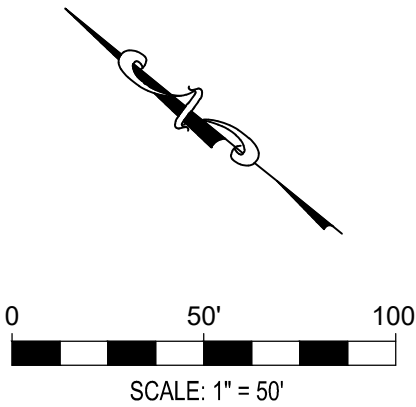
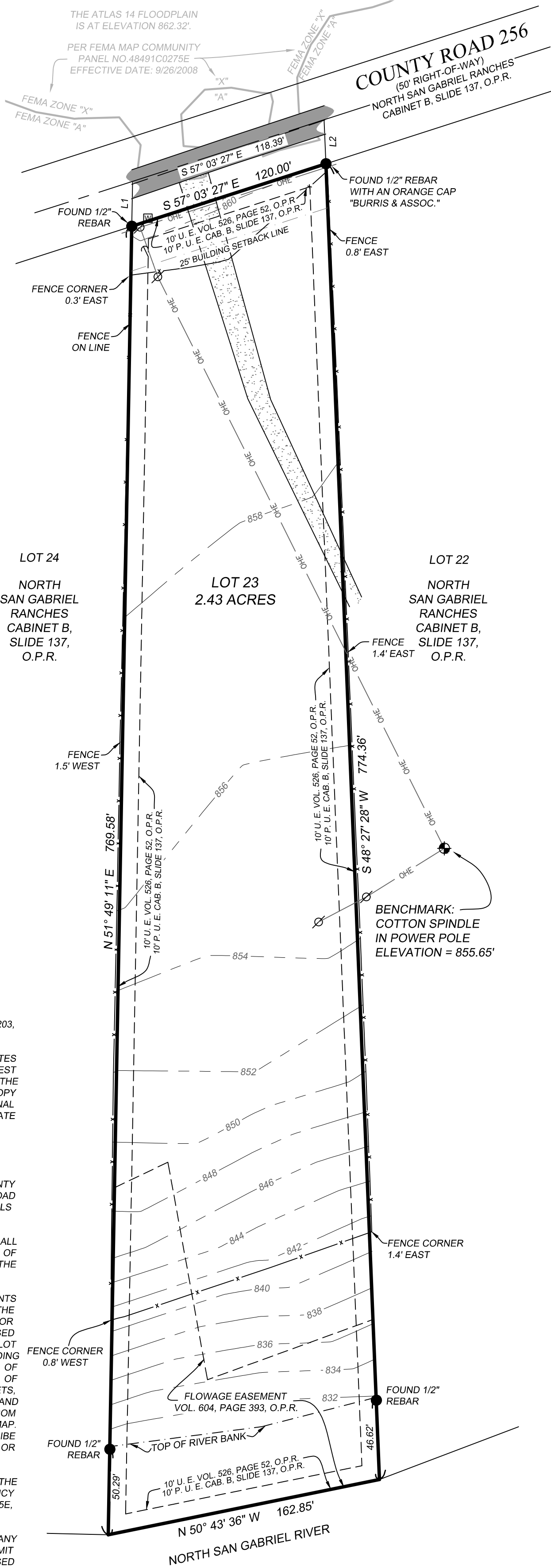


PRELIMINARY PLAT OF YESTERDAY'S GONE

LOT 23 OF NORTH SAN GABRIEL RANCHES, AN ADDITION
TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO
THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 137,
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



TITLE COMMITMENT: PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, GR
NO.: 9991-20-11334, EFFECTIVE DATE: OCTOBER 14, 2020, ISSUED: OCTOBER 21, 2020.

COMMENTS RELATED TO SURVEY SCHEDULE B EXCEPTIONS:

- 10c) 60' WIDE RIGHT-OF-WAY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.
- VOL. 516, PG. 373, O.P.R. - VAGUE DESCRIPTION UNABLE TO LOCATE
- 10' UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.
- VOL. 526, PG. 52, O.P.R. - INCLUDES SUBJECT PROPERTY AS SHOWN HEREON.
- 10d) RIGHT-OF-WAY EASEMENT TO CHISHOLM TRAIL, WSC
- VOL. 939, PG. 199, O.P.R. - VAGUE DESCRIPTION UNABLE TO LOCATE
- 10e) RIGHT-OF-WAY EASEMENT TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT
- VOL. 2548, PG. 49, O.P.R. - VAGUE DESCRIPTION UNABLE TO LOCATE.
- 10f) FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA
- VOL. 605, PG. 80, O.P.R. - DOES NOT INCLUDE THE SUBJECT PROPERTY.
- 10g) FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA
- VOL. 604, PG. 393, O.P.R. - INCLUDES SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

