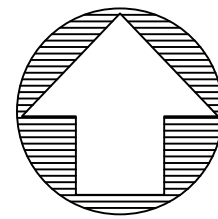
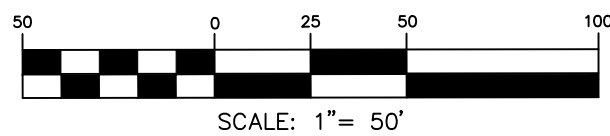


A SUBDIVISION OF
1.638 ACRES OUT OF THE
HARDY PACE SURVEY,
ABSTRACT NO. 493
WILLIAMSON COUNTY, TEXAS



○ 1/2" IRON ROD SET
● IRON ROD FOUND
☞ POWER POLE
● WM WATER METER



SCALE: 1"=5000'

TRACT 1:
"3.09 ACRES" (RESIDUE)
CORRECTION GIFT DEED –
IDA MIESKE
TO
BONNIE JEAN MIESKE TOMECEK
12-2-75 623/688 DRWC

TRACT 2:
"TRACT 2 – 0.143 ACRE" (RESIDUE)
WD – BONNIE JEAN MEISKE TOMECEK, ET VIR
TO
TOMECEK ELECTRIC MOTOR REPAIR, INC.
3-4-92 2114/606 ORWC

TRACT 3:
"TRACT 1 – 0.511 ACRE" (RESIDUE)
WD – BONNIE JEAN MEISKE TOMECEK, ET VIR
TO
TOMECEK ELECTRIC MOTOR REPAIR, INC.
3-4-92 2114/606 ORWC

"38.00 ACRES" (RESIDUE)
WD W/VL - ESTHER M. MEISKE
TO
BENNIE TOMECEK, ET UX
8-28-91 2054/311 ORWC

OWNER: TOMECEK ELECTRIC MOTOR REPAIR, INC.,
A TEXAS CORPORATION
JAY F. KRAMER - MANAGING PARTNER
22201 US 79
TAYLOR, TEXAS 76574
512.523.9906

ACREAGE: 1.638 TOTAL
SURVEY: HARDY PACE SURVEY, A-493

SURVEYOR: *BRYAN TECHNICAL SERVICES, INC.*
PHONE: 512-352-9090

ENGINEER: LINA CHTAY
BELTON ENGINEERING, INC.
106 N. EAST STREET
BELTON, TEXAS 76513
PHONE: 254.289.7273
EMAIL: LCHTAY@BELTONENGINEERS.COM

NUMBER OF BLOCKS: ONE
NUMBER OF LOTS: ONE
LINEAR FEET OF NEW STREET: N/A

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0575F, EFFECTIVE DATE DECEMBER 20, 2019, LOCATED IN ZONE "X" (UNSHADED).

IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

CABLE—TIME WARNER
PHONE—AT&T
ELECTRIC—ONCOR

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NOACK WATER SUPPLY CORPORATION.

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

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN
ON THIS PLAT ARE FREE OF LIENS.

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.

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.

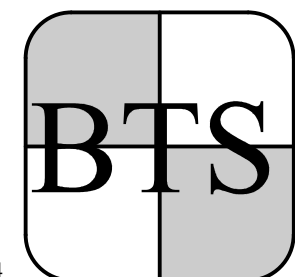
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER
MANAGEMENT CONTROLS AS REQUIRED BY THE 2018
WILLIAMSON COUNTY SUBDIVISION REGULATIONS,
SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD
EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

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.

SHEET 1 OF 2

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryanttechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: TLR

CHECKED BY: BLB

SCALE: 1" = 50'

APPROVED BY: BLB

PROJECT NO. 11-008

DATE: AUGUST 06, 2019

ABBREVIATIONS

FND. — FOUND
I.R. — IRON ROD
I.P. — IRON PIPE
R.O.W. — RIGHT-OF-WAY
DRWC — DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS
ORWC — OFFICIAL RECORDS OF WILLIAMSON
COUNTY, TEXAS
OPRWC — OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
WD — WARRANTY DEED
CWD — GENERAL WARRANTY DEED
SWD — SPECIAL WARRANTY DEED
W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD
WCSR — WILLIAMSON COUNTY SUBDIVISION REGULATIONS

CENTERLINE - UNION PACIFIC RAILROAD

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF WILLIAMSON

1.638 ACRES

These notes describe that certain tract of land situated in the HARDY PACE SURVEY, ABSTRACT NO. 493, located in Williamson County, Texas; subject tract being all of a called "1.876 Acres" (residual portion) conveyed in a Foreclosure Sale Deed from Toolmen Corporation, a Delaware Corporation to Tomecek Electric Motor Repair, a Texas Corporation, dated 5-04-2010 and recorded in Document Number 2010028735 of the Official Public Records of Williamson County, Texas (OPRWC); being all of a called "38.00 Acres - Residue" conveyed in a Warranty Deed with Vendor's Lien from Esther M. Meiske to Bennie Tomecek, et ux, dated 8-28-91 and recorded in Volume 2054, Page 311, of the Official Records of Williamson County, Texas, (ORWC); also, being all of a called "Tract 2 - 0.143 Acres - Residue" and "Tract 1 - 0.511 Acre - Residue" conveyed in a Warranty Deed from Bonnie Jean Meiske Tomecek, et vir, to Tomecek Electric Motor Repair, Inc., dated 3-04-92 and recorded in Volume 2114, Page 606, ORWC; also, being part of a "3.09 Acres - Residue" tract conveyed in a Correction Gift Deed form Ida Meiske Tomecek to Bonnie Jean Meiske Tomecek, dated 12-02-75 and recorded in Volume 623, Page 688, Deed Records of Williamson County, Texas (DRWC); subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on August 15, 2019, and being more fully described as follows:

BEGINNING at a ½" Iron Rod with orange plastic cap stamped "RPLS 4249" set (N: 10188138.5553, E: 3236883.0999), being in the North Right-of-Way of U. S. Highway No. 79 (Right-of-way varies), same being the most southerly Southwest corner of a called "52.294 Acres" conveyed in a Warranty Deed from Bennie Tomecek, et ux Bonnie to Steven L. Armus, dated 12-29-2005 and recorded in Document Number 2006000435,OPRWC, the Northeast corner of a called "0.073 Acre" conveyed in a Special Warranty Deed from Toolmen Corporation to Williamson County, Texas, dated 04-28-2008 and recorded in Parcel No. 24 in Document Number 2008032472, OPRWC, and being the Southeast corner of herein described tract;

THENCE South 76° 05'54" West, with the North line of said "0.073 Acre" and the South line of subject passing a found ½" Iron Rod with aluminum cap at a distance of 82.62 feet, at the Northwest corner of said "0.073 Acre", the Northeast corner of a called "0.143 Acre" tract conveyed in a Special Warranty Deed from Toolmen Corporation to Williamson County, Texas, dated 04-28-2008 and recorded as Parcel No. 23 in Document Number 2008032472, OPRWC, continuing along the North line of said "0.143 Acre" tract passing the West line of said "Tract 1 - 0.511 Acre - Residue" and the East line of said "Tract 2 - 0.143 Acre - Residue" at a distance of approximately 152.21 feet, passing the Northwest corner of said "0.143 Acre" tract, the Southwest corner of said "Tract 2 - 0.143 Acre - Residue", the Northeast corner of a called "0.041 Acres" conveyed in a Special Warranty Deed from Toolmen Corporation to Williamson County, Texas, dated 04-28-2008 and recorded as Parcel No. 22 in Document Number 2008032472, OPRWC, and continuing along the North line of said "0.041 Acre" tract and the South line of subject for a total distance of 279.06 feet, to a ½" Iron Rod with an aluminum cap found in the North Right-of-Way of U.S. Highway No. 79 in the East line of a called "2.86 Acres" conveyed in a Warranty Deed from Kimberly Garvin, Individually and as Independent Administratrix to the Estate of Cathy Ann Garvin, Deceased to Gerald W. Frank, et ux, dated 2-28-2005 and recorded in Document No. 2005016317, OPRWC, the Northwest corner of said "0.041 Acre" tract, same being the Southwest corner of herein described tract;

THENCE North 12°27'07" West, with the common line between said "2.86 Acres" and the aforesaid "3.09 Acres - Residue", a distance of 256.51 feet, to a ½" Iron Rod found in the upper South line of aforesaid "52.294 Acres", same being the Northeast corner of said "2.86 Acres", and the Northwest corner of herein described tract;

