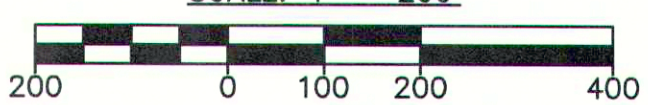


FINAL PLAT  
OF  
MANSIONS HUTTO  
A PRIVATE SUBDIVISION  
WILLIAMSON COUNTY, TEXAS



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: 12/19/2022

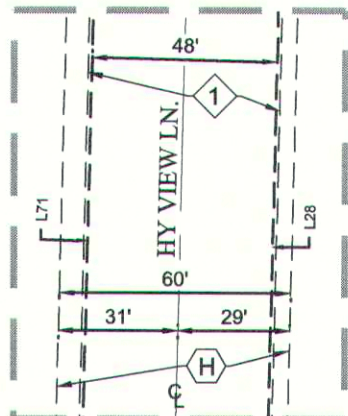
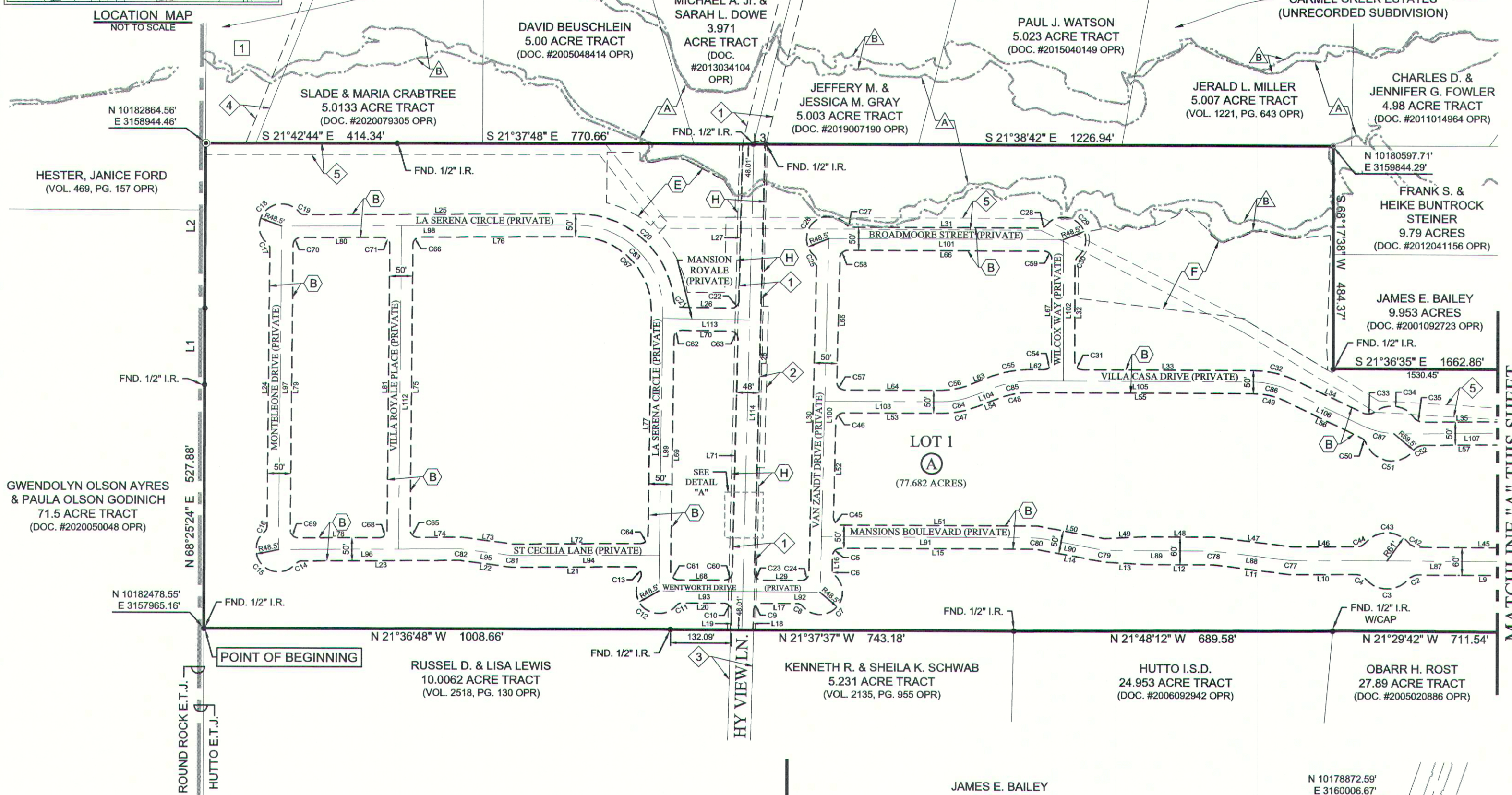
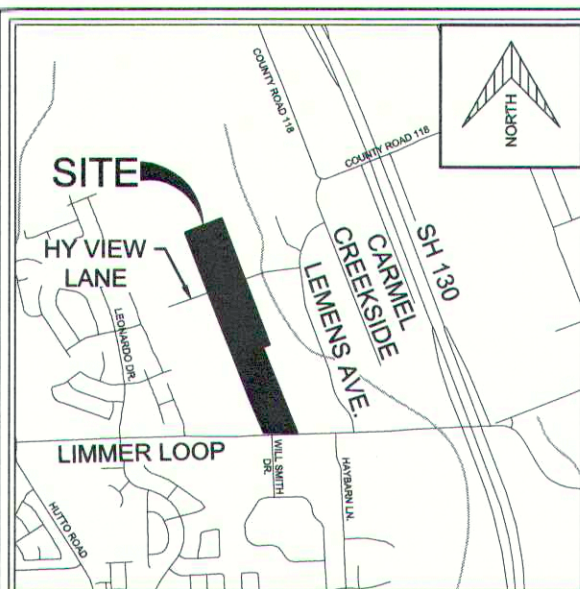
JOB NO.: 32460/WILLIAMSON

LEGEND:

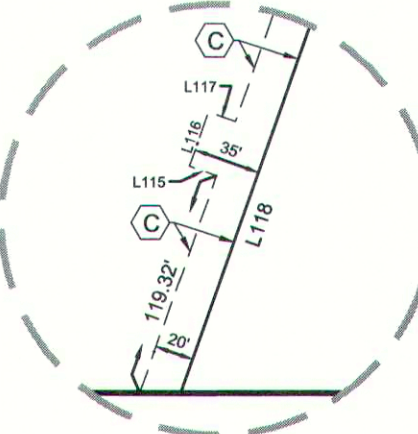
- ELEC. — ELECTRIC
  - TEL. — TELEPHONE
  - CATV — CABLE TELEVISION
  - SAN. SWR. — SANITARY SEWER
  - ESMT. — EASEMENT
  - R.O.W. — RIGHT-OF-WAY
  - VOL. — VOLUME
  - PG. — PAGE
  - VAR. WD. — VARIABLE WIDTH
  - OPR. — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
  - BSL — BUILDING SETBACK LINE
  - CL — CENTERLINE
- 1 — CORDY D. & KRISANN M. HADENFELDT, 4.30 ACRES (DOC. #2014101036 OPR)
- 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. 878, 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)
- 4 — 20' ACCESS ESMT. (VOL. 2176, PG. 752 OPR)
- 5 — 25' WASTEWATER ESMT. (DOC. #2023011806 OPR)
- A — 125' R.O.W. DEDICATION (1.726 ACRES)
- B — VAR. WD. ACCESS ESMT. (13.365 ACRES)
- C — VAR. WD. JONAH WATER ESMT.
- D — 50' BSL
- E — VAR. WD. PRIVATE DRAINAGE ESMT. (1.135 ACRES)
- F — VAR. WD. PRIVATE DRAINAGE ESMT. (2.405 ACRES)
- G — VAR. WD. PRIVATE DRAINAGE ESMT. (1.914 ACRES)
- H — 60' ACCESS ESMT. (1.452 ACRES)
- — 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- — 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 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

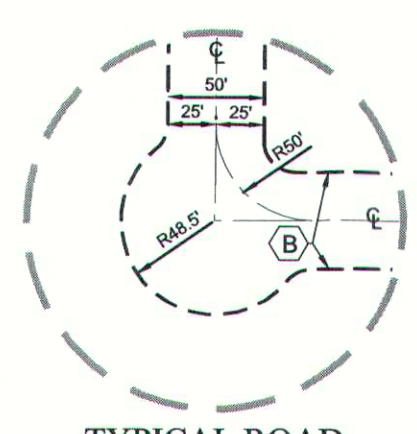
ENGINEER/SURVEYOR: MBC ENGINEERS  
ROGER W. GUNDERMAN, P.E.  
1035 CENTRAL PARKWAY N.  
SAN ANTONIO, TX. 78232  
PH. (210) 545-1122



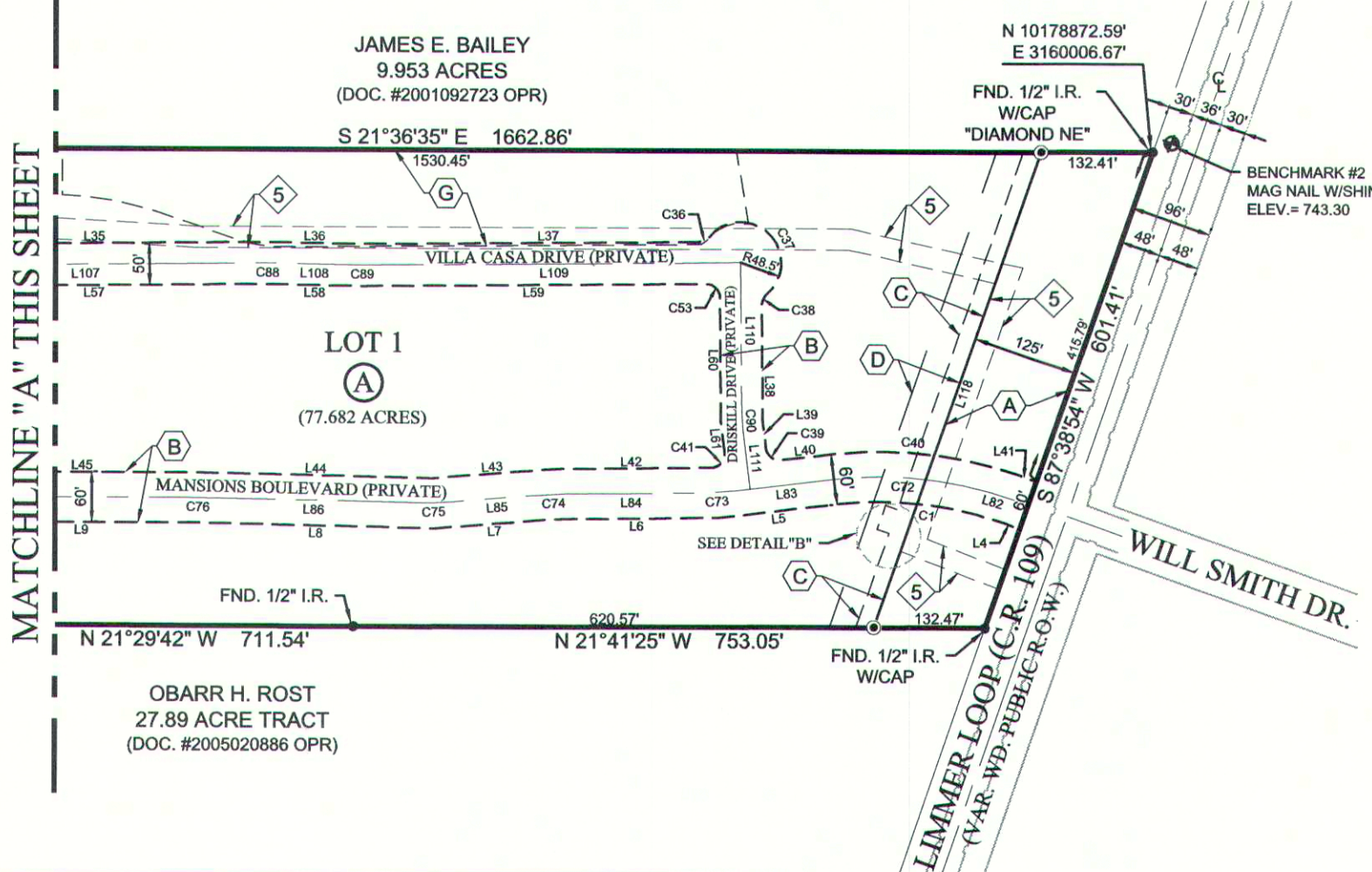
DETAIL "A"  
SCALE = 1:50



VAR. WD. WATER ESMT.  
DETAIL "B"  
SCALE = 1:100

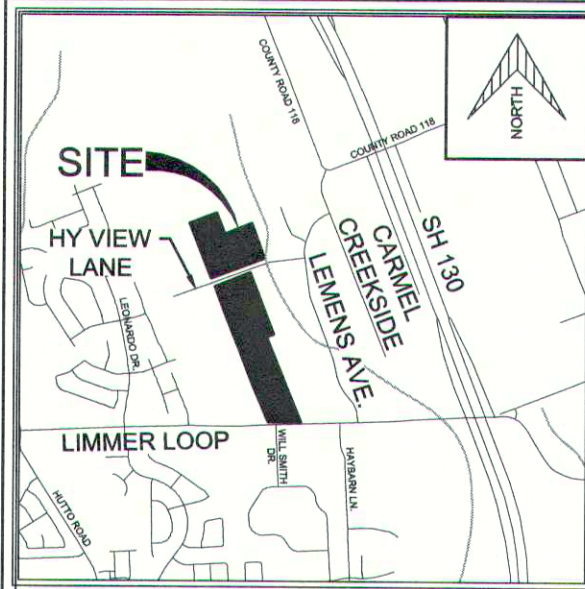


TYPICAL ROAD  
KNUCKLE RADIUS  
DETAIL  
SCALE = 1:100



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





LOCATION MAP  
NOT TO SCALE

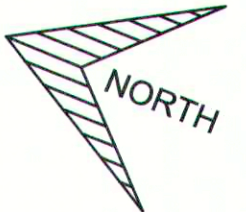
OWNER: 5000 LIMMER LOOP INVESTMENTS, LLC  
MATHEW J. HILES  
2505 N. STATE HWY. 360, SUITE 800  
GRAND PRAIRIE, TX. 75050  
PH. (972) 471-8700

ENGINEER/SURVEYOR: MBC ENGINEERS  
ROGER W. GUNDERMAN, P.E.  
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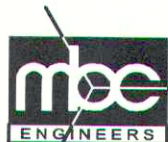
PROPOSED STREET TABLE:								
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ESM'T WIDTH	PAVEMENT WIDTH	F.O.C. TO F.O.C.	RURAL/URBAN	PRIVATE/PUBLIC
MONTELEONE DRIVE	LOCAL	25 MPH	708'	50'	30'	33'	URBAN	PRIVATE
VILLA ROYALE PLACE	LOCAL	25 MPH	708'	50'	30'	33'	URBAN	PRIVATE
LA SERENA CIRCLE	LOCAL	25 MPH	1,550'	50'	30'	33'	URBAN	PRIVATE
ST CECILA 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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SCALE: 1" = 200'



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

DATE: 12/19/2022

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°36'27" 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	108.15'
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	34.29'
L40	N 28°29'40" W	59.67'
L41	N 02°08'52" W	19.20'
L42	N 22°18'15" W	168.77'
L43	N 26°10'31" W	143.02'
L44	N 20°25'46" W	279.02'
L45	N 21°31'51" W	344.30'

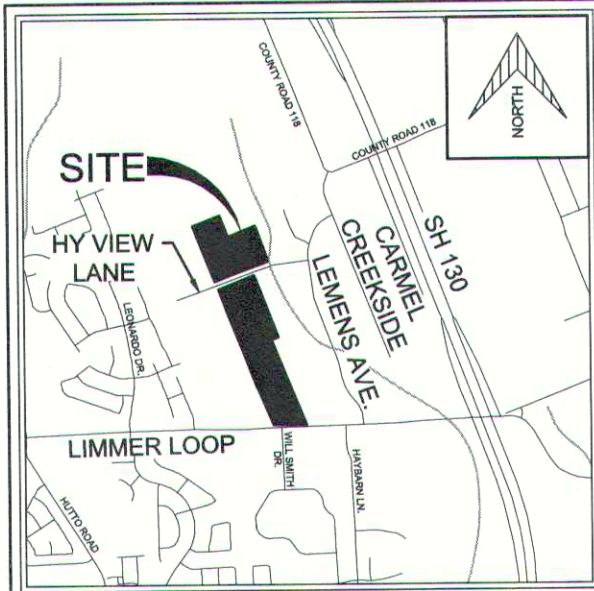
Line Table		
Line #	Bearing	Length
L46	N 21°31'57" W	140.18'
L47	N 14°41'02" W	167.31'
L48	N 21°36'27" W	150.41'
L49	N 24°25'01" W	88.89'
L50	N 11°06'46" W	145.99'
L51	N 21°36'27" W	425.60'
L52	N 69°42'23" E	209.98'
L53	S 21°36'33" E	211.78'
L54	S 43°23'46" E	52.40'
L55	S 21°36'33" E	488.47'
L56	S 04°15'44" 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	116.46'

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 02°03'42" W	15.00'
L116	N 87°38'54" E	30.00'
L117	S 02°03'42" E	15.00'
L118	S 87°38'54" W	601.61'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	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	308.59'	210.00'	84°11'38"	189.73'	N 20°11'10" E	281.56'
C21	23.95'	16.50'	83°10'06"	14.64'	N 20°41'56" E	21.90'
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" W	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	25.92'	16.50'	90°00'00"	16.50'	N 16°30'20" E	23.33'
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" E	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

#### 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. THE BFE FOR THIS PLAT IS TO BE BASED ON THE FEMA FIS 500-YR WSEL ASSOCIATED WITH FEMA FIRM PANEL 4891C0505F EFFECTIVE DATE DECEMBER 20, 2019.

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15 DAY OF March, 2023 A.D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
Cindy Bridges

#### SURVEYOR'S CERTIFICATION

I, JOEL C. JOHNSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOW HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD HEREON MATHEMATICALLY CLOSE.

Joel Christian Johnson  
JOEL CHRISTIAN JOHNSON  
R.P.L.S. NO. 5578  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS ENCRoACHED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0505F EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS

I, ROGER W. GUNDERMAN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

Roger W. Gunderman, P.E.  
ROGER W. GUNDERMAN  
LICENSED PROFESSIONAL ENGINEER NO. 103537

#### 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;

#### GENERAL NOTES:

- 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.
- A PORTION OF THIS TRACT IS ENCRoACHED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED NY THE U.S. FEDERAL EMERGENCY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- MAIL BOXES WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE (USPS).
- IT IS THE RESPONSIBILITY OF THE OWNER (OR HOA), 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.
- ESTABLISHING ONE (1) MULTI-FAMILY LOT.
- THE OWNER (OR HOA) SHALL BE PERPETUALLY RESPONSIBLE FOR THE MAINTENANCE OF ACCESS EASEMENTS AND PRIVATE ROADS WITHIN THIS SUBDIVISION. THE OWNER (OR HOA) SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION (IF APPLICABLE) SHALL BE MANDATORY FOR ALL LOT OWNER(S). THE COUNTY WILL NEVER ACCEPT THESE ROADS FOR MAINTENANCE.
- ALL ACCESS EASEMENTS AND ROADS IN THIS SUBDIVISION ARE PRIVATE. THE OWNER (OR HOA), SHALL BE PERPETUALLY LIABLE FOR THE MAINTENANCE OF THESE ROADS. THE QUALITY OF ALL ROADS SHALL BE MAINTAINED TO SUCH A STANDARDS THAT DOES NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, EMERGENCY MEDICAL SERVICES.
- WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT. WASTEWATER SERVICE IS PROVIDED BY: CITY OF ROUND ROCK.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- ALL ACCESS EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THE OWNER (OR HOA) OF THIS SUBDIVISION WILL FULLY MAINTAIN ALL OF HY VIEW THROUGH THE SUBDIVISION UP TO THE CONNECTION AT LEMENS AVENUE.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER (OR HOA) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.
- 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. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 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.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE OWNER (OR HOA).
- THE OWNER (OR HOA) 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. THE OWNER (OR HOA) SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.

**THENCE** S 21° 37' 37" 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 MAP 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 27.896 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;

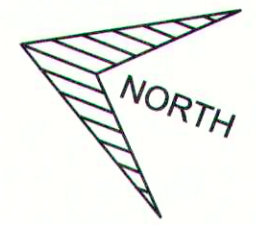
**THENCE** N 21° 48' 12" W A DISTANCE OF 689.58 FEET, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 10.023 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF A 5.231 ACRE TRACT, DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2135, PAGE 955, OFFICIAL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

- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER (OR HOA). IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY 1 FOOT ABOVE THE 500 YEAR FLOODPLAIN AS DELINEATED FROM THE FEMA FIRM 48491C0505F, VERSION NUMBER 2.3.3.3, MAP REVISED DECEMBER 20, 2019.
- WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.
- A SIGN SHALL BE PLACED AT THE ENTRANCE OF THE SUBDIVISION CLEARLY STATING THAT THE ROADS IN THIS SUBDIVISION ARE PRIVATE ROADS. THE LOCATION OF THIS SIGN SHALL BE SHOWN IN THE CONSTRUCTION PLANS.
- OWNER THAT GATES THE ENTRANCE TO THE SUBDIVISION, SHALL PROVIDE EITHER A CRASH GATE OR A LOCK BOX AND A LETTER OF APPROVAL FROM ALL OF THE AFFECTED EMERGENCY RESPONSE AGENCIES STATING THEIR APPROVAL OF FULL-TIME ACCESS TO AND FROM THE SUBDIVISION.
- THE COUNTY WILL NOT BE RESPONSIBLE FOR PROVIDING ENFORCEMENT OF TRAFFIC CONTROL WITHIN PRIVATE SUBDIVISIONS.
- 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. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION 811.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

## FINAL 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: 12/19/2022

JOB NO.: 32460/WILLIAMSON

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

I, MATHEW J. HILES, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020166201, 2020168900 & 2020168901 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 MANSIONS HUTTO.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13<sup>th</sup> DAY OF March, 2023.

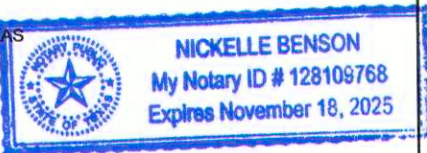
Matthew J. Hiles  
MATHEW J. HILES  
5000 LIMMER LOOP INVESTMENTS, LLC  
TITLE: VICE PRESIDENT  
2505 N. STATE HWY. 360 SUITE 800  
GRAND PRAIRIE, TX. 75050

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF March, 2023.

Nickelle Benson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Nickelle Benson  
NOTARY PUBLIC PRINTED OR TYPED NAME



MY COMMISSION EXPIRES ON: \_\_\_\_\_

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

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 COMMISSIONERS 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 DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § § KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED THIS \_\_\_\_ 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 E. RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SHEET 3 OF 3

