2021026413 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

MARGARITO ESPINOZA

SUBDIVISION NAME: BALCONES FLATS PHASE 1

PROPERTY IS DESCRIBED AS: 44.80 ACRES ISAAC BUNKER SURVEY ABSTRACT NO 54

SUBMITTED BY: MATKIN HOOVER ENGINEERING & SURVEYING

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021026413

PLAT Fee: $241.00
02/25/2021 03:41 PM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc#2021026413

FINAL PLAT OF BALCONES FLATS - PHASE I

CITY OF JARRELL, WILLIAMSON COUNTY, TX

BEING A 44.80 ACRE TRACT OF LAND, OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 54, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.72 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO MARGARITO ESPINOZA, RECORDED IN DOCUMENT NUMBER 2018001341, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES:

1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF JARRELL.
2. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF JARRELL.
3. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDE BY ONCOR .
4. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES.
5. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
6. A PORTION OF THIS SUBDIVISION IS ENCROACHED 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. 48491C0125F, EFFECTIVE DATE OF 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.
7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
8. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL LOCAL STREET FRONTAGES WITHIN THIS PLAT.
9. 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 LAND OWNER INDEMNIFIES AND HOLDS THE CITY OF JARRELL, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTED TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
10. NEITHER THE CITY OF JARRELL NOR WILLIAMSON COUNTY ASSUMES ANY 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 CITY AND / OR COUNTY.
11. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATIONS, WAS COMPLETED ON JULY 8, 2019.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
13. 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 & SURVEY" PLASTIC CAP.
14. ALL WATER QUALITY, SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS, FEATURES, AND RELATED APPURTENANCES SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT, DRAINAGE LOT OR AS SHOWN ON SITE PLAN. THE OWNERS, HOA OR ITS ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION AND WATER QUALITY FACILITIES SHALL MAINTAIN AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP.
15. ALL 900 LOTS ARE HEREBY DEDICATED AS OPEN SPACE / DRAINAGE EASEMENT AND ARE OWNED AND MAINTAINED BY THE HOA.
16. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203, US SURVEY FOOT, GRID. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
17. VARIANCES TO THE CITY OF JARRELL'S CURRENT UNIFIED DEVELOPMENT CODE WERE HEARD AND APPROVED ON SEPTEMBER 24TH 2019 IN THE CITY COUNCIL MEETING MINUTES.
18. WHERE SUBDIVISIONS ARE PLATTED SO THAT THE REAR AND/OR SIDE YARDS OF RESIDENTIAL LOTS ARE ADJACENT TO A MAJOR COLLECTOR OR HIGHER CLASSIFICATION STREET, THE DEVELOPER SHALL CONSTRUCT, AT HIS SOLE EXPENSE, 6' PRIVACY FENCE BETWEEN SAID REAR AND/OR SIDE YARDS AND SAID STREET AT THE TIME OF PHASE DEVELOPMENT.

FIELD NOTE DESCRIPTION OF PHASE I AND UNPLATTED PHASE II :

BEING A 68.72 ACRE TRACT OF LAND, OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 54, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.72 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO MARGARITO ESPINOZA, RECORDED IN DOCUMENT NUMBER 2018001341, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 68.72 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 68.72 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF FM 487, AS DESCRIBED IN DOCUMENTS 2014099723, 2014099724 AND 2014099725, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A 100 ACRE TRACT OF LAND CONVEYED TO DENNIS RAY SCHWAUSCH AND KENNETH WAYNE SCHWAUSCH IN DOCUMENT NUMBER 2015057208, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 68°35'40" EAST, A DISTANCE OF 1930.30 FEET, WITH THE NORTH LINE OF SAID 68.72 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 4020" FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 68.72 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF C BUD STOCKTON LOOP, AS DESCRIBED IN A RIGHT-OF-WAY DEDICATION DEED TO THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NUMBER 2009059501 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 66°44'20"EAST, A DISTANCE OF 49.87 FEET, WITH THE NORTHEAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID 68.72 ACRE TRACT AND AN ANGLE POINT IN SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 21°11'05" EAST, A DISTANCE OF 743.69 FEET, WITH THE EAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 1.21 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO JORGE MORALES, RECORDED IN DOCUMENT NUMBER 2013063943, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID 1.21 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 55°27'08" WEST, A DISTANCE OF 31.61 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
2. SOUTH 76°47'10" WEST, A DISTANCE OF 102.21 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
3. SOUTH 86°58'30" WEST, A DISTANCE OF 230.80 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
4. SOUTH 05°30'39" WEST, A DISATNCE OF 198.97 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
5. SOUTH 86°40'02" EAST A DISTANCE OF 249.35 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
6. NORTH 07°31'55" WEST, A DISTANCE OF 223.48 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
7. NORTH 75°30'59" EAST, A DISTANCE OF 144.86 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER;
8. NORTH 79°45'50" EAST, A DISTANCE OF 29.81 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR THE MOST EASTERLY CORNER OF SAID 1.21 ACRE TRACT, ON THE EAST LINE OF SAID 68.72 ACRE TRACT AND ON SAID WEST RIGHT-OF-WAY LINE;

THENCE 300.80 FEET, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 905.00 FEET, A DELTA ANGLE OF 19°02'38" AND A CHORD THAT BEARS SOUTH 29°51'14" EAST, 299.42 FEET, WITH THE EAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR A NON-TANGENT CORNER;

THENCE SOUTH 38°20'48" EAST, A DISTANCE OF 570.54 FEET, WITH THE EAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE;

THENCE 263.80 FEET, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 905.00 FEET, A DELTA ANGLE OF 16°42'05" AND A CHORD THAT BEARS SOUTH 29°59'39" EAST 262.87 FEET, WITH THE EAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR A NON-TANGENT CORNER;

THENCE SOUTH 21°36'59" EAST, A DISTANCE OF 149.29 FEET, WITH THE EAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR AN EASTERLY EXTERIOR CORNER OF SAID 68.72 ACRE TRACT AND IN THE NORTH LINE OF LOT 1, BLOCK 5, OF THE PLAT OF COUNTRY VIEW SUBDIVISION, RECORDED IN CABINET R, SLIDE 45, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 73°36'16" EAST, WITH THE COMMON LINE BETWEEN SAID RIGHT-OF-WAY AND SAID LOT 1, A DISTANCE OF 1.33 FEET, FOR THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 68°15'09" WEST, A DISTANCE OF 96.58 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID LOT 1, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 21°36'50" EAST, A DISTANCE OF 333.39 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID LOT 1, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 309, AS SHOWN ON THE PLAT OF SAID COUNTRY VIEW SUBDIVISON;

THENCE SOUTH 68°32'32" WEST, A DISTANCE OF 59.83 FEET, WITH THE SOUTH LINE OF SAID 68.72 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK A, OF SAID COUNTRY VIEW SUBDIVISION;

