

C:\Users\CRamsey\AppData\Local\Temp\AcPublish\_5376\764-BASEMAP.dwg Nov 21, 16 8:53 am

# PRELIMINARY PLAT OF TESORO SUBDIVISION

BEING 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

OWNER/DEVELOPER: TRIBAR PARTNERS  
ADDRESS: 2001 CR 258, LIBERTY HILL, TX. 78642  
ACREAGE: 140.54 ACRES  
ENGINEER/SURVEYOR: HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PH: (512) 837-2446  
FAX: (512) 837-9463  
EMAIL: TEHAYNIE@HAYNIECONSULTING.COM

LOTS/LAYNOTE NOTE:  
LOT 78, SECTION 3 AND LOT 94, SECTION 4 MAY NOT BE FURTHER SUBDIVIDED.

DRIVEWAY NOTE:  
1. ALL LOCAL STREETS HAVE A MINIMUM CENTERLINE RADIUS OF 300' (30 MPH), ARTERIAL STREET HAS A MINIMUM CENTERLINE RADIUS OF 1090' (45 MPH).  
2. 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.  
3. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 258, THE ADJACENT COUNTY ROAD.  
4. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED ONTO ARTERIAL STREET "A". NO DRIVEWAYS SHALL ACCESS VALLE DEL TESORO PARKWAY.

DRIVEWAYS FOR LOT 1, BLOCK A & LOT 1, BLOCK B, SHALL CONNECT ONLY TO TESORO PERDIDO DRIVE AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOTS 32-34, BLOCK A & LOTS 6 & 7, BLOCK C, SHALL CONNECT ONLY TO RIO DE DIAMANTES DRIVE AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOT 37, BLOCK A & LOT 11, BLOCK C, SHALL CONNECT ONLY TO RIO VALLE WAY AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOT 13, BLOCK B & LOT 1 BLOCK C, SHALL CONNECT ONLY TO ZAFIRO AZUL DRIVE AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOTS 1 & 12, BLOCK D, SHALL CONNECT ONLY TO TESORO PERDIDO COVE AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOTS 13 & 21, BLOCK D, SHALL CONNECT ONLY TO PLATA ESPANOLA COVE AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOTS 22, BLOCK D & LOT 1, BLOCK E, SHALL CONNECT ONLY TO VALLE DEL ORO WAY AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOTS 2 & 3, BLOCK E, SHALL CONNECT TO JOYA DEL SOL WAY AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOT 4, BLOCK E, & LOT 37, BLOCK D, SHALL CONNECT TO RIO DE LUJO COURT AND NOT TO VALLE DEL TESORO PARKWAY.  
DRIVEWAYS FOR LOTS 1-10, BLOCK C, SHALL CONNECT ONLY TO TESORO PERDIDO DRIVE AND NOT TO COUNTY ROAD 258.  
DRIVEWAYS FOR LOTS 1-6, BLOCK D, SHALL CONNECT ONLY TO TESORO PERDIDO COVE AND NOT TO COUNTY ROAD 258.

FLOODPLAIN NOTE:  
1. THIS TRACT IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DELINEATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48491C0275E, EFFECTIVE 09/26/2008, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

WILLIAMSON COUNTY AND OTHER CITIES HEALTH DISTRICT (WCCHD) NOTES:  
1. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.  
2. NO DEVELOPMENT SHALL BEGIN ON LOTS ENCLOSED BY FEMA ZONE A & AE PRIOR TO ISSURANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY WILLIAMSON COUNTY FLOOD ADMINISTRATOR.  
3. NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.  
4. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.  
5. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OR MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
6. NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.  
7. WATER SERVICE WILL BE PROVIDED BY GEORGETOWN WESTERN DISTRICT.  
8. ALL RESIDENTIAL LOTS ARE 1 ACRE OR GREATER IN SIZE.  
9. ON SITE SEWAGE FACILITY DISPOSAL FIELDS 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 THE WCCHD.  
10. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLUTION ABATEMENT PLAN (WPAP) IS NOT REQUIRED.

SUNNY SLOT SUBDIVISION  
DOC 2015103355  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

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

TRIBAR, A TEXAS PARTNERSHIP, BEING THE OWNER OF 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417 IN WILLIAMSON COUNTY, TEXAS; SAID 140.54 ACRES BEING THE REMAINING OF A CALLED 170.84 ACRE TRACT OF LAND AS CONVEYED TO TRIBAR, A TEXAS PARTNERSHIP BY DEED OF RECORD IN VOLUME 2519, PAGE 648 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 140.54 ACRE TRACT TO BE KNOWN AS TRIBAR SUBDIVISION AND JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.

BRIAN BARNES - AUTHORIZED SIGNER  
8103-B BAYWOOD DRIVE,  
AUSTIN, TX 78759

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_A.D.

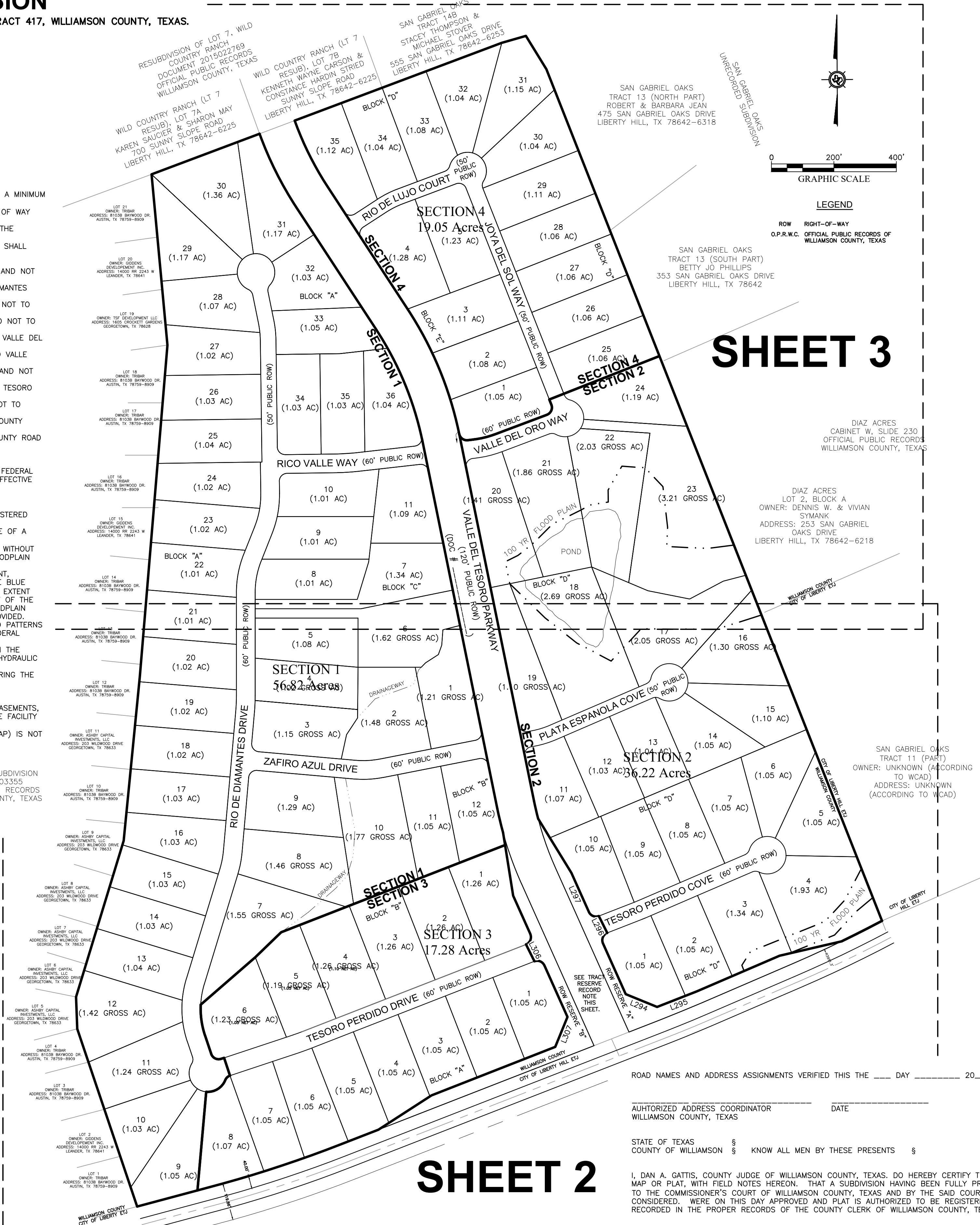
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_A.D.

RIGHT-OF-WAY (ROW) RESERVE TRACTS:

TRACTS LABELED AS "ROW RESERVE" ARE TO BE PURCHASED BY WILLIAMSON COUNTY, TEXAS.

