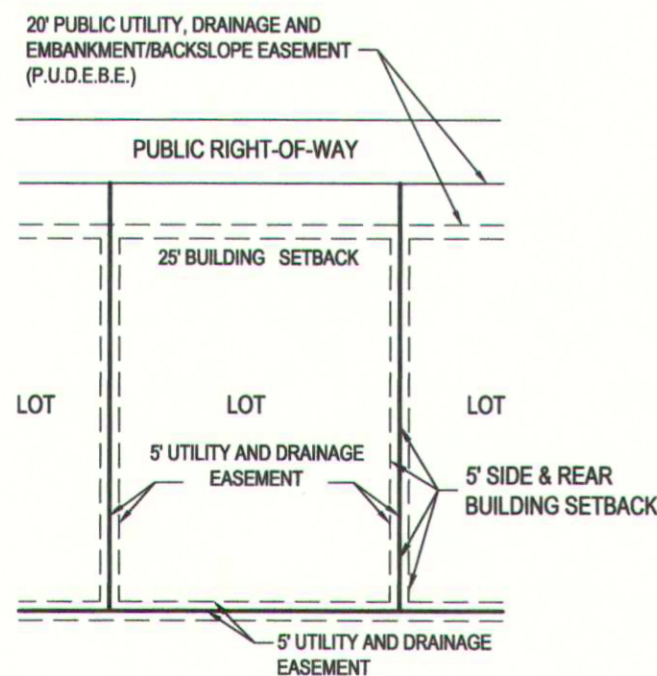


NOTES:

1. ACREAGE OF SUBDIVISION = 150.06 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 0.42 AC/LOT.
2. LOTS IN THIS SUBDIVISION ARE 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. 48491C0250E. EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
3. A DE-FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION [EXCEPT FOR BLOCK 1, LOTS 36-38]. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDARIES IN THIS AREA. [A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR BLOCK 1, LOTS 36-38 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.]
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.
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. 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 IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
19. 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.
20. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
21. THE OWNER SHALL CREATE A MANDATORY PROPERTY OWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL PROPERTY OWNERS.
22. THE ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE PROPERTY OWNERS ASSOCIATION.
23. 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.
24. DETENTION PONDS SHALL BE OWNED AND MAINTAINED BY THE HOA AS ESTABLISHED IN THE PUBLIC RECORDS BY DOCUMENT NUMBER 201908137 and 201908135.
25. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 201.
26. 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. 2899.00 DATED OCTOBER 19, 2018.



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

ESPERANZA PETAL PASS:	1334 L.F.
DESIGN SPEED:	25MPH
LANTANA BUD TRIAL:	1847 L.F.
DESIGN SPEED:	35MPH
VERBENA BLOSSOM BLUFF:	1309 L.F.
DESIGN SPEED:	25MPH
RETAMA TREE TRACE:	2478 L.F.
DESIGN SPEED:	25MPH

FINAL PLAT PHASE ONE MESA VISTA RANCH

BEING A 156.070 ACRE TRACT OF LAND LOCATED IN THE E. LEIGHTLE SURVEY NO. 5, ABSTRACT NO. 382, AND THE IRVIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS, SAID 156.070 ACRE TRACT BEING A PORTION OF THAT CERTAIN 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

NEW RESIDENTIAL LOTS: 63

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. 48491C0250E. EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 3rd DAY OF March, 2019.

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



STATE OF TEXAS () KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON ()

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 3rd DAY OF MARCH, 2019.

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

3/19/19
DATE

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

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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11th DAY OF MARCH, 2019.

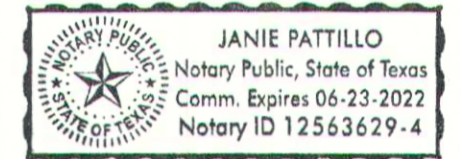
Kenny Warr
WARR-SWINBANK, LLC
C/O KENNY WARR
950 ECHO LN, STE 357
HOUSTON, TX 77024

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

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 11 DAY OF March, 2019.

Janie Pattillo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 6-23-2022



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11th DAY OF MARCH, 2019 A.D.

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, _____, 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 §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

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

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.
3303 SHELL RD, SUITE 4
GEORGETOWN, TEXAS 78628
(512) 915-4950

AGENT/PREPARER:

MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
3303 SHELL RD SUITE 3
GEORGETOWN, TEXAS 78628
OFF: (512) 868-2244
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM



5 SPENCER ROAD SUITE 100
BOJONE, TEXAS 78009
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

DATE: FEBRUARY 2019
JOB NO. - 2899.00

FINAL PLAT PHASE ONE MESA VISTA RANCH

BEING A 156.070 ACRE TRACT OF LAND LOCATED IN THE E. LEIGHTLE SURVEY NO. 5, ABSTRACT NO. 382, AND THE IRVIN ADDISON SURVEY, ABSTRACT NO. 22, WILLIAMSON COUNTY, TEXAS, SAID 156.070 ACRE TRACT BEING A PORTION OF THAT CERTAIN 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

SITE DETAILS

PHASE ACREAGE = 156.070 ACRES
NET ACREAGE IN RIGHT-OF-WAY DEDICATIONS = 3.431 ACRES
NET ACREAGE OF RIGHT OF WAY = 10.427 ACRES
NET ACREAGE OF RESIDENTIAL LOTS = 142.212 ACRES
TOTAL NUMBER OF LOTS = 62

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. LOT 7, BLOCK 4, CONTAINS A 40' PUBLIC UTILITY EASEMENT.

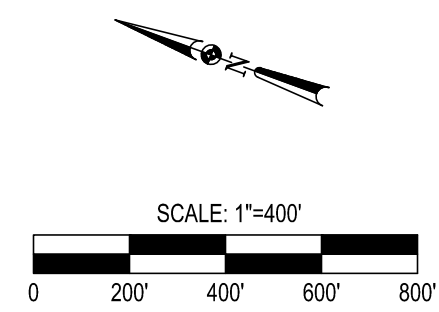
BUILDING SETBACK LINES (TYPICAL - ADDITIONAL SETBACKS MAY BE RECORDED IN THE SUBDIVISION RESTRICTIONS.)

- 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:

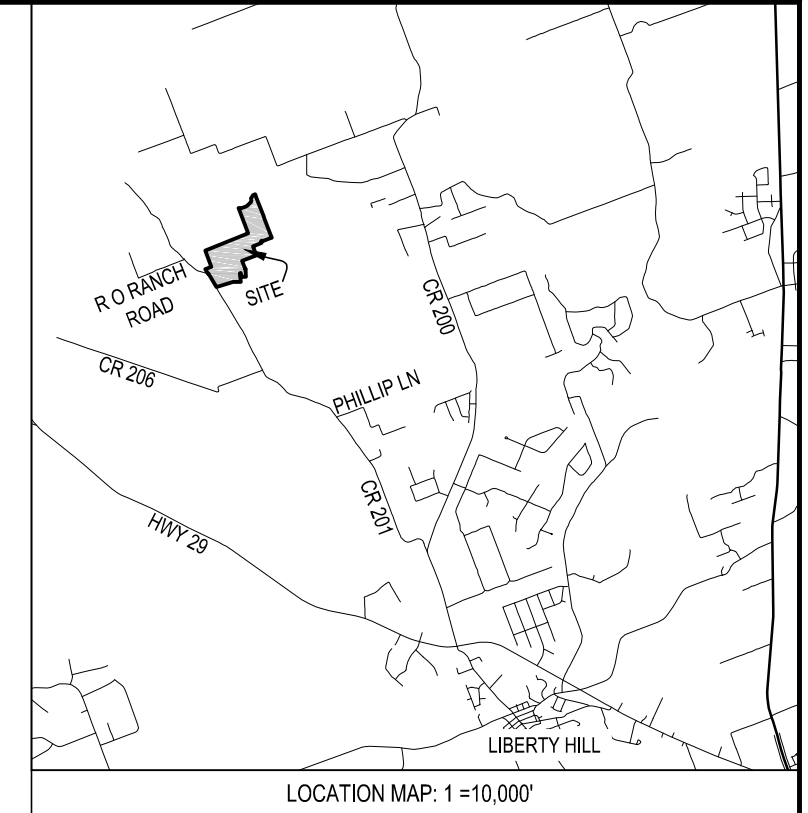
1) FIELD WORK PERFORMED ON: SEPTEMBER 2017
2) BASIS OF BEARING: NAD 83, TEXAS CENTRAL ZONE, STATE PLANE
3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

FEMA FLOOD PLAN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0250E, EFFECTIVE DATE SEPTEMBER 26, 2008, PORTIONS OF THIS PROPERTY LIE IN ZONE A, WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN 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

MATCH LINE



FIELD NOTES FOR A 156.070 ACRE TRACT OF LAND

BEING A 156.070 ACRE TRACT OF LAND LOCATED IN THE E. LEIGHTLE SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS, SAID 156.070 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 156.070 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD LOCATED AT AN EXTERIOR CORNER OF SAID 398.52 ACRE TRACT, SAID POINT BEING AN INTERIOR CORNER OF A CALLED 2.94 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 201203253, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE WESTERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEARS S 14° 42' 57" W, A DISTANCE OF 457.0' FROM THE NORTHEAST CORNER OF THE E. LEIGHTLE SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS.

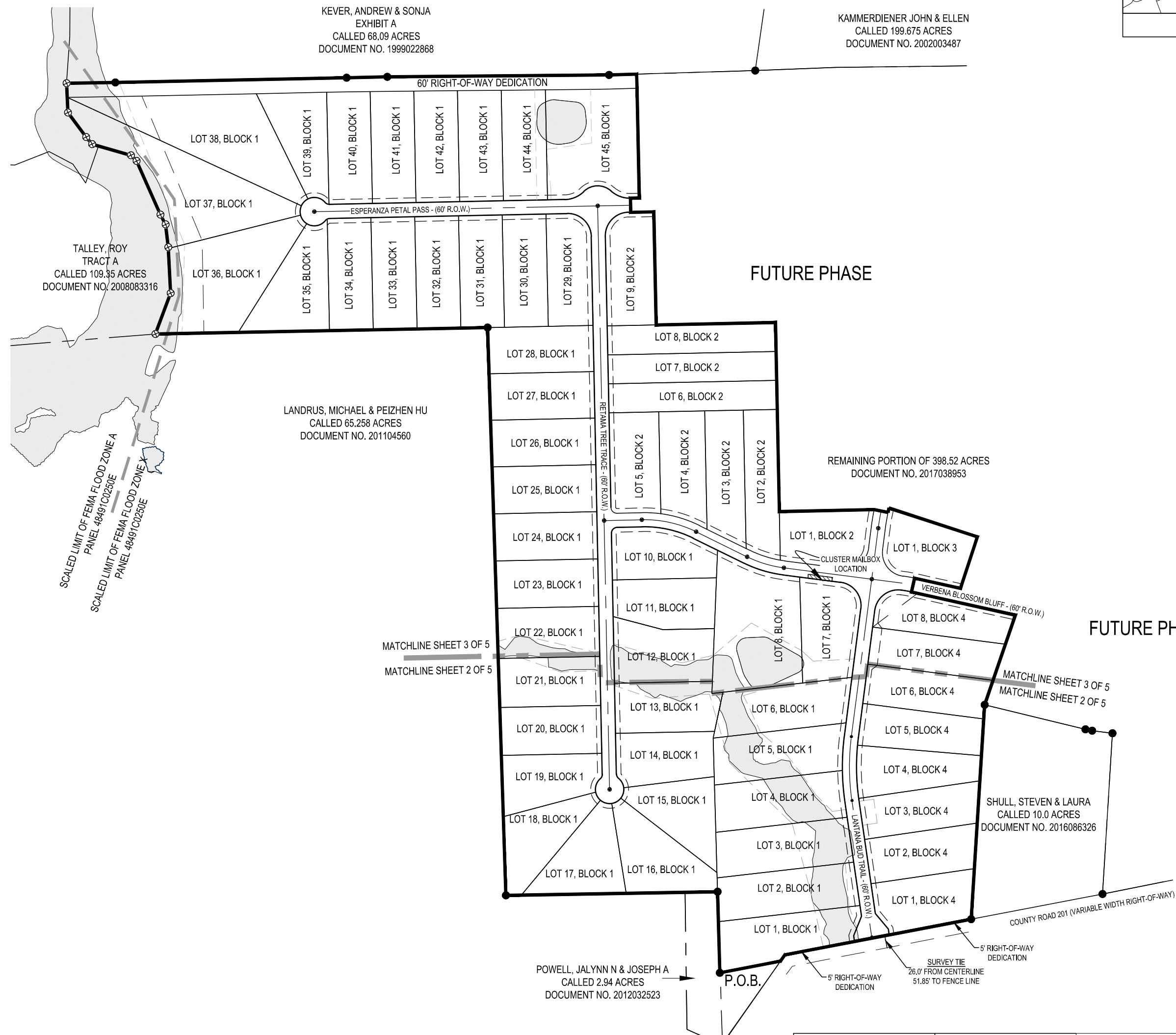
THENCE, WITH THE BOUNDARY LINES OF SAID 398.52 ACRE TRACT, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

