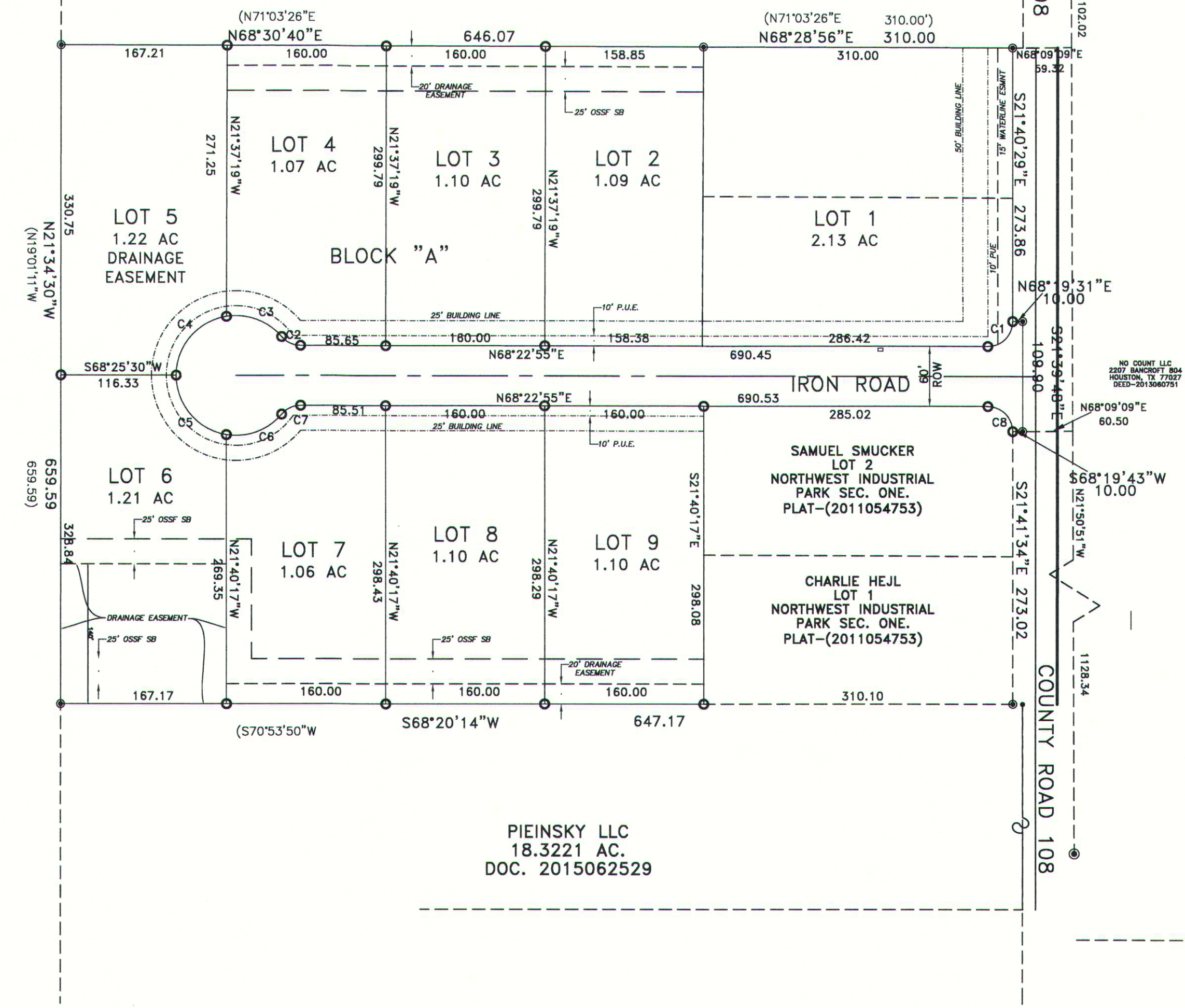
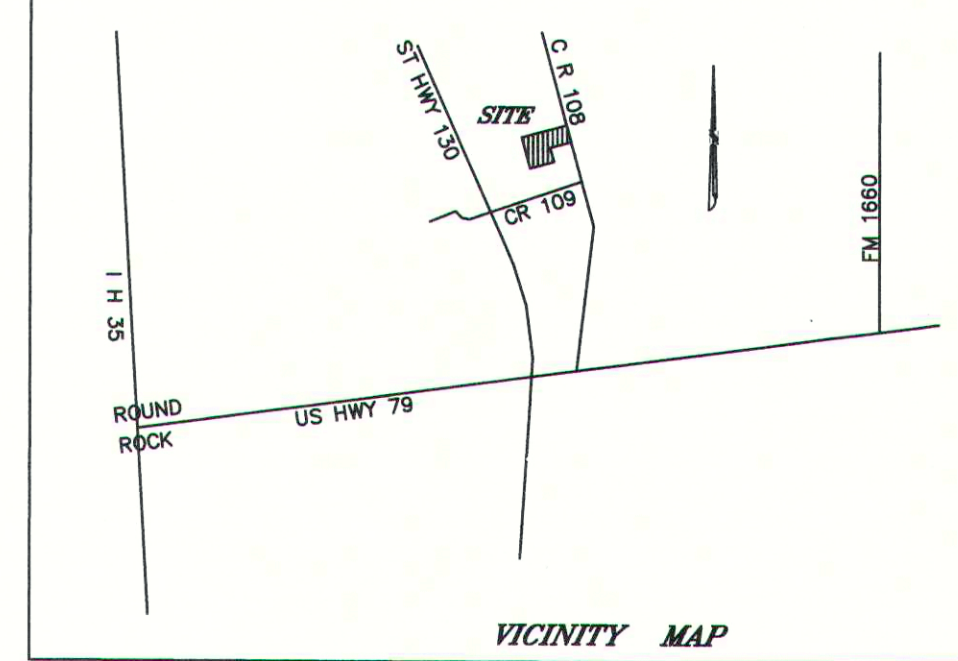


HARKINS SUBDIVISION A REPLAT OF LOTS 3 & 4 NORTHWEST INDUSTRIAL PARK

AARON THOMISON,
12.309 AC.
DOC. 2014050109



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.29	25.00	N23°21'06"E	35.37
C2	21.68	25.00	S86°46'55"E	21.00
C3	61.54	60.00	N88°40'32"W	58.88
C4	84.68	60.00	S18°51'32"W	77.83
C5	84.60	60.00	S61°58'05"E	77.76
C6	61.72	60.00	N48°10'07"E	59.04
C7	21.68	25.00	S43°32'17"W	21.00
C8	39.24	25.00	N66°39'26"W	35.33

CHARLES W &
PATRICIA A GANTT
25.00 AC.
DOC. 2003032039

PIEINSKY LLC
18.3221 AC.
DOC. 2015062529

FIELD NOTES

FIELD NOTES FOR 12.3610 ACRES OUT OF THE AARON ARMSTRONG SURVEY, ABSTRACT NO. 26 IN WILLIAMSON COUNTY, TEXAS BEING ALL OF 4 TRACTS:

TRACT 1: ALL OF LOTS 3 AND 4, NORTHWEST INDUSTRIAL PARK, AN ADDITION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP DOCUMENT NO. 2011054753 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TRACT 2: 9.5179 ACRES BEING A PORTION OF A 12.2902 ACRE TRACT CONVEYED TO HEIL PROPERTIES ATX, LLC IN DOC. NO. 2016042449 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TRACT 3: 0.7082 ACRES BEING A PORTION OF A 1.3061 ACRE TRACT CONVEYED TO WILLIAM CHARLES HEJL IN DOC. NO. 2008039959, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

TRACT 4: 0.0088 ACRES BEING THE SAME TRACT DESCRIBED IN DOC. NO. 2008039959, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

SAID 12.3610 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron rod found in West R.O.W. line of County Road 108, whence the Southeast corner of a 12.309 acre tract conveyed to Aaron Thomson by deed recorded in Document No. 2014050109, Official Public Records, Williamson County, Texas bears N68°28'56"E a distance of 10.00 feet, same being the Northeast corner of said Lot 4, for the Northeast corner of this tract and the POINT OF BEGINNING:

THENCE with the westerly R.O.W. line of said County Road 108 the following four (4) courses and distances:

- S21°40'29"E with the East line of said Lots 3 and 4 a distance of 273.86 feet to a 1/2" iron rod set, being the most easterly Southeast corner of said Lot 3;
- N68°19'31"E with the easterly line of said 9.5179 acre tract a distance of 10.00 feet to a 1/2" iron rod set;
- S21°39'48"E continuing with the easterly line of said 9.5179 acre tract, passing a 1/2" iron rod found being the Northeast corner of said 0.0088 acre tract, continuing with the East line of said 0.0088 acre tract, in all a distance of 109.90 feet to a 1/2" iron rod set, being the Southeast corner of said 0.0088 acre tract;
- S68°19'43"W with the South line of said 0.0088 acre tract a distance of 10.00 feet to a 1/2" iron rod set being the most easterly Northeast corner of Lot 2 of said Northwest Industrial Park and the most southerly corner of said 0.0088 acre tract;

THENCE with the common line of said 0.0088 acre tract and said Lot 2 along a curve to the left whose elements are R=25.00 feet, L=39.23 feet whose chord bears N68°43'19"W a distance of 35.32 feet to a 1/2" iron rod set in the South line of said 9.5179 acre tract, being the most northerly Northeast corner of said Lot 2 and the most westerly corner of said 0.0088 acre tract;

THENCE S68°20'46"W with the common line of said 9.5179 acre tract and said Lot 2 a distance of 285.00 feet to a 1/2" iron rod found in an interior line of said 9.5179 acre tract, being the Northwest corner of said Lot 2 and the Northeast corner of said 0.7082 acre tract;

THENCE S21°40'17"E with the common line of said Lot 2 and said 0.7082 acre tract, passing the West common corner of said Lot 2 and Lot 1 of said Northwest Industrial Park, continuing with the common line of said 0.7082 acre tract and said Lot 1, passing the South line of said 0.7082 acre (1.3061 acre) tract, continuing with the common line of said 9.5179 acre tract and said Lot 1, in all a distance of 298.08 feet to a 1/2" iron rod found in the North line of an 18.3221 acre tract conveyed to PIEINSKY LLC by deed recorded in Document No. 2015062529, Official Public Records, Williamson County, Texas, being the Southwest corner of said Lot 1, for the Southeast corner of said 9.5179 acre tract and the Southeast corner of this tract;

THENCE S68°20'14"W with the common line of said 18.3221 acre tract and said 9.5179 acre tract a distance of 647.17 feet to a 1/2" iron rod found in the East line of a 25.00 acre tract conveyed to Charles W & Patricia A Gantt by deed recorded in Document No. 2003032039, Official Public Records, Travis County, Texas, being the Northwest corner of said 18.3221 acre tract, for the Southwest corner of said 9.5179 acre tract and the Southwest corner of this tract;

THENCE N21°34'30"W with the common line of said 25.00 acre tract and said 9.5179 acre tract a distance of 659.59 feet to a 1/2" iron rod set, being the Southwest corner of said 12.309 acre tract and the Northwest corner of said 9.5179 acre tract, for the Northwest corner of this tract;

THENCE N68°30'40"E with the common line of said 12.309 acre tract and said 9.5179 acre tract a distance of 646.07 feet to a 1/2" iron rod set, being the most northerly corner of said 9.5179 acre tract and the Northwest corner of said Lot 4, for a northerly corner of this tract;

THENCE N68°28'56"E with the common line of said Lot 4 and said 12.309 acre tract a distance of 310.00 feet to the POINT OF BEGINNING and containing 12.3610 acres of land, more or less.