RESERVE "A" - DOCUMENT # \_\_\_\_\_, O.P.R.W.C.  
RESERVE "B" - DOCUMENT # \_\_\_\_\_, O.P.R.W.C.



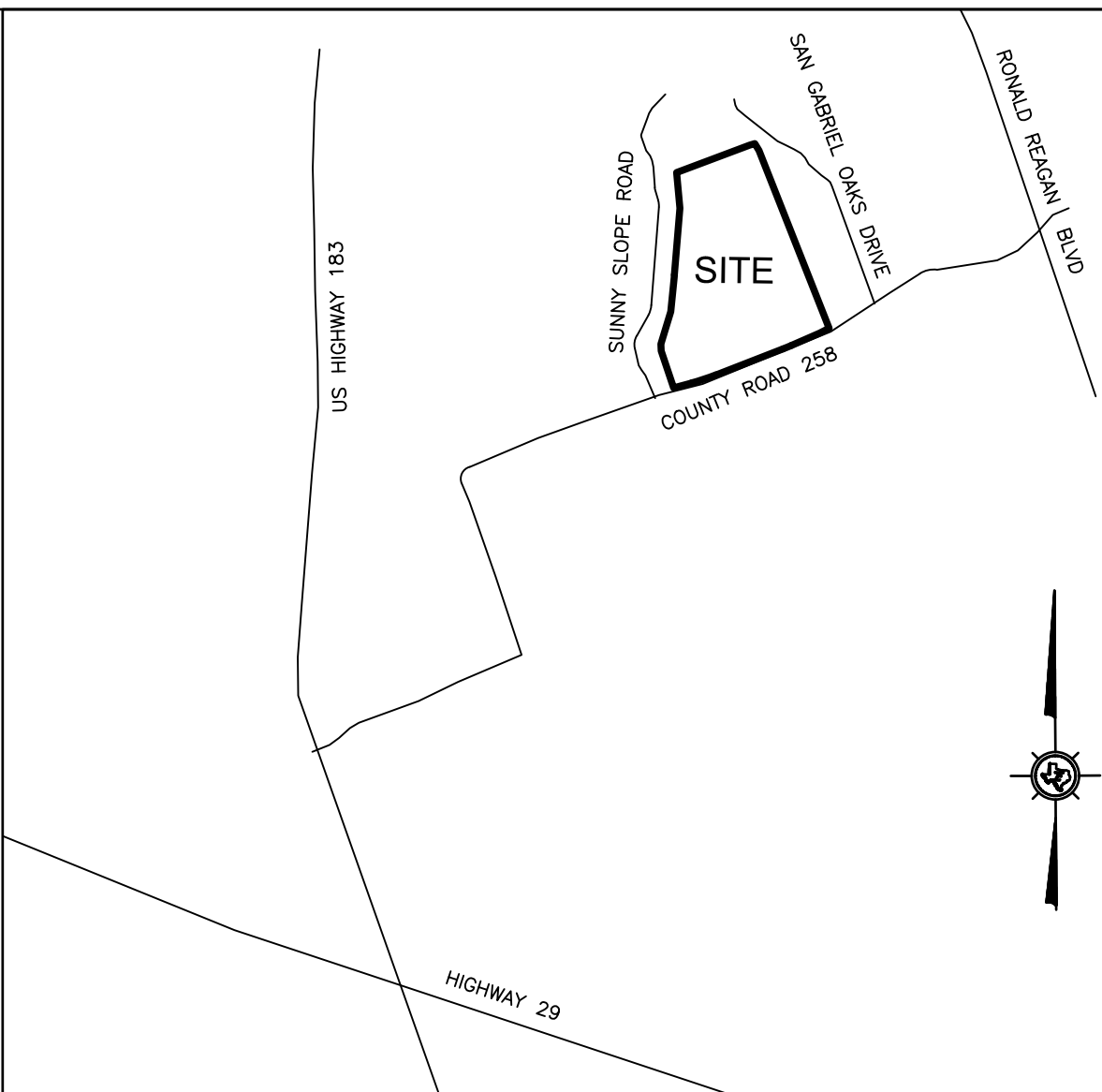
ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_ DAY \_\_\_\_\_, 20\_\_\_\_A.D.

AUTHORIZED ADDRESS COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_  
WILLIAMSON COUNTY, TEXAS

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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT ONLY CONSIDERED, WERE ON THIS DAY APPROVED AND 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



LOCATION MAP: NOT TO SCALE

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISION, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

TIMOTHY HAYNIE, REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 2380 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
101 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664

I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN ZONE "A" OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM COMMUNITY PANEL NO. 48491C0275E) EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS.

TIMOTHY HAYNIE, LICENSED PROFESSIONAL ENGINEER  
NO. 36982 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
101 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664

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

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR 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 WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBERS OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS. FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

JOE M. ENGLAND, P.E.  
WILLIAMSON COUNTY, TEXAS

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

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR 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 REPRESENTATION AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) 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 WITHIN IT.

DEBORAH L. MALOW, RS. 050029596  
DIRECTOR OF ENVIRONMENTAL SERVICES

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

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS 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. IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.

NANCY RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
TEHAYNIE@HAYNIECONSULTING.COM

USE NUMBER: 764-16-01  
DATE: 2016-05-20  
SCALE: 1"=500'  
TECHNICIAN: J. WARREN  
CHECKED BY: \_\_\_\_\_

PRELIMINARY PLAT  
TESORO SUBDIVISION  
WILLIAMSON COUNTY, TEXAS

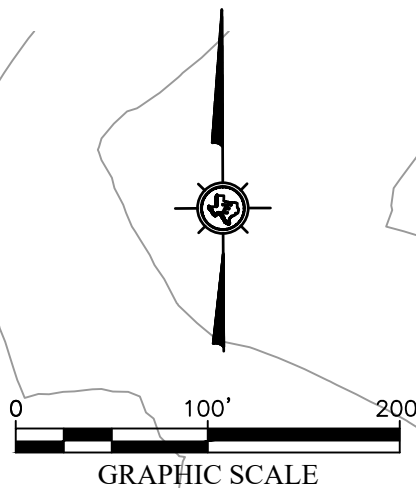
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PRELIMINARY PLAT OF  
**TESORO SUBDIVISION**

BEING 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

MATCHLINE SHEET 3  
MATCHLINE SHEET 2

MATCHLINE SHEET 3  
MATCHLINE SHEET 2



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ CALCULATED POINT
- CONC MONUMENT FOUND
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SAN GABRIEL OAKS  
TRACT 1A (PART)  
OWNER: UNKNOWN (ACCORDING  
TO WCAD)  
ADDRESS: UNKNOWN  
(ACCORDING TO WCAD)

EXTENT OF  
PROPOSED  
100YR EVENT  
REC-RAS 5.0.3

POINT OF BEGINNING  
N=10220051.20  
E=3075867.51

**NOTES:**

1. LINE & CURVE TABLE ON SHEETS 4 & 5 OF 5
2. CONTOUR INFORMATION WAS PROVIDED BY WILLIAMSON COUNTY AND ARE 2 FOOT CONTOUR INTERVALS.
3. TRACTS LABELED AS "ROW RESERVE" ARE TO BE PURCHASED BY WILLIAMSON COUNTY, TEXAS.

**PRELIMINARY PLAT  
TESORO SUBDIVISION  
WILLIAMSON COUNTY, TEXAS**

**HAYNE CONSULTING, INC.**  
Professional Land Surveyors  
1010 Presidential Lane  
Houston, Texas 77060  
Phone: 281.444.7866  
Fax: 281.444.7867  
E-Mail: info@hayneconsulting.com

JOB NUMBER: 764-16-01  
DATE: 2016-05-20  
SCALE: 1"=200'  
TECHNICIAN: J. WARREN  
CHECKED BY:

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PRELIMINARY PLAT OF  
**TESORO SUBDIVISION**  
BEING 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

RESUBDIVISION OF LOT 7, WILD COUNTRY RANCH, DOCUMENT 2015022769, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

WILD COUNTRY RANCH (LT 7 RESUB), LOT 7B KENNETH WAYNE CARSON & CONSTANCE HARDIN STRIED SUNNY SLOPE ROAD LIBERTY HILL, TX 78642-6225

WILD COUNTRY RANCH (LT 7 RESUB), LOT 7A KAREN SAUCIER & SHARON MAY 700 SUNNY SLOPE ROAD LIBERTY HILL, TX 78642-6225

LOT 21 OWNER: TRIBAR ADDRESS: 8103B BAYWOOD DR. AUSTIN, TX 78759-8909

LOT 20 OWNER: GIDDENS DEVELOPMENT, INC. ADDRESS: 14000 RR 2243 W LEANDER, TX 78641

LOT 19 OWNER: TSP-DEVELOPMENT, LLC ADDRESS: 1865 BROCKETT GARDENS GEORGETOWN, TX 78628

LOT 18 OWNER: TRIBAR ADDRESS: 8103B BAYWOOD DR. AUSTIN, TX 78759-8909

LOT 17 OWNER: TRIBAR ADDRESS: 8103B BAYWOOD DR. AUSTIN, TX 78759-8909

LOT 16 OWNER: TRIBAR ADDRESS: 8103B BAYWOOD DR. AUSTIN, TX 78759-8909

LOT 15 OWNER: GIDDENS DEVELOPMENT, INC. ADDRESS: 14000 RR 2243 W LEANDER, TX 78641

LOT 14 OWNER: TRIBAR ADDRESS: 8103B BAYWOOD DR. AUSTIN, TX 78759-8909

LOT 13 OWNER: TRIBAR ADDRESS: 8103B BAYWOOD DR. AUSTIN, TX 78759-8909

SAN GABRIEL OAKS TRACT 14B STACEY THOMPSON & MICHAEL STOVER 555 SAN GABRIEL OAKS DRIVE LIBERTY HILL, TX 78642-6253

SAN GABRIEL OAKS TRACT 13 (NORTH PART) ROBERT & BARGARA JEAN 475 SAN GABRIEL OAKS DRIVE LIBERTY HILL, TX 78642-6318

SAN GABRIEL OAKS TRACT 13 (SOUTH PART) BETTY LO PHILLIPS 353 SAN GABRIEL OAKS DRIVE LIBERTY HILL, TX 78642

NOTE:  
1. LINE & CURVE TABLE ON SHEETS 4 & 5 OF 5  
2. CONTOUR INFORMATION WAS PROVIDED BY WILLIAMSON COUNTY AND ARE 2 FOOT CONTOUR INTERVALS.

LEGEND  
● 1/2" IRON ROD FOUND  
○ 1/2" IRON ROD SET  
△ CALCULATED POINT  
■ CONG. MONUMENT FOUND  
B.L. BUILDING LINE  
D.E. DRAINAGE EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT

0 100' 200'  
GRAPHIC SCALE

LEGEND

MATCHLINE SHEET 3  
MATCHLINE SHEET 2

MATCHLINE SHEET 3  
MATCHLINE SHEET 2

PRELIMINARY PLAT  
TESORO SUBDIVISION  
WILLIAMSON COUNTY, TEXAS

SHEET NO.  
3 OF 5

HAYNE CONSULTING, INC.  
1010 Providence Lane  
Liberty Hill, TX 78642-6318  
Phone: 512.267.1943  
Fax: 512.267.1943  
E-MAIL: hayne@hayneconsulting.com

JOB NUMBER: 764-16-01  
DATE: 2016-05-20  
SCALE: 1"=200'  
TECHNICIAN: J. WARREN  
CHECKED BY:

PRELIMINARY PLAT OF  
**TESORO SUBDIVISION**  
 BEING 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

SECTION 2 CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C76	090°24'13"	25.00'	39.45'	S33°41'09"W	35.48'
C77	012°11'16"	325.00'	69.13'	S72°47'38"W	69.00'
C78	053°58'05"	25.00'	23.55'	N86°18'58"W	22.69'
C79	287°56'10"	60.00'	301.53'	S23°18'00"E	70.59'
C80	053°58'05"	25.00'	23.55'	N39°42'57"E	22.69'
C81	012°11'16"	275.00'	58.50'	N72°47'38"E	58.39'
C82	089°35'47"	25.00'	39.09'	S56°18'51"E	35.23'
C94	020°46'22"	25.00'	9.06'	N77°05'11"E	9.01'
C95	033°11'43"	25.00'	14.48'	S75°55'46"E	14.28'
C96	086°41'07"	60.00'	90.78'	N77°19'32"E	82.36'
C97	032°17'44"	60.00'	33.82'	N17°50'06"E	33.37'
C98	049°52'24"	60.00'	52.23'	N23°14'57"W	50.59'
C99	119°04'56"	60.00'	124.70'	S72°16'23"W	103.44'
C108	036°55'51"	60.00'	38.67'	S79°21'34"E	38.01'
C109	048°18'32"	60.00'	50.59'	N58°01'14"E	49.10'
C110	030°00'00"	60.00'	31.42'	N18°51'58"E	31.06'
C111	079°16'49"	60.00'	83.02'	N35°46'27"W	76.56'
C180	057°54'43"	60.00'	60.65'	S45°58'34"W	58.10'
C181	040°02'14"	60.00'	41.93'	N85°02'58"W	41.08'
C182	066°01'06"	60.00'	69.13'	N32°01'18"W	65.37'

SECTION 2 CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C183	115°23'32"	60.00'	120.84'	N58°41'01"E	101.43'
C232	095°05'49"	25.00'	41.49'	S36°01'57"W	36.89'
C234	014°09'17"	275.00'	67.94'	N76°30'13"E	67.77'
C235	014°09'17"	335.00'	82.76'	S76°30'13"W	82.55'
C236	194°31'13"	60.00'	203.70'	S21°50'45"W	119.04'
C237	053°53'59"	25.00'	23.52'	S48°27'52"E	22.66'
C238	090°56'27"	25.00'	39.68'	N23°57'21"E	35.64'
C239	049°40'47"	25.00'	21.68'	N85°44'02"W	21.00'
C251	002°06'21"	3950.08'	145.19'	N63°07'32"E	145.18'
C298	092°50'55"	25.00'	40.51'	N22°17'27"E	36.22'
C300	087°09'02"	25.00'	38.03'	N67°42'33"W	34.47'
C303	003°15'15"	1027.24'	58.34'	N13°08'20"W	58.33'
C313	002°00'57"	330.00'	11.61'	S67°42'28"W	11.61'
C314	049°40'47"	25.00'	21.68'	N88°27'37"W	21.00'
C315	279°21'34"	60.00'	292.54'	S23°18'00"E	77.65'
C316	049°40'47"	25.00'	21.68'	N41°51'36"E	21.00'
C317	002°00'57"	270.00'	9.50'	N67°42'28"E	9.50'

SECTION 2 LINE TABLE		
NUMBER	DIRECTION	LENGTH
L39	S78°53'15"W	14.65'
L40	N78°53'15"E	15.35'
L41	N75°24'54"E	74.57'
L42	N62°03'54"E	121.86'
L43	S78°50'13"E	136.20'
L44	S67°06'38"E	66.90'
L45	S67°06'38"E	128.74'
L46	S78°29'02"W	158.35'
L47	S78°29'02"W	172.11'
L103	N21°19'44"W	33.39'
L104	N32°38'38"E	73.16'
L105	N67°59'57"E	259.34'
L106	N42°41'12"E	85.41'
L107	N27°39'52"E	130.93'
L117	S50°02'51"W	56.49'
L118	S42°49'03"W	110.93'
L143	S75°24'54"W	74.91'
L144	S62°03'54"W	139.72'
L145	N81°04'50"W	197.52'
L146	S13°54'44"W	113.56'

SECTION 2 LINE TABLE		
NUMBER	DIRECTION	LENGTH
L167	N75°24'54"E	74.23'
L168	S31°33'25"E	71.57'
L183	N68°36'09"E	97.46'
L184	N67°09'25"E	162.74'
L185	N66°41'59"E	165.06'
L186	N76°55'34"E	39.69'
L187	N76°55'34"E	164.08'
L189	N68°36'09"E	39.10'
L190	N68°42'57"E	2.78'
L212	N57°07'41"E	6.03'
L266	N11°31'01"W	110.39'
L267	N83°34'51"E	19.12'
L268	S83°34'51"W	9.31'
L273	N42°39'42"E	83.70'
L294	N67°45'57"W	108.57'
L295	S68°36'10"W	136.55'
L296	N26°29'54"W	60.25'
L297	N24°08'02"W	137.40'
L298	S68°42'57"W	118.75'
L299	N68°42'57"E	124.22'

SECTION 1 LINE TABLE		
NUMBER	DIRECTION	LENGTH
L47	S78°29'02"W	172.11'
L93	S53°35'11"W	107.90'
L94	N48°55'26"E	115.78'
L95	N43°10'56"E	53.59'
L96	N16°43'03"E	69.35'
L97	N03°41'11"E	79.63'
L98	N10°00'55"W	107.13'
L100	N70°06'16"E	129.69'
L101	N19°13'07"E	50.99'
L102	N44°36'32"E	31.90'
L168	S31°33'25"E	71.57'
L183	N68°36'09"E	97.46'
L184	N67°09'25"E	162.74'
L185	N66°41'59"E	165.06'
L186	N76°55'34"E	39.69'
L187	N76°55'34"E	164.08'
L189	N68°36'09"E	39.10'
L190	N68°42'57"E	2.78'
L212	N57°07'41"E	6.03'
L244	N18°37'08"W	51.77'

**PRELIMINARY PLAT  
TESORO SUBDIVISION  
WILLIAMSON COUNTY, TEXAS**

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PRELIMINARY PLAT OF  
**TESORO SUBDIVISION**  
BEING 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

SECTION 3 CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C191	021°09'34"	1150.00'	424.70'	N22°36'22"W	422.29'
C201	021°24'19"	270.00'	100.87'	S07°54'58"E	100.28'
C240	089°03'33"	25.00'	38.86'	N66°02'39"W	35.06'
C241	053°58'05"	25.00'	23.55'	S05°28'10"W	22.69'
C242	196°59'44"	60.00'	206.29'	S66°02'39"E	118.68'
C243	053°58'05"	25.00'	23.55'	N42°26'31"E	22.69'
C244	012°29'50"	325.00'	70.89'	N63°10'39"E	70.75'
C245	012°29'50"	275.00'	59.98'	S63°10'39"W	59.86'
C246	090°06'52"	25.00'	39.32'	S11°52'18"W	35.39'
C247	089°53'06"	25.00'	39.22'	S78°07'43"E	35.32'
C251	002°06'21"	3950.08'	145.19'	N63°07'32"E	145.18'
C325	002°54'27"	570.00'	28.93'	N70°10'10"E	28.92'

SECTION 3 LINE TABLE		
NUMBER	DIRECTION	LENGTH
L210	S18°37'08"E	61.81'
L211	S18°22'36"E	60.00'
L212	N57°07'41"E	6.03'
L269	N21°30'53"W	17.91'
L270	N68°29'07"E	50.00'
L271	N33°11'10"W	100.00'
L273	N42°39'42"E	83.70'
L306	S26°29'58"E	60.25'
L307	S22°14'01"W	103.50'

SECTION 4 CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C143	041°48'55"	60.00'	43.79'	S36°21'57"W	42.82'
C144	047°37'52"	60.00'	49.88'	S81°05'20"W	48.46'
C145	031°56'20"	60.00'	33.45'	N59°07'33"W	33.02'
C146	075°36'36"	60.00'	79.18'	N05°21'05"W	73.56'
C147	005°38'35"	1150.00'	113.26'	N14°26'37"W	113.22'
C148	007°58'43"	1150.00'	160.14'	N21°15'16"W	160.01'
C149	007°56'32"	1150.00'	159.41'	N29°12'53"W	159.28'
C191	021°09'34"	1150.00'	424.70'	N22°36'22"W	422.29'
C240	089°03'33"	25.00'	38.86'	N66°02'39"W	35.06'
C241	053°58'05"	25.00'	23.55'	S05°28'10"W	22.69'
C242	196°59'44"	60.00'	206.29'	S66°02'39"E	118.68'
C243	053°58'05"	25.00'	23.55'	N42°26'31"E	22.69'
C244	012°29'50"	325.00'	70.89'	N63°10'39"E	70.75'
C245	012°29'50"	275.00'	59.98'	S63°10'39"W	59.86'
C246	090°06'52"	25.00'	39.32'	S11°52'18"W	35.39'
C247	089°53'06"	25.00'	39.22'	S78°07'43"E	35.32'
C251	002°06'21"	3950.08'	145.19'	N63°07'32"E	145.18'
C318	084°47'50"	25.00'	37.00'	N54°01'14"W	33.71'
C320	013°17'05"	1030.00'	238.82'	N26°32'37"W	238.28'

SECTION 4 LINE TABLE		
NUMBER	DIRECTION	LENGTH
L212	N57°07'41"E	6.03'
L269	N21°30'53"W	17.91'
L270	N68°29'07"E	50.00'
L271	N33°11'10"W	100.00'
L273	N42°39'42"E	83.70'
L300	N73°59'55"E	80.19'
L301	S31°36'11"E	125.20'
L302	N11°49'56"W	8.12'

LEGAL DESCRIPTION

BEING 140.54 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS. SAID 140.54 ACRE TRACT BEING A PART OF A CALLED 170.84 ACRES OF LAND DESCRIBED IN A DEED TO TRIBAR, A TEXAS PARTNERSHIP AS RECORDED IN VOLUME 2519, PAGE 648, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 140.54 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 258, BEING THE SOUTHWEST CORNER OF TRACT 11, SAN GABRIEL OAKS AN UNRECORDED SUBDIVISION, WILLIAMSON COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 170.84 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE NORTH LINE OF COUNTY ROAD 258 AND THE SOUTH LINE OF SAID 170.84 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:  
1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3950.55 FEET, A DELTA OF 4°37'59", AN ARC LENGTH OF 319.44 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 64°23'21" WEST, 319.36 FEET, TO AN IRON ROD FOUND;  
2. SOUTH 66°42'00" WEST, A DISTANCE OF 316.71 FEET, TO AN IRON ROD FOUND, AT A CURVE TO THE LEFT;  
3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3950.55 FEET, A DELTA OF 2°01'07", AN ARC LENGTH OF 2807 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 67°43'12" WEST, 139.17 FEET, TO AN IRON ROD FOUND;  
4. SOUTH 68°42'57" WEST, A DISTANCE OF 1101.45 FEET, TO AN IRON ROD FOUND, AT A CURVE TO THE LEFT;  
5. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3950.55 FEET, A DELTA OF 5°46'37", AN ARC LENGTH OF 398.32 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 71°37'14" WEST, 398.15 FEET, TO AN IRON ROD FOUND;  
6. SOUTH 74°59'33" WEST, A DISTANCE OF 283.21 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF LOT 1, SUNNY SLOPE SUBDIVISION, DOCUMENT 2015103355, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE EAST LINE OF SAID SUNNY SLOPE SUBDIVISION AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:  
1. NORTH 18°37'08" WEST, A DISTANCE OF 600.38 FEET, TO AN IRON ROD SET;  
2. NORTH 02°08'48" WEST, A DISTANCE OF 102.14 FEET, TO AN IRON ROD SET;  
3. NORTH 16°56'58" EAST, A DISTANCE OF 522.82 FEET, TO AN IRON ROD SET;  
4. NORTH 05°37'18" EAST, A DISTANCE OF 529.38 FEET, TO AN IRON ROD FOUND;  
5. NORTH 04°44'17" EAST, A DISTANCE OF 38.05 FEET, TO AN IRON ROD FOUND;  
6. NORTH 04°46'30" EAST, A DISTANCE OF 610.25 FEET, TO AN IRON ROD FOUND;  
7. NORTH 04°44'44" EAST, A DISTANCE OF 415.44 FEET, TO AN IRON ROD FOUND;  
8. NORTH 05°18'30" WEST, A DISTANCE OF 549.14 FEET, TO AN IRON ROD FOUND IN THE SOUTH LINE OF LOT 7A, RESUBDIVISION OF LOT 7, WILD COUNTRY RANCH, A SUBDIVISION RECORDED IN DOCUMENT 2015022769, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AT THE NORTHEAST CORNER OF LOT 21, OF SAID SUNNY SLOPE SUBDIVISION AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE SOUTH LINE OF SAID LOT 7A, LOT 7B, OF SAID RESUBDIVISION OF LOT 7, WILD COUNTRY RANCH AND TRACT 14B OF SAID SAN GABRIEL OAK AND THE NORTH LINE OF SAID 170.84 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. NORTH 69°26'34" EAST, A DISTANCE OF 1198.03 FEET, TO AN IRON ROD SET;  
2. NORTH 73°50'55" EAST, A DISTANCE OF 80.19 FEET, TO CONCRETE MONUMENT FOUND IN THE SOUTH LINE OF SAID TRACT 14B BEING THE NORTHWEST CORNER TRACT 13 (NORTH PART) OF SAID SAN GABRIEL OAKS AND THE NORTHEAST CORNER OF SAID 170.84 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE WEST LINE OF TRACT 13 OF SAID SAN GABRIEL OAKS, LOT 2, BLOCK A, DIAZ ACRES, A SUBDIVISION RECORDED IN DOCUMENT XXXXXXX, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND TRACT 11, OF SAID SAN GABRIEL OAKS AND THE EAST LINE OF SAID 170.84 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. SOUTH 31°36'11" EAST, A DISTANCE OF 125.20 FEET, TO AN IRON ROD FOUND;  
2. SOUTH 21°30'53" EAST, A DISTANCE OF 2930.73 FEET, TO THE POINT OF BEGINNING CONTAINING 140.54 ACRES, MORE OR LESS.



**HAYNE CONSULTING, INC.**  
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E-MAIL: INFO@HAYNECONSULTING.COM

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**PRELIMINARY PLAT  
TESORO SUBDIVISION  
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