

AN AMENDED PLAT OF: LOT 8, BLOCK A, 79 BUSINESS PARK, A PLAT RECORDED IN CABINET G, SLIDE 342, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND LOT 5, BLOCK A, GARDEN PARK, SECTION ONE, A PLAT RECORDED IN CABINET E, SLIDE 276, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

TOTAL ACREAGE: 1.52 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
SUBMISSION DATE: MAY 2023
2ND SUBMITTAL: AUGUST 2023
3RD SUBMITTAL:

OWNER/SUBDIVIDER:
LOT 5 BLK A, GARDEN PARK SEC 1
J&L RESIDENTIAL SERIES, LLC
17502 WHIPPOORWILL TRAIL
LAGO VISTA, TEXAS 78645

OWNER/SUBDIVIDER:
LOT 8 BLK A, 79 BUSINESS PARK
105 TRADESMEN, LLC
17502 WHIPPOORWILL TRAIL
LAGO VISTA, TEXAS 78645

SURVEYOR:
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

OWNER'S SIGNATURE

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

That J&L RESIDENTIAL SERIES, LLC, acting by and through Larry Thyssen, is the sole owner of LOT 5, BLOCK A, GARDEN PARK SEC 1, as described in a deed recorded in Document No. 2022079835 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby amend said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby 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 AN AMENDED PLAT OF: LOT 8, BLOCK A, 79 BUSINESS PARK, AND LOT 5, BLOCK A, GARDEN PARK, SECTION ONE.

TO CERTIFY WHICH, WITNESS by my hand this 24 day of October, 2023

J&L RESIDENTIAL SERIES, LLC
17502 WHIPPOORWILL TRAIL
LAGO VISTA, TEXAS 78645

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

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Larry Thyssen known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 24 day of October, 2023

Kristen Mullane
Notary Public in and for the State of Texas

My Commission expires on: August 2, 2027

OWNER'S SIGNATURE

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

That 105 TRADESMEN, LLC, acting by and through Larry Thyssen, is the sole owner of LOT 8 BLK A, 79 BUSINESS PARK, as described in a deed recorded in Document No. 2018097638 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby amend said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby 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 AN AMENDED PLAT OF: LOT 8, BLOCK A, 79 BUSINESS PARK, AND LOT 5, BLOCK A, GARDEN PARK, SECTION ONE.

TO CERTIFY WHICH, WITNESS by my hand this 24 day of October, 2023

105 TRADESMEN, LLC
17502 WHIPPOORWILL TRAIL
LAGO VISTA, TEXAS 78645

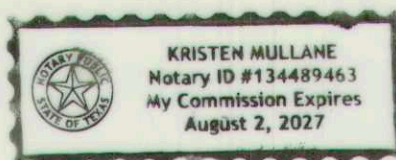
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Larry Thyssen known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 24 day of October, 2023

Kristen Mullane
Notary Public in and for the State of Texas

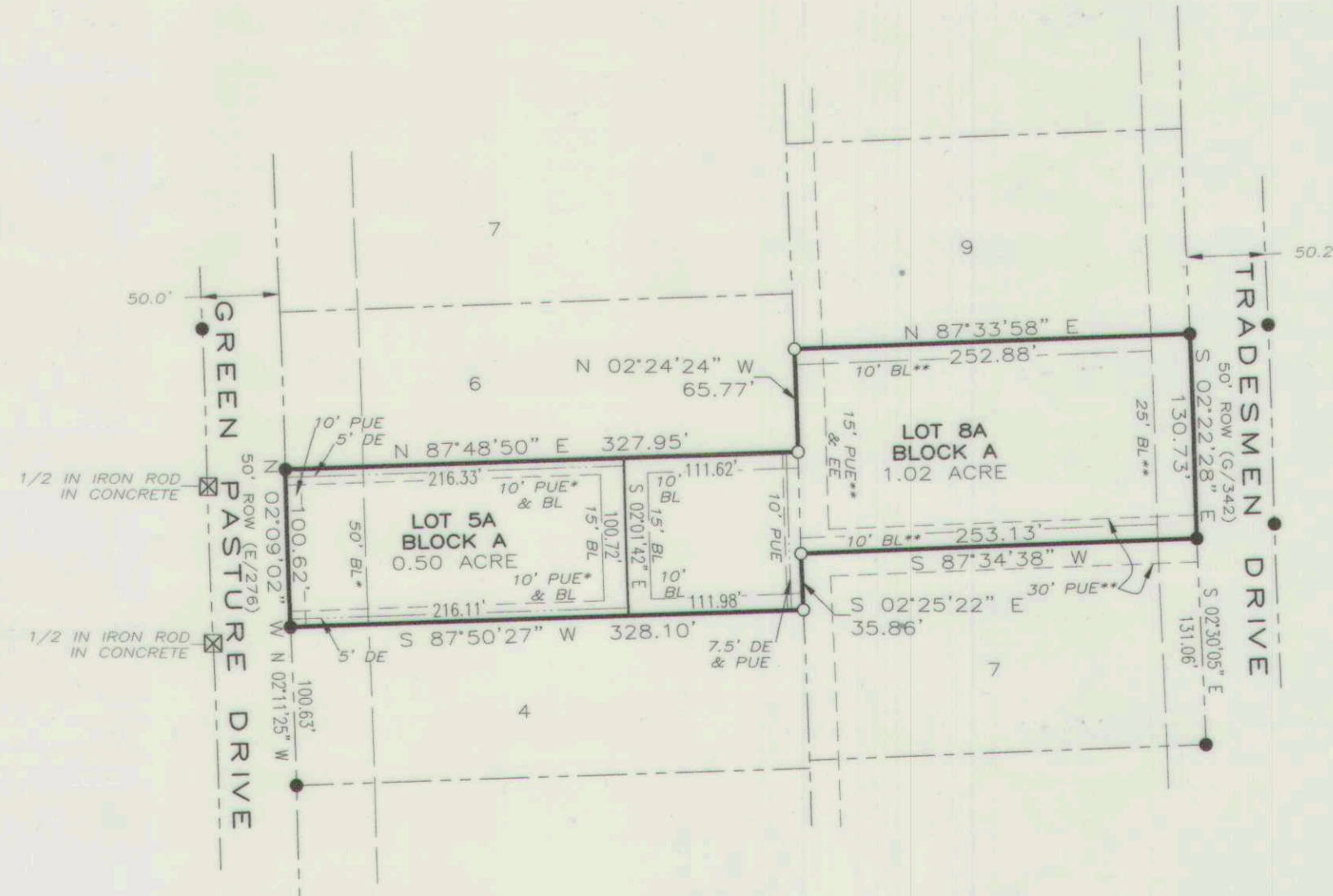
My Commission expires on: August 2, 2027