TOTAL LENGTH OF NEW STREET = 803 LF
DESIGN SPEED = 35 MPH

OWNER: MJ 973 PROPERTIES
PO BOX 858
PFLUGERVILLE, TX 78691

SURVEYOR: CRICHTON AND ASSOCIATES, INC
6448 US HIGHWAY 290 EAST SUITE B-105
AUSTIN, TX 78723
(512) 244-3395

ENGINEER: CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE
CEDAR PARK, TX 78613
512-658-8095

LEGEND	
1/2" IRON PIN FOUND	UG UTILITY WARNING SIGN
1/2" IRON PIN SET	UTILITY PEDESTAL
NAIL FOUND	GAS METER
LIGHT POLE	WATER MANHOLE
POWER POLE	WATER WELL
HIGH VOLTAGE POWER POLE	WATER METER
GUY WIRE	WATER VALVE
OVERHEAD ELECT. LINE	FIRE HYDRANT
ELECTRIC METER	PVC RISER
ELECTRIC MANHOLE	STREET SIGN
TELEPHONE MANHOLE	FLAG POLE
CONC. PAD WITH ELEC.	SANITARY SEWER MANHOLE
ELECTRIC BOX	SEWER CLEANOUT
METAL FENCE	SEPTIC LID
WOOD FENCE	STORM SEWER MANHOLE
CHAIN LINK FENCE	UTILITY VAULT
WIRE FENCE	DRAIN GRATE
UG WATER LINE	RECORD INFORMATION
UG WASTEWATER LINE	C.C. COVERED CONCRETE

HARKINS SUBDIVISION A REPLAT OF LOTS 3 & 4 NORTHWEST INDUSTRIAL PARK

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT MJ 973 PROPERTIES, LLC ACTING HEREIN THROUGH ITS MANAGER, MIKE HARKINS, BEING OWNER OF THAT CERTAIN 12.3610 ACRE TRACT OUT OF THE AARON ARMSTRONG SURVEY, ABSTRACT NO. 26, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 2016063934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 12.3610 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "HARKINS SUBDIVISION A REPLAT OF LOTS 3 & 4 NORTHWEST INDUSTRIAL PARK" SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS SHOWN HEREON FREE OF LIENS.

WITNESS MY HAND THIS THE 29 DAY OF June, 2017,
A.D.

Mike Harkins
MIKE HARKINS
P.O. BOX 858
PFLUGERVILLE, TEXAS 78691

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

Mike Harkins KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29
DAY OF

June, A.D., 2017.

Toni Rusnak
NOTARY PUBLIC SIGNATURE

Toni Rusnak
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 2-17-20

SURVEYED BY:
CRICHTON AND ASSOCIATES
6448 HIGHWAY 290 EAST B-105
AUSTIN, TEXAS 78723

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE
PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT
THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY
SUPERVISION. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE
"X", AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN AS SHOWN ON
PANEL 48491C10505E, PREPARED FOR THE WILLIAMSON COUNTY,
TEXAS, DATED SEPTEMBER 26, 2008. THIS TRACT IS NOT LOCATED
WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

HERMAN CRICHTON

R.P.L.S. 4046

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 10
DAY OF July, 2017 A.D.

Wiley Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

DEVELOPMENT NOTES

1) 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.

2) 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.

3) THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF NORTHWEST INDUSTRIAL PARK AS RECORDED IN DOCUMENT 2011054753 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

4) THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1 ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

5) 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.

6) 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.

7) 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.

8) 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.

9) 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-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

10) WATER SERVICE WILL BE SUPPLIED BY JONAH WATER SPECIAL UTILITY DISTRICT.

11) SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

HEALTH DISTRICT APPROVAL:

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 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

7/10/2017
DATE

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON 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 CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON

I, NANCY E. 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 _____, 20____ A.D., AT
____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF
____, _____, 20____ 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 ABOVE WRITTEN. NANCY E. RISTER, CLERK COUNTY
COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY