

A 17.530 ACRE TRACT OF LAND, LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.530 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021094810 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 17.530 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON SPINDLE IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 258, A CALLED 120' WIDE RIGHT-OF-WAY IN SAID DOCUMENT NO. 2021094810, FOR THE SOUTHWEST CORNER OF LOT 9, BLOCK A OF THE TESORO SUBDIVISION, SECTION ONE OF RECORD IN DOCUMENT NO. 2018030645 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 17.530 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 258, AND THE SOUTHEASTLY LINES OF SAID TESORO SUBDIVISION, SECTION ONE AND THE NORTHWESTERLY LINES OF SAID 17.530 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES:

- N 05° 04' 11" E, A DISTANCE OF 318.83 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF CURVATURE,
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 76.38 FEET, A DELTA ANGLE OF 73° 07' 34" AND A CHORD BEARS, N 58° 30' 24" E, A DISTANCE OF 71.48 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF NON-TANGENCY,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.68 FEET, A DELTA ANGLE OF 49° 40' 47" AND A CHORD BEARS, N 45° 47' 00" E, A DISTANCE OF 21.00 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF NON-TANGENCY,
- N 15° 22' 36" W, A DISTANCE OF 60.00 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR CORNER,
- S 71° 37' 24" W, A DISTANCE OF 10.04 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF CURVATURE,
- WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.16 FEET, A DELTA ANGLE OF 89° 45' 28" AND A CHORD BEARS, N 63° 29' 52" W, A DISTANCE OF 35.28 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF TANGENCY,
- N 15° 37' 08" W, A DISTANCE OF 61.81 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF CURVATURE,
- WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 100.87 FEET, A DELTA ANGLE OF 21° 24' 19" AND A CHORD BEARS, N 07° 54' 58" W, A DISTANCE OF 100.28 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" AT THE SOUTHWEST CORNER OF LOT 8, BLOCK B OF SAID TESORO SUBDIVISION, SECTION ONE, FOR THE NORTHWEST CORNER OF SAID 17.530 ACRE TRACT AND THE TRACT DESCRIBED HEREIN,
- N 49° 01' 43" E, A DISTANCE OF 224.73 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR CORNER,
- N 49° 02' 02" E, A DISTANCE OF 121.76 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR CORNER,
- N 53° 33' 11" E, A DISTANCE OF 107.90 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR CORNER,
- N 70° 03' 14" E, A DISTANCE OF 87.08 FEET TO A FOUND 1/2" IRON ROD FOR CORNER,
- N 72° 31' 19" E, A DISTANCE OF 280.62 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, AND
- N 66° 42' 57" E, A DISTANCE OF 299.75 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" IN THE WEST LINE OF A CALLED 1.25 ACRE TRACT OF LAND KNOWN AS RESERVE "B" AS DESCRIBED OF RECORD IN DOCUMENT NO. 2017039582 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 17.530 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE COMMON LINE BETWEEN SAID 1.25 ACRE TRACT AND SAID 17.530 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- S 09° 04' 49" E, A DISTANCE OF 171.80 FEET TO A FOUND 1/2" IRON ROD FOR CORNER,
- S 24° 08' 02" E, A DISTANCE OF 134.51 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF CURVATURE,
- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.51 FEET, A DELTA ANGLE OF 92° 50' 16" AND A CHORD BEARS, S 22° 17' 27" W, A DISTANCE OF 36.22 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF NON-TANGENCY,
- S 29° 29' 54" E, A DISTANCE OF 60.25 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF CURVATURE,
- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.03 FEET, A DELTA ANGLE OF 87° 09' 55" AND A CHORD BEARS, S 67° 42' 33" E, A DISTANCE OF 34.47 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF NON-TANGENCY,
- S 24° 08' 02" E, A DISTANCE OF 180.92 FEET TO A FOUND 1/2" IRON ROD FOR CORNER AT THE NORTH END OF A CUTBACK, AND
- S 22° 14' 04" W, WITH SAID CUTBACK, A DISTANCE OF 103.30 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" AT THE SOUTH END OF SAID CUTBACK, IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 258, FOR THE SOUTHWEST CORNER OF SAID 17.530 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 258 AND THE SOUTHEAST LINE OF SAID 17.530 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- S 66° 36' 09" W, A DISTANCE OF 425.57 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR CORNER,
- S 57° 07' 54" W, A DISTANCE OF 202.43 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR CORNER,
- S 66° 42' 54" W, A DISTANCE OF 130.20 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "HAYNIE CONSULTING" FOR A POINT OF CURVATURE,
- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 380.55 FEET, AN ARC LENGTH OF 398.32 FEET, A DELTA ANGLE OF 6° 46' 37" AND A CHORD BEARS, S 71° 37' 14" W, A DISTANCE OF 368.15 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF NON-TANGENCY, AND
- S 74° 59' 33" W, A DISTANCE OF 83.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.530 ACRES OF LAND IN WILLIAMSON COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING IS BASED ON THE RECORD PLAT OF TESORO SUBDIVISION, SECTION ONE OF RECORD IN DOCUMENT NO. 2018030645 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FINAL PLAT OF TESORO SUBDIVISION, SECTION 3

