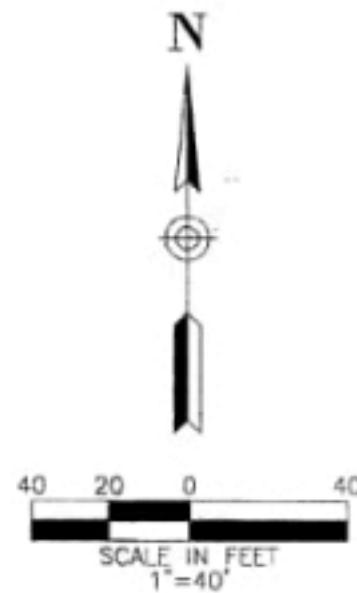
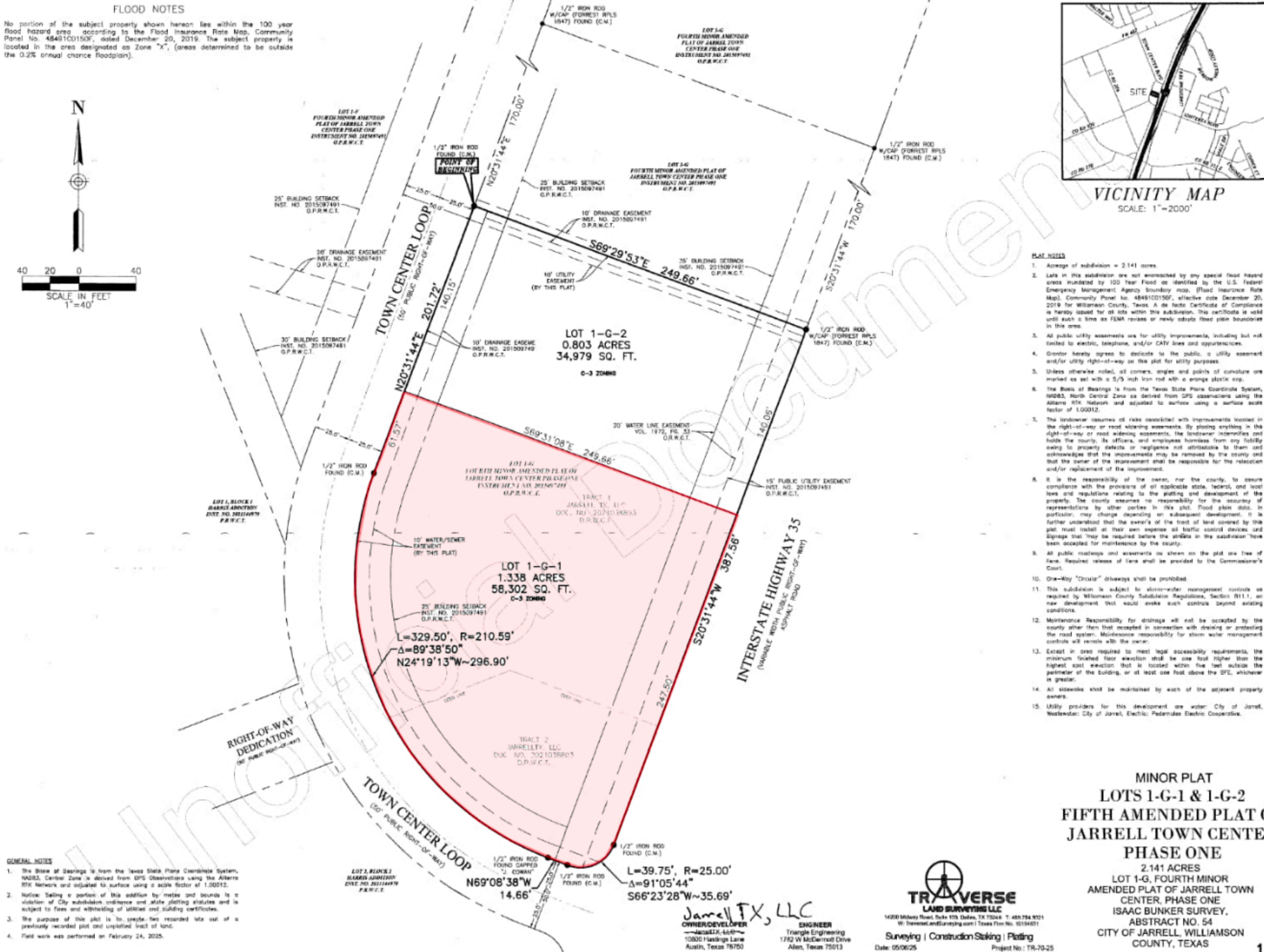


FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48491C0150F, dated December 20, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



VICINITY MAP
SCALE: 1"=2000'



PLAT NOTES

1. Acreage of subdivision = 2.141 acres.
2. Lots in this subdivision are not encumbered by any 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. 48491C0150F, effective date December 20, 2019 for Williamson County, Texas. A de facto Certificate of Compliance is hereby issued for all lots within this subdivision. This certificate is void until such a time as FEMA revises or newly adopts flood plain boundaries in this area.
3. All public utility easements are for utility improvements, including but not limited to electric, telephone, and/or CATV lines and appurtenances.
4. Grantor hereby agrees to dedicate to the public, a utility easement and/or utility right-of-way on this plat for utility purposes.
5. Unless otherwise noted, all corners, angles and points of curvature are marked as set with a 5/8 inch iron rod with a orange plastic cap.
6. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alabama RTK Network and adjusted to surface using a surface scale factor of 1.00012.
7. 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, its 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.
8. 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. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owner's 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.
9. All public roadways and easements on shown on the plat are free of liens. Required release of liens shall be provided to the Commissioner's Court.
10. One-Way "Circular" driveways shall be prohibited.
11. This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations, Section 811.1, an new development that would create such controls beyond existing conditions.
12. 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.
13. Except in area required to meet legal accessibility requirements, the minimum 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 at least one foot above the DFE, whichever is greater.
14. All sidewalks shall be maintained by each of the adjacent property owners.
15. Utility providers for this development are water: City of Jarrell, Wastewater: City of Jarrell, Electric: Pedernales Electric Cooperative.

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, Central Zone as derived from GPS Observations using the Alabama RTK Network and adjusted to surface using a scale factor of 1.00012.
2. Notice: Setting a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create two recorded lots out of a previously recorded plot and unplatted tract of land.
4. Field work was performed on February 24, 2025.

MINOR PLAT LOTS 1-G-1 & 1-G-2 FIFTH AMENDED PLAT OF JARRELL TOWN CENTER PHASE ONE

2.141 ACRES
LOT 1-G, FOURTH MINOR
AMENDED PLAT OF JARRELL TOWN
CENTER, PHASE ONE
ISAAC BUNKER SURVEY,
ABSTRACT NO. 54
CITY OF JARRELL, WILLIAMSON
COUNTY, TEXAS

Jarrell TX, LLC
OWNER/DEVELOPER
10800 Hastings Lane
Austin, Texas 78750

Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013



14250 Midway Road, Suite 170, Dallas, TX 75244 T: 469.754.9321
W: traverselandsurveying.com | Texas Plat No. 50194031
Surveying | Construction Staking | Platting
Date: 05/06/25 Project No.: TR-70-25