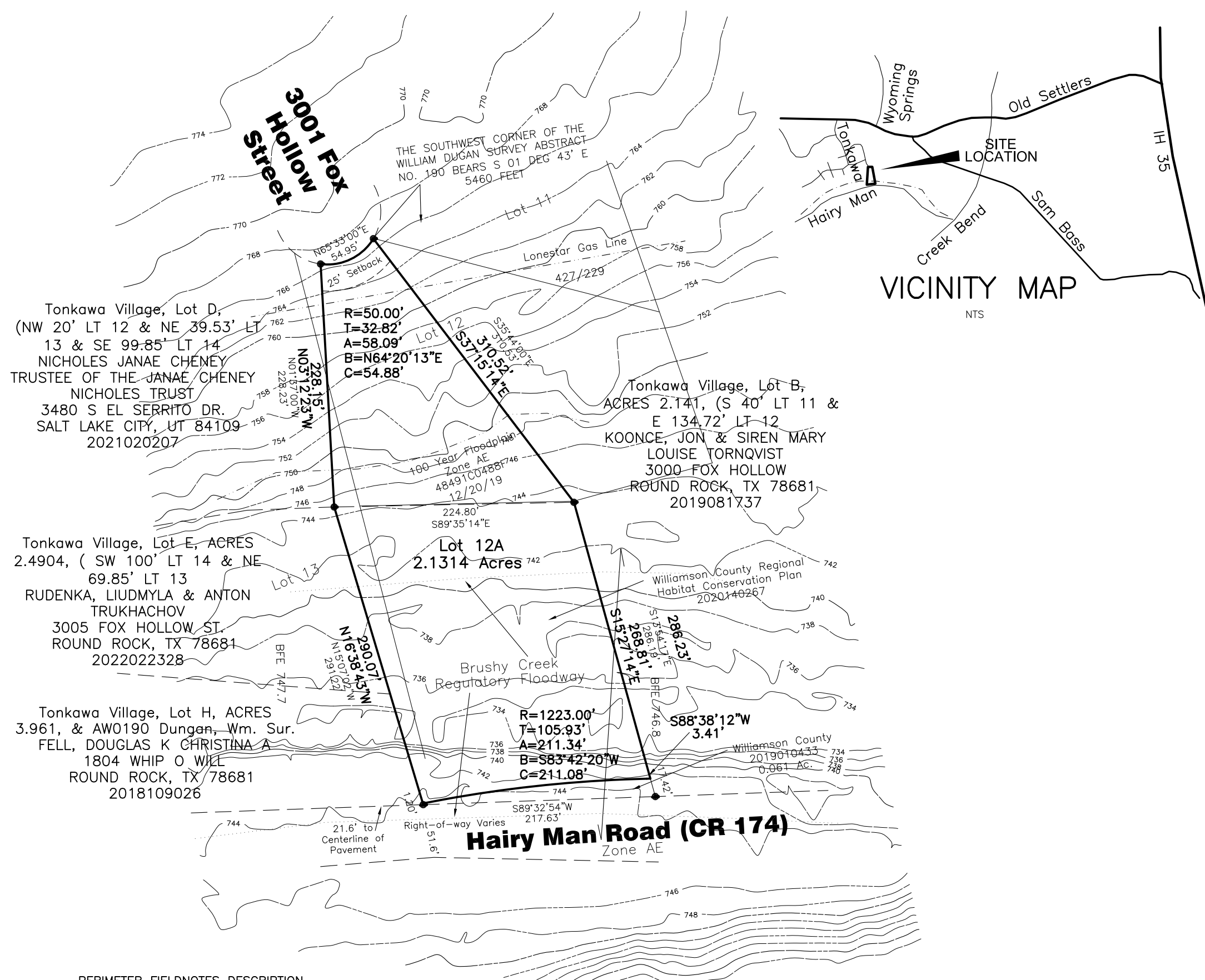


TOPO/BEARING/COORDINATE BASIS  
ELIPSOID: WGS 1984/GRS 1980  
PROJECTION: TEXAS CENTRAL NAD83 NAVD88  
GEOID MODEL: GEOID 12B  
GRID COORDINATES ILLUSTRATED  
SURFACE FACTOR = 1.00012

0 50 100  
SCALE 1"=100'

LEGEND  
● IRON ROD FOUND  
○ IRON ROD SET



PERIMETER FIELDNOTES DESCRIPTION

2.1314 ACRES OF LAND SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 319 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DESCRIBED IN VOLUME 2008, PAGE 477 and THE 1.358 ACRE (CALLED 1.419 ACRE) TRACT DESCRIBED IN DOCUMENT NO. 1999056038 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE 0.061 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2019010433 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE CURVING CUL-DE-SAC RIGHT-OF-WAY OF FOX HOLLOW STREET, BEING THE NORTHWESTERLY CORNER OF A 2.141 ACRE TRACT CONVEYED TO JON KOONCE BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2019081737, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 37 DEG 15 MIN 14 SEC E 310.52 FEET TO AN IRON ROD FOUND, FOR A EASTERLY CORNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 15 DEG 27 MIN 14 SEC E 268.81 FEET TO A POINT ON THE NORTHERLY LINE OF THE RIGHT-OF-WAY ON HAIRY MAN ROAD (2019010433) FROM WHICH, FOR REFERENCE, AN IRON ROD FOUND BEARS S 15 DEG 27 MIN 14 SEC E 17.42 FEET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88 DEG 38 MIN 12 SEC W 3.41 FEET AND WITH A CURVE TO THE LEFT WHOSE RADIUS = 1223.00 FEET, TANGENTS = 105.93 FEET, ARC = 211.34 FEET AND WHOSE CHORD BEARS S 83 DEG 42 MIN 20 SEC W 211.08 FEET TO A POINT FROM WHICH, FOR REFERENCE, AN IRON ROD BEARS S 16 DEG 38 MIN 43 SEC E 1.20 FEET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

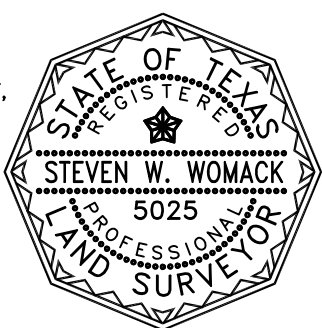
THENCE N 16 DEG 38 MIN 43 SEC W 290.07 FEET TO AN IRON ROD FOUND, FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 03 DEG 12 MIN 23 SEC W 228.15 FEET TO AN IRON ROD FOUND ON THE SAID RIGHT-OF-WAY OF FOX HOLLOW, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CURVING CUL-DE-SAC TO THE LEFT WHOSE RADIUS = 50.00 FEET, TANGENTS = 32.82 FEET, ARC = 58.09 FEET AND WHOSE CHORD BEARS N 64 DEG 20 MIN 13 SEC E 54.88 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1314 ACRES OF LAND, MORE OR LESS.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

A PORTION OF THE SURVEY, AS SHOWN HEREON, LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48491C0488F, EFFECTIVE DATE 12/20/19 FOR WILLIAMSON COUNTY, TEXAS.



STEVEN W. WOMACK  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE

LOTS: 1  
ACREAGE: 2.1314  
L.F. OF NEW STREETS: 0

OWNER:  
Joseph and Julie Thomas  
3001 Fox Hollow  
Round Rock, Texas 78681

SURVEYOR:  
STEVE WOMACK  
10703 SIERRA OAKS  
AUSTIN, TEXAS 78759  
PHONE: (512) 638-0220

PRELIMINARY PLAT OF THE REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1" =100' DATE: 12-05-22
FIELD BOOK: 86
DRAWN BY: STAFF
FILE NAME: 22-068 REPLAT
APPROVED BY: STAFF
PROJECT NO: 22-068

SHEET

1

OF

2

Steven Warner Momack, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor # L-5043  
E-Mail: [SWRPLS@gmail.com](mailto:SWRPLS@gmail.com) Phone/Text: (512) 638-0220

Submission Date: May 5, 2023

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

THAT, we, Joseph and Julie Thomas, sole owners of the certain tract of land shown hereon and described in a deed (or deeds) recorded in Volume 2008, Page 477 and Document No. 1999056038 of the Official Records of Williamson County, Texas, [do hereby state that there are no lien holders of the certain tract of land;] [do hereby certify there are no easement holders except as shown hereon;] do hereby said tract as shown hereon; do hereby covenant to all restrictions listed herein, which shall run with the land; and do hereby dedicate to the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as may deem appropriate. I hereby bind my heirs, successors, and assigns to warrant and forever defend such dedications, all and singular, to against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as:

"REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190"

Joseph Thomas  
3001 Fox Hollow  
Round Rock, Texas 78681

Julie Thomas  
3001 Fox Hollow  
Round Rock, Texas 78681

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Thomas, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Julie Thomas, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT. 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.
7. 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 TONKAWA VILLAGE, AS RECORDED IN CABINET C, SLIDE 319 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
8. WATER SERVICE WILL BE PROVIDED BY GEORGETOWN WSC.
9. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
10. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.
11. THE USE OF CONCRETE "DIP TYPE" DRIVEWAYS IS ENCOURAGED. THE MAXIMUM GRADE BREAK AT THE VERTICAL LOW POINT OF INTERSECTION SHALL BE 15% (9" RISE OR FALL IN 10 FEET). CONCRETE WILL BE 3000PSI WITH A MINIMUM THICKNESS OF FOUR INCHES. MINIMUM REINFORCEMENT SHALL BE #3 AT 18" OCEW. AS AN ALTERNATIVE, A DRIVEWAY DRAINPIPE WITH A MINIMUM SIZE OF 18" ROUND OR 21"x15" ELLIPTICAL AND A MINIMUM LENGTH OF 22 FT. WILL BE ACCEPTABLE. DRIVEWAY DRAINAGE SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER. CERTIFICATION OF A REGISTERED PROFESSIONAL ENGINEER AS TO THE SIZE OF THE DRIVEWAY DRAINAGE PIPES FOR EACH LOT/DRIVEWAY IN A SUBDIVISION SHALL BE SHOWN ON THE PLAT. SIZE (18" MIN) (12" PER GTCSS), LENGTH (22' MIN) AND INVERT ELEVATIONS OF DRIVEWAY CULVERTS MUST BE SHOWN FOR EACH LOT IN A TABLE ON THE PLAT AND IN ALL DEED RESTRICTIONS. LARGER OR LONGER DRAINPIPES SHALL BE INSTALLED IF NECESSARY, TO HANDLE DRAINAGE BASED UPON A 25-YEAR FLOW FREQUENCY. USE OF "DIP TYPE" DRIVEWAYS ARE PERMITTED AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%. CULVERTS SHALL INCLUDE A SAFETY END TREATMENT.
12. 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.
13. 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.
14. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
15. 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.
16. 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.
17. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
18. 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.
19. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
20. 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.

OSSF

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat 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 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 within it.

Adam Boatright, PE  
County Engineer

Date

Addressing

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

THE STATE OF TEXAS  
THE 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 WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID 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

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF 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 WAS DULY RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_.  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: \_\_\_\_\_  
NANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

Steven Warner Womack, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor # L-5043  
E-Mail: [SWRPLS@gmail.com](mailto:SWRPLS@gmail.com) Phone/Text: (512) 638-0220

**PRELIMINARY PLAT OF THE REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190**

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 100' DATE: 04/17/23  
REVISED: \_\_\_\_\_ DISK: \_\_\_\_\_  
DRAWN BY: C.P.  
FILE NAME: 22-068 REPLAT  
APPROVED BY: S.W.  
PROJECT NO: 22-068

SHEET

2

OF 2