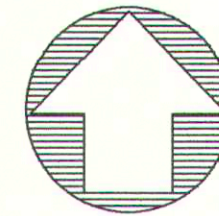
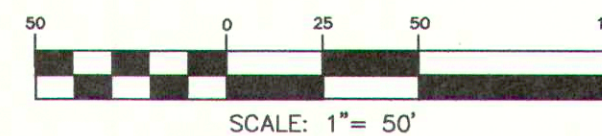


*A SUBDIVISION OF
1.638 ACRES OUT OF THE
HARDY PACE SURVEY,
ABSTRACT No. 493
WILLIAMSON COUNTY, TEXAS*



○ 1/2" IRON ROD SET
● IRON ROD FOUND
⌚ POWER POLE
WM WATER METER
— BARBED WIRE FENCE



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

TRACT 4:
"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).

NOTE: 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.

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.

HARDY PACE SURVEY,
ABSTRACT NO. 493

"52.136 ACRES"
WD w/ VL - BERNARD A. MOKRY, INC.
TO
22201 HWY 79 LLC
3-19-2018 2018022250 OPRWC

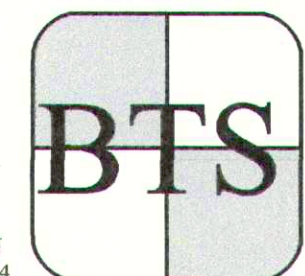
"52.136 ACRES"
WD w/ VL - BERNARD A. MOKRY, INC.
TO
22201 HWY 79 LLC
3-19-2018 2018022250 OPRWC

"3.137 ACRES"
GWD - JUDITH ANN HAMLIN FRANK
TO
JUAN & EZEQUIEL ARCE
2-19-2019 DOC. 2019012796 OPRWD

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
GWD — GENERAL WARRANTY DEED
SWD — SPECIAL WARRANTY DEED
W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD
WCSR — WILLIAMSON COUNTY SUBDIVISION REGULATIONS

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: JULY 26, 2021	

