

FIELD NOTES FOR A 40.953 ACRE TRACT OF LAND

A 40.953 ACRE TRACT OF LAND, OUT OF THE MARIA JESUSA GARCIA SURVEY NO. 206, ABSTRACT 246, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.913 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 2018070277 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 40.953 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 150 AND THE NORTHWEST LINE OF SAID 102.913 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" IN THE EASTERLY LINE OF A CALLED 150 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 269, PAGE 202 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF SAID 102.913 ACRE TRACT BEARS, S 67° 59' 52" W, A DISTANCE OF 60.00 FEET;

THENCE: N 67° 59' 52" E, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 150 AND THE NORTHWEST LINE OF SAID 102.913 ACRE TRACT, A DISTANCE OF 1008.83 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOR THE MOST WESTERLY CORNER OF A CALLED 1.42 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2008069186 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERLY CORNER OF SAID 102.913 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 150, AND WITH THE COMMON LINE BETWEEN SAID 102.913 ACRE TRACT AND SAID 1.42 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

1. S 64° 15' 41" E, A DISTANCE OF 43.68 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "QUICK INC. 6447" FOR CORNER,
2. N 68° 05' 00" E, A DISTANCE OF 219.80 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOR AN INTERIOR CORNER OF SAID 1.42 ACRE TRACT, THE NORTHEAST CORNER OF SAID 102.913 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;
3. S 17° 47' 50" E, A DISTANCE OF 694.78 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR ANGLE,
4. S 17° 57' 00" E, A DISTANCE OF 512.75 FEET TO A FOUND 1/2" IRON ROD FOR CORNER,
5. S 21° 41' 30" W, A DISTANCE OF 144.43 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "QUICK INC. 6447" FOR ANGLE, AND
6. S 22° 51' 43" W, A DISTANCE OF 208.66 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

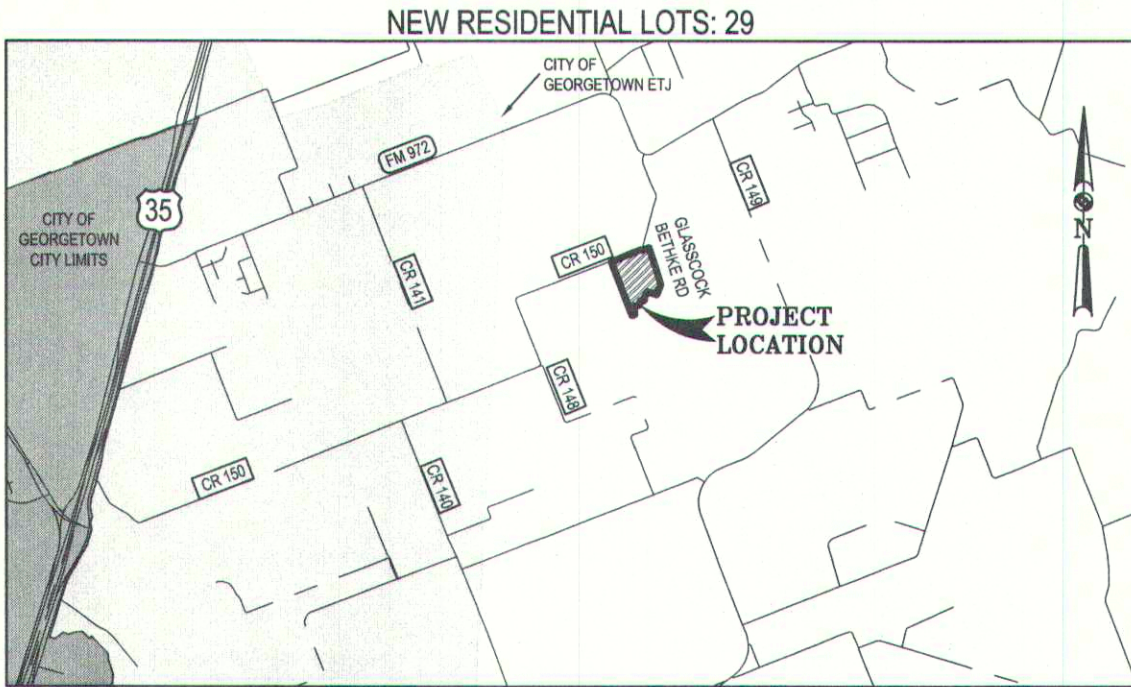
THENCE: INTO AND ACROSS SAID 102.913 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES:

1. N 72° 01' 11" W, A DISTANCE OF 295.48 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,
2. S 32° 17' 09" W, A DISTANCE OF 207.93 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF CURVATURE,
3. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 128.21 FEET, A DELTA ANGLE OF 122° 26' 10" AND A CHORD BEARS, S 14° 20' 44" W, A DISTANCE OF 105.17 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF REVERSE CURVATURE,
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 26.15 FEET, AN ARC LENGTH OF 17.35 FEET, A DELTA ANGLE OF 038° 00' 41" AND A CHORD BEARS, S 55° 38' 44" W, A DISTANCE OF 17.04 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF TANGENCY,
5. S 36° 04' 59" W, A DISTANCE OF 5.58 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,
6. N 53° 55' 01" W, A DISTANCE OF 60.00 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,
7. S 36° 04' 59" W, A DISTANCE OF 19.62 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A POINT OF CURVATURE,
8. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 157.62 FEET, A DELTA ANGLE OF 039° 15' 54" AND A CHORD BEARS, S 16° 27' 02" W, A DISTANCE OF 154.55 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR A NON-TANGENT CORNER,
9. S 86° 49' 06" W, A DISTANCE OF 156.28 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,
10. S 00° 49' 50" E, A DISTANCE OF 276.47 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,
11. S 68° 23' 30" W, A DISTANCE OF 72.25 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND
12. N 21° 22' 42" W, A DISTANCE OF 1799.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.953 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.