A 17.530 ACRE TRACT OF LAND, LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 17.530 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021094810 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 15

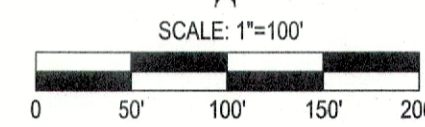


VICINITY MAP

1" = 1,000'

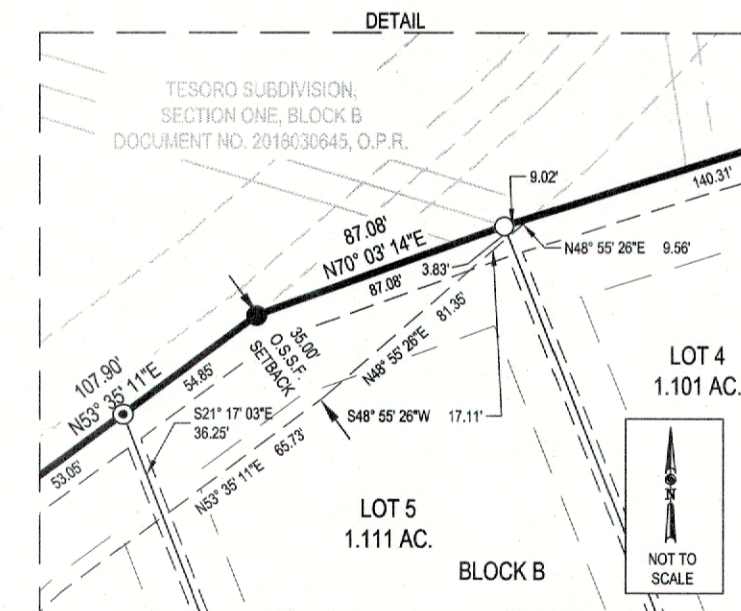
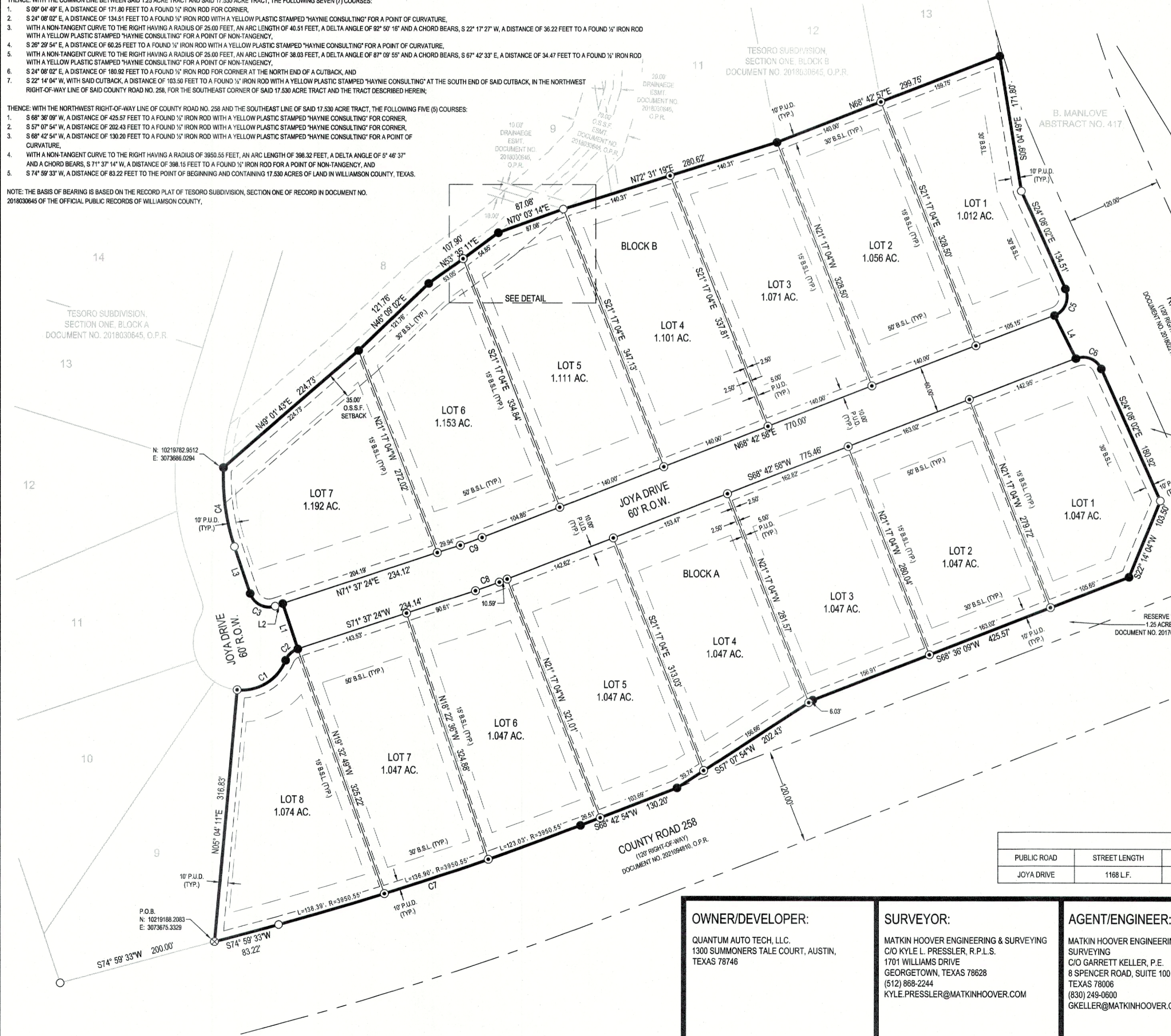
LEGEND

- FOUND 1/2" IRON ROD WITH A YELLOW "HAYNIE CONSULTING" PLASTIC CAP
- FOUND 1/2" IRON ROD
- ⊗ FOUND COTTON SPINDLE
- ⊙ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- B.S.L. BOUNDARY SETBACK LINE
- R.O.W. RIGHT OF WAY
- P.U.D. PUBLIC UTILITY & DRAINAGE EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.S.S.F. ON SITE SEWAGE FACILITIES



LINE	BEARING	DISTANCE
L1	N18° 22' 36" W	60.00'
L2	S71° 37' 24" W	10.04'
L3	N18° 37' 08" W	61.81'
L4	S26° 29' 54" E	60.25'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	76.38'	73° 07' 34"	N58° 30' 24" E	71.48'
C2	25.00'	21.68'	49° 40' 47"	N45° 47' 00" E	21.00'
C3	25.00'	38.16'	89° 45' 28"	N63° 29' 52" W	35.28'
C4	270.00'	100.87'	21° 24' 19"	N07° 54' 58" W	100.28'
C5	25.00'	40.51'	92° 50' 16"	S22° 17' 27" W	36.22'
C6	25.00'	38.03'	87° 09' 55"	S67° 42' 33" E	34.47'
C7	380.55'	398.32'	6° 46' 37"	S71° 37' 14" W	368.15'
C8	630.00'	31.97'	2° 54' 28"	S70° 10' 11" W	31.96'
C9	570.00'	28.92'	2° 54' 28"	N70° 10' 11" E	28.92'



STREET SUMMARY TABLE							
PUBLIC ROAD	STREET LENGTH	R.O.W. WIDTH	CLASSIFICATION	SPEED LIMIT	ROAD TYPE	PAVEMENT WIDTH	CURB TYPE
JOYA DRIVE	1168 LF.	60	LOCAL	25 MPH	RURAL	26'	1.5' RIBBON CURB

OWNER/DEVELOPER:
 QUANTUM AUTO TECH, LLC.
 1300 SUMMONERS TALE COURT, AUSTIN,
 TEXAS 78746

SURVEYOR:
 MATKIN HOOVER ENGINEERING & SURVEYING
 C/O KYLE L. PRESSLER, R.P.L.S.
 1701 WILLIAMS DRIVE
 GEORGETOWN, TEXAS 78628
 (512) 868-2244
 KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:
 MATKIN HOOVER ENGINEERING & SURVEYING
 C/O GARRETT KELLER, P.E.
 8 SPENCER ROAD, SUITE 100 BOERNE,
 TEXAS 78006
 (830) 249-0600
 GKELLER@MATKINHOOVER.COM

MATKIN HOOVER
 ENGINEERING & SURVEYING

HEADQUARTERS
 8 SPENCER ROAD SUITES 100 & 300
 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0099

1701 WILLIAMS DRIVE
 GEORGETOWN, TEXAS 78628
 OFFICE: 512.868.2244

ORIGINAL SUBMITTAL DATE:
 OCTOBER, 9 2024
 MHE JOB NO. - 3470
 MHS JOB NO. - 24-5015

TEXAS REGISTERED ENGINEERING FIRM F-004512
 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
 GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

NOTES:

- ACREAGE OF SUBDIVISION = 17.530 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.17 AC/LOT.
- NO LOTS IN THIS SUBDIVISION ARE ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN WESTERN DISTRICT.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- 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.
- A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.) IS HEREBY DEDICATED ALONG THE STREET SIDE PROPERTY LINE AND REAR LOT LINES IS HEREBY DEDICATED SHOWN HEREON.
- A TWO AND HALF FOOT (2.5) P.U.D. ABUTTING ALL LOT SIDE LOT LINES IS HEREBY DEDICATED.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, 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 AND STREETS.
- 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 THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.
- 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.
- ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY ENGINEERS OFFICE (OSSF) PRIOR TO CONSTRUCTION.
- NO OBSTRUCTIONS BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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 THE VICINITY.
- 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.
- THE LANDOWNER ASSUMES ALL RISK 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 IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 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.
- 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 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.
- DRIVEWAYS FOR:
 - LOTS 1 THRU 8, BLOCK A, SHALL CONNECT ONLY TO JOYA DRIVE AND SHALL NOT CONNECT TO COUNTY ROAD 258 OR RIQUEZA WAY.
- THE BASIS OF BEARING IS BASED ON THE RECORD PLAT OF TESORO SUBDIVISION, SECTION ONE OF RECORD IN DOCUMENT NO. 2018030645 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 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.
- 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.
- 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.
- NO CONSTRUCTION, PLANTING, GRADING OR ANY OTHER DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRIVEWAYS, BUILDINGS, ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

FINAL PLAT OF TESORO SUBDIVISION, SECTION 3

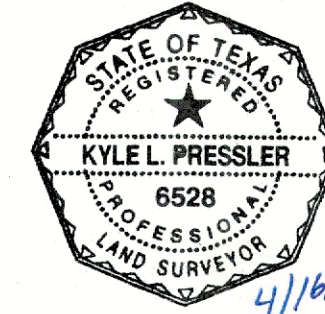
A 17.530 ACRE TRACT OF LAND, LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 17.530 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021094810 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 15

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

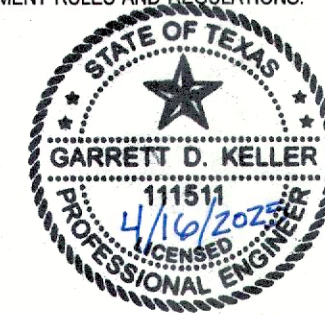
Kyle L. Pressler
REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE L. PRESSLER, R.P.L.S.
R.P.L.S. NO. 6528 STATE OF TEXAS



STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. THIS TRACT IS NOT LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE.

Garrett D. Keller
LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE



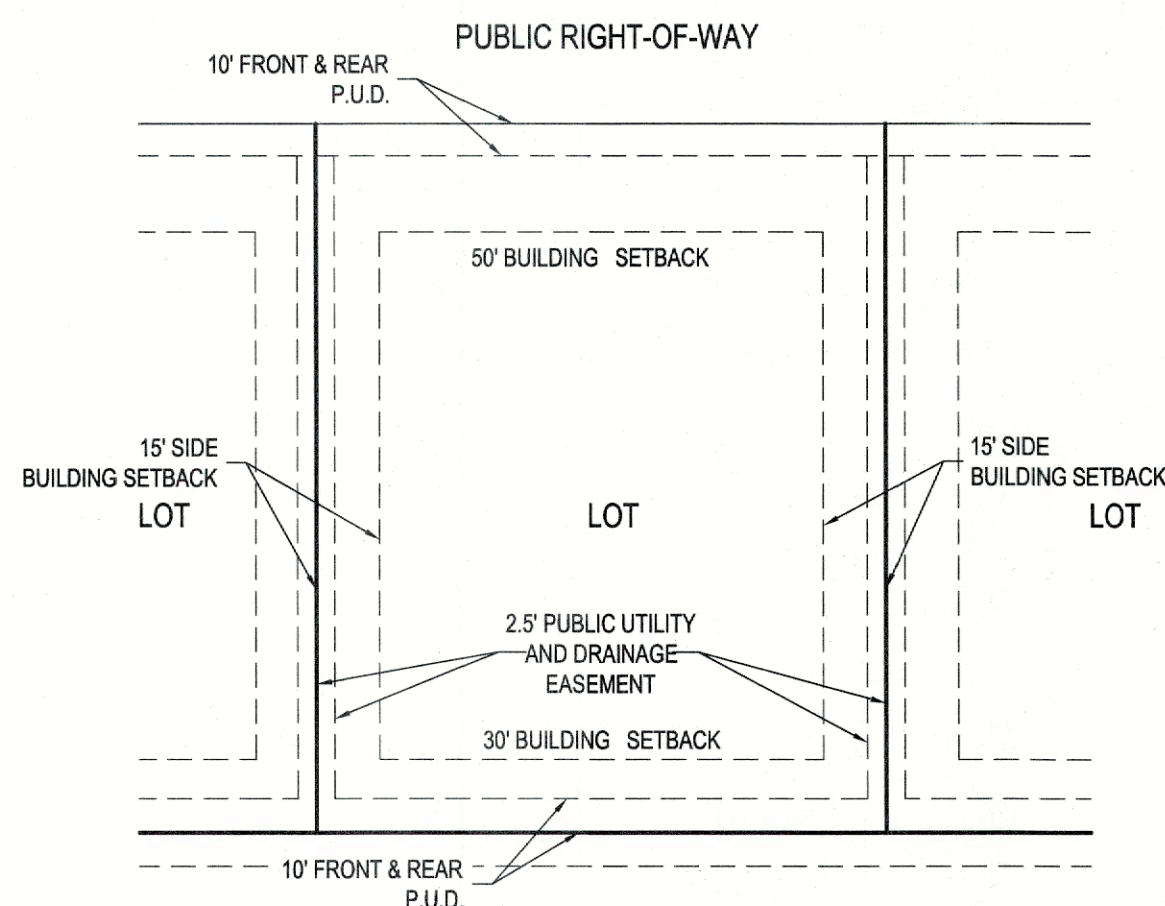
BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE 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 DISCLAIM 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
ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

4/29/2025
DATE

CULVERT TABLE

BLOCK NO.	LOT NO.	CULVERT SIZE	LENGTH (FEET)	UPSTREAM INVERT	DOWNSTREAM INVERT	10 YEAR FLOW (CFS)
A	1	2-35x24	22	957	955.98	41.53
A	2	18"φ	22	968.14	968	6.63
A	3	DIP-STYLE	16	973.1	973	3.23
A	4	NONE	-	-	-	-
A	5	NONE	-	-	-	-
A	6	NONE	-	-	-	-
A	7	NONE	-	-	-	-
A	8	NONE	-	-	-	-
B	1	NONE	-	-	-	-
B	2	NONE	-	-	-	-
B	3	2-24x18	22	970.54	970.4	23.83
B	4	2-24x18	22	971.64	971.5	24.86
B	5	2-24x18	22	970.37	970.23	19.44
B	6	1-24x18	22	976	975.44	10.09
B	7	18"φ	22	978	977.44	6.91



TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, BRIAN BARNES, AUTHORIZED AGENT FOR TRIBAR LP6, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE CERTAIN 17.530 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021094810 OF THE OFFICIAL 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 PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN TESORO SUBDIVISION, SECTION 3.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF April, 2025.

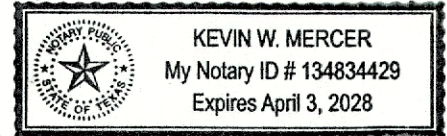
Brian Barnes
TRIBAR LP6, A TEXAS LIMITED PARTNERSHIP
C/O BRIAN BARNES, AGENT
300 SAN GABRIEL OAKS DRIVE
LIBERTY HILL, TEXAS 78642

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TRIBAR LP6, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF April, 2025.

Kevin W. Mercer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: April 3, 2028



STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, _____ COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATED _____ DAY OF _____, 20____ A.D.

BY _____
WILLIAMSON COUNTY JUDGE DATE _____

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

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

BY: _____, DEPUTY

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21st DAY OF April, 2025 A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR
TERESA BAKER

OWNER/DEVELOPER:

QUANTUM AUTO TECH, LLC.
1300 SUMMONERS TALE COURT, AUSTIN,
TEXAS 78746

SURVEYOR:

MATKIN HOOVER ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
(512) 868-2244
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER ENGINEERING & SURVEYING
C/O GARRETT KELLER, P.E.
8 SPENCER ROAD, SUITE 100 BOERNE,
TEXAS 78006
(830) 249-0600
GKELLER@MATKINHOOVER.COM



1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

ORIGINAL SUBMITTAL DATE:
OCTOBER, 9 2024

MHE JOB NO. - 3470
MHS JOB NO. - 24-5015