TOWN OF THOMPSON’S STATION DEVELOPMENT AGREEMENT

Development Agreement for
Winlowe Subdivision

THIS SUBDIVISION DEVELOPMENT AGREEMENT (hereinafter the “Agreement”), is made effective this the 13 day of October, 2026 (hereinafter the “Effective Date”), by and between Robson Property Group with principal offices located at 3401 Mallory lane, Suite 100, Franklin TN 37067, (hereinafter the “Developer(s)”); and the Town of Thompson’s Station, Tennessee, a municipality duly incorporated, organized, and existing under the laws of the State of Tennessee (hereinafter the “Town”).

I. PURPOSE OF THE AGREEMENT

1. The Developer is the owner of real property located on 2577 and 2601 Tom Anderson Road and identified as Williamson County Tax Map 145, Parcels 19.05 and 19.07. The property contains approximately 41.65 acres +/-, (hereinafter the “Project Site”). The Project Site is currently zoned D1-Residential District 1.

2. The Developer desires to improve and develop the Project Site or a portion of the Project Site into a development to be known as Winlow Subdivision, (hereinafter the “Project”), under the regulations of the Town current on the Effective Date of the approval of Preliminary Plat.

3. This Agreement is subject to Town approval of the Final Project Documents for the Project, which includes but is not limited to plat approvals (with conditions as determined by the Town), detailed construction plans and specifications, in accordance with the Town’s charter, ordinances, rules, regulations, and policies (hereinafter “Town Regulations”) as well as State law, and applicable sureties. The Developer and Town agree that all Final Project Documents shall be attached to this Agreement as **Collective Exhibit “A”** and incorporated herein by reference after their approvals by the Town.

4. The Developer agrees to install necessary and required public improvements (hereinafter “Public Improvements”) as shown on the Final Project Documents including, but not limited to: water lines, fire hydrants, sanitary sewer and sanitary sewer lines, grading, streets, curbs, gutters, sidewalks, street name signs, traffic control devices, street lights and underground electrical power and gas utilities, as well as all other improvements designated herein, at no cost to the Town.

5. The Developer agrees to install and maintain private improvements and amenities, as applicable and as shown on the Final Project Documents, including, but not limited to: private streets and alleys, fences, walls, lakes, common open space, site lighting, storm water management systems, retention and/or detention basins, storm sewers, inlets etc., landscaping and related irrigation systems, relative to said Project, none of which shall be accepted for maintenance by the Town.

9. The Town agrees to approve the Project subject to the Developer’s compliance with applicable Town Regulations and the conditions set forth herein in **Exhibit “B”**, and the Town agrees to provide customary services to the Project in accordance with the Town’s Regulations after Final Acceptance, as defined herein.

II. GENERAL CONDITIONS

1. *Affidavit of Payment* - Prior to Final Acceptance, the Developer shall deliver to the Town an affidavit certifying that all subcontractors and material suppliers furnishing labor and/or material for the Public Improvements required under this Agreement have been paid in full. The Developer shall also provide a written release of any and all liens and/or security instruments, and of the right to claim liens, from all subcontractors and material suppliers furnishing labor or materials for the Public Improvements.

2. *Approval of the Final Project Documents* - The Final Project Documents, which are attached hereto as **Collective Exhibit "A"** and incorporated herein by reference, shall be stamped as approved by the Town, provided that the same are in compliance with Town Regulations. All construction relating to the Project shall be subject to inspection and approval by the Town until Final Acceptance and shall be subject to any conditions set forth on **Exhibit "B"**.

3. *Construction Activity Periods* - The Developer will not carry on or permit construction activity under this Agreement earlier than 7:00 a.m. and not later than 6:00 p.m., Monday through Saturday, and no construction activity shall occur on Sundays or holidays. Construction hours shall be enforced by the Town at the Developer's expense.

4. *Construction Standards* - The Developer shall construct the Project as shown on the approved Final Project Documents in accordance with requirements of the Town Regulations.

5. *Demolition* - The Developer agrees to secure all required permits from the necessary governmental entities, including the Town, for the demolition of structures on the Project Site. The Developer further agrees that it will haul all scrap, buildings, materials, debris, rubbish and other degradable materials to an authorized landfill and shall not bury such materials within the Project Site.

6. *Deposition of materials in street prohibited* - All construction material, including, without limitation, mud, silt, dirt, and gravel, shall be kept off existing streets at all times. In the event such mud, silt, dirt, gravel or other construction material is washed, blown, or carried into an existing street, the Developer shall take immediate steps to remove such materials. If the Developer does not remove such materials after notification by the Town, and the Town deems it necessary to clean the affected streets, the Developer agrees to reimburse the Town for all such cleaning expenses, plus an additional twenty-five percent (25%) for administrative expenses related to the same.

7. *Development Agreement Modification Fees* - The Developer agrees to pay the fee for any modifications to this Agreement in accordance with the Town schedule of fees applicable to such a modification and that are current at the time of submittal of a written request for a modification by the Developer, including, but not limited to, time extensions, addendums, or amendments.

8. *Developer's Default* - The Developer agrees that should it default in performing any of its obligations under this Agreement, and it becomes necessary to engage an attorney to file necessary legal action to enforce provisions of this Agreement or sue for any sums of money due and owing or liability arising incidental to the Agreement, Developer shall pay to the Town all reasonable attorney's fees and expenses of litigation stemming from said default.

9. *Developer's Liability* - It is expressly understood and agreed that the Town is not and could not be expected to oversee, supervise and/or direct the implementation of all construction and improvements contemplated in this Agreement. The Town is not responsible for the design of the Project or any way the suitability of the property for Project.

   a. The Town Planner or his or her designee may make periodic inspections and has the right to enforce the provisions of this Agreement and Town Regulations.
   b. The Developer now has and shall retain the responsibility to properly anticipate, survey, design and construct the Project improvements and give full assurance that same shall not adversely affect the flow of surface water from or upon any property.
   c. In providing technical assistance, plan and design review, the Town does not and shall not relieve the Developer from liability, and the Town does not accept any liability from the Developer.
   d. The Developer will provide its own Project Engineer and may not rely on the review of Town staff or its engineers with respect to the Project.
   e. Neither observations by the Town, nor inspections, tests or approvals by others shall relieve the Developer from its obligation to perform work in accordance with Town Regulations and the terms of this Agreement.

10. *Duration of Obligations* - The obligations of the Developer hereunder shall run with the Project Site until the Developer's obligations have been fully met, as determined by the Town in its sole and absolute discretion. Any party taking title to the Project Site, or any part thereof, prior to Final Acceptance shall take said real property subject to such obligations. The Developer shall not be released of its obligations under this agreement without the express, written approval of the Town.

11. *Easements* - The Developer agrees that it will grant all necessary easements and rights-of-way, as determined by the Town, across its property necessary to satisfy the requirements of this Agreement without expense to the Town and will waive any claim for damages from the Town. Any off-site easements and/or right-of-way owned by others but required for the project must be obtained by Developer, recorded prior to approval of the Agreement, and noted on the Final Project Documents.

12. *Emergency Response* - In emergencies affecting the safety or protection of persons or the work or property at the Project Site or adjacent thereto, the Developer, without special instruction or authorization from the Town, is obligated to act to prevent threatened or eminent damage, injury, or loss.

13. *Indemnity* - Developer shall indemnify and hold the Town harmless and agrees to defend the Town and the Town employees, agents, and assigns against any and all claims that may or happen to arise out of or result from the Developer's performance or lack of performance under this Agreement, whether such claims arise out of the actions or inactions of the Developer, any subcontractor of the Developer, or anyone directly or indirectly employed by, or otherwise directly or indirectly involved with the Project at the direction of the Developer or subcontractor of the Developer. This indemnity and hold harmless agreement includes, without limitation, all tort claims, both intentional and otherwise, and all claims based upon any right of recovery for property damage, personal injuries, death, damages caused by downstream deposits, sediment

or debris from drainage, damages resulting from the Developer changing the volume or velocity of water leaving the Developer's property and entering upon the property of others, storm water that is allegedly impounded on another property and claims under any statutes, Federal or state, relative to water, drainage and/or wetlands, and reasonable attorney's fees and costs incurred by the Town in defending itself or its employees, agents, or assigns as a result of the aforesaid causes and damages and/or enforcing this Agreement.

14. *Notice of Violation* - The Town Planner and/or Town Engineer, or his or her designee, may issue a Notice of Violation (NOV) when violations of Town, State, or Federal laws and/or regulations are observed.

    a. If the Developer has not corrected the violation identified in the NOV, then the Developer agrees that the Town acting through the Town Planner and/or Town Engineer may perform the necessary work to eliminate the violation and document all expenses incurred in performing the work. Developer shall reimburse the Town for all such expenses plus an additional reasonable administrative cost not to exceed twenty-five percent (25%).
    b. Prior to releasing any Security hereunder and as herein defined, all expenses incurred by the Town relative to the foregoing shall be paid in full by the Developer.
    c. The Town may issue a Stop Work Order (SWO) if the Developer does not promptly correct any deficiency or violation identified in the NOV in the reasonable time determined by the Town. The Developer agrees to comply with any SWO issued by the Town. If Developer fails to comply with a SWO, the Developer shall be responsible for all costs the Town incurs, including reasonable attorneys' fees, in seeking a restraining order or other injunctive relief or legal action to remedy any deficiency or violation.

15. *Ownership of Public Improvements* - The Developer shall be responsible for all Public Improvements until Final Acceptance by the Town. Developer shall have no claim, direct or implied, in the title or ownership of the Public Improvements after Final Acceptance. The Town shall have no obligation to maintain any Public Improvements unless and until Final Acceptance of the Public Improvement(s).

16. *Permit Availability* - A copy of all required permits and Final Project Documents must be kept on the Project Site at all times. If a NPDES Storm Water Construction Permit is required by TDEC, or any other permit required by any governmental entity, a copy of the Notice of Intent and the Notice of Coverage, or equivalent documents, shall be provided to the Town Engineer prior to commencement of construction for the Project.

17. *Relocation of Existing Improvements* - The Developer shall be responsible for the cost and liability of any relocation, modification, and/or removal of utilities, streets, sidewalks, drainage and other improvements made necessary by the development of the Project, both on and off site.

18. *Right of Entry* - The Developer agrees that the Town shall have the right, but not the duty, to enter the Project Site and make emergency repairs to any public improvements when the health and safety of the public requires it, as determined by the Town in its sole and absolute discretion. The Developer will reimburse the Town for the costs incurred by the Town in making said repairs, plus an additional reasonable fee for administrative costs not to exceed twenty-five percent (25%).

19. *Safety* - The Developer shall maintain barricades, fences, guards, and flagmen as reasonably necessary to ensure the safety of all persons at or near the Project Site at all reasonable and necessary times.

20. *Stop Work Orders* - The Town Planner and/or Town Engineer may issue Stop Work Orders (SWO) to remedy and enforce the provisions of this Agreement.

21. *Termination of Agreement* – This Agreement may be terminated by the Town if the Developer fails to comply fully with the terms and conditions of this Development Agreement.

    a. The Town will give the Developer sixty (60) days written notice of the intent of the Town to terminate the Development Agreement, stating the reasons for termination, and giving the Developer a reasonable time to correct any failures in compliance, as determined by the Town.
    b. If after receiving a Notice of Termination of the Development Agreement by the Town, the Developer corrects the non-compliance within the time specified in the Notice of Termination, the Development Agreement shall remain in full force and effect.
    c. Failure by the Developer to correct the non-compliance will result in termination of the Development Agreement and collection of the Security by the Town.

    If the Town terminates the Agreement, the Developer shall cease all work on the Project except as necessary to ensure the safety of all persons. The Developer (or a subsequent Developer) may apply to the Town for approval of a new Development Agreement, which approval shall not be withheld provided that all violations of this Agreement have been remedied.

22. *Transfers of Project Ownership* - Until all obligations of the Developer under this Agreement have been fully met and satisfied, the Developer agrees that neither the Project Site nor any portion thereof will be transferred to another party without first providing the Town with a fifteen (15) calendar day written notice of when the proposed transfer is to occur and the identity of the proposed transferee, along with the appropriate contact information for the proposed transferee, including address and telephone number of the proposed transferee.

    a. If it is the proposed transferee's intention to develop the Project Site or any portion thereof in accordance with this Agreement, the Developer agrees to furnish the Town with an assumption agreement, or equivalent as determined by the Town, by which the transferee agrees to perform the obligations required under this Agreement that are applicable to the property to be acquired by the proposed transferee.

    b. Unless otherwise agreed to by the Town, the Developer will not be released from any of its obligations hereunder by such transfer and the Developer and the transferee both shall be jointly and severally liable to the Town for all obligations hereunder that are applicable to the property transferred. The proposed transferee will be required to furnish new Performance Security and Maintenance Security acceptable to the Town, as applicable and determined by the Town.

    c. If it is not the proposed transferee's intention to develop the Project Site or any portion thereof in accordance with this Agreement, the transferee must satisfy all applicable requirements of the Town, as determined by the Town, including payment of all outstanding fees, and must receive Town approval, in writing, to void this Agreement.

d. The Developer agrees that if it transfers said property without providing the notice of transfer and assumption agreement, or equivalent, as required herein, it will be in breach of this Agreement and the Town may require that all work be stopped relative to the Project and may require payment of the Performance and Maintenance Security to assure the completion of the Project, as determined by the Town in its sole and absolute discretion.

23. *Underground Utilities* - All electrical utilities shall be installed underground unless the requirement is expressly waived by the Planning Commission.

24. *Building Permits* – The Developer understands and agrees that, if the Developer applies for a building permit from the Town, the building permit shall be subject to all Town Regulations, as well as applicable State and Federal laws and regulations, in existence at the time the building permit is applied for and obtained.

25. *Soil Dedication and Mapping*. – The Developer understands and agrees that the Developer shall dedicate one and one-half (1 and ½) times the amount of soils the Town requires for effluent wastewater disposal as determined by the number of taps to be allocated per the Final Plat. The dedication must occur at the time of approval of the Final Plat. Prior to dedication, the Developer must present the Town with an extra high intensity soil map, per Tennessee Department of Environment and Conservation standards and requirements, of the soils contemplated for dedication. All soils must meet the needs of the Town for effluent wastewater disposal, including but not limited to use and area. In the event the Developer cannot dedicate the required amount of soils as determined herein, in whole or in part, the Developer must pay a fee in lieu of dedication as to said soils in an amount equal to one hundred percent (100%) of the value of said soils, as determined by the Town, at the time of approval of the Final Plat. Said fee shall be remitted to the Town's wastewater fund.

III. REQUIRED IMPROVEMENTS

The Developer agrees to pay the full cost of all the improvements listed below if applicable to the Project.

1. *Water System* - The Developer agrees to pay the cost of a State of Tennessee approved potable water system, including, without limitation: water mains, fire hydrants, valves, service lines, and accessories, located within the Project, and water mains, fire hydrants, valves, service lines, and accessories, located outside the Project but required to serve the Project. The Developer acknowledges that the Town does not provide water service and will not accept any water system infrastructure. The Developer agrees to bear the cost of all engineering, inspection, and laboratory costs incurred by Developer incidental to the water service system in or to the Project.

2. *Sanitary Sewer System* - The Developer agrees to pay the cost of a State of Tennessee approved sanitary sewer system as required by Town Regulations with necessary sewer mains, manholes, pump stations, force mains and service laterals in the Project, along with all necessary sewer mains, manholes, pump stations, force mains, and service laterals outside the Project but required to provide sanitary sewer service to the Project. The Developer is approved for 39 Single Family

Dwellings and 15,000 gallons per day per an approved On-Site Wastewater System. The Developer agrees to bear the cost of all engineering, inspection, and laboratory testing costs incurred by the Developer incidental to the sewer system in or to the Project, and, if the Town Engineer or his or her designee deems it necessary, to have additional work of such nature performed as directed without cost to the Town.

3. *Streets* - The Developer agrees to dedicate and improve and/or construct, at no cost to the Town, all public and/or private streets, including but not limited to: curbs, gutters, and sidewalks, located within or required by this Project to comply with Town Regulations in accordance with the Final Project Documents.

   a. In some circumstances, the Town may require the payment of an in-lieu of construction fee as an alternate to the construction of the required improvements by the Developer. The amount of any in-lieu construction fee will be one hundred and twenty-five percent (125%) of the estimated construction cost of the improvements, as determined by the Town in its sole and absolute discretion.
   b. The Developer shall furnish and install base asphalt and a final wearing surface asphalt course on all streets, public and private, in accordance with the Town Regulations and the Final Project Documents. The Developer shall make all necessary adjustments to manholes, valve boxes, and other appurtenances as required to meet finished surface grade and to repair any areas designated by the Town, as required prior to the installation of the final surface asphalt.
   c. The Developer agrees to install permanent street signposts and markers at all street intersections in the Project and to install traffic control devices, signage, and striping relative to and as required for the Project. All traffic control devices, signage, and striping shall be installed as per the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Town Engineer.
   d. The Developer agrees to pay the cost of all engineering, inspection, and laboratory costs incurred by the Developer incidental to the construction of street(s) to be constructed or improved pursuant to this Agreement, including, but not limited to: material and density testing, and, if the Town Planner or his or her designee deems it necessary, to have additional work of such nature performed as directed without cost to the Town.

4. *Streetlights* - The Developer agrees to pay the cost of installation of Street Lighting along all public roadways improved as part of the Project, with said Street Lighting determined by Town Regulations and Final Project Documents.

5. *Power Distribution Poles* – The Developer agrees to pay the full cost difference between steel electric power distribution poles and the cost of wood electric power distribution poles for the Project frontage. If the Project frontage is along both sides of the public road, the Developer agrees to pay the full cost difference between steel electric power distribution poles and the cost of wood electric power distribution poles for the Project. If the Project is only along one side of the public road, the Developer agrees to pay one-half the cost of the difference between steel electric power distribution poles and the cost of wood electric power distribution poles for the Project frontage.

6. *Gas and Electric Service* - The Developer shall install underground electric and natural gas service to the Project in accordance with Town Regulations in effect at the time of such installation.

7. *Stormwater Management System* - The Developer agrees that all storm water management systems and related facilities, including, without limitation: permanent post-construction storm water runoff management best management practices, ditch paving, bank protection, and fencing adjacent to open ditches, made necessary by the development of the Project are to be constructed and maintained by the Developer.

8. *Stormwater Pollution Prevention Plan* - The Developer agrees that it will prepare, implement, and maintain a Stormwater Pollution Prevention Plan for the Project in accordance with all Town, State, or Federal regulations, and as approved in the Final Project Documents.