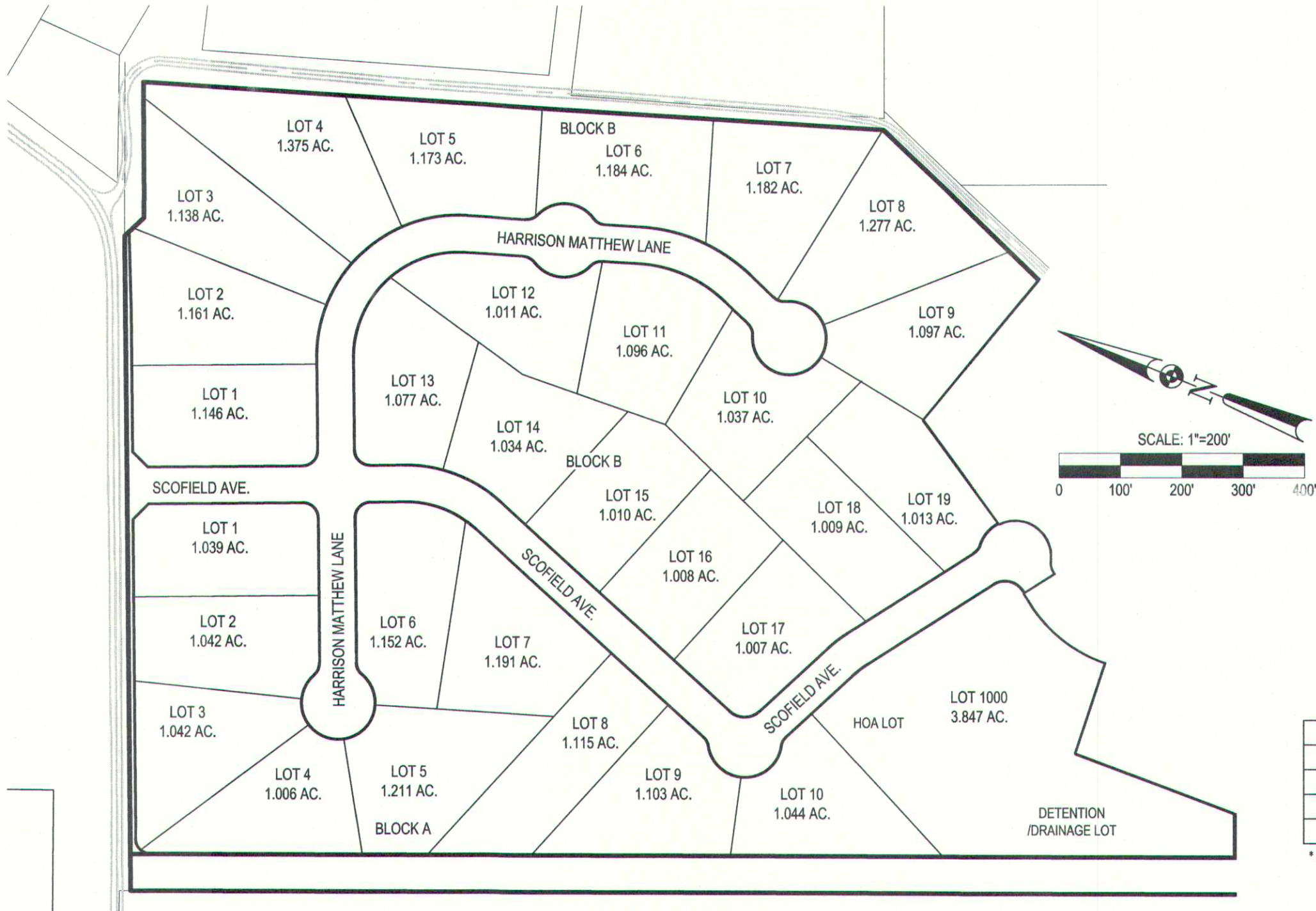
FINAL PLAT OF SCOFIELD FARMS PHASE 1

A 40.953 ACRE TRACT OF LAND, OUT OF THE MARIA JESUSA GARCIA SURVEY NO. 206, ABSTRACT 246, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.913 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 2018070277 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP

1" = 6,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	128.21'	122°26'10"	S14°20'44"W	105.17'
C2	26.15'	17.35'	38°00'41"	S55°38'44"W	17.04'
C3	230.00'	157.62'	39°15'54"	S16°27'02"W	154.55'
C4	25.00'	39.27'	90°00'00"	S67°00'08"E	35.36'
C5	230.00'	377.90'	94°08'24"	S64°55'56"E	336.81'
C6	25.00'	21.68'	49°40'47"	S42°42'07"E	21.00'
C7	60.00'	104.05'	99°21'34"	S17°51'44"E	91.49'
C8	25.00'	21.68'	49°40'47"	S08°58'40"W	21.00'
C9	280.00'	197.54'	40°25'17"	S02°20'55"W	193.46'
C10	25.00'	21.68'	49°40'47"	S02°16'50"E	21.00'
C11	60.00'	292.54'	279°21'34"	N67°26'27"W	77.85'
C12	25.00'	21.68'	49°40'47"	N47°23'57"E	21.00'
C13	220.00'	155.21'	40°25'17"	N02°20'55"E	152.01'
C14	25.00'	21.68'	49°40'47"	N42°42'07"W	21.00'
C15	60.00'	104.05'	99°21'34"	N17°51'44"W	91.49'
C16	25.00'	21.68'	49°40'47"	N06°58'40"E	21.00'
C17	170.00'	279.32'	94°08'24"	N64°55'56"W	248.94'
C18	25.00'	39.27'	90°00'00"	S22°59'52"W	35.36'
C19	230.00'	171.99'	42°50'43"	S00°34'47"E	168.01'
C20	35.00'	51.92'	85°00'00"	S21°39'25"E	47.29'
C21	230.00'	41.11'	10°14'24"	S59°02'13"E	41.05'
C22	26.15'	17.35'	38°00'41"	S73°28'45"E	17.04'
C23	60.00'	48.72'	46°31'29"	S70°08'06"E	47.39'
C24	25.00'	39.35'	90°11'19"	N23°42'57"E	35.41'
C25	25.00'	39.27'	90°00'00"	S22°59'52"W	35.36'
C26	25.00'	21.68'	49°40'47"	N87°09'44"W	21.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	60.00'	292.54'	279°21'34"	S22°00'08"E	77.65'
C28	25.00'	21.68'	49°40'47"	N43°09'28"E	21.00'
C29	25.00'	39.27'	90°00'00"	S67°00'08"E	35.36'
C30	170.00'	127.12'	42°50'43"	S00°34'47"E	124.16'
C31	25.00'	17.02'	38°59'53"	S40°20'31"W	16.69'
C32	60.00'	170.65'	162°57'53"	S21°39'25"E	119.68'
C33	25.00'	17.02'	38°59'53"	S83°39'22"E	16.69'
C34	170.00'	30.38'	10°14'24"	S59°02'13"E	30.34'
C35	35.00'	54.96'	90°00'00"	S08°55'01"E	49.50'
C36	200.00'	149.58'	42°50'43"	S00°34'47"E	146.10'
C37	200.00'	35.74'	10°14'24"	S59°02'13"E	35.70'
C38	200.00'	326.61'	94°08'24"	N64°55'56"W	292.87'
C39	250.00'	176.37'	40°25'17"	N02°20'55"E	172.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°04'59"W	5.58'
L2	N53°55'01"W	60.00'
L3	S36°04'59"W	19.62'
L4	S23°00'09"W	35.36'
L5	S17°51'44"E	95.56'
L6	S17°51'44"E	60.19'
L7	S22°33'33"W	52.35'
L8	N22°33'33"E	52.35'
L9	N17°51'44"W	60.19'
L10	N17°51'44"W	95.56'
L11	S22°00'08"E	55.83'
L12	S66°59'51"E	35.35'
L13	S22°00'08"E	55.83'
L14	S36°04'59"W	5.38'
L15	N68°48'37"E	17.43'
L16	S13°46'24"E	166.88'
L17	S68°00'28"W	55.00'
L18	N68°00'28"E	55.00'
L19	N54°10'58"E	69.31'
L20	N24°13'30"E	63.05'
L21	N69°53'13"E	36.38'
L22	N61°47'11"W	68.07'
L23	N01°36'54"E	73.53'
L24	N22°41'08"W	50.72'
L25	N02°53'30"W	28.83'

DRIVEWAY CULVERT TABLE						
LOT NUMBER	BLOCK	CULVERT Dia. (in)	CULVERT LENGTH (ft)	INVERT UP (ft)	INVERT DOWN (ft)	Q (cfs)
1	A	24	22	807.21	807.04	18.07
2	A	24	22	810.22	810.05	12.55
3	A	18	22	811.05	810.88	5.5
6	A	18	22	804.52	804.35	4.82
7	A	(2) 18	22	802.91	802.72	18
8	A	(2) 18	22	799.92	799.73	22
9	A	(2) 24	22	795.00	794.81	24.4
1	B	18	22	805.22	805.00	5.3
2	B	18	22	804.22	804.00	8.88
3	B	18	22	803.22	803.00	8.88
4	B	18	22	803.22	803.05	4.1
5	B	18	22	804.22	804.05	4.1
6	B	24	22	802.22	802.06	16.2
7	B	(2) 24	22	800.22	800.00	23.7
8	B	(2) 24	22	798.18	797.99	23.7
18	B	18	22	793.22	793.00	6.51
19	B	18	22	794.22	794.00	6.51

NOTES:

1. CONTRACTOR SHALL PLACE THE DRIVEWAY CULVERT WITHIN THE EXISTING BAR DITCH FLOW LINE WITH A MINIMUM LENGTH OF 22 FEET PER WILLIAMSON COUNTY SUBDIVISION REGULATION B11.15.
2. EXACT DRIVEWAY LOCATIONS MAY AFFECT CULVERT INSTALLATION.
3. DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.3 AND B11.4.
4. LOTS 4, 5, 10 BLOCK A AND LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 BLOCK B DO NOT REQUIRE A CULVERT AND WILL USE A DIP STYLE DRIVEWAY.

LAND USE TABLE						
PHASE	ACREAGE	RESIDENTIAL LOTS	HOA LOTS	TOTAL LOTS	LF OF EMERGENCY ACCESS (FT)	LF OF LOCAL ROAD (FT)
I	40.95	29	1	30	0	2,921
TOTAL	40.95	29	1	30	0	2,921

NOTES:

1. REFER TO DETAILED PLAT SHEETS FOR ADJOINING PROPERTY INFORMATION.
2. VWDE = VARIABLE WIDTH DRAINAGE EASEMENT

ROAD TABLE						
STREET NAME	ROW WIDTH	DESIGN SPEED	PAVEMENT WIDTH*	DESIGNATION	CLASSIFICATION	LF OF CENTERLINE
SCOFIELD AVE.	60'	35 MPH	33'	PUBLIC	RURAL	341 LF
SCOFIELD AVE.	60'	25 MPH	29'	PUBLIC	RURAL	1451 LF
HARRISON MATTHEW LANE	60'	25 MPH	29'	PUBLIC	RURAL	1470 LF

