



VICINITY MAP

SCALE: 1"=2,000'

LEGEND

- IRON ROD SET, CAPPED "TLS"
- IRON ROD FOUND
- PROPERTY LINES
- - - ADJOINING PROPERTY LINES
- - - EXISTING EASEMENTS
- 100-YEAR FLOODPLAIN BOUNDARY

CULVERT TABLE

LOT(S)	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX. SLOPE	MIN. CULVERT SIZE
1	7.59	56.55	1.00%	1 - 30" CMP
2-4	3.21	35.73	0.15%	1 - 36" CMP
5	9.81	26.92	0.50%	1 - 36" CMP

PARCEL TABLE

LOT / BLOCK	AREA (SF)	TYPE OF LOT
2 / A	160987.84	DEVELOPMENTAL
3 / A	174236.76	DEVELOPMENTAL
4 / A	92220.74	DEVELOPMENTAL
5 / A	144749.65	DEVELOPMENTAL

OWNERS: REBECA AND NEFTALI MEJIA
6601 FM 1105
GEORGETOWN, TEXAS 78626
PHONE 512.716.3399
E-MAIL REBECAMEJIA5522@YAHOO.COM

KARINA GAONA
251 COUNTY ROAD 153
GEORGETOWN, TEXAS 78626
PHONE 512.351.2202
EMAIL MORALESKARINA40@GMAIL.COM

SURVEYOR: WILLIAM C. STEWART, RPLS 5785
TEXAS LAND SURVEYING
TBPELS #10056200
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE 512.930.1600
E-MAIL BILL@TEXAS-LS.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
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SUBMITTAL DATE: 10/31/2022

BENCHMARKS: TEMPORARY BENCHMARK-COTTON SPINDLE SET
ELEV: 732.39'

ORIGINAL SURVEY: SAMUEL NIMMO SURVEY
ABSTRACT NO. 481

ACREAGE: 13.14 ACRES

FEMA FLOODPLAIN: LOTS 4 AND 5 ENCR OACH THE 100 YEAR FLOOD PLAIN
AS SHOWN ON FIRM PANEL 48491C0325F, DATED
DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

NOTES:

- LOTS 2 AND 3 SHALL UTILIZE A 60' WIDE JOINT ACCESS EASEMENT FOR DRIVEWAY ACCESS.
- LOTS 4 AND 5 SHALL UTILIZE A 30'x30' ACCESS EASEMENT FOR DRIVEWAY ACCESS.

LOT SIZE TABLE

LOT NUMBER	LOT AREA (AC.)	*LOT SIZE (AC.)
LOT 2	3.70	3.67
LOT 3	4.00	3.97
LOT 4	2.12	1.99
LOT 5	3.32	3.12

* LOT SIZE (AC.) COLUMN DENOTES APPROXIMATE AREA OF LOT LOCATED OUTSIDE OF RECOGNIZABLE BED AND BANKS OF WET WEATHER CREEKS, BODIES OF WATER AND DEDICATED RIGHT-OF-WAY EASEMENTS. MEASUREMENTS DO NOT CONSTITUTE A LEGAL BOUNDARY.

FINAL PLAT
OF
PHASE 1, MEJIA RANCH

EUGENE L. BUCHHORN, ET UX
V.1732/P.99
O.R.W.C.



0 100 200
SCALE: 1"=100'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83.

FIELD NOTES:

23.15 ACRES - OVERALL

BEING 23.15 ACRES OF LAND, MORE OR LESS, OUT OF THE SAMUEL NIMMO SURVEY, ABSTRACT NO. 481, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THOSE TWO TRACTS AS FOLLOWS: BEING THAT TRACT CALLED 20.149 ACRES AS CONVEYED TO NEFTALI MEJIA, ET UX, BY DEED RECORDED IN DOCUMENT NO. 2016049573, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THAT TRACT CALLED 2.999 ACRES AS CONVEYED TO KARINA GAONA, ET UX, BY DEED RECORDED IN DOCUMENT NO. 202009485, OF SAID OFFICIAL PUBLIC RECORDS, , AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON OCTOBER 29TH 2021, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD 153, MARKING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO MARTHA J. HOWARD, BY DEED RECORDED IN DOCUMENT NO. 2021063426, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID GAONA TRACT AND THIS TRACT;

THENCE: N 21°54'42" W, 653.35 FEET WITH THE EAST LINE OF SAID HOWARD TRACT AND THE WEST LINE OF SAID GAONA TRACT TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "SNS" FOUND, MARKING THE NORTHWEST CORNER OF SAID GAONA TRACT, FOR AN ANGLE POINT OF SAID MEJIA TRACT AND THIS TRACT;

THENCE: N 21°52'44" W, WITH THE EAST LINE OF SAID HOWARD TRACT AND THE WEST LINE OF SAID MEJIA TRACT AT 57.96 FEET PASSING A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" FOUND, CONTINUING IN ALL 782.43 FEET TO A 1/2 INCH IRON ROD FOUND, MARKING AN ANGLE POINT OF A TRACT CONVEYED TO EUGENE L. BUCHHORN, ET UX, BY DEED RECORDED IN VOLUME 1732, PAGE 99, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO MARKING THE NORTHEAST CORNER OF SAID HOWARD TRACT, FOR THE NORTHWEST CORNER OF SAID MEJIA TRACT AND THIS TRACT;

THENCE: N 68°13'58" E, 159.54 FEET WITH THE SOUTH LINE OF SAID BUCHHORN TRACT AND THE NORTH LINE OF SAID MEJIA TRACT TO A 5/8 INCH IRON ROD FOUND, MARKING AN ANGLE POINT OF SAID BUCHHORN TRACT, FOR AN ANGLE POINT OF SAID MEJIA TRACT AND THIS TRACT;

THENCE: N 68°30'21" E, WITH THE SOUTH LINE OF SAID BUCHHORN TRACT AND THE NORTH LINE OF SAID MEJIA TRACT AT 239.21 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" FOUND, MARKING THE NORTHEAST CORNER OF PHASE 1, MEJIA RANCH AND THE NORTHWEST CORNER OF PHASE 2, MEJIA RANCH;

THENCE: S 21°52'07" E, 1435.77 FEET WITH THE WEST LINE OF SAID PHASE 2, MEJIA RANCH, FOR THE SOUTHEAST CORNER OF SAID MEJIA TRACT AND THIS TRACT;

THENCE: S 68°23'44" W, WITH THE NORTH LINE OF SAID COUNTY ROAD 153 AND THE SOUTH LINE OF SAID MEJIA TRACT AT 30 FEET PASSING A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET, AND ANOTHER 30 FEET PASSING A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET, CONTINUING IN ALL 138.45 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "SNS" FOUND, MARKING THE SOUTHWEST CORNER OF SAID MEJIA TRACT, ALSO MARKING THE SOUTHEAST CORNER OF SAID GAONA TRACT, FOR AN ANGLE POINT OF THIS TRACT;

THENCE: S 68°23'42" W, 199.60 FEET WITH THE NORTH LINE OF SAID COUNTY ROAD 153 AND THE SOUTH LINE OF SAID GAONA TRACT TO THE POINT OF BEGINNING.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83



