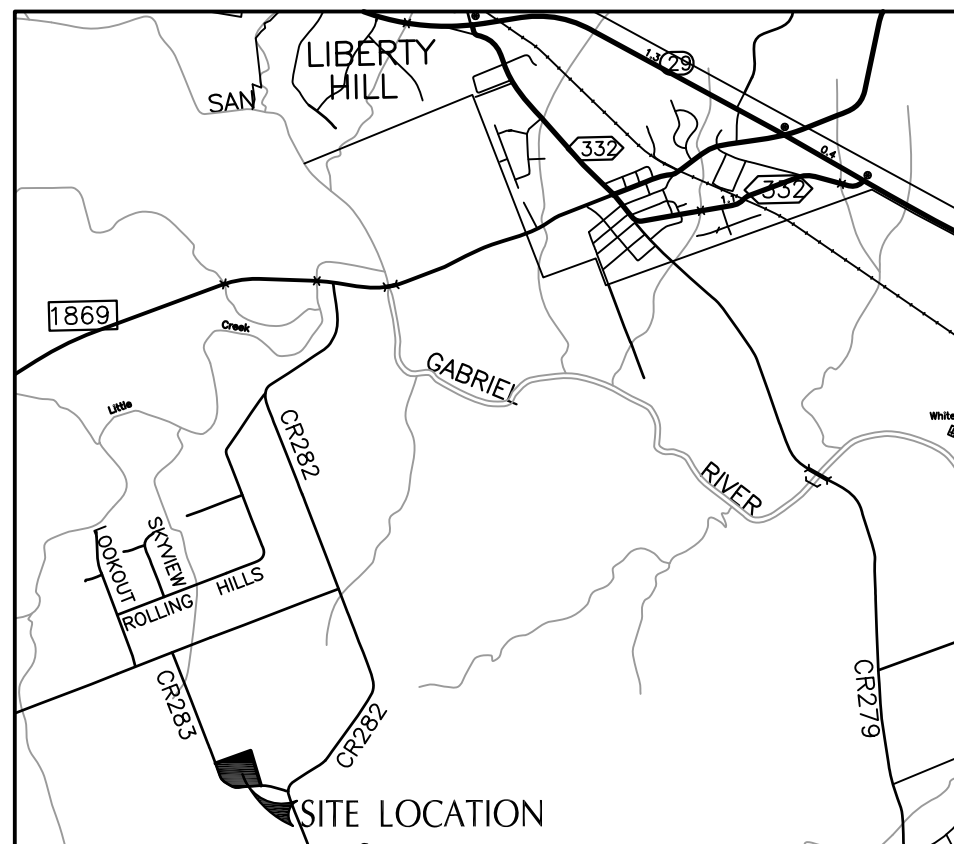
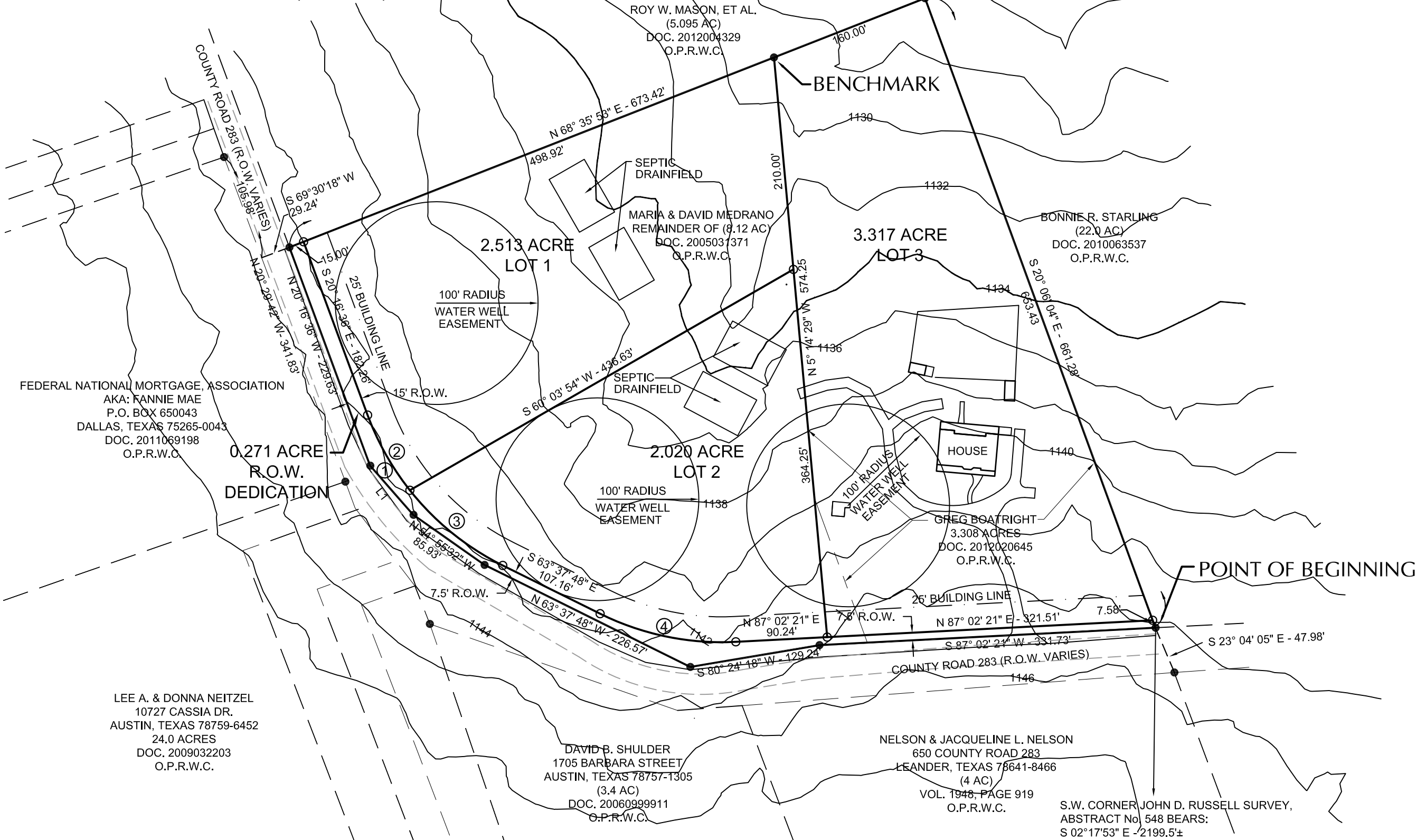


PRELIMINARY PLAT OF MEDRANO RANCH



VICINITY MAP (1"=4000')



-CURVE DATA-

①	②	③	④
I=43°21'12"	I=18°07'46"	I=25°13'26"	I=29°19'51"
R=270.00'	R=270.00'	R=270.00'	R=270.00'
T=107.32'	T=43.08'	T=60.41'	T=70.66'
A=204.30'	A=85.43'	A=118.86'	A=138.22'
C=199.46'	C=85.08'	C=117.91'	C=128.76'
CB=S41°57'12"E	CB=N29°09'29"W	CB=N51°01'05"W	CB=S78°17'43"E

-LINE DATA-

L1 - N 41°17'55" W - 64.59'

LEGEND

●	1/2" IRON ROD FOUND (UNLESS STATED)
○	1/2" IRON ROD W/ HAYNIE CONSULTING CAP SET
□	1/2" IRON ROD W/ HAYNIE CONSULTING CAP SET IN CONCRETE (PERMANENT MONUMENT)
()	RECORD INFORMATION
P.R.W.C.	PLAT RECORDS WILLIAMSON COUNTY
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

NOTES:

- Total Acres: 8.121 Acres
- Number of Lots: 3 Lots
- Number of Blocks: 1
- Area of Smallest Lot: 2.02 Acres
- No lot in this subdivision shall be occupied until connected to the water system and an approved wastewater system.
- Water and wastewater systems serving this subdivision shall be designed and installed in accordance with state health department plans and specifications.
- Driveways are to be located no closer to the corner of intersecting rights-of-way that 60 percent of parcel frontage or 100 feet, whichever is less.
- This site is located within the Edwards Aquifer Contributing Zone. Development of this site will comply with all applicable TCEQ Edwards Aquifer Rules.
- 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. The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the County, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvement.
- In approving this Plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas said Commissioner's Court assumes no obligation to build any of the streets, roads or other public thoroughfares shown on this Plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.
- The County assumes no responsibility for the accuracy of representations by other parties in this Plat. Flood Plain data in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this Plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- All public roadways and easements as shown on the Plat are free of liens. Required release of liens shall be provided to the commissioner's court.
- No lot in this subdivision is encroached by any special flood hazard areas inundated by 100 year flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0506E, effective date of 09-26-2008 for Williamson County, Texas.
- No structure or land on this Plat shall hereafter be located or altered without first submitting a certificate of compliance to the Williamson County Flood Plain Administrator.

OWNERS/APPLICANTS:
MARIA L. & DAVID F. MEDRANO
P.O. BOX 1867
LEANDER, TEXAS 78646-1867

GREG BOATRIGHT
P.O. BOX 407
LIBERTY HILL, TEXAS 78642-0407

BENCHMARK:
CAPPED 1/2 INCH IRON ROD
INSCRIBED "HAYNIE CONSULTING, INC."
ELEVATION: 1127.75 (NAVD 88)

DATE: MAY 8, 2012

PRELIMINARY PLAT OF MEDRANO RANCH

A 8.12 ACRE SUBDIVISION SITUATED IN THE
J.D. RUSSELL SURVEY, ABSTRACT No. 548
WILLIAMSON COUNTY, TEXAS



HAYNIE CONSULTING, INC.
FIRM #F-2411

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

SHEET No.

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OF
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