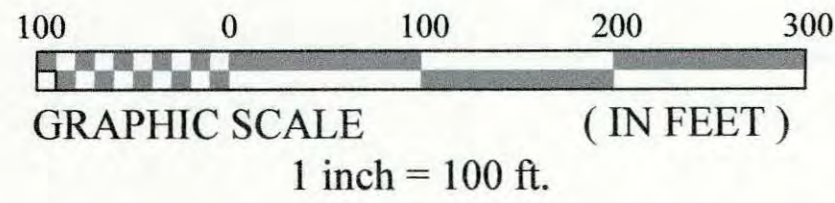
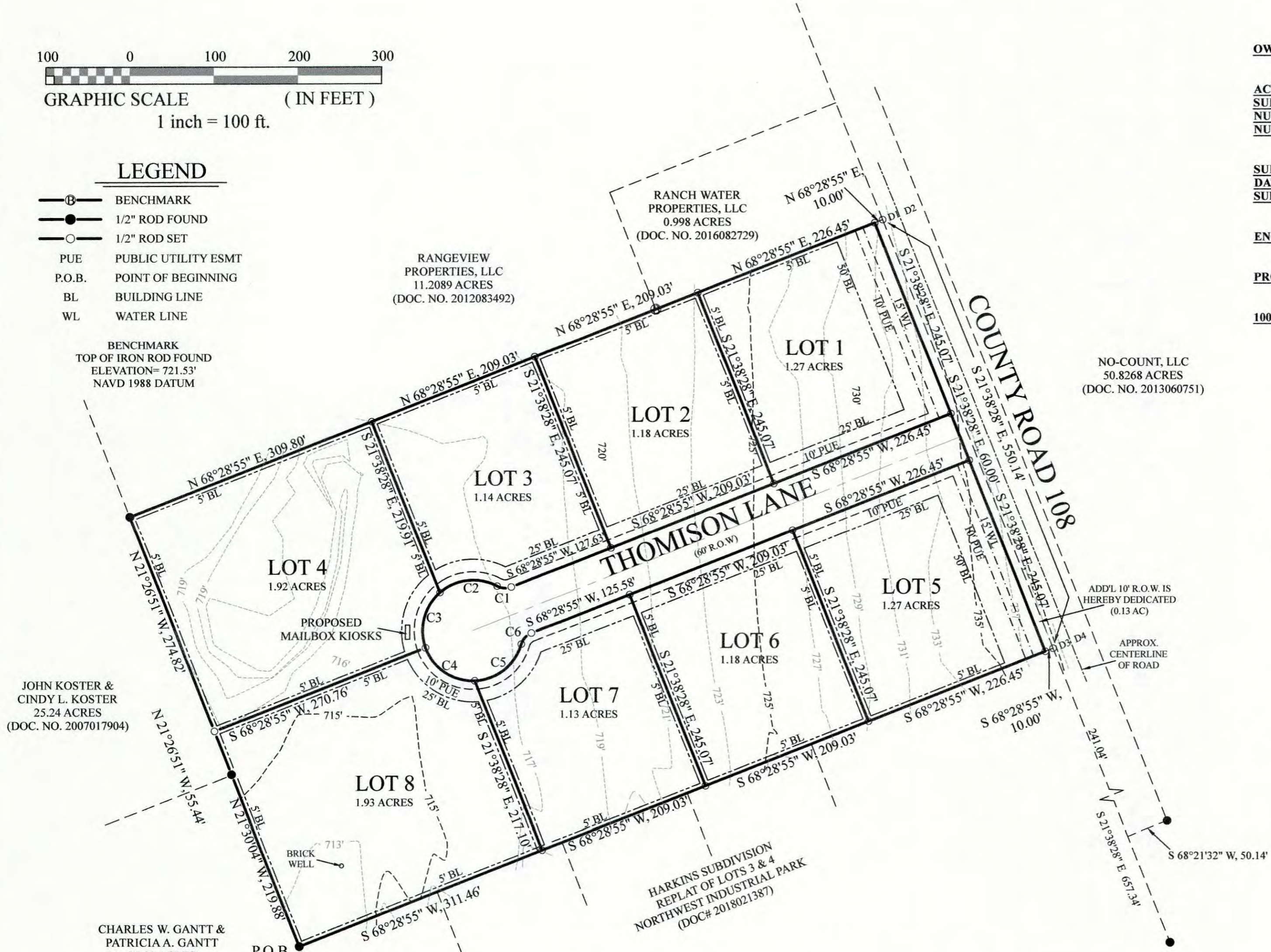