THENCE NORTH 21°36'36" WEST, A DISTANCE OF 333.13 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID LOT 3, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 68°27'49" WEST, A DISTANCE OF 292.57 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID BLOCK A, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID COUNTRY VIEW SUBDIVISION AND IN THE WEST LINE OF A CALLED 9.51 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO CLAUD E. DOTSON AND WIFE, RUTH E. DOTSON, RECORDED IN VOLUME 758, PAGE 611 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 21°10'50" WEST, A DISTANCE OF 679.23 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID 9.51 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 9.51 ACRE TRACT;

THENCE SOUTH 68°46'06" WEST, A DISTANCE OF 408.13 FEET, WITH THE COMMON LINE OF SAID 68.72 ACRE TRACT AND SAID 9.51 ACRE TRACT, TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKINHOOVER ENG.& SURVEY" FOR THE NORTHWEST CORNER OF SAID 9.51 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4.47 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO RONALD LEHMAN AND SHARON LEHMAN, RECORDED IN DOCUMENT NUMBER 20150323874, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 68°46'00" WEST, A DISTANCE OF 189.56 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID 4.47 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.47 ACRE TRACT AND THE NORTHEAST CORNER OF 12.50 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO RONALD LEHMAN AND SHARON LEHMAN, RECORDED IN DOCUMENT NUMBER 20150323874, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 68°42'29" WEST, A DISTANCE OF 535.66 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID 12.50 ACRE TRACT, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR THE NORTHWEST CORNER OF SAID 12.50 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 13.00 ACRE TRACT OF LAND, CONVEYED IN A DEED TO KENNETH EDWARD VRABEL RECORDED IN DOCUMENT NUMBER 2006022574, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN VOLUME 770, PAGE 765 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 68°31'23" WEST, A DISTANCE OF 643.58 FEET, WITH THE COMMON LINE OF SAID 68.72 ACRE TRACT AND SAID 13.00 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 68.72 ACRE TRACT, THE NORTHWEST CORNER OF SAID 13.00 ACRE TRACT AND IN THE EAST LINE OF SAID 100 ACRE TRACT;

THENCE NORTH 20°58'09" WEST, A DISTANCE OF 1381.17 FEET, WITH THE WEST LINE OF SAID 68.72 ACRE TRACT AND THE EAST LINE OF SAID 100 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 68.72 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

PHASE I LAND USE TABLE

USE	ACREAGE	RESIDENTIAL LOTS	HOA LOTS	TOTAL LOTS	MULTI FAMILY	LF OF LOCAL ROAD (FT)
RESIDENTIAL	28.88	91	1	92	0	3,105
MULTI FAMILY	15.03	0	1	1	1	N/A
R.O.W. DEDICATION	0.891	0	0	0	0	N/A
TOTAL	44.80	91	2	93	1	3,105

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

I, SCOTT F. AMMONS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF JARRELL,TEXAS. FURTHERMORE, THE PROPERTY BOUNDARY CLOSES AND THE MONUMENTS FOUND AND SET ARE TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING CODE, SPECIFICALLY SECTIONS 663.13 - 663.20, CONTAINED THEREIN.

REGISTERED PROFESSIONAL LAND SURVEYOR
SCOTT F. AMMONS, R.P.L.S. #6550

STATE OF TEXAS REGISTERED SCOTT F AMMONS 6550 PROFESSIONAL LAND SURVEYOR

I GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED 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. 48491C0125F. EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 22 DAY OF February, 2021.

GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
NO. 111511 STATE OF TEXAS

STATE OF TEXAS LICENSED GARRETT D. KELLER 111511 PROFESSIONAL ENGINEER

STATE OF TEXAS (
COUNTY OF WILLIAMSON (

KNOW ALL MEN BY THESE PRESENTS

I, MARGARITO ESPINOZA, OWNER OF THE CERTAIN 68.72 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018001341 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 THE CITY OF JARRELL MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF February, 2021

MARGARITO ESPINOZA
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 23rd DAY OF February, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 02-28-2022

CATRINE MARIVEL GONZALEZ Notary Public, State of Texas Comm. Expires 02-28-2022 Notary ID 129729427

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

I, LARRY BUSH, MAYOR OF THE CITY OF JARRELL, TEXAS, APPROVE THIS FINAL PLAT ON THIS 23 DAY OF February, 2021.

BY _____ 2/23/2021
LARRY BUSH, MAYOR DATE
CITY OF JARRELL, TX

STATE OF TEXAS (
COUNTY OF WILLIAMSON (

KNOW ALL MEN BY THESE PRESENTS;

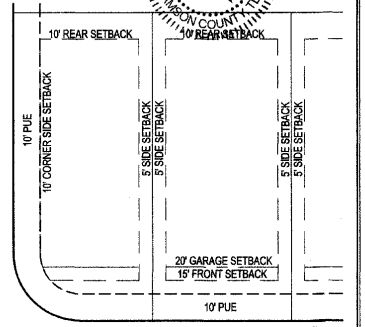
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF February, 2021, A.D., AT 3:18 O'CLOCK, P.M., AND DULY RECORDED THIS THE 25th DAY OF February, 2021, A.D., AT 3:41 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021026413.

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 Brenda McKenzie, DEPUTY

COUNTY COURT WILLIAMSON COUNTY, TEXAS



TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)

OWNER/DEVELOPER:	SURVEYOR:	AGENT/ENGINEER:	MATKINHOOVER ENGINEERING & SURVEYING	SUBMITTAL DATE:
MARGARITO ESPINOZA 305 HIGHLAND SPRINGS LANE GEORGETOWN ,TEXAS 78633 (512) 695-1553 MARGARITO@LMSLONESTAR.COM	MATKIN HOOVER ENGINEERING & SURVEYING SCOTT AMMONS, R.P.L.S 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78633 (512) 868-2244 SAMMONS@MATKINHOOVER.COM	MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 (512) 868-2244 GKELLER@MATKINHOOVER.COM	HEADQUARTERS 8 SPENCER ROAD SUITES 100 & 300 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX:830.249.0099 3303 SHELL ROAD SUITE 3 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	ENGINEERING & SURVEYING SHEET 1 OF 3

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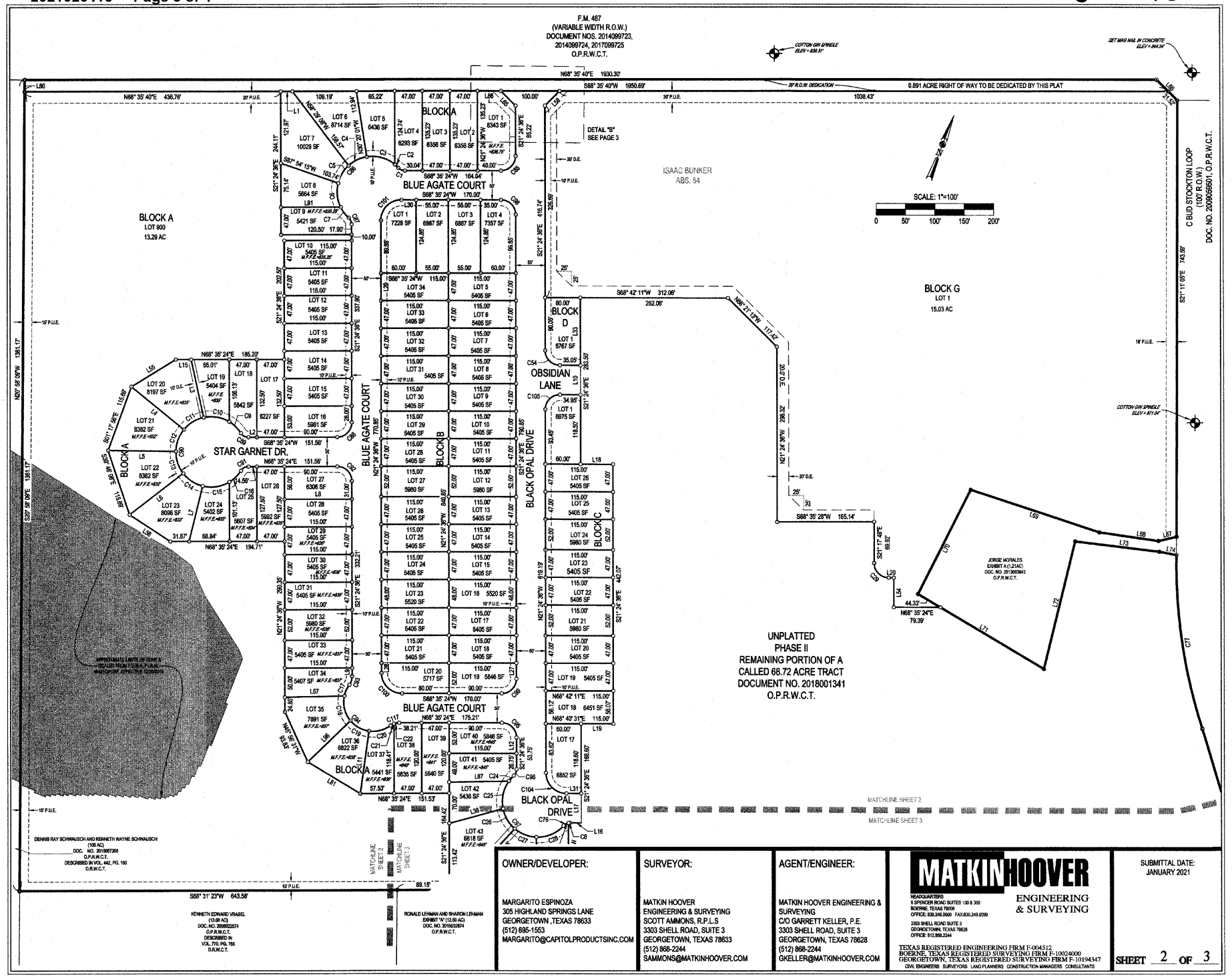


OWNER/DEVELOPER:	SURVEYOR:	AGENT/ENGINEER:
MARGARITO ESPINOZA 305 HIGHLAND SPRINGS LANE GEORGETOWN ,TEXAS 78633 (512) 695-1553 MARGARITO@CAPITOLPRODUCTSINC.COM	MATKIN HOOVER ENGINEERING & SURVEYING SCOTT AMMONS, R.P.L.S 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78633 (512) 868-2244 SAMMONS@MATKINHOOVER.COM	MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 (512) 868-2244 GKELLER@MATKINHOOVER.COM

MATKINHOOVER ENGINEERING & SURVEYING

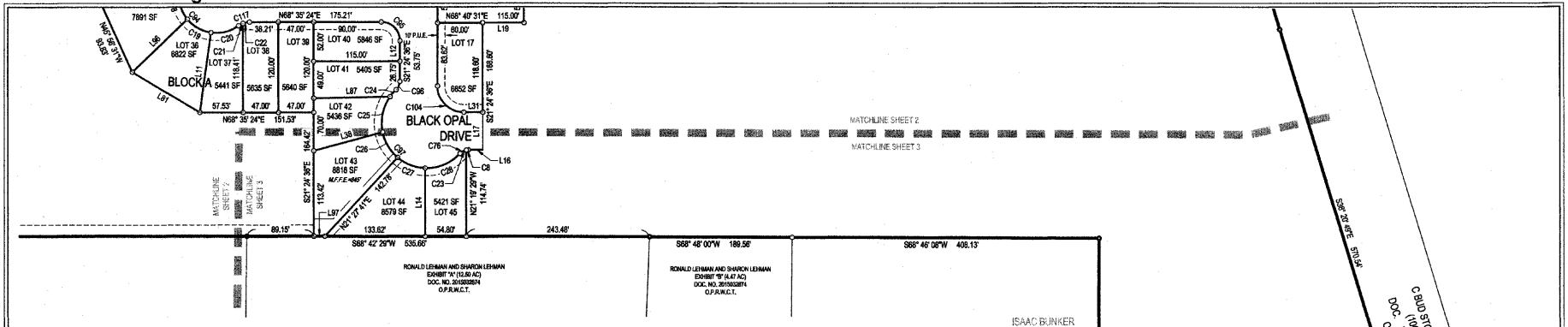
HEADQUARTERS
5 SPENCER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099

3303 SHELL ROAD SUITE 3
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

SUBMITTAL DATE:
JANUARY 2021

Doc # 2021026413



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	12.45'	47°32'52"	S87° 37' 40"E	12.10'
C2	60.00'	8.16'	7°48'52"	N67° 44' 08"W	8.14'
C3	60.00'	51.01'	48°42'28"	S84° 01' 12"W	49.48'
C4	60.00'	35.09'	33°30'21"	S42° 57' 18"W	34.51'
C5	60.00'	35.16'	33°35'41"	S09° 28' 47"W	34.66'
C6	60.00'	41.89'	40°00'01"	S27° 21' 07"E	41.04'
C7	60.00'	22.64'	21°37'21"	S50° 09' 50"E	22.51'
C8	15.00'	2.66'	10°09'36"	S63° 49' 54"W	2.65'
C9	60.00'	27.52'	26°16'36"	N66° 58' 18"W	27.27'
C10	60.00'	45.34'	43°17'33"	S78° 03' 06"W	44.27'
C11	60.00'	40.29'	38°28'12"	S37° 10' 18"W	39.53'
C12	60.00'	40.29'	38°28'12"	S01° 17' 58"E	39.53'
C13	60.00'	40.29'	38°28'12"	S39° 46' 09"E	39.53'
C14	60.00'	40.29'	38°28'12"	S76° 14' 32"E	39.53'
C15	60.00'	47.17'	45°02'42"	N80° 00' 13"E	45.97'
C16	60.00'	27.92'	26°39'36"	N24° 09' 03"E	27.67'
C17	50.00'	20.83'	23°52'04"	S02° 41' 17"W	20.76'
C18	50.00'	45.06'	51°38'26"	S35° 07' 25"E	43.59'
C19	50.00'	36.97'	42°22'10"	S82° 07' 40"E	36.14'
C20	60.00'	36.56'	44°16'17"	N64° 36' 36"E	37.01'

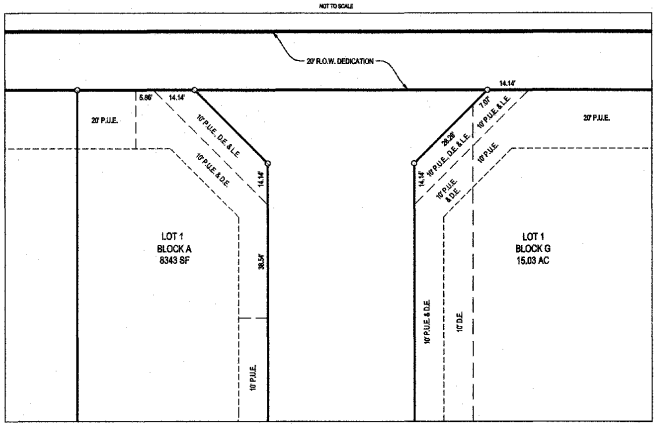
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	6.77'	15°30'52"	S40° 15' 24"W	6.75'
C22	25.00'	8.98'	20°34'34"	S56° 18' 07"W	8.93'
C23	15.00'	9.79'	37°23'56"	S39° 54' 34"W	9.62'
C24	60.00'	12.32'	11°45'44"	S20° 15' 58"W	12.30'
C25	60.00'	49.47'	47°14'28"	S06° 14' 10"E	48.06'
C26	60.00'	38.89'	38°11'26"	S51° 57' 06"E	38.28'
C27	60.00'	40.02'	38°13'04"	N89° 50' 39"E	39.28'
C28	60.00'	51.86'	49°31'31"	N45° 58' 22"E	50.26'
C29	25.00'	39.08'	89°34'23"	S88° 11' 38"E	35.22'
C54	25.00'	39.22'	89°53'13"	S88° 21' 13"E	35.32'
C76	15.00'	12.45'	47°32'31"	S44° 58' 52"W	12.09'
C77	905.00'	300.80'	19°02'38"	S26° 51' 14"E	299.42'
C78	905.00'	283.92'	18°42'05"	N29° 59' 39"W	282.67'
C85	25.00'	39.27'	90°00'00"	N23° 35' 24"E	35.36'
C86	60.00'	193.87'	185°07'47"	S23° 35' 23"W	119.88'
C87	15.00'	12.45'	47°33'54"	N46° 11' 33"W	12.10'
C88	25.00'	39.27'	90°00'00"	N23° 35' 24"E	35.36'
C89	15.00'	15.12'	57°46'58"	S82° 31' 32"E	14.49'
C90	60.00'	309.49'	295°32'17"	S21° 24' 36"E	64.00'
C91	15.00'	15.12'	57°46'58"	S39° 42' 19"W	14.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C92	25.00'	39.27'	90°00'00"	N66° 24' 36"W	35.36'
C93	25.00'	15.70'	36°00'26"	N33° 21' 54"W	15.44'
C94	50.00'	141.53'	162°10'51"	S66° 24' 36"E	98.76'
C95	25.00'	39.27'	90°00'00"	N66° 24' 36"W	35.36'
C96	15.00'	12.45'	47°33'24"	N02° 22' 06"E	12.10'
C97	60.00'	193.87'	184°58'11"	S66° 19' 16"E	119.88'
C98	25.00'	39.27'	90°00'00"	N66° 24' 36"W	35.36'
C99	25.00'	39.27'	90°00'00"	S23° 35' 24"W	35.36'
C100	35.00'	54.98'	90°00'00"	N66° 24' 36"W	49.50'
C101	35.00'	54.98'	90°00'00"	S23° 35' 24"W	49.50'
C104	35.00'	54.98'	89°59'16"	N66° 19' 44"W	49.43'
C105	25.00'	39.32'	90°09'47"	N23° 39' 47"E	35.39'
C117	25.00'	15.70'	36°00'26"	S50° 32' 41"W	15.44'

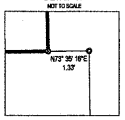
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88° 35' 40"W	20.09'
L2	S88° 35' 24"W	14.58'
L3	S33° 35' 36"E	101.13'
L4	N72° 03' 50"W	115.59'
L5	N89° 27' 58"E	115.59'
L6	S30° 59' 46"W	115.59'
L7	N17° 28' 25"W	97.13'
L8	N66° 36' 24"E	115.00'
L9	S21° 24' 36"E	14.21'
L10	N21° 24' 36"W	50.00'
L11	N13° 18' 40"W	107.17'
L12	S21° 24' 36"E	27.00'
L14	N21° 19' 29"W	50.88'
L15	N68° 35' 24"E	26.19'
L16	N68° 40' 08"E	19.16'
L17	N21° 24' 36"W	50.00'
L18	S68° 42' 11"W	55.00'
L19	S68° 40' 31"W	55.00'
L20	N68° 01' 11"E	8.89'
L27	N21° 24' 36"W	27.00'
L28	S21° 24' 36"E	17.00'
L29	S21° 24' 36"E	47.00'
L30	S68° 35' 24"W	25.00'
L31	N68° 40' 08"E	25.16'
L33	N21° 24' 36"W	115.00'
L36	N53° 21' 26"E	95.16'

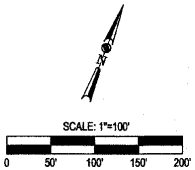
LINE TABLE		
LINE	BEARING	DISTANCE
L54	N21° 24' 31"W	50.14'
L55	S37° 10' 18"W	58.58'
L56	S76° 14' 20"E	52.94'
L57	N67° 24' 41"E	101.74'
L58	N23° 35' 32"E	35.35'
L65	N68° 24' 28"W	35.36'
L66	N68° 44' 28"W	49.80'
L67	S65° 27' 08"W	31.61'
L68	S76° 47' 10"W	102.21'
L69	S88° 56' 30"W	230.80'
L70	S05° 36' 39"W	196.97'
L71	S89° 40' 02"E	249.30'
L72	N87° 31' 56"W	223.48'
L73	N75° 30' 59"E	144.86'
L74	N76° 45' 57"E	29.81'
L75	S21° 36' 59"E	146.29'
L76	S68° 15' 09"W	96.56'
L77	S88° 32' 32"W	59.83'
L80	N20° 58' 09"W	20.09'
L81	N89° 24' 21"W	104.43'
L86	S68° 35' 40"W	40.00'
L87	N67° 27' 58"E	101.97'
L91	N68° 35' 24"E	102.15'
L96	S24° 49' 43"W	101.19'
L97	S68° 42' 29"W	14.81'

DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE





LEGEND

- BENCHMARK
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND IRON ROD WITH PLASTIC CAP "FOREST RPLS 1847"
- FOUND IRON ROD WITH PLASTIC CAP "RPLS 4020"
- FOUND IRON ROD WITH PLASTIC CAP "DIAMOND SURVEYING"
- FOUND 1/2" IRON ROD
- CALCULATED POINT

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT

OWNER/DEVELOPER:
MARGARITO ESPINOZA
305 HIGHLAND SPRINGS LANE
GEORGETOWN , TEXAS 78633
(512) 695-1553
MARGARITO@CAPITOLPRODUCTSINC.COM

SURVEYOR:
MATKIN HOOVER ENGINEERING & SURVEYING
SCOTT AMMONS, R.P.L.S
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78633
(512) 868-2244
SAMMONS@MATKINHOOVER.COM

AGENT/ENGINEER:
MATKIN HOOVER ENGINEERING & SURVEYING
C/O GARRETT KELLER, P.E.
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
(512) 868-2244
GKELLER@MATKINHOOVER.COM

MATKINHOOVER ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
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

SUBMITTAL DATE: JANUARY 2021

2021073996 PLAT Total Pages: 5

PLAT MAP RECORDING SHEET

DEDICATOR(s):

MARGARITO ESPINOZA
BALCONES HOMEOWNERS ASSOCIATION INC
CLAYTON PROPERTIES GROUP
BROHN HOMES

SUBDIVISION NAME: AMENDING BALCONES FLATS PHASE I

PROPERTY IS DESCRIBED AS: 44.80 ACRE ISAAC BUNKER SURVEY ABSTRACT NO 54

SUBMITTED BY: MATKIN HOOVER ENGINEERING & SURVEYING

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021073996

PLAT Fee: $316.00
05/18/2021 01:30 PM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc# 2021073996

AMENDING PLAT OF BALCONES FLATS - PHASE I

CITY OF JARRELL, WILLIAMSON COUNTY, TX

BEING A 44.80 ACRE TRACT OF LAND, OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 54, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68 72 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO MARGARITO ESPINOZA, RECORDED IN DOCUMENT NUMBER 2018001341, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF PHASE I AND UNPLATTED PHASE II

BEING A 68 72 ACRE TRACT OF LAND, OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 54, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68 72 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO MARGARITO ESPINOZA, RECORDED IN DOCUMENT NUMBER 2018001341, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SAID 68 72 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 68 72 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF FM 487, AS DESCRIBED IN DOCUMENTS 2014099723, 2014099724 AND 2014099725, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A 100 ACRE TRACT OF LAND CONVEYED TO DENNIS RAY SCHWAUSCH AND KENNETH WAYNE SCHWAUSCH IN DOCUMENT NUMBER 2015057208, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN VOLUME 442, PAGE 160, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE NORTH 68°35'40" EAST, A DISTANCE OF 1930 30 FEET, WITH THE NORTH LINE OF SAID 68 72 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 4020" FOR THE NORTHERLY MOST NORTHEAST CORNER OF SAID 68 72 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF C BUD STOCKTON LOOP, AS DESCRIBED IN A RIGHT-OF-WAY DEDICATION DEED TO THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NUMBER 2009059501 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE SOUTH 66°44'20"EAST, A DISTANCE OF 49 97 FEET, WITH THE NORTHEAST LINE OF SAID 68.72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR THE SOUTHERLY MOST NORTHEAST CORNER OF SAID 68 72 ACRE TRACT AND AN ANGLE POINT IN SAID WEST RIGHT-OF-WAY LINE,

THENCE SOUTH 21°11'05" EAST, A DISTANCE OF 743 59 FEET, WITH THE EAST LINE OF SAID 68 72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR THE NORTHERLY MOST EAST CORNER OF A CALLED 1 21 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO JORGE MORALES, RECORDED IN DOCUMENT NUMBER 2013063943, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID 1 21 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES

1 SOUTH 55°27'08" WEST, A DISTANCE OF 31 61 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
2 SOUTH 76°47'10" WEST, A DISTANCE OF 102 21 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
3 SOUTH 86°56'30" WEST, A DISTANCE OF 230 80 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
4 SOUTH 05°30'39" WEST, A DISTANCE OF 198 97 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
5 SOUTH 80°40'02" EAST A DISTANCE OF 249 35 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
6 NORTH 07°31'55" WEST, A DISTANCE OF 223 48 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
7 NORTH 75°30'59" EAST, A DISTANCE OF 144 86 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR CORNER,
8 NORTH 79°45'50" EAST, A DISTANCE OF 29 81 FEET, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR THE SOUTHERLY MOST EAST CORNER OF SAID 1 21 ACRE TRACT, ON THE EAST LINE OF SAID 68 72 ACRE TRACT AND ON SAID WEST RIGHT-OF-WAY LINE,

THENCE 300 80 FEET, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 905 00 FEET, A DELTA ANGLE OF 19°02'38" AND A CHORD THAT BEARS SOUTH 29°51'14" EAST, 299 42 FEET, WITH THE EAST LINE OF SAID 68 72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR A NON-TANGENT CORNER,

THENCE SOUTH 38°20'49" EAST, A DISTANCE OF 570 54 FEET, WITH THE EAST LINE OF SAID 68 72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE,

THENCE 263 80 FEET, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 905 00 FEET, A DELTA ANGLE OF 16°42'05" AND A CHORD THAT BEARS SOUTH 29°59'39" EAST 262 87 FEET, WITH THE EAST LINE OF SAID 68 72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR A NON-TANGENT CORNER;

THENCE SOUTH 21°36'59" EAST, A DISTANCE OF 149 29 FEET, WITH THE EAST LINE OF SAID 68 72 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOR THE EASTERLY MOST SOUTHEAST CORNER OF SAID 68 72 ACRE TRACT AND IN THE NORTH LINE OF LOT 1, BLOCK B, OF THE PLAT OF COUNTRY VIEW SUBDIVISION, RECORDED IN CABINET R, SLIDE 45, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 73°35'16" EAST, WITH THE COMMON LINE BETWEEN SAID RIGHT-OF-WAY AND SAID LOT 1, A DISTANCE OF 1 33 FEET, FOR THE NORTHEAST CORNER OF SAID LOT 1,

THENCE SOUTH 68°15'09" WEST, A DISTANCE OF 96 58 FEET, WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID LOT 1, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1,

THENCE SOUTH 21°36'50" EAST, A DISTANCE OF 333 39 FEET, WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID LOT 1, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO 309, AS SHOWN ON THE PLAT OF SAID COUNTRY VIEW SUBDIVISION,

THENCE SOUTH 68°32'32" WEST, A DISTANCE OF 59 83 FEET, WITH THE SOUTH LINE OF SAID 68 72 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK A, OF SAID COUNTRY VIEW SUBDIVISION,

THENCE NORTH 21°38'35" WEST, A DISTANCE OF 333 13 FEET, WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID LOT 3, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3,

THENCE SOUTH 68°27'49" WEST, A DISTANCE OF 292 57 FEET, WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID BLOCK A, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID COUNTRY VIEW SUBDIVISION AND IN THE WEST LINE OF A CALLED 9 51 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO CLAUD E DOTSON AND WIFE, RUTH E DOTSON, RECORDED IN VOLUME 758, PAGE 611 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE NORTH 21°10'50" WEST, A DISTANCE OF 679 23 FEET, WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID 9 51 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 9.51 ACRE TRACT,

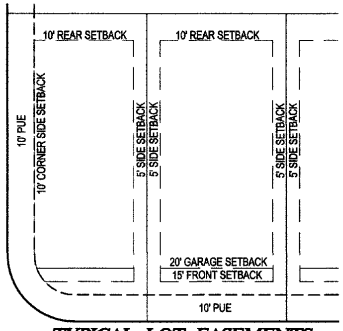
THENCE SOUTH 68°46'08" WEST, A DISTANCE OF 408 13 FEET, WITH THE COMMON LINE OF SAID 68 72 ACRE TRACT AND SAID 9 51 ACRE TRACT, TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKINHOOVER ENG & SURVEY" FOR THE NORTHWEST CORNER OF SAID 9 51 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4 47 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO RONALD LEHMAN AND SHARON LEHMAN, RECORDED IN DOCUMENT NUMBER 20150323874, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE SOUTH 68°48'00" WEST, A DISTANCE OF 189 56 FEET, WITH THE COMMON LINE BETWEEN SAID 68 72 ACRE TRACT AND SAID 4 47 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4 47 ACRE TRACT AND THE NORTHEAST CORNER OF 12 50 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO RONALD LEHMAN AND SHARON LEHMAN, RECORDED IN DOCUMENT NUMBER 2015032874, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE SOUTH 68°42'29" WEST, A DISTANCE OF 535 66 FEET, WITH THE COMMON LINE BETWEEN SAID 68.72 ACRE TRACT AND SAID 12 50 ACRE TRACT, TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOR THE NORTHWEST CORNER OF SAID 12 50 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 13 00 ACRE TRACT OF LAND, CONVEYED IN A DEED TO KENNETH EDWARD VRABEL, RECORDED IN DOCUMENT NUMBER 2006022574, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN VOLUME 770, PAGE 765 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE SOUTH 68°31'23" WEST, A DISTANCE OF 643.58 FEET, WITH THE COMMON LINE OF SAID 68 72 ACRE TRACT AND SAID 13 00 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 68.72 ACRE TRACT, THE NORTHWEST CORNER OF SAID 13 00 ACRE TRACT AND IN THE EAST LINE OF SAID 100 ACRE TRACT,

THENCE NORTH 20°58'09" WEST, A DISTANCE OF 1381 17 FEET, WITH THE WEST LINE OF SAID 68 72 ACRE TRACT AND THE EAST LINE OF SAID 100 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 68 72 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS



TYPICAL LOT EASEMENTS

N T S (ESTABLISHED ON ALL LOTS)

NOTES

1 WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF JARRELL
2 SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF JARRELL
3 ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDE BY ONCOR
4 POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES
5 ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS
6 A PORTION OF THIS SUBDIVISION IS ENCROACHED 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 48491C0125F, EFFECTIVE DATE OF 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS
7 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 5 FEET
8 A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL LOCAL STREET FRONTAGES WITHIN THIS PLAT
9 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 LAND OWNER INDEMNIFIES AND HOLDS THE CITY OF JARRELL, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTED TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS
10 NEITHER THE CITY OF JARRELL NOR WILLIAMSON COUNTY ASSUMES ANY 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 CITY AND / OR COUNTY
11 A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATIONS, WAS COMPLETED ON JULY 8, 2019
12 ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES
13 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 & SURVEY" PLASTIC CAP
14 ALL WATER QUALITY, SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS, FEATURES, AND RELATED APPURTENANCES SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT, DRAINAGE LOT OR AS SHOWN ON SITE PLAN THE OWNERS, HOA OR ITS ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION AND WATER QUALITY FACILITIES SHALL MAINTAIN AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP
15 ALL 900 LOTS ARE HEREBY DEDICATED AS OPEN SPACE / DRAINAGE EASEMENT AND ARE OWNED AND MAINTAINED BY THE HOA
16 BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203, US SURVEY FOOT, GRID THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88
17 VARIANCES TO THE CITY OF JARRELL'S CURRENT UNIFIED DEVELOPMENT CODE WERE HEARD AND APPROVED ON SEPTEMBER 24TH 2019 IN THE CITY COUNCIL MEETING MINUTES
18 WHERE SUBDIVISIONS ARE PLATTED SO THAT THE REAR AND/OR SIDE YARDS OF RESIDENTIAL LOTS ARE ADJACENT TO A MAJOR COLLECTOR OR HIGHER CLASSIFICATION STREET, THE DEVELOPER SHALL CONSTRUCT, AT HIS SOLE EXPENSE, 6' PRIVACY FENCE BETWEEN SAID REAR AND/OR SIDE YARDS AND SAID STREET AT THE TIME OF PHASE DEVELOPMENT

PHASE I LAND USE TABLE

USE	ACREAGE	RESIDENTIAL LOTS	HOA LOTS	TOTAL LOTS	MULTI FAMILY	LF OF LOCAL ROAD (FT)
RESIDENTIAL	28.88	91	1	92	0	3,105
MULTI FAMILY	15.03	0	1	1	1	N/A
R O W DEDICATION	0.891	0	0	0	0	N/A
TOTAL	44.80	91	2	93	1	3,105

DEVELOPER

MARGARITO ESPINOZA
305 HIGHLAND SPRINGS LANE
GEORGETOWN ,TEXAS 78633
(512) 695-1553
MARGARITO@LMSLONESTAR COM

SURVEYOR

MATKIN HOOVER
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AGENT/ENGINEER:

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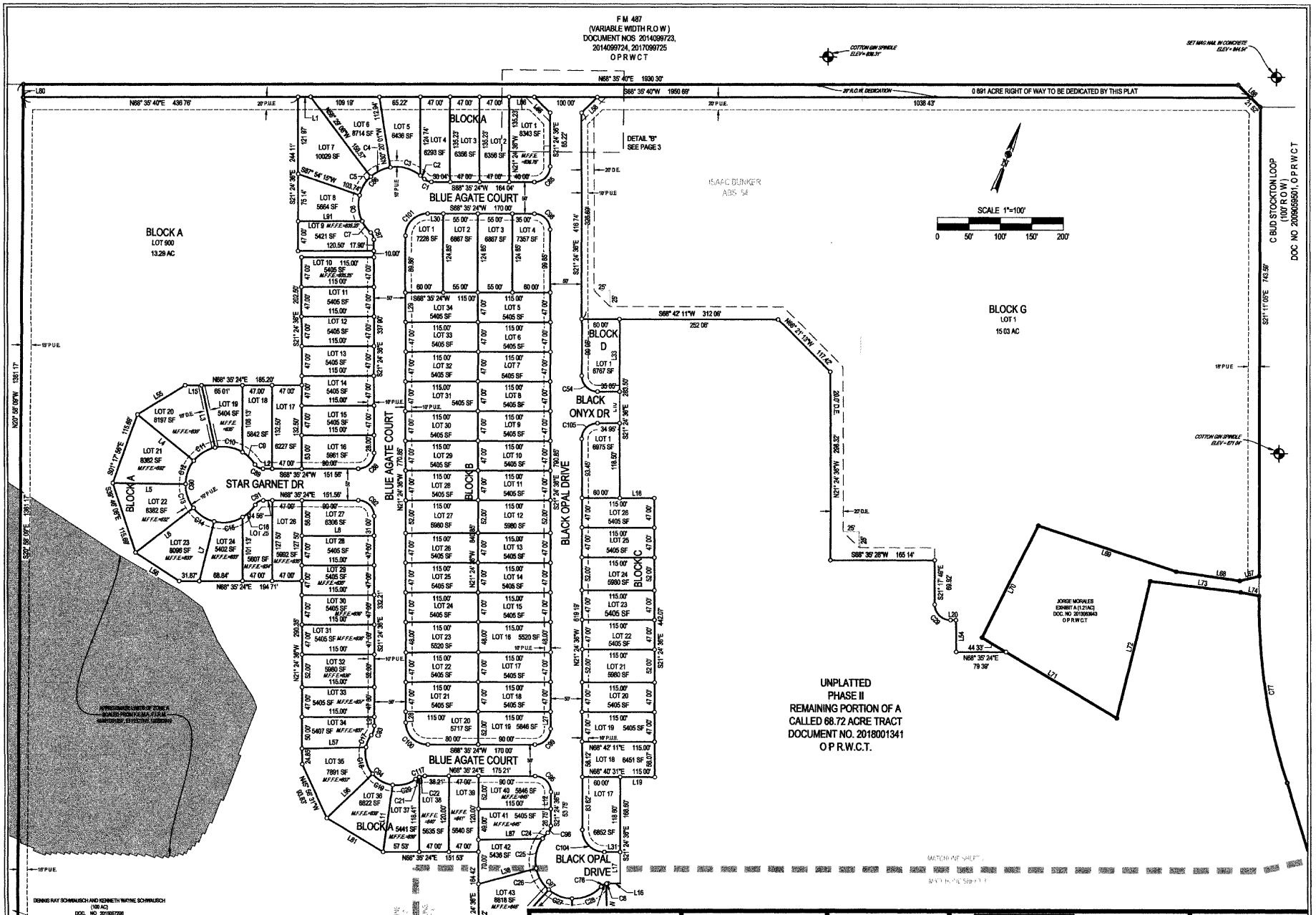
OFFICE 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-101943-47
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

SUBMITTAL DATE
MAY 2021

Doc #2021073996



DEVELOPER:	SURVEYOR	AGENT/ENGINEER:
MARGARITO ESPINOZA 305 HIGHLAND SPRINGS LANE GEORGETOWN ,TEXAS 78633 (512) 695-1553 MARGARITO@CAPITOLPRODUCTSINC COM	MATKIN HOOVER ENGINEERING & SURVEYING SCOTT AMMONS, R.P L.S 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78633 (512) 868-2244 SAMMONS@MATKINHOOVER.COM	MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P E 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 (512) 868-2244 GKELLER@MATKINHOOVER.COM

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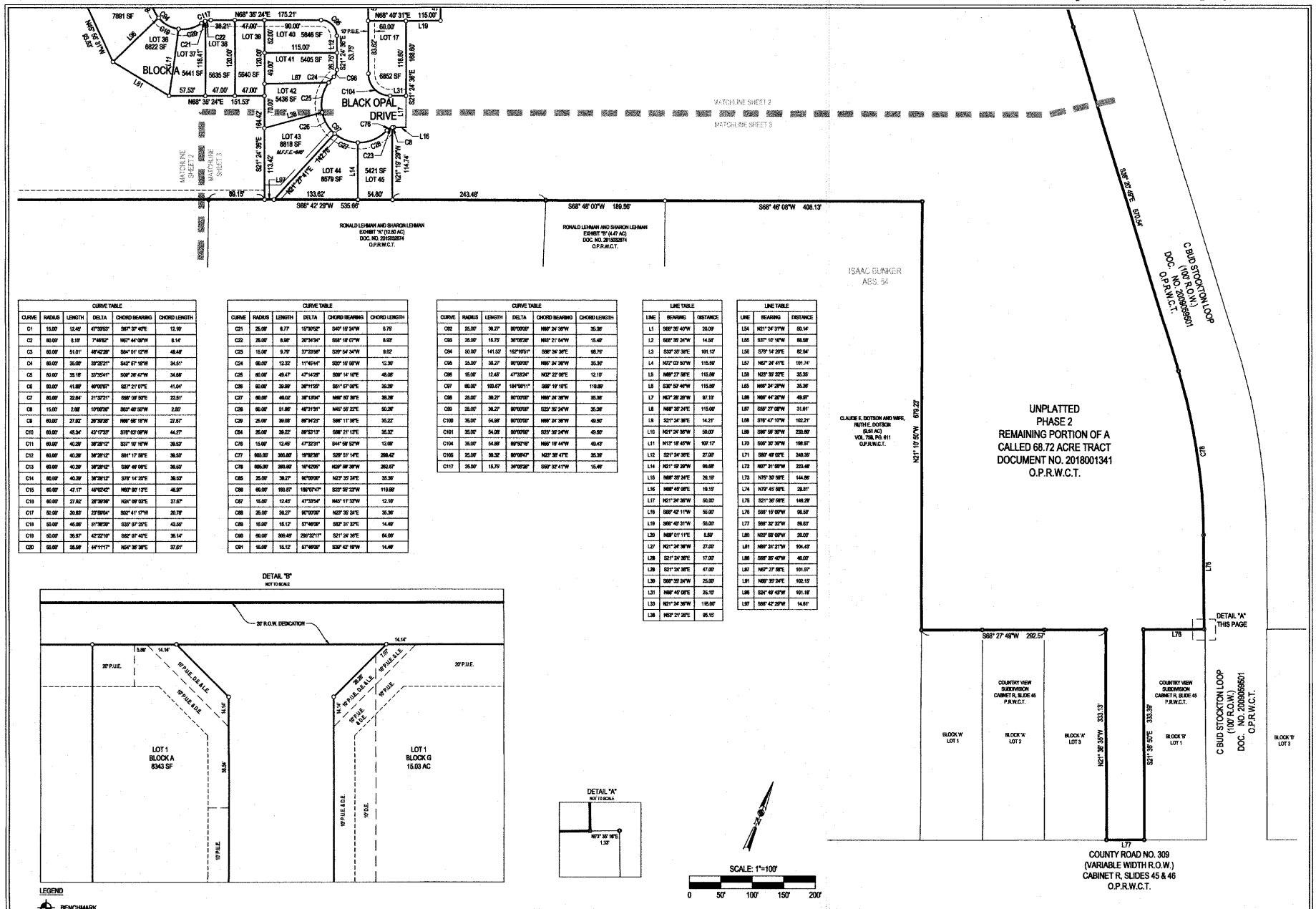
TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