1. N 68° 22' 03" E, A DISTANCE OF: 344.16' (RECORD: N 68° 22' 52" E, 343.30'), TO A 1/2" IRON ROD LOCATED AT AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 20° 58' 30" W, A DISTANCE OF: 898.66' (RECORD: N 20° 59' 20" W, 898.73'), TO A 1/2" IRON ROD LOCATED FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
3. N 68° 09' 10" E, A DISTANCE OF: 2411.48' (RECORD: N 68° 09' 27" E, 2411.46'), TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
4. N 21° 06' 18" W, A DISTANCE OF: 1410.55' (RECORD: N 21° 06' 01" W, 1410.55'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR THE NORTHERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
5. S 89° 33' 34" E, A DISTANCE OF: 184.87' (RECORD: S 89° 33' 17" E, 184.87'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. N 67° 00' 43" E, A DISTANCE OF: 195.24' (RECORD: N 67° 01' 00" E, 195.24'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
7. N 63° 23' 39" E, A DISTANCE OF: 97.11' (RECORD: N 63° 24' 07" E, 97.11'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. N 42° 18' 58" E, A DISTANCE OF: 47.38' (RECORD: N 42° 19' 01" E, 47.38'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
9. N 46° 02' 09" E, A DISTANCE OF: 249.06' (RECORD: N 46° 02' 26" E, 249.06'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
10. N 25° 02' 59" E, A DISTANCE OF: 34.22' (RECORD: N 25° 03' 19" E, 34.22'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
11. N 03° 57' 24" W, A DISTANCE OF: 171.89' (RECORD: N 03° 57' 07" E, 171.89'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
12. N 30° 14' 45" E, A DISTANCE OF: 38.81' (RECORD: N 30° 15' 02" E, 38.81'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
13. N 33° 20' 24" E, A DISTANCE OF: 128.64' (RECORD: N 33° 20' 41" E, 128.64'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
14. N 67° 17' 53" E, A DISTANCE OF: 124.56' (RECORD: N 67° 18' 10" E, 124.56'), TO A CALCULATED POINT IN THE APPROXIMATE CENTER LINE OF BEAR CREEK FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
15. S 20° 55' 46" E, A DISTANCE OF: 207.16' (RECORD: S 21° 03' 11" E, 206.99'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
16. S 21° 11' 03" E, A DISTANCE OF: 961.90' (RECORD: S 21° 09' 11" E, 962.09'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
17. S 21° 08' 38" E, A DISTANCE OF: 172.82' (RECORD: S 21° 08' 42" E, 172.85'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
18. S 20° 20' 11" E, A DISTANCE OF: 941.45' (RECORD: S 20° 20' 21" E, 941.54'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
19. S 21° 43' 27" E, A DISTANCE OF: 117.23' (RECORD: S 21° 43' 17" E), TO A 1/2" IRON ROD LOCATED FOR THE EASTERMOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, CROSSING SAID 156.070 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

20. S 68° 16' 33" W, A DISTANCE OF: 59.63', 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;
21. S 68° 48' 52" W, A DISTANCE OF: 466.22', 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;
22. N 21° 10' 08" W, A DISTANCE OF: 37.57', 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;
23. S 68° 49' 52" W, A DISTANCE OF: 60.00', 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;
24. S 21° 10' 08" E, A DISTANCE OF: 98.00', 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;
25. S 68° 49' 52" W, A DISTANCE OF: 480.00', 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;
26. S 21° 10' 08" E, A DISTANCE OF: 506.74', 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;
27. S 68° 49' 52" W, A DISTANCE OF: 802.77', 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;
28. S 21° 10' 08" E, A DISTANCE OF: 402.95', 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;
29. S 02° 23' 23" E, A DISTANCE OF: 60.00', 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;
30. WITH A CURVE TO THE RIGHT CONTAINING A RADIUS OF 970.0', A CENTRAL ANGLE OF 001°07'49", A CHORD BEARING N 82° 10' 32" E, A CHORD DISTANCE OF 19.14', AND A TOTAL CURVE LENGTH OF 19.14', 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;
31. S 01° 57' 13" E, A DISTANCE OF: 394.76', 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;
32. S 88° 12' 35" W, A DISTANCE OF: 238.34', 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;
33. N 07° 26' 26" W, A DISTANCE OF: 199.66', 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;
34. S 82° 33' 34" W, A DISTANCE OF: 60.00', 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;
35. S 07° 26' 26" E, A DISTANCE OF: 452.09', 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;
36. S 88° 55' 12" W, A DISTANCE OF: 402.48', TO A 1/2" IRON ROD LOCATED AT AN INTERIOR CORNER OF SAID 398.52 ACRE TRACT;
37. **THENCE**, WITH A SOUTHWEST LINE OF SAID 398.52 ACRE TRACT, S 73° 36' 53" W, AT 906.65' PASSING A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET AND CONTINUING A TOTAL DISTANCE OF: 911.81' (RECORD: S 73° 38' 20" W, 911.70'), TO A 1/2" IRON ROD LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
38. **THENCE**, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, THE SOUTHWEST LINES OF SAID 398.52 ACRE TRACT, THE FOLLOWING TWO (2), COURSES AND DISTANCES:
38. N 30° 50' 21" W, A DISTANCE OF: 865.11' (RECORD: N 30° 50' 39" W, 865.34'), 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;
39. N 74° 49' 42" W, A DISTANCE OF: 32.31' (RECORD: N 74° 50' 00" W, 32.32'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
40. **THENCE**, WITH A SOUTHWEST LINE OF SAID 398.52 ACRE TRACT, N 30° 50' 25" W, A DISTANCE OF: 262.34' (RECORD: N 30° 42' 35" W, 262.65'), TO THE POINT OF BEGINNING CONTAINING 156.070 ACRES OF LAND.

BASIS OF BEARING IS TEXAS STATE PLANE, CENTRAL ZONE, NAD83.

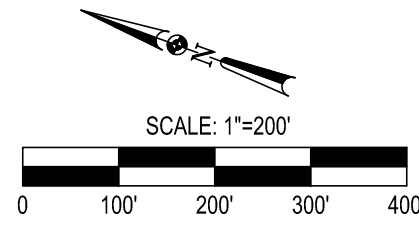


ENGINEER MATKIN HOOVER ENGINEERING 8 SPENCER ROAD, SUITE 100 GEORGETOWN, TEXAS, 75066 830-249-0600	OWNER/AGENT WARR-SWINBACK, LLC 190 ECHO LN, SUITE 357 HOUSTON, TEXAS, 77024 281-330-9769 KENNY@GAGEANDCADECONSTRUCTION.COM
---	--

OFFICE: 3303 SHELL ROAD, SUITE 4, GEORGETOWN, TX, 75628
PHONE: 512-915-4950 FIRM NUMBER: 10194104

DATE: MARCH 2019
JOB NO. 17-2051
SHEET 1 OF 6
COVER PAGE

FINAL PLAT PHASE ONE MESA VISTA RANCH



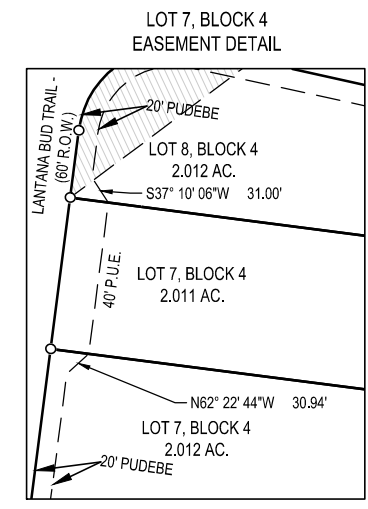
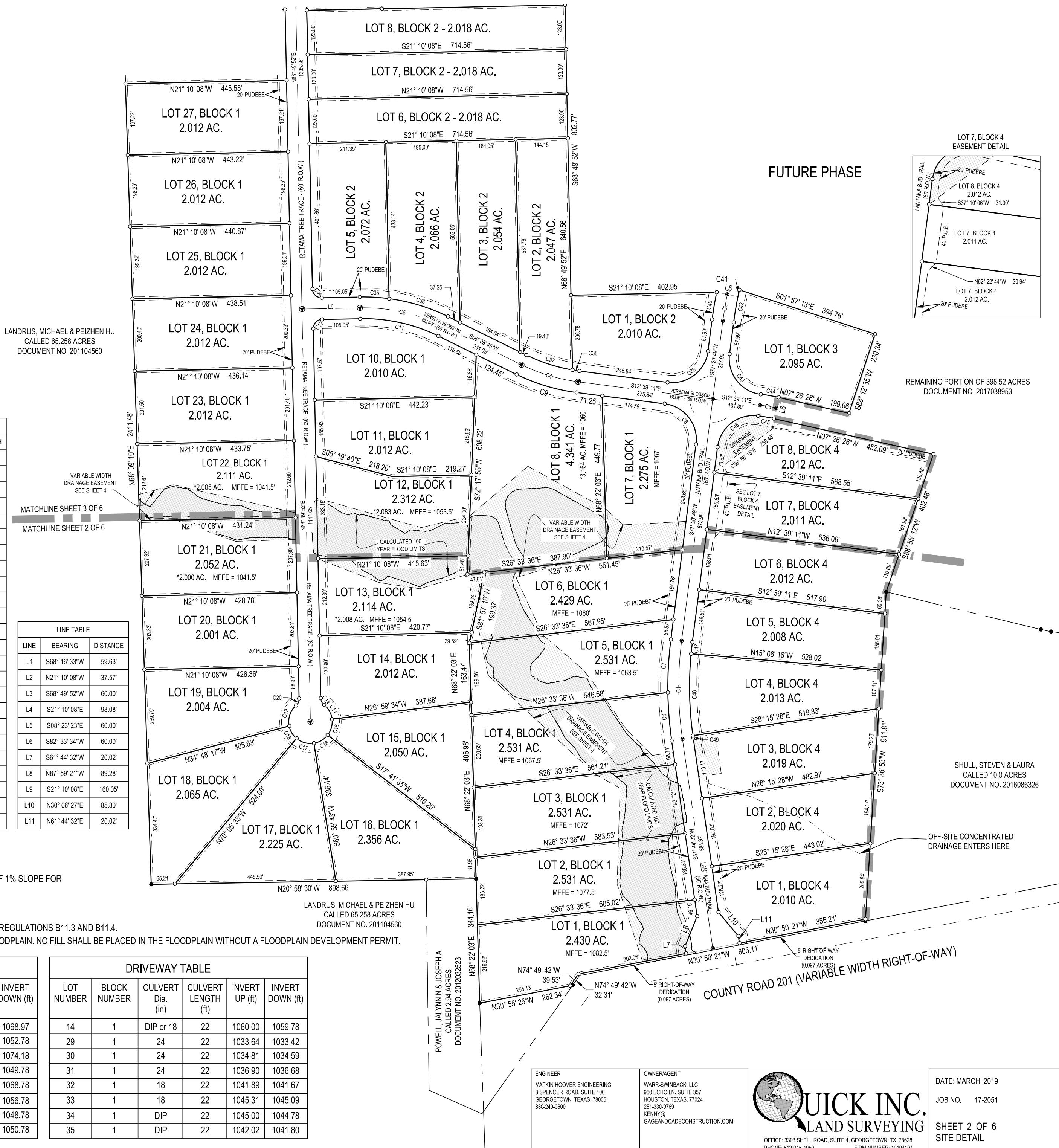
LEGEND