PRELIMINARY PLAT OF THOMISON TRAIL SUBDIVISION



LEGEND

- BENCHMARK
- 1/2" ROD FOUND
- 1/2" ROD SET
- PUBLIC UTILITY ESMT
- P.O.B. POINT OF BEGINNING
- BL BUILDING LINE
- WL WATER LINE



OWNER: AARON THOMISON
3754 CR 123, ROUND ROCK, TEXAS 78664
512-748-4886
12.19 ACRES

ACREAGE: 12.19 ACRES

SURVEY: AARON ARMSTRONG SURVEY, ABSTRACT NO. 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 8

7 - COMMERCIAL

1 - DRAINAGE EASEMENT

SUBMITTAL DATE: OCTOBER 18, 2018

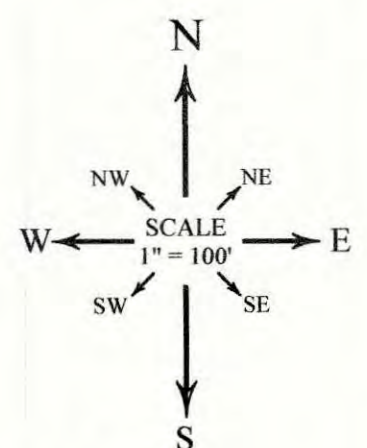
DATE OF REVISION: FEBRUARY 28, 2019

SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149

ENGINEER: PROFESSIONAL STRUCIVIL ENGINEERS, INC.
12710 RESEARCH BLVD., SUITE NO. 390, AUSTIN, TEXAS 78759
(512) 238-6422

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

100-YEAR FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS (ZONE "X") SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C0505E, SEPTEMBER 26, 2008



BEING 12.19 ACRES OF LAND OUT OF THE AARON ARMSTRONG SURVEY, ABSTRACT NUMBER 26, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN AARON THOMISON 12.2092 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2014050109, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 12.19 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the easterly line of that certain Charles Gant 25.00 acre tract recorded in Document Number 2003032039, Official Public Records, said county (herein referred to as OPR), at the northwest corner of that certain MJ 973 Properties, LLC 10.234 acre tract recorded in Document Number 2016063934, OPR, same being the southwest corner of said 12.2092 acre tract, for the southwest corner hereof;

THENCE along the easterly line of said 25.00 acre tract and that certain John Koster 25.24 acre tract recorded in Document Number 2007017904, OPR, along the westerly line of said 12.2092 acre tract, North 21 degrees 30 minutes 04 seconds West, 219.8 feet to an iron rod found and North 21 degrees 26 minutes 51 seconds West, 330.26 feet to an iron rod found in said line, at the southwest corner of that certain Rangeview Properties, LLC 11.2089 acre tract recorded in Document Number 2012083492, OPR, same being the northwest corner of said 12.2092 acre tract, for the northwest corner hereof;

THENCE North 68 degrees 28 minutes 55 seconds East, along the southerly line of said 11.2089 acre tract and of Lot 1, Guzman Subdivision, recorded in Document Number 2016048373, OPR, along the northerly line of said 12.2092 acre tract, 964.32 feet to an iron rod set in the westerly right-of-way line of CR 108, at the southeast corner of said Lot 1, same being the northeast corner of said 12.2092 acre tract, for the northeast corner hereof;

