

FINAL PLAT OF VILLA TORRE

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

0 100' 200'
SCALE 1"=100'

OWNER: SHELLEY LEDYARD, PRESIDENT
JHJ-BELTORRE DEVELOPMENT, INC
4407 SOUTH IH-35, SUITE 203
(512) 271-3857
GEORGETOWN, TEXAS 78626-7622
ShelleyL@grandendeavorhomes.com

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

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

SUBMITTAL DATE: 5 JANUARY 2024

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

ACREAGE: 29.993 ACRES

NUMBER OF LOTS: 25

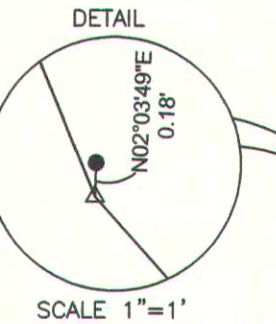
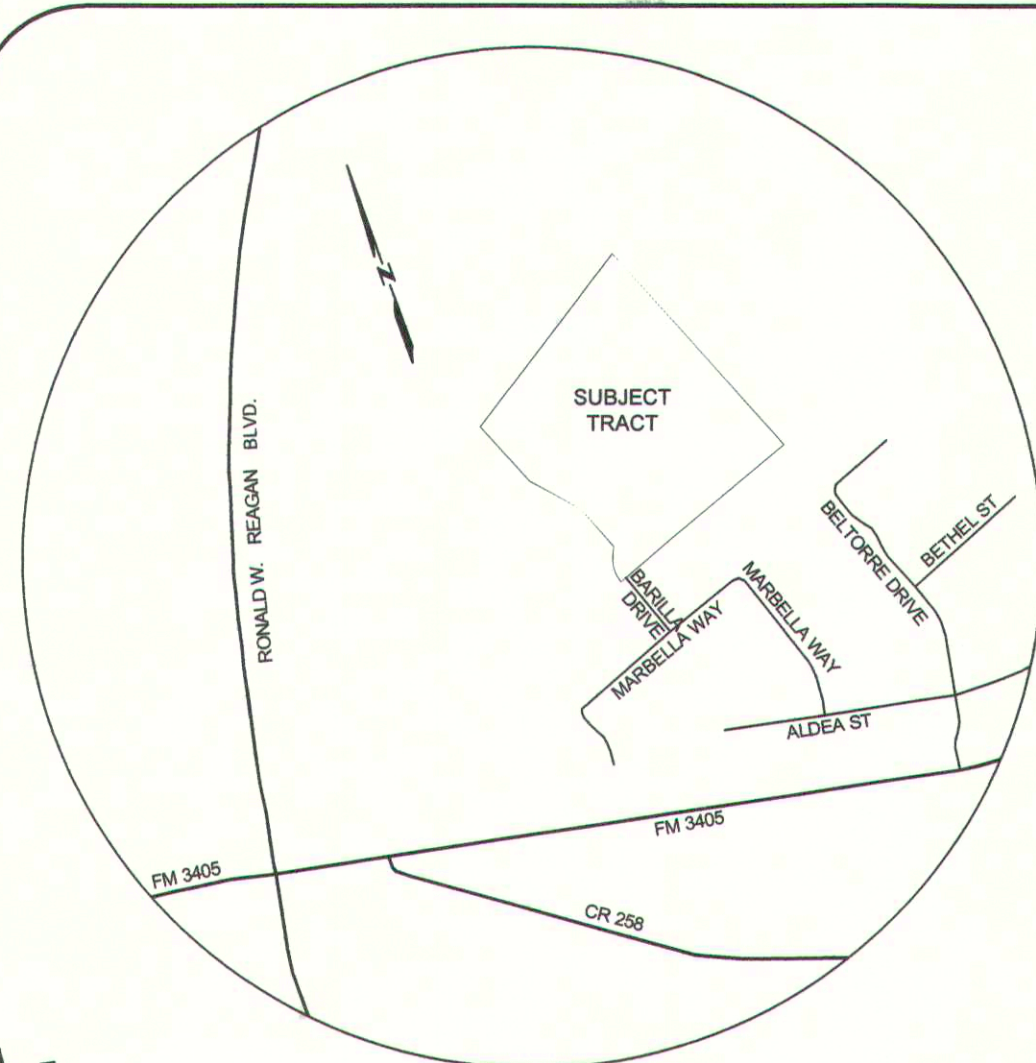
NUMBER OF BLOCKS: 1

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 W/CAP SET (UNLESS STATED)
 - CALCULATED POINT
 - BL BUILDING LINE
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - OPRWCT OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - QUICK BLUE CAP, QUICK INC, RPLS 6447
 - SEND RED CAP, SENDERO
 - TLS PINK CAP, TLS INC.
 - RPLS 1847 RED CAP, RPLS 1847
 - OSSF ON SITE SEWAGE FACILITY
 - DE DRAINAGE EASEMENT
 - DS 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
 - CGS COTTON GIN SPINDLE SET
 - 25' OSSF SETBACK

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 4

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

FINAL PLAT OF
VILLA TORRE
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 JHU-BELTORRE LAND HOLDINGS, INC BY DEED RECORDED IN DOCUMENT NO. 2023057245 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", BEING 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, RE-SUBDIVISION 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. 2002028334 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. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 146.15 FEET, HAVING A RADIUS OF 184.66 FEET, A CENTRAL ANGLE OF 45°20'52" AND A CHORD WHICH BEARS N02°18'36"E A DISTANCE OF 142.37 FEET TO A 1/2" IRON ROD FOUND WITH A BLUE CAP LABELED "QUICK INC RPLS 6447";
2. 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 257.17 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 307.31 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 381.48 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 CALLED 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 1,135.77 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 373.00 ACRE TRACT OF LAND CONVEYED TO HK RAGSDALE LLC, BY DEED RECORDED IN DOCUMENT NO. 2021192126 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, SAME BEING THE EAST LINE HEREOF, SAME BEING THE WEST LINE OF SAID CALLED 73.00 ACRE TRACT THE FOLLOWING TWO COURSE:

1. S22°17'11"E A DISTANCE OF 68.09 FEET TO A 1/2" IRON FOUND;
2. S22°01'32"E A DISTANCE OF 1,271.53 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 373.00 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, SAME BEING 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 757.72 FEET TO A 1/2" IRON ROD FOUND WITH A PINK CAP LABELED "TLS INC";
2. S69°31'08"W A DISTANCE OF 289.75 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP LABELED "SENDERO";
3. S69°35'39"W A DISTANCE OF 60.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.993 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	146.15'	184.66'	045°20'52"	S02°18'36"W	142.37'
C2	85.13'	50.00'	097°33'24"	S65°09'36"W	75.22'
C3	15.51'	20.00'	044°25'13"	S88°16'19"E	15.12'
C4	85.13'	50.00'	097°33'24"	N73°52'33"E	75.22'
C5	15.51'	20.00'	044°25'13"	S47°18'28"W	15.12'
C6	30.71'	20.00'	087°58'29"	N66°29'41"W	27.78'
C7	31.95'	20.00'	091°31'33"	S23°15'20"W	28.66'
C8	335.92'	1469.79'	013°05'42"	N62°58'13"E	335.19'
C9	147.25'	1469.79'	005°44'24"	N66°38'52"E	147.19'
C10	155.30'	1469.79'	006°03'14"	N60°45'03"E	155.22'
C11	33.38'	1469.79'	001°18'04"	N57°04'24"E	33.38'
C12	18.34'	20.00'	052°32'41"	N30°09'02"E	17.71'
C13	295.95'	60.00'	282°36'56"	N34°48'51"W	75.02'
C14	70.95'	60.00'	067°45'20"	S37°45'22"W	66.89'
C15	35.95'	60.00'	034°20'02"	S88°48'03"W	35.42'
C16	35.61'	60.00'	034°00'30"	N57°01'41"W	35.09'
C17	45.43'	60.00'	043°22'43"	N18°20'05"W	44.35'
C18	31.12'	60.00'	029°42'49"	N18°12'41"E	30.77'
C19	76.89'	60.00'	073°25'32"	N69°46'52"E	71.74'
C20	17.51'	20.00'	050°09'03"	S81°25'06"W	16.95'
C21	338.43'	1529.79'	012°40'32"	N62°40'51"E	337.74'
C22	14.61'	1529.79'	000°32'49"	N56°37'00"E	14.61'
C23	161.52'	1529.79'	006°02'59"	N59°54'53"E	161.45'
C24	162.30'	1529.79'	006°04'44"	N65°58'45"E	162.23'
C25	189.58'	219.97'	049°22'48"	N02°10'57"E	183.77'
C26	103.71'	279.97'	021°13'27"	N11°53'43"W	103.12'
C27	29.83'	20.00'	085°27'43"	S44°00'51"E	27.14'
C28	27.06'	20.00'	077°30'56"	S56°42'28"W	25.04'
C29	61.86'	149.98'	023°37'59"	N81°26'18"E	61.43'
C30	94.82'	209.98'	025°52'25"	N82°31'44"E	94.02'
C31	48.87'	209.98'	013°20'00"	N88°47'56"E	48.76'
C32	45.96'	209.98'	012°32'24"	N75°51'44"E	45.87'
C33	17.91'	20.00'	051°19'18"	N43°51'25"E	17.32'
C34	295.98'	60.00'	282°38'08"	N20°29'10"W	75.00'
C35	72.87'	60.00'	069°35'18"	S52°59'25"W	68.48'
C36	43.28'	60.00'	041°19'44"	N71°33'04"W	42.35'
C37	50.54'	60.00'	048°15'46"	N26°45'19"W	49.06'
C38	37.34'	60.00'	035°39'30"	N15°12'19"E	36.74'
C39	91.94'	60.00'	087°47'50"	N76°55'59"E	83.21'
C40	17.91'	20.00'	051°18'51"	N84°49'31"W	17.32'
C41	111.11'	149.91'	042°27'59"	S04°37'31"W	108.59'
C42	43.60'	279.97'	008°55'22"	N22°24'41"E	43.56'

