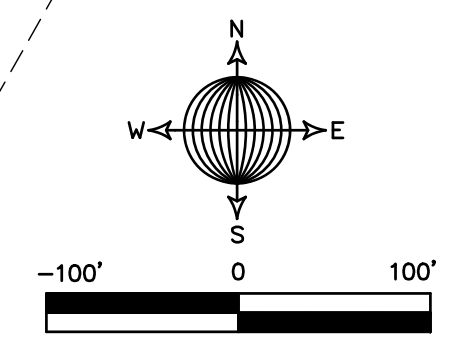
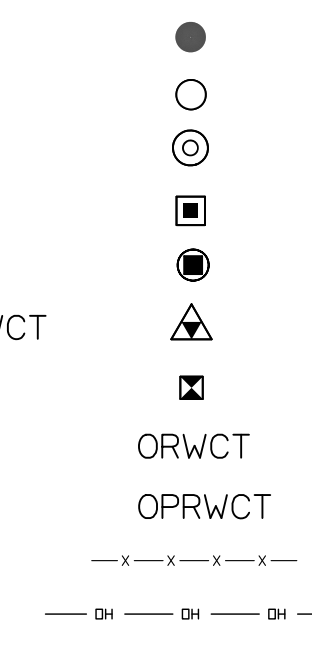