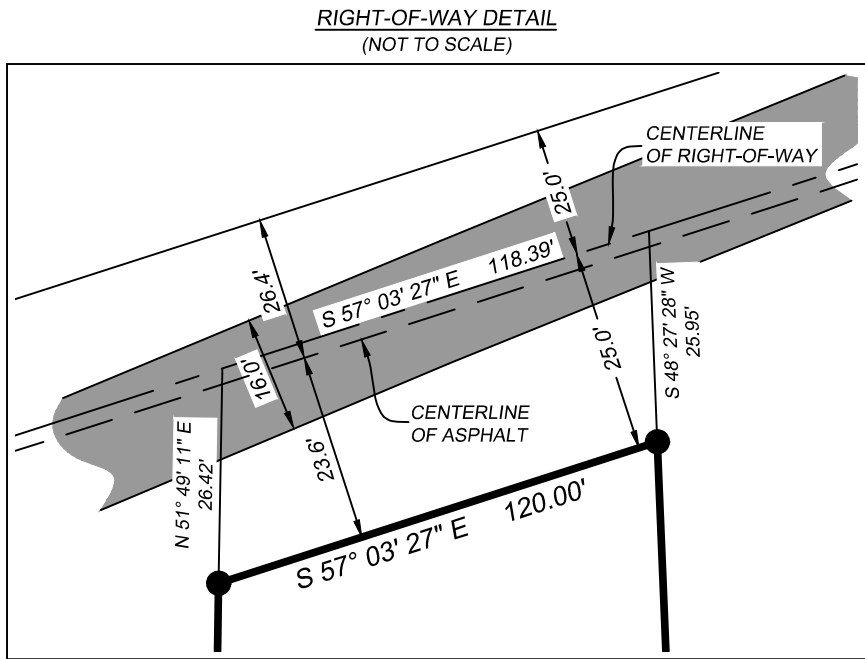
1. BEARING BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.
2. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL WILLIAMSON COUNTY ORDINANCES AND RESTRICTIONS.
4. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
5. EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF NORTH SAN GABRIEL RANCHES, AS RECORDED IN CABINET B, SLIDES 137-138 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
6. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOT 23 PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT 23 INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
7. LOT 23 IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA 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.48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
8. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 23 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
9. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
10. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
11. THE PROPERTY DRAINS DIRECTLY TO A DETENTION EXEMPT STREAM.
12. UTILITY PROVIDERS ARE PEDERNALES ELECTRIC COOPERATIVE AND THE CITY OF GEORGETOWN.
13. THE ATLAS 14 STUDY WAS COMPLETED BY HUNTER SHADBURNE, P.E., DATED 9/16/2022.

OWNER INFORMATION:
LOREE BETH TOMAYO
1501 CR 256
LIBERTY HILL, TX 78642
210 - 326 - 6662
lore@lorebetamayo.com

NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	DWN BY:	DATE:
						CN	5/13/2022
						CHK BY:	DATE:
						NT	10/27/2022
						FILED BY:	DATE:
						TL	5/9/2022
						JOB #:	22-0938

SUBMITTAL DATE: JUNE 27, 2022

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N51°49'11"E	26.42'
L2	S48°27'28"W	25.95'



OWNER'S RESPONSIBILITIES:

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. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

DETENTION NOTE:

THIS PROJECT IS EXEMPT FROM DETENTION PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.1.1. A LETTER HAS BEEN SUBMITTED TO THE COUNTY REQUESTING THIS EXEMPTION.

SURVEYOR'S CERTIFICATION

I, JAMES DAVID REDMON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

JAMES DAVID REDMON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5848
STATE OF TEXAS

LANDPOINT
2900 JAZZ STREET
ROUND ROCK, TX 78664
FIRM NO. 10194220

LEGEND

- GUY WIRE
— POWER POLE
— WATER METER
— WIRE FENCE
— OHE — OVERHEAD ELECTRIC

- ASPHALT
GRAVEL

- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
U.E. UTILITIES EASEMENT
P.U.E. PUBLIC UTILITIES EASEMENT

