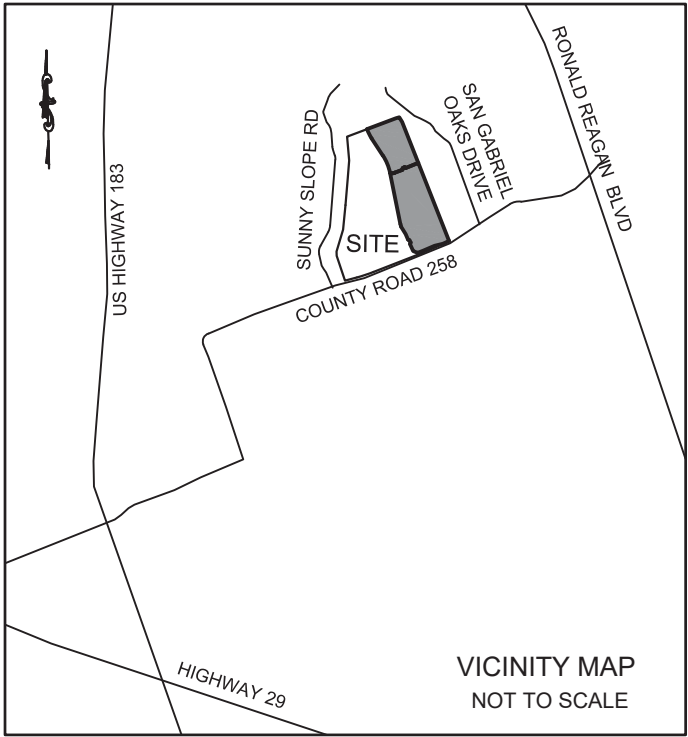


FINAL PLAT OF
TESORO SUBDIVISION, SECTIONS TWO AND FOUR
BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.



DATE: MARCH 26, 2019

OWNER/DEVELOPER:

TRIBAR LP6, LIMITED PARTNERSHIP
P.O. BOX 66603
AUSTIN, TEXAS 78766

ENGINEER/SURVEYOR:

HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: (512) 837-2446
FAX: (512) 837-9463
tehaynie@haynieconsulting.com

SUMMARY:

SURVEY: B. MANLOVE, ABSTRACT NO. 417
TOTAL ACRES: 55.631 ACRES OUT OF A CALLED 170.84 ACRES
IN VOL. 2519, PAGE 648, D.R.W.C.
TOTAL NUMBER OF LOTS: 40
NUMBER OF BLOCKS: 2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

SECTION TWO:

ACRES: 36.456 ACRES
NUMBER OF LOTS: 24
NUMBER OF BLOCKS: 1
AREA OF SMALLEST LOT : 1.00 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

SECTION FOUR:

ACRES: 19.175 ACRES
NUMBER OF LOTS: 16
NUMBER OF BLOCKS: 2
AREA OF SMALLEST LOT: 1.00 ACRE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

STREET DESIGN: (ALL STREETS ARE PUBLIC)

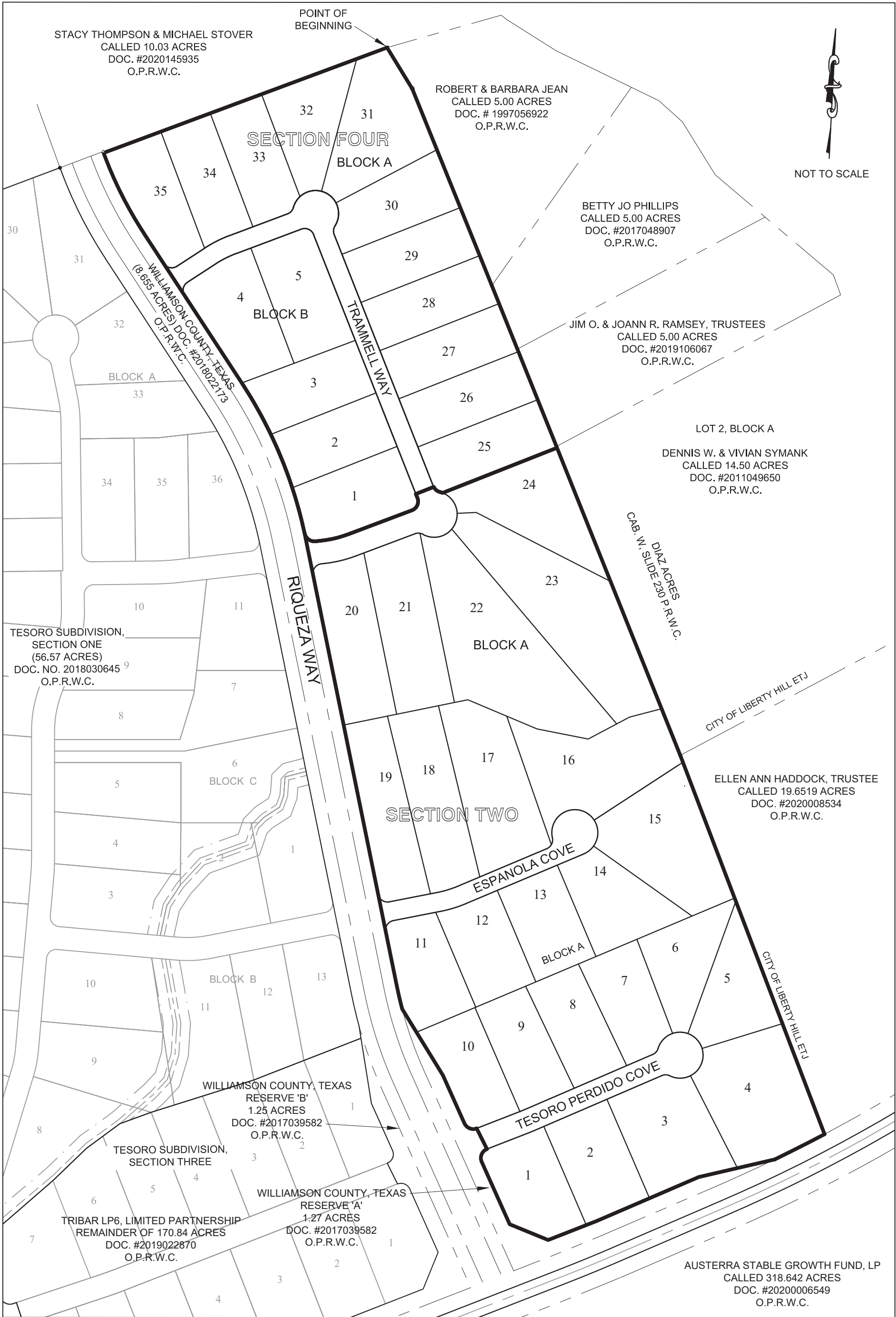
NAME	LENGTH	SPEED	ROW	PVMT.	CLASS
ESPAÑOLA COVE	583 LF	25 MPH	50'	26'	LOCAL
TESORO PERDIDO COVE	561 LF	25 MPH	50'	26'	LOCAL
TRAMMELL WAY	1,596 LF	25 MPH	50'	26'	LOCAL
RIQUEZA WAY	3,139 LF	45 MPH	120'	24'	ARTERIAL

SUBDIVISION NOTES:

1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN, WESTERN DISTRICT.
2. SEWER SERVICE FOR THIS SUBDIVISION PROVIDED BY ON SITE SEWAGE FACILITY.
3. MAX IMPERVIOUS COVERAGE PER LOT: SEE TABLE BELOW
4. STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVERAGE EXCEEDS 20%.
5. ALL DWELLING PLACED ON THESE 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 OF WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
6. ALL ONSITE SANITARY SEWER FACILITIES SHALL BE PLACED GREATER THAN 100 FEET FROM ANY EXISTING PRIVATE WELL PER COUNTY AND TCEQ REGULATIONS.
7. ALL PUBLIC ROADWAYS AND EASEMENTS, AS SHOWN ON THE PLAT, ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.

IMPERVIOUS COVER TABLE			
	Square Feet	Acres	Percent
Riqueza Way R.O.W.	249267	5.722	9.33%
Tesoro Sec. 2	1588009	36.456	59.42%
Tesoro Sec. 4	835283	19.175	31.25%
Total Water Quality Area	2672558	61.353	100.00%
Allowable I.C. @ 20% I.C.	534512	12.271	20.00%
Total Tesoro (Phase 2-4)			
Number of Lots	40	-	-
IC per Lot	7850	0.180	0.29%
Total IC for 40 Lots	314000	7.208	11.75%
Total IC Right-of-Way Phase 2 & 4, Riqueza Way	215708	4.952	8.07%
Total Impervious Cover Phase 2 & 4, Riqueza Way	529708	12.160	19.82%

NOTE:
BEARING BASIS OF THE SURVEY SHOWN HEREON IS REFERENCED TO THE
NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

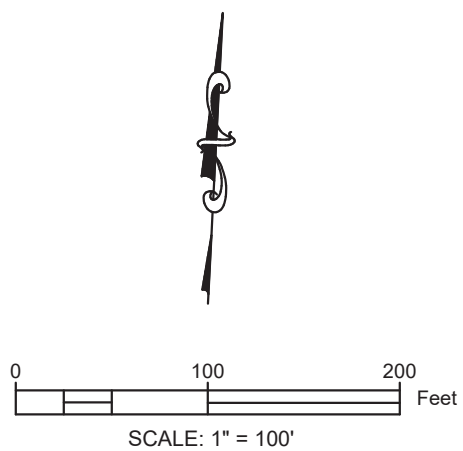


SHEET NO.

1 OF 6

DRAWN BY: KS/TH
CHECKED BY: B.J.
PROJ. #: 764-18-02

FINAL PLAT OF
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BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

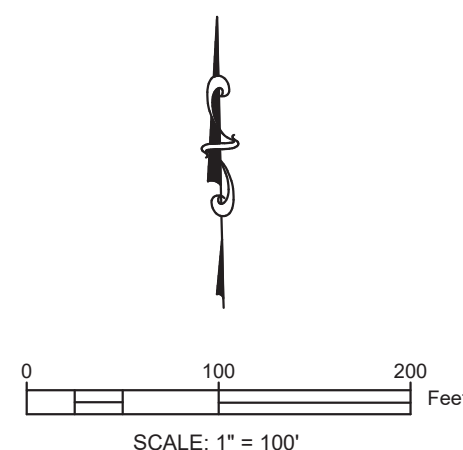


- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ⊙ COTTON SPINDLE FOUND
 - CONC MONUMENT FOUND
 - △ CALCULATED POINT
 - () RECORDED INFORMATION
 - (XX AC) NET ACREAGE
 - BL BUILDING LINE
 - DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY

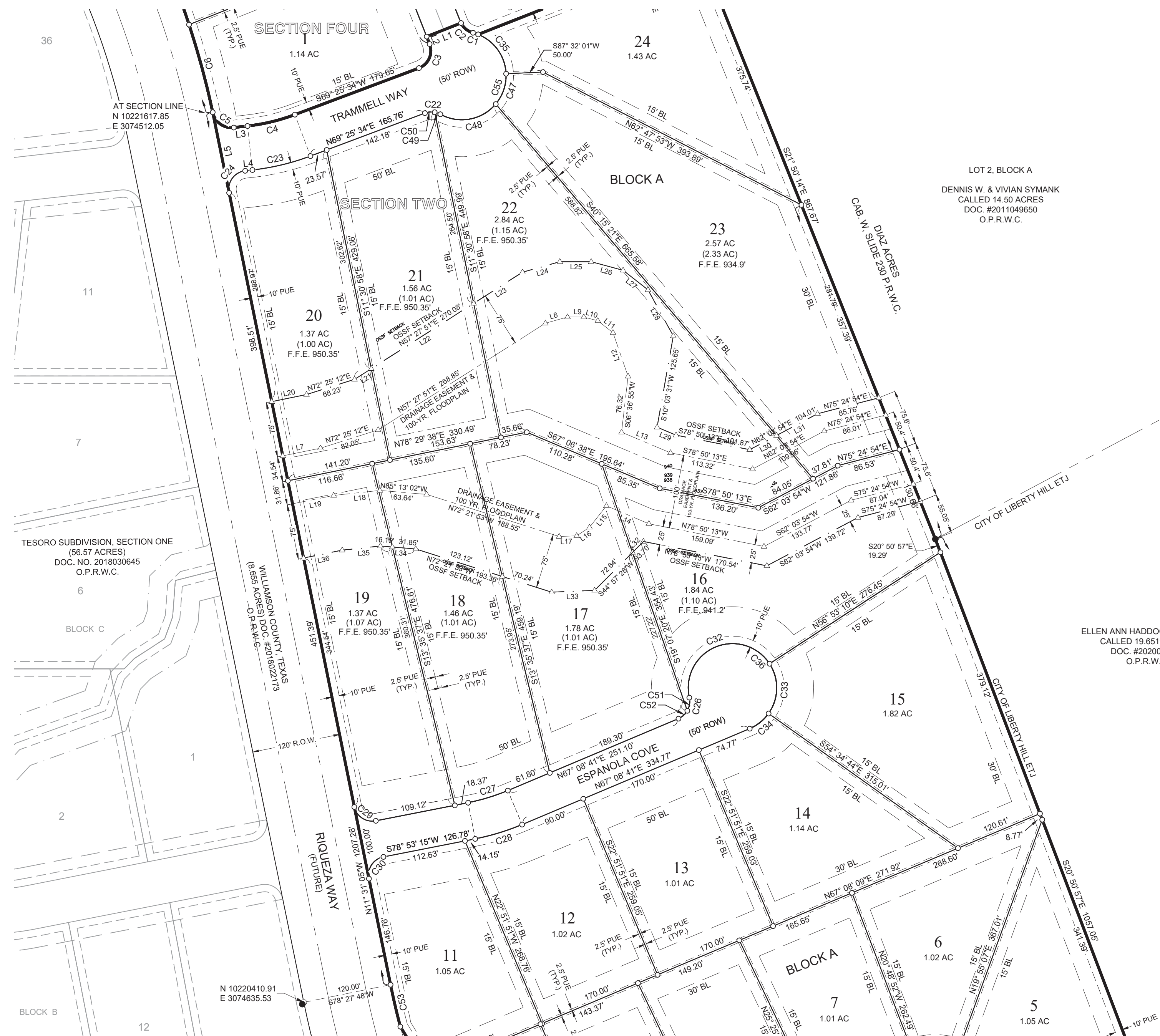
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X:\764 Brian Barnes\764-18-02 Tesoro Sec 2 & 4 Final Plats\DWG\764-18-02 Tesoro Sec 2 & 4 Final Plats.dwg May 06, 21 12:34 pm

FINAL PLAT OF
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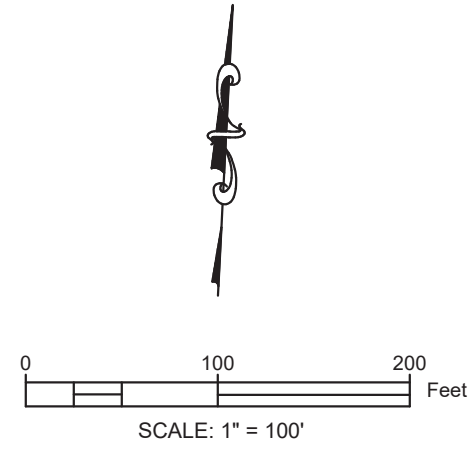
LEGEND	
●	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊗	COTTON SPINDLE FOUND
■	CONC MONUMENT FOUND
△	CALCULATED POINT
()	RECORDED INFORMATION
(XX AC)	NET ACREAGE
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
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SHEET NO.
3 OF 6
DRAWN BY: KS/TH
CHECKED BY: B.J.
PROJ. #: 764-18-02

FINAL PLAT OF
TESORO SUBDIVISION, SECTIONS TWO AND FOUR
BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.



LEGEND	
●	1/2" IRON ROD FOUND
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⊙	COTTON SPINDLE FOUND
■	CONC MONUMENT FOUND
△	CALCULATED POINT
()	RECORDED INFORMATION
(XX AC)	NET ACREAGE
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY



ELLEN ANN HADDOCK, TRUSTEE
CALLED 19.6519 ACRES
DOC. #202008534
O.P.R.W.C.

AUSTERRA STABLE GROWTH FUND, LP
CALLED 318.642 ACRES
DOC. #2020006549
O.P.R.W.C.

NOTE:
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SHEET NO.
4 OF 6

DRAWN BY: KS/TH
CHECKED BY: B.J.
PROJ. #: 764-18-02

FINAL PLAT OF

TESORO SUBDIVISION, SECTIONS TWO AND FOUR

BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	7.35'	60.00'	007°01'20"	7.35'	N71° 58' 18"W
C2	21.55'	25.00'	049°22'44"	20.89'	N50° 47' 36"W
C3	39.68'	25.00'	090°56'27"	35.64'	S23° 57' 21"W
C4	66.21'	268.00'	014°09'17"	66.04'	S76° 30' 13"W
C5	38.73'	26.14'	084°54'19"	35.29'	N53° 57' 59"W
C6	123.18'	1150.02'	006°08'14"	123.12'	S15° 05' 43"E
C7	150.11'	1149.97'	007°28'45"	150.00'	N21° 54' 11"W
C8	151.41'	1149.97'	007°32'37"	151.30'	S29° 24' 52"E
C9	235.18'	1030.00'	013°04'57"	234.67'	N26° 38' 41"W
C10	39.22'	25.00'	089°53'06"	35.32'	S78° 07' 43"E
C11	39.32'	25.00'	090°06'54"	35.39'	S11° 52' 17"W
C12	70.89'	325.00'	012°29'50"	70.75'	N63° 10' 39"E
C13	59.98'	275.00'	012°29'50"	59.86'	S63° 10' 39"W
C14	38.86'	25.00'	089°03'33"	35.06'	N66° 02' 39"W
C15	23.55'	25.00'	053°58'05"	22.69'	N42° 26' 31"E
C16	206.29'	60.00'	196°59'44"	118.68'	S66° 02' 39"E
C17	23.55'	25.00'	053°58'05"	22.69'	S05° 28' 10"W
C18	33.31'	60.00'	031°48'31"	32.88'	N31° 21' 44"E
C19	60.36'	60.00'	057°38'16"	57.85'	N76° 05' 08"E
C20	49.59'	60.00'	047°21'04"	48.19'	S51° 25' 12"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C21	63.04'	60.00'	060°11'52"	60.18'	S02° 21' 16"W
C22	21.68'	25.00'	049°40'47"	21.00'	N85° 44' 02"W
C23	81.03'	328.00'	014°09'17"	80.83'	S76° 30' 13"W
C24	41.50'	25.00'	095°06'15"	36.89'	S36° 01' 53"W
C25	38.03'	25.00'	087°09'02"	34.47'	N67° 42' 33"W
C26	34.83'	25.00'	079°50'09"	32.08'	N27° 13' 37"E
C27	56.36'	275.00'	011°44'34"	56.26'	N73° 00' 58"E
C28	66.61'	325.00'	011°44'34"	66.49'	S73° 00' 58"W
C29	38.25'	25.00'	087°39'43"	34.63'	N57° 16' 53"W
C30	39.45'	25.00'	090°24'13"	35.48'	S33° 41' 09"W
C31	40.51'	25.00'	092°50'55"	36.22'	N22° 17' 27"E
C32	167.11'	60.00'	159°34'38"	118.10'	N67° 05' 51"E
C33	71.77'	60.00'	068°32'06"	67.57'	S01° 09' 13"W
C34	33.22'	60.00'	031°43'25"	32.80'	S51° 16' 59"W
C35	69.11'	60.00'	065°59'39"	65.35'	S35° 27' 48"E
C36	272.10'	60.00'	259°50'09"	92.04'	S62° 46' 23"E
C37	9.50'	270.00'	002°00'57"	9.50'	N67° 42' 28"E
C38	11.61'	330.00'	002°00'57"	11.61'	S67° 42' 28"W
C39	21.68'	25.00'	049°40'47"	21.00'	N41° 51' 36"E
C40	21.81'	25.00'	049°58'33"	21.12'	N88° 23' 02"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C41	55.78'	60.00'	053°15'41"	53.79'	S89° 39' 19"W
C42	83.97'	60.00'	080°10'59"	77.28'	S22° 55' 59"W
C43	55.42'	60.00'	052°55'23"	53.47'	S43° 37' 12"E
C44	40.43'	60.00'	038°36'14"	39.67'	S89° 23' 01"E
C45	56.86'	60.00'	054°17'40"	54.75'	N44° 10' 02"E
C46	145.52'	3950.08'	002°06'39"	145.51'	S63° 07' 24"W
C47	44.54'	60.00'	042°32'13"	43.53'	S18° 48' 07"W
C48	82.77'	60.00'	079°02'07"	76.36'	S79° 35' 18"W
C49	8.21'	25.00'	018°49'31"	8.18'	S70° 18' 24"E
C50	13.46'	25.00'	030°51'16"	13.30'	N84° 51' 12"E
C51	18.51'	25.00'	042°25'26"	18.09'	S08° 31' 16"W
C52	16.32'	25.00'	037°24'42"	16.04'	S48° 26' 20"W
C53	58.39'	1030.37'	003°14'49"	58.38'	N13° 08' 22"W
C54	424.70'	1150.02'	021°09'33"	422.29'	N22° 36' 23"W
C55	203.77'	60.00'	194°35'19"	119.03'	S21° 48' 42"W

Line Table		
Line #	Length	Direction
L1	50.08'	S68° 29' 07"W
L2	10.91'	S21° 30' 53"E
L3	18.75'	S83° 34' 51"W
L4	9.98'	S83° 34' 51"W
L5	111.48'	S11° 32' 17"E
L6	60.25'	N26° 29' 54"W
L7	52.18'	N78° 28' 55"E
L8	31.15'	N74° 16' 09"E
L9	22.14'	N90° 00' 00"E
L10	19.63'	S74° 50' 17"E
L11	26.18'	S52° 00' 07"E
L12	62.51'	S19° 01' 56"E
L13	72.09'	S67° 06' 38"E
L14	62.40'	N67° 06' 38"W
L15	37.03'	S38° 17' 50"W
L16	20.91'	S56° 19' 47"W
L17	23.79'	S87° 49' 28"W
L18	62.89'	S83° 49' 50"W
L19	56.91'	S78° 28' 55"W
L20	48.21'	N78° 28' 55"E

Line Table		
Line #	Length	Direction
L21	26.94'	N57° 27' 51"E
L22	164.58'	N57° 27' 51"E
L23	78.56'	N57° 27' 51"E
L24	52.59'	N74° 16' 09"E
L25	42.48'	N90° 00' 00"E
L26	44.76'	S74° 50' 17"E
L27	42.89'	S52° 00' 07"E
L28	71.32'	S28° 44' 52"E
L29	27.79'	S67° 06' 38"E
L30	41.04'	N62° 03' 54"E
L31	62.97'	N62° 03' 54"E
L32	21.06'	S44° 57' 28"W
L33	58.19'	S87° 35' 21"W
L34	48.00'	N85° 13' 02"W
L35	52.20'	S83° 49' 50"W
L36	53.41'	S78° 28' 55"W

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