* PAVEMENT WIDTH IS MEASURED FROM BACK OF CURB TO BACK OF CURB

OWNER/DEVELOPER:

MARGARITO ESPINOZA
SBPN SCOFIELD LLC
305 HIGHLAND SPRINGS LANE
GEORGETOWN, TEXAS 78633
(512) 695-1553
MARGARITO@CAPITOLPRODUCTSINC.COM

SURVEYOR:

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C/O KYLE L. PRESSLER, R.P.L.S.
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AGENT/ENGINEER:

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MATKINHOOVER
ENGINEERING & SURVEYING

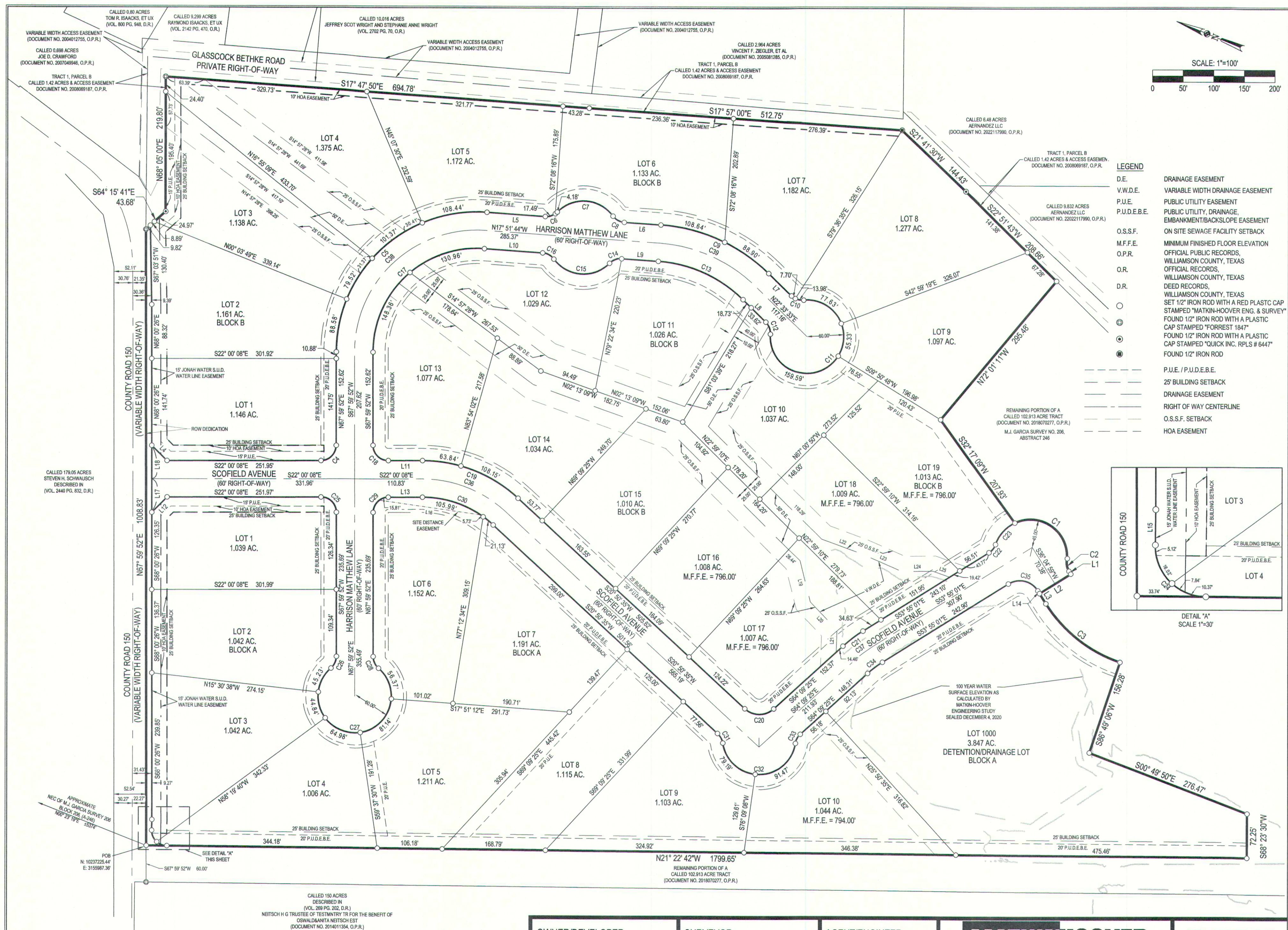
HEADQUARTERS
8 SPENCER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0099
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: (512) 868-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