OWNER'S RESPONSIBILITIES:

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.

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.

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN WESTERN DISTRICT, WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.

NATURAL DRAINAGE PATTERN/SHEET FLOW SUBDIVISIONS:

THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY. THIS REQUIREMENT APPLIES TO ALL LOTS.

BEARING BASIS:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

VERTICAL DATUM:
NAVD-88 (GEOID 2012A)

BENCHMARK DESCRIPTION:
A 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
L1	N24°59'55"E	47.85'
L2	S69°35'39"W	60.37'
L3	S69°31'05"W	9.70'
L4	N69°31'05"E	11.53'
L5	S54°24'51"W	10.06'
L6	N41°39'42"W	79.30'
L7	S41°39'42"E	76.90'
L8	S22°01'32"E	94.33'
L9	S22°01'32"E	27.92'
L10	S22°01'32"E	86.99'
L11	S69°31'02"W	155.99'
L12	S69°31'02"W	28.32'
L13	S69°31'02"W	71.66'
L14	N07°31'26"E	20.95'
L15	N41°33'11"E	205.52'
L16	N41°33'11"E	185.45'

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

DRIVEWAY CULVERT TABLE	
LOT NUMBERS	CULVERT SIZE (OR EQUIVALENT)
8	24"
9	24"
10	24"
17	18"
18	18"
19	24"
20	24"
21	24"



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-004211, TBPLS FIRM # 100250-00

SHEET NO.
2 OF 4

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

PLOTTED BY: GRI Johnson
PLOT DATE: 04/17/2024 11:26am
DRAWING: X:\833 Nick McIntyre\Belton\ISubmittals\Final Plat Submittal 54833-21-01-FINAL PLAT GRID.dwg

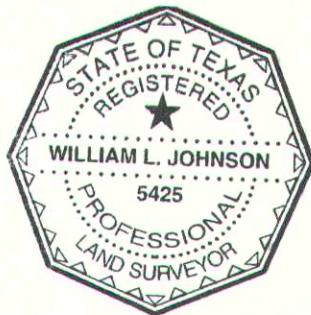
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A 29.993 ACRE SINGLE-FAMILY RESIDENTIAL SUBDIVISION,
OUT OF THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412 AND THE
BURLESON WARREN SURVEY, ABSTRACT NO. 667, WILLIAMSON COUNTY, TEXAS

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 17 FEB 2024
WILLIAM L. JOHNSON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5425 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664