- SETBACKS, REFER TO SHEET 6 FOR DETAILS
- PUDEBE, REFER TO SHEET 6 FOR DETAILS
- MMFE = MINIMUM FINISHED FLOOR ELEVATIONS
- VARIABLE WIDTH DRAINAGE EASEMENT, REFER TO SHEET 4 FOR DETAILS
- 100-YR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON OCTOBER, 19, 2018
- NOTES:
1) *DENOTES APPROXIMATE ACREAGE OF LOT LOCATED OUTSIDE OF THE EXISTING WET WEATHER CREEK BANKS AS DEFINED BY THE WILLIAMSON COUNTY ENGINEERS OFFICE. APPROXIMATE CREEK BANK LOCATION BASED ON ENGINEERING ANALYSIS COMPLETED BY MATKIN HOOVER ENGINEERING STAFF. MEASUREMENTS DO NOT CONSTITUTE A LEGAL BOUNDARY.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1000.00	272.35	15°36'17"	S69°32'40"W	271.51'
C2	1000.00	74.41	4°15'49"	S79°28'43"W	74.40'
C3	500.00	45.49	5°12'45"	N10°02'49"W	45.47'
C4	500.00	164.05	18°47'57"	S03°15'13"E	163.32'
C5	500.00	238.37	27°18'54"	S07°30'41"E	236.12'
C6	1030.00	133.36	7°25'07"	N65°27'05"E	133.27'
C7	1030.00	147.16	8°11'10"	N73°15'14"E	147.04'
C8	100.00	157.08	90°00'00"	N32°20'49"E	141.42'
C9	530.00	173.90	18°47'57"	N03°15'13"W	173.12'
C11	470.00	224.07	27°18'54"	N07°30'41"W	221.95'
C12	25.00	39.27	90°00'00"	N66°10'08"W	35.36'
C13	25.00	21.68	49°40'47"	S43°59'28"W	21.00'
C14	60.00	45.93	43°51'21"	S41°04'45"W	44.81'
C15	60.00	46.80	44°10'09"	S85°21'01"W	45.62'
C16	60.00	45.28	43°14'08"	N50°41'21"W	44.21'
C17	60.00	51.29	48°58'44"	N04°34'55"W	49.74'
C18	60.00	40.78	38°56'33"	S39°22'44"W	40.00'
C19	60.00	62.48	59°39'39"	N88°40'50"E	59.69'
C20	25.00	21.68	49°40'47"	S86°19'44"E	21.00'
C21	100.00	157.08	90°00'00"	N23°49'52"E	141.42'
C22	25.00	10.84	24°50'24"	S33°35'20"E	10.75'
C23	60.00	87.00	83°04'47"	S29°18'32"E	79.58'
C24	60.00	45.71	43°39'10"	N34°03'26"E	44.62'
C25	60.00	40.78	38°56'33"	N75°21'17"E	40.00'
C26	60.00	40.85	39°00'38"	S65°40'07"E	40.07'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	60.00	78.20	74°40'27"	S08°49'34"E	72.78'
C28	25.00	19.94	45°42'03"	S05°39'38"W	19.42'
C29	120.00	90.00	42°58'13"	N42°39'15"W	87.90'
C30	85.00	127.50	85°56'26"	N21°10'08"W	115.88'
C31	120.00	90.00	42°58'13"	N00°18'58"E	87.90'
C33	100.00	157.08	90°00'00"	N66°10'08"W	141.42'
C34	25.00	39.27	90°00'00"	S23°49'52"W	35.36'
C35	530.00	81.63	8°49'27"	S16°45'24"E	81.55'
C36	530.00	171.04	18°29'26"	S03°05'58"E	170.30'
C37	470.00	135.01	16°27'30"	S02°04'59"E	134.54'
C38	470.00	19.20	2°20'27"	S11°28'58"E	19.20'
C39	100.00	157.08	90°00'00"	S57°39'11"E	141.42'
C40	1030.00	76.64	4°15'48"	N79°28'43"E	76.62'
C41	970.00	19.14	1°07'49"	N82°10'32"E	19.14'
C42	970.00	91.31	5°23'37"	S80°02'38"W	91.28'
C43	100.03	158.88	91°00'25"	S31°50'14"W	142.70'
C44	530.00	48.22	5°12'45"	S10°02'49"E	48.20'
C45	470.00	42.76	5°12'45"	N10°02'49"W	42.74'
C46	100.03	158.88	91°00'25"	N57°08'36"W	142.70'
C47	970.00	32.06	1°53'38"	N76°24'09"E	32.06'
C48	970.00	226.89	13°24'06"	N68°45'07"E	226.37'
C49	970.00	5.23	0°18'32"	N61°53'48"E	5.23'
C50	25.00	10.84	24°50'24"	S58°25'43"E	10.75'
C51	25.00	1.74	3°58'45"	N19°10'46"W	1.74'

LINE	BEARING	DISTANCE
L1	S68°16'33"W	59.63'
L2	N21°10'08"W	37.57'
L3	S68°49'52"W	60.00'
L4	S21°10'08"E	98.08'
L5	S08°23'23"E	60.00'
L6	S82°33'34"W	60.00'
L7	S61°44'32"W	20.02'
L8	N87°59'21"W	89.28'
L9	S21°10'08"E	160.05'
L10	N30°06'27"E	85.80'
L11	N61°44'32"E	20.02'



- NOTES:
- 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 WILLIAMSON COUNTY REQUIREMENTS.
 - EXACT DRIVEWAY LOCATION MAY AFFECT FINAL CULVERT INSTALLATION.
 - LOTS NOT LISTED ON THE DRIVEWAY CULVERT TABLE WILL UTILIZE A "DIP TYPE" DRIVEWAY.
 - DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.3 AND B11.4.
 - DRIVEWAY ACCESS FOR LOT 1-4, BLOCK 1, SHALL BE BY MEANS OF A LOW WATER CROSSING THROUGH THE CALCULATED FLOODPLAIN. NO FILL SHALL BE PLACED IN THE FLOODPLAIN WITHOUT A FLOODPLAIN DEVELOPMENT PERMIT.

LOT NUMBER	BLOCK NUMBER	CULVERT Dia. (in)	CULVERT LENGTH (ft)	INVERT UP (ft)	INVERT DOWN (ft)
1	4	18	22	1077.66	1077.44
1	3	DIP or 18	22	1081.11	1080.89
2	4	18	22	1073.00	1072.78
3	4	18	22	1068.54	1068.32
4	4	24	22	1068.68	1068.46
5	4	18	22	1073.24	1073.02
6	4	18	22	1072.71	1072.49
6	2	18	22	1056.00	1055.78

LOT NUMBER	BLOCK NUMBER	CULVERT Dia. (in)	CULVERT LENGTH (ft)	INVERT UP (ft)	INVERT DOWN (ft)
7	4	18	22	1069.19	1068.97
7	2	18	22	1053.00	1052.78
8	4	18	22	1074.40	1074.18
8	2	18	22	1050.00	1049.78
10	1	18	22	1069.00	1068.78
11	1	18	22	1057.00	1056.78
12	1	18	22	1049.00	1048.78
13	1	18	22	1051.00	1050.78

LOT NUMBER	BLOCK NUMBER	CULVERT Dia. (in)	CULVERT LENGTH (ft)	INVERT UP (ft)	INVERT DOWN (ft)
14	1	DIP or 18	22	1060.00	1059.78
29	1	24	22	1033.64	1033.42
30	1	24	22	1034.81	1034.59
31	1	24	22	1036.90	1036.68
32	1	18	22	1041.89	1041.67
33	1	18	22	1045.31	1045.09
34	1	DIP	22	1045.00	1044.78
35	1	DIP	22	1042.02	1041.80

ENGINEER: MATKIN HOOVER ENGINEERING, 8 SPENCER ROAD, SUITE 100, GEORGETOWN, TEXAS, 75066, 830-249-0600

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

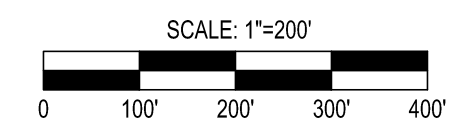
DATE: MARCH 2019
JOB NO. 17-2051
SHEET 2 OF 6
SITE DETAIL

QUICK INC. LAND SURVEYING
OFFICE: 3303 SHELL ROAD, SUITE 4, GEORGETOWN, TX, 78626
PHONE: 512-915-4950
FIRM NUMBER: 10194104

FINAL PLAT PHASE ONE MESA VISTA RANCH

KEVER, ANDREW & SONJA
EXHIBIT A
CALLED 68.09 ACRES
DOCUMENT NO. 1999022868

TEMPORARY BENCHMARK 6402
NORTHING: 10239788.53
EASTING: 3040751.15
ELEVATION: 1042.05
DESCRIPTION: 1/2" IRON ROD WITH AN
ORANGE "CONTROL POINT" CAP