PRELIMINARY PLAT
MATTHEW 7:25 SUBDIVISION

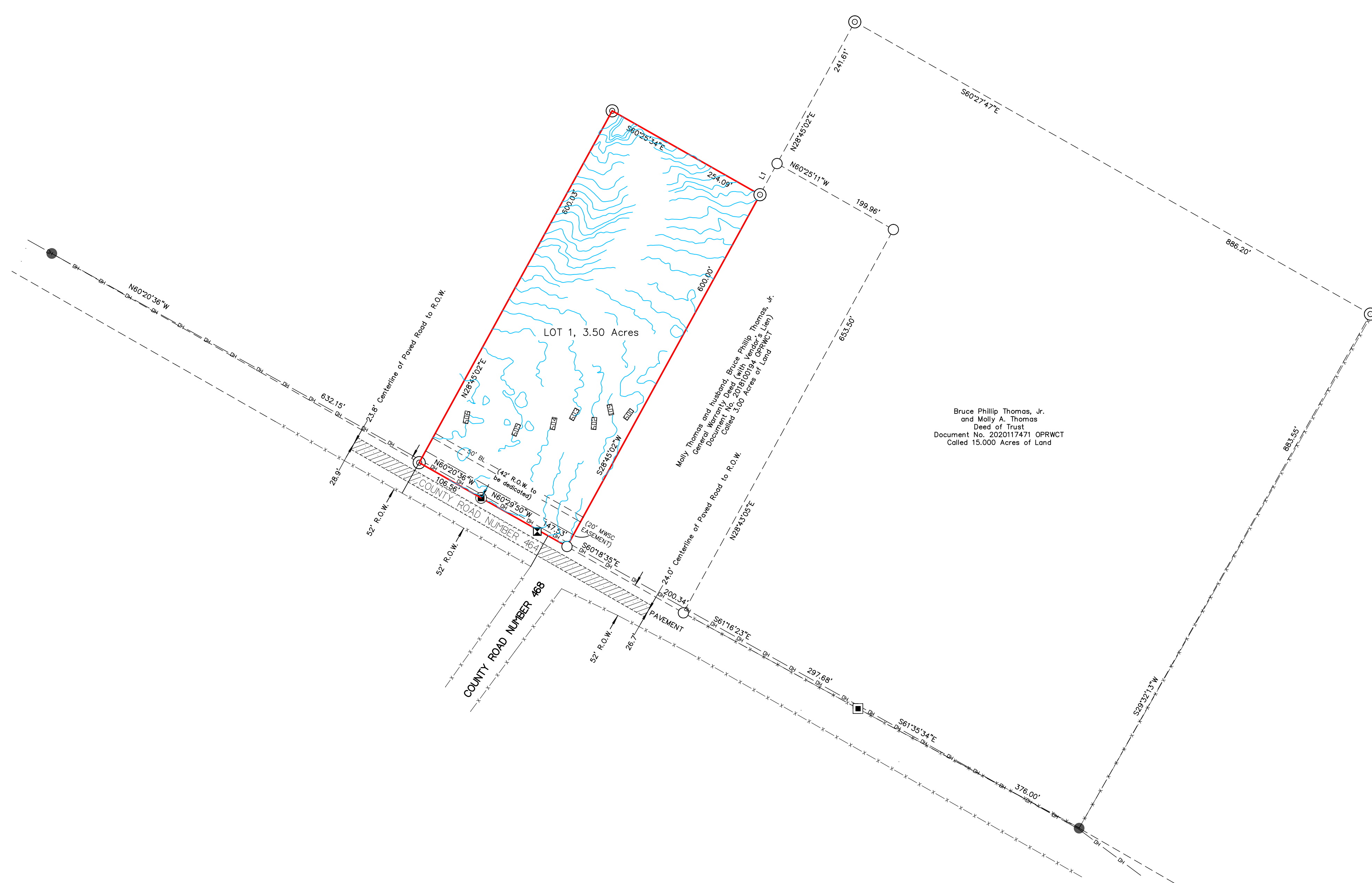
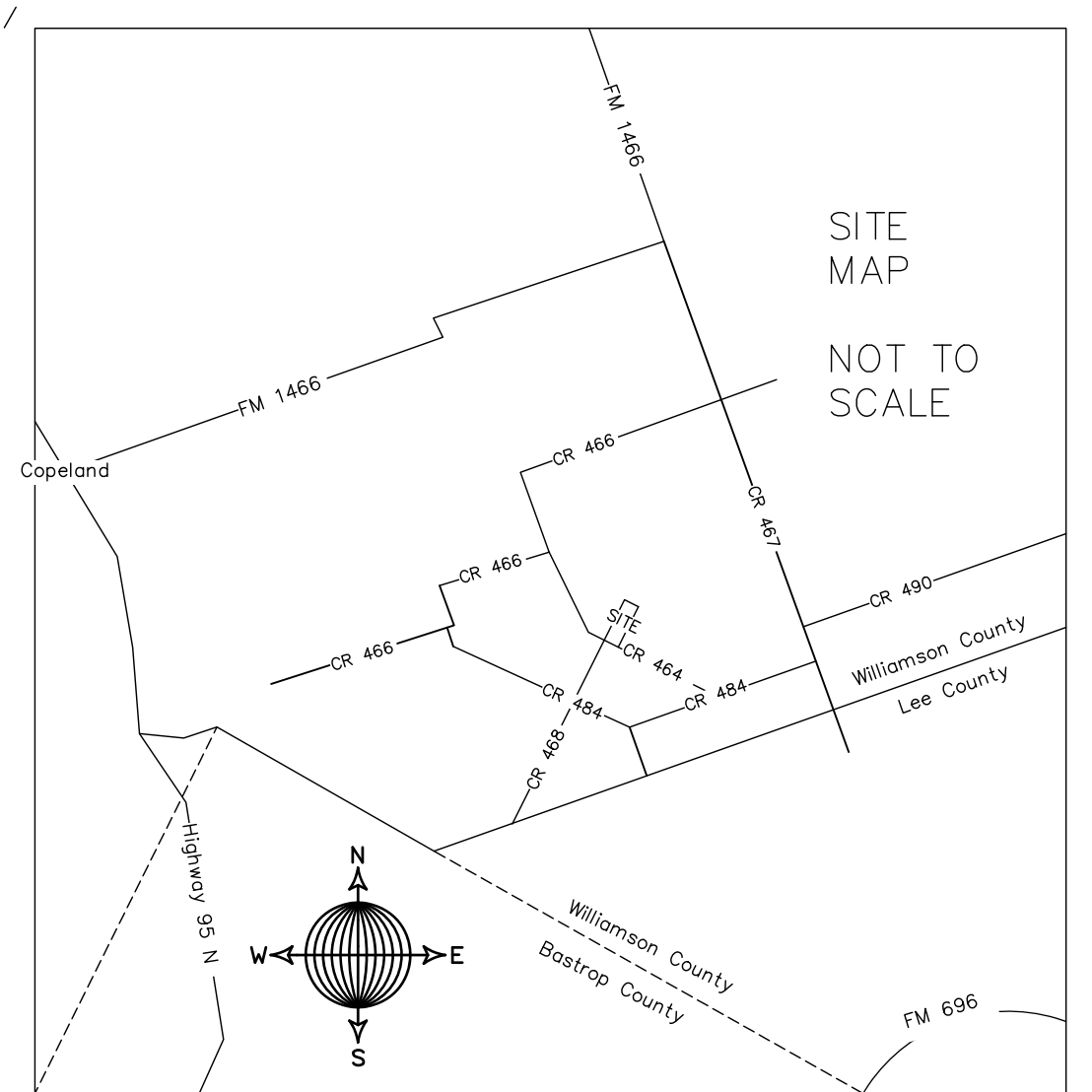
Paula Chrisanne Brown Bryant
Executor's Special Warranty Deed
Document No. 2002043640 OPRWCT
A Remainder Of A Called 108.46 Acres of Land

LEGEND

- 1/2" IRON ROD FOUND
- CAPPED IRON ROD FOUND "Bryan Tech Services"
- CAPPED IRON ROD SET STAMPED "RPLS 5548"
- CAPPED IRON ROD SET STAMPED "RPLS 2218"
- CAPPED IRON ROD FOUND
- 60-D NAIL AS CALLED FOR DOC# 2002043640 OPRWCT
- UNDERGROUND UTILITY SIGN
- OFFICIAL RECORDS WILLIAMSON COUNTY TX
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TX
- FENCE
- OVERHEAD ELECTRIC



NUM	BEARING	DISTANCE
L1	N28°45'02"E	53.11'



Bruce Phillip Thomas, Jr.
and Molly A. Thomas
Deed of Trust
Document No. 202017471 OPRWCT
Called 15,000 Acres of Land

FLOOD PLAIN NOTE:

NO LOT IN THIS SUBDIVISION IS ENROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0725F, COMMUNITY NO. 481079, EFFECTIVE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

FLOODPLAIN ADMINISTRATOR NOTE:

BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR WILLIAMSON COUNTY.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION 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 OR REPRESENTATIONS BY ANY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE.

LIDAR DATA PROVIDED BY RACHEL HARTZLER, P.E. TOPOGRAPHIC SURVEY NOT PERFORMED BY THE UNDERSIGNED.

PLAT NOTES:

1. THE BENCHMARKS USED ARE: LCRA SUB-HARN MONUMENT ID: A754, NORTHING: 10015460.5184 EASTING: 3246626.1226 (NAD83) ELEVATION: 362.577 (NAVD 88)
2. WATER SERVICE IS PROVIDED BY: MANVILLE WATER SUPPLY
3. WASTEWATER SERVICE IS PROVIDED BY: OSSF
4. ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC
5. NO RESEARCH WAS PERFORMED BY THE UNDERSIGNED REGARDING EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT
6. 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 OF 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.
7. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
8. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
12. A WILLIAMSON COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
13. BEARING BASIS, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
9. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
10. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

ROBERT C. STEUBING
525 TAHITIAN DRIVE
BASTROP, TEXAS
PH. (512) 585-1388

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548

INITIAL DATE:	10/29/2020
REVISION DATE:	11/23/2020
REVISION DATE:	12/10/2020
REVISION DATE:	1/19/2020