THENCE North 76°06'57" East with the common line between said "52.294 Acres" and said "3.09 Acres - Residue", a distance of 79.23 feet to a ½" Iron Rod with orange plastic cap stamped "RPLS 4249" found at the Northeast corner of aforesaid "3.09 Acre - Residue", same being the Northwest corner of said "Tract 1 - 0.511 Acre - Residue", and an exterior corner of herein described tract;

THENCE North 76° 07'10" East, with a line for the North line of said "Tract 1 - 0.511 Acre - Residue", passing at an approximate distance of 75.05 feet, the Northeast corner of said "Tract 1 - 0.511 Acre - Residue)", same being the Northwest corner of aforesaid "38.00 Acres - Residue", and continuing with the common line of said "38.00 Acres" and aforesaid "52.294 Acres", for a total distance of 198.19 feet to a ½" Iron Rod with orange plastic cap stamped "RPLS 4249" found, being an interior corner of said "52.294 Acres", the Northeast corner of said "38.00 Acres - Residue", and the Northeast corner of herein described tract;

THENCE South 12° 49'06" East, with the common line of said "38.00 Acres - Residue" and the lower West line of said "52.294 Acres", a distance of 256.37 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 1.638 Acres (71,334 square feet).

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiner information, visible utilities and roadways. Bearings and coordinates shown hereon based on the Texas State Plane Coordinate System (central zone) NAD 83/93 adjustment.

PRELIMINARY PLAT OF
TOMECEK
SUBDIVISION

A SUBDIVISION OF
1.638 ACRES OUT OF THE
HARDY PACE SURVEY,
ABSTRACT NO. 493
WILLIAMSON COUNTY, TEXAS

OWNERS CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §
THAT, JAY KRAMER, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2010028735, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TOMECEK SUBDIVISION, LOCATED IN WILLIAMSON COUNTY, TEXAS.

THERE ARE NO LIEN(S) THAT EXIST ON THIS PROPERTY

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

AUTHORIZED PERSON

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 2019.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HERON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,, VISIBLE UTILITY LINES OR ROADS PLACE,EXCEPT SHOWN ON THE ACCOMPANYING PLAT,AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2019

"THIS TRACT IS NOT LOCATED IN THE EDWARD AQUIFER RECHARGE ZONE"

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

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

BASED UPON 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 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 (PRINTED)

DATE

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER (SIGNATURE)

ENGINEER'S CERTIFICATION

I, LINA CHTAY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCELS ARE NOT ENCROACHED BY A 100 YEAR STORM EVENT, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0534F, EFFECTIVE DATE 12/20/2019
AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____2021

LINA CHTAY
REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS
TBPE FIRM NO. 13392

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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS 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.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR (SIGNATURE) _____ DATE

WILLIAMSON COUNTY CLERK

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

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 _____, 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 DOCUMENT 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS BY:

BY: _____ DEPUTY

WILLIAMSON COUNTY JUDGE

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

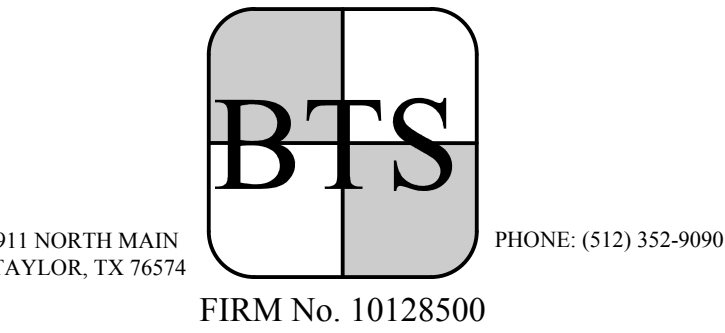
I, **BILL GRAVELL JR.**, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED 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

SHEET 2 OF 2

BRYAN TECHNICAL SERVICES, INC.



www.bryantechnicalservices.com

NO.	DATE	REVISIONS	
DRAWN BY: TLR		CHECKED BY: BLB	
SCALE: = N/A		APPROVED BY: BLB	
PROJECT NO. 11-008		DATE: AUGUST 06, 2019	