SUBMITTAL DATE
MAY 2021

SHEET 2 OF 4

Doc # 2021073996



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	12.49'	47°39'53"	S67° 37' 40"E	12.19'
C2	60.00'	8.15'	7°46'52"	N63° 44' 09"W	8.14'
C3	60.00'	51.01'	48°42'28"	S84° 01' 12"W	49.48'
C4	60.00'	35.07'	33°29'21"	S42° 57' 18"W	34.51'
C5	60.00'	35.18'	33°35'41"	S09° 28' 47"W	34.68'
C6	60.00'	41.89'	40°00'00"	S21° 21' 07"E	41.04'
C7	60.00'	22.64'	21°37'21"	S58° 08' 50"E	22.51'
C8	15.00'	2.62'	10°00'56"	S63° 49' 50"W	2.62'
C9	60.00'	27.52'	26°28'28"	N66° 58' 16"W	27.57'
C10	60.00'	45.34'	43°17'33"	S78° 03' 08"W	44.27'
C11	60.00'	40.29'	38°28'12"	S33° 10' 16"W	39.53'
C12	60.00'	40.29'	38°28'12"	S91° 17' 58"E	39.53'
C13	60.00'	40.29'	38°28'12"	S56° 49' 06"E	39.53'
C14	60.00'	40.29'	38°28'12"	S78° 14' 20"E	39.53'
C15	60.00'	42.17'	40°16'42"	N60° 00' 13"E	41.31'
C16	60.00'	27.52'	26°28'28"	N24° 09' 03"E	27.57'
C17	50.00'	20.83'	23°52'04"	S02° 41' 17"W	20.78'
C18	50.00'	46.06'	51°36'20"	S35° 07' 25"E	43.55'
C19	50.00'	35.97'	42°22'16"	S82° 07' 40"E	35.14'
C20	50.00'	38.59'	44°11'17"	N54° 36' 28"E	37.61'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	6.77'	15°30'52"	S40° 16' 24"W	6.75'
C22	25.00'	8.98'	20°34'34"	S58° 18' 07"W	8.93'
C23	15.00'	9.78'	37°22'56"	S39° 54' 34"W	9.62'
C24	60.00'	12.32'	11°45'44"	S20° 16' 58"W	12.30'
C25	60.00'	49.47'	47°14'28"	S06° 14' 10"E	48.06'
C26	60.00'	39.99'	38°11'20"	S51° 57' 06"E	39.26'
C27	60.00'	49.02'	38°18'04"	N66° 50' 36"E	38.28'
C28	60.00'	51.86'	49°31'31"	N45° 56' 22"E	50.26'
C29	25.00'	39.08'	89°34'23"	S66° 11' 36"E	35.22'
C54	25.00'	39.22'	89°53'13"	S66° 21' 13"E	35.32'
C76	15.00'	12.45'	47°33'31"	S44° 58' 52"W	12.09'
C77	605.00'	300.88'	19°03'36"	S29° 51' 14"E	299.42'
C78	605.00'	283.80'	16°42'56"	N39° 58' 39"W	282.67'
C85	25.00'	39.27'	90°00'00"	N23° 35' 24"E	35.36'
C88	60.00'	193.87'	185°07'47"	S23° 35' 23"W	119.89'
C87	15.00'	12.45'	47°33'54"	N45° 11' 33"W	12.10'
C88	25.00'	39.27'	90°00'00"	N23° 35' 24"E	35.36'
C89	15.00'	15.12'	57°46'09"	S82° 31' 32"E	14.49'
C90	60.00'	300.49'	286°32'17"	S21° 24' 36"E	84.00'
C91	15.00'	15.12'	57°46'09"	S32° 42' 19"W	14.49'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C92	25.00'	39.27'	90°00'00"	N66° 24' 36"W	35.36'
C93	25.00'	15.73'	36°02'26"	N03° 21' 54"W	15.48'
C94	50.00'	141.53'	162°10'01"	S66° 24' 36"E	98.76'
C95	25.00'	39.27'	90°00'00"	N66° 24' 36"W	35.36'
C96	15.00'	12.48'	47°39'24"	N02° 22' 06"E	12.10'
C97	60.00'	169.67'	164°56'11"	S66° 19' 18"E	118.69'
C98	25.00'	39.27'	90°00'00"	N66° 24' 36"W	35.36'
C99	25.00'	39.27'	90°00'00"	S23° 35' 24"W	35.36'
C100	35.00'	54.98'	90°00'00"	N66° 24' 36"W	49.50'
C101	35.00'	54.98'	90°00'00"	S23° 35' 24"W	49.50'
C104	35.00'	54.88'	89°52'10"	N66° 19' 44"W	49.43'
C105	25.00'	39.32'	90°08'47"	N23° 38' 47"E	35.39'
C117	25.00'	15.73'	36°02'26"	S59° 32' 41"W	15.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66° 35' 40"W	20.09'
L2	S66° 35' 24"W	14.56'
L3	S33° 35' 38"E	101.13'
L4	N72° 03' 50"W	115.59'
L5	N66° 27' 58"E	115.56'
L6	S36° 59' 46"W	115.59'
L7	N07° 26' 28"W	97.13'
L8	N66° 35' 24"E	115.00'
L9	S21° 24' 36"E	14.21'
L10	N21° 24' 36"W	50.00'
L11	N13° 18' 45"W	107.17'
L12	S21° 24' 36"E	27.09'
L14	N21° 19' 29"W	99.68'
L15	N66° 35' 24"E	26.19'
L16	N66° 48' 06"E	19.15'
L17	N21° 24' 36"W	50.00'
L18	S68° 42' 11"W	55.00'
L19	S66° 40' 31"W	55.00'
L20	N68° 01' 11"E	8.89'
L27	N21° 24' 36"W	27.00'
L28	S21° 24' 36"E	17.00'
L29	S21° 24' 36"E	47.00'
L30	S66° 35' 24"W	25.00'
L31	N66° 45' 06"E	25.15'
L33	N21° 24' 36"W	115.00'
L36	N53° 21' 26"E	95.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L54	N21° 24' 31"W	50.14'
L55	S37° 10' 16"W	88.58'
L56	S78° 14' 20"E	82.94'
L57	N52° 24' 41"E	101.74'
L58	N23° 35' 32"E	35.35'
L65	N66° 24' 28"W	35.36'
L66	N66° 44' 20"W	49.97'
L67	S55° 27' 08"W	31.61'
L68	S76° 47' 10"W	102.21'
L69	S66° 58' 30"W	230.89'
L70	S00° 30' 39"W	198.97'
L71	S80° 48' 05"E	349.39'
L72	N07° 31' 59"W	223.48'
L73	N75° 30' 58"E	144.86'
L74	N79° 45' 00"E	29.81'
L75	S21° 36' 08"E	149.29'
L76	S68° 12' 11"W	98.58'
L77	S66° 32' 32"W	59.62'
L80	N00° 58' 09"W	20.00'
L81	N89° 24' 21"W	104.43'
L86	S66° 35' 40"W	40.00'
L87	N67° 27' 58"E	101.57'
L91	N66° 35' 24"E	102.15'
L96	S24° 48' 45"W	101.18'
L97	S66° 42' 29"W	14.61'

LEGEND

- BENCHMARK
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND IRON ROD WITH PