

PRELIMINARY PLAT OF  
**BELTORRE II**

A 29.993 ACRE SINGLE-FAMILY RESIDENTIAL SUBDIVISION,  
OUT OF THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT  
NO. 412 AND THE BURLESON WARREN SURVEY,  
ABSTRACT NO. 667, WILLIAMSON COUNTY, TEXAS

OWNER: JAMES H. JACOBS, PRESIDENT  
JHJ-BELTORRE LAND HOLDINGS, LLC  
4407 SOUTH IH-35, SUITE 203  
GEORGETOWN, TEXAS 78626-7622

SURVEYOR: HAYNIE CONSULTING, INC  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
(512) 837-2446  
EMAIL: wjohnson@haynieconsulting.com  
TBPE FIRM NO. F-002411

ENGINEER: HAYNIE CONSULTING, INC  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
(512) 837-2446  
EMAIL: thaynie@haynieconsulting.com  
TBPE FIRM NO. F-002411

SUBMITTAL DATE: \_\_\_\_\_

PATENT SURVEY: BURLESON WARREN SURVEY, ABSTRACT 667  
THEOPHILUS W. MEDCALF SURVEY, ABSTRACT 412

ACREAGE: 29.993 ACRES

NUMBER OF LOTS: 25

NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREETS: 2237 FEET

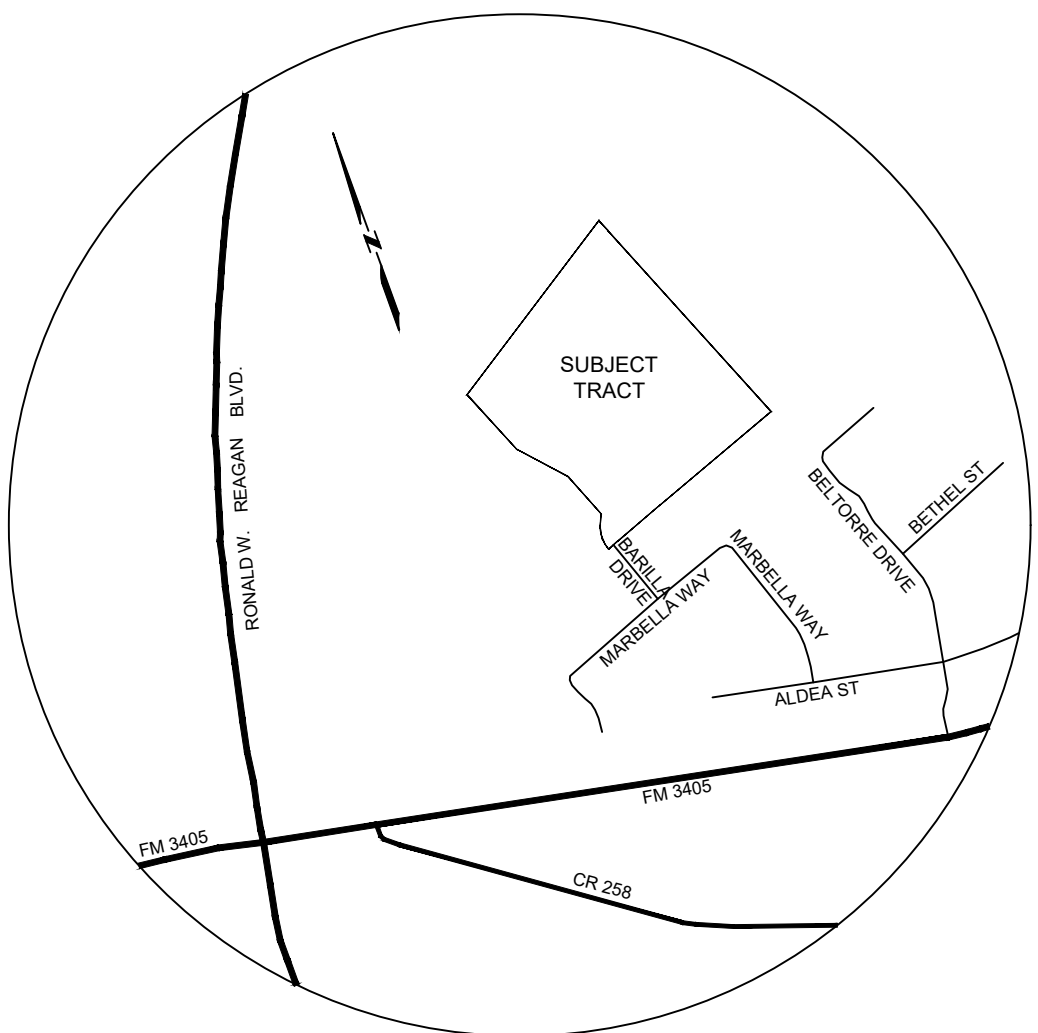
ACREAGE BY LOT TYPE: 25.473 ACRES RESIDENTIAL  
1.098 ACRE DETENTION

NEW R.O.W. ACREAGE: 3.422 ACRES

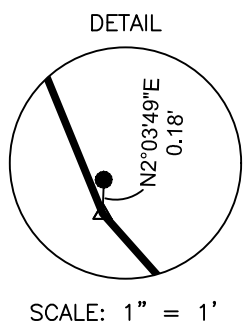
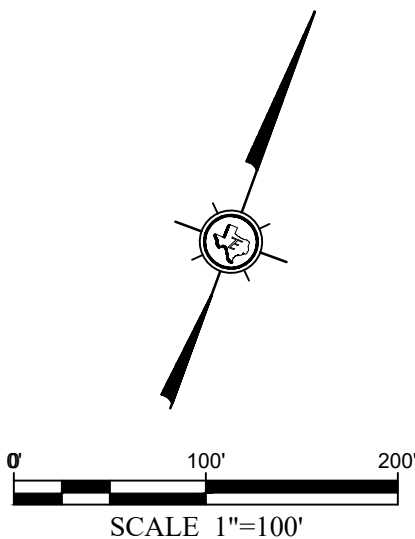
NUMBER OF LOTS BY TYPE: 24 RESIDENTIAL  
1 DETENTION

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD SET W/CAP LABELED "HCI" (UNLESS STATED)
- △ CALCULATED POINT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- OPRWCT OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- QUICK BLUE CAP, QUICK INC, RPLS 6447
- SEND RED CAP, SENDERO
- TLS PINK CAP, TLS INC
- RPLS1847 RED CAP, RPLS 1847
- OSSF ON SITE SEWAGE FACILITY



VICINITY MAP  
(1" = 1000')



DRAINAGE EASEMENT  
6,138 SQ FT  
DOC NO. \_\_\_\_\_  
OPRWCT

SUE SMITH AND HUSBAND,  
RONNY SMITH  
REMNANT PORTION OF  
CALLED 44.15 ACRES  
DOC. NO. 2002026334  
O.P.R.W.C.T.

RAGSDALE RANCH  
CALLED 36.034 ACRES  
DOC. NO. 2009080794  
O.P.R.W.C.T.



**HAYNIE  
CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.  
**1 OF 2**

DRAWN BY: WJ  
CHECKED BY: KS  
PROJ. #: 833-21-01

PRELIMINARY PLAT OF  
**BELTORRE II**  
A 29.993 ACRE SINGLE-FAMILY RESIDENTIAL SUBDIVISION,  
OUT OF THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412 AND THE  
BURLESON WARREN SURVEY, ABSTRACT NO. 667, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A 29.993 ACRE TRACT OF LAND OUT OF THE BURLESON WARREN SURVEY, ABSTRACT NO. 667, AND OUT OF THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 29.986 ACRE TRACT OF LAND CONVEYED TO JHJ-BELTORRE LAND HOLDINGS, LLC BY DEED RECORDED IN DOCUMENT NO. 2021144034 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 29.993 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH RED CAP LABELED "SENDERO", AT THE NORTHWEST TERMINUS OF BARILLA DRIVE, "BELTORRE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2008075798 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE NORTHEAST CORNER OF LOT 35A, RESUBDIVISION OF LOTS 5-11 AND 26-35 BLOCK B, "BELTORRE SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2011070312 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE SOUTH LINE OF A REMNANT PORTION OF A CALLED 44.15 ACRE TRACT OF LAND CONVEYED TO SUE SMITH AND HUSBAND RONNY SMITH BY DEED RECORDED IN DOCUMENT NO. 2002026334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF SAID CALLED 29.986 ACRE TRACT, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT FOR THE POINT OF BEGINNING HEREOF;

THENCE ACROSS SAID CALLED 44.15 ACRE TRACT AND ALONG THE WEST LINE OF SAID CALLED 29.986 ACRE TRACT FOR THE WEST LINE HEREOF, THE FOLLOWING FIVE COURSES:

- 1.(C1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 146.17 FEET, HAVING A RADIUS OF 184.69 FEET, A CENTRAL ANGLE OF 45°20'52" AND A CHORD WHICH BEARS N02°18'36"E A DISTANCE OF 142.39 FEET TO A 1/2" IRON ROD FOUND WITH A BLUE CAP LABELED "QUICK INC RPLS 6447";
- 2.(L1) N24°59'55"E, A DISTANCE OF 47.85 FEET TO A 1/2" IRON ROD SET;
- 3.N21°31'05"W A DISTANCE OF 257.21 FEET TO A 1/2" IRON ROD FOUND WITH A BLUE CAP LABELED "QUICK INC RPLS 6447";
- 4.N41°39'42"W A DISTANCE OF 307.36 FEET TO A CALCULATED POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A BLUE CAP LABELED "QUICK INC RPLS 6447" BEARS, N02°03'49"E A DISTANCE OF 0.18 FEET;
- 5.N22°13'54"W A DISTANCE OF 381.53 FEET TO A 1/2" IRON ROD FOUND WITH A BLUE CAP LABELED "QUICK INC RPLS 6447" AT THE NORTHWEST CORNER OF SAID CALLED 29.986 ACRE TRACT, BEING ON THE NORTH LINE OF SAID CALLED 44.15 ACRE TRACT AND ON THE SOUTH LINE OF A CALLED 37.68 ACRE TRACT OF LAND CONVEYED TO DONNA STATON HAND AND HUSBAND ROBERT W. HAND BY DEED RECORDED IN DOCUMENT NO.2000085561 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 37.68 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID CALLED 29.986 ACRE TRACT AND THE NORTH LINE HEREOF, N57°10'04"E, A DISTANCE OF 1,135.93 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP LABELED "RPLS 1847" AT THE NORTHEAST CORNER OF SAID CALLED 29.986 ACRE TRACT, SAME BEING AT THE SOUTHEAST CORNER OF SAID CALLED 37.68 ACRE TRACT AND BEING ON THE WEST LINE OF A CALLED 38.034 ACRE TRACT OF LAND CONVEYED TO RAGSDALE RANCH BY DEED RECORDED IN DOCUMENT NO. 2009080794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID CALLED 29.986 ACRE TRACT, AND THE EAST LINE HEREOF, SAME BEING THE WEST LINE OF SAID CALLED 38.034 ACRE TRACT THE FOLLOWING TWO COURSE:

- 1.(L2) S22°17'11"E A DISTANCE OF 68.10 FEET TO A 1/2" IRON FOUND;
- 2.S22°01'32"E A DISTANCE OF 1,271.71 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 29.986 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 38.034 ACRE TRACT AND BEING ON THE NORTH LINE OF SAID "BELTORRE SUBDIVISION" FOR THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID CALLED 29.986 ACRE TRACT AND THE SOUTH LINE HEREOF, SAME BEING THE NORTH LINE OF SAID "BELTORRE SUBDIVISION" THE FOLLOWING THREE COURSES:

- 1.S69°59'48"W A DISTANCE OF 757.83 FEET TO A 1/2" IRON ROD FOUND WITH A PINK CAP LABELED "TLS INC";
- 2.S69°31'08"W A DISTANCE OF 290.06 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP LABELED "SENDERO";
- 3.(L3) S69°35'40"W A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.993 ACRES, MORE OR LESS.

ALL IRON RODS SET HAVE HCI CAPS UNLESS OTHERWISE NOTED.  
ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED ADJUSTMENT FACTOR OF 0.99985557

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK DESCRIPTION:  
PK NAIL SET IN CONCRETE RIBBON CURB ON THE WEST SIDE OF BARILLA LANE, AND APPROXIMATELY 275 FEET NORTH OF THE NORTHWEST INTERSECTION OF BARILLA DRIVE AND MARBELLA WAY.  
ELEVATION: 898.98'  
SURFACE COORDINATES:  
N:10230976.70  
E:3079140.23  
GRID COORDINATES:  
N:10229499.04  
E:3078695.51

LINE TABLE		
LINE NO.	BEARING	LENGTH

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CONFIRM THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CONFIRM THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WILLIAM L. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 5425 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664

DATE  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

I, TIM HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 833-21-01-DRN. DOC, PREPARED BY HCI, INC ON 09 APRIL 2021. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TIMOTHY E. HAYNIE  
LICENSED PROFESSIONAL ENGINEER  
No. 91819 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664

DATE  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NEW STREET TABLE:

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	R.O.W.	DEDICATED	PAVEMENT
BARILLA DRIVE	RURAL LOCAL	25 MPH	962'	60'	PUBLIC	26'
SANDIA TRAIL	RURAL LOCAL	25 MPH	490'	60'	PUBLIC	26'
ARBORLAND DRIVE	RURAL LOCAL	25 MPH	785'	60'	PUBLIC	26'
TOTAL			2237'			

ADT = 24 LOTS X 10 TRIPS/DAY/LOT = 240 TRIPS/DAY

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	146.15'	184.66'	045°20'52"	N02°18'36"E	142.37'

PLAT NOTES

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. A SEVEN AND A HALF FOOT (7.5') P.U.E. ABUTTING ALL LOT SIDE AND REAR LOT LINES IS HEREBY DEDICATED EXCEPT WHERE A TEN FOOT (10') P.U.E. SHALL ABUT THE SOUTH LOT LINES OF LOT 1, LOT 2 AND LOT 3, BLOCK A, IS HEREBY DEDICATED.
3. 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.
4. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
5. 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 ENGINEER'S OFFICE PRIOR TO CONSTRUCTION.
6. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA 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. 48491C0275E, EFFECTIVE DATE DATE 9/26/2008 FOR WILLIAMSON COUNTY,TEXAS.
7. FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1, 2 AND 3 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. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY HAYNIE CONSULTING, INC., DATED JANUARY 2, 2020.
8. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
9. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
10. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
11. NO STRUCTURE OF LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
12. 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.
13. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 833-21-01-DRN. DOC, PREPARED BY HCI, INC ON 09 APRIL 2021. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.
14. LOTS 1, 2 AND 3 BLOCK A, OF THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.



**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.

2 OF 2

DRAWN BY: WJ  
CHECKED BY: KS  
PROJ. #: 833-21-01