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

I, TIMOTHY E. 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 OF THIS PLAT AND THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

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

Timothy E. Haynie 17 FEB 2024
TIMOTHY E. HAYNIE DATE
LICENSED PROFESSIONAL ENGINEER
No. 91819 - STATE OF TEXAS
HAYNIE CONSULTING INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS, 78664



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 ABOUT THE NORTH LINE OF A 25' WIDE DRAINAGE EASEMENT OF LOT 1, LOT 2 AND LOT 3, BLOCK A IS HEREBY DEDICATED.
3. 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.
4. 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.
5. 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.
6. ALL LOTS OF THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.
7. 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.
8. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
9. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
10. 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.
11. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
12. 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.
13. 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.
14. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
15. 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.
16. NO LOT IN 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. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 WILLIAMSON COUNTY, TEXAS. 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 OF THIS PLAT.
17. 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.
18. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.

WILLIAMSON COUNTY ONSITE SEWAGE FACILITIES (OSSF) NOTES:

1. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
2. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
3. ALL RESIDENTIAL LOTS ARE 1 ACRE OR GREATER IN SIZE.
4. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN WESTERN DISTRICT.
5. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
6. ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS SHOWN HEREON AND AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY WILLIAMSON COUNTY.
7. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLUTION ABATEMENT PLAN (WPAP) IS NOT REQUIRED.



**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.
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CHECKED BY: BJ
PROJ. #: 833-21-01

FINAL PLAT OF VILLA TORRE

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

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

I, SHELLEY LEDYARD, PRESIDENT, JHJ-BELTORRE DEVELOPMENT, INC., AS OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023057245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 "VILLA TORRE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF February, 2024 AD.

Shelley Ledyard
SHELLEY LEDYARD, PRESIDENT,
JHJ-BELTORRE DEVELOPMENT, INC
4407 SOUTH IH-35, SUITE 203
GEORGETOWN, TEXAS 78626-7622

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19 DAY OF February, 2024 AD.

BY SHELLEY LEDYARD, PRESIDENT, AUTHORIZED SIGNER FOR JHJ-BELTORRE DEVELOPMENT, INC. Bi

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Brianna McCalla

MY COMMISSION EXPIRES: 05/25/2026



STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, SHELLEY LEDYARD, SOLE MANAGER, JHJ-BELTORRE LAND HOLDINGS, LLC, LIEN HOLDER OF THE CERTAIN 29.993 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023057247, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "VILLA TORRE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF February, 2024 AD.

Shelley Ledyard Manager
SHELLEY LEDYARD, SOLE MANAGER,
JHJ-BELTORRE LAND HOLDINGS, LLC
GEORGETOWN, TEXAS, 78626

STATE OF TEXAS {

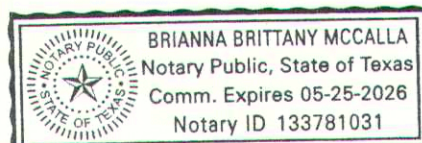
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHELLEY LEDYARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF February, 2024 AD.

Bi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 05/25/2026



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL

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

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT 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 REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D Boatright 02/21/2024
ADAM D BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS
THE 20 DAY OF February, 2024 A.D.

Cindy Bridges
PRINTED NAME: Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, SHELLEY LEDYARD, CO-TRUSTEE, JAMES H. JACOBS 2002 TRUST, LIEN HOLDER OF THE CERTAIN 29.993 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023057246, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "VILLA TORRE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF February, 2024 AD.

Shelley Ledyard Co-Trustee
SHELLEY LEDYARD CO-TRUSTEE,
JAMES H. JACOBS 2002 TRUST
4407 IH-35 S., SUITE 203
GEORGETOWN, TEXAS, 78626

STATE OF TEXAS {

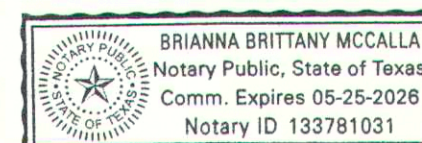
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHELLEY LEDYARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF February, 2024 AD.

Bi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 05/25/2026



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(S) 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.

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 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 DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW 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 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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
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