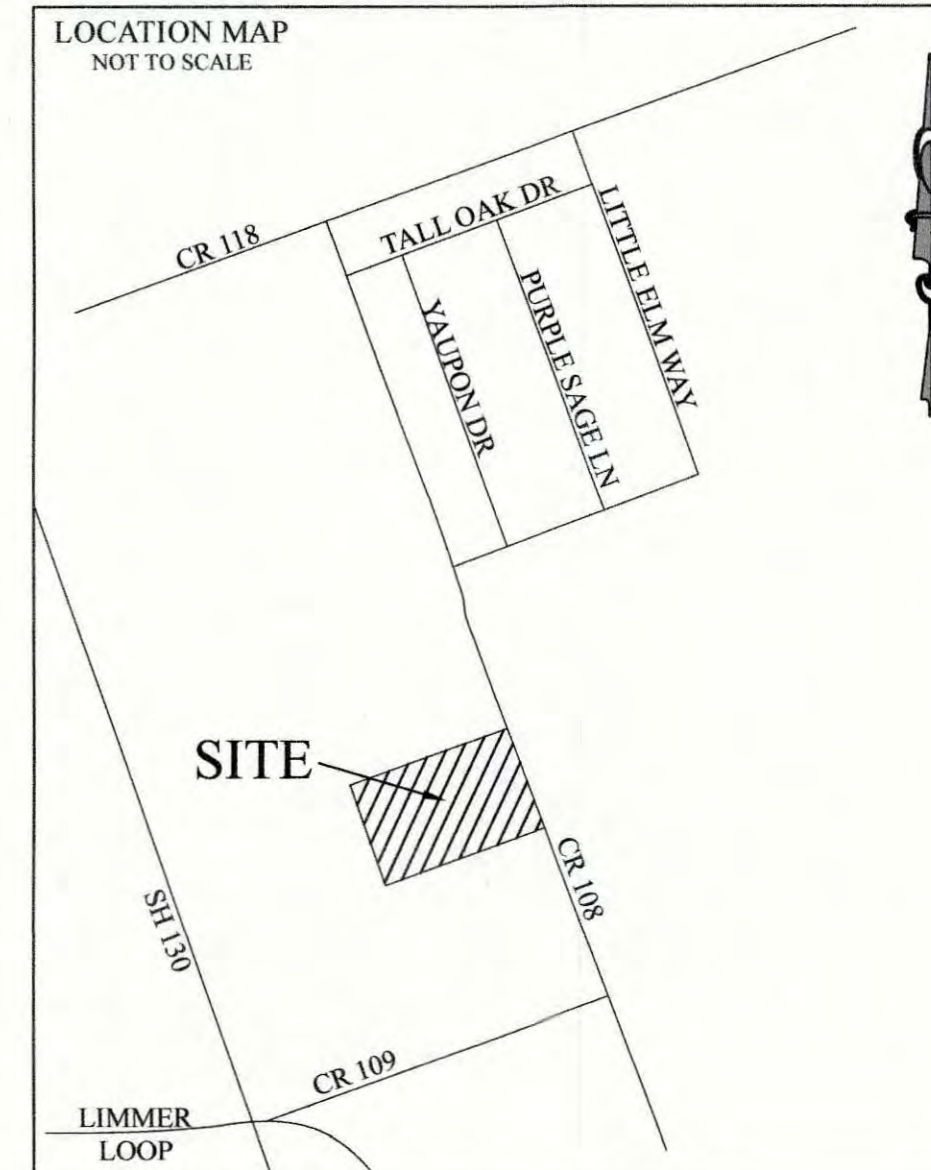
THENCE South 21 degrees 38 minutes 28 seconds East, along said right-of-way line and the easterly line of said 12.2092 acre tract, 550.14 feet to an iron rod set in said line, at the northeast corner of Lot 4, Northwest Industrial park Section One, a subdivision recorded in Document Number 2011054753, OPR, same being the southeast corner of said Lot 1, same being the southeast corner hereof;

THENCE South 68 degrees 28 minutes 55 seconds West, along the northerly line of said Lot 4 and said 10.2347 acre tract, along the southerly line of said 12.2092 acre tract, 965.97 feet to the POINT OF BEGINNING.

DIMENSION TABLE			
LABEL	DIMENSION TYPE	BEARING	DISTANCE
D1	CENTERLINE OF ROAD	N 68°07'33" E	30.3'
D2	FULL R.O.W.	N 68°21'32" E	60.1'
D3	CENTERLINE OF ROAD	N 68°12'16" E	32.2'
D4	FULL R.O.W.	N 68°21'32" E	60.1'

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	20.00'	17.47'	N 86°29'23" W	16.92'
C2	60.00'	72.94'	S 83°42'47" W	68.53'
C3	60.00'	72.12'	S 14°27'14" W	67.85'
C4	60.00'	75.60'	S 56°04'30" E	70.70'
C5	60.00'	75.30'	N 51°52'39" E	70.45'
C6	20.00'	18.35'	N 42°12'12" E	17.71'

STREET SUMMARY TABLE	
STREET NAME	THOMISON LANE
LENGTH	625 LINEAR FEET
R.O.W. WIDTH	60'
ROAD TYPE	PUBLIC
DESIGN SPEED	25 MPH



STATE OF TEXAS
COUNTY OF WILLIAMSON: KNOWN ALL MEN OF THESE PRESENTS

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF HUTTO, TEXAS, AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HERON.

EDWARD C. RUMSEY
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
512-249-8149 / FAX 512-331-5217
REF.# A0711718

07-30-2018
DATE



STATE OF TEXAS
COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

MIRZA TAHIR-BAIG, P.E. NO. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD., SUITE NO. 390
AUSTIN, TEXAS 78759 (512) 238-6422

07-30-2018
DATE



THOMISON TRAIL SUBDIVISION

SCALE 1"=100'



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

THAT I, AARON THOMISON, BEING THE OWNER OF 12.19 ACRES OF LAND OUT OF THE AARON ARMSTRONG SURVEY, ABTRACT NO. 26 IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME 12.2092 ACRE TRACT OF LAND CONVEYED IN A GENERAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2014050109, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 12.19 ACRES, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "THOMISON TRAIL SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LAND INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS HEREON MY HANDS THIS THE _____ DAY OF _____, 2019, A.D.

AARON THOMISON DATE
3754 CR 123
ROUND ROCK, TX 78664

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON THOMISON, 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 CONSIDERATIONS HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

NOTES:

- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
- THOMISON LANE IS DEDICATED AS A PUBLIC RIGHT-OF-WAY LOCAL STREET.
- A 10' P.U.E. IS DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
- A 10' P.U.E. ALONG AND ADJACENT TO THE STREET SIDE PROPERTY LINES ALONG THOMISON LANE IS HEREBY DEDICATED.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A CONNECTION IS MADE TO A PUBLIC WATER SYSTEM SUITABLE FOR HUMAN CONSUMPTION AND AN ON-SITE SEWAGE FACILITY APPROVED BY WILLIAMSON COUNTY.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER: ON-SITE SEWAGE FACILITIES; AND ELECTRIC: ONCOR.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0505E, EFFECTIVE DATE OF 9-26-2008.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 80%.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH A TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 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.
- 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.
- 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, AND CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- DRIVEWAYS FOR LOTS 1 AND 5 SHALL CONNECT ONLY TO THOMISON LANE AND NOT TO CR 108.
- ALL LOT OWNERS IN THIS SUBDIVISION WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY OSSF PROGRAM PRIOR TO CONSTRUCTION. THE SUBDIVISION DEVELOPER WILL BE HELD RESPONSIBLE TO NOTIFY BUILDERS AND LOT OWNERS OF THIS REQUIREMENT.

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

BASED ON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) 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 ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

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

"THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE".

APPROVED THIS THE _____ DAY OF _____, 2019 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ROAD NAME AND 911 ADDRESSING APPROVAL:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2019 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, BILL GRAVELL, JR., 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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET _____, SLIDE(S) _____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY