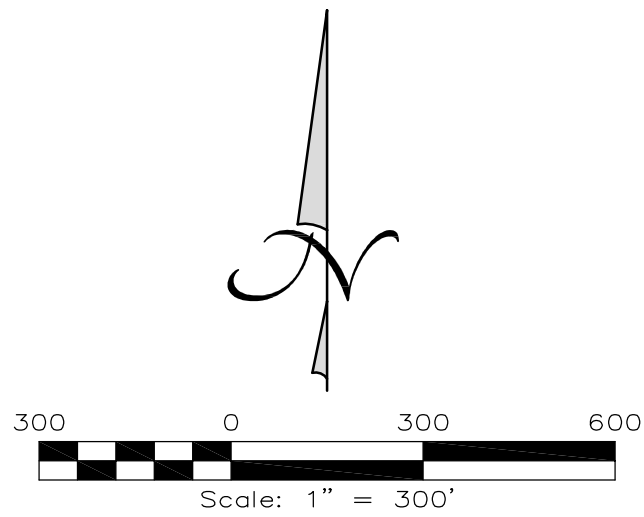


# PRELIMINARY PLAT OF ROCK TOP RANCH & ROCKY TOP ESTATES

COUNTY OF WILLIAMSON, TEXAS

**LEGAL DESCRIPTION:**

ROCKY TOP RANCH  
55.75 acres of land situated in Williamson County, Texas, out of the Lewis P. Dyches Survey, Abstract No. 171, in Williamson County, Texas, being a portion of a called 123.03 acres, conveyed to JTM-GT, LP, in a Special Warranty Deed, dated September 30, 2014, as recorded under Document no. 2014078782, of the Official Public Records of Williamson County, Texas.



BEARINGS CITED HEREON BASED ON  
STATE PLANE COORDINATES, GRID NORTH,  
CENTRAL ZONE, TEXAS NAD 83 (93).

**OWNER/SUBDIVIDER:**

JTM-GT, L.P.  
(A Texas Limited Partnership)

By:  
John R. McLaughlin and Terry E. McLaughlin  
(co-owners)  
725 Camp Springs Lane  
Georgetown, Texas 78633

**SURVEYOR:**

TEXAS LAND SURVEYING, INC.  
3613 WILLIAMS DRIVE, SUITE 903  
GEORGETOWN, TEXAS 78628  
(512) 930-1600

**ENGINEERS:**

STUDIO | 16:19, LLC  
1717 N. IH-35, SUITE 308  
ROUND ROCK, TEXAS 78664  
PH: (512) 534-8680

MIGL ENGINEERING CONSULTANTS  
TAMMI MIGL, P.E.  
9600 ESCARPMENT BLVD., SUITE 745-174  
AUSTIN, TEXAS 78749  
PH: (512) 750-0440

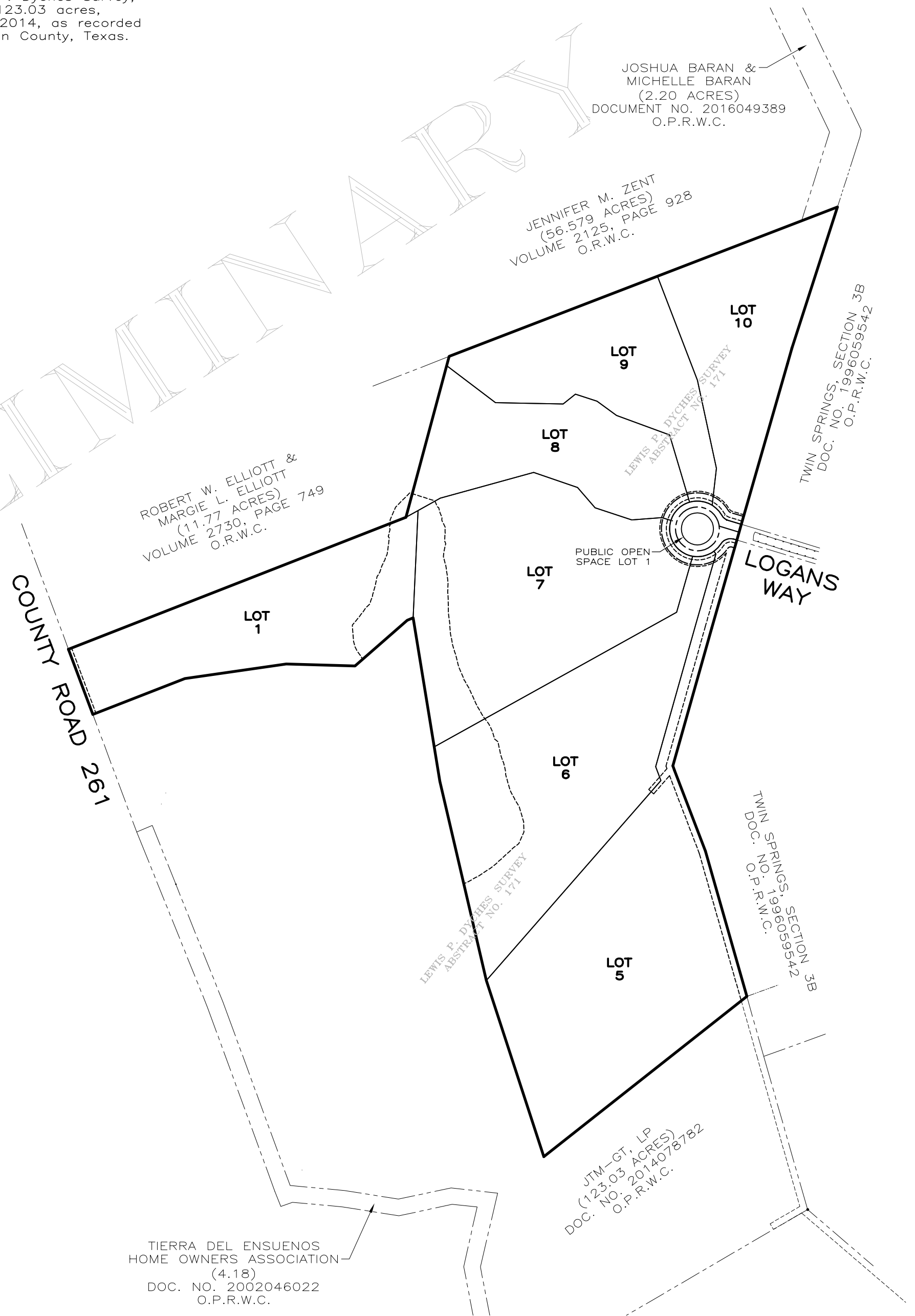
TOTAL ACREAGE: 55.75  
TOTAL NO. BLOCKS: 1 (57.94 ACRES)  
TOTAL RESIDENTIAL LOTS: 7 (VARIES)  
PUBLIC OPEN SPACE (R.O.W. DEDICATION): 1 (0.58 ACRES)

**LINEAR FOOTAGE OF ROADWAYS:**

LOGANS WAY:	124.82	L.F.
<b>TOTAL:</b>	<b>124.82</b>	<b>L.F.</b>



**LOCATION MAP**  
NOT TO SCALE



TIERRA DEL ENSUEÑOS  
HOME OWNERS ASSOCIATION  
(4.18)  
DOC. NO. 2002046022  
O.P.R.W.C.

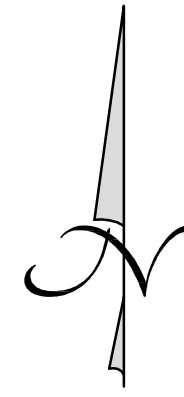
JTM-GT, L.P.  
(123.03 ACRES)  
DOC. NO. 2014078782  
O.P.R.W.C.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS, INC."
✱	COTTON SPINDLE FOUND
○	MISC. MONUMENT (EXPLAIN)
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

<p><i>Texas Land Surveying, Inc.</i> 3613 Williams Drive, Suite 903 — Georgetown, Texas 78628 (512) 930-1600/(512) 930-9389 fax www.texas-ls.com TBPLS FIRM NO.10056200</p>	<b>SHEET</b>
	1 OF 6