9. *Best Management Practices* - The Developer agrees that it will provide all necessary best management practices (BMPs) for erosion and sediment control. BMPs to control erosion and sediment during construction, include, but are not limited to, temporary vegetation, construction exit, inlet protection, and silt fence.

    a. All freshly excavated and embankment areas not covered with satisfactory vegetation shall be fertilized, mulched, seeded and/or sodded, or otherwise protected as required by the Town Engineer to prevent erosion.
    b. In the event the Town Engineer determines that necessary erosion and sediment control is not being provided by the Developer, the Town Engineer may issue a Notice of Violation (NOV) to the Developer.

10. *Engineer's Certification* - The Developer shall provide the written opinion of a professional engineer, currently licensed to practice in Tennessee, attesting that the entire watershed where the Project Site is located has been reviewed, and that upon full development at the greatest allowable use density under existing zoning of all land within that watershed, the proposed development of the Project will not increase, alter, or affect the flow of surface runoff water, nor contribute to same, so as to damage, flood, or adversely affect any downstream property.

11. *Stream Buffers* - The Developer agrees to provide stream buffers along all regulated watercourses in accordance with Town Regulations and the TDEC General Construction Permit.

12. *Changes and Substitutions* - Should the Developer determine that changes or substitutions to the approved Final Project Documents may be necessary or desirable, the Developer shall notify the Town Engineer, in writing, requesting approval of the desired changes or substitutions, explaining the necessity or desirability of the proposed changes or substitutions. The request by the Developer must be accompanied by sufficient documentation, including drawings, calculations, specifications, or other materials necessary for the Town to evaluate the request. No changes are to be made in the field until express, written permission is granted by the Town Engineer.

IV. PROJECT SCHEDULE

1. *Approved Final Project Documents* – Prior to the recording of the Final Plat, the Developer shall provide to the Town electronic copies (PDF scans) of the Approved Final Project Documents (Collective Exhibit A) along with a signed acknowledgment that the documents submitted are incorporated into this Agreement by reference.

2. *Demolition Permits* - If demolition of any improvement on the Project Site is anticipated, a demolition permit from the Town must be obtained by the Developer.

3. *Certificate of Insurance* - Prior to the recording of the Final Plat, the Developer will furnish to the Town a Certificate of Insurance evidencing the required coverage and listing the Town as additional insured. The furnishing of the aforesaid insurance shall not relieve the Developer of its obligation to indemnify and hold harmless the Town in accordance with the provisions of this Agreement.

4. *Surety* - The Developer must pay all fees, furnish all required Sureties, as determined by the Town, prior to the recording of the Final Plat.

5. *Commencement of Construction* - The Developer agrees to commence construction within twenty-four (24) calendar months from the Effective Date. The failure of the Developer to commence Construction within twenty-four (24) months of the Effective Date will be considered an expiration of the Agreement, and a new agreement shall and must be approved before any Construction may begin.

6. *Project Duration* – It is anticipated that the Developer shall substantially complete the Project on a timely schedule and in an expeditious manner, with the date of Substantial Completion to be not later than **60 months** from when the Developer commences construction of the Project.

7. *Request for Extension* - The Developer agrees that, if due to unforeseen circumstances it is unable to Substantially Complete all work included in this Agreement on or before the Substantial Completion Date specified above, it will submit a written request for extension of the Substantial Completion Date to the Town at least sixty (60) days prior to the specified date, stating the reason for its failure to complete the work as agreed, and a revised Substantial Completion Date. The Town will not unreasonably withhold approval of extensions of time where the Developer has complied with the requirements of notice to the Town and provided any required additional Security.

8. *Breach of Agreement for Time Extension* - The Developer agrees that its failure to follow the extension of time procedure provided herein shall constitute a breach of this Agreement, and the Town may take legal action, in its discretion, as described herein and as allowed by Town Regulations and applicable law.

9. *Withholding or Withdrawal of Service* - The Developer agrees that, should it fail to complete any part of the work outlined in this Agreement in a good and workmanlike manner, the Town shall reserve the right to withhold and/or withdraw all building permits and/or water and sewer service within the Project until all items of this Agreement have been fulfilled by the Developer, or as an alternative draw upon the Security to complete the work.

V. PROJECT CLOSEOUT

1. *As-Built Drawings* - Prior to Final Acceptance, the Developer shall submit as-built plans / as-built drawings of the improvements installed as part of the Project, including but not limited to: the potable water system, the sanitary sewer system, the drainage/detention/stormwater management system, landscaping, irrigations system, photometric plan, and streets including

curbs and gutters and sidewalks, signed and sealed by a Design Professional, confirming that the installed improvements are in compliance with Town Regulations and the approved Final Project Documents.

2. *Letter of Completeness* – Prior to Final Acceptance, the Town shall conduct a site check visit and if appropriate issue a Letter of Completeness that the Project is ready to be considered for acceptance by the Board of Mayor and Aldermen. The Letter of Completeness does not constitute acceptance of the Project by the Town. Until Final Acceptance by the Board of Mayor and Aldermen any part of the Project is subject to correction. Developer shall comply with the Town's Dedication of Public Improvements Policy.

3. *Curbs and Gutters* - All required curbs and gutters must be completed and without defect prior to Final Acceptance of the Project. The Developer shall be responsible for repairing any latent defects and/or failures in the curbs and gutters which may occur prior to formal dedication and acceptance of the Project.

4. *Final Construction Cost* - The Developer shall furnish in writing the itemized as-built construction costs of all public improvements prior to issuance of a Letter of Completeness for the Project.

5. *Tree Mitigation/Replacement* - Prior to the issuance of a Letter of Completeness, the Developer shall submit an as-built landscaping plan that reflects the required tree mitigation and replacement as well as all revisions to the mitigation plan as approved by the Planning Commission. Tree mitigation/replacement shall be reviewed by the Town Planner.

6. *Sidewalks* - All required sidewalks shall be completed and without defect prior to acceptance of the Project. The Developer shall be responsible for repairing any latent defects in the sidewalks prior to acceptance of the Project. All references to sidewalks include required handicap ramps. Nothing herein shall be construed to require acceptance of sidewalks by the Town for a Project.

VI. SECURITY

1. *Cost Estimates* - The Developer shall furnish to the Town estimates as to quantity and cost of all public improvements relative to the Project, such estimate being set forth on **Exhibit "C"** attached hereto and incorporated herein by reference. These estimates will be used to assist the Town Engineer in establishing the amount of Security required for the Project.

2. *Security for Public Improvements* - The Developer shall provide, at the time of final plat to the Town, a Performance Security instrument in the amount which sum represents and totals to one hundred and ten percent (110%) of the estimated cost of all approved public improvements.

3. The Performance and Maintenance Security shall have an expiration date of one (1) year after the Effective Date, but **shall automatically renew** for successive one (1) year periods without effort or action by the Town until the Security is released by the Town at the time of acceptance, and the Performance and Maintenance Security documentation shall reflect the aforementioned requirements.

4. *Form of Security* - The form and substance of any Security shall be subject to the approval of the Town Attorney. A copy of the Performance Security is attached to this Agreement as **Exhibit "D"**

and made a part hereof guaranteeing, to the extent of the Security, the faithful performance of this Agreement by the Developer. The Security, if a Letter of Credit, shall provide that the physical presence of a representative of the Town shall not be required for presentation and that venue and jurisdiction shall be in a court of competent jurisdiction in Williamson County, Tennessee.

5. *Notification of Non-Renewal* - Should the Issuer or Developer elect to not renew the Performance Security, written notice must be received by the Town no later than ninety (90) days prior to its expiration date, at which time the Town may draw up to the face value of the Performance Security in the Town's unfettered discretion. Failure to provide notice as herein described shall be considered a material breach of this Agreement and the Security, and the Town may institute legal proceedings as provided herein and be awarded reasonable attorney's fees and litigation costs for said legal proceedings.

6. *Maintenance Security* - The amount of the Performance Security may be reduced to a reasonable sum as determined by the Town Engineer to cover Developer's warranty obligations hereunder, thus establishing a Maintenance Security instrument. The Maintenance Security shall remain in place until the Security is released by the Town at the time of dedication and acceptance.

7. *Full Financial Responsibility* - It is understood and agreed by the Developer that the Performance Security and the Maintenance Security, subject to their limits, are to furnish Security for the Developer's obligations hereunder, but that such obligations are not limited by the amount of such Security. The Security shall remain in force until the Security is released by the Town, although the same may be reduced from time to time as provided herein. All collection expenses, court costs, attorney's fees, and administration costs incurred by the Town in connection with collection under the Security shall be paid by the Developer and such obligations are included in the amount of the Security.

8. *Right of Town to Performance Security* - The Town reserves the right to draw upon the Performance Security, in an amount deemed necessary by the Town in its sole discretion, upon failure of the Developer to comply with any obligations of Developer contained in this Agreement which arise prior to, or as a condition to, acceptance.

9. *Right of Town to Maintenance Security* - The Town reserves the right to draw upon the Maintenance Security, in an amount deemed necessary by the Town in its sole discretion, upon failure of the Developer to comply with any obligations of Developer contained in this Agreement which arise prior to, or as a condition to, acceptance.

10. *Current Project Cost* – The Developer agrees that if the Security furnished to secure the obligations of the Developer under this Agreement, due to inflation and/or rising costs, previous errors in estimation, or any other reason, is inadequate to secure such obligations at the time an extension of time is sought, the Developer will provide additional Security to bring the Security amount in line with current cost projections made by the Town Engineer.

VII. WARRANTY

1. *Warranty Period* - The Developer is required to complete the Public Improvements and all other improvements required herein and by Town Regulations relative to the Project, in accordance with the terms of this Agreement. Further, the Developer is to correct any defects or failures as

directed by the Town Planner or his or her designee that occur to any such improvements within one (1) year following acceptance.

2. *Scheduled Inspections* - Prior to the expiration of the Warranty Period, Town staff may inspect the streets, curbs and gutters, sidewalks, drainage/detention/stormwater management system, landscaping, lighting, irrigation, fencing and all other required improvements to determine any defects or failures of the same.

   a. Prior to the end of the Warranty Period, the Town will perform an inspection and prepare a list of defects and/or other work that maybe required for the Town to accept the improvements for permanent maintenance. The list of defects and/or other required work will be furnished to the Developer no later than forty-five (45) days from the end of the Warranty Period.

   b. If no defects or failures are found by the Town at such inspection, or if a defect is found by the Town but same is cured prior to the end of the Warranty Period, the Town Planner or his or her designee shall recommend that the Board of Mayor and Aldermen (BOMA) accept the improvements for permanent maintenance and any remaining Maintenance Security may be released.

   Nothing herein shall be construed to impose a duty on the Town to inspect the required improvements or to relieve Developer of any liability related to these improvements.

3. *Re-Inspection* - If all deficiencies noted in the inspection have not been corrected by the Developer prior to the expiration of the Warranty Period, Town staff shall re-inspect the Project and provide an updated list of deficiencies. The Developer shall have a specified number of days, as determined by the Town, to make the remaining corrections, and the Warranty Period will be extended to allow the deficiencies to be corrected. If all corrections are not made by the Developer by the end of the time extension, the Town may demand payment on the Security and draw upon the same, and, upon collection, shall proceed to make the corrections. If and when the Developer or the Town, as the case may be, has corrected all failures and defects, the Town Planner or his or her designee shall recommend Final Acceptance by the BOMA and any remaining Maintenance Security may be released.

4. *Formal Acceptance* – Upon recommendation of the Town Planner or her designee, the BOMA may approve acceptance of the Project, including the release of the Maintenance Security, and assume full ownership and maintenance responsibility for all public improvements associated with the Project, if the BOMA determines that acceptance of the dedication of the Public Improvements by the Developer is warranted under Town Regulations and applicable State and Federal laws.

VIII. INSURANCE

1. *Comprehensive General Liability Insurance* - The Developer shall purchase and maintain comprehensive general liability and all other necessary and required insurance that shall insure against claims arising out of the Developer's performance, or non-performance, under this Agreement, whether such claims arise out of the actions or lack of action of the Developer, any subcontractor of the Developer, their employees, agents or independent contractors or anyone for whose actions or lack of action any of them may be liable, including, without limitation:

a. Claims for the personal injury, occupational illness or death of the Developer’s employees, if any;

b. Claims for the personal injury, illness or death of any person other than the Developer’s employees or agents;

c. Claims for injury to or destruction of tangible property, including loss of use resulting therefrom;

d. Claims for property damage or personal injury or death of any person arising out of the ownership, maintenance or use of any motor vehicle; and,

e. Claims by third parties for personal injury and property damage arising out of the Developer’s failure to comply with the Developer’s obligations under this Agreement.

f. Claims brought under worker’s compensation; provided, however, if Developer has no employees who are eligible to be covered under worker’s compensation insurance, the Developer shall not be required to furnish insurance against worker’s compensation but shall require the party(s) contracting with Developer to perform work on the Project Site to furnish evidence of such insurance for the employees of same.

2. *Coverage Required* - The insurance coverage required by this Agreement shall include the coverage specified above with policy limits of not less than $1,000,000 Combined Single Limit general liability and $500,000 Combined Single Limit automobile liability per occurrence.

a. The comprehensive general liability insurance coverage shall include completed operations insurance coverage and liability insurance applicable to the Developer’s obligations under this Agreement.

b. Each insurance policy shall contain a provision stating that the insurer will give the Town thirty (30) days prior written notice of its intent to cancel or materially change the policy. All such insurance shall remain in effect until the BOMA approves acceptance and releases of Security of the completed Project.

c. In addition, the Developer shall maintain completed operations insurance for at least one (1) year after the BOMA approves acceptance and release of the applicable Security.

d. The Developer shall furnish the Town with evidence of the continuation of all such insurance at the time of issuance of the notice of acceptance and release of Security.

XII. MISCELLANEOUS PROVISIONS

1. *Notices* - All notices, demands and requests required or permitted by this Agreement shall be in writing (including telecopy communications) and shall be sent by email, certified mail, or hand delivery. Any notice, demand or request which is mailed, hand delivered or sent by courier shall be deemed given for all purposes under this Agreement when delivered to the intended address.

TOWN	**DEVELOPER**	**OWNER**
Town of Thompson’s Station	Robson Property Group	Winlowe LLC
P. O Box 100	3401 Mallory Lane, Suite 10	3401 Mallory Lane, Suite 10
Thompson’s Station, TN 37179	Franklin TN 37067	Franklin TN 37067

2. *Change of Address* - Any party to this Agreement may change such party’s address for the purpose of notices, demands and requests required or permitted under this Agreement by providing written notice of such change of address to the other party, which change of address shall only

be effective when notice of the change is actually received by the party who thereafter sends any notice, demand or request.

3. *Choice of Law & Venue* - This Agreement is being executed and delivered and is intended to be performed in the State of Tennessee, and the laws (without regard to principles of conflicts of law) of the State of Tennessee shall govern the rights and duties of the parties hereto in the validity, construction, enforcement and interpretation hereof. Venue for any action arising from this Agreement shall be in a court of competent jurisdiction in Williamson County, Tennessee.

4. *Joinder of Owner* - If the Developer is not the Owner of the Project Site, the Owner shall join in this Agreement, and, by the Owner's execution of this Agreement, the Owner is jointly and severally liable for the representations, warranties, covenants, agreements and indemnities of Developer.

5. *Interpretation and Severability* - If any provision of this Agreement is held to be unlawful, invalid, or unenforceable under present or future laws effective during the terms hereof, such provisions shall be fully severable and this Agreement shall be construed and enforced as if such unlawful, invalid, or unenforceable provision was not a part of this Agreement. Furthermore, if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which rends it valid.

6. *No Waiver* - The failure of the Town to insist upon prompt and strict performance of any of the terms, conditions or undertakings of this Agreement, or to exercise any right herein conferred, in any one or more instances, shall not be construed as a waiver of the same or any other term, condition, undertaking or right.

7. *Amendments and Modification* - This Agreement shall not be modified in any manner, except by an instrument in writing executed by or on behalf of all parties. All legal fees, costs and expenses incurred with agreement modifications shall be at the sole expense of the Developer.

8. *Authority to Execute* – Town, Developer, and Owner each warrant and represent that the party signing this Agreement on behalf of each has authority to enter into this Agreement and to bind them, respectively, to the terms, covenants and conditions contained herein. Each party shall deliver to the other, upon request, all documents reasonably requested by the other evidencing such authority, including a copy of all resolutions, consents or minutes reflecting the authority of persons or parties to enter into agreements on behalf of such party.

9. *Binding Agreement* - This Agreement is the full and complete agreement between the Town and the Developer and/or Owner(s) and supersedes all other previous agreements or representations between the parties, either written or oral, and the parties agree that the terms and provisions of this agreement is binding upon all parties to the Agreement and their respective heirs, successors, or assigns until the terms of the Agreement are fully met.

WITNESS the due execution hereof:

DEVELOPER:

____

____
Print Name & Title

Date:__________________

OWNER (if applicable):

____

____
Print Name

Date:__________________

TOWN OF THOMPSON'S STATION:

____
Mayor

Date:__________________

Exhibit “A”

Final Project Documents

Winlowe Subdivision

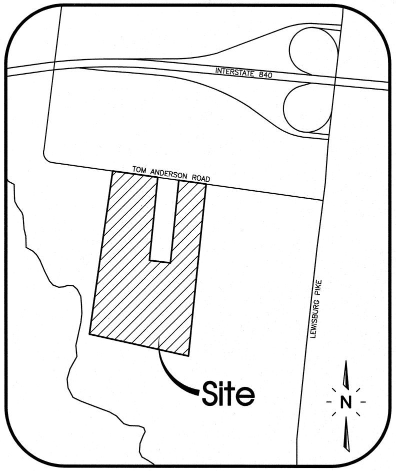
2601 Tom Anderson Road
Thompson's Station, Williamson County, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Preliminary Master Plan
C0.2	Property Description
C1.0 - C1.1	Preliminary Plat
C2.0	Existing Slope Exhibit
C2.1	Proposed Slope Exhibit
C3.0	Existing Conditions
C4.0	Stopping Triangles
C4.1	Sight Triangles
L6.00	Existing Overall Site Plan (By Others)
L6.01	Proposed Overall Site Plan (By Others)
L6.10	Planting Plan - North (By Others)
L6.11	Planting Plan - South (By Others)
1 of 1	Survey (By Others)

Purpose Statement:
This site is on the South side of Tom Anderson Rd. This development is proposing to construct 38 new residential lots, 39 residential lots total, 5 open space lots and a wastewater lot for a total of 45 lots with public infrastructure.



Site Location Map
Not To Scale

Watershed: Unnamed Tributary
to West Harpeth River

Owner:

1. Phillip and Jeanne Drone
   2601 Tom Anderson Rd
   Franklin, TN 37064
   Phone: (615) 957-3920
   Email: phillipsdrone@gmail.com
2. Steve Burgess
   2577 Tom Anderson Rd
   Franklin, TN 37064
   Phone: (615) 476-9070
   Email: stephenpburgess@gmail.com

Developer:

Robson Property Group, LLC
3401 Mallory Lane
Suite 100
Franklin, TN 37067

Floodplain Note:

A Portion of this site lies within a 100 Year Flood Hazard Area per F.E.M.A. Map No. 47187C0355G, dated December 20, 2024.

Land Data:

39 Buildable Lots on 41.65 Ac.± = 1,814,350.04 Sq. Ft.
Density = 39 Lots ÷ 41.65 Ac. = 0.94 Lots/Ac.
Zoned: D1

Lot Setbacks:

Front: 25'
Side: 10'
Rear: 30'

Deed Reference:

The property shown hereon as follows, Civil District 11, in Williamson County.

Tax Map	Parcel	Deed	Page
145	19.05	1262	467

Contacts:

Engineer/Surveyor:
Site Engineering Consultants, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Phone: (615) 890-7901
Contact: Jamie Reed (jreed@sec-civil.com

Middle Tennessee Elec. Member. Corp.:
2156 Edward Curd Lane
Franklin, TN 37067
Phone: (615) 794-3561
Contact: Jacob Cain (jacobcain@mte.com)

H.B. & T.S.
505 Downs Blvd.
Franklin, TN 37064
Phone: (615) 794-7796
Contact: Cody Lovett (clovett@hbtsud.com)

Atmos Gas
810 Crescent Centre Dr. #600
Franklin, TN 37067
Phone: (615) 771-8300
Contact: Tim Brown (tim.brown@atmosenergy.com)

Edge Wastewater, LLC:
410 New Salem Hyw, Suite: 100
Murfreesboro, TN 37129
Contact: Matt Nicks (mnicks@edgewastewater.com)

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

By: Richard Houze Date: 5/13/26
Richard Houze, P.E. TN. Reg. #108494

No. 108494 5/13/26

Sheet C0.0
Winlowe Subdivision
S.E.C. Project #25268
Date: 11/17/2025
Revised: 3-31-2026 Comments

HAYWOOD LANE					
PI Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
2+48.43	300.00'	58.00'	11°04'38"	19°05'55"	57.91'
5+16.46	400.00'	198.39'	28°25'02"	14°19'26"	196.36'
8+94.86	300.00'	123.79'	23°38'32"	19°05'55"	122.91'
12+30.36	200.00'	336.19'	96°18'45"	28°38'52"	297.99'
17+36.44	200.00'	318.50'	91°14'37"	28°38'52"	285.90'
28+14.93	1000.00'	28.09'	01°36'34"	05°43'46"	28.09'

Winlowe Subdivision Land Use

Phasing	D1 Acreage	Lots	Lots Left
Preliminary	41.65	39	*
Phase 1	41.65	39	*

Note:

Boundary and Topo Provided By Others.

The proposed water information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.

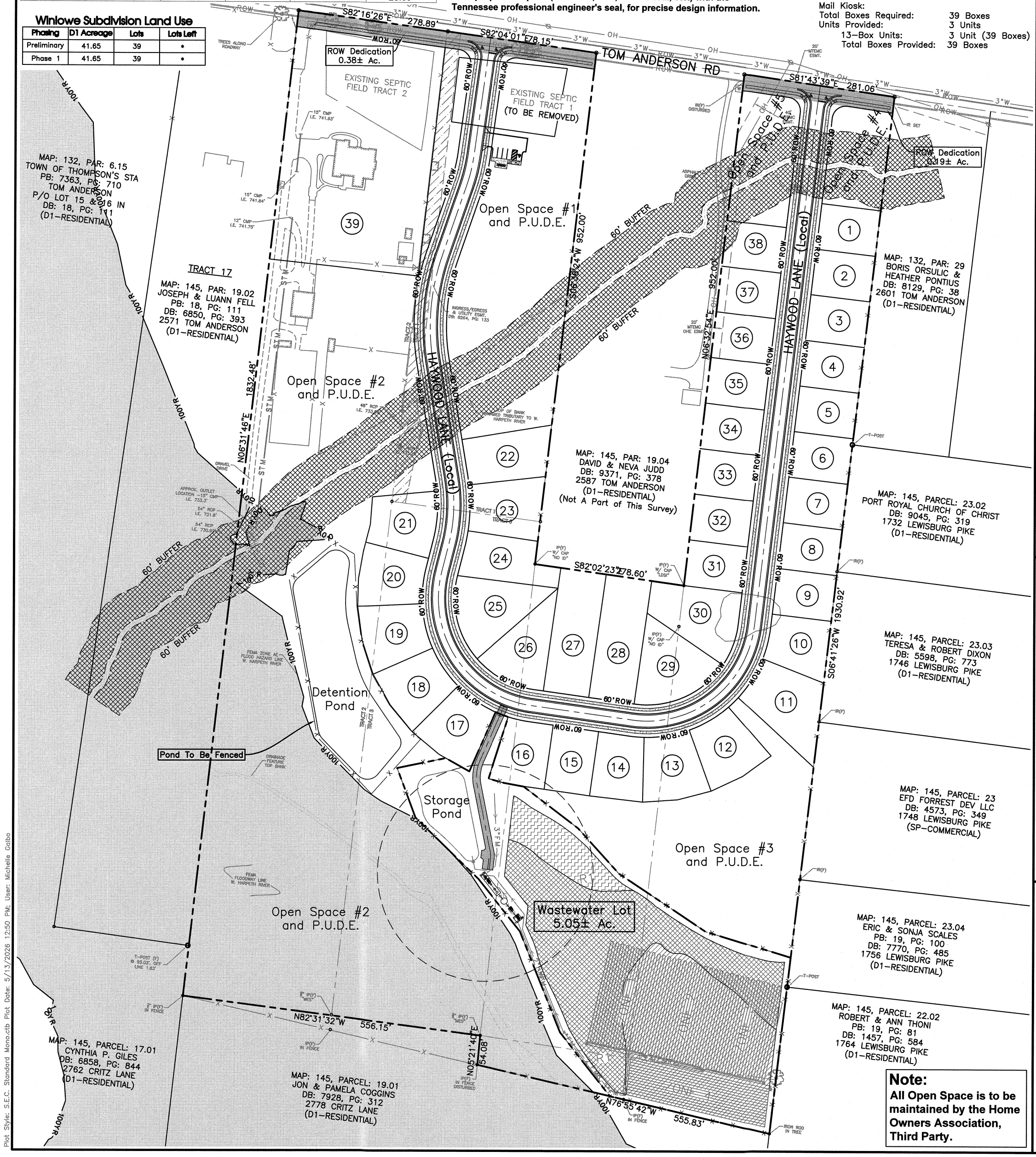
Winlowe

Thompson's Station, TN

Thompson's Station Mail Kiosk Notes:
Mail Kiosk Lot To Be Maintained By H.O.A.
Kiosk Construction Must Meet All Applicable Building, Fire and USPS Codes

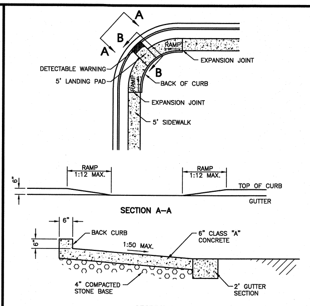
Mail Kiosk:

Total Boxes Required:	39 Boxes
Units Provided:	3 Units
13-Box Units:	3 Unit (39 Boxes)
Total Boxes Provided:	39 Boxes



Note:

All Open Space is to be maintained by the Home Owners Association, Third Party.



HANDICAP RAMP

SCALE ——— NONE

GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

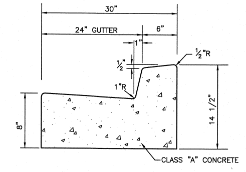
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.

4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

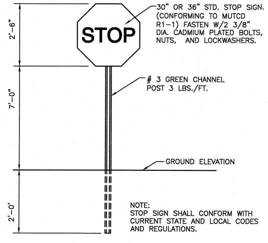
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.

6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.



CONCRETE CURB & GUTTER

SCALE ——— NONE



30" OR 36" STD. STOP SIGN. (CONFORMING TO MUTCD R1-1) FASTEN W/2 3/8" DIA. CADMIUM PLATED BOLTS, NUTS, AND LOCKWASHERS.

3 GREEN CHANNEL POST 3 LBS./FT.

NOTE:
STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN

SCALE ——— NONE

TYPICAL "SPEED LIMIT" SIGN

SCALE ——— NONE

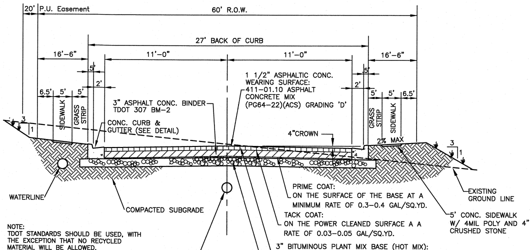
D3-1

STREET SIGN

SCALE ——— NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



20'
P.U. Easement
60' R.O.W.
27' BACK OF CURB
16'-6"
11'-0"
11'-0"
16'-6"
.5'
2'
6.5'
5'
5'
SIDEWALK
GRASS STRIP
3
1
3" ASPHALT CONC. BINDER TDOT 307 BM-2
1 1/2" ASPHALTIC CONC. WEARING SURFACE: 411-01.10 ASPHALT CONCRETE MIX (PG64-22)(ACS) GRADING 'D'
CONC. CURB & GUTTER (SEE DETAIL)
4"CROWN
2% MAX
WATERLINE
COMPACTED SUBGRADE
SANITARY SEWER
PRIME COAT: ON THE SURFACE OF THE BASE AT A MINIMUM RATE OF 0.3-0.4 GAL/SQ.YD.
TACK COAT: ON THE POWER CLEANED SURFACE A A RATE OF 0.03-0.05 GAL/SQ.YD.
3" BITUMINOUS PLANT MIX BASE (HOT MIX): 307-01.08 ASPHALT CONCRET MIX (PG64-22)(BPMB-HM) GRADING 'B-M2'
8" THICK MINERAL AGGREGATE BASE COURSE: 303-01 MINERAL AGGREGATE TYPE 'A' BASE GRADING 'D'
EXISTING GROUND LINE
5' CONC. SIDEWALK W/ 4MIL POLY AND 4" CRUSHED STONE

NOTE:
TDOT STANDARDS SHOULD BE USED, WITH THE EXCEPTION THAT NO RECYCLED MATERIAL WILL BE ALLOWED.

TYPICAL SECTION (Local)

SCALE ——— NONE

ROW and Access Notes:

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and the Town of Thompson's Station.

2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the Town of Thompson's Station by any entity unless 72-hour written notice has been given to the Town Engineer and the Public Works Director. The Contractor shall have an approved traffic control plan onsite during construction.

3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the Town of Thompson's Station Street Standards.

4. An authorized representative of the Town shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the Town Engineer and the Public Works Director that the work has been completed in accordance with approved plans and specifications.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the Contractor. Tennessee's One-Call shall be utilized in addition to coordination with local utility owners. The Contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.

Legend:

◻	EXIST. CONCRETE MONUMENT	⌖	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
-◆-	EXIST. SIGN POST	⊖	HC SIGN
○	EXIST. SEWER CLEANOUT	-●-	PROPOSED SIGN POST
◎	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
▤	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	▨	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB
G	EXIST. GAS RISER	═	CURB & GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXIST. WATER METER	↱	TURN LANE ARROWS
-○-	EXIST. UTILITY POLE	△	REVISION NUMBER
-○-	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
◩	BLOW OFF VALVE	○	RIP RAP
▷	REDUCER	➜	RUNOFF FLOW ARROW
⊸	REMOTE FIRE DEPT. CONNECTION	⌜ ⌟	INLET FILTER PROTECTION
▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
■	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
≺	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
○⊗	FIRE HYDRANT	▤	CATCH BASIN
⊗	GATE VALVE & BOX	▤	CURB INLET
W	WATER METER	●	AREA DRAIN
G	GAS METER	—	HEADWALL
⊠	GREASE TRAP	◡	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	▨	CONCRETE SWALE
○	MANHOLE	⊠	TYPE X-HEADWALL
●⊗	LIGHT POLE	⊕	CANOPY LIGHT

EXISTING PHONE	—— PH ——
EXISTING ELECTRIC	—— OH ——
PROPERTY LINE	—— - - —— - - ——
EASEMENTS	— — — — —
SEPTIC SETBACK	—— SE ——
RIGHT OF WAY	—— 60'ROW ——
EROSION CONTROL SILT FENCE	—— SF —— SF ——
EROSION EEL	—— E —— E —— E ——
EXISTING TREELINE	⌒⌒⌒⌒⌒
EXISTING FENCELINE	—— X —— X ——
MINIMUM BUILDING SETBACK LINE	—— MBSL ——
PHASE BOUNDARY	■■■■■■■■
EXISTING GAS LINE	—— GAS ——
PROPOSED GAS LINE	—— GAS ——
EXISTING STORM	—— STM ——
PROPOSED STORM	—— STM ——
EXISTING CONTOUR LINES	- - - -601- - - -
PROPOSED CONTOUR LINES	——601——
EXISTING SANITARY SEWER	—— SS —— SS ——
PROPOSED SANITARY SEWER	—— 8"SS ——
EXISTING WATER	—— W —— W ——
PROPOSED WATER	—— W —— W ——
FORCEMAIN	—— FM —— FM ——
FORCEMAIN RETURN	—— FMR —— FMR ——
FLOODWAY	—— FW ——
JOINT TRENCH	▬ ▬ ▬ ▬ ▬

Know what's below.
Call before you dig.

N

100' 0 100' 200'
SCALE: 1"= 100'

SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494

Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

REVISED: 3-31-2026 Comments

DRAWN:	MLG
DATE:	11-17-2025
CHECKED:	RH
FILE NAME:	25268_Winlowe_Prelim
SCALE:	1"=100'
JOB NO.	25268
SHEET:	C0.1

Preliminary Master Plan

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo

PROPERTY DESCRIPTION

DESCRIPTION FROM PERFORMED SURVEY

Being a tract of land lying in the 9th District of Williamson County, Franklin, Tennessee. Said tract being bounded on the east by Boris Orsulic and Heather Pontius as recorded in Book 8129, Page 38, Register's Office of Williamson County, Tennessee (ROWC), by Port Royal of Christ Church as recorded in Book 9042, Page 319, ROWC, by Teresa Dixon and Robert Dixon as recorded in Book 5598, Page 773, ROWC, by EFD Forrest Dev LLC, as recorded in Book 4573, Page 349, ROWC, by Lot 2 of Grandy Subdivision as recorded in Plat Book 19, Page 100, ROWC, said Lot 2 being Eric R. Scales and Sonja Y. Scales as recorded in Book 7770, Page 485, ROWC, and by Robert Jeff Thoni and Ann L. Thoni as recorded in Book 1457, Page 584, ROWC, bounded on the south by Jon C. Coggins and Pamela Coggins as recorded in Book 7928, Page 312, ROWC, bounded on the west by Cynthia P. Giles, Patricia L. White and Mary B. Batey as recorded in Book 6858, Page 840, ROWC and Book 6858, Page 844, ROWC, and by Lot 17 of Minton Property as recorded in Plat Book 18, Page 111, said Lot 17 being Joseph C. Fell and LuAnn R. Fell as recorded in Book 9729, Page 457, ROWC, and bounded on the north by Tom Anderson Farms LLC as recorded in Book 9017, Page 224, ROWC, by Mildred K. Hargrove (record not found), by Morris Shane Watkins and Heather Watkins as recorded in Book 4059, Page 827, ROWC, by David Judd and Neva Judd as recorded in Book 9371, Page 378, ROWC, by JCE Owner LLC as recorded in Book 9718, Page 324, ROWC, and by TA LP Owner LLC as recorded in Book 9657, Page 501, ROWC. Said tract being more particularly described as follows: POINT OF BEGINNING being a point lying on the centerline of Tom Anderson Road and being ±1305 feet from the centerline intersection of said Tom Anderson Road and Lewisburg Pike; thence leaving said centerline of Tom Anderson Road and with the common line of said Orsulic and Pontius, Port Royal of Christ Church, Dixon, EFD Forrest Dev LLC, Scales, and Thoni South 06°41'26" West passing a found iron rod with "BROTHERTON RLS 2850" cap at 13.47 feet and continuing for a total distance of 1,930.92 feet to a found 5/8" iron rod in a tree; thence with the common line of said Coggins with the following: North 76°55'42" West 555.83 feet to a found 3/4" iron rod; thence North 05°21'40" East 54.08 feet to a found iron rod with cap; thence North 82°31'32" West 556.15 feet to a found 1/2" iron rod; thence with the common line of said Giles, White, Batey and Fell North 06°31'46" East 1,832.48 feet to a point lying on said centerline of Tom Anderson Road; thence with said centerline of Tom Anderson Road and the common line of said Tom Anderson Farms LLC and Hargrove South 82°16'26" East 278.89 feet to a point; thence continuing with said centerline and with the common line of said Hargrove and Watkins South 82°04'01" East 278.15 feet to a point; thence leaving said centerline and with the common line of said Judd with the following: South 06°38'24" West passing a found 3/4" iron rod at 13.21 feet and continuing for a total distance of 952.00 feet to a found iron rod with "LDSI NASHVILLE" cap; thence South 82°02'23" East 278.60 feet to a found iron rod with "LDSI NASHVILE" cap; thence North 06°32'54" East passing a found 5/8" iron rod at 938.60 feet and continuing for a total distance of 952.00 feet to a point lying on said centerline of Tom Anderson Road; thence with said centerline of Tom Anderson Road and the common line of said JCE Owner LLC and TA LP Owner LLC South 81°43'39" East 281.06 feet to the point of beginning.Tract contains 1,814,350 square feet or 41.65 acres.Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S NOTE:
THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENTS AND CURRENT RECORD. THE DESCRIPTION WAS WRITTEN TO REFLECT EVIDENCE FOUND WHILE PERFORMING THE SURVEY.

PROPERTY DESCRIPTION

DESCRIPTION FROM TITLE COMMITMENT #NCS-1257377-NAS AND CURRENT RECORD

TRACT 1:
Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Andersen Road West of Lewisburg Pike and being more particularly described as follows:
Beginning at a 60d nail found in the center of Tom Anderson Road at the northeast corner of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, page 692, Resister's Office for Williamson County Tennessee: thence, with the centerline of Tom Andersen Road, South 83 degrees 53 minutes 40 seconds East 278.00 feet to a p.k. nail set with washer MES 1649 at the northwest corner of Debora Jean Vaughn and husband, Jack N. Vaughn as of record in Deed Book 1822, page 136, Register's Office for Williamson County, Tennessee; thence, leaving said centerline with the westerly line of Vaughn, South 05 degrees 00 minutes 00 seconds West, 875.01 feet to a 5/8" rebar set with cap MES 1649; thence, leaving said westerly line of Vaughn with a severance line of Tim C. Hill as of record in Deed Book 2676, page 276, Register's Office for Williamson County, Tennessee, North 83 degrees 53 minutes 39 seconds West, 278.00 feet to a 5/8" rebar set with cap MES 1649 in the easterly line of Liedtke; thence, with the easterly the of Liedtke, North 05 degrees 00 minutes 00 seconds East, 875.01 feet to the point of beginning.

TRACT 2:
Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Anderson Road West of Lewisburg Pike and being more particularly described as follows:
Beginning at a 60d nail found in the centerline of Tom Anderson Road said point being the Northeast corner of Tract 17 of the Plan of Minton Property, as of record in Plat book 18, Page 111, Register's office for Williamson County, Tennessee, and the Northwest corner of the herein described tract; thence, with the centerline of Tom Anderson Road, South 83 degrees 53 minutes 40 seconds East, 278.00 feet to a 60d nail found at the Northeast corner of this tract; thence, with the Westerly line of Tract 2, Tim C. Hill, South 05 degrees 00 minutes 00 seconds West, 1831.00 feet to a 5/8" rebar set with cap MES 1649, (said point being located North 02 degrees 32 minutes 37 seconds West, 26.97 feet from a 3/4" rebar found in fence line); thence, North 84 degrees 09 minutes 12 seconds West, 277.97 feet to a 1/2" rebar found at fence corner and the Northwest corner of Annie Tomlin Campbell, as of record in Deed Book 761, Page 840, Register's Office for Williamson County, Tennessee and also being in the Easterly line of B.W. Batey, as of record in Deed Book 1110, Page 309, and Book 726, Page 74, Register's Office for Williamson County, Tennessee; thence, North 05 degrees 00 minutes 00 seconds East, passing a T–Post found at 92.80 feet (Northeast corner of Batey) in all 1832.26 feet to the point of beginning.

TRACT 3:
Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Anderson Road West of Lewisburg Pike and being more particularly described as follows:
Beginning at a 5/8" rebar set with cap MES 1649 in the Easterly line of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, Page 692, Register's Office for Williamson County, Tennessee, said rebar being located South 05 degrees 00 minutes 00 seconds West, 875.01 feet from a 60d nail found in the centerline of Tom Anderson Road at the Northeast corner of Liedtke; thence leaving said Easterly line of Liedtke with a severance line of Tim C. Hill, as of record in Deed Book 2676, Page 276, Register's Office for Williamson County, Tennessee, South 83 degrees 53 minutes 39 seconds East, 278.00 feet to a 5/8" rebar set with cap MES 1649 in the Westerly line of Debora Jean Vaughn and husband Jack N. Vaughn, as of record in Deed Book 1822, Page 136, Register's Office for Williamson County, Tennessee; thence, with the Westerly line of Vaughn and Phillip Drone and wife, Jeanne Drone as of record in Deed Book 1262, Page 467 and Deed Book 764, Page 264, Register's Office for Williamson County, Tennessee, South 05 degrees 00 minutes 00 seconds West, 955.99 feet to a 5/8" rebar set with Cap MES 1649; thence leaving said Westerly line, North 83 degrees 53 minutes 39 seconds West, 278.00 feet to a 5/8" rebar with cap MES 1649 at the Southeast corner of Liedtke; thence, with the Easterly line of Liedtke, North 05 degrees 00 minutes 00 seconds East, 955.99 feet to the point of beginning. Also conveyed is a non–exclusive 25–ft. ingress, egress and utility easement described as follows: Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Anderson Road West of Lewisburg Pike and being more particularly described as follows: Beginning at a 60d nail found in the center of Tom Anderson Road at the Northeast corner of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, Page 692, Register's Office for Williamson County, Tennessee; thence, with the centerline of Tom Anderson Road, South 83 degrees 53 minutes 40 seconds East, 25.00 feet; thence, leaving said centerline, South 05 degrees 00 minutes 00 seconds West, 690.88 feet thence, South 12 degrees, 28 minutes 32 seconds East, 43.78 feet; thence, South 10 degrees 16 minutes 31 seconds West, 142.98 feet to the Northerly property line of Tract 3; thence, with the Northerly line of said Tract 3, North 83 degrees 53 minutes 39 seconds West, 25.00 feet, to the Easterly property line of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, Page 692, Register's Office for Williamson County, Tennessee; thence, with the said Easterly line of Liedtke, North 05 degrees 00 minutes 00 seconds East, 875.01 feet to the point of beginning.

DESCRIPTION FROM TITLE COMMITMENT #FND-2403858FC AND CURRENT RECORD

Tract 1:
Land in the Eleventh (11th) Civil District of Williamson County, Tennessee and being more particularly described as follows: Commencing at the intersection of the West margin of US Highway 431 and the center line of Tom Anderson Road, thence westerly with said center line 1548 feet, more or less, to Drone's (Book 764, Page 264 ROWC) northwest corner; thence with his West line South 5 degrees 00 minutes West 952 feet to an iron pin, the point of beginning; thence continuing with Drone's West fence line, South 5 degrees 00 minutes West 879.0 feet to an iron pin at a corner post, the Southwest corner of Drone and in Campbell's (Book 761, Page 840 ROWC) north fence line; thence with said fence, North 83 degrees 50 minutes West 278.0 feet to an iron pin, Watson's (Book 1231, Page 076 ROWC) Southeast corner; thence with his East line, North 5 degrees 00 minutes East 879.0 feet to an iron pin; thence a new line, South 83 degrees 50 minutes East 278.0 feet to the point of beginning and containing 5.60 acres, more or less, according to a survey made by C. K. McLemore, TRLS No. 219 dated November 8, 1994.

Tract 2:
Land in the Tenth (10th) and Eleventh (11th) Civil District of Williamson County, Tennessee and being more particularly described as follows: Beginning at a point in the center line of Anderson Road said point being the northeast corner of said tract and Bently's northwest corner; thence with Bently, Thoni and Campbell S 5° W 1831 feet to an iron pin; thence with Tomlin and Campbell N 83°50' W 278 feet to an iron pin; thence with the east line of Tract No. 3 N 5° E 1831 feet to a point in the center line of Anderson Road; thence with the center line of Anderson Road S 83° 50' E 278 feet to the point of beginning and containing 11.68 acres more or less.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

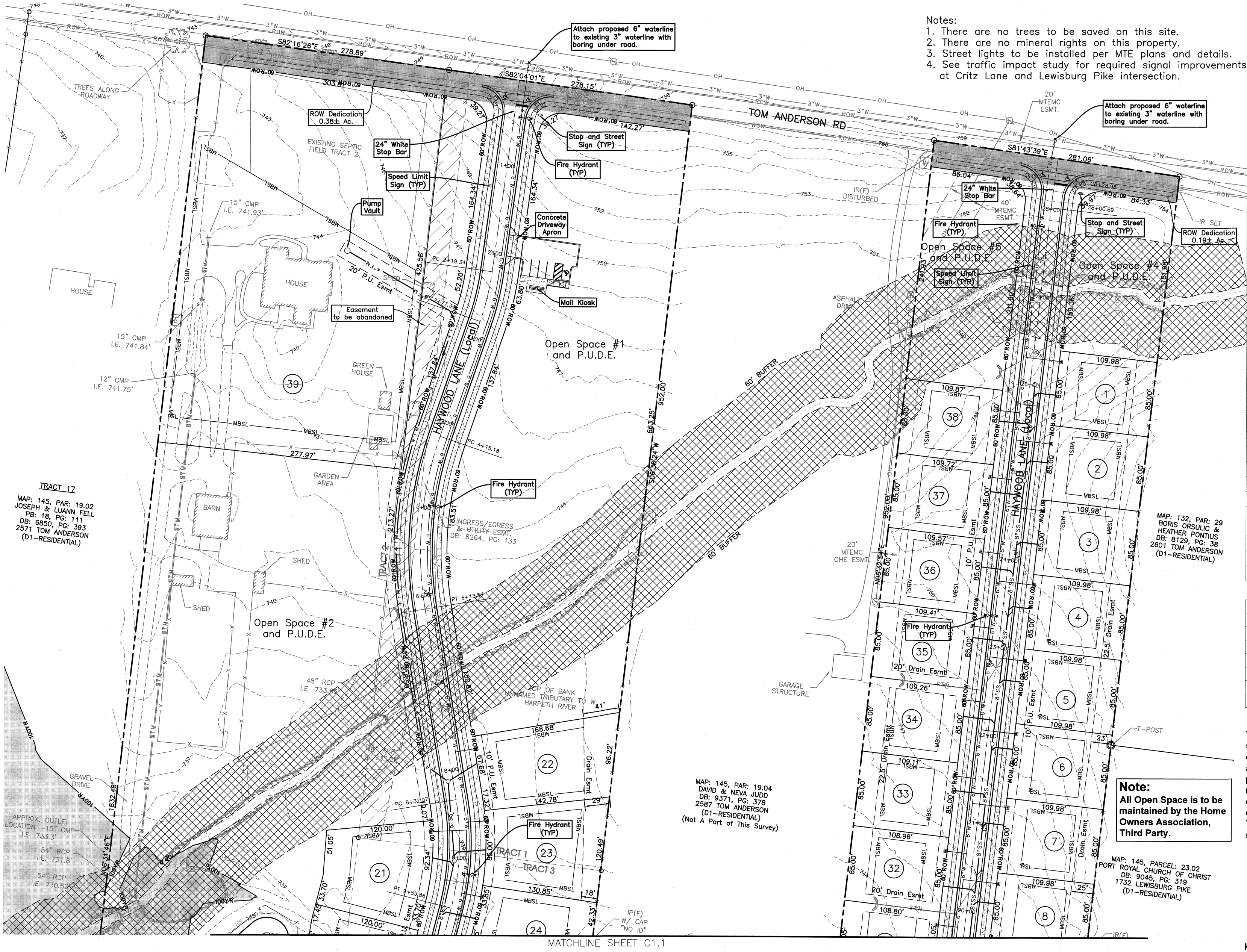
Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

REVISED: 3–31–2026 Comments

DRAWN: MLG
DATE: 11–17–2025
CHECKED: RH
FILE NAME: 25268_Winlowe_Prelim
SCALE: NTS
JOB NO. 25268

Property Description

SHEET: C0.2



Notes:
1. There are no trees to be saved on this site.
2. There are no mineral rights on this property.
3. Street lights to be installed per MTE plans and details.
4. See traffic impact study for required signal improvements at Critz Lane and Lewisburg Pike intersection.

Lot #	Lot Area (s.f.)	Lot Area (ac.)
1	9348	0.21
2	9347	0.21
3	9346	0.21
4	9345	0.21
5	9344	0.21
6	9343	0.21
7	9343	0.21
8	9342	0.21
9	9341	0.21
10	11231	0.26
11	16863	0.39
12	12732	0.29
13	12732	0.29
14	10961	0.25
15	10200	0.23
16	11411	0.26
17	12732	0.29
18	12732	0.29
19	12732	0.29
20	12250	0.28
21	12737	0.29
22	13844	0.32
23	13726	0.32
24	13041	0.30
25	16011	0.37
26	13708	0.31
27	19550	0.45
28	19550	0.45
29	16100	0.37
30	19890	0.46
31	9248	0.21
32	9255	0.21
33	9268	0.21
34	9281	0.21
35	9294	0.21
36	9307	0.21
37	9320	0.21
38	9332	0.21

Lot #	Lot Area (s.f.)	Lot Area (ac.)
OS #1	130653	3.00
OS #2	628248	14.42
OS #3	104198	2.39
OS #4	20043	0.46
OS #5	26337	0.60
Open Space Required = 18.74 ac. (45%)		
Open Space Provided = 20.88 ac. (50%)		

The proposed water information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.

Note:

All Open Space is to be maintained by the Home Owners Association, Third Party.

Know what's **below.**
Call before you dig.

N

50' 0 50' 100'
SCALE: 1"= 50'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494

Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

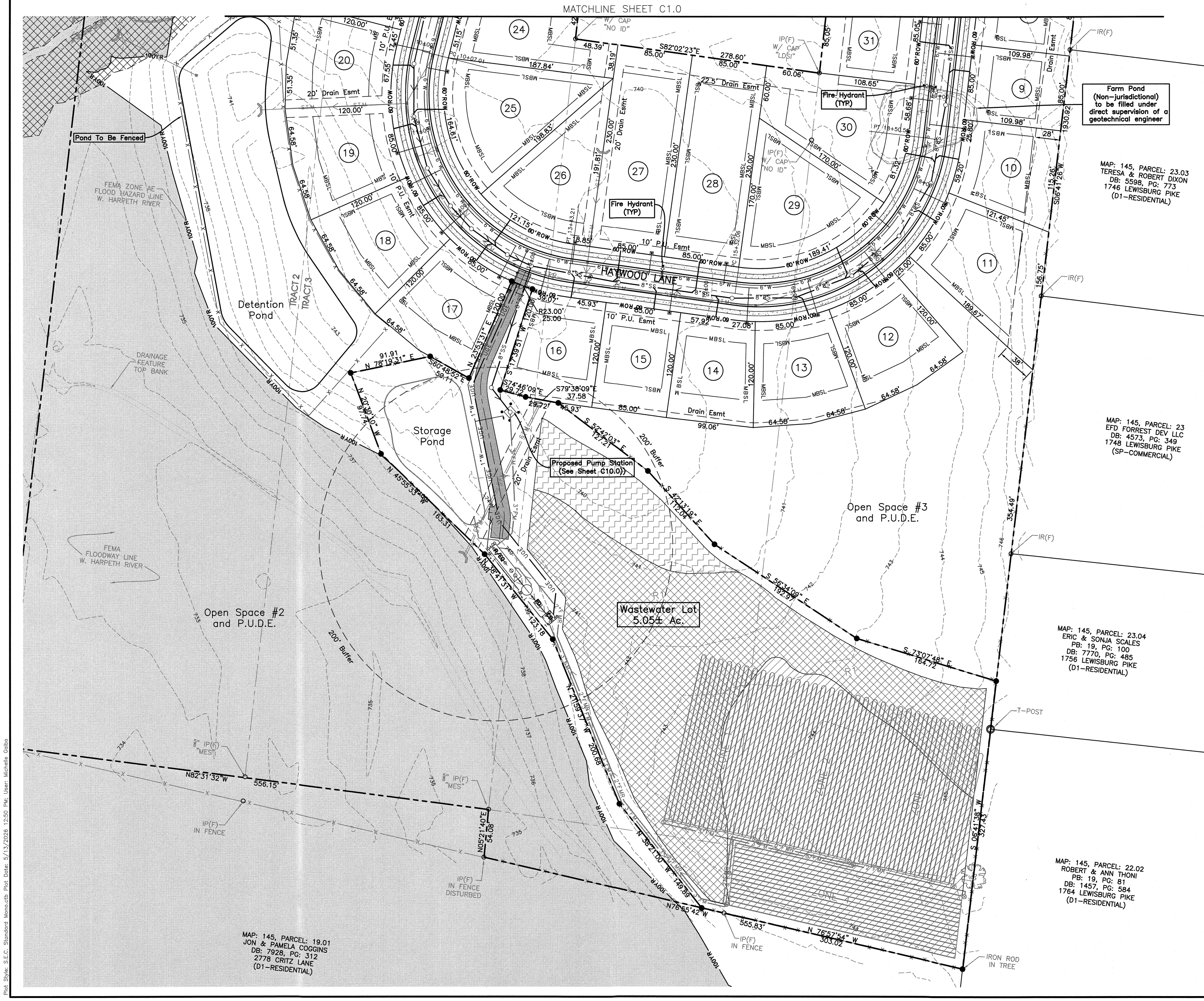
REVISED: 3-31-2026 Comments

DRAWN: MLG
DATE: 11-17-2025
CHECKED: RH
FILE NAME: 25268_Winlowe_Prelim
SCALE: 1"=50'
JOB NO. 25268

Preliminary Plat

SHEET: C1.0

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo


MATCHLINE SHEET C1.0
Pond To Be Fenced
FEMA ZONE AE FLOOD HAZARD LINE W. HARPETH RIVER
Detention Pond
TRACT 2
TRACT 3
DRAINAGE FEATURE TOP BANK
Storage Pond
FEMA FLOODWAY LINE W. HARPETH RIVER
Open Space #2 and P.U.D.E.
200' Buffer
Proposed Pump Station (See Sheet C10.0)
Wastewater Lot 5.05± Ac.
Open Space #3 and P.U.D.E.
HAYWOOD LANE
Fire Hydrant (TYP)
Farm Pond (Non-jurisdictional) to be filled under direct supervision of a geotechnical engineer
20' Drain Esmt
22.5' Drain Esmt
10' P.U. Esmt
60' ROW
MBSL
9
10
11
12
13
14
15
16
17
18
19
20
24
25
26
27
28
29
30
31
S82°02'23"E 278.60'
N 78°19'31" E 91.91
S60°48'52"E 58.11
N 23°53'31" E
S 17°39'51" W
S74°46'09"E 29.72'
S79°38'09"E 37.58
S 57°42'03" E
S 42°13'19" E
S 56°34'09" E 192.97'
S 73°07'48" E 164.72
S 06°41'38" W 327.43
S06°41'26" W
N 45°55'33" W 163.31
N 21°59'57" W 200.68
N 38°21'00" W 149.89
N76°55'42" W
N 76°57'54" W 303.02
N82°31'32"W 556.15'
N05°21'40"E 54.08'
555.83'
IP(F) IN FENCE
IP(F) IN FENCE DISTURBED
IP(F) "MES"
IP(F) W/ CAP "LDSI"
IP(F) W/ CAP "NO ID"
IR(F)
T-POST
IRON ROD IN TREE
100YR
MAP: 145, PARCEL: 23.03 TERESA & ROBERT DIXON DB: 5598, PG: 773 1746 LEWISBURG PIKE (D1-RESIDENTIAL)
MAP: 145, PARCEL: 23 EFD FORREST DEV LLC DB: 4573, PG: 349 1748 LEWISBURG PIKE (SP-COMMERCIAL)
MAP: 145, PARCEL: 23.04 ERIC & SONJA SCALES PB: 19, PG: 100 DB: 7770, PG: 485 1756 LEWISBURG PIKE (D1-RESIDENTIAL)
MAP: 145, PARCEL: 22.02 ROBERT & ANN THONI PB: 19, PG: 81 DB: 1457, PG: 584 1764 LEWISBURG PIKE (D1-RESIDENTIAL)
MAP: 145, PARCEL: 19.01 JON & PAMELA COGGINS DB: 7928, PG: 312 2778 CRITZ LANE (D1-RESIDENTIAL)

Notes:
1. There are no trees to be saved on this site.
2. There are no mineral rights on this property.
3. Street lights to be installed per MTE plans and details.
4. See traffic impact study for required signal improvements at Critz Lane and Lewisburg Pike intersection.

The proposed water information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.

Note:
All Open Space is to be maintained by the Home Owners Association, Third Party.

Know what's **below.**
Call before you dig.

N

50' 0 50' 100'
SCALE: 1"= 50'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494

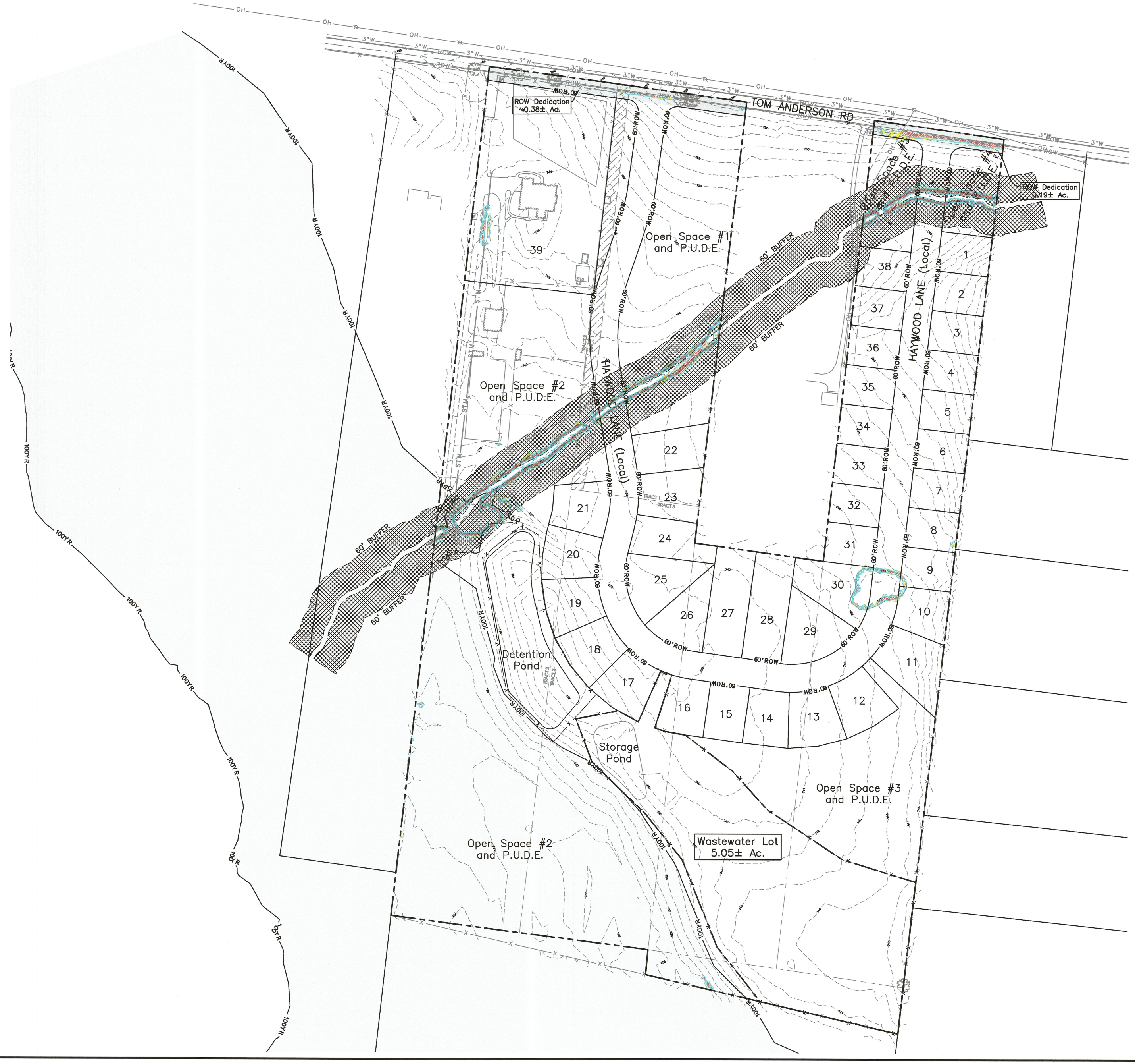
Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

REVISED: 3-31-2026 Comments
DRAWN: MLG
DATE: 11-17-2025
CHECKED: RH
FILE NAME: 25268_Winlowe_Prelim
SCALE: 1"=50'
JOB NO. 25268

Preliminary Plat

SHEET: C1.1

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM User: Michelle Gallo



🟥 20

🟨 15

Know what's below.
Call before you dig.

N

100' 0 100' 200'
SCALE: 1"= 100'

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494
5/13/26

Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

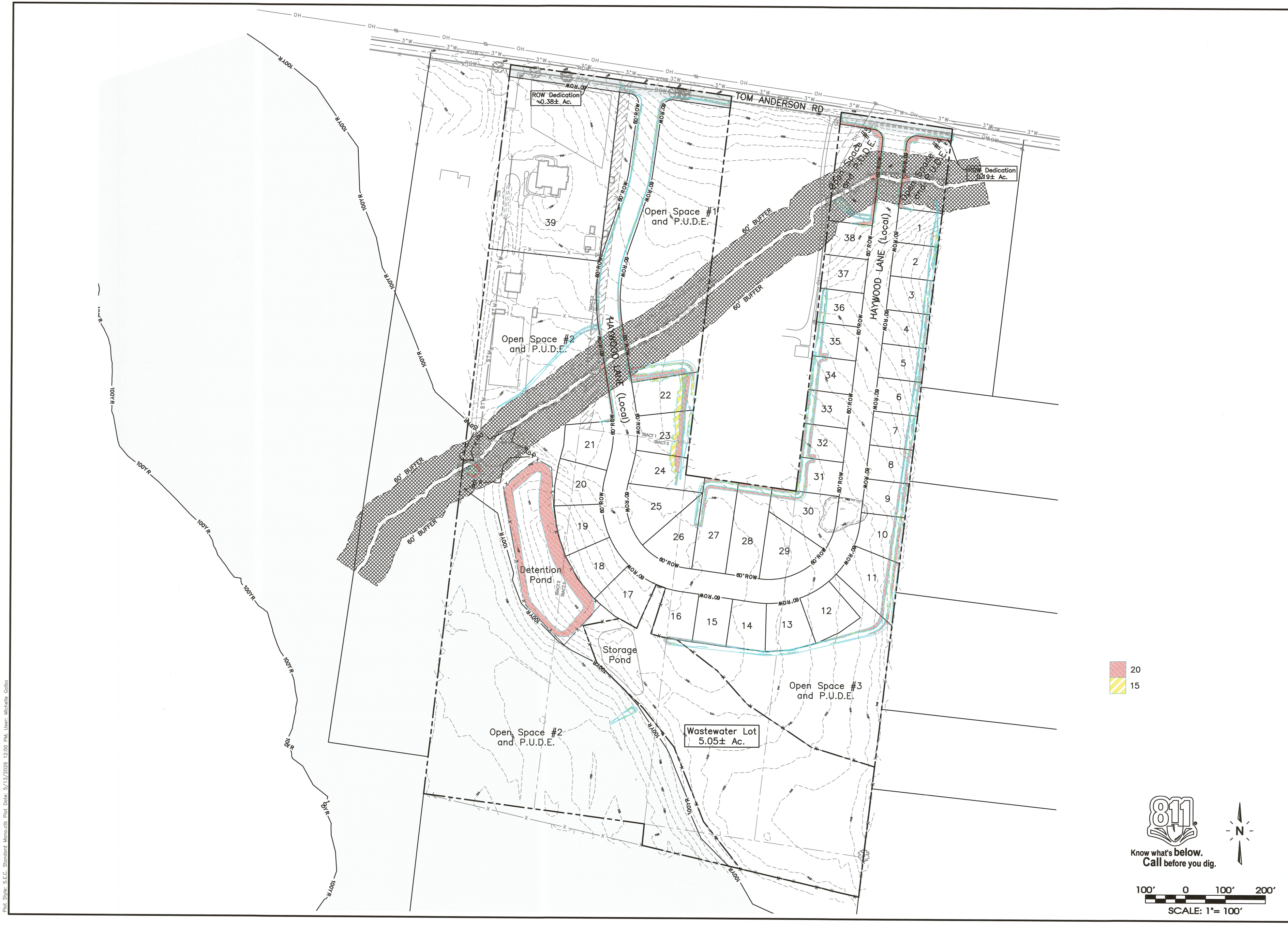
REVISED: 3-31-2026 Comments
DRAWN: MLG
DATE: 11-17-2025
CHECKED: RH
FILE NAME: 25268_Winlowe_Prelim
SCALE: 1"=100'
JOB NO. 25268

Existing Slope Exhibit

SHEET: C2.0

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo



SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494

Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

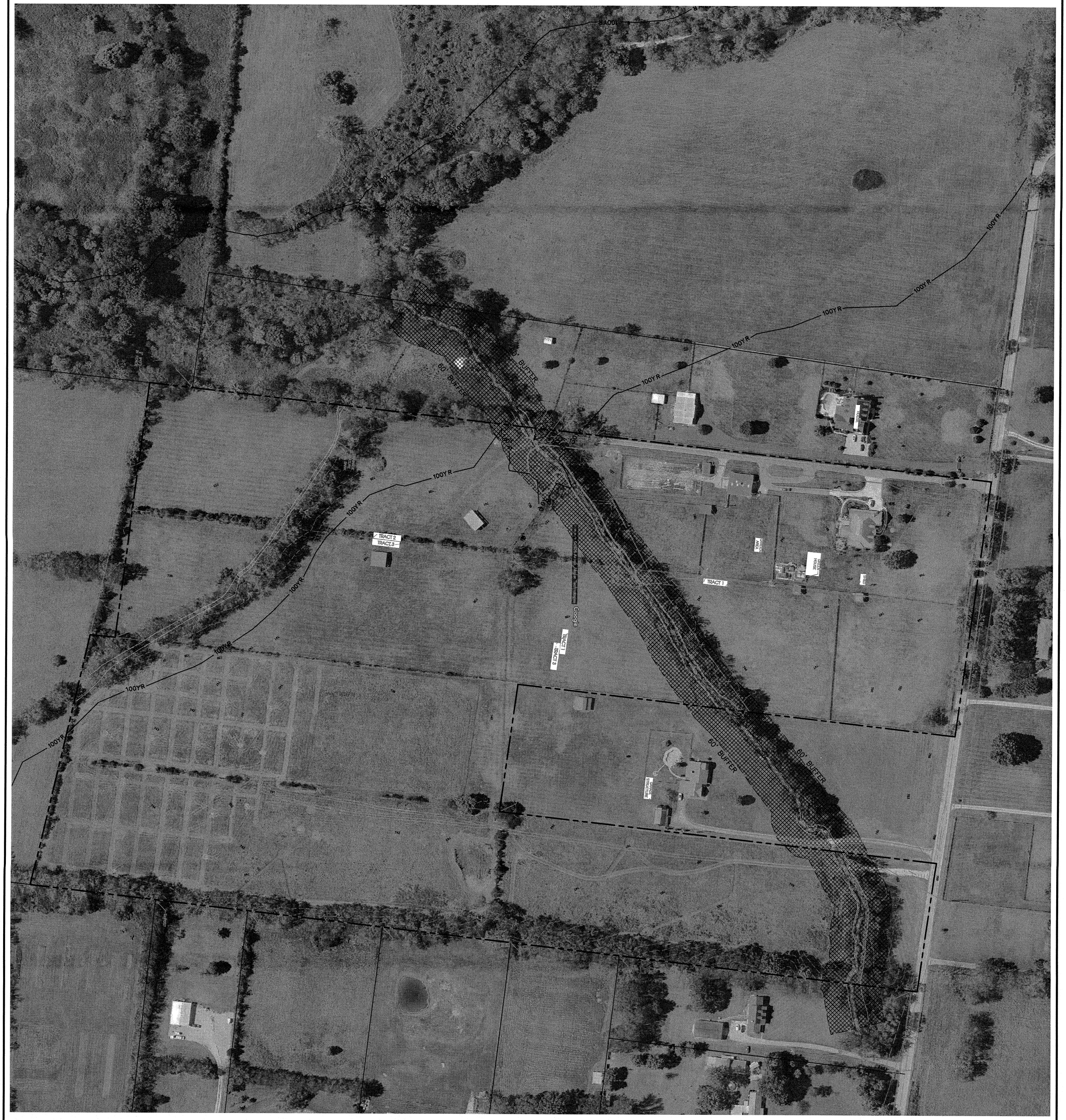
REVISED: 3-31-2026 Comments

DRAWN: MLG
DATE: 11-17-2025
CHECKED:
RH
FILE NAME:
25268_Winlowe_Prelim
SCALE:
1"=100'
JOB NO.
25268

Proposed Slope Exhibit

SHEET:
C2.1

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo



Know what's below.
Call before you dig.

N

100' 0 100' 200'
SCALE: 1"= 100'

REVISED: 3-31-2026 Comments	
DRAWN: MLG	
DATE:11-17-2025	
CHECKED: RH	
FILE NAME: 25268_Winlowe_Prelim	
SCALE: 1"=100'	
JOB NO. 25268	
SHEET: C3.0	

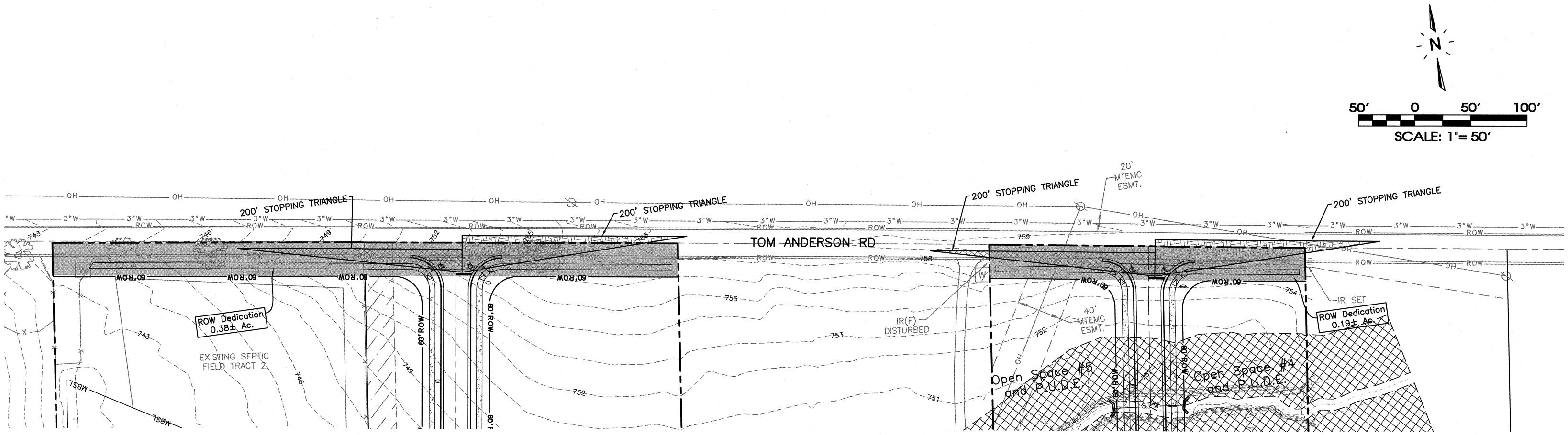
Existing Conditions

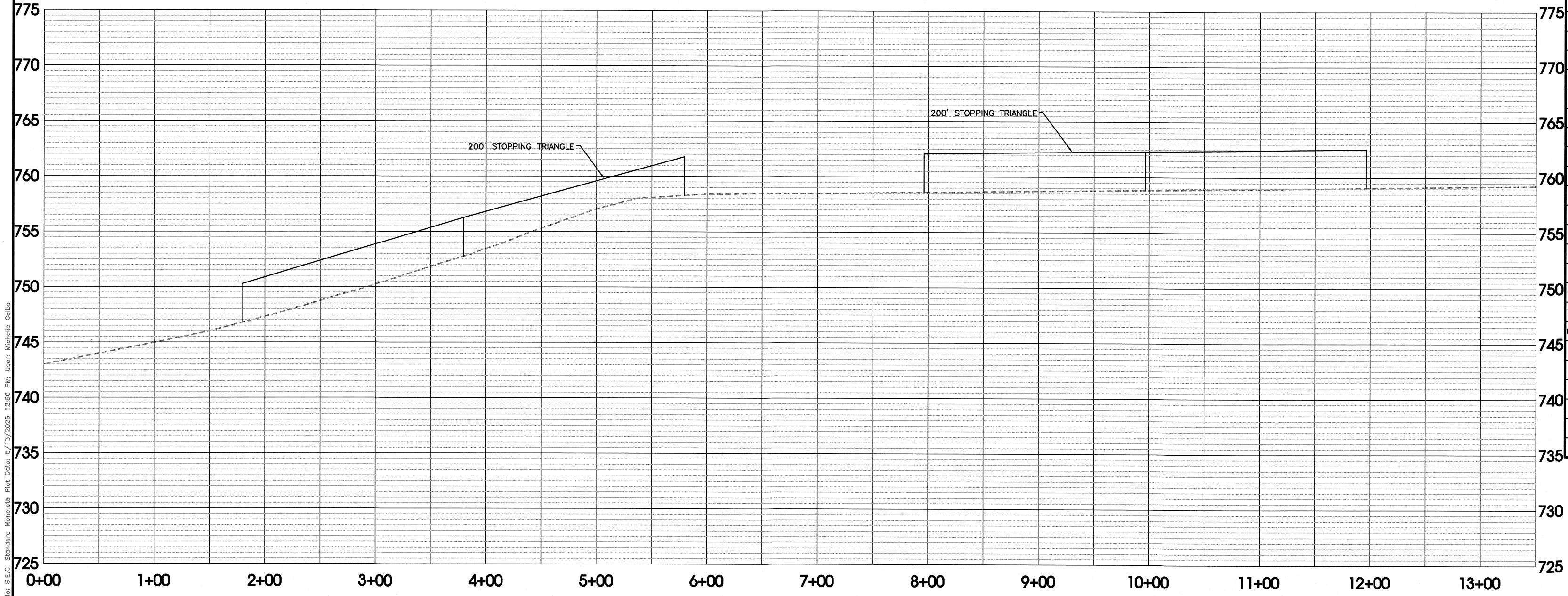
Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

RICHARD HOUZE
No. 108494
Richard Houze 5/13/26

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.





Legend:

☐	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
○	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
◎	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
▤	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER		EXTRUDED CURB
G	EXIST. GAS RISER		CURB & GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE	△	REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
◩	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
■	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
⊗	GATE VALVE & BOX		CURB INLET
W	WATER METER	●	AREA DRAIN
G	GAS METER	—	HEADWALL
⊠	GREASE TRAP		WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
○	MANHOLE	⊠	TYPE X-HEADWALL
	LIGHT POLE	⌖	CANOPY LIGHT

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	— — — —
EASEMENTS	— — — —
SEPTIC SETBACK	SE
RIGHT OF WAY	60'ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	■■■■■■■■
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W
FORCEMAIN	FM FM
FORCEMAIN RETURN	FMR FMR
FLOODWAY	FW
JOINT TRENCH	■ ■ ■ ■ ■

SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: RHOUZE@SEC-CIVIL.COM

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494

Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

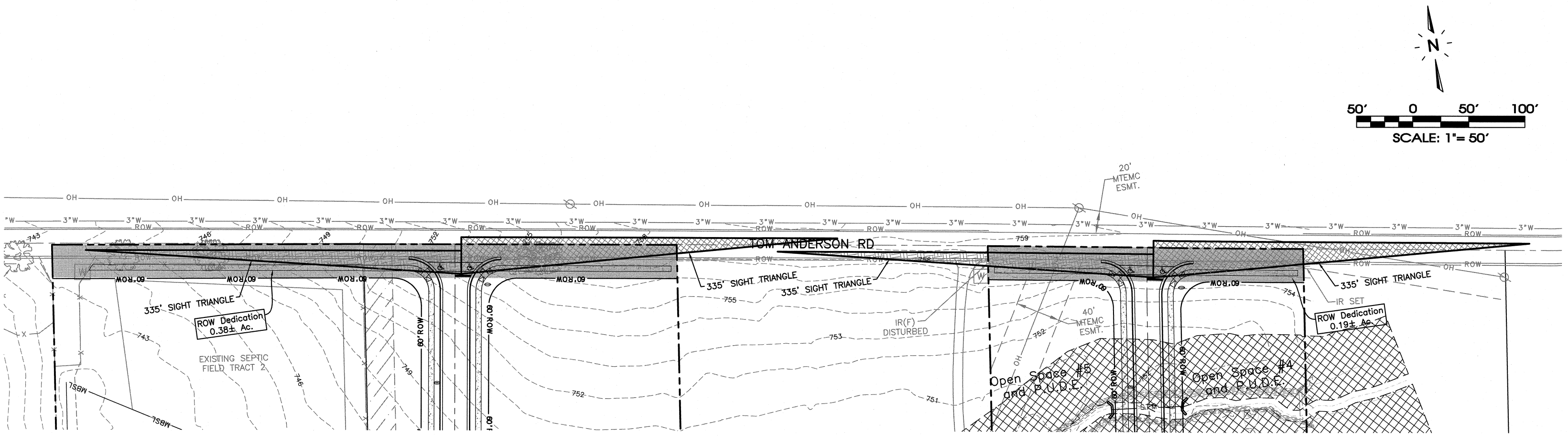
REVISED: 3-31-2026 Comments

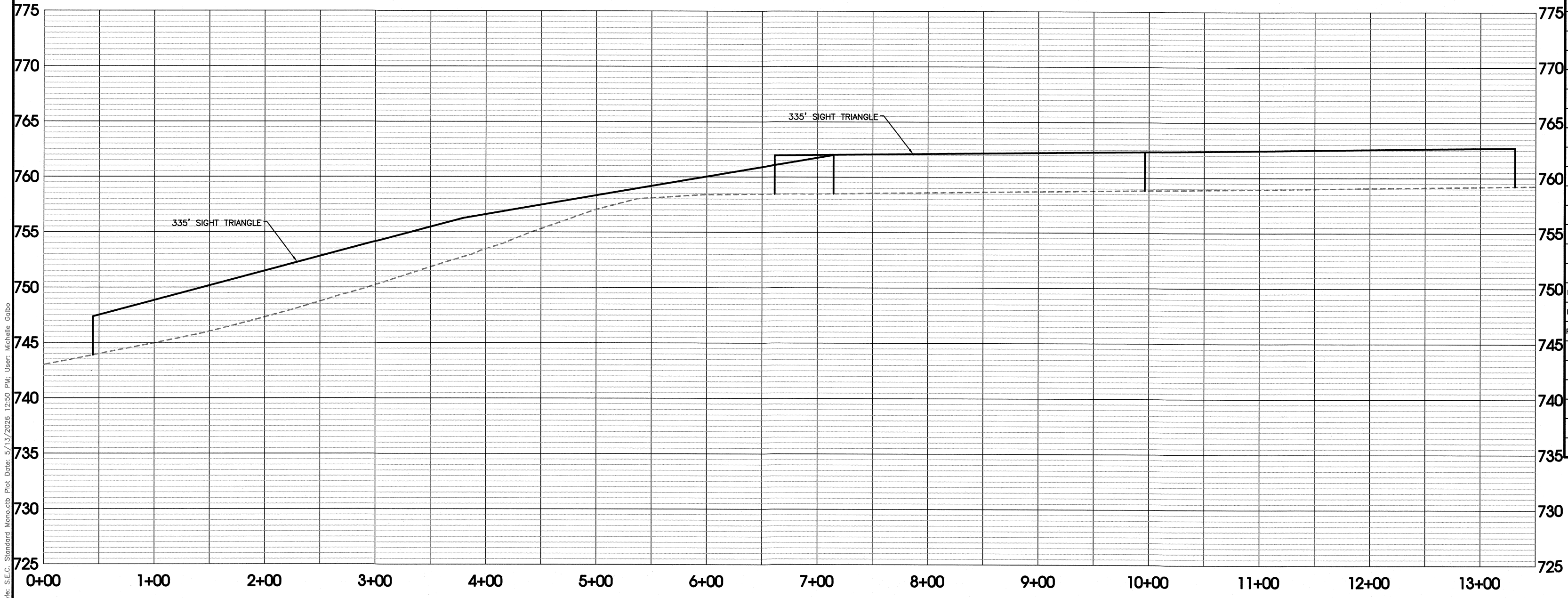
DRAWN: MLG
DATE: 11-17-2025
CHECKED: RH
FILE NAME: 25268_Winlowe_Prelim
SCALE: 1"=50'
JOB NO. 25268

Stopping Sight Triangles

SHEET: C4.0

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo





Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
-•-	EXIST. SIGN POST	⊖	HC SIGN
○	EXIST. SEWER CLEANOUT	-•-	PROPOSED SIGN POST
◎	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
▤	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	▨	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB
G	EXIST. GAS RISER	≡	CURB & GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
Ⓦ	EXIST. WATER METER	⮥	TURN LANE ARROWS
-○-	EXIST. UTILITY POLE	△	REVISION NUMBER
-○-	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
◪	BLOW OFF VALVE	⁂	RIP RAP
▭	REDUCER	➜	RUNOFF FLOW ARROW
⚲	REMOTE FIRE DEPT. CONNECTION	⌜⌟	INLET FILTER PROTECTION
▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
■	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
≺	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
▶○⊗◀	FIRE HYDRANT	▣	CATCH BASIN
⊗	GATE VALVE & BOX	▣	CURB INLET
W	WATER METER	●	AREA DRAIN
G	GAS METER	—	HEADWALL
⊠	GREASE TRAP	⌣	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	▨	CONCRETE SWALE
○	MANHOLE	⊠	TYPE X–HEADWALL
●⊙	LIGHT POLE	⌖	CANOPY LIGHT

EXISTING PHONE	——PH——
EXISTING ELECTRIC	——OH——
PROPERTY LINE	— – – — – – —
EASEMENTS	– – – – – – –
SEPTIC SETBACK	——SE——
RIGHT OF WAY	——60'ROW——
EROSION CONTROL SILT FENCE	——SF——SF——
EROSION EEL	——E——E——E——
EXISTING TREELINE	⌒⌒⌒⌒⌒⌒
EXISTING FENCELINE	——X——X——
MINIMUM BUILDING SETBACK LINE	——MBSL——
PHASE BOUNDARY	■■■■■■■■■■
EXISTING GAS LINE	——GAS——
PROPOSED GAS LINE	——GAS——
EXISTING STORM	——STM——
PROPOSED STORM	——STM——
EXISTING CONTOUR LINES	– – –601– – –
PROPOSED CONTOUR LINES	——601——
EXISTING SANITARY SEWER	——SS——SS——
PROPOSED SANITARY SEWER	——8"SS——
EXISTING WATER	——W——W——
PROPOSED WATER	——W——W——
FORCEMAIN	——FM——FM——
FORCEMAIN RETURN	——FMR——FMR——
FLOODWAY	——FW——
JOINT TRENCH	■ ■ ■ ■ ■ ■ ■

SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE
No. 108494

Winlowe Subdivision
2601 Tom Anderson Road
Preliminary Plat
Thompson's Station, Tennessee

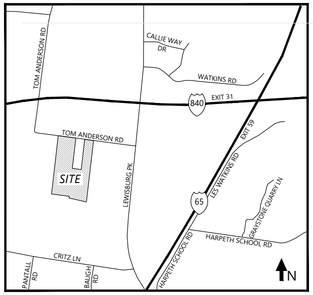
REVISED: 3–31–2026 Comments

DRAWN: MLG
DATE: 11–17–2025
CHECKED: RH
FILE NAME: 25268_Winlowe_Prelim
SCALE: 1"=50'
JOB NO. 25268

Sight Triangles

SHEET: C4.1

Plot Style: S.E.C. Standard Mono.ctb Plot Date: 5/13/2026 12:50 PM; User: Michelle Galbo



VICINITY MAP

NOT TO SCALE

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 145, WILLIAMSON COUNTY, TENNESSEE, UNLESS NOTED OTHERWISE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF JUNE 18, 2025 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.99991763 WAS CALCULATED AT SURVEY CONTROL POINT #400 AS SHOWN HEREON.

5. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE “AE” AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47187CO355G, DATED DECEMBER 20, 2024.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER “THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT”, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC).

SITE DATA

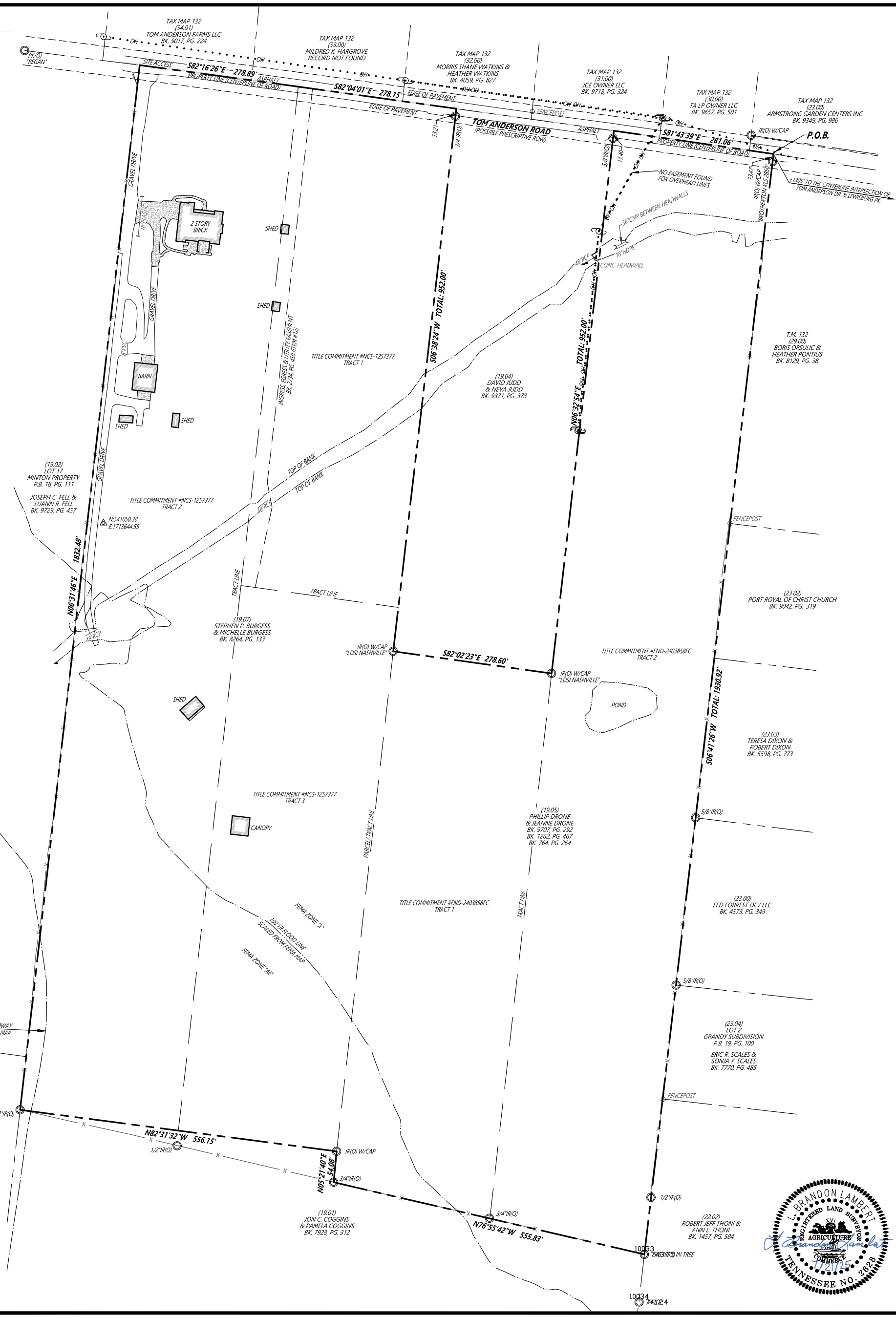
PROPERTY LOCATED ON WILLIAMSON COUNTY TAX MAP:
MAP 145, PARCELS 19-05 & 19-07

CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
DISTRICT:	9TH
SITE ADDRESS:	2577 TOM ANDERSON RD (PAR. 19.07) 2601 TOM ANDERSON RD (PAR. 19.05) FRANKLIN, TN 37064
CURRENT RECORD:	(PAR. 19.07) STEPHEN P. & MICHELLE BURGESS 2577 TOM ANDERSON RD FRANKLIN, TN 37064 BK. 8264, PG. 133
	(PAR. 19.05) PHILLIP DRONE & JEANNE DRONE 2601 TOM ANDERSON RD FRANKLIN, TN 37064 BK. 9707, PG. 292 BK. 1262, PG. 467 BK. 764, PG. 264

LEGEND

PARCEL NO.	(XX)
LOT NO.	◯ XX
IRON ROD (OLD)	◎ IR(O)
P K NAIL (OLD)	◎ PK(O)
PROPERTY LINE	━━ ━ ━ ━━
FENCE LINE	—— X ——
OVERHEAD POWER LINE	• • • • • • OH • • • • • •
STORM SEWER LINE	—— 15"S T ——
UTILITY POLE	○
CONCRETE	▨

DRAWING PATH: P:\1050703\CAD\Survey\1050703_2025-06_ALTA.dwg


TAX MAP 132 (34.01) TOM ANDERSON FARMS LLC BK. 9017, PG. 224
TAX MAP 132 (33.00) MILDRED K. HARGROVE RECORD NOT FOUND
TAX MAP 132 (32.00) MORRIS SHANE WATKINS & HEATHER WATKINS BK. 4059, PG. 827
TAX MAP 132 (31.00) JCE OWNER LLC BK. 9718, PG. 324
TAX MAP 132 (30.00) TA LP OWNER LLC BK. 9657, PG. 501
TAX MAP 132 (23.00) ARMSTRONG GARDEN CENTERS INC BK. 9349, PG. 986
PK(O) "REGAN"
SITE ACCESS
S82°16'26"E 278.89'
S82°04'01"E 278.15'
S81°43'39"E 281.06'
P.O.B.
IR(O) W/CAP
ASPHALT
EDGE OF PAVEMENT
FENCEPOST
TOM ANDERSON ROAD (POSSIBLE PRESCRIPTIVE ROW)
PROPERTY LINE (CENTERLINE OF ROAD)
±1305' TO THE CENTERLINE INTERSECTION OF TOM ANDERSON DR & LEWISBURG PK.
NO EASEMENT FOUND FOR OVERHEAD LINES
38' CMP BETWEEN HEADWALLS
CONC. HEADWALL
18" HDPE
2 STORY BRICK
SHED
BARN
GRAVEL DRIVE
INGRESS, EGRESS & UTILITY EASEMENT BK. 2734, PG. 450 (ITEM #12)
TITLE COMMITMENT #NCS-1257377 TRACT 1
TITLE COMMITMENT #NCS-1257377 TRACT 2
TITLE COMMITMENT #NCS-1257377 TRACT 3
S06°38'24"W TOTAL: 952.00'
N06°32'54"E TOTAL: 952.00'
(19.04) DAVID JUDD & NEVA JUDD BK. 9371, PG. 378
T.M. 132 (29.00) BORIS ORSULIC & HEATHER PONTIUS BK. 8129, PG. 38
TOP OF BANK
N:541050.38 E:1711644.55
(19.02) LOT 17 MINTON PROPERTY P.B. 18, PG. 111
JOSEPH C. FELL & LUANN R. FELL BK. 9729, PG. 457
N06°31'46"E 1832.48'
TRACT LINE
(23.02) PORT ROYAL OF CHRIST CHURCH BK. 9042, PG. 319
(19.07) STEPHEN P. BURGESS & MICHELLE BURGESS BK. 8264, PG. 133
IR(O) W/CAP "LDSI NASHVILLE"
S82°02'23"E 278.60'
TITLE COMMITMENT #FND-2403858FC TRACT 2
POND
S06°41'26"W TOTAL: 1930.92'
(23.03) TERESA DIXON & ROBERT DIXON BK. 5598, PG. 773
CANOPY
PARCEL/TRACT LINE
(19.05) PHILLIP DRONE & JEANNE DRONE BK. 9707, PG. 292 BK. 1262, PG. 467 BK. 764, PG. 264
5/8"IR(O)
TITLE COMMITMENT #FND-2403858FC TRACT 1
(23.00) EFD FORREST DEV LLC BK. 4573, PG. 349
FEMA ZONE "X"
100 YR FLOOD LINE SCALED FROM FEMA MAP
FEMA ZONE "AE"
REGULATORY FLOODWAY SCALED FROM FEMA MAP
(23.04) LOT 2 GRANDY SUBDIVISION P.B. 19, PG. 100
ERIC R. SCALES & SONJA Y. SCALES BK. 7770, PG. 485
(17.01) CYNTHIA P. GILES, PATRICIA L. WHITE & MARY B. BATEY BK. 6858, PG. 840 BK. 6858, PG. 844
1/2"IR(O)
N82°31'32"W 556.15'
IR(O) W/CAP
N05°21'40"E 54.08'
3/4"IR(O)
N76°55'42"W 555.83'
(19.01) JON C. COGGINS & PAMELA COGGINS BK. 7928, PG. 312
(22.02) ROBERT JEFF THONI & ANN L. THONI BK. 1457, PG. 584
5/8"IR(O) IN TREE

PROPERTY DESCRIPTION

DESCRIPTION FROM PERFORMED SURVEY

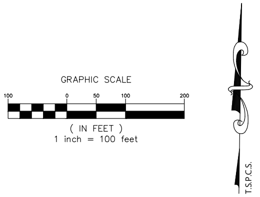
Being a tract of land lying in the 9th District of Williamson County, Franklin, Tennessee. Said tract being bounded on the east by Boris Orsulic and Heather Pontius as recorded in Book 8129, Page 38, Register's Office of Williamson County, Tennessee (ROWC), by Port Royal of Christ Church as recorded in Book 9042, Page 319, ROWC, by Teresa Dixon and Robert Dixon as recorded in Book 5598, Page 773, ROWC, by EFD Forrest Dev LLC, as recorded in Book 4573, Page 349, ROWC, by Lot 2 of Grandy Subdivision as recorded in Plat Book 19, Page 100, ROWC, said Lot 2 being Eric R. Scales and Sonja Y. Scales as recorded in Book 7770, Page 485, ROWC, and by Robert Jeff Thoni and Ann L. Thoni as recorded in Book 1457, Page 584, ROWC, bounded on the south by Jon C. Coggins and Pamela Coggins as recorded in Book 7928, Page 312, ROWC, bounded on the west by Cynthia P. Giles, Patricia L. White and Mary B. Batey as recorded in Book 6858, Page 840, ROWC and Book 6858, Page 844, ROWC, and by Lot 17 of Minton Property as recorded in Plat Book 18, Page 111, said Lot 17 being Joseph C. Fell and LuAnn R. Fell as recorded in Book 9729, Page 457, ROWC, and bounded on the north by Tom Anderson Farms LLC as recorded in Book 9017, Page 224, ROWC, by Mildred K. Hargrove (record not found), by Morris Shane Watkins and Heather Watkins as recorded in Book 4059, Page 827, ROWC, by David Judd and Neva Judd as recorded in Book 9371, Page 378, ROWC, by JCE Owner LLC as recorded in Book 9718, Page 324, ROWC, and by TA LP Owner LLC as recorded in Book 9657, Page 501, ROWC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the centerline of Tom Anderson Road and being ±1305 feet from the centerline intersection of said Tom Anderson Road and Lewisburg Pike; thence leaving said centerline of Tom Anderson Road and with the common line of said Orsulic and Pontius, Port Royal of Christ Church, Dixon, EFD Forrest Dev LLC, Scales, and Thoni South 06°41'26" West passing a found iron rod with "BROTHERTON RLS 2850" cap at 13.47 feet and continuing for a total distance of 1,930.92 feet to a found 5/8” iron rod in a tree; thence with the common line of said Coggins with the following: North 76°55'42" West 555.83 feet to a found 3/4” iron rod; thence North 05°21'40" East 54.08 feet to a found iron rod with cap; thence North 82°31'32" West 556.15 feet to a found 1/2" iron rod; thence with the common line of said Giles, White, Batey and Fell North 06°31'46" East 1,832.48 feet to a point lying on said centerline of Tom Anderson Road; thence with said centerline of Tom Anderson Road and the common line of said Tom Anderson Farms LLC and Hargrove South 82°16'26" East 278.89 feet to a point; thence continuing with said centerline and with the common line of said Hargrove and Watkins South 82°04'01" East 278.15 feet to a point; thence leaving said centerline and with the common line of said Judd with the following: South 06°38'24" West passing a found 3/4" iron rod at 13.21 feet and continuing for a total distance of 952.00 feet to a found iron rod with “LDSI NASHVILLE” cap; thence South 82°02'23" East 278.60 feet to a found iron rod with “LDSI NASHVILE” cap; thence North 06°32'54" East passing a found 5/8” iron rod at 938.60 feet and continuing for a total distance of 952.00 feet to a point lying on said centerline of Tom Anderson Road; thence with said centerline of Tom Anderson Road and the common line of said JCE Owner LLC and TA LP Owner LLC South 81°43'39" East 281.06 feet to the point of beginning.

Tract contains 1,814,350 square feet or 41.65 acres.

Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S NOTE: THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENTS AND CURRENT RECORD. THE DESCRIPTION WAS WRITTEN TO REFLECT EVIDENCE FOUND WHILE PERFORMING THE SURVEY.



SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1257377-NAS
COMMITMENT DATE: APRIL 16, 2024 AT 7:30 AM

SCHEDULE B - SECTION II
ITEM #

1. - 9. NO COMMENTS (NON-SURVEY MATTERS).
10. BK. 764, PG. 260: TRACT 2 OF TITLE COMMITMENT #FND-2403858FC IS DESCRIBED IN DOCUMENT. NO FURTHER COMMENTS (NON-SURVEY MATTERS).
11. BK. 765, PG. 18: TRACT 2 OF TITLE COMMITMENT #FND-2403858FC IS DESCRIBED IN DOCUMENT. NO FURTHER COMMENTS (NON-SURVEY MATTERS).
12. BK. 2734, PG. 450: INGRESS, EGRESS & UTILITY EASEMENT SHOWN ON TRACT 1 OF TITLE COMMITMENT #NCS-1257377-NAS.
13. BK. 2734, PG. 456: TRACT 3 OF TITLE COMMITMENT #NCS-1257377-NAS IS DESCRIBED IN DOCUMENT. INGRESS, EGRESS & UTILITY EASEMENT SHOWN ON TRACT 1 OF TITLE COMMITMENT #NCS-1257377-NAS (ITEM #12). NO FURTHER COMMENTS (NON-SURVEY MATTERS).
14. BK. 2735, PG. 456: "SOURCE OF TITLE" DEEDS REFERENCED IN DOCUMENT CONTAIN DESCRIPTIONS OF TRACTS 2 & 3 OF TITLE COMMITMENT #NCS-1257377-NAS. NO FURTHER COMMENTS (NON-SURVEY MATTERS).
15. BK. 3127, PG. 187: ADDRESS FOR TRACTS 1, 2 & 3 OF TITLE COMMITMENT #NCS-1257377-NAS REFERENCED IN DOCUMENT. MIDDLE TENNESSEE ELECTRIC CORPORATION RIGHT OF WAY EASEMENT ON PROPERTY. NOT PLOTTED (A SPECIFIC LOCATION OF THE EASEMENT IS NOT DESCRIBED).
16. BK. 8443, PG. 270: "SOURCE OF TITLE" DEED REFERENCED IN DOCUMENT CONTAINS DESCRIPTIONS OF TRACTS 1, 2 & 3 OF TITLE COMMITMENT #NCS-1257377-NAS. NO FURTHER COMMENTS (NON-SURVEY MATTERS).
17 - 21. NO COMMENTS (NON-SURVEY MATTERS).
22. TOM ANDERSON ROAD IS ON THE SURVEYED PROPERTY. NO DOCUMENTATION WAS FOUND OR PROVIDED CONCERNING A RIGHT OF WAY FOR TOM ANDERSON ROAD. A POSSIBLE PRESCRIPTIVE RIGHT OF WAY EXISTS FOR TOM ANDERSON ROAD.
23. NO COMMENT (NON-SURVEY MATTER).

COMMITMENT OF TITLE INSURANCE BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: FND-2403858FC
COMMITMENT DATE: JUNE 3, 2024 AT 08:00 AM

SCHEDULE B - SECTION II
ITEM #

1 - 7. NO COMMENTS (NON-SURVEY MATTERS).
8. BK. 764, PG. 258: TRACT 2 OF TITLE COMMITMENT #FND-2403858FC IS DESCRIBED IN DOCUMENT. NO FURTHER COMMENTS (NON-SURVEY MATTERS).
9. BK. 682, PG. 925: THE PROPERTY DESCRIBED IN THE REFERENCED "SOURCE OF TITLE" DEED IS NOT THE SURVEYED PROPERTY.
10. TOM ANDERSON ROAD IS ON THE SURVEYED PROPERTY. NO DOCUMENTATION WAS FOUND OR PROVIDED CONCERNING A RIGHT OF WAY FOR TOM ANDERSON ROAD. A POSSIBLE PRESCRIPTIVE RIGHT OF WAY EXISTS FOR TOM ANDERSON ROAD.
11 - 12. NO COMMENTS (NON-SURVEY MATTERS).

L. BRANDON LAMBERT
No. 2828

PROPERTY DESCRIPTION

DESCRIPTION FROM TITLE COMMITMENT #NCS-1257377-NAS AND CURRENT RECORD

TRACT 1:

Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Andersen Road West of Lewisburg Pike and being more particularly described as follows: Beginning at a 60d nail found in the center of Tom Anderson Road at the northeast corner of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, page 692, Resister's Office for Williamson County Tennessee: thence, with the centerline of Tom Andersen Road, South 83 degrees 53 minutes 40 seconds East 278.00 feet to a p.k. nail set with washer MES 1649 at the northwest corner of Debora Jean Vaughn and husband, Jack N. Vaughn as of record in Deed Book 1822, page 136, Register's Office for Williamson County, Tennessee; thence, leaving said centerline with the westerly line of Vaughn, South 05 degrees 00 minutes 00 seconds West, 875.01 feet to a 5/8" rebar set with cap MES 1649; thence, leaving said westerly line of Vaughn with a severance line of Tim C. Hill as of record in Deed Book 2676, page 276, Register's Office for Williamson County, Tennessee, North 83 degrees 53 minutes 39 seconds West, 278.00 feet to a 5/8” rebar set with cap MES 1649 in the easterly line of Liedtke; thence, with the easterly the of Liedtke, North 05 degrees 00 minutes 00 seconds East, 875.01 feet to the point of beginning.

TRACT 2:

Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Anderson Road West of Lewisburg Pike and being more particularly described as follows: Beginning at a 60d nail found in the centerline of Tom Anderson Road said point being the Northeast corner of Tract 17 of the Plan of Minton Property, as of record in Plat book 18, Page 111, Register's office for Williamson County, Tennessee, and the Northwest corner of the herein described tract; thence, with the centerline of Tom Anderson Road, South 83 degrees 53 minutes 40 seconds East, 278.00 feet to a 60d nail found at the Northeast corner of this tract; thence, with the Westerly line of Tract 2, Tim C. Hill, South 05 degrees 00 minutes 00 seconds West, 1831.00 feet to a 5/8" rebar set with cap MES 1649, (said point being located North 02 degrees 32 minutes 37 seconds West, 26.97 feet from a 3/4” rebar found in fence line); thence, North 84 degrees 09 minutes 12 seconds West, 277.97 feet to a 1/2" rebar found at fence corner and the Northwest corner of Annie Tomlin Campbell, as of record in Deed Book 761, Page 840, Register's Office for Williamson County, Tennessee and also being in the Easterly line of B.W. Batey, as of record in Deed Book 1110, Page 309, and Book 726, Page 74, Register's Office for Williamson County, Tennessee; thence, North 05 degrees 00 minutes 00 seconds East, passing a T-Post found at 92.80 feet (Northeast corner of Batey) in all 1832.26 feet to the point of beginning.

TRACT 3:

Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Anderson Road West of Lewisburg Pike and being more particularly described as follows: Beginning at a 5/8" rebar set with cap MES 1649 in the Easterly line of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, Page 692, Register's Office for Williamson County, Tennessee, said rebar being located South 05 degrees 00 minutes 00 seconds West, 875.01 feet from a 60d nail found in the centerline of Tom Anderson Road at the Northeast corner of Liedtke; thence leaving said Easterly line of Liedtke with a severance line of Tim C. Hill, as of record in Deed Book 2676, Page 276, Register's Office for Williamson County, Tennessee, South 83 degrees 53 minutes 39 seconds East, 278.00 feet to a 5/8" rebar set with cap MES 1649 in the Westerly line of Debora Jean Vaughn and husband Jack N. Vaughn, as of record in Deed Book 1822, Page 136, Register's Office for Williamson County, Tennessee; thence, with the Westerly line of Vaughn and Phillip Drone and wife, Jeanne Drone as of record in Deed Book 1262, Page 467 and Deed Book 764, Page 264, Register's Office for Williamson County, Tennessee, South 05 degrees 00 minutes 00 seconds West, 955.99 feet to a 5/8" rebar set with Cap MES 1649; thence leaving said Westerly line, North 83 degrees 53 minutes 39 seconds West, 278.00 feet to a 5/8” rebar with cap MES 1649 at the Southeast corner of Liedtke; thence, with the Easterly line of Liedtke, North 05 degrees 00 minutes 00 seconds East, 955.99 feet to the point of beginning.

Also conveyed is a non-exclusive 25-ft. ingress, egress and utility easement described as follows:

Being land in the Eleventh Civil District of Williamson County, Tennessee, located generally on the South side of Tom Anderson Road West of Lewisburg Pike and being more particularly described as follows: Beginning at a 60d nail found in the center of Tom Anderson Road at the Northeast corner of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, Page 692, Register's Office for Williamson County, Tennessee; thence, with the centerline of Tom Anderson Road, South 83 degrees 53 minutes 40 seconds East, 25.00 feet; thence, leaving said centerline, South 05 degrees 00 minutes 00 seconds West, 690.88 feet thence, South 12 degrees, 28 minutes 32 seconds East, 43.78 feet; thence, South 10 degrees 16 minutes 31 seconds West, 142.98 feet to the Northerly property line of Tract 3; thence, with the Northerly line of said Tract 3, North 83 degrees 53 minutes 39 seconds West, 25.00 feet, to the Easterly property line of Don R. Liedtke and wife, Patti H. Liedtke, as of record in Deed Book 2704, Page 692, Register's Office for Williamson County, Tennessee; thence, with the said Easterly line of Liedtke, North 05 degrees 00 minutes 00 seconds East, 875.01 feet to the point of beginning.

DESCRIPTION FROM TITLE COMMITMENT #FND-2403858FC AND CURRENT RECORD

Tract 1:

Land in the Eleventh (11th) Civil District of Williamson County, Tennessee and being more particularly described as follows: Commencing at the intersection of the West margin of US Highway 431 and the center line of Tom Anderson Road, thence westerly with said center line 1548 feet, more or less, to Drone's (Book 764, Page 264 ROWC) northwest corner; thence with his West line South 5 degrees 00 minutes West 952 feet to an iron pin, the point of beginning; thence continuing with Drone's West fence line, South 5 degrees 00 minutes West 879.0 feet to an iron pin at a corner post, the Southwest corner of Drone and in Campbell's (Book 761, Page 840 ROWC) north fence line; thence with said fence, North 83 degrees 50 minutes West 278.0 feet to an iron pin, Watson's (Book 1231, Page 076 ROWC) Southeast corner; thence with his East line, North 5 degrees 00 minutes East 879.0 feet to an iron pin; thence a new line, South 83 degrees 50 minutes East 278.0 feet to the point of beginning and containing 5.60 acres, more or less, according to a survey made by C. K. McLemore, TRLS No. 219 dated November 8, 1994.

Tract 2:

Land in the Tenth (10th) and Eleventh (11th) Civil District of Williamson County, Tennessee and being more particularly described as follows: Beginning at a point in the center line of Anderson Road said point being the northeast corner of said tract and Bently's northwest corner; thence with Bently, Thoni and Campbell S 5° W 1831 feet to an iron pin; thence with Tomlin and Campbell N 83°50' W 278 feet to an iron pin; thence with the east line of Tract No. 3 N 5° E 1831 feet to a point in the center line of Anderson Road; thence with the center line of Anderson Road S 83° 50' E 278 feet to the point of beginning and containing 11.68 acres more or less.

SURVEYOR'S CERTIFICATE

To Robson Property Group LLC, RPG Construction LLC, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,11(a),13 and 14 of Table A thereof. The field work was completed on June 24, 2025.

Date of Plat or Map: July 21, 2025

By: L. Brandon Lambert Date: 7/21/25
L. Brandon Lambert, TN Registered Land Surveyor No. 2828

ChastainSkillman

DCCM

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

C.A. NO. 262

© 2021 CHASTAIN SKILLMAN

NUMBER	DATE	DESCRIPTION
R-1	7/21/25	TITLE COMMITMENTS

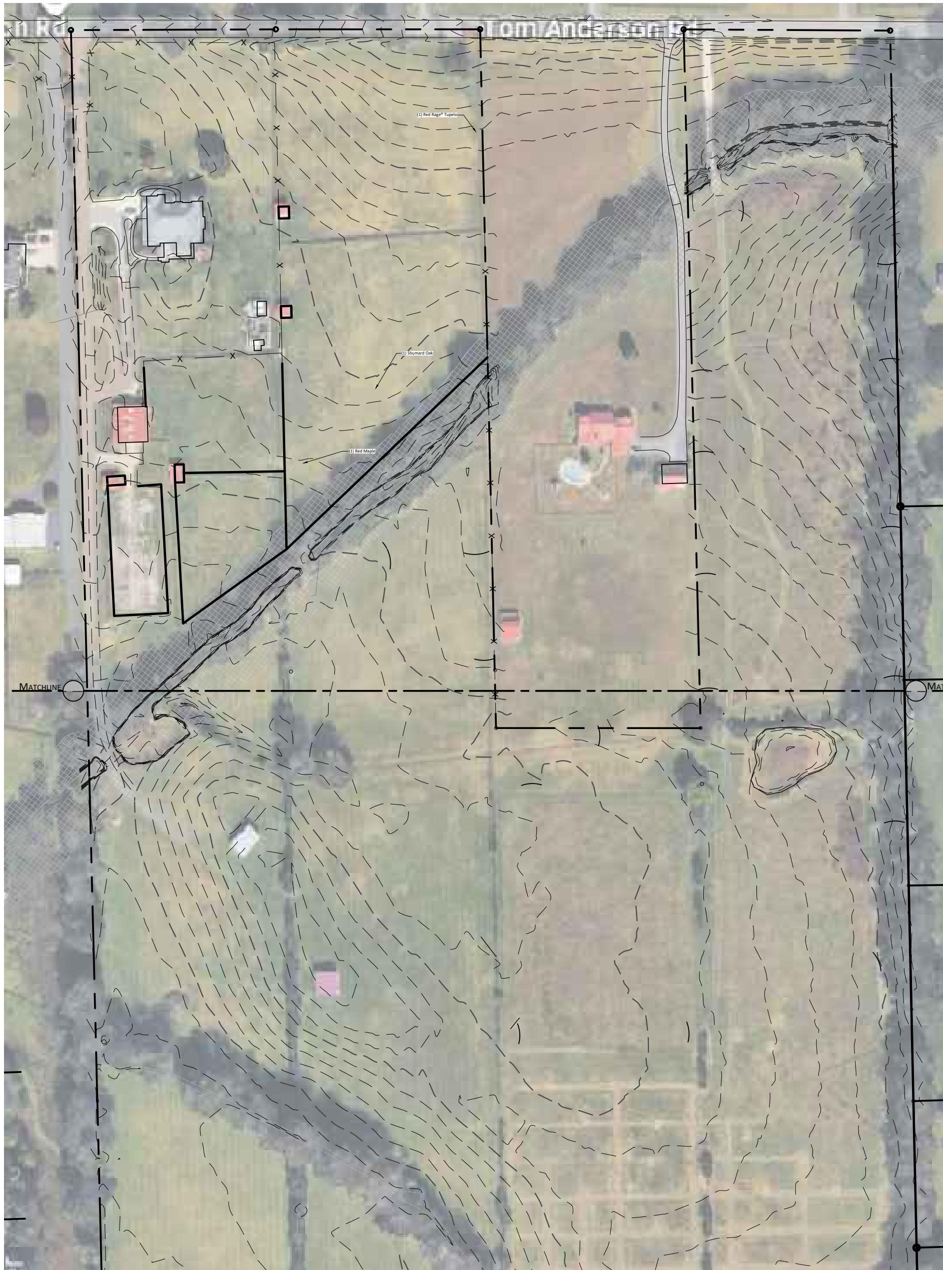
ROBSON PROPERTY GROUP LLC
ALTA/NSPS LAND TITLE SURVEY
2577 & 2601 TOM ANDERSON RD
TAX MAP 145, PARCELS 19-05 & 19-07
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FIELD BY: A.R., J.B.

DATE OF SURVEY: **7/9/2025**

PROJECT NUMBER: **1050730**

SHEET NUMBER: **SHEET 1 OF 1**

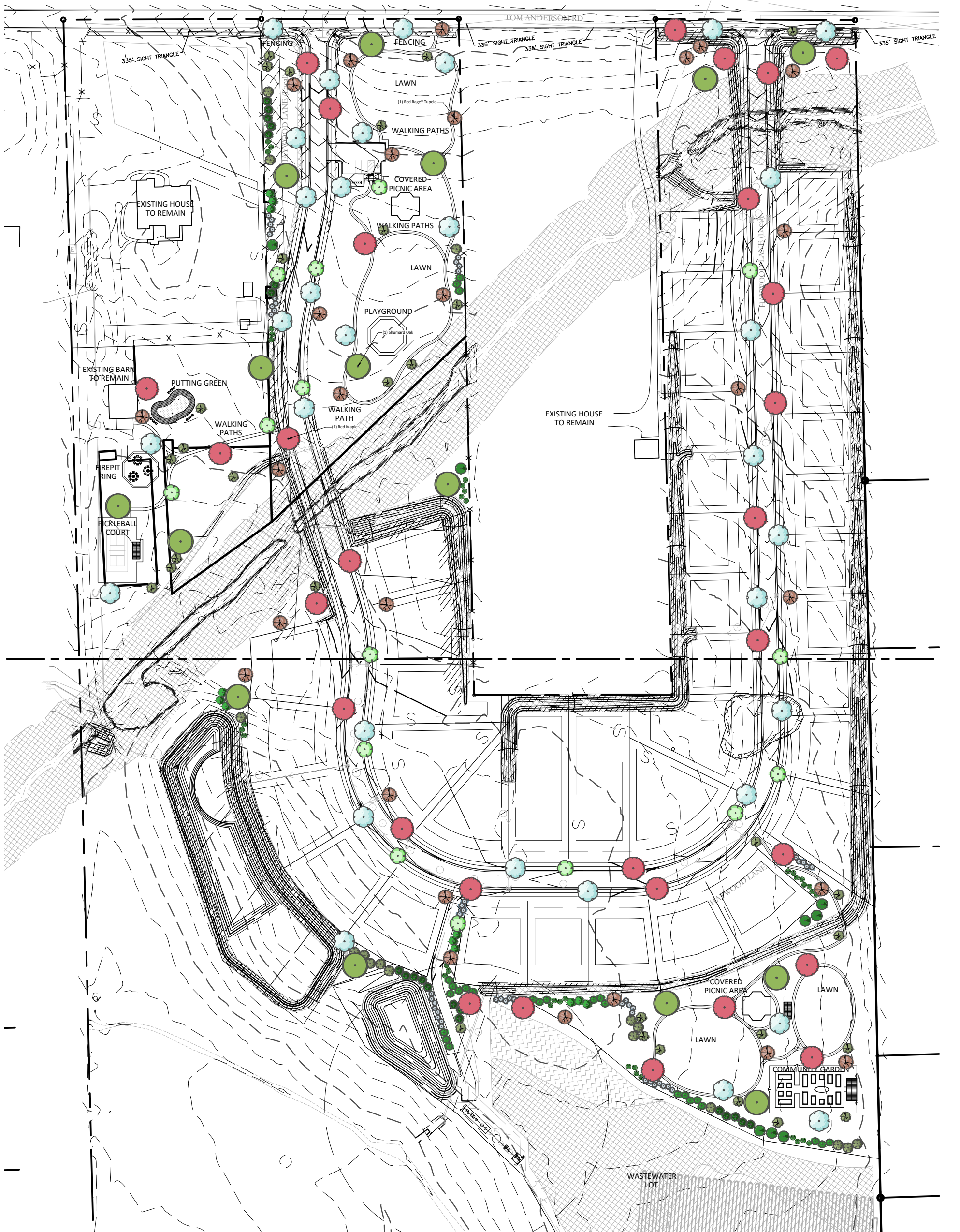

n Rd
Tom Anderson Rd
(1) Red Rage® Tupelo
(1) Shumard Oak
(1) Red Maple
MATCHLINE
MAT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES							
●	ACE RBR	Acer rubrum	Red Maple	4" Cal.	B&B	29	
●	COR APS	Cornus florida 'Appalachian Snow'	Appalachian Snow Dogwood	2.5" Cal.	B&B	31	
●	ILE NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6\` - 8\` Ht.	B&B	12	
●	ILE FOS	Ilex x attenuata \`Fosteri\`	Foster\`s Holly	6\` - 8\` Ht.	B&B	20	
●	JUN VBR	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	10\`-12\` ht.	B&B	48	
●	MAG BRK	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Beauty Southern Magnolia	12\`-14\` ht.	B&B	16	
●	MAG DDB	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	14\`-16\` Ht	B&B	8	
●	MAG TED	Magnolia grandiflora 'Southern Charm'	Teddy Bear® Southern Magnolia	12\`-14\` ht.	B&B	26	
●	NYS HAY	Nyssa sylvatica 'Haymanred'	Red Rage® Tupelo	3" Cal.	B&B	27	
●	PTN CHI	Pistacia chinensis 'Green Street'	Green Street Chinese Pistache	---		15	
●	QUE SHU	Quercus shumardii	Shumard Oak	4" Cal.	B&B	15	
●	THU GGA	Thuja x 'Green Giant'	Green Giant Arborvitae	10\`-12\` ht.	B&B	37	
●	TIL STL	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3" Cal.	B&B	32	

NOTES:

Plant list complies with the Permitted Trees & Shrubs List provided by the City of Thompson's Station - Land Development Manual.

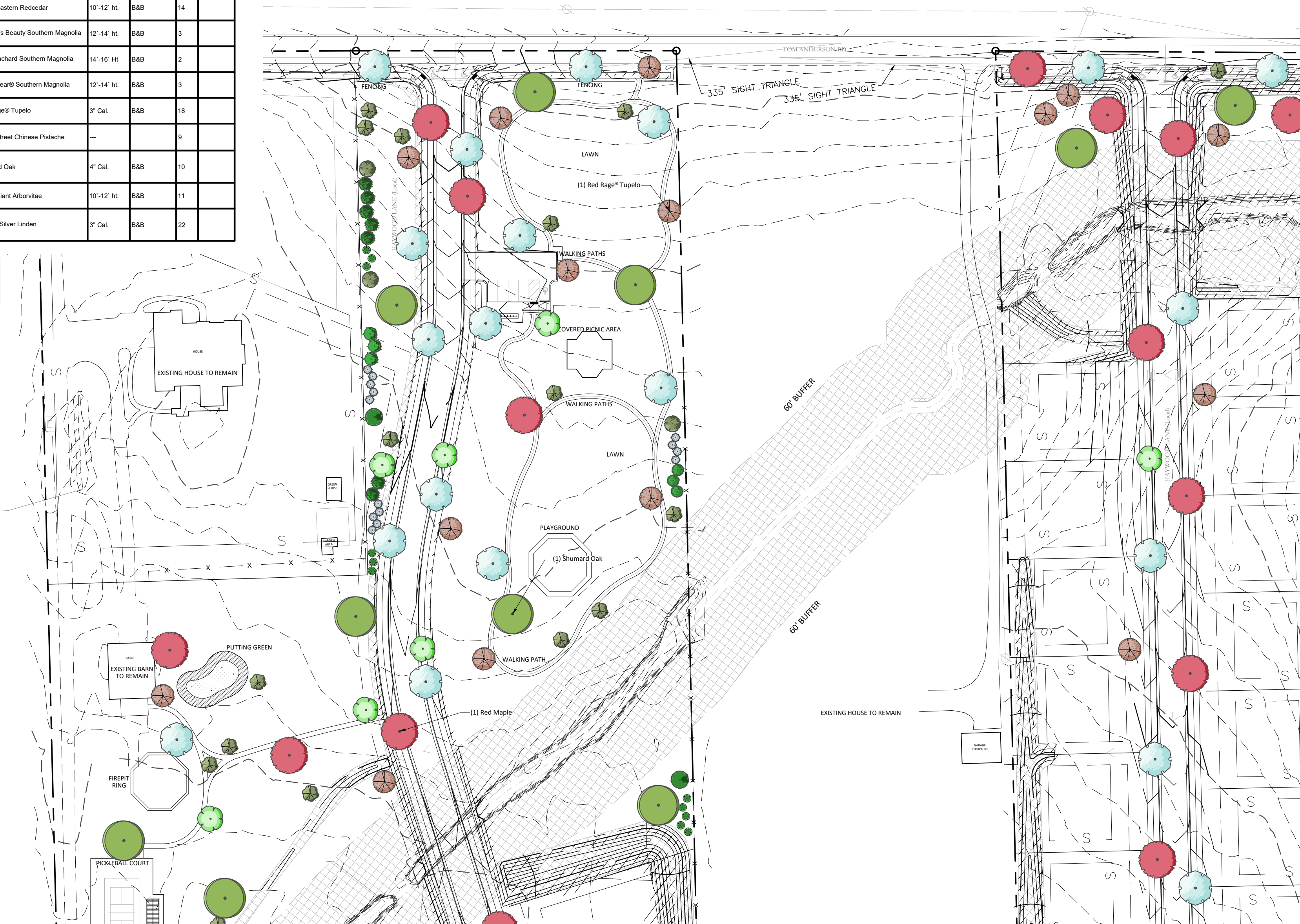


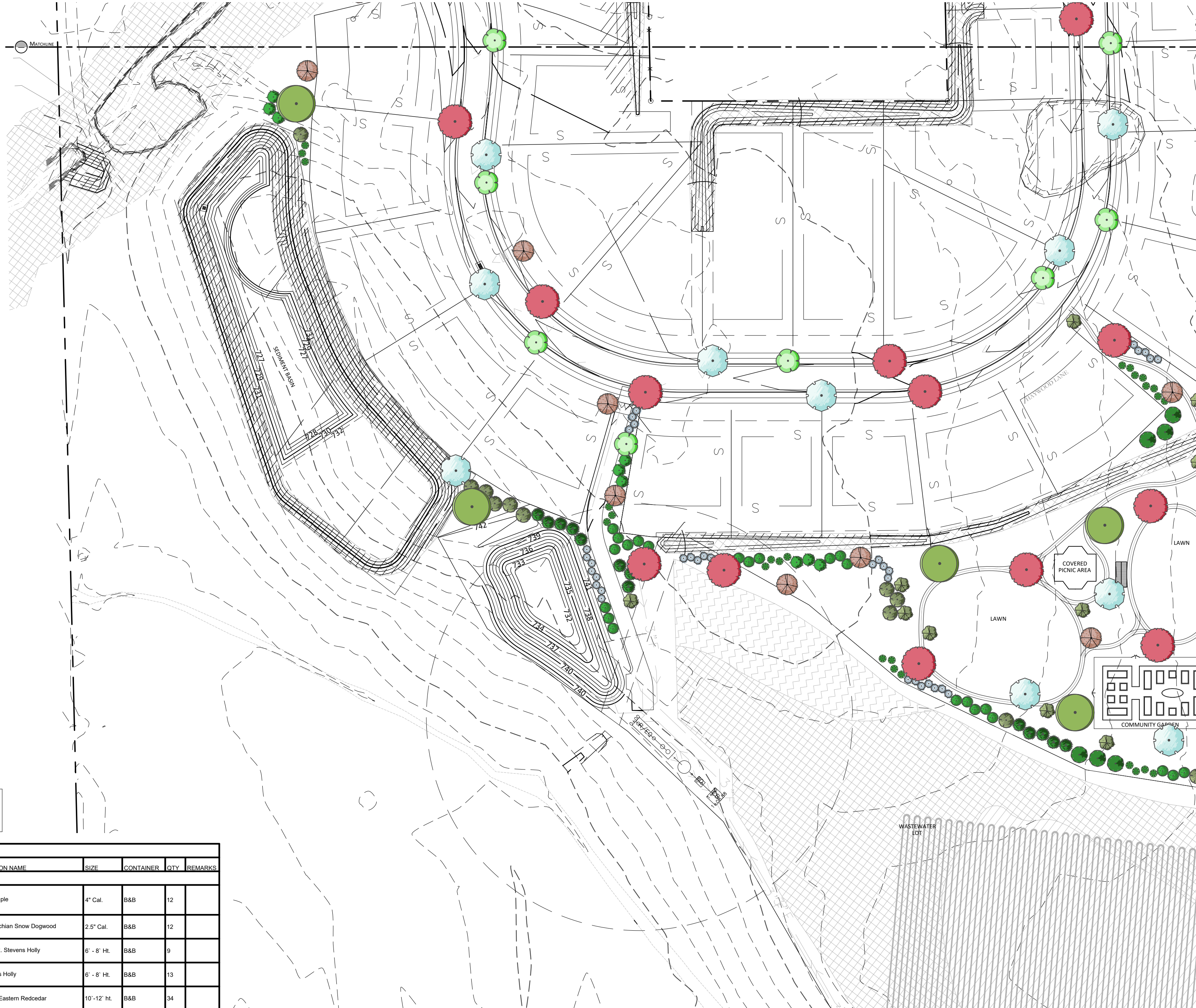
PLANT SCHEDULE NORTH

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES							
●	ACE RBR	Acer rubrum	Red Maple	4" Cal.	B&B	17	
●	COR APS	Cornus florida 'Appalachian Snow'	Appalachian Snow Dogwood	2.5" Cal.	B&B	19	
●	ILE NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6` - 8` Ht.	B&B	3	
●	ILE FOS	Ilex x attenuata `Fosteri`	Foster`s Holly	6` - 8` Ht.	B&B	7	
●	JUN VBR	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	10`-12` ht.	B&B	14	
●	MAG BRK	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Beauty Southern Magnolia	12`-14` ht.	B&B	3	
●	MAG DDB	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	14`-16` Ht	B&B	2	
●	MAG TED	Magnolia grandiflora 'Southern Charm'	Teddy Bear® Southern Magnolia	12`-14` ht.	B&B	3	
●	NYS HAY	Nyssa sylvatica 'Haymanred'	Red Rage® Tupelo	3" Cal.	B&B	18	
●	PTN CHI	Pistacia chinensis 'Green Street'	Green Street Chinese Pistache	---		9	
●	QUE SHU	Quercus shumardii	Shumard Oak	4" Cal.	B&B	10	
●	THU GGA	Thuja x 'Green Giant'	Green Giant Arborvitae	10`-12` ht.	B&B	11	
●	TIL STL	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3" Cal.	B&B	22	

NOTES:

Plant list complies with the Permitted Trees & Shrubs List provided by the City of Thompson's Station - Land Development Manual.





NOTES:

Plant list complies with the Permitted Trees & Shrubs List provided by the City of Thompson's Station - Land Development Manual.

PLANT SCHEDULE SOUTH

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES							
●	ACE RBR	Acer rubrum	Red Maple	4" Cal.	B&B	12	
●	COR APS	Cornus florida 'Appalachian Snow'	Appalachian Snow Dogwood	2.5" Cal.	B&B	12	
●	ILE NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6\` - 8\` Ht.	B&B	9	
●	ILE FOS	Ilex x attenuata \`Fosteri\`	Foster\`s Holly	6\` - 8\` Ht.	B&B	13	
●	JUN VBR	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	10\`-12\` ht.	B&B	34	

Exhibit "B"

Conditions of approval established by the Thompson's Station Planning Commission (TSPC)

Phone: (615) 794-4333
Pay by Phone: (877) 285-3271
www.thompsons-station.gov

1110 Fountain View Blvd
P.O. Box 100
Thompson's Station, TN 37179

TSPC Action Form

June 1, 2026

To: Richard Houze
Project: **2577, 2601 Tom Anderson Road, Winlowe, Preliminary Plat**
From: Micah Sullivan, AICP
Susan Steffenhagen, AICP

At the May 26, 2026 Planning Commission meeting, the Thompson's Station Planning Commission (TSPC) voted to approve the above-mentioned project, with the following contingencies to be addressed:

1. The applicant shall address Staff comments (attached as Item 1g) from GeoCivix and shall meet the minimum standards of the LDO and other related regulations.
2. The applicant shall submit an updated Preliminary Plat and Construction Documents, incorporating Staff comments referenced in Contingency #1, prior to the issuance of the Land Development Permit.
3. 50% of the future multi-use path contribution shall be provided at Final Plat approval, and the remaining 50% of the future multi-use path contribution shall be provided at RDEC surety reduction or two (2) years from Final Plat approval, whichever occurs earlier in time.
4. Applicant to submit an executed Development Agreement to BOMA prior to pre-construction meeting(s).
5. Plan set to be approved by all utility providers prior to pre-construction meeting(s).
6. Provide documentation of all applicable state and federal permits prior to pre-construction meeting(s).
7. After Planning Commission approval, the applicant shall contact Staff to set the preconstruction meeting(s) for the issuance of the grading and infrastructure permits for this project.

Exhibit “C”

Estimated Cost of Public Improvements

Per the LDO and to be provided at the time of final plat approval by the Thompson’s Station Planning Commission.

Exhibit "D"
Performance and Maintenance Security Documents

Per the LDO and to be provided prior to signature on the Certification of Approval for Recording by the Secretary of the Thompson's Station Planning Commission on each and every final plat submitted for this development.