ORIGINAL SUBMITTAL DATE:
DECEMBER 22, 2020

MHE JOB NO. - 3015.00
MHS JOB NO. - 18-5002

SHEET 1 OF 3



FINAL PLAT OF SCOFIELD FARMS PHASE 1

OWNER/DEVELOPER:

MARGARITO ESPINOZA
SBPN SCOFIELD LLC
305 HIGHLAND SPRINGS LANE
GEORGETOWN, TEXAS 78633
(512) 695-1553
MARGARITO@CAPITOLPRODUCTSINC.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
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(512) 868-2244
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

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TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

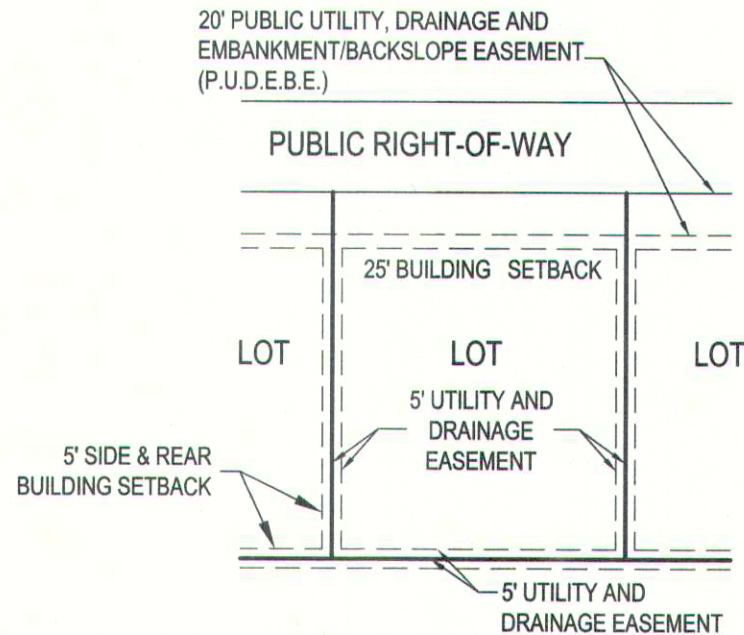
ORIGINAL SUBMITTAL DATE:
DECEMBER 22, 2020

MHE JOB NO. - 3015.00
MHS JOB NO. - 18-5002
REV 4-7-2022 JCN
REV 6-16-2022 JCN
REV 11-17-2022
REV 4-22-2024
REV 7-26-2024

SHEET 2 OF 3

NOTES:

1. ACREAGE OF SUBDIVISION = 40.953 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.41 AC/LOT.
2. NO LOTS IN THIS SUBDIVISION ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 4849100325F. EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SUD.
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY ONCOR.
6. 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.
7. A TWENTY (20) FOOT UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION AS SHOWN IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
8. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
9. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
10. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG" PLASTIC CAP.
11. BASIS OF BEARING: ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
12. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, 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 AND STREETS.
13. 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 THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
14. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.
15. 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.
16. 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.
17. A JONAH WATER SUD WATERLINE SHALL BE INSTALLED WITHIN THIS DEVELOPMENT. THE WATER MAINS WILL BE LOCATED WITH THE RIGHT OF WAY, 8 FEET FROM THE BACK OF CURB.
18. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOTS 16-18, BLOCK B. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THE VICINITY.
19. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 16-18 BLOCK B 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.
20. ANY PROPOSED DEVELOPMENT THAT POTENTIALLY OBSTRUCT OR DIVERT FLOW WITHIN THE DRAINAGE EASEMENT MAY NOT BE PERMITTED AS IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.
21. 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.
22. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
23. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY MATKINHOOVER ENGINEERING AND SURVEYING, PROJECT NO. 3015.00 DATED AUGUST 18, 2022.
24. DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOA AS ESTABLISHED IN THE PUBLIC RECORDS BY DOCUMENT NUMBER 2024063490 WILLIAMSON COUNTY, TEXAS.
25. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
26. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
27. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
28. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
29. 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.
30. ANY PROPOSED DEVELOPMENT THAT POTENTIALLY OBSTRUCT OR DIVERT FLOW WITHIN THE DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.
31. THE MINIMUM FINISHED FLOOR ELEVATIONS ON THE PLAT ARE APPROXIMATE. WILLIAMSON COUNTY CAN PROVIDE AN APPROPRIATE BASE FLOOD ELEVATION / MINIMUM FINISHED FLOOR ELEVATION AT THE TIME OF PERMITTING BASED ON THE MOST UPDATED FLOODPLAIN INFORMATION AND PROPOSED LOCATION OF THE STRUCTURE.
32. 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.
33. ANY PROPOSED DEVELOPMENT THAT POTENTIALLY OBSTRUCTS OR DIVERTS FLOW WITHIN THE DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.
34. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY EXISTING COVENANTS, RESTRICTIONS OR EASEMENTS OF RECORD BY PREVIOUS PLATS OR BY SEPARATE INSTRUMENTS UNLESS OTHERWISE SPECIFICALLY CALLED OUT ON THIS PLAT.



TYPICAL LOT EASEMENTS

N.T.S. (ESTABLISHED ON ALL LOTS)


FINAL PLAT OF SCOFIELD FARMS PHASE 1

A 40.953 ACRE TRACT OF LAND, OUT OF THE MARIA JESUSA GARCIA SURVEY NO. 206, ABSTRACT 246, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 102.913 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN DOCUMENT NO. 2018070277 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 29

STATE OF TEXAS X
COUNTY OF WILLIAMSON X


I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.


REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE PRESSLER, R.P.L.S.



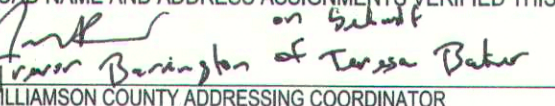
STATE OF TEXAS X
COUNTY OF WILLIAMSON X

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. THIS TRACT IS NOT LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE.


LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 29th DAY OF August, 2024 A.D.


WILLIAMSON COUNTY ADDRESSING COORDINATOR
TERESA BAKER

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER 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 DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.


ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER


09/04/2024
DATE

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

I, MARGARITO ESPINOZA, AUTHORIZED SIGNATORY FOR SBPN SCOFIELD, LLC, OWNER OF THE CERTAIN 40.953 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018070277 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 SCOFIELD FARMS.

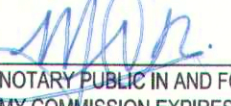
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF August, 2024.

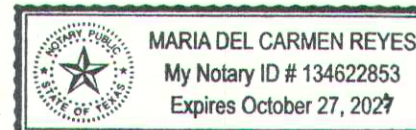

MARGARITO ESPINOZA
SBPN SCOFIELD, LLC,
305 HIGHLAND SPRINGS LN
GEORGETOWN, TX 78633

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
NOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARGARITO ESPINOZA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF August, 2024.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 10-27-27



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, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATED _____ DAY OF _____, 20____ A.D.

BY
BILL GRAVELL, JR COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS;

I, NANCY 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

OWNER/DEVELOPER:

MARGARITO ESPINOZA
SBPN SCOFIELD LLC
305 HIGHLAND SPRINGS LANE
GEORGETOWN, TEXAS 78633
(512) 695-1553
MARGARITO@CAPITOLPRODUCTSINC.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
(512) 868-2244
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O GARRETT KELLER, P.E.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
(830) 249-0600
GKELLER@MATKINHOOVER.COM

MATKINHOOVER
ENGINEERING
& SURVEYING

HEADQUARTERS
8 SPRINGER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

ORIGINAL SUBMITTAL DATE:
DECEMBER 22, 2020

MHE JOB NO. - 3015.00
MHS JOB NO. - 18-5002

SHEET 3 OF 3