AN AMENDED PLAT OF: LOT 8, BLOCK A, 79 BUSINESS PARK, A PLAT RECORDED IN CABINET G, SLIDE 342, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND LOT 5, BLOCK A, GARDEN PARK, SECTION ONE, A PLAT RECORDED IN CABINET E, SLIDE 276, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

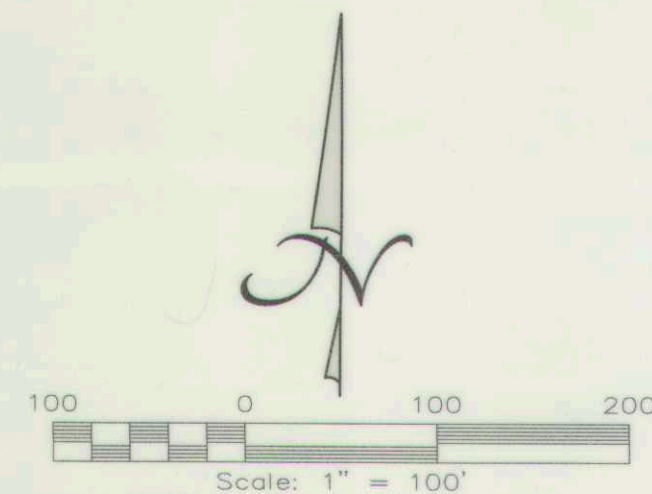


LOCATION MAP



PERIMETER DESCRIPTION:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF TRADESMAN DRIVE, A 50 FOOT WIDE RIGHT-OF-WAY PER THE 79 BUSINESS PARK, AS RECORDED IN CABINET G, SLIDE 342, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF LOT 7, BLOCK A AND THE SOUTHWEST CORNER OF LOT 8, BLOCK A AND THIS TRACT;
THENCE: S 87°34'38" W 253.13 FEET WITH THE COMMON LINE OF SAID LOT 7 AND LOT 8, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET IN THE WEST LINE OF SAID 79 BUSINESS PARK, AND THE EAST LINE OF LOT 5, BLOCK A, GARDEN PARK SECTION ONE, AS RECORDED IN CABINET E, SLIDE 276, SAID PLAT RECORDS, BEING THE NORTHWEST CORNER OF SAID LOT 7, AND THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE: S 02°25'22" E 35.86 FEET WITH THE COMMON LINE OF SAID LOT 5, AND SAID LOT 7 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET FOR THE NORTHEAST CORNER OF LOT 4, BLOCK A OF SAID GARDEN PARK, AND THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE: S 87°50'27" W 328.10 FEET WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 5 TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF GREEN PASTURE DRIVE, A 50 FOOT WIDE RIGHT-OF-WAY PER SAID GARDEN PARK, FOR THE NORTHWEST CORNER OF SAID LOT 4, THE SOUTHWEST CORNER OF SAID LOT 5 AND THIS TRACT;
THENCE: N 02°09'02" W 100.62 FEET WITH THE SAID RIGHT-OF-WAY OF GREEN PASTURE DRIVE AND THE WEST LINE OF SAID LOT 5 TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF SAID GARDEN PARK, THE NORTHWEST CORNER OF SAID LOT 5 AND THIS TRACT;
THENCE: N 87°48'50" E 327.95 FEET WITH THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET IN THE WEST LINE OF SAID LOT 8, 79 BUSINESS PARK, AND THE EAST LINE OF SAID GARDEN PARK BEING THE SOUTHEAST CORNER OF SAID LOT 6, AND THE NORTHEAST CORNER OF SAID LOT 5;
THENCE: N 02°24'24" W 65.77 FEET WITH THE COMMON LINE OF SAID LOT 6, AND SAID LOT 8 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TLS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE: N 87°33'58" E 252.88 FEET WITH THE COMMON LINE OF SAID LOT 9 AND SAID LOT 8 TO A 1/2" IRON ROD FOUND IN THE SAID RIGHT-OF-WAY TRADESMAN DRIVE, FOR THE SOUTHEAST CORNER OF SAID LOT 9, THE NORTHEAST CORNER OF SAID LOT 8 AND THIS TRACT;
THENCE: S 02°22'28" E 130.73 FEET THE SAID RIGHT-OF-WAY OF TRADESMAN DRIVE AND THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.



BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES, GRID NORTH,
TEXAS CENTRAL ZONE, NAD 83.

NOTE:
BUILD LINES AND EASEMENTS WITH (*) ARE
FROM GARDEN PARK SEC 1, THOSE WITH (**) ARE
FROM 79 BUSINESS PARK.
LOT 5A IS ALSO SUBJECT TO VOL. 946, PG. 730

| LEGEND | |
|--------|---|
| ● | 1/2" IRON ROD FOUND WITH CAP STAMPED "TLS" (UNLESS OTHERWISE NOTED) |
| ○ | 1/2" IRON ROD SET WITH CAP STAMPED "TLS" |
| BL | BUILDING SETBACK LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| E.E. | ELECTRIC EASEMENT |
| --- | PROPERTY LINE |
| --- | NEIGHBOR PROPERTY LINE |
| --- | PUBLIC UTILITY EASEMENT LINE |
| --- | BUILDING SETBACK LINE |

Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

PROJECT No: 230222

SHEET

1 OF 2

DATE OF PLAT PREPARATION: APRIL 2023

AN AMENDED PLAT OF: LOT 8, BLOCK A, 79 BUSINESS PARK, A PLAT RECORDED
IN CABINET G, SLIDE 342, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND
LOT 5, BLOCK A, GARDEN PARK, SECTION ONE, A PLAT RECORDED
IN CABINET E, SLIDE 276, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

PLAT NOTES

1. 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.
2. 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.
3. 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, it's 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.
4. 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 79 Business Park, as recorded in Cabinet G, Slide 342, Plat Records of Williamson County, and Garden Park Section One, as recorded in Cabinet E, Slide 276, Plat Records Williamson County, Texas.
5. 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.
6. All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.
7. 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.
8. No lot in this subdivision is encroached by a special Flood Hazard Area(s) 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. 48491C0515F, effective date December 20, 2019 for Williamson County, Texas.
9. No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance or floodplain development permit from Williamson County Floodplain Administrator.
10. The minimum FFE shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points, where necessary, to meet the Americans with Disabilities Act (ADA). Recreational vehicle parking pads must also be placed at least one foot above BFE.
11. This development is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the plat has three or less lots for single family residential use, with less than 20% impervious cover per lot.
12. 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.
13. Water service for this subdivision will be provided by Jonah Water SUD. Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
14. 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 Licenses Agreement with Williamson County.

SURVEYOR'S CERTIFICATION

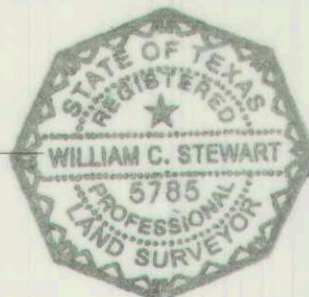
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, William C. Stewart, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas. This tract is not located within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this 24TH day of OCTOBER, 2023.

WCS
William C. Stewart
Registered Professional Land Surveyor No. 5785
State of Texas



ON-SITE SEWAGE FACILITY APPROVAL

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 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 with it.

Adam D. Boatright, P.E.
Williamson County Engineer

11/01/2023
Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 24th day of October, 2023 A.D.

Teresa Baker
Williamson County Addressing Coordinator

COMMISSIONERS COURT APPROVAL

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas. Said Commissioners Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.

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, will change over time and the current effective floodplain data takes precedence over floodplain data represented on this plat. 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 been accepted for maintenance by the County.

COUNTY JUDGE'S APPROVAL

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 Commissioners 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

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

I, Nancy E. 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 Instrument 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____ Deputy

Texas Land Surveying, Inc.

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SHEET

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OF
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