

FINAL PLAT
PHASE THREE
MESA VISTA RANCH

BEING A 78.701 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS, SAID 78.701 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 398.52 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SITE DETAILS
PHASE ACREAGE = 78.701 ACRES
NET ACREAGE IN RIGHT-OF-WAY DEDICATIONS = 6.078 ACRES
NET ACREAGE OF RIGHT-OF-WAY = 5.118 ACRES
NET ACREAGE OF RESIDENTIAL LOTS = 67.505 ACRES
TOTAL NUMBER OF LOTS = 28

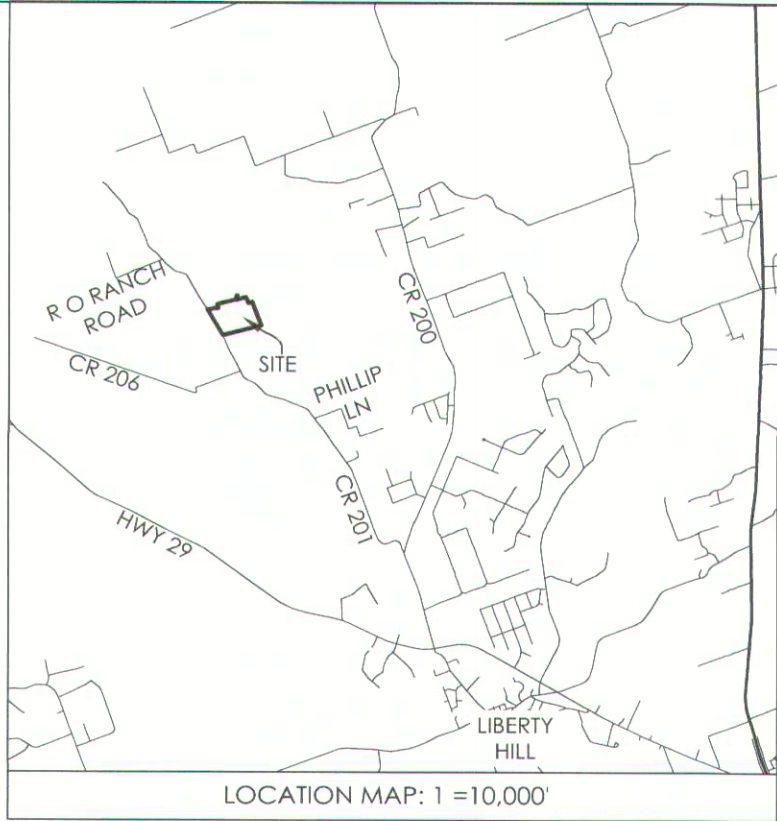
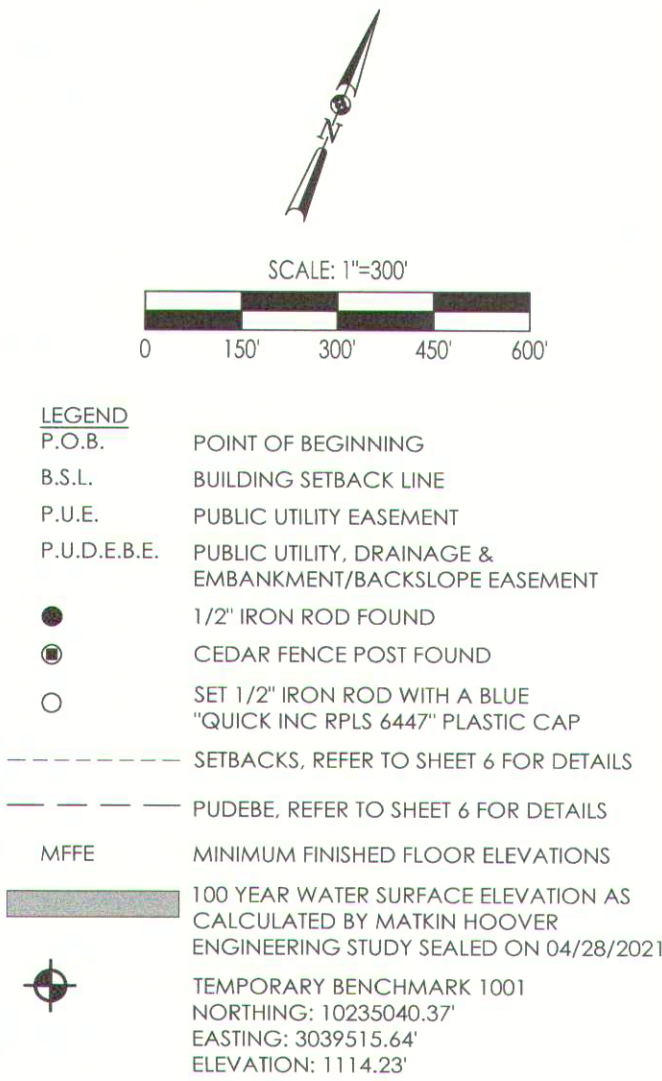
PLAT NOTES:
- ALL LOTS CONTAIN A MINIMUM OF 30 FEET OF FRONTAGE ALONG THE FRONT PROPERTY LINE.

PUBLIC UTILITY EASEMENT
- A 20' PUBLIC UTILITY EASEMENT IS SHOWN ON THE FRONT OF ALL LOTS ADJACENT TO THE PUBLIC RIGHT-OF-WAY.

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: AUGUST 2021
2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
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 PLAIN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 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.



FIELD NOTES FOR A 78.701 ACRE TRACT OF LAND:

BEING A 78.701 ACRE TRACT OF LAND, LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS; SAID 78.701 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 398.52 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 78.701 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, BEING AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, AN EXTERIOR CORNER OF THAT CERTAIN LOT 15, BLOCK 4, OF MESA VISTA RANCH, PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020155257, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE COMMON BOUNDARY LINES OF THE REMAINDER OF SAID 398.52 ACRE TRACT AND SAID MESA VISTA RANCH, PHASE TWO, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. **N 58° 44' 30" E**, A DISTANCE OF **25.00'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
2. **S 88° 46' 15" E**, A DISTANCE OF **88.91'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 530.00', A CENTRAL ANGLE OF 20°17'25", A CHORD WHICH BEARS N 74° 44' 01" E, A CHORD DISTANCE OF 186.71', A TOTAL **CURVE LENGTH** OF **187.69'**, TO A 1/2" IRON ROD LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;
4. **N 84° 52' 44" E**, A DISTANCE OF **164.45'**, TO A 1/2" IRON ROD LOCATED FOR THE BEGINNING OF A CURVE TO THE RIGHT;
5. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 530.00', A CENTRAL ANGLE OF 09°20'41", A CHORD WHICH BEARS N 89° 33' 04" E, A CHORD DISTANCE OF 86.35', A TOTAL **CURVE LENGTH** OF **86.44'**, TO A 1/2" IRON ROD LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;
6. **S 85° 46' 35" E**, A DISTANCE OF **34.65'**, TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
7. **N 15° 08' 28" W**, A DISTANCE OF **208.17'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
8. **N 75° 46' 37" E**, A DISTANCE OF **1000.63'**, TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;
9. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 530.00', A CENTRAL ANGLE OF 04°40'58", A CHORD WHICH BEARS N 05° 54' 42" E, A CHORD DISTANCE OF 43.30', A TOTAL **CURVE LENGTH** OF **43.32'**, TO A 1/2" IRON ROD LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;
10. **N 08° 15' 11" E**, A DISTANCE OF **173.42'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
11. **S 81° 44' 49" E**, A DISTANCE OF **60.00'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
12. **S 08° 15' 11" W**, A DISTANCE OF **173.42'**, TO A 1/2" IRON ROD LOCATED FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;
13. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 470.00', A CENTRAL ANGLE OF 05°19'13", A CHORD WHICH BEARS S 05° 35' 35" W, A CHORD DISTANCE OF 43.63', A TOTAL **CURVE LENGTH** OF **43.64'**, TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
14. **N 73° 06' 17" E**, A DISTANCE OF **476.08'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
15. **S 21° 34' 40" E**, A DISTANCE OF **344.43'**, TO A 1/2" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
16. **N 73° 05' 45" E**, A DISTANCE OF **211.10'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
17. **S 21° 34' 40" E**, A DISTANCE OF **156.94'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE SOUTHERNMOST CORNER OF THAT CERTAIN LOT 66, BLOCK 1, OF SAID MESA VISTA RANCH, PHASE TWO, BEING AN EXTERIOR CORNER OF THE REMAINING PORTION OF THAT CALLED 125 ACRE TRACT OF LAND RECORDED IN VOLUME 451, PAGE 501, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

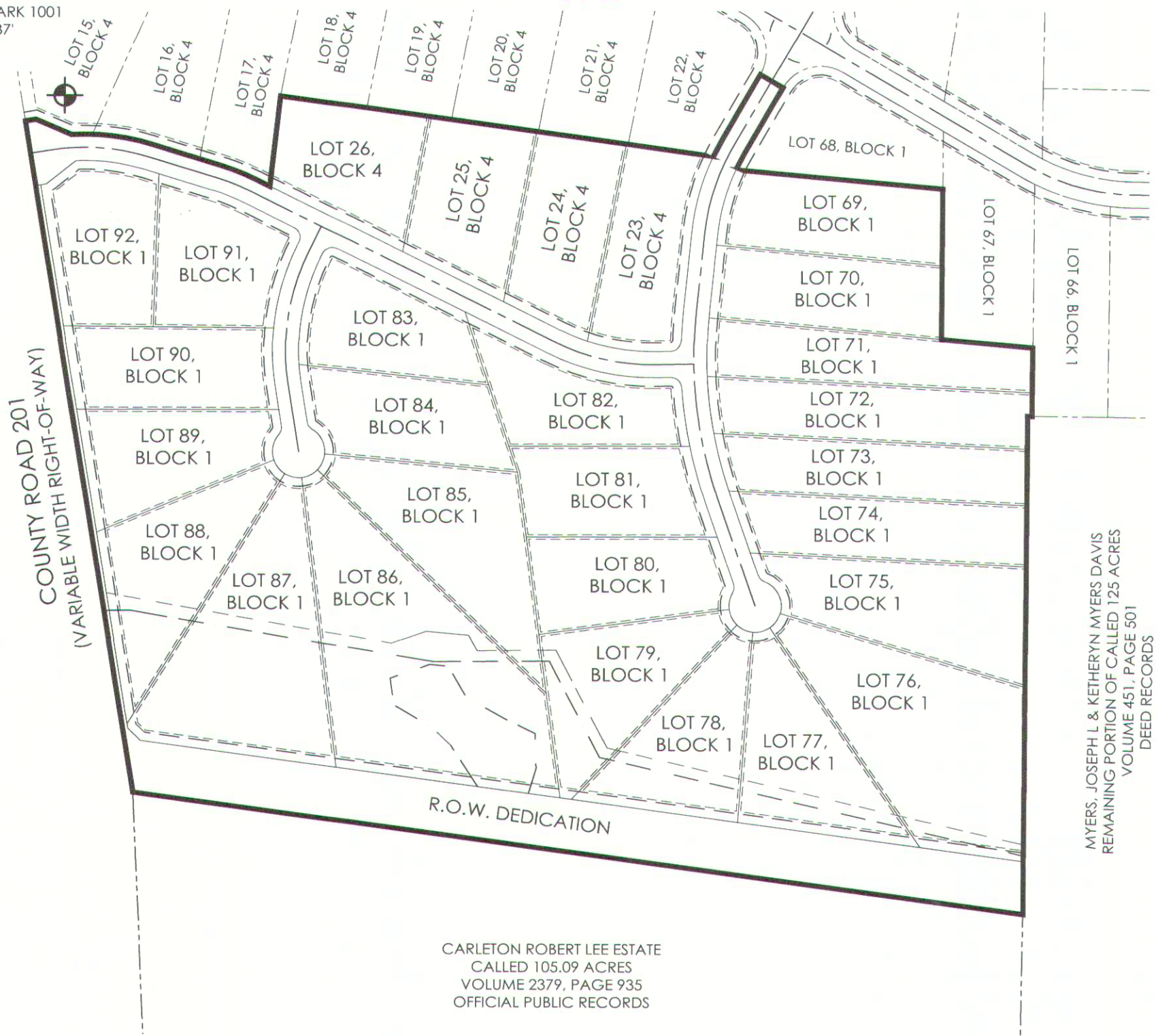
THENCE, WITH THE COMMON BOUNDARY LINES OF THE REMAINDER OF SAID 398.52 ACRE TRACT AND THE REMAINDER OF SAID 125 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

18. **S 68° 35' 54" W**, A DISTANCE OF **10.00'**, TO A 12" CEDAR FENCE POST LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
19. **S 21° 34' 40" E**, A DISTANCE OF **1142.47'**, TO A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE NORTHEAST CORNER OF THAT CALLED 105.09 ACRE TRACT OF LAND RECORDED IN VOLUME 2379, PAGE 935, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING IN A SOUTHWEST LINE OF THE REMAINDER OF SAID 125 ACRE TRACT, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
20. THENCE, WITH A SOUTHEAST LINE OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE NORTHWEST LINE OF SAID 105.09 ACRE TRACT, **S 75° 37' 10" W**, A DISTANCE OF **2058.40'**, TO A 6" CEDAR FENCE POST LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 201, BEING THE SOUTHERNMOST CORNER OF THE REMAINDER OF SAID 398.52 ACRE TRACT, THE WESTERNMOST CORNER OF SAID 105.09 ACRE TRACT, SAID POINT BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
21. THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD, 201, A SOUTHWEST LINE OF THE REMAINDER OF SAID 398.52 ACRE TRACT, **N 31° 15' 30" W**, A DISTANCE OF **1559.26'**, TO THE POINT OF BEGINNING CONTAINING 78.701 ACRES OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203. US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

MESA VISTA RANCH, PHASE TWO
DOCUMENT NO. 2020155257
OFFICIAL PUBLIC RECORDS

TEMPORARY BENCHMARK 1001
NORTHING: 10235040.37'
EASTING: 3039515.64'
ELEVATION: 1114.23'



ENGINEER
MATKIN HOOVER ENGINEERING
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
830-249-0600

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

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76671

SUBMITTAL DATE: JUNE 21, 2021
REVISION 1 DATE: AUGUST 2, 2021
REVISION 2 DATE: AUGUST 24, 2021

JOB NO. 17-2051.3

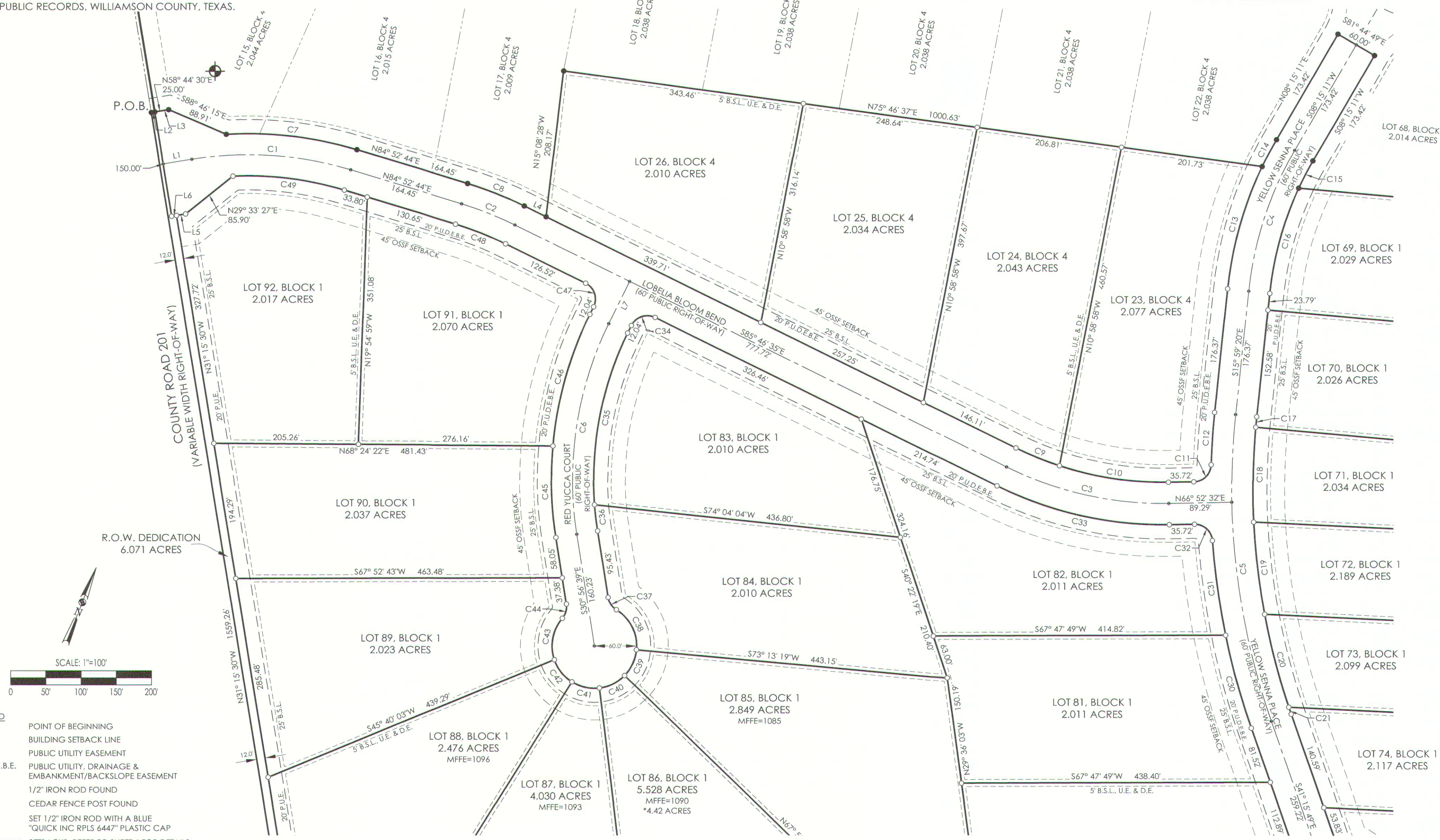
SHEET 1 OF 6
COVER PAGE

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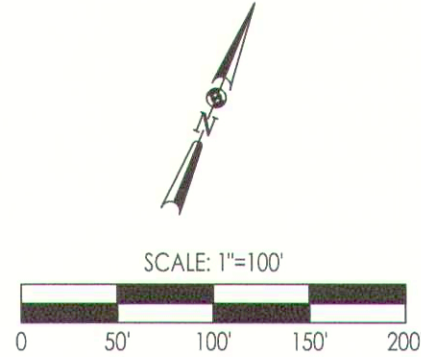
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FINAL PLAT PHASE THREE MESA VISTA RANCH

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LEGEND
P.O.B. POINT OF BEGINNING
B.S.L. BUILDING SETBACK LINE
P.U.E. PUBLIC UTILITY EASEMENT
P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE & EMBANKMENT/BACKSLOPE EASEMENT
1/2" IRON ROD FOUND
CEDAR FENCE POST FOUND
SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
SETBACKS, REFER TO SHEET 6 FOR DETAILS
PUDEBE, REFER TO SHEET 6 FOR DETAILS
MFFE MINIMUM FINISHED FLOOR ELEVATIONS
100 YEAR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON 04/28/2021
TEMPORARY BENCHMARK 1001
NORTHING: 10235040.37'
EASTING: 3039515.64'
ELEVATION: 1114.23'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	500.00'	228.09'	24°08'14"	N71°48'37"E
C2	500.00'	81.55'	9°20'41"	N89°33'04"E
C3	500.00'	238.66'	27°20'54"	N80°32'58"E
C4	500.00'	211.55'	24°14'31"	S03°52'04"E
C5	1000.00'	441.13'	25°16'29"	S28°37'35"E
C6	500.00'	306.90'	35°10'04"	S13°21'37"E
C7	530.00'	187.69'	20°17'25"	N74°44'01"E
C8	530.00'	86.44'	9°20'41"	N89°33'04"E
C9	470.00'	66.79'	8°08'33"	N89°50'52"W
C10	470.00'	157.54'	19°12'20"	S76°28'42"W
C11	25.00'	37.97'	87°00'42"	S23°22'11"W
C12	1030.00'	74.56'	4°08'50"	S18°03'45"E
C13	530.00'	180.93'	19°33'34"	S06°12'33"E
C14	530.00'	43.32'	4°40'58"	N05°54'42"E
C15	470.00'	43.64'	5°19'13"	S05°35'35"W
C16	470.00'	155.22'	18°55'18"	N06°31'41"W
C17	970.00'	14.91'	0°52'51"	N16°25'46"W
C18	970.00'	134.47'	7°56'34"	N20°50'28"W
C19	970.00'	131.87'	7°47'22"	N28°42'27"W
C20	970.00'	136.29'	8°03'02"	N36°37'38"W
C21	970.00'	10.35'	0°36'40"	N40°57'29"W
C22	25.00'	21.68'	49°40'47"	N66°06'13"W
C23	60.00'	89.48'	85°27'02"	N48°13'04"W
C24	60.00'	40.78'	38°56'33"	N13°58'42"E
C25	60.00'	40.78'	38°56'33"	N52°55'15"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C26	60.00'	40.78'	38°56'33"	S88°08'13"E
C27	60.00'	40.78'	38°56'33"	S49°11'40"E
C28	60.00'	39.94'	38°08'21"	S10°39'13"E
C29	25.00'	21.68'	49°40'47"	S16°25'26"E
C30	1030.00'	136.66'	7°36'07"	S37°27'46"E
C31	1030.00'	135.71'	7°32'56"	S29°53'14"E
C32	25.00'	37.97'	87°00'42"	S69°37'07"E
C33	530.00'	252.98'	27°20'54"	N80°32'58"E
C34	25.00'	39.27'	90°00'00"	N49°13'25"E
C35	470.00'	251.11'	30°36'43"	N11°04'56"W
C36	470.00'	37.37'	4°33'21"	N28°39'58"W
C37	25.00'	21.68'	49°40'47"	N59°47'02"W
C38	60.00'	66.86'	63°50'45"	N48°42'03"W
C39	60.00'	40.78'	38°56'33"	N02°41'36"E
C40	60.00'	40.78'	38°56'33"	N41°38'08"E
C41	60.00'	40.78'	38°56'33"	N80°34'41"E
C42	60.00'	40.78'	38°56'33"	S60°28'46"E
C43	60.00'	62.56'	59°44'38"	S11°08'11"E
C44	25.00'	21.68'	49°40'47"	S06°06'15"E
C45	530.00'	130.42'	14°05'58"	S23°53'40"E
C46	530.00'	194.89'	21°04'06"	S06°18'38"E
C47	25.00'	39.27'	90°00'00"	S40°46'35"E
C48	470.00'	76.66'	9°20'41"	N89°33'04"E
C49	470.00'	160.29'	19°32'22"	N75°06'30"E

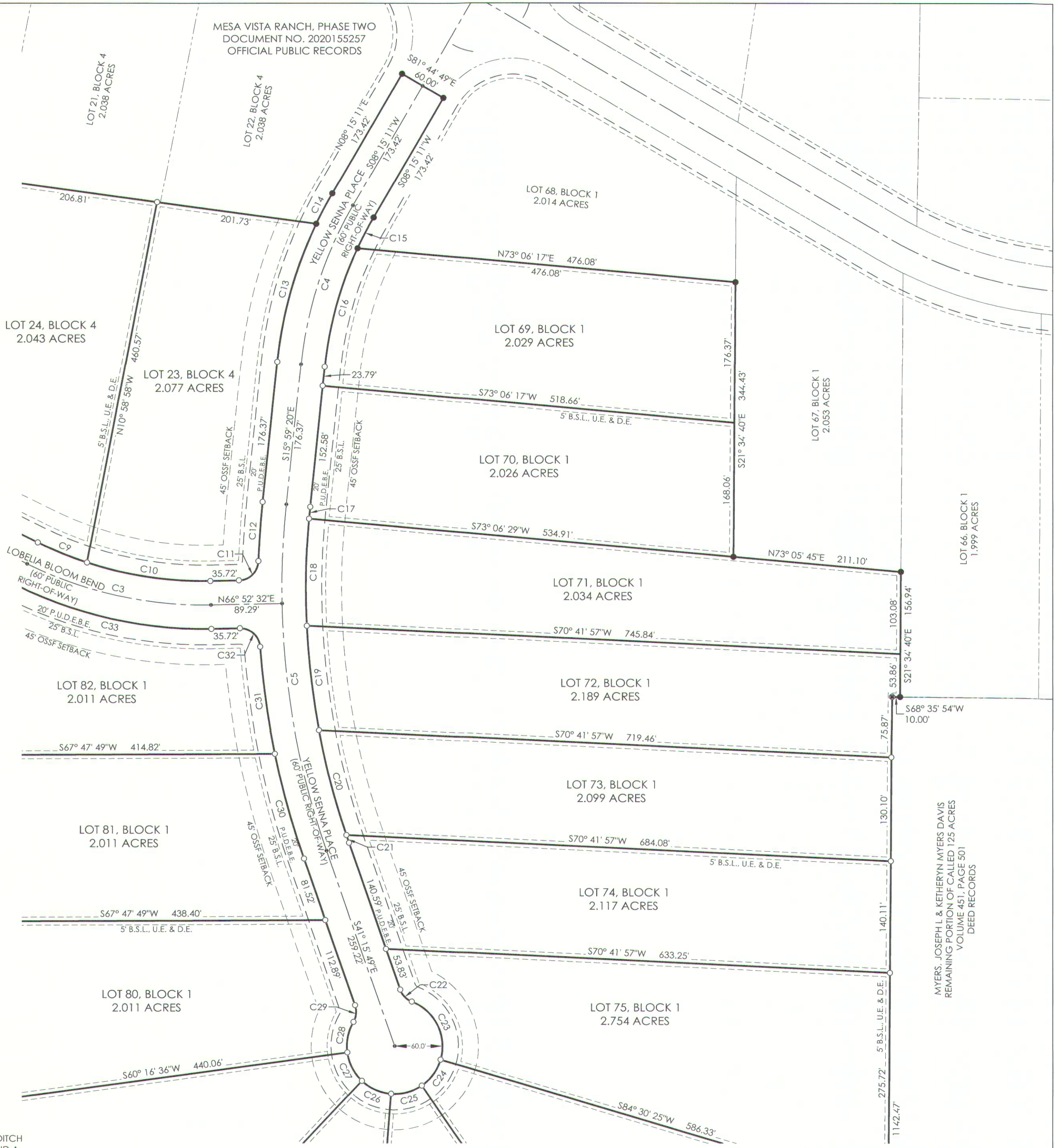
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°44'30"E	41.01'
L2	N58°44'30"E	5.00'
L3	N58°44'30"E	20.00'
L4	S85°46'35"E	34.65'
L5	N58°44'30"E	13.00'
L6	N58°44'30"E	7.00'
L7	S04°13'25"W	67.04'
L8	N67°05'34"E	60.38'
L9	N77°33'22"E	704.95'
L10	N67°29'21"E	266.14'
L11	S49°46'11"E	248.26'
L12	N80°52'59"E	996.89'
L13	N77°56'18"E	663.11'
L14	N49°04'28"E	83.93'
L15	N72°58'31"E	97.73'
L16	S52°20'38"E	40.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N67°29'21"E	180.65'
L18	S49°46'11"E	252.02'
L19	N80°52'59"E	979.89'
L20	N55°03'45"W	112.49'
L21	N68°41'52"W	58.47'
L22	N81°24'08"W	102.13'
L23	N30°11'27"W	61.88'
L24	N49°04'28"E	95.70'
L25	N72°58'31"E	43.08'
L26	S52°20'38"E	81.47'
L27	S82°59'52"E	109.06'
L28	S86°42'03"E	69.21'
L29	S23°35'30"E	79.68'
L30	S04°53'10"E	60.74'
L31	S67°49'10"E	40.16'

DRIVEWAY CULVERT TABLE

LOT NUMBER	BLOCK NUMBER	CULVERT Dia. (in)	CULVERT LENGTH (ft)	INVERT UP (ft)	INVERT DOWN (ft)
91	1	18 or DIP	22	1110.86	1110.75
92	1	18	22	1113.74	1113.63
23	4	24 or DIP	22	1095.77	1094.95

DRIVEWAY CULVERT NOTES:
1. 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. WILLAMSON COUNTY REQUIREMENTS.
2. EXACT DRIVEWAY LOCATIONS MAY AFFECT CULVERT INSTALLATION.
3. LOTS NOT LISTED ON THE DRIVEWAY CULVERT TABLE WILL UTILIZE A "DIP TYPE" DRIVEWAY.
4. DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER WILLAMSON COUNTY SUBDIVISION REGULATIONS B11.3 AND B11.4.



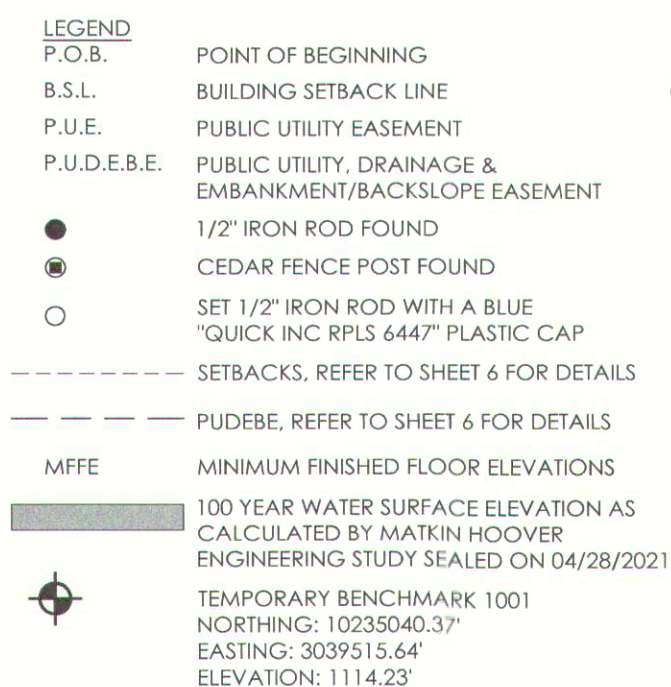
ENGINEER
MATKIN HOOVER ENGINEERING
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
830-249-0600

OWNER/AGENT
WARR-SWINBACK, LLC
950 ECHO LN, SUITE 357
HOUSTON, TEXAS 77024
281-330-9769
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Quick Inc.
Land Surveying, Land Planning, Consulting.
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1430 N. Robertson Road, Salado, Texas 76571

SUBMITTAL DATE: JUNE 21, 2021
REVISION 1 DATE: AUGUST 2, 2021
REVISION 2 DATE: AUGUST 24, 2021
JOB NO. 17-2051.3
SHEET 3 OF 6
SITE DETAIL

BEING A 78.701 ACRE TRACT OF LAND LOCATED IN THE E. LEICHTLE
SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS, SAID 78.701
ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 398.52
ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



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MATKIN HOOVER ENGINEERING
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
830-249-0600

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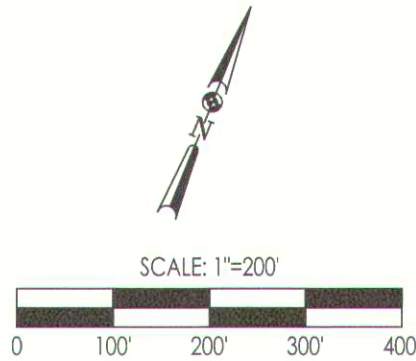
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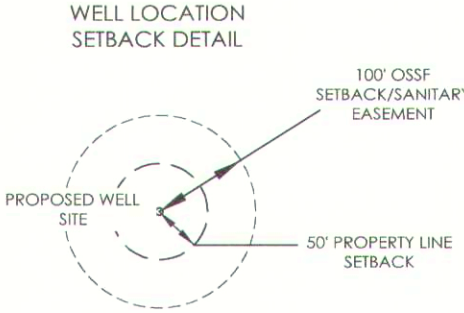
SHEET 4 OF 6
SITE DETAIL

FINAL PLAT
PHASE THREE
MESA VISTA RANCH

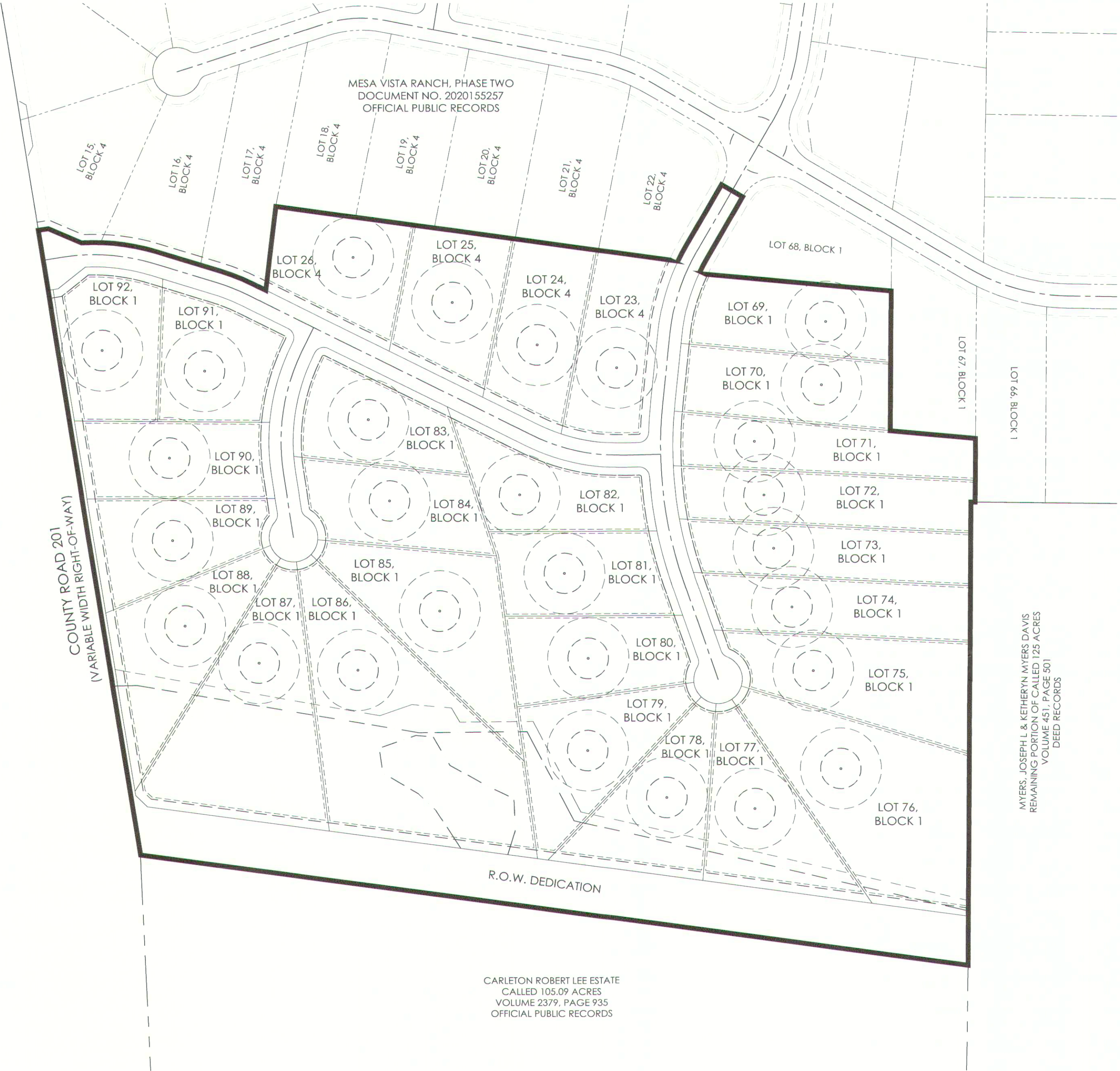
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- LEGEND
- P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE & EMBANKMENT/BACKSLOPE EASEMENT
 - 1/2" IRON ROD FOUND
 - CEDAR FENCE POST FOUND
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
 - SETBACKS, REFER TO SHEET 6 FOR DETAILS
 - PUDEB, REFER TO SHEET 6 FOR DETAILS
 - MFFE MINIMUM FINISHED FLOOR ELEVATIONS
 - 100 YEAR WATER SURFACE ELEVATION AS CALCULATED BY MATKIN HOOVER ENGINEERING STUDY SEALED ON 04/28/2021
 - TEMPORARY BENCHMARK 1001
NORTHING: 10235040.37'
EASTING: 3039515.64'
ELEVATION: 1114.23'



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

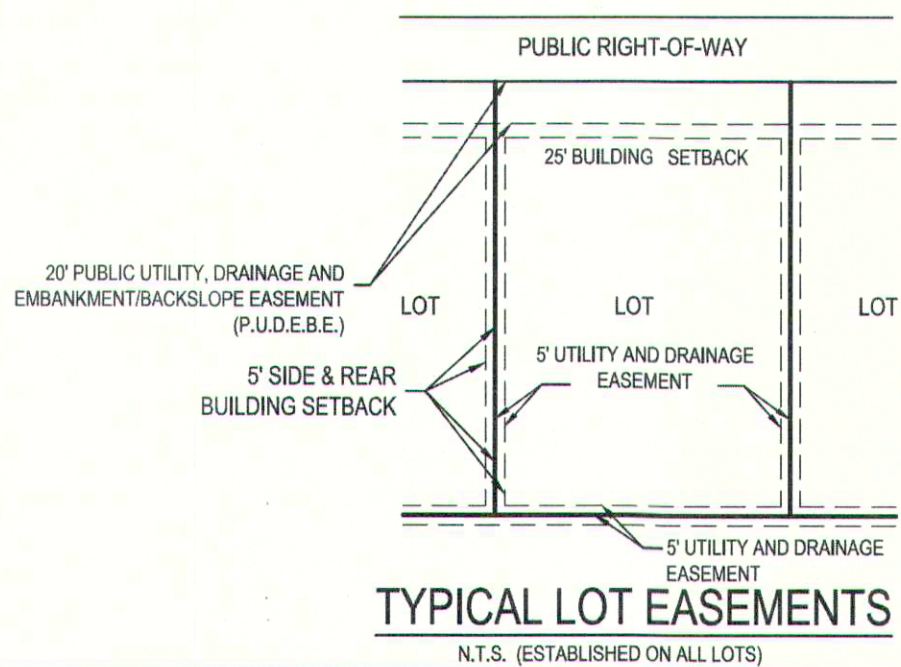


MYERS, JOSEPH L & KATHERYN MYERS DAVIS
REMAINING PORTION OF CALLED 125 ACRES
VOLUME 451, PAGE 501
DEED RECORDS

CARLETON ROBERT LEE ESTATE
CALLED 105.09 ACRES
VOLUME 2379, PAGE 935
OFFICIAL PUBLIC RECORDS

NOTES:

1. ACREAGE OF SUBDIVISION = 78.71 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 2.81 AC/LOT.
2. A PORTION OF THIS SUBDIVISION IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
3. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
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 IN PHASE 1.
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, 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 ENGINEERS OFFICE 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.
19. 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.
20. 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.
21. 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.
22. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 201.
23. 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. 2899.03 DATED MAY 12, 2021.
24. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3.
25. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK 1/LOTS 76-79 AND 85-88. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
26. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT.
27. ALL OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
28. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK 1/LOTS 76-79 AND 85-88, PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.



FINAL PLAT PHASE THREE MESA VISTA RANCH

BEING A 78.701 ACRE TRACT OF LAND, LOCATED IN THE E. LEICHTLE SURVEY, ABSTRACT NO. 382, WILLIAMSON COUNTY, TEXAS, SAID 78.701 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 398.52 ACRE TRACT RECORDED IN DOCUMENT NO. 2017038953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 28

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. 48491C0230F. EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 30th DAY OF September, 2021.

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



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

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 30th DAY OF September, 2021.

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 SURVEY 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 DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
WILLIAMSON COUNTY ENGINEER

9/30/2021
DATE

STREET SUMMARY TABLE						
NAME	LENGTH	ROW WIDTH	CLASSIFICATION	DESIGN SPEED	PAVEMENT WIDTH	MAINTENANCE AUTHORITY
LOBELIA BLOOM BEND	1650 LF	60'	LOCAL COLLECTOR	35 MPH	30'	PUBLIC
RED YUCCA COURT	534 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC
YELLOW SENNA PLACE	1262 LF	60'	LOCAL RURAL	25 MPH	23'	PUBLIC

(1) DIMENSIONS FROM BACK OF CURB TO BACK OF CURB

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

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 RANCH PHASE 3.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30th DAY OF September, 2021.

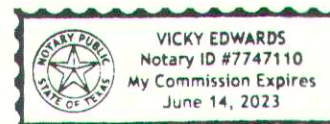
WARR-SWINBANK, LLC
C/O KENNY WARR
950 ECHO LN, STE 357
HOUSTON, TX 77024

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

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 30th DAY OF September, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 6-14-2023



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20__ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, BILL GRAVELL, JR, 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 §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

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
4400 COUNTY ROAD 201
LIBERTY HILL, TX 78642
OFF: (281) 330-9769
KENNY@GAGEANDCADECONSTRUCTION.COM

SURVEYOR:

QUICK INC.
C/O TRAVIS QUICKSALL, R.P.L.S
1430 NORTH ROBERTSON ROAD
SALADO, TEXAS 76671
OFF: (512) 915-4950
TQUICKSALL@QUICK-INC.NET

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

MATKINHOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOJONE, TEXAS 78006
OFFICE: 830.249.0060
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM #1004312
TEXAS REGISTERED SURVEYING FIRM #10034000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE 2021
JOB NO. - 2899.03

SHEET 6 OF 6