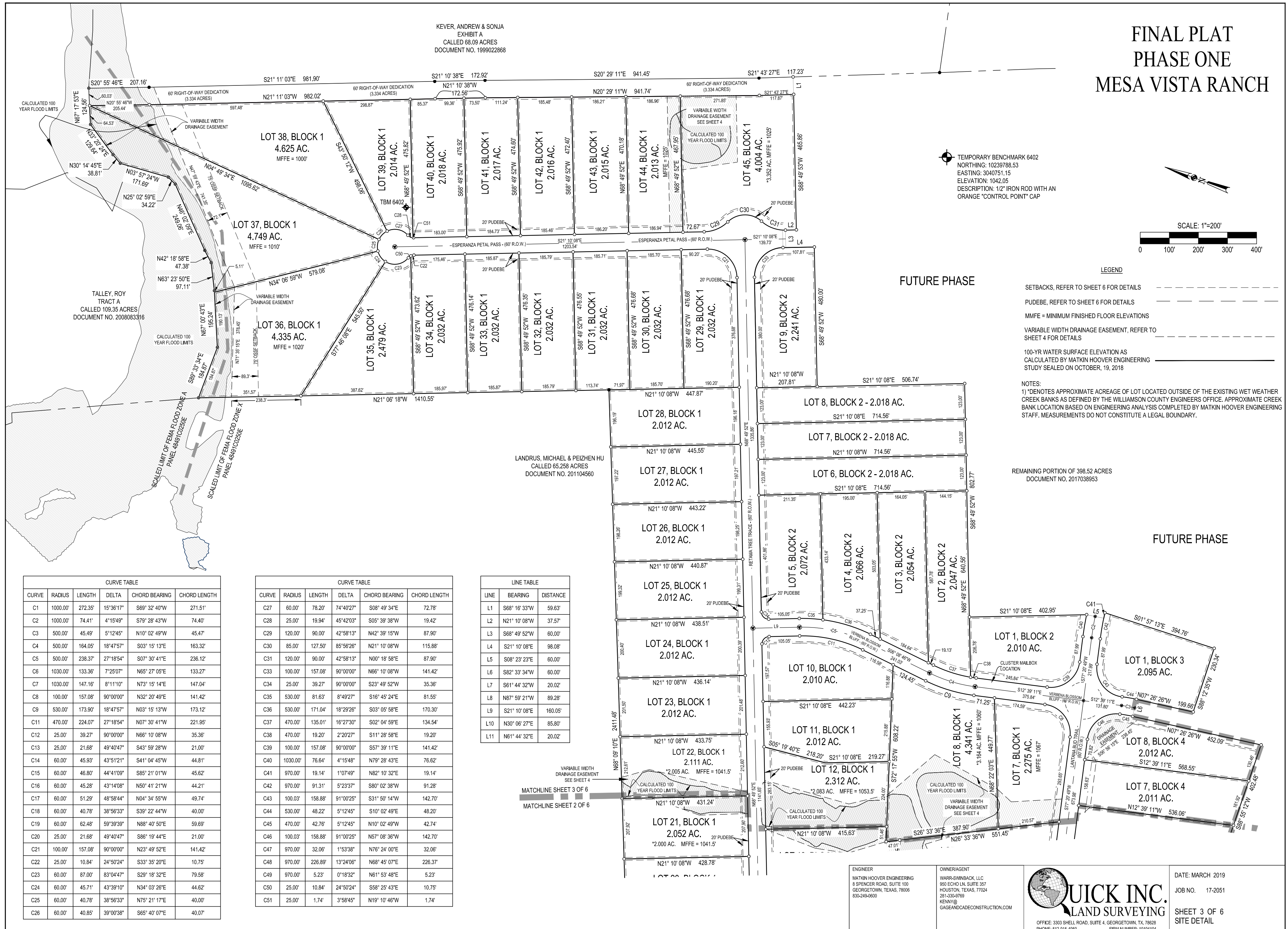


LEGEND

- SETBACKS, REFER TO SHEET 6 FOR DETAILS
- PUDEBE, REFER TO SHEET 6 FOR DETAILS
- MMFE = MINIMUM FINISHED FLOOR ELEVATIONS
- VARIABLE WIDTH DRAINAGE EASEMENT, REFER TO SHEET 4 FOR DETAILS
- 100-YR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON OCTOBER, 19, 2018

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

REMAINING PORTION OF 398.52 ACRES
DOCUMENT NO. 2017038953



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1000.00'	272.35'	15°36'17"	S69°32'40"W	271.51'
C2	1000.00'	74.41'	4°15'49"	S79°28'43"W	74.40'
C3	500.00'	45.49'	5°12'45"	N10°02'49"W	45.47'
C4	500.00'	164.05'	18°47'57"	S03°15'13"E	163.32'
C5	500.00'	238.37'	27°18'54"	S07°30'41"E	236.12'
C6	1030.00'	133.36'	7°25'07"	N65°27'05"E	133.27'
C7	1030.00'	147.16'	8°11'10"	N73°15'14"E	147.04'
C8	100.00'	157.08'	90°00'00"	N32°20'49"E	141.42'
C9	530.00'	173.90'	18°47'57"	N03°15'13"W	173.12'
C11	470.00'	224.07'	27°18'54"	N07°30'41"W	221.95'
C12	25.00'	39.27'	90°00'00"	N66°10'08"W	35.36'
C13	25.00'	21.68'	49°40'47"	S43°59'28"W	21.00'
C14	60.00'	45.93'	43°51'21"	S41°04'45"W	44.81'
C15	60.00'	46.80'	44°1'09"	S85°21'01"W	45.62'
C16	60.00'	45.28'	43°14'08"	N50°41'21"W	44.21'
C17	60.00'	51.29'	48°58'44"	N04°34'55"W	49.74'
C18	60.00'	40.78'	38°56'33"	S39°22'44"W	40.00'
C19	60.00'	62.48'	59°39'39"	N88°40'50"E	59.69'
C20	25.00'	21.68'	49°40'47"	S86°19'44"E	21.00'
C21	100.00'	157.08'	90°00'00"	N23°49'52"E	141.42'
C22	25.00'	10.84'	24°50'24"	S33°35'20"E	10.75'
C23	60.00'	87.00'	83°04'47"	S29°18'32"E	79.58'
C24	60.00'	45.71'	43°39'10"	N34°03'26"E	44.62'
C25	60.00'	40.78'	38°56'33"	N75°21'17"E	40.00'
C26	60.00'	40.85'	39°00'38"	S65°40'07"E	40.07'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	60.00'	78.20'	74°40'27"	S08°49'34"E	72.78'
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C29	120.00'	90.00'	42°58'13"	N42°39'15"W	87.90'
C30	85.00'	127.50'	85°56'26"	N21°10'08"W	115.88'
C31	120.00'	90.00'	42°58'13"	N00°18'58"E	87.90'
C33	100.00'	157.08'	90°00'00"	N66°10'08"W	141.42'
C34	25.00'	39.27'	90°00'00"	S23°49'52"W	35.36'
C35	530.00'	81.63'	8°49'27"	S16°45'24"E	81.55'
C36	530.00'	171.04'	18°29'26"	S03°05'58"E	170.30'
C37	470.00'	135.01'	16°27'30"	S02°04'59"E	134.54'
C38	470.00'	19.20'	2°20'27"	S11°28'58"E	19.20'
C39	100.00'	157.08'	90°00'00"	S57°39'11"E	141.42'
C40	1030.00'	76.84'	4°15'48"	N79°28'43"E	76.62'
C41	970.00'	19.14'	1°07'49"	N82°10'32"E	19.14'
C42	970.00'	91.31'	5°23'37"	S80°02'38"W	91.28'
C43	100.03'	158.88'	91°00'25"	S31°50'14"W	142.70'
C44	530.00'	48.22'	5°12'45"	S10°02'49"E	48.20'
C45	470.00'	42.76'	5°12'45"	N10°02'49"W	42.74'
C46	100.03'	158.88'	91°00'25"	N57°08'36"W	142.70'
C47	970.00'	32.06'	1°53'38"	N76°24'00"E	32.06'
C48	970.00'	226.89'	13°24'06"	N68°45'07"E	226.37'
C49	970.00'	5.23'	0°18'32"	N61°53'48"E	5.23'
C50	25.00'	10.84'	24°50'24"	S88°25'43"E	10.75'
C51	25.00'	1.74'	3°58'45"	N19°10'46"W	1.74'

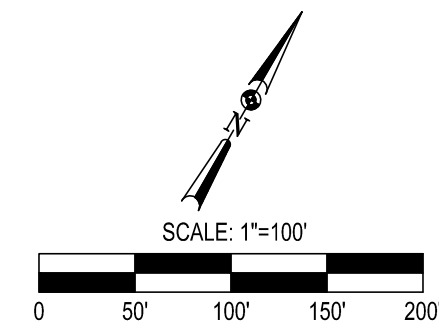
LINE TABLE

LINE	BEARING	DISTANCE
L1	S68°16'33"W	59.63'
L2	N21°10'08"W	37.57'
L3	S68°49'52"W	60.00'
L4	S21°10'08"E	98.08'
L5	S08°23'23"E	60.00'
L6	S82°33'34"W	60.00'
L7	S61°44'32"W	20.02'
L8	N87°59'21"W	89.28'
L9	S21°10'08"E	160.05'
L10	N30°06'27"E	85.80'
L11	N61°44'32"E	20.02'

<p>ENGINEER MATKIN HOOVER ENGINEERING 8 SPENCER ROAD, SUITE 100 GEORGETOWN, TEXAS, 75066 830-249-0600</p>	<p>OWNER/AGENT WARR-SWINBACK, LLC 190 ECHO LN, SUITE 357 HOUSTON, TEXAS, 77024 281-330-9769 KENNY@GAGEANDCONSTRUCTION.COM</p>	<p>DATE: MARCH 2019 JOB NO. 17-2051 SHEET 3 OF 6 SITE DETAIL</p>
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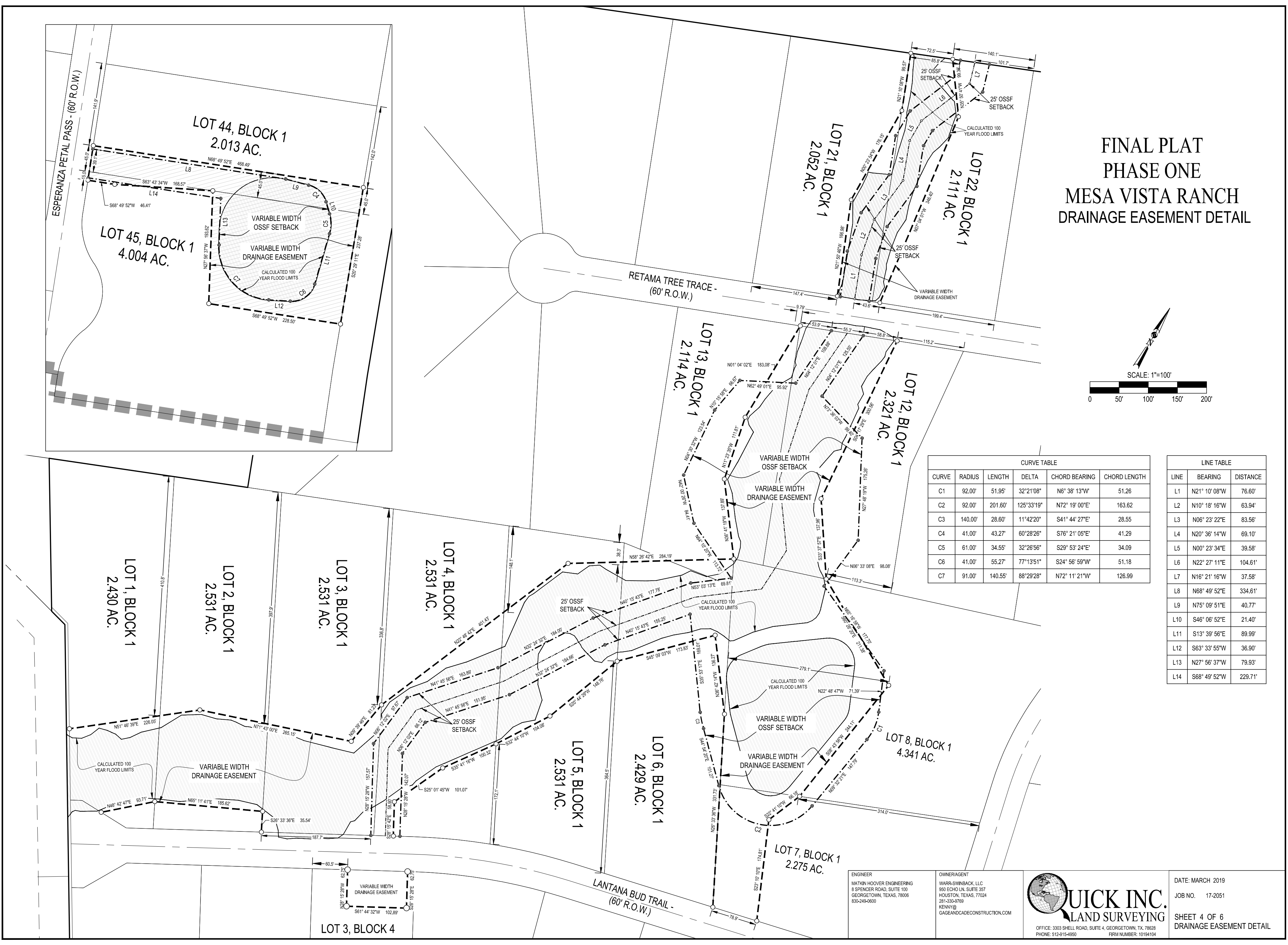


FINAL PLAT PHASE ONE MESA VISTA RANCH DRAINAGE EASEMENT DETAIL



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.00'	51.95'	32°21'08"	N6° 38' 13"W	51.26
C2	92.00'	201.60'	125°33'19"	N72° 19' 00"E	163.62
C3	140.00'	28.60'	11°42'20"	S41° 44' 27"E	28.55
C4	41.00'	43.27'	60°28'26"	S76° 21' 05"E	41.29
C5	61.00'	34.55'	32°26'56"	S29° 53' 24"E	34.09
C6	41.00'	55.27'	77°13'51"	S24° 56' 59"W	51.18
C7	91.00'	140.55'	88°29'28"	N72° 11' 21"W	126.99

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21° 10' 08"W	76.60'
L2	N10° 18' 16"W	63.94'
L3	N06° 23' 22"E	83.56'
L4	N20° 36' 14"W	69.10'
L5	N00° 23' 34"E	39.58'
L6	N22° 27' 11"E	104.61'
L7	N16° 21' 16"W	37.58'
L8	N68° 49' 52"E	334.61'
L9	N75° 09' 51"E	40.77'
L10	S46° 06' 52"E	21.40'
L11	S13° 39' 56"E	89.99'
L12	S63° 33' 55"W	36.90'
L13	N27° 56' 37"W	79.93'
L14	S68° 49' 52"W	229.71'



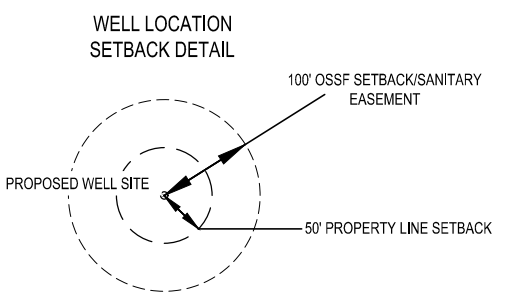
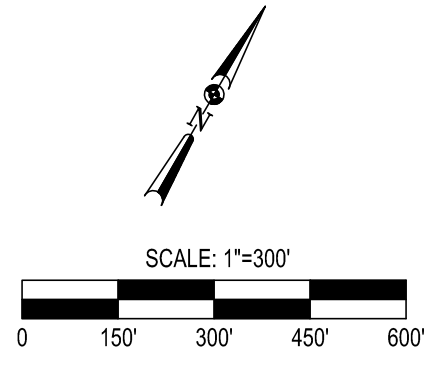
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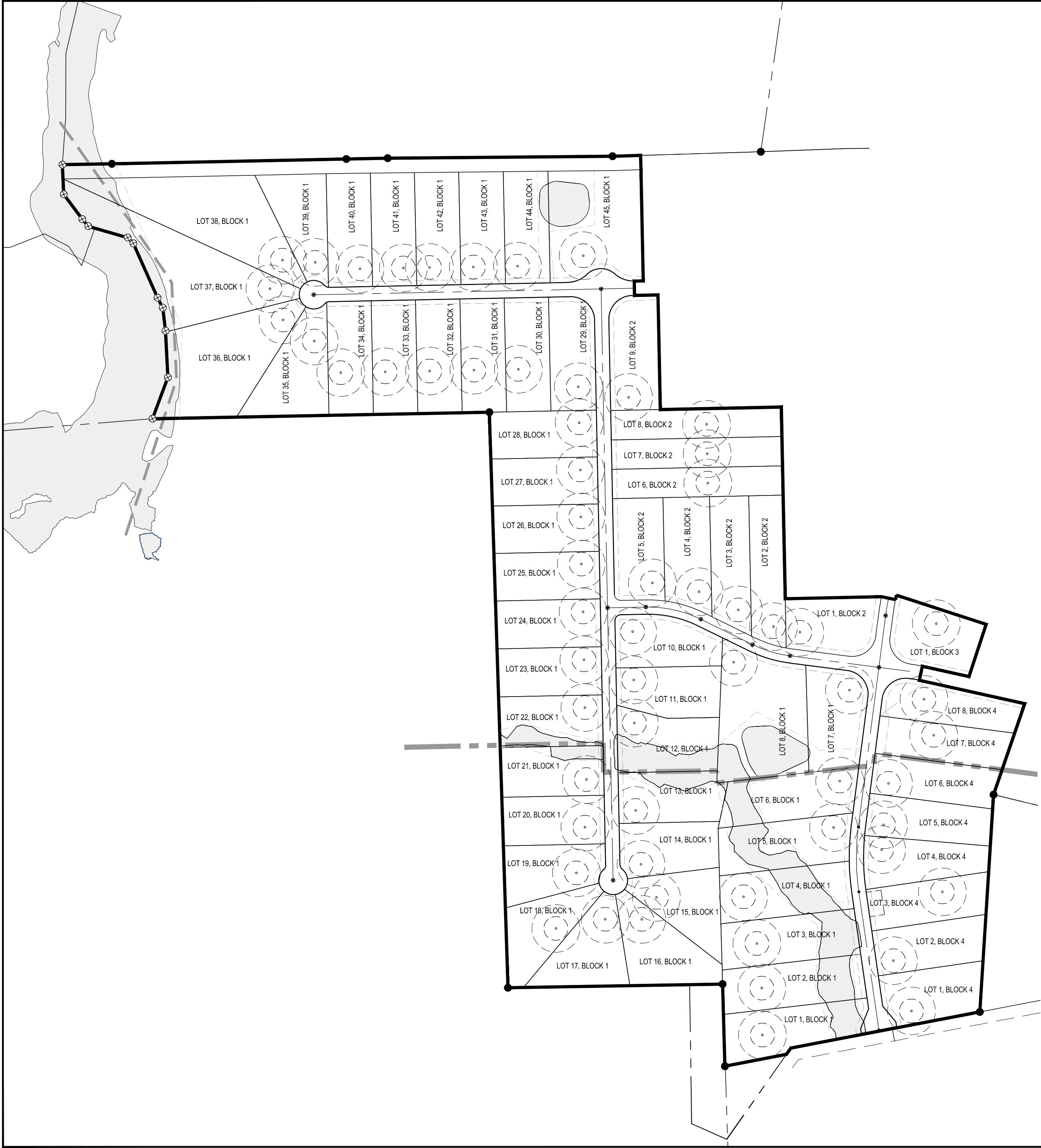


DATE: MARCH 2019
JOB NO. 17-2051
SHEET 4 OF 6
DRAINAGE EASEMENT DETAIL

FINAL PLAT PHASE ONE MESA VISTA RANCH WELL AND OSSF SETBACK DETAIL



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



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DATE: MARCH 2019
JOB NO. 17-2051
SHEET 5 OF 6
WELL DETAILS

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