PRELIMINARY PLAT OF  
**ROCK TOP RANCH &  
 ROCKY TOP ESTATES**  
 COUNTY OF WILLIAMSON, TEXAS

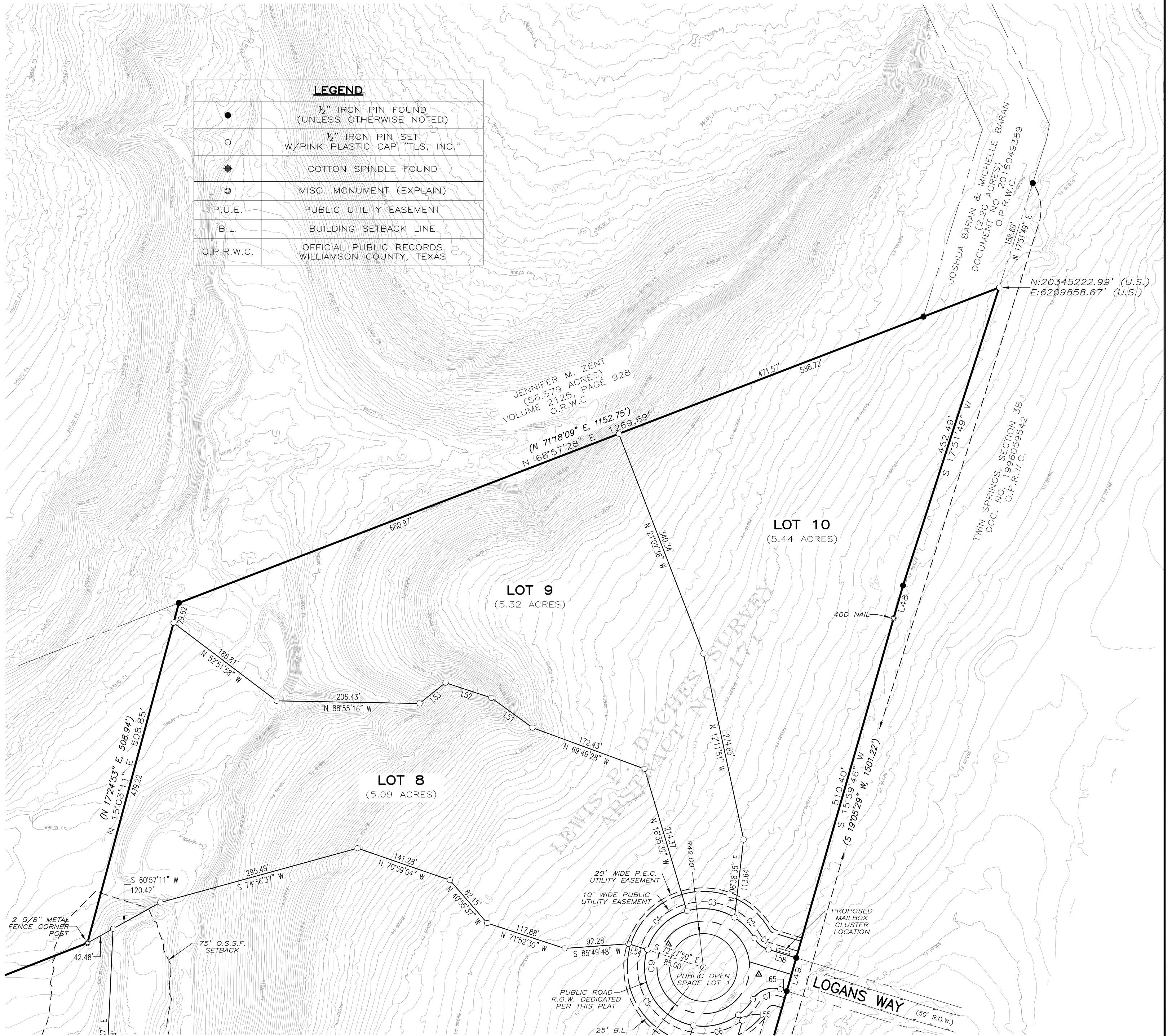
PRELIMINARY



Scale: 1" = 100'

Bearing Base:  
 Texas State Plane Coordinate System  
 (Central Zone) NAD83

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS, INC."
⊙	COTTON SPINDLE FOUND
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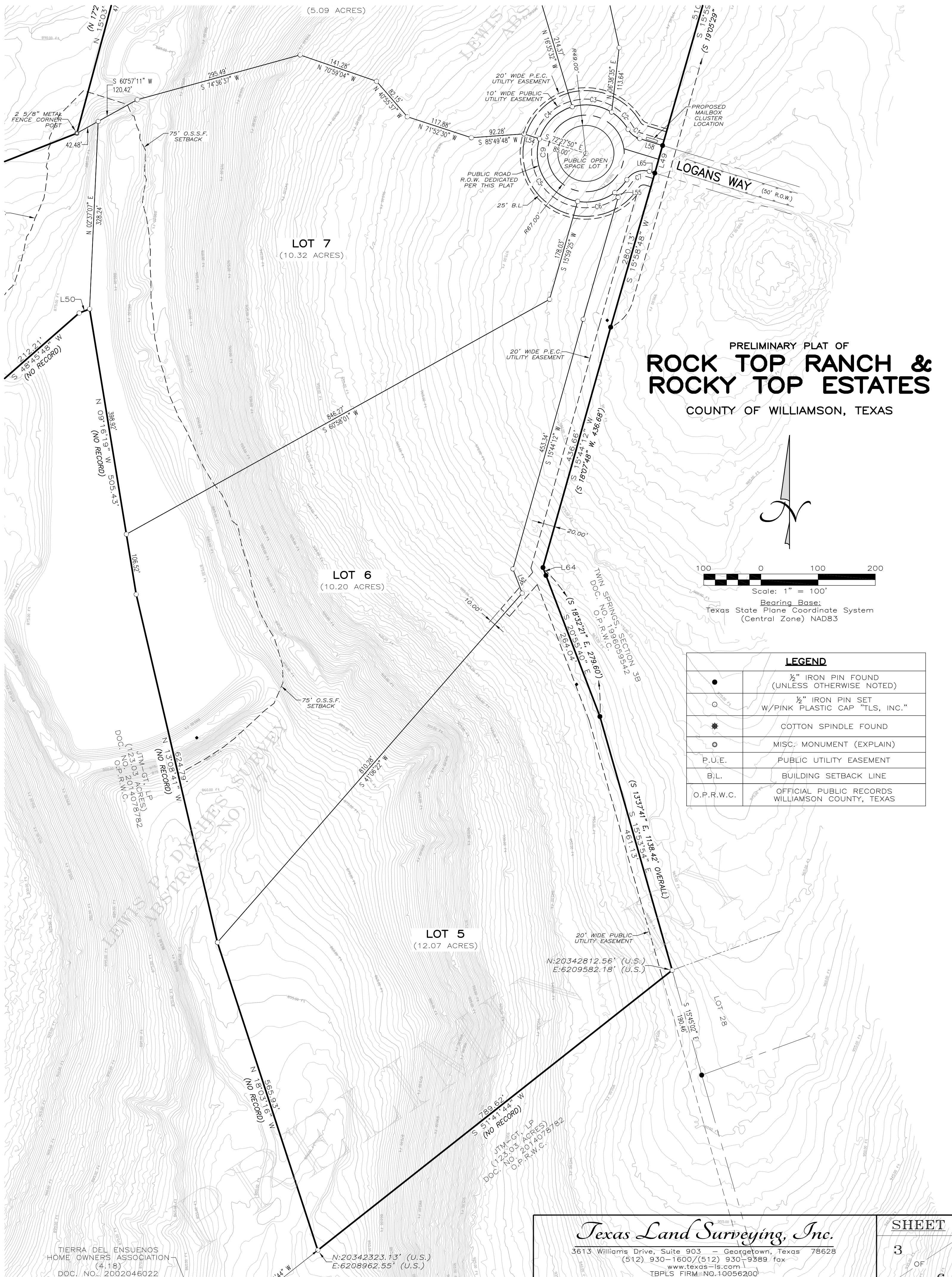
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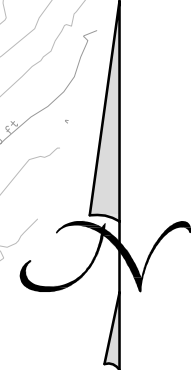
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6





PRELIMINARY PLAT OF  
**ROCK TOP RANCH &  
 ROCKY TOP ESTATES**  
 COUNTY OF WILLIAMSON, TEXAS



Scale: 1" = 100'  
 Bearing Base:  
 Texas State Plane Coordinate System  
 (Central Zone) NAD83

LEGEND	
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○	1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS, INC."
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O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

TIERRA DEL ENSUENOS HOME OWNERS ASSOCIATION (4.18) DOC. NO. 2002046022

789.62' S 51°41'44" W (NO RECORD) JTM-GT, LP (123.03 ACRES) DOC. NO. 204078782 O.P.R.W.C.

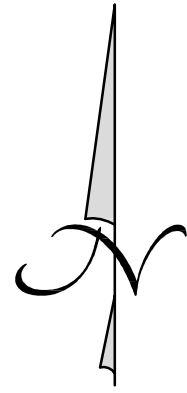
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 TBPLS FIRM NO. 10056200

**SHEET**  
**3**  
 OF  
**6**



# PRELIMINARY PLAT OF ROCK TOP RANCH & ROCK TOP ESTATES

COUNTY OF WILLIAMSON, TEXAS



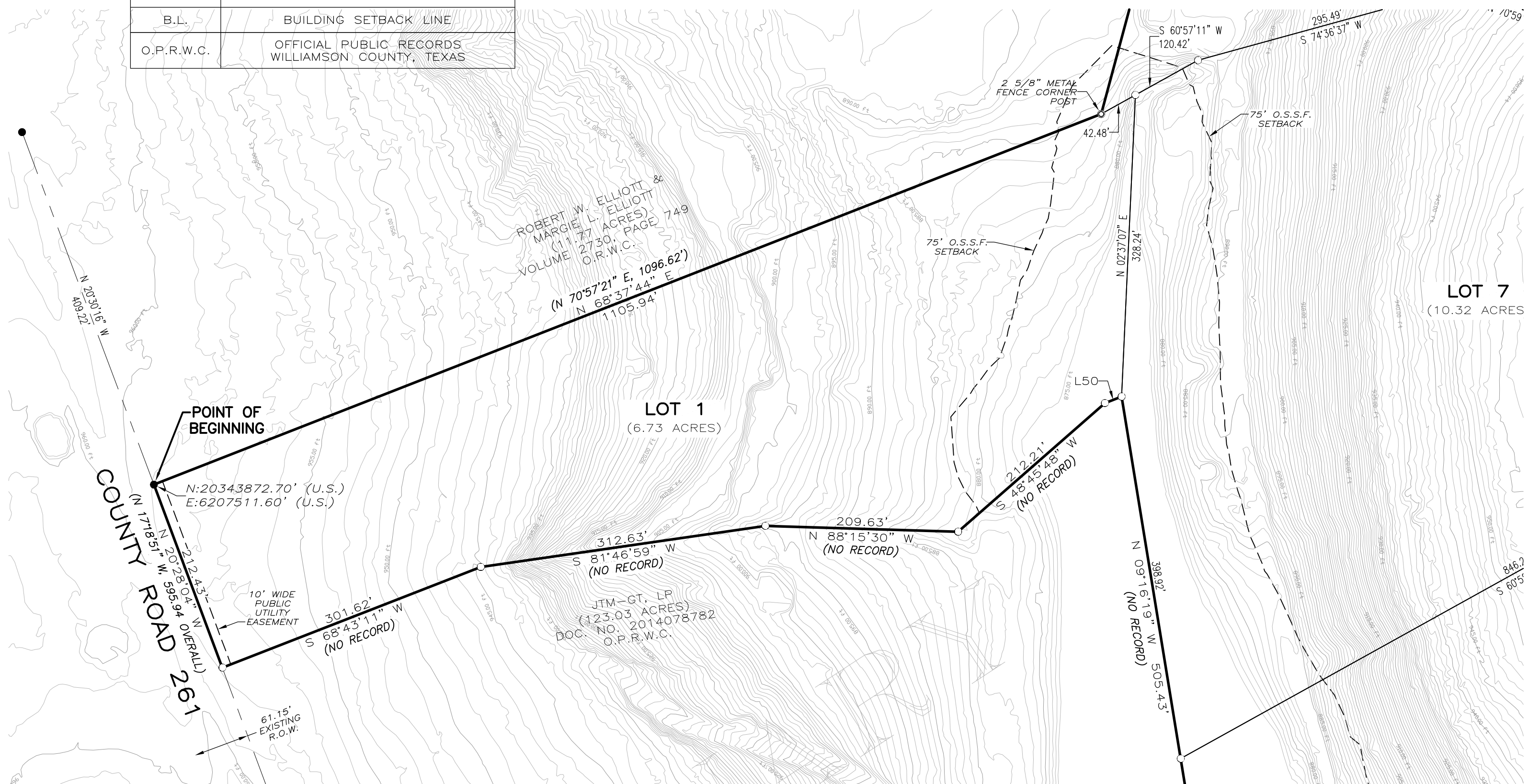
Scale: 1" = 100'  
Bearing Base:  
Texas State Plane Coordinate System  
(Central Zone) NAD83

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L48	S 16°10'05" W	49.44'
L49	S 15°47'47" W	49.99'
L50	S 68°38'57" W	19.50'
L51	N 54°04'58" W	73.53'
L52	N 71°44'37" W	69.74'
L53	S 51°17'45" W	48.00'
L54	N 72°27'50" W	28.48'
L55	S 36°15'40" E	10.22'
L56	S 20°55'25" E	45.37'
L58	N 73°11'16" W	41.79'
L64	S 20°51'08" E	14.79'
L65	N 73°11'16" W	9.87'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L48	S 19°05'29" W	1501.22' OVERALL
L49	S 19°05'29" W	1501.22' OVERALL
L50	NO RECORD	-
L51	NO RECORD	-
L52	NO RECORD	-
L53	NO RECORD	-
L54	NO RECORD	-
L55	NO RECORD	-
L56	NO RECORD	-
L58	NO RECORD	-
L59	N 38°07'09" E	151.63'
L60	N 71°26'56" E	163.60'
L61	S 11°44'46" W	21.12'
L62	S 19°48'25" W	67.23'
L64	S 18°32'21" E	279.60' OVERALL
L65	NO RECORD	-

(NO RECORD) CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	43°29'29"	35.00'	26.57'	25.93'	N 51°26'32" W
C2	28°19'55"	85.00'	42.03'	41.60'	N 43°51'45" W
C3	48°12'12"	85.00'	71.51'	69.42'	N 82°07'48" W
C4	56°13'56"	85.00'	83.42'	80.11'	S 45°39'08" W
C5	97°44'38"	85.00'	145.01'	128.05'	S 31°20'10" E
C6	46°03'12"	85.00'	68.32'	66.50'	N 76°45'55" E
C7	74°04'26"	35.00'	45.25'	42.16'	S 69°46'31" W
C9	297°33'55"	85.00'	441.45'	88.11'	S 01°31'15" W

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/PINK PLASTIC CAP "TLS, INC."
✱	COTTON SPINDLE FOUND
○	MISC. MONUMENT (EXPLAIN)
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



PRELIMINARY

PRELIMINARY PLAT OF  
**ROCK TOP RANCH &  
 ROCKY TOP ESTATES**  
 COUNTY OF WILLIAMSON, TEXAS

**PERIMETER FIELD NOTES**

Being 55.75 acres of land situated in Williamson County, Texas, out of the Lewis P. Dyches Survey, Abstract No. 171, in Williamson County, Texas, being a portion of a called 123.03 acres, conveyed to JTM-GT, LP, in a Special Warranty Deed, dated September 30, 2014, as recorded under Document no. 2014078782, of the Official Public Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a ½" iron rod found in the east line of County Road 261, for the southwest corner of a called 11.77 acres, conveyed to Robert W. Elliott and Margie L. Elliott, in a Warranty Deed With Vendor's Lien, dated May 25, 1995, as recorded in Volume 2730, Page 749, of the Official Records of Williamson County, Texas, the northwest corner of said JTM-GT, LP tract, and this parcel, from which a ½" iron rod, found in the east line of County Road 261, for the northwest corner of said Elliott tract, bears N 20°30'16"W, 409.22 feet.

THENCE: N 68°37'44"E, 1105.94 feet along the south line of said Elliott tract, the north line of said JTM-GT, LP tract, and this parcel, to a 2-5/8" metal fence post found, for the southeast corner of said Elliott tract, an angle point in the north line of said JTM-GT, LP tract, and this parcel.

THENCE: N 15°03'11"E, 508.85 feet along the east line of said Elliott tract, the north line of said JTM-GT, LP tract, and this parcel, to a ½" iron rod found in the south line of a called 56.579 acres, conveyed to Jennifer M. Zent, in a Special Warranty Deed With Third Party Vendor's Lien, dated April 6, 1992, as recorded in Volume 2125, Page 928, of said Official Records, for the northeast corner of said Elliott tract, an angle point in the north line of said JTM-GT, LP tract, and this parcel.

THENCE: N 68°57'28"E, at 1,152.54 feet passing a ½" iron rod found, for the southeast corner of said Zent tract, the southwest corner of a called 2.20 acres, conveyed to Joshua Baran and Michelle Baran, in a General Warranty Deed, dated June 6, 2016, as recorded under Document No. 2016049389 of said Official Public Records, continuing in all 1,269.69 feet along the south line of said Zent tract, the south line of said Baran tract, the north line of said JTM-GT, LP tract, and this parcel, to a ½" iron rod, w/ cap stamped "TLS, Inc.", set in the west line of Twin Springs, Section 3B, a subdivision in Williamson County, Texas, as recorded under Document No. 1996059542 of said Official Public Records, for the southeast corner of said Baran tract, the northeast corner of said JTM-GT, LP tract, and this parcel, from which a ½" iron rod found for an angle point in the east line of said Baran tract, and the west line of said Twin Springs, Section 3B, bears N 17°51'49"E, 158.69 feet.

THENCE: along the west line of said Twin Springs, Section 3B, the east line of said JTM-GT, LP tract, and this parcel, the following 9 calls:

- 1) S 17°51'49"W, 452.49 feet, to a ½" iron rod found, for an angle point.
- 2) S 16°10'05"W, 49.44 feet, to a 40D nail found, for an angle point.
- 3) S 15°59'46"W, 510.40 feet, to a ½" iron rod found in the north line of Logans Way, for an angle point.
- 4) S 15°47'47"W, 49.99 feet, to a ½" iron rod found in the south line of Logans Way, for an angle point.
- 5) S 15°58'48"W, 280.13 feet, to a ½" iron rod found, for an angle point.
- 6) S 15°44'12"W, 436.66 feet, to a ½" iron rod found, for an angle point.
- 7) S 20°51'08"E, 14.79 feet, to a ½" iron rod found, for an angle point.
- 8) S 20°55'40"E, 264.04 feet, to a ½" iron rod found, for an angle point.
- 9) S 15°53'54"E, 461.13 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for the southeast corner of this parcel, from which a ½" iron rod, found in the west line of said Twin Springs, Section 3B, and the east line of said JTM-GT, LP tract, for the southwest corner of Lot 28 of said Twin Springs, Section 3B, bears S 15°45'02"E, 190.46 feet.

THENCE: into, over and across said JTM-GT, LP tract the following 9 calls:

- 1) S 51°41'44"W, 789.62 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for the southwest corner of this parcel, from which a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the east line of a called 4.18 acres, conveyed to Tierra Del Ensuenos Home Owners Association, in a Deed Without Warranty, dated June 11, 2002, as recorded under Document No. 2002046022, of said Official Public Records, and an angle point in the west line of said JTM-GT, LP tract, bears S 51°41'44"W, 179.65 feet.
- 2) N 18°03'16"W, 565.93 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 3) N 13°08'41"W, 624.79 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 4) N 09°16'19"W, 505.43 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 5) S 68°38'57"W, 19.50 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 6) S 48°45'48"W, 212.21 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 7) N 88°15'30"W, 209.63 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 8) S 81°46'59"W, 312.63 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for an angle point in the west line of this parcel.
- 9) S 68°43'11"W, 301.62 feet, to a ½" iron rod w/ cap stamped "TLS, Inc.", set in the east line of County Road 261, for an angle point in the west line of this parcel.

THENCE: N 20°28'04"W, 212.43 feet along the east line of County Road 261 to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone (NAD83).

**GENERAL NOTES:**

1. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of ¼" per foot for a distance of at least 10 feet. In addition, house finished floors should be set a minimum of 1 foot above the surrounding ground.
2. Each lot will be served by an on-site wastewater system. On-site sewage facilities must be designed by a Registered Professional Engineer or Registered Sanitarian. Water will be provided by Chisholm Trail S.U.D. Electricity will be provided by Pedernales Electric Cooperative.
3. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission of Environmental Quality prior to construction.
4. All dwellings placed on subdivision lots must be connected to septic tanks or disposal facilities meeting the specifications and conditions of the State Department of Health and the private sewage facility regulations applicable to Williamson County as of the date of application.
5. There are no areas within the boundaries of this subdivision in the 100 year flood plain as defined by FIRM no. 48491C0275E, effective date of September 26, 2008.
6. All structures / obstructions are prohibited in drainage flowage easements and maintenance of drainage flowage easements shall be the responsibility of the property owner.
7. Prior to any channel alteration or bridge construction, which will change existing flood patterns or elevations, a letter of Map Amendment must be submitted to the City of Georgetown Floodplain Administrator for approval, and approval by the Federal Emergency Management Agency.
8. Any heritage tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Georgetown and approved removal does not require modification of the plat.
9. 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 environment, including (but not limited to) the Endangered Species Act, state aquifer regulations, and municipal watershed ordinances.
10. The face of rural mailboxes shall be set three (3) feet from the edge of the pavement or behind the face of curb. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
11. All residential lots are one (1) acre or greater in size.
12. On-site sewage facility disposal systems shall be set back from drainage ways, drainage easements, and water courses a distance of 25, 50, or 75 feet as determined by the type of sewage facility installed and as required by Williamson County and Cities Health District (WCCHD).

*Texas Land Surveying, Inc.*

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 TBPLS FIRM NO.10056200

**SHEET**

5

OF

6

PRELIMINARY PLAT OF  
**ROCK TOP RANCH &  
 ROCKY TOP ESTATES**

COUNTY OF WILLIAMSON, TEXAS

**OWNER'S CERTIFICATION:**

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

That JTM-GT, LP, acting herein by and through John R. McLaughlin, President, being the owner of that certain tract of land situated in Williamson County, Texas, out of the Lewis P. Dyches Survey, Abstract No. 171, and being a 55.75 acre portion of the 123.03 acres described in a Special Warranty Deed recorded under Document No. 2014078782 of the Official Public Records of Williamson County, Texas, 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 **ROCKY TOP RANCH & ROCKY TOP ESTATES**.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 JTM-GT, LP  
 John R. McLaughlin, PRESIDENT  
 725 Camp Springs Lane  
 Georgetown, TX 78633

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

Before me, the undersigned authority, on this day, personally appeared John R. McLaughlin, of JTM-GT, LP, known by me to be the representative of the person or Corporation whose name is subscribed to the foregoing instrument and acknowledged to me that the Corporation executed the foregoing instrument as the owner of the property described hereon.

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: \_\_\_\_\_.

**HEALTH DISTRICT APPROVAL**

Based upon the above representations of the Engineer of Surveyor whose seal is affixed hereto, and after a 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 and Cities Health District (WCCHD) and Williamson County disclaim and 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.

\_\_\_\_\_  
 Deborah L. Marlow, RS, OS0029596  
 Assistant Deputy Director  
 Environmental Health Services, WCCHD

\_\_\_\_\_  
 Date

**SURVEYOR'S CERTIFICATION**

I, Kenneth Louis Crider, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey of the land shown hereon, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Pflugerville, Texas and that all known easements within the boundary of the plat are shown hereon.

Bearing Basis: Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

This tract lies entirely within Zone 'X', and no portion of this tract is within the boundaries of the 100-year floodplain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48491C0275E, dated September 26, 2008, for Williamson County, Texas.

This tract is not located within the Edwards Aquifer Recharge Zone.

\_\_\_\_\_  
 Kenneth Louis Crider  
 Registered Professional Land Surveyor No. 5624  
 State of Texas

**ROAD NAME AND 911 ADDRESSING APPROVAL**

Road name and address assignments verified this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
 Teresa Baker  
 Williamson County Addressing Coordinator

**COUNTY JUDGE'S APPROVAL**

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

I Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map of 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.

\_\_\_\_\_  
 Dan A. Gattis, County Judge  
 Williamson County, Texas

\_\_\_\_\_  
 Date

**COUNTY CLERK'S CERTIFICATION**

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

I, Nancy E. 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 E. Rister, Clerk County Court  
 of Williamson County, Texas

By: \_\_\_\_\_, Deputy

*Texas Land Surveying, Inc.*

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**SHEET**

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OF

6