

# FINAL PLAT PHASE TWO MESA VISTA RANCH

BEING A 163.781 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS, SAID 163.781 ACRE TRACT BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

## FIELD NOTES FOR A 163.781 ACRE TRACT OF LAND:

BEING A 163.781 ACRE TRACT OF LAND, LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS; SAID 163.781 ACRE TRACT, BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 163.781 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP LOCATED AT AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, BEING THE EASTERNMOST CORNER OF A RIGHT-OF-WAY DEDICATION SHOWN FOR MESA VISTA RANCH, PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2019023850, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING IN A SOUTHWEST LINE OF THAT CALLED 68.09 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 1999022868, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE EASTERNMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**1. THENCE**, WITH A NORTHEAST LINE OF THE REMAINDER OF SAID 398.52 ACRE TRACT, A SOUTHWEST LINE OF SAID 68.09 ACRE TRACT, **S 21° 43' 27" E**, A DISTANCE OF **503.78'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE REMAINDER OF SAID 398.52 ACRE TRACT, AN EXTERIOR CORNER OF SAID 68.09 ACRE TRACT, AN EXTERIOR CORNER OF THAT CALLED 199.675 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2002003487, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE NORTHEAST LINES OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE SOUTHWEST LINES OF SAID 199.675 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

**2. S 22° 13' 40" E**, A DISTANCE OF **342.93'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**3. S 20° 42' 30" E**, A DISTANCE OF **1067.74'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**4. S 22° 20' 22" E**, A DISTANCE OF **832.03'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**5. S 20° 19' 29" E**, A DISTANCE OF **588.27'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, AND EXTERIOR CORNER OF SAID 199.675 ACRE TRACT, BEING IN A NORTHWEST LINE OF THE REMAINDER OF THAT CALLED 125 ACRE TRACT OF LAND RECORDED IN VOLUME 451, PAGE 501, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**6. THENCE**, WITH A SOUTHEAST LINE OF THE REMAINDER OF SAID 398.52 ACRE TRACT, A NORTHWEST LINE OF THE REMAINDER OF SAID 125 ACRE TRACT, **S 68° 35' 54" W**, A DISTANCE OF **1069.46'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET IN A SOUTHEAST LINE OF THE REMAINDER OF SAID 398.52 ACRE TRACT, A NORTHWEST LINE OF THE REMAINDER OF SAID 125 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ACROSS THE REMAINDER OF SAID 398.52 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

**7. N 21° 34' 40" W**, A DISTANCE OF **156.94'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**8. S 73° 05' 45" W**, A DISTANCE OF **211.10'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**9. N 21° 34' 40" W**, A DISTANCE OF **344.43'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**10. S 73° 06' 17" W**, A DISTANCE OF **476.08'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

**11.**, WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 470.00', A CENTRAL ANGLE OF 005°19'13", A CHORD WHICH BEARS N 05° 35' 35" E, A CHORD DISTANCE OF 43.63', CONTINUING A TOTAL **CURVE LENGTH OF 43.64'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;

**12. N 08° 15' 11" E**, A DISTANCE OF **173.42'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**13. N 81° 44' 49" W**, A DISTANCE OF **60.00'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**14. S 08° 15' 11" W**, A DISTANCE OF **173.42'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;

**15.**, WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 530.00', A CENTRAL ANGLE OF 004°40'58", A CHORD WHICH BEARS S 05° 54' 42" W, A CHORD DISTANCE OF 43.30', CONTINUING A TOTAL **CURVE LENGTH OF 43.32'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**16. S 75° 46' 37" W**, A DISTANCE OF **1000.63'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**17. S 15° 08' 28" E**, A DISTANCE OF **208.17'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**18. N 85° 46' 35" W**, A DISTANCE OF **34.65'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;

**19.**, WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 530.00', A CENTRAL ANGLE OF 009°20'41", A CHORD WHICH BEARS S 89° 33' 04" W, A CHORD DISTANCE OF 86.35', CONTINUING A TOTAL **CURVE LENGTH OF 86.44'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;

**20. S 94° 52' 44" W**, A DISTANCE OF **164.45'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;

**21.**, WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 530.00', A CENTRAL ANGLE OF 020°17'25", A CHORD WHICH BEARS S 74° 44' 01" W, A CHORD DISTANCE OF 186.71', CONTINUING A TOTAL **CURVE LENGTH OF 187.69'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**22. N 88° 48' 15" W**, A DISTANCE OF **88.91'**, TO A TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**23. S 58° 44' 30" W**, A DISTANCE OF **25.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, A SOUTHWEST LINE OF THE REMAINDER OF SAID 398.52 ACRE TRACT, AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, THE SOUTHWEST LINES OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

**24. N 31° 15' 30" W**, A DISTANCE OF **33.13'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**25. N 31° 17' 39" W**, A DISTANCE OF **775.69'**, TO A 1/2" IRON ROD LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, BEING AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CALLED 10.0 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016086326, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, WITH THE COMMON BOUNDARY LINES OF THE REMAINDER OF SAID 398.52 ACRE TRACT AND SAID 10.0 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

**26. N 73° 32' 41" E**, A DISTANCE OF **683.37'**, TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**27. N 12° 39' 28" W**, A DISTANCE OF **91.66'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**28. N 08° 00' 28" W**, A DISTANCE OF **24.34'**, TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**29. N 06° 19' 28" W**, A DISTANCE OF **40.25'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE NORTHEAST CORNER OF SAID 10.0 ACRE TRACT, AN ANGLE POINT OF LOT 6, BLOCK 4, OF SAID MESA VISTA RANCH, PHASE ONE, AND BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING IN A CURVE TO THE LEFT;

THENCE, WITH THE COMMON BOUNDARY LINES OF THE REMAINDER OF SAID 398.52 ACRE TRACT AND SAID MESA VISTA RANCH, PHASE ONE, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

**30. N 88° 55' 12" E**, A DISTANCE OF **402.48'**, TO A 1/2" IRON ROD WITH A "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**31. N 07° 26' 26" W**, A DISTANCE OF **452.09'**, TO A 1/2" IRON ROD WITH A "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**32. N 82° 33' 34" E**, A DISTANCE OF **60.00'**, TO A 1/2" IRON ROD WITH A "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**33. S 07° 26' 26" E**, A DISTANCE OF **199.44'**, TO A 1/2" IRON ROD WITH A "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**34. N 88° 12' 35" E**, A DISTANCE OF **230.34'**, TO A 1/2" IRON ROD WITH A "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**35. N 01° 57' 13" W**, A DISTANCE OF **394.76'**, TO A "QUICK INC RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING IN A CURVE TO THE LEFT;

**36.**, WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 970.00', A CENTRAL ANGLE OF 001°07'49", A CHORD WHICH BEARS S 82° 10' 32" W, A CHORD DISTANCE OF 19.14', CONTINUING A TOTAL **CURVE LENGTH OF 19.14'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**37. N 08° 23' 23" W**, A DISTANCE OF **60.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**38. N 21° 10' 08" W**, A DISTANCE OF **402.95'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**39. N 68° 49' 52" E**, A DISTANCE OF **802.77'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**40. N 21° 10' 08" W**, A DISTANCE OF **506.74'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**41. N 68° 49' 52" E**, A DISTANCE OF **480.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**42. N 21° 10' 08" W**, A DISTANCE OF **98.08'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**43. N 68° 49' 52" E**, A DISTANCE OF **60.00'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**44. S 21° 10' 08" E**, A DISTANCE OF **37.57'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**45. N 68° 49' 53" E**, A DISTANCE OF **445.86'**, TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

**46. N 68° 16' 33" E**, A DISTANCE OF **60.00'**, TO THE **POINT OF BEGINNING** CONTAINING **163.781 ACRES** OF LAND.

**NOTE:** THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

**SITE DETAILS**  
PHASE ACREAGE = 163.781 ACRES  
NET ACREAGE IN RIGHT-OF-WAY DEDICATIONS = 4.593 ACRES  
NET ACREAGE OF RIGHT-OF-WAY = 12.632 ACRES  
NET ACREAGE OF RESIDENTIAL LOTS = 146.556 ACRES  
TOTAL NUMBER OF LOTS = 70

## PLAT NOTES:

- ALL LOTS CONTAIN A MINIMUM OF 30 FEET OF FRONTAGE ALONG THE FRONT PROPERTY LINE.

## PUBLIC UTILITY EASEMENT

- A 20' PUBLIC UTILITY EASEMENT IS SHOWN ON THE FRONT OF ALL LOTS ADJACENT TO THE PUBLIC RIGHT-OF-WAY.

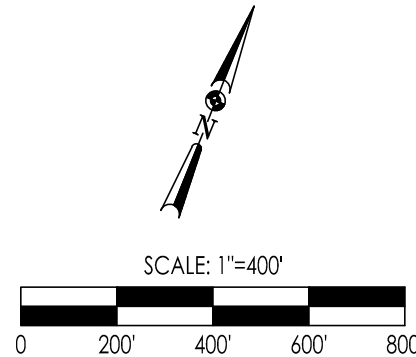
**BUILDING SETBACK LINES** (TYPICAL - ADDITIONAL SETBACKS MAY BE RECORDED IN THE SUBDIVISION RESTRICTIONS.)

- A 25' FRONT BUILDING SETBACK LINE EXISTS ON THE FRONT OF ALL LOTS ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
- WATER WILL BE SERVED BY PRIVATE WATER WELLS.
- SEWER WILL BE SERVED BY ONSITE SEPTIC SYSTEMS.

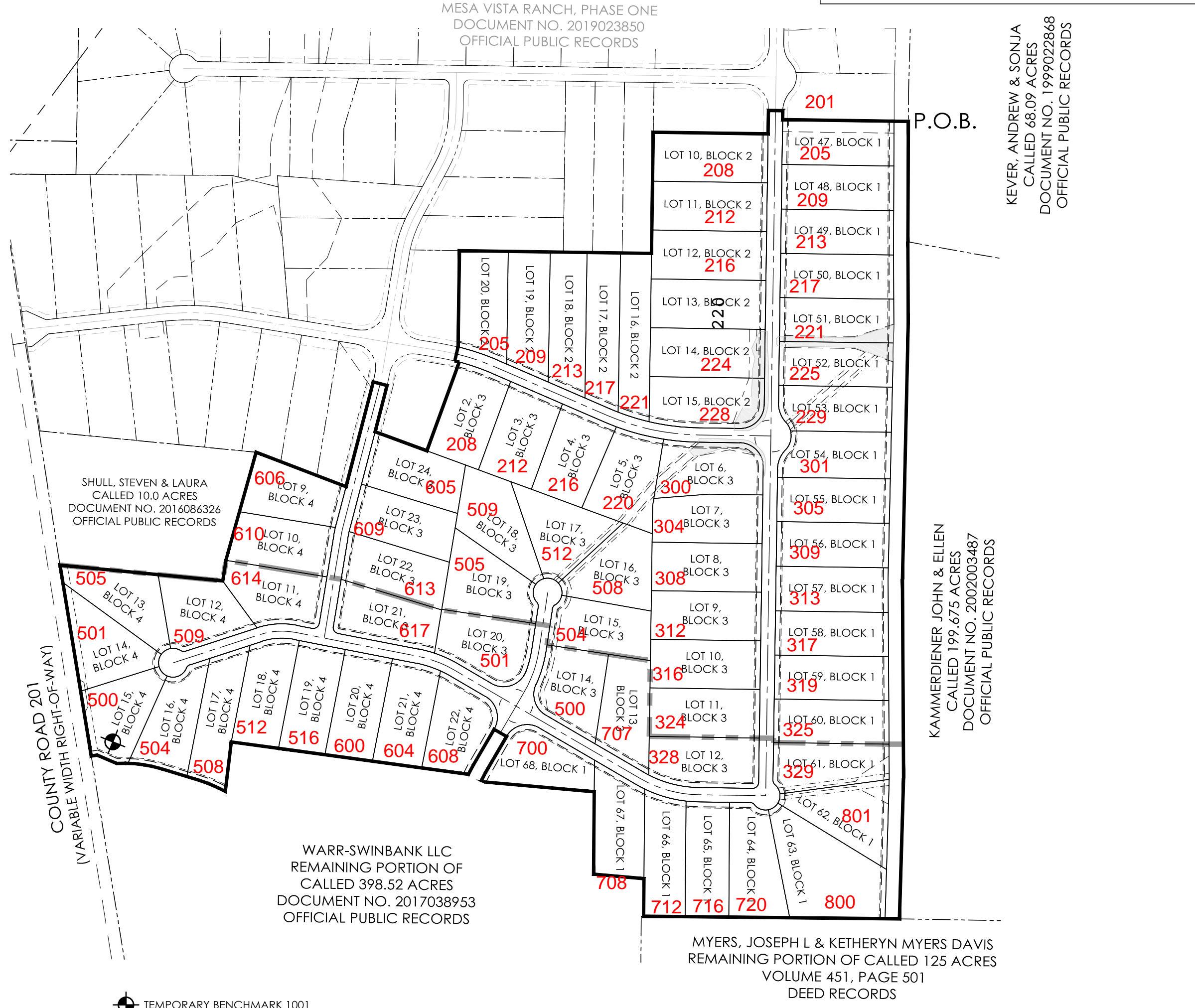
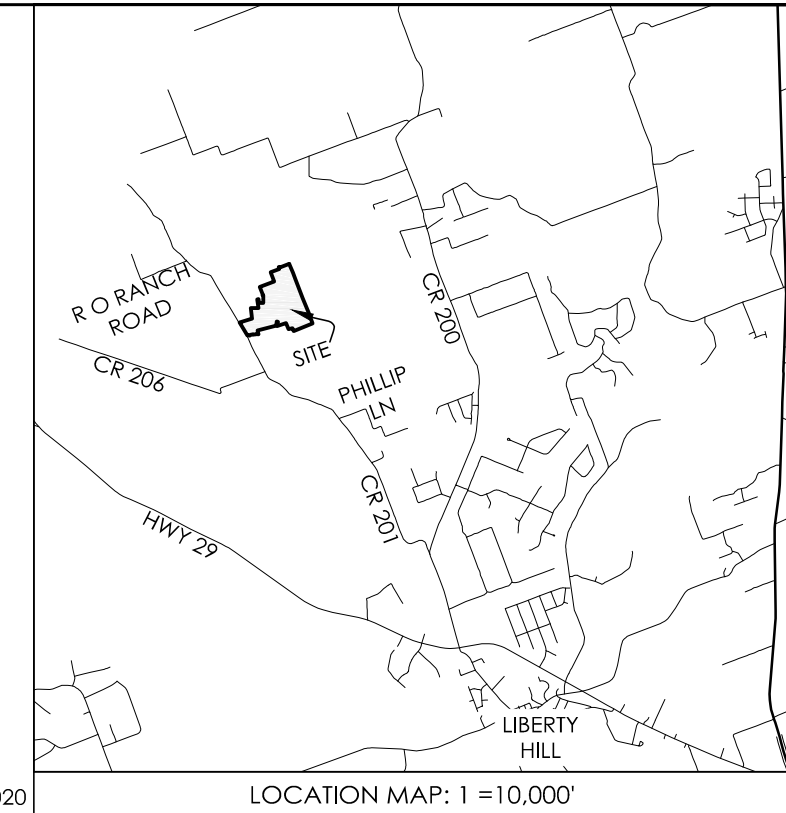
## NOTES:

- 1) FIELD WORK PERFORMED ON: MARCH 2020
- 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

FEMA FLOOD PLAIN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LEGEND	
P.O.B.	POINT OF BEGINNING
●	1/2" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
---	SETBACKS. REFER TO SHEET 6 FOR DETAILS
---	PUDEBE. REFER TO SHEET 6 FOR DETAILS
MFFE	MINIMUM FINISHED FLOOR ELEVATIONS
■	100 YEAR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON 09/15/2020



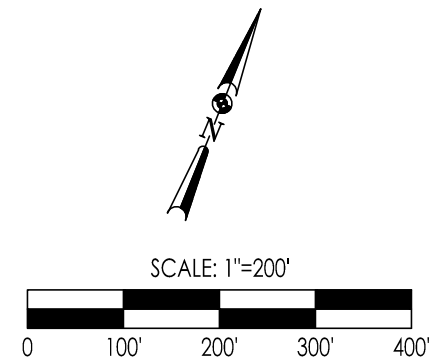
TEMPORARY BENCHMARK 1001  
NORTHING: 10235040.37  
EASTING: 3039515.64  
ELEVATION: 1114.23'

ENGINEER MATKIN HOOVER ENGINEERING 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 830-249-0600	OWNER/AGENT WARR-SWINBACK, LLC 950 ECHO LN, SUITE 357 HOUSTON, TEXAS, 77024 281-330-9769 KENNY@GAGEANDCADECONSTRUCTION.COM	<b>Quick Inc.</b> Land Surveying, Land Planning, Consulting. Firm: 10194104 512-915-4950 1430 N. Robertson Road, Salado, Texas 76671	SUBMITTAL DATE: OCTOBER 12, 2020 REVISION DATE: NOVEMBER 16, 2020  JOB NO. 17-2051.1  SHEET 1 OF 6 COVER PAGE
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# FINAL PLAT PHASE TWO MESA VISTA RANCH

BEING A 163.781 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLAMSON COUNTY, TEXAS, SAID 163.781 ACRE TRACT BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS.

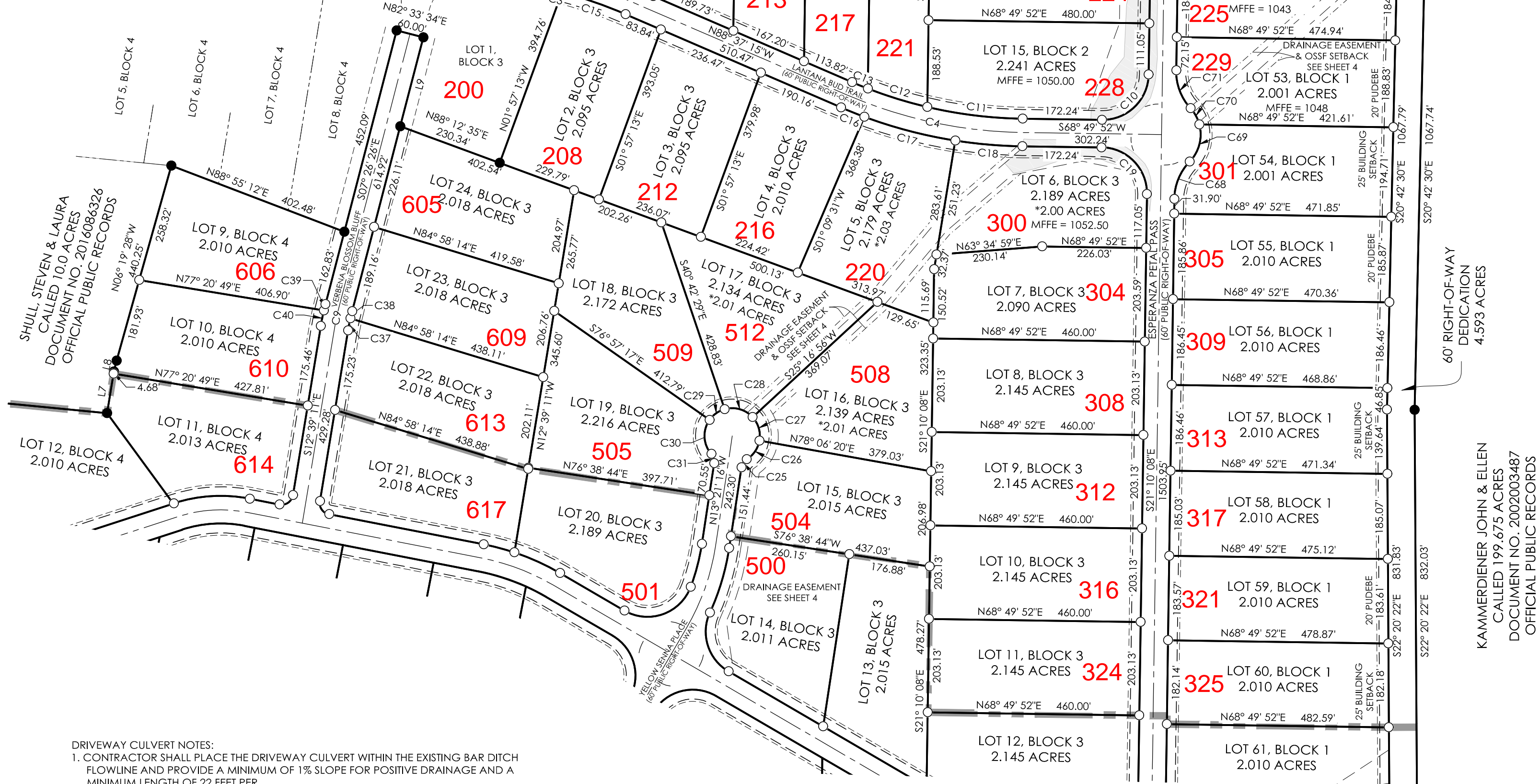


- LEGEND**
- P.O.B. POINT OF BEGINNING
- 1/2" IRON ROD FOUND
- SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
- SETBACKS, REFER TO SHEET 6 FOR DETAILS
- PUDEBE, REFER TO SHEET 6 FOR DETAILS
- MFFE MINIMUM FINISHED FLOOR ELEVATIONS
- 100 YEAR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON 09/15/2020

DRIVEWAY CULVERT TABLE					
LOT NUMBER	BLOCK NUMBER	CULVERT Dia. (in)	CULVERT LENGTH (ft)	INVERT UP (ft)	INVERT DOWN (ft)
54	1	24	22	1046.81	1046.15
55	1	24	22	1050.25	1049.59
56	1	24	22	1054.50	1053.84
57	1	18	22	1060.50	1059.84
58	1	18	22	1065.83	1065.17
59	1	18	22	1071.22	1070.56
62	1	18	22	1087.88	1087.66
63	1	18	22	1088.05	1087.83
64	1	18	22	1088.04	1087.82
65	1	18	22	1089.83	1089.61
66	1	18	22	1092.26	1092.04
67	1	18 or DIP	22	1093.91	1093.69
68	1	18	22	1090.50	1090.28
10	2	(2) 30	22	1033.72	1033.50
11	2	24	22	1034.44	1034.22
12	2	24	22	1034.44	1034.22
13	2	24	22	1034.44	1034.22
14	2	24	22	1042.30	1042.08
15	2	18 or DIP	22	1042.08	1041.86
16	2	18	22	1042.08	1041.86
2	3	18	22	1074.00	1073.78
3	3	18	22	1070.48	1070.26
4	3	18	22	1065.59	1065.37
5	3	18	22	1056.41	1056.19
6	3	18 or DIP	22	1049.00	1048.78
15	3	(2) 30	22	1109.57	1109.35
16	3	(2) 30	22	1109.57	1109.35
24	3	18	22	1088.82	1088.60
15	4	18	22	1109.57	1109.35
16	4	18	22	1105.47	1105.25
17	4	18	22	1102.44	1102.22
18	4	18	22	1100.34	1100.12
19	4	18	22	1099.35	1099.13
20	4	18	22	1093.49	1093.27
21	4	18	22	1083.26	1083.04
22	4	24	22	1079.61	1079.39

NOTES:  
1) \*DENOTES APPROXIMATE ACREAGE OF LOT LOCATED OUTSIDE OF THE EXISTING WET WEATHER CREEK BANKS OR PROPOSED CHANNELS AS DEFINED BY THE WILLAMSON COUNTY ENGINEERS OFFICE. APPROXIMATE CREEK BANK LOCATION BASED ON ENGINEERING ANALYSIS COMPLETED BY MATKIN HOOVER ENGINEERING STAFF. MEASUREMENTS DO NOT CONSTITUTE A LEGAL BOUNDARY.

MESA VISTA RANCH, PHASE ONE  
DOCUMENT NO. 2019023850  
OFFICIAL PUBLIC RECORDS



- DRIVEWAY CULVERT NOTES:
1. CONTRACTOR SHALL PLACE THE DRIVEWAY CULVERT WITHIN THE EXISTING BAR DITCH FLOWLINE AND PROVIDE A MINIMUM OF 1% SLOPE FOR POSITIVE DRAINAGE AND A MINIMUM LENGTH OF 22 FEET PER.
  2. EXACT DRIVEWAY LOCATIONS MAY AFFECT CULVERT INSTALLATION.
  3. LOTS NOT LISTED ON THE DRIVEWAY CULVERT TABLE WILL UTILIZE A "DIP TYPE" DRIVEWAY.
  4. DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER WILLAMSON COUNTY SUBDIVISION REGULATIONS B11.3 AND B11.4.

ENGINEER  
MATKIN HOOVER ENGINEERING  
3303 SHELL ROAD, SUITE 3  
GEORGETOWN, TEXAS 78628  
830-249-0600

OWNER/AGENT  
WARR-SWINBACK, LLC  
950 ECHO LN, SUITE 357  
HOUSTON, TEXAS, 77024  
281-330-9769  
KENNY@GAGEANDCADECONSTRUCTION.COM

**Quick Inc.**  
Land Surveying, Land Planning, Consulting.  
Firm: 10194104 512-915-4950  
1430 N. Robertson Road, Salado, Texas 76671

SUBMITTAL DATE: OCTOBER 12, 2020  
REVISION DATE: NOVEMBER 16, 2020  
JOB NO. 17-2051.1  
SHEET 2 OF 6  
SITE DETAIL

P.O.B.  
N: 10238692.07'  
E: 3041627.32'

KEVER, ANDREW & SONJA  
CALLED 68.09 ACRES  
DOCUMENT NO. 1999022868  
OFFICIAL PUBLIC RECORDS

KAMMERDIENER JOHN & ELLEN  
CALLED 199.675 ACRES  
DOCUMENT NO. 2002003487  
OFFICIAL PUBLIC RECORDS

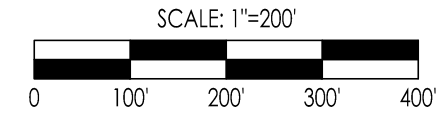
60' RIGHT-OF-WAY  
DEDICATION  
4.593 ACRES



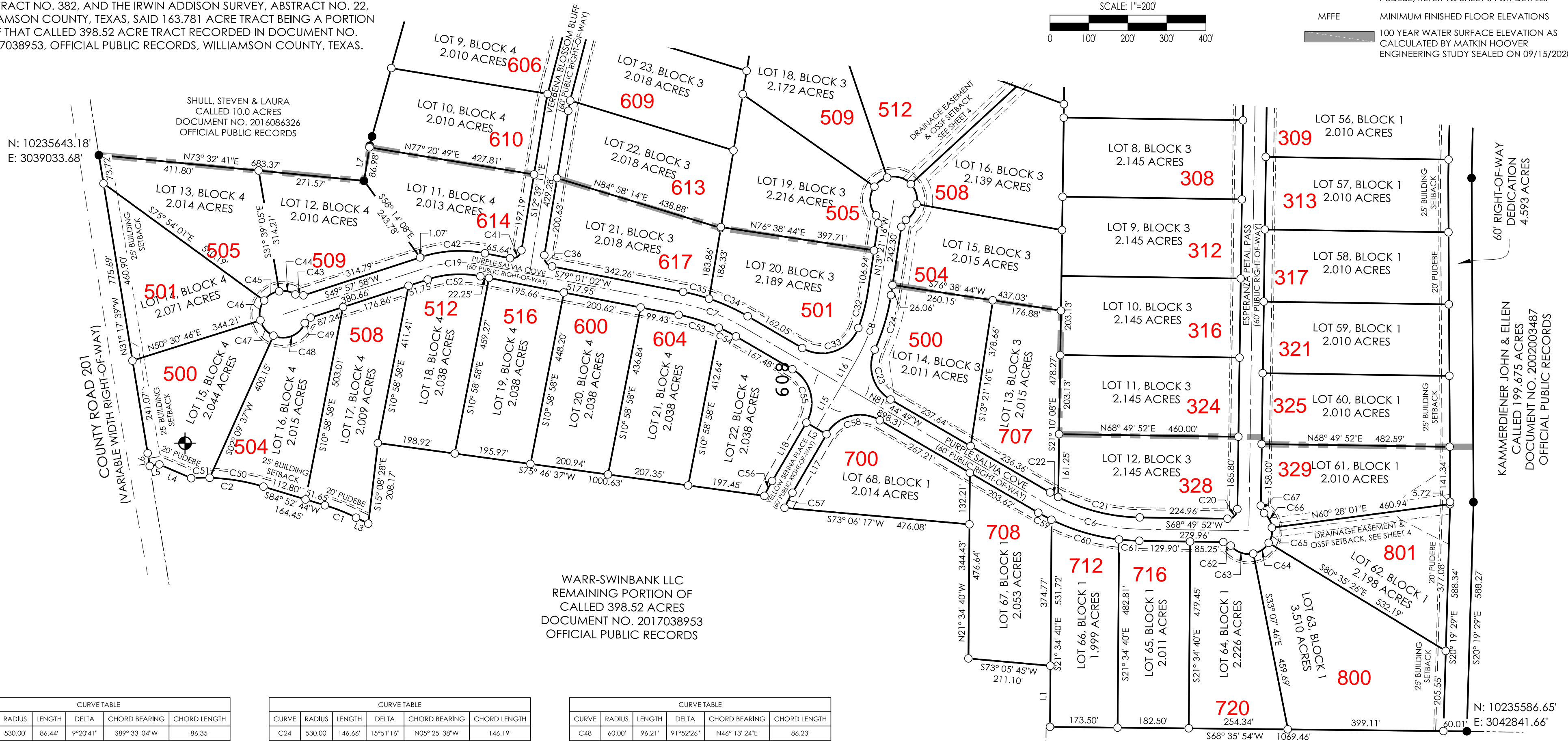
# FINAL PLAT PHASE TWO MESA VISTA RANCH

BEING A 163.781 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS, SAID 163.781 ACRE TRACT BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

TEMPORARY BENCHMARK 1001  
NORTHING: 10235040.37'  
EASTING: 3039515.64'  
ELEVATION: 1114.23'



- LEGEND  
P.O.B. POINT OF BEGINNING  
● 1/2" IRON ROD FOUND  
○ SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP  
--- SETBACKS, REFER TO SHEET 6 FOR DETAILS  
--- PUDEBE, REFER TO SHEET 6 FOR DETAILS  
MFFE MINIMUM FINISHED FLOOR ELEVATIONS  
100 YEAR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON 09/15/2020



WARR-SWINBANK LLC  
REMAINING PORTION OF  
CALLED 398.52 ACRES  
DOCUMENT NO. 2017038953  
OFFICIAL PUBLIC RECORDS

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	530.00'	86.44'	9°20'41"	S89°33'04"W
C2	530.00'	187.69'	20°17'25"	S74°44'01"W
C3	970.00'	19.14'	1°07'49"	S82°10'32"W
C4	1000.00'	393.54'	22°32'54"	S80°06'19"W
C5	1000.00'	170.50'	9°46'08"	S86°29'41"W
C6	500.00'	256.76'	29°25'19"	N83°32'32"E
C7	500.00'	167.87'	19°14'10"	N88°38'06"E
C8	500.00'	188.56'	21°36'27"	N02°33'03"W
C9	500.00'	45.49'	5°12'45"	S10°02'49"E
C10	100.00'	157.08'	90°00'00"	S23°49'52"W
C11	970.00'	209.38'	12°22'04"	S75°00'54"W
C12	970.00'	135.26'	7°59'22"	S85°11'37"W
C13	970.00'	37.09'	2°11'28"	N89°42'58"W
C14	1030.00'	175.62'	9°46'08"	S86°29'41"W
C15	970.00'	146.25'	8°38'19"	N87°03'36"E
C16	1030.00'	54.61'	3°02'17"	N89°51'37"E
C17	1030.00'	204.48'	11°22'28"	N82°39'15"E
C18	1030.00'	146.26'	8°08'09"	N72°53'56"E
C19	100.00'	157.08'	90°00'00"	S66°10'08"E
C19	300.00'	152.11'	29°03'04"	N64°29'30"E
C20	25.00'	39.27'	90°00'00"	S23°49'52"W
C21	470.00'	217.74'	26°32'40"	S82°06'12"W
C22	470.00'	23.61'	2°52'40"	N83°11'09"W
C23	100.00'	147.04'	84°14'49"	N39°37'24"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C24	530.00'	146.66'	15°51'16"	N05°25'38"W
C25	25.00'	21.68'	49°40'47"	N11°29'07"E
C26	60.00'	50.50'	48°13'11"	N12°12'56"E
C27	60.00'	55.32'	52°49'24"	N38°18'22"W
C28	60.00'	66.28'	63°17'41"	S83°38'06"W
C29	60.00'	40.78'	38°56'33"	S32°30'59"W
C30	60.00'	79.67'	76°04'46"	S24°59'40"E
C31	25.00'	21.68'	49°40'47"	S38°11'40"E
C32	470.00'	96.63'	11°46'48"	S07°27'52"E
C33	100.00'	174.23'	99°49'39"	S48°20'22"W
C34	530.00'	108.97'	11°46'48"	N87°38'13"W
C35	530.00'	68.97'	7°27'22"	S82°44'43"W
C36	25.00'	38.54'	88°19'47"	N56°49'05"W
C37	470.00'	26.79'	3°15'57"	N11°01'13"W
C38	470.00'	15.97'	1°56'48"	N08°24'50"W
C39	530.00'	13.88'	1°30'03"	S08°11'28"E
C40	530.00'	34.33'	3°42'42"	S10°47'50"E
C41	25.00'	40.00'	91°40'13"	S33°10'55"W
C42	330.00'	167.32'	29°03'04"	S64°29'30"W
C43	25.00'	21.68'	49°40'47"	S74°48'21"W
C44	60.00'	43.25'	41°17'50"	S78°59'50"W
C45	60.00'	46.34'	44°14'56"	S36°13'27"W
C46	60.00'	53.45'	51°02'37"	S11°25'20"E
C47	60.00'	53.30'	50°53'45"	S62°23'31"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C48	60.00'	96.21'	91°52'26"	N46°13'24"E
C49	25.00'	21.68'	49°40'47"	N25°07'34"E
C50	530.00'	140.38'	15°10'32"	S77°17'28"W
C51	530.00'	47.31'	5°06'53"	S67°08'45"W
C52	270.00'	136.90'	29°03'04"	N64°29'30"E
C53	470.00'	108.56'	13°14'02"	N85°38'03"E
C54	470.00'	49.24'	6°00'08"	S84°44'53"E
C55	100.00'	157.08'	90°00'00"	S36°44'49"E
C56	530.00'	43.32'	4°40'58"	S05°54'42"W
C57	470.00'	43.64'	5°19'13"	N05°35'35"E
C58	100.00'	157.08'	90°00'00"	N53°15'11"E
C59	530.00'	38.16'	4°07'33"	S83°48'35"E
C60	530.00'	181.29'	19°35'54"	N84°19'42"E
C61	530.00'	52.71'	5°41'53"	N71°40'48"E
C62	25.00'	21.68'	49°40'47"	S86°19'44"E
C63	60.00'	64.55'	61°38'25"	N87°41'27"E
C64	60.00'	49.70'	47°27'40"	N33°08'24"E
C65	60.00'	40.78'	38°56'33"	N10°03'43"W
C66	60.00'	43.27'	41°18'56"	N50°11'27"W
C67	25.00'	21.68'	49°40'47"	N46°00'32"W
C68	120.00'	90.00'	42°58'13"	N00°18'58"E
C69	85.00'	87.10'	58°42'50"	N07°33'20"W
C70	85.00'	40.39'	27°13'36"	N50°31'33"W
C71	120.00'	90.00'	42°58'13"	N42°39'15"W

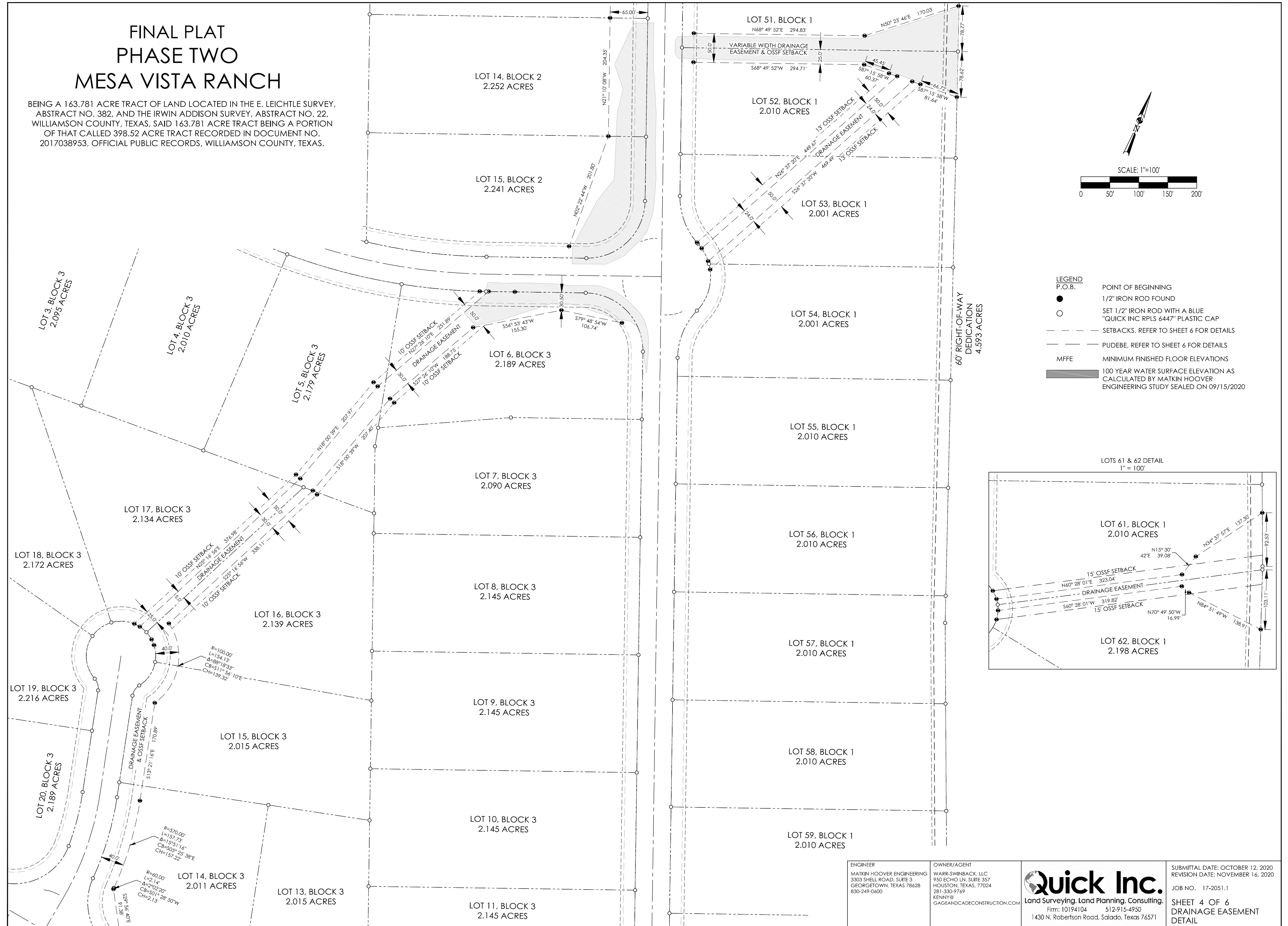
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°34'40"W	156.94'
L2	N81°44'49"W	60.00'
L3	N85°46'35"W	34.65'
L4	N88°46'15"W	88.91'
L5	S58°44'30"W	25.00'
L6	N31°15'30"W	33.13'
L7	N12°39'28"W	91.66'
L8	N08°00'28"W	24.34'
L9	S07°26'26"E	199.66'
L10	N08°23'23"W	60.00'
L11	N21°10'08"W	98.08'
L12	N68°49'52"E	60.00'
L13	S21°10'08"E	37.57'
L14	N68°16'33"E	60.00'
L15	N08°15'11"E	130.00'
L16	N08°15'11"E	66.85'
L17	N08°15'11"E	173.42'
L18	S08°15'11"W	173.42'

MYERS, JOSEPH L & KETHERYN MYERS DAVIS  
REMAINING PORTION OF CALLED 125 ACRES  
VOLUME 451, PAGE 501  
DEED RECORDS

ENGINEER MATKIN HOOVER ENGINEERING 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 830-249-0600	OWNER/AGENT WARR-SWINBANK, LLC 950 ECHO LN, SUITE 357 HOUSTON, TEXAS, 77024 281-330-9769 KENNY@GAGEANDCADECONSTRUCTION.COM	<b>Quick Inc.</b> Land Surveying, Land Planning, Consulting. Firm: 10194104 512-915-4950 1430 N. Robertson Road, Salado, Texas 76871	SUBMITTAL DATE: OCTOBER 12, 2020 REVISION DATE: NOVEMBER 16, 2020  JOB NO. 17-2051.1 SHEET 3 OF 6 SITE DETAIL
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# FINAL PLAT PHASE TWO MESA VISTA RANCH

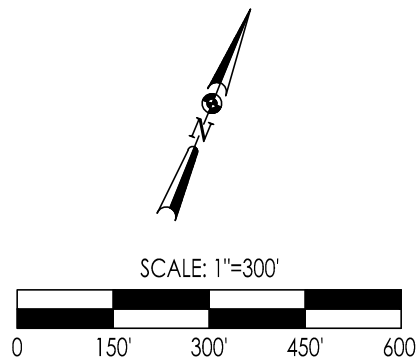
BEING A 163.781 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS, SAID 163.781 ACRE TRACT BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



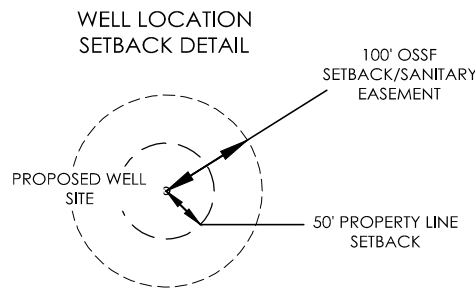


FINAL PLAT  
PHASE TWO  
MESA VISTA RANCH

BEING A 163.781 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS, SAID 163.781 ACRE TRACT BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



- LEGEND**
- P.O.B. POINT OF BEGINNING
  - 1/2" IRON ROD FOUND
  - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
  - SETBACKS, REFER TO SHEET 6 FOR DETAILS
  - PUDEBE, REFER TO SHEET 6 FOR DETAILS
  - MFFE MINIMUM FINISHED FLOOR ELEVATIONS
  - 100 YEAR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON 09/15/2020



NOTE: THE LOCATIONS SHOWN HEREON ARE FOR CONCEPTUAL PURPOSES ONLY. ALL WELL LOCATIONS MUST BE APPROVED BY THE PROPER AUTHORITY PRIOR TO BEING CONSTRUCTED.



ENGINEER  
MATKIN HOOVER ENGINEERING  
3303 SHELL ROAD, SUITE 3  
GEORGETOWN, TEXAS 78628  
830-249-0600

OWNER/AGENT  
WARR-SWINBACK, LLC  
950 ECHO LN, SUITE 357  
HOUSTON, TEXAS, 77024  
281-330-9769  
KENNY@  
GAGEANDCADECONSTRUCTION.COM

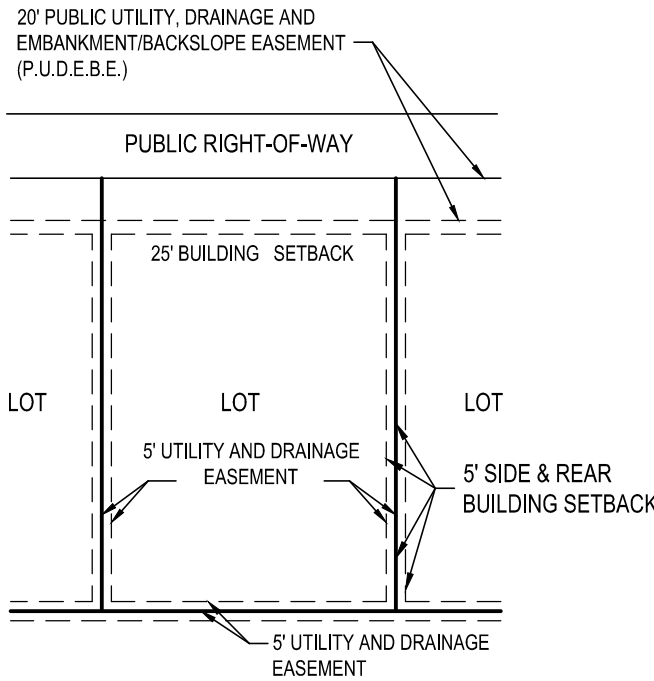
**Quick Inc.**  
Land Surveying, Land Planning, Consulting.  
Firm: 10194104 512-915-4950  
1430 N. Robertson Road, Salado, Texas 76571

SUBMITTAL DATE: OCTOBER 12, 2020  
REVISION DATE: NOVEMBER 16, 2020  
JOB NO. 17-2051.1  
SHEET 5 OF 6  
WELL DETAIL



NOTES:

1. ACREAGE OF SUBDIVISION = 163.781 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 2.34 AC/LOT.
2. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
3. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
4. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED VIA INDIVIDUAL PRIVATE, ON-SITE WELLS ON EACH LOT.
5. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
6. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES ALONG VERBENA BLOSSOM BLUFF IN PHASE 1.
8. A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
9. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
10. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
11. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "QUICK, INC. RPLS #6447" PLASTIC CAP.
12. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
13. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
14. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
15. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
16. ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT PRIOR TO CONSTRUCTION. THE SUBDIVISION DEVELOPER WILL BE HELD RESPONSIBLE TO NOTIFY BUILDERS AND LOT OWNERS OF THIS REQUIREMENT.
17. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED ON ALL ROADS.
18. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
19. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
20. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY, THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
21. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
22. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 201.
23. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY MATKINHOOVER ENGINEERING AND SURVEYING, PROJECT NO. 2899.02 DATED SEPTEMBER 15, 2020.
24. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3.
25. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDARIES IN THIS AREA.
26. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT.
27. ALL OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.



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

# FINAL PLAT PHASE TWO MESA VISTA RANCH

BEING A 163.781 ACRE TRACT OF LAND, LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382 AND THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS; SAID 163.781 ACRE TRACT BEING A PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

## NEW RESIDENTIAL LOTS: 70

I GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GARRETT D. KELLER  
REGISTERED PROFESSIONAL ENGINEER  
NO. 111511 STATE OF TEXAS

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

I, TRAVIS QUICKSALL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TRAVIS QUICKSALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6447 STATE OF TEXAS

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M.  
WILLIAMSON COUNTY ENGINEER

DATE

STREET SUMMARY TABLE						
NAME	LENGTH	ROW WIDTH	CLASSIFICATION	DESIGN SPEED	PAVEMENT WIDTH	MAINTENANCE AUTHORITY
ESPERANZA PETAL PASS	2873 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC
LANTANA BUD TRAIL	1378 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC
VERBENA BLOSSOM BLUFF	1136 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC
PURPLE SALVIA COVE	2654 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC
YELLOW SENNA PLACE	628 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC

(1) DIMENSIONS FROM BACK OF CURB TO BACK OF CURB

### OWNER/DEVELOPER:

WARR-SWINBANK, LLC  
C/O KENNY WARR  
950 ECHO LN, STE 357  
HOUSTON, TX 77024  
OFF: (281) 330-9769  
KENNY@GAGEANDCADECONSTRUCTION.COM

### SURVEYOR:

QUICK INC.  
C/O TRAVIS QUICKSALL, R.P.L.S  
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### AGENT/PREPARER:

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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: OCTOBER 2020  
JOB NO. - 2899.01

SHEET 6 OF 6

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

I, KENNY WARR, CO-OWNER AND AGENT FOR WARR-SWINBANK, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017038953 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS MESA VISTA RANCH PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WARR-SWINBANK, LLC  
C/O KENNY WARR  
950 ECHO LN, STE 357  
HOUSTON, TX 77024

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KENNY WARR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, BILL GRAVELL, JR, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

BILL GRAVELL, JR, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK, \_\_M., AND DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK, \_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY