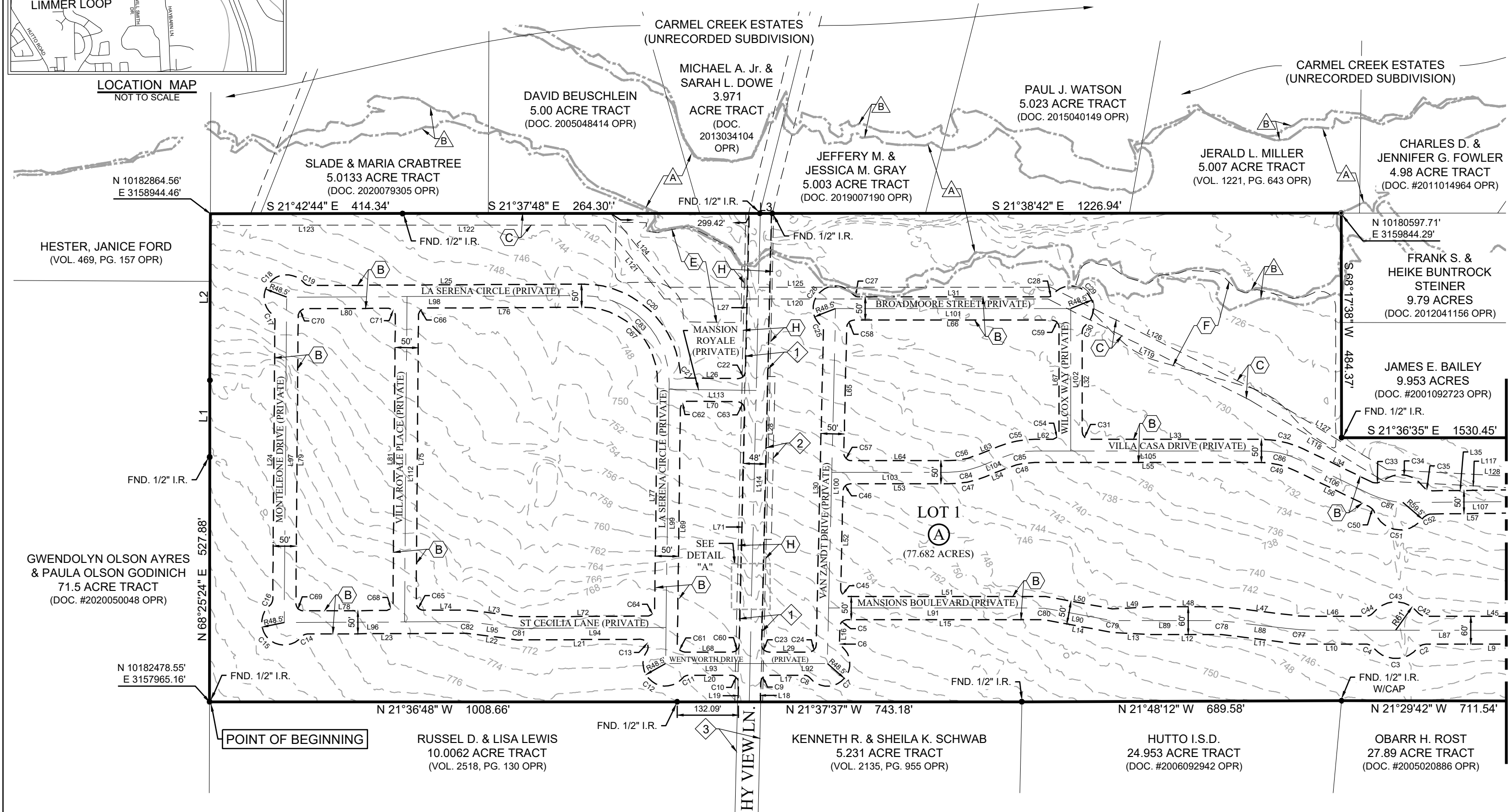


LOCATION MAP
NOT TO SCALE



GWENDOLYN OLSON AYRES
& PAULA OLSON GODINICH
71.5 ACRE TRACT
(DOC. #2020050048 OPR)

HESTER, JANICE FORD
(VOL. 469, PG. 157 OPR)

N 10182478.55'
E 3157965.16'

N 68°25'24" E 527.88'

N 10182864.56'
E 3158944.46'

POINT OF BEGINNING

RUSSEL D. & LISA LEWIS
10.0062 ACRE TRACT
(VOL. 2518, PG. 130 OPR)

KENNETH R. & SHEILA K. SCHWAB
5.231 ACRE TRACT
(VOL. 2135, PG. 955 OPR)

HUTTO I.S.D.
24.953 ACRE TRACT
(DOC. #2006092942 OPR)

OBARR H. ROST
27.89 ACRE TRACT
(DOC. #2005020886 OPR)

JAMES E. BAILEY
9.953 ACRES
(DOC. #2001092723 OPR)

FRANK S. &
HEIKE BUNTROCK
STEINER
9.79 ACRES
(DOC. 2012041156 OPR)

JERALD L. MILLER
5.007 ACRE TRACT
(VOL. 1221, PG. 643 OPR)

PAUL J. WATSON
5.023 ACRE TRACT
(DOC. 2015040149 OPR)

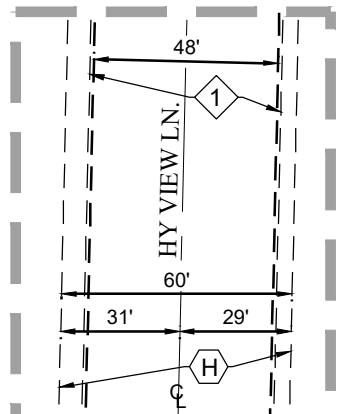
JEFFERY M. &
JESSICA M. GRAY
5.003 ACRE TRACT
(DOC. 2019007190 OPR)

MICHAEL A. Jr. &
SARAH L. DOWE
3.971
ACRE TRACT
(DOC.
2013034104
OPR)

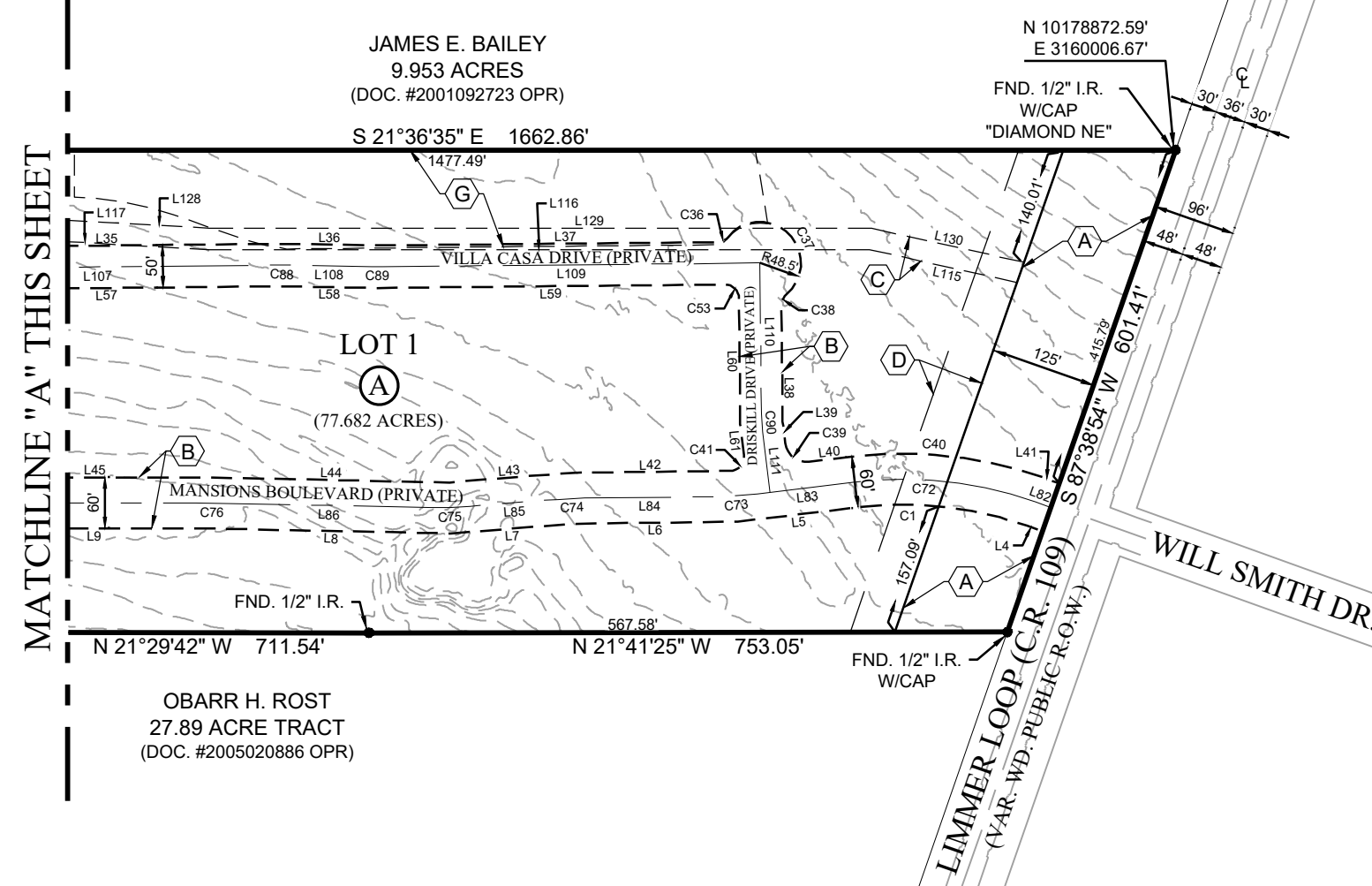
DAVID BEUSCHLEIN
5.00 ACRE TRACT
(DOC. 2005048414 OPR)

SLADE & MARIA CRABTREE
5.0133 ACRE TRACT
(DOC. 2020079305 OPR)

SEE
DETAIL
"A"

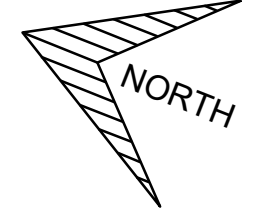


DETAIL "A"
SCALE = 1:100

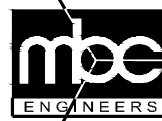


PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PRELIMINARY PLAT
OF
MANSIONS HUTTO
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/11/2022

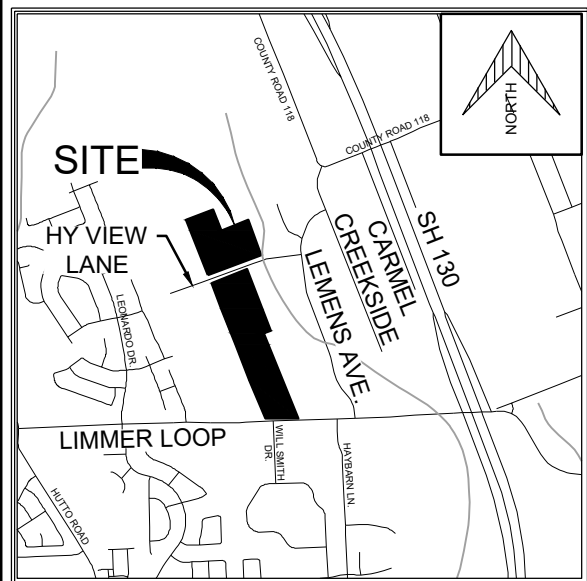
JOB NO.: 32460/WILLIAMSON

LEGEND:

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CATV --- CABLE TELEVISION
- SAN. SWR. --- SANITARY SEWER
- ESMT. --- EASEMENT
- R.O.W. --- RIGHT-OF-WAY
- VOL. --- VOLUME
- PG. --- PAGE
- VAR. WD. --- VARIABLE WIDTH
- OPR --- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
- BSL --- BUILDING SETBACK LINE
- CL --- CENTERLINE
- 1 --- VAR. WD. ROAD ESMT. (VOL. 794, PG. 278 OPR), (VOL. 794, PG. 282 OPR), (VOL. 794, PG. 289 OPR), (VOL. 814, PG. 651 OPR), (VOL. 845, PG. 777 OPR), (VOL. 845, PG. 783 OPR), (VOL. 879, PG. 783 OPR), (VOL. 881, PG. 575 OPR), & (VOL. 901, PG. 532 OPR)
- 2 --- 15' WATER ESMT. (VOL. 1075, PG. 909 OPR)
- 3 --- REMAINING PORTION OF A 99.27 ACRE TRACT (VOL. 668, PG. 714 OPR)
- A --- 125' R.O.W. DEDICATION (1.726 ACRES)
- B --- VAR. WD. ACCESS ESMT.
- C --- 25' WASTEWATER ESMT.
- D --- 50' BSL
- E --- VAR. WD. PRIVATE DRAINAGE ESMT. (0.936 ACRES)
- F --- VAR. WD. PRIVATE DRAINAGE ESMT. (2.590 ACRES)
- G --- VAR. WD. PRIVATE DRAINAGE ESMT. (1.914 ACRES)
- H --- 60' ACCESS ESMT.
- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- EXISTING CONTOURS
- LIMITS OF "ZONE AE" PER FEMA PANEL 48491C0505F DATED DECEMBER 20, 2019.
- LIMITS OF "ZONE X" PER FEMA PANEL 48491C0505F DATED DECEMBER 20, 2019.
- A --- BLOCK LABEL

OWNER: 5000 LIMMER LOOP INVESTMENTS, LLC
MATHEW J. HILES
2505 N. STATE HWY. 360, SUITE 800
GRAND PRAIRIE, TX. 75050
PH. (972) 471-8700

ENGINEER/SURVEYOR: MBC ENGINEERS
ROGER W. GUNDERMAN, P.E.
1035 CENTRAL PARKWAY N.
SAN ANTONIO, TX. 78232
PH. (210) 545-1122



LOCATION MAP
NOT TO SCALE

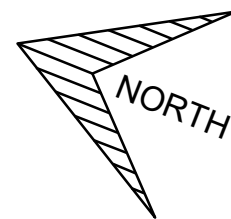
OWNER: 5000 LIMMER LOOP INVESTMENTS, LLC
MATHEW J. HILES
2505 N. STATE HWY. 360, SUITE 800
GRAND PRAIRIE, TX. 75050
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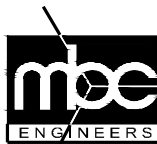
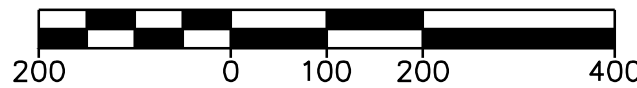
PROPOSED STREET TABLE:								
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ESM'T WIDTH	PAVEMENT WIDTH	F.O.C. TO F.O.C.	RURAL/URBAN	PRIVATE/PUBLIC
MONTELEONE DRIVE	LOCAL	25 MPH	708'	50'	30'	33'	URBAN	PRIVATE
VILLA ROYALE PLACE	LOCAL	25 MPH	708'	50'	30'	33'	URBAN	PRIVATE
LA SERENA CIRCLE	LOCAL	25 MPH	1,550'	50'	30'	33'	URBAN	PRIVATE
ST CECILIA LANE	LOCAL	25 MPH	830'	50'	30'	33'	URBAN	PRIVATE
MANSION ROYALE	LOCAL	25 MPH	185'	50'	30'	33'	URBAN	PRIVATE
HY VIEW LN	LOCAL	25 MPH	1,054'	60'	28' (NO CURB)	N/A	RURAL	PRIVATE
WENTWORTH DRIVE	LOCAL	25 MPH	343'	50'	30'	33'	URBAN	PRIVATE
VAN ZANDT DRIVE	LOCAL	25 MPH	769'	50'	30'	33'	URBAN	PRIVATE
BROADMOOR STREET	LOCAL	25 MPH	510'	50'	30'	33'	URBAN	PRIVATE
WILCOX WAY	LOCAL	25 MPH	316'	50'	30'	33'	URBAN	PRIVATE
VILLA CASA DRIVE	LOCAL	25 MPH	2,305'	50'	30'	33'	URBAN	PRIVATE
MANSIONS BOULEVARD	LOCAL	25 MPH	709'	50'	30'	33'	URBAN	PRIVATE
MANSIONS BOULEVARD	COLLECTOR	30 MPH	1,795'	60'	37'	40'	URBAN	PRIVATE
DRISKILL DRIVE	LOCAL	25 MPH	269'	50'	30'	33'	URBAN	PRIVATE
VILLA BELLAGIO	LOCAL	25 MPH	269'	50'	30'	33'	URBAN	PRIVATE

NOTE: STREET PAVEMENT (WITH THE EXCEPTION OF HY VIEW LN) IS BEING MEASURED FROM FACE OF CURB TO FACE OF CURB (F.O.C. TO F.O.C.).
STREETS ARE DESIGNED FOR URBAN WITH A STANDARD CURB AND GUTTER.

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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/11/2022

JOB NO.: 32460/WILLIAMSON

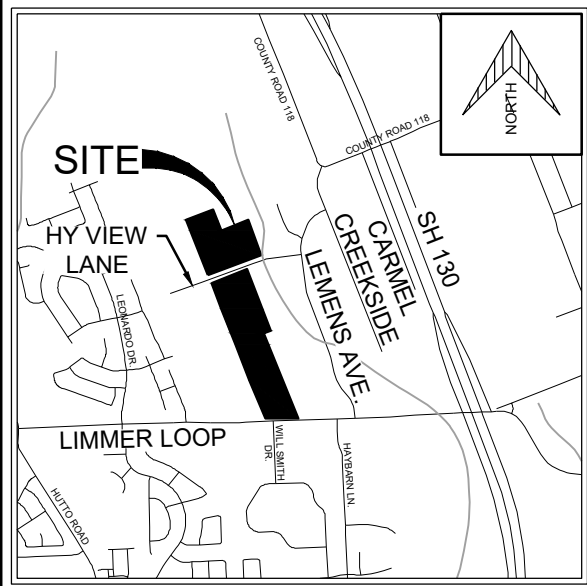
Line Table		
Line #	Bearing	Length
L1	N 68°29'51" E	165.68'
L2	N 68°34'34" E	359.07'
L3	S 21°34'25" E	26.98'
L4	S 02°08'52" E	19.41'
L5	S 28°29'40" E	142.88'
L6	S 22°18'15" E	194.82'
L7	S 26°10'31" E	144.01'
L8	S 20°25'46" E	281.96'
L9	S 21°31'57" E	343.22'
L10	S 21°31'57" E	143.77'
L11	S 14°41'02" E	167.27'
L12	S 21°36'27" E	146.78'
L13	S 18°48'31" E	85.57'
L14	S 11°06'46" E	154.03'
L15	S 21°31'57" E	422.92'
L16	N 69°42'23" E	29.39'
L17	S 21°35'08" E	77.24'
L18	N 69°41'35" E	41.28'
L19	S 69°41'35" W	40.57'
L20	S 21°35'50" E	90.71'
L21	S 21°54'44" E	264.11'
L22	S 14°09'28" E	111.49'
L23	S 21°54'39" E	343.47'
L24	S 68°50'15" W	601.72'
L25	N 21°54'39" W	588.78'
L26	N 20°53'07" W	109.48'
L27	S 69°41'35" W	340.32'
L28	N 69°41'35" E	929.48'
L29	N 21°35'08" W	84.85'
L30	S 69°42'23" W	675.76'
L31	N 21°36'33" W	407.22'
L32	N 68°23'27" E	215.88'
L33	N 21°36'33" W	369.90'
L34	N 04°15'44" E	160.24'
L35	N 22°10'06" W	413.02'
L36	N 20°38'27" W	112.56'
L37	N 22°10'06" W	400.94'
L38	N 67°49'54" E	137.10'
L39	N 61°30'20" E	25.79'
L40	N 28°29'40" W	51.17'
L41	N 02°08'52" W	19.20'
L42	N 22°18'15" W	188.77'
L43	N 26°10'31" W	143.02'
L44	N 20°25'46" W	279.02'
L45	N 21°31'51" W	344.30'

Line Table		
Line #	Bearing	Length
L46	N 21°31'57" W	140.18'
L47	N 14°41'02" E	167.31'
L48	N 21°36'27" W	150.41'
L49	N 24°25'01" W	88.89'
L50	N 11°06'46" W	145.99'
L51	N 21°36'27" W	425.60'
L52	N 69°42'23" E	209.98'
L53	S 21°36'33" E	211.78'
L54	S 43°23'46" E	52.40'
L55	S 21°36'33" E	488.47'
L56	S 04°15'44" W	179.55'
L57	S 22°10'06" E	413.49'
L58	S 20°38'27" E	112.56'
L59	S 22°10'06" E	410.13'
L60	S 67°49'54" W	148.39'
L61	S 61°30'20" W	36.63'
L62	S 21°36'33" E	35.57'
L63	S 43°23'46" E	52.40'
L64	S 21°36'33" E	209.87'
L65	S 69°42'23" W	270.35'
L66	N 21°36'33" W	425.22'
L67	N 68°23'27" E	224.41'
L68	N 21°35'50" W	100.59'
L69	N 69°06'53" E	508.11'
L70	S 20°53'07" E	105.70'
L71	S 69°41'35" W	506.89'
L72	S 21°54'44" E	275.37'
L73	S 14°09'28" E	111.49'
L74	S 21°54'39" E	95.36'
L75	S 68°50'15" W	618.77'
L76	N 21°54'39" W	338.37'
L77	N 69°06'53" E	487.76'
L78	S 21°54'39" E	176.47'
L79	S 68°50'15" W	618.77'
L80	N 21°54'39" W	176.47'
L81	N 68°50'15" E	618.77'
L82	S 02°08'52" E	19.31'
L83	S 28°29'40" E	115.85'
L84	S 22°18'15" E	152.92'
L85	S 26°10'31" E	104.05'
L86	S 20°25'46" E	237.90'
L87	S 21°31'57" E	570.33'
L88	S 14°41'02" E	110.73'
L89	S 21°36'27" E	191.24'
L90	S 11°06'46" E	116.64'

Line Table		
Line #	Bearing	Length
L91	S 21°36'27" E	449.24'
L92	S 21°35'08" E	166.86'
L93	N 21°35'50" W	182.19'
L94	S 21°54'44" E	305.29'
L95	S 14°09'28" E	86.42'
L96	S 21°54'39" E	382.65'
L97	S 68°50'15" W	701.77'
L98	N 21°54'39" W	638.81'
L99	N 69°06'53" E	606.19'
L100	N 69°42'23" E	766.36'
L101	S 21°36'33" E	507.28'
L102	S 68°23'27" W	307.41'
L103	N 21°36'33" W	252.34'
L104	N 43°23'46" W	52.40'
L105	N 21°36'33" W	488.47'
L106	N 04°15'44" E	169.92'
L107	N 22°10'06" W	458.71'
L108	N 20°38'27" W	99.23'
L109	N 22°10'06" W	444.63'
L110	N 67°49'54" E	178.28'
L111	N 61°30'20" E	71.95'
L112	S 68°50'15" W	701.77'
L113	N 20°53'07" W	188.12'
L114	N 69°41'35" E	1053.80'
L115	N 09°03'55" W	178.78'
L116	N 21°36'35" W	778.97'
L117	N 18°28'53" W	432.73'
L118	N 09°37'43" E	337.17'
L119	N 04°58'30" E	486.54'
L120	N 21°36'31" W	828.00'
L121	N 29°47'13" E	203.98'
L122	N 21°37'48" W	437.12'
L123	N 21°42'44" W	414.45'
L124	S 29°47'13" W	203.98'
L125	S 21°36'31" E	821.87'
L126	S 04°58'30" W	493.46'
L127	S 09°37'43" W	331.92'
L128	S 18°28'53" E	425.79'
L129	S 21°36'35" E	781.03'
L130	S 09°03'55" E	184.47'

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C1	202.33'	440.00'	26°20'48"	102.99'	S 15°19'16" E 200.55'
C2	21.92'	25.00'	50°14'34"	11.72'	S 46°39'14" E 21.23'
C3	106.98'	61.00'	100°29'09"	73.33'	S 21°31'57" E 93.79'
C4	21.92'	25.00'	50°14'34"	11.72'	S 03°35'20" W 21.23'
C5	25.54'	16.50'	88°41'10"	16.13'	S 65°57'02" E 23.07'
C6	14.49'	16.50'	50°19'22"	7.75'	N 44°32'42" E 14.03'
C7	160.29'	48.50'	189°21'13"	592.85'	S 65°56'23" E 96.68'
C8	14.49'	16.50'	50°19'22"	7.75'	S 03°34'33" W 14.03'
C9	25.55'	16.50'	88°43'17"	16.14'	S 65°56'47" E 23.07'
C10	26.29'	16.50'	91°17'25"	16.88'	S 24°02'52" W 23.60'
C11	14.49'	16.50'	50°19'22"	7.75'	S 46°45'31" E 14.03'
C12	147.12'	48.50'	173°48'15"	896.11'	S 14°58'55" W 96.86'
C13	35.65'	16.50'	123°47'46"	30.90'	S 39°59'09" W 29.11'
C14	14.49'	16.50'	50°19'22"	7.75'	S 47°04'20" E 14.03'
C15	162.01'	48.50'	191°23'38"	486.17'	S 23°27'48" W 96.52'
C16	14.49'	16.50'	50°19'22"	7.75'	N 86°00'04" W 14.03'
C17	14.49'	16.50'	50°19'22"	7.75'	S 43°40'34" W 14.03'
C18	160.75'	48.50'	189°53'50"	560.14'	N 66°32'12" W 96.64'
C19	14.49'	16.50'	50°19'22"	7.75'	N 03°15'02" E 14.03'
C20	309.83'	210.00'	84°31'58"	190.86'	N 20°21'20" E 282.48'
C21	21.86'	15.00'	83°30'26"	13.39'	N 20°52'06" E 19.98'
C22	25.75'	16.50'	89°25'18"	16.33'	N 65°35'46" W 23.22'
C23	26.29'	16.50'	91°16'43"	16.87'	N 24°03'13" E 23.59'
C24	25.55'	16.50'	88°42'29"	16.13'	N 65°56'23" W 23.07'
C25	14.49'	16.50'	50°19'22"	7.75'	S 44°32'42" W 14.03'
C26	160.26'	48.50'	189°19'48"	594.36'	N 65°57'05" E 96.68'
C27	14.49'	16.50'	50°19'22"	7.75'	N 03°33'08" E 14.03'
C28	14.49'	16.50'	50°19'22"	7.75'	N 46°46'14" W 14.03'
C29	161.38'	48.50'	190°38'44"	520.56'	N 23°23'27" E 96.58'
C30	14.49'	16.50'	50°19'22"	7.75'	S 86°26'52" E 14.03'
C31	25.92'	16.50'	90°00'00"	16.50'	N 23°23'27" E 23.33'
C32	94.82'	210.00'	25°52'18"	48.23'	N 08°40'25" W 94.02'
C33	29.17'	26.50'	63°04'42"	16.26'	N 27°16'38" W 27.72'
C34	93.97'	59.50'	90°29'27"	60.01'	N 13°34'15" W 84.51'
C35	24.90'	26.50'	53°50'34"	13.46'	N 04°45'12" E 24.00'
C36	14.49'	16.50'	50°19'22"	7.75'	N 47°19'47" W 14.03'
C37	161.38'	48.50'	190°38'44"	520.56'	N 22°49'54" E 96.58'
C38	14.49'	16.50'	50°19'22"	7.75'	S 87°00'24" E 14.03'
C39	39.27'	25.00'	90°00'00"	25.00'	N 16°30'20" E 35.36'
C40	229.92'	500.00'	26°20'48"	117.03'	N 15°19'16" W 227.90'
C41	27.70'	16.50'	96°11'26"	18.39'	N 70°23'57" W 24.56'
C42	21.92'	25.00'	50°14'34"	11.72'	N 03°35'20" E 21.23'
C43	106.98'	61.00'	100°29'09"	73.33'	N 21°31'57" W 93.79'
C44	21.92'	25.00'	50°14'34"	11.72'	N 46°39'14" W 21.23'
C45	26.30'	16.50'	91°18'50"	16.88'	N 24°02'58" E 23.60'
C46	25.54'	16.50'	88°41'04"	16.13'	S 65°57'05" E 23.07'
C47	79.85'	210.00'	21°47'13"	40.41'	S 32°30'10" E 79.37'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C48	60.84'	160.00'	21°47'13"	30.79'	S 32°30'10" E	60.47'
C49	72.25'	160.00'	25°52'18"	36.75'	S 08°40'25" E	71.63'
C50	19.36'	26.50'	41°50'57"	10.13'	S 25°11'13" W	18.93'
C51	125.51'	59.50'	120°51'29"	104.86'	S 14°19'04" E	103.50'
C52	24.32'	26.50'	52°34'43"	13.09'	S 48°27'28" E	23.47'
C53	25.92'	16.50'	90°00'00"	16.50'	S 22°49'54" W	23.33'
C54	25.92'	16.50'	90°00'00"	16.50'	S 66°36'33" E	23.33'
C55	79.85'	210.00'	21°47'13"	40.41'	S 32°30'10" E	79.37'
C56	60.84'	160.00'	21°47'13"	30.79'	S 32°30'10" E	60.47'
C57	26.30'	16.50'	91°18'56"	16.88'	S 24°02'55" W	23.60'
C58	25.54'	16.50'	88°41'04"	16.13'	N 65°57'05" W	23.07'
C59	25.92'	16.50'	90°00'00"	16.50'	N 23°23'27" E	23.33'
C60	25.55'	16.50'	88°42'35"	16.13'	N 65°57'08" W	23.07'
C61	26.12'	16.50'	90°42'43"	16.71'	N 23°45'31" E	23.48'
C62	25.92'	16.50'	90°00'00"	16.50'	S 65°53'07" E	23.33'
C63	26.08'	16.50'	90°34'42"	16.67'	S 24°24'14" W	23.45'
C64	25.62'	16.50'	88°58'23"	16.21'	S 66°23'56" E	23.12'
C65	26.13'	16.50'	90°44'54"	16.72'	S 23°27'48" W	23.49'
C66	25.70'	16.50'	89°15'06"	16.29'	N 66°32'12" W	23.18'
C67	254.19'	160.00'	91°01'32"	162.89'	N 23°36'07" E	228.29'
C68	25.70'	16.50'	89°15'06"	16.29'	S 66°32'12" E	23.18'
C69	26.13'	16.50'	90°44'54"	16.72'	S 23°27'48" W	23.49'
C70	25.70'	16.50'	89°15'06"	16.29'	N 66°32'12" W	23.18'
C71	26.13'	16.50'	90°44'54"	16.72'	N 23°27'48" E	23.49'
C72	216.12'	470.00'	26°20'48"	110.01'	S 15°19'16" E	214.22'
C73	50.78'	470.00'	6°11'26"	25.42'	S 25°23'57" E	50.76'
C74	31.76'	470.00'	3°52'16"	15.88'	S 24°14'23" E	31.75'
C75	47.13'	470.00'	5°44'45"	23.59'	S 23°18'08" E	47.11'
C76	38.50'	2000.00'	1°06'11"	19.25'	S 20°58'51" E	38.50'
C77	56.18'	470.00'	6°50'55"	28.12'	S 18°06'29" E	56.15'
C78	56.80'	470.00'	6°55'25"	28.43'	S 18°08'44" E	56.76'
C79	32.97'	180.00'	10°29'41"	16.53'	S 16°21'37" E	32.92'
C80	32.97'	180.00'	10°29'41"	16.53'	S 16°21'37" E	32.92'
C81	25.04'	185.00'	7°45'16"	12.54'	S 18°02'06" E	25.02'
C82	25.03'	185.00'	7°45'11"	12.54'	S 18°02'03" E	25.01'
C83	293.91'	185.00'	91°01'32"	188.34'	N 23°36'07" E	263.96'
C84	70.35'	185.00'	21°47'13"	35.60'	N 32°30'10" W	69.92'
C85	70.35'	185.00'	21°47'13"	35.60'	N 32°30'10" W	69.92'
C86	83.54'	185.00'	25°52'18"	42.49'	N 08°40'25" W	82.83'
C87	85.34'	185.00'	26°25'50"	43.44'	N 08°57'11" W	84.59'
C88	13.33'	500.00'	1°31'38"	6.66'	N 21°24'16" W	13.33'
C89	13.33'	500.00'	1°31'38"	6.66'	N 21°24'16" W	13.33'
C90	20.43'	185.00'	6°19'35"	10.22'	N 64°40'07" E	20.42'



LOCATION MAP
NOT TO SCALE

OWNER: 5000 LIMMER LOOP INVESTMENTS, LLC
MATHEW J. HILES
2505 N. STATE HWY. 360, SUITE 800
GRAND PRAIRIE, TX. 75050
PH. (972) 471-8700

ENGINEER/SURVEYOR: MBC ENGINEERS
ROGER W. GUNDERMAN, P.E.
1035 CENTRAL PARKWAY N.
SAN ANTONIO, TX. 78232
PH. (210) 545-1122

METES AND BOUNDS DESCRIPTION OF

A 79.41 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM DUNN SURVEY, ABSTRACT NUMBER 196, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A 5.00 ACRE TRACT OF LAND SITUATED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2176, PAGE 749, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; BEING ALL OF TRACT 1: A 24.021 ACRE TRACT OF LAND AND ALL OF TRACT 2: A 20.408 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020166900, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; BEING ALL OF TRACT 1: A 10.023 ACRE TRACT OF LAND AND ALL OF TRACT 2: A 10.017 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020166901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; AND ALL OF A 9.96 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020166201, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 79.41 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF A 10.0062 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 2518, PAGE 130, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND MARKING THE NORTHWESTERLY CORNER OF SAID 24.021 ACRE TRACT OF LAND;

THENCE N 68° 25' 24" E A DISTANCE OF 527.88 FEET, ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 24.021 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 5.00 ACRE TRACT OF LAND;

THENCE N 68° 29' 51" E A DISTANCE OF 165.68 FEET, ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 5.00 ACRE TRACT OF LAND TO A 1/2-INCH IRON ROD FOUND;

THENCE N 68° 34' 34" E A DISTANCE OF 359.07 FEET, CONTINUING ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 5.00 ACRE TRACT OF LAND TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 5.00 ACRE TRACT;

THENCE S 21° 42' 44" E PASSING AT A DISTANCE OF 108.33 FEET, A 1/2-INCH IRON ROD FOUND MARKING THE NORTHWESTERLY CORNER OF A 5.0133 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020079305, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 414.34 FEET, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 5.00 ACRE TRACT OF LAND TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF SAID 5.00 ACRE TRACT OF LAND AND MARKING THE NORTHEASTERLY CORNER OF SAID 24.021 ACRE TRACT OF LAND;

THENCE S 21° 37' 48" E PASSING AT A DISTANCE OF 184.88 FEET, A 1/2-INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF SAID 5.0133 ACRE TRACT, CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF A 5.00 ACRE TRACT, DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2005048414, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALONG THE SOUTHWESTERLY BOUNDARY LINE OF A 3.971 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NUMBER 2013034104, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS A TOTAL DISTANCE OF 770.66 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID 3.971 ACRE TRACT, AND BEING THE NORTHWESTERLY CORNER OF A 5.003 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019007190, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE S 21° 34' 25" E A DISTANCE OF 26.98 FEET, ALONG THE WESTERLY BOUNDARY LINE OF SAID 5.003 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID 24.021 ACRE TRACT AND MARKING THE MOST NORTHERLY CORNER OF SAID 9.96 ACRE TRACT;

THENCE S 21° 38' 42" E A DISTANCE OF 1226.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET MARKING THE MOST EASTERLY CORNER OF SAID 9.96 ACRE TRACT, AND MARKING THE MOST NORTHERLY CORNER OF A 9.79 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2012041156, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE S 68° 17' 38" W PASSING AT A DISTANCE OF 236.00 FEET, A 1/2-INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 9.79 ACRE TRACT AND BEING THE MOST NORTHERLY CORNER OF A 9.953 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 2001092723, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONTINUING ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 9.953 ACRE TRACT FOR A TOTAL DISTANCE OF 484.37 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 9.953 ACRE TRACT AND BEING THE MOST NORTHEASTERLY CORNER OF SAID 20.408 ACRE TRACT OF LAND;

THENCE S 21° 36' 35" E A DISTANCE OF 1662.86 FEET, ALONG THE WESTERLY BOUNDARY LINE OF SAID 9.953 ACRE TRACT OF LAND, TO A 1/2-INCH IRON ROD FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 109 (LIMMER LOOP), A VARIABLE WIDTH PUBLIC RIGHT OF WAY MARKING THE SOUTHWESTERLY CORNER OF SAID 9.953 ACRE TRACT OF LAND AND BEING THE SOUTHEASTERLY CORNER OF SAID 20.408 ACRE TRACT OF LAND;

THENCE S 87° 38' 54" W A DISTANCE OF 601.41 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 109 TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID 20.408 ACRE TRACT OF LAND;

THENCE N 21° 41' 25" W A DISTANCE OF 753.05 FEET, DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 109, ALONG THE NORTHEASTERLY BOUNDARY LINE OF A 27.89% ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NUMBER 2005020886, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TO A 1/2-INCH IRON ROD FOUND;

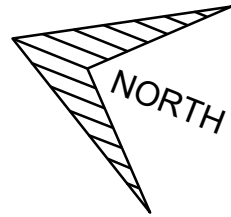
THENCE N 21° 29' 42" W A DISTANCE OF 711.54 FEET, TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 27.89 ACRE TRACT, BEING THE MOST EASTERLY CORNER OF A 24.953 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2006092942, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWESTERLY CORNER OF SAID 20.408 ACRE TRACT OF LAND AND THE SOUTHWESTERLY CORNER OF SAID 10.023 ACRE TRACT OF LAND;

THENCE N 21° 48' 12" W A DISTANCE OF 689.58 FEET, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 10.023 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF A 5.231 ACRE TRACT, DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2135, PAGE 955, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; AND BEING THE MOST NORTHERLY CORNER OF SAID 24.953 ACRE TRACT;

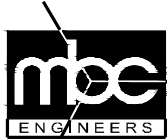
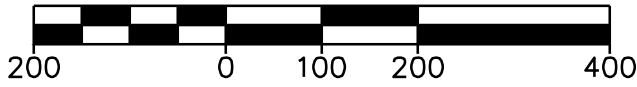
THENCE N 21° 37' 37" W PASSING AT A DISTANCE OF 563.16 FEET, A 1/2-INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 5.231 ACRE TRACT, BEING THE MOST EASTERLY CORNER OF SAID 10.023 ACRE TRACT, AND BEING THE SOUTHWESTERLY CORNER OF SAID 24.021 ACRE TRACT OF LAND PASSING AT A DISTANCE OF 613.01 FEET A 1/2-INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF SAID 10.0062 ACRE TRACT, CONTINUING ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 10.0062 ACRE TRACT, A TOTAL DISTANCE OF 743.18 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE N 21° 36' 48" W A DISTANCE OF 1008.66 FEET CONTINUING ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 10.0062 ACRE TRACT, TO THE **POINT OF BEGINNING**, AND CONTAINING 79.41 ACRES MORE OR LESS, AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

PRELIMINARY PLAT OF MANSIONS HUTTO A PRIVATE SUBDIVISION WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/11/2022

JOB NO.: 32460/WILLIAMSON

GENERAL NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE COUNTY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE COUNTY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. A PORTION OF THIS TRACT IS ENCRACED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. MAIL BOXES WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE (USPS).
5. 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 THIS PROPERTY.
6. ESTABLISHING ONE (1) MULTI-FAMILY LOT.
7. THE MAINTENANCE OF ALL ACCESS EASEMENTS AND ALL SIDEWALKS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF 5000 LIMMER LOOP INVESTMENTS, LLC, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF WILLIAMSON COUNTY. THE MAINTENANCE OF THE ACCESS EASEMENTS, MUST BE MAINTAINED TO A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAYS DESIGN SPEED.
8. WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT. WASTEWATER SERVICE IS PROVIDED BY: CITY OF ROUND ROCK.
9. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

DRAINAGE MAINTENANCE

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.

MINIMUM FINISHED FLOOR ELEVATION

EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.