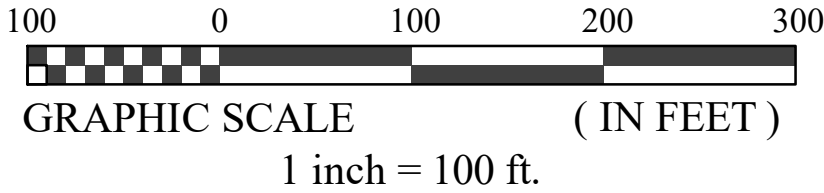




PRELIMINARY PLAT OF THOMISON TRAIL SUBDIVISION

BEARING BASIS:  
BEARINGS ARE GRID NORTH  
BASED ON THE TEXAS  
COORDINATE SYSTEM CENTRAL  
TEXAS ZONE (4203) NAD83 HARN  
HORIZONTAL CONTROL.



LEGEND

	BENCHMARK
PUE	PUBLIC UTILITY ESMT
P.O.B.	POINT OF BEGINNING
BL	BUILDING LINE
WL	WATER LINE
	DRAINAGE ESMT

RANGEVIEW  
PROPERTIES, LLC  
11.2089 ACRES  
(DOC. NO. 2012083492)

RANCH WATER  
PROPERTIES, LLC  
0.998 ACRES  
(DOC. NO. 2016082729)

NO-COUNT, LLC  
50.8268 ACRES  
(DOC. NO. 2013060751)

LOT 1  
BLOCK 1  
12.19 ACRES

COUNTY ROAD 108  
(60' R.O.W.)

JOHN KOSTER &  
CINDY L. KOSTER  
25.24 ACRES  
(DOC. NO. 2007017904)

CHARLES W. GANTT &  
PATRICIA A. GANTT  
25.00 ACRES  
(DOC. NO. 2003032039)

HARKINS SUBDIVISION  
REPLAT OF LOTS 3 & 4  
NORTHWEST INDUSTRIAL PARK  
(DOC# 2018021387)

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'

OWNER:

AARON THOMISON  
3754 CR 123, ROUND ROCK, TEXAS 78664  
512-748-4886  
12.19 ACRES  
AARON ARMSTRONG SURVEY, ABSTRACT NO. 26

ACREAGE:

SURVEY:

NUMBER OF BLOCKS:

NUMBER OF LOTS:

SUBMITTAL DATE:

DATE OF REVISION:

SURVEYOR:

ENGINEER:

PROJECT DATUM:

100-YEAR FLOOD PLAIN:

PROFESSIONAL STRUCIVIL ENGINEERS, INC.  
2205 W. PARMER LN., STE. 201 AUSTIN, TEXAS 78727  
(512) 238-6422

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

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.

LOCATION MAP  
NOT TO SCALE

SITE

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

07-02-2021  
DATE

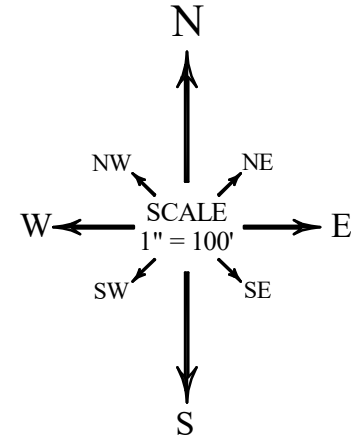


STATE OF TEXAS  
COUNTY OF TRAVIS

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  
2205 W PARMER LANE, SUITE #201  
AUSTIN, TEXAS 78727 (512) 238-6422

07-02-2021  
DATE



PRELIMINARY PLAT OF THOMISON TRAIL SUBDIVISION

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

I, AARON THOMISON, SOLE OWNER THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED DOCUMENT NO. 2014050109 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND. 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, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS: "*THOMISON TRAIL SUBDIVISION*"

TO CERTIFY WHICH, WITNESS BY MY HANDS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020, A.D.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- 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.
- 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 48491C0505F, EFFECTIVE DATE OF 12-20-2019.
- 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.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
- 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 MORE THAN 20% IMPERVIOUS COVER PER LOT.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR THE LOT 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.
- THE OWNER 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.

SCALE 1"=100'



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 SOLEY 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                      DATE  
COUNTY ENGINEER

ROAD NAME AND 911 ADDRESSING APPROVAL:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020 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                      DATE  
WILLIAMSON COUNTY, TEXAS

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 ITS CERTIFICATION 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 OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

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

BY: \_\_\_\_\_  
DEPUTY