78602
PH 512-303-4185
FAX 512-321-2107
JAMESGARON.COM



5-2-2016
DATE

I, DEREK R. VAN GILDER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRIVEWAY CULVERT TABLE, SHOWN HEREON, IS IN COMPLIANCE WITH WILLIAMSON COUNTY REGULATIONS

Derek R. Van Gilder
DEREK R. VAN GILDER
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 44823
P.O. BOX 1917
BASTROP, TEXAS 78602



5-2-2016
DATE

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, from which said point of beginning the approximate southeast corner of the A. Armstrong Survey, Abstract No. 26 bears S 62°30' E 2,668 feet;

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 11.2089 acre tract of land conveyed to Rangeview Properties, LLC by deed recorded in Doc. #2012083492 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 Rangeview Properties, LLC tract to a 1/2" iron rod found for the northwest corner hereof and said Guzman tract, being an ell corner of said Rangeview Properties, LLC 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 Rangeview Properties, LLC tract to a 1/2" iron rod found for the northeast corner hereof and said Guzman tract, the most easterly southeast corner of said Rangeview Properties, LLC 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 IT'S 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. _____

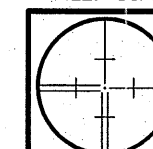
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN WRITTEN ABOVE.

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

BY: _____, DEPUTY

GUZMAN SUBDIVISION
FINAL PLAT

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



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