



PROJECT:	970 FLORENCE RANCHETTES
JOB NUMBER:	
DATE:	MARCH 19, 2020
SCALE:	1" = 100'
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	GTM

**ATWELL**

866.850.4200 www.atwell-group.com

3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704

PRELIMINARY PLAT OF 970 FLORENCE
RANCHETTES SUBDIVISION
JAMES McOULD SURVEY ABSTRACT NO. 423
WILLIAMSON COUNTY, TEXAS

DESCRIPTION – 18.20 ACRES:

A 18.20 acre (792,790 square feet), tract of land, lying within James Mcould Survey, Abstract No. 423, Williamson County, Texas, and being a portion of a 61.27 acre tract conveyed to Texas Veterans Properties, LLC as tract 3 in Document No. 2019039606, Official Records of Williamson County, Texas, described as follows:

BEGINNING at a capped iron rod marked “FOREST 1847” found for the southernmost corner of said 61.27 acre tract, also being the easternmost southeastern corner of a 5.764 acre tract conveyed to Michael J. Knight in Document No. 2019025392, Official Records of Williamson County, Texas and also being in the northerly right-of-way line of F.M. 970 (80’ R.O.W.), for the POINT OF BEGINNING of the herein described tract;

THENCE, with the common boundary line of said 61.27 acre tract and said 5.764 acre tract N11°38’52”W, a distance of 978.81 feet to a capped iron rod marked “FOREST 1847” found for the northwestern corner of said 61.27 acre tract, also being in an eastern boundary line of said 5.764 acre tract also being the westernmost southwesterly corner of a 10.7 acre tract conveyed to Moises Benitez Juarez in Document No. 2019082732, Official Records of Williamson County, Texas, for the northwestern corner of the herein described tract;

THENCE, crossing said 61.27 acre tract and with the boundary line of said 10.7 acre tract, the following two (2) courses and distances;

- 1.N71°26’38”E, a distance of 757.21 feet to a capped iron rod marked “FOREST 1847” found for the northeastern corner of the herein described tract;
- 2.S18°33’22”E, a distance of 971.48 feet to a capped iron rod marked “FOREST 1847” found for the southeastern corner of the herein described tract in the southern boundary line of said 61.27 acre tract, also being in the northerly right-of-way line of said F.M. 970;

THENCE, with the common boundary line of said 61.27 acre tract and said F.M. 970 right-of-way, the following two (2) courses and distances;

- 1.S71°26’38”W, a distance of 855.41 feet to a TxDot concrete monument;
- 2.S70°47’58”W, a distance of 19.53 feet to the POINT OF BEGINNING;

Containing 18.20 acres or 792,790 square feet, more or less.

DESCRIPTION – 18.40 ACRES:

A 18.40 acre (801,507 square feet), tract of land, lying within James Mcould Survey, Abstract No. 423, Williamson County, Texas, and being a portion of a 61.27 acre tract conveyed to Texas Veterans Properties, LLC as tract 3 in Document No. 2019039606, Official Records of Williamson County, Texas, described as follows:

BEGINNING at a capped iron rod marked “FOREST 1847” found in the southern line of said 61.27 acre tract, also being the southernmost corner of a 11.55 acre tract conveyed to Jesus & Larissa Torres Martinez et al in Document No. 2019100122, Official Records of Williamson County, Texas and also being in the northerly right-of-way line of F.M. 970 (80’ R.O.W.), for the POINT OF BEGINNING of the herein described tract;

THENCE, with the common boundary line of said 61.27 acre tract and said F.M. 970 right-of-way, S71°26’38”W, a distance of 832.00 feet to a capped iron rod marked “FOREST 1847” found for the southernmost southeastern corner of a 13.2 acre tract conveyed to Davis Anthony Rangel–Solis in Document No. 2019085116, Official Records of Williamson County, Texas, for the southwestern corner of the herein described tract;

THENCE, crossing said 61.27 acre tract and with the boundary line of said 13.2 acre Rangel–Solis tract, N18°33’22”W, a distance of 963.35 feet to a capped iron rod marked “FOREST 1847” found for an eastern corner of said 13.2 acre Torres tract, for the northwestern corner of the herein described tract;

THENCE, continuing across said 61.27 acre tract continuing with the boundary line of said 13.2 acre Torres tract, and a 13.2 acre tract conveyed to Angelica & Jose L. Salazar & Pedro Fajardo & Maria Torres in Document No. 2019086120, Official Records of Williamson County, Texas, N71°26’38”E, at 223.73’ pass a capped iron rod marked “FOREST 1847” for the common boundary corner of said 13.2 acre Rangel–Solis tract and said 13.2 acre Torres tract, in all, a total distance of 832.00 feet to a capped iron rod marked “FOREST 1847” found for a western corner of said 13.2 acre Torres tract, for the northeastern corner of the herein described tract;

THENCE, continuing across said 61.27 acre tract and with said 13.2 acre Torres tract, S18°33’22”E, a distance of 963.35 feet to the POINT OF BEGINNING;

Containing 18.40 acres or 801,507 square feet, more or less.

GENERAL NOTES:

- 1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 2. DRIVEWAYS SHALL ONLY CONNECT TO WESTON VALE CT AND CALDERBROOK CT AND NOT FM 970, THE ADJACENT ROADWAY.

970 FLORENCE RANCHETTES
8127 MESA DRIVE #206-53
AUSTIN, TEXAS 78759
RUSSELL SPILLERS [RUSSELLSPILLERS@GMAIL.COM]
CELL: 512-814-7357

ATWELL, LLC, TBPLS FIRM NO. 10193726
ATWELL, LLC, TBPE NO. 12242

Line Table		
Line #	Direction	Length
L1	S70° 47’ 58”W	19.53’

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	316.85’	64.00’	283°39’46”	S78°21’09”W	79.10’
C2	22.62’	25.00’	51°49’53”	N37°33’47”W	21.85’
C3	22.62’	25.00’	51°49’53”	S14°16’06”W	21.85’
C4	63.91’	530.00’	6°54’31”	S15°06’06”E	63.87’
C5	56.67’	470.00’	6°54’31”	S15°06’06”E	56.64’
C6	22.62’	25.00’	51°49’53”	N44°28’19”W	21.85’
C7	316.85’	64.00’	283°39’46”	S71°26’38”W	79.10’
C8	22.62’	25.00’	51°49’53”	S07°21’34”W	21.85’
C9	65.58’	64.00’	58°42’21”	N10°49’52”E	62.74’
C10	92.85’	64.00’	83°07’32”	N60°05’05”W	84.92’
C11	90.53’	64.00’	81°02’43”	S37°49’48”W	83.17’
C12	67.90’	64.00’	60°47’10”	S33°05’09”E	64.76’
C13	57.89’	64.00’	51°49’31”	N07°21’45”E	55.94’
C14	100.54’	64.00’	90°00’14”	N63°33’07”W	90.51’
C15	100.53’	64.00’	90°00’03”	S26°26’45”W	90.51’
C16	57.90’	64.00’	51°49’58”	S44°28’16”E	55.94’
C18	53.78’	530.00’	5°48’52”	S14°33’16”E	53.76’
C19	10.12’	530.00’	1°05’40”	S18°00’32”E	10.12’
C20	60.29’	500.00’	6°54’32”	N15°06’07”W	60.26’

RIGHT–OF–WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT–OF–WAY	LINEAR FOOTAGE	PAVEMENT WIDTH	CLASS	DESIGN SPEED
WESTON VALE COURT	60’ R.O.W.	692’	26’	PUBLIC	25 MPH
CALDERBROOK COURT	60’ R.O.W.	700’	26’	PUBLIC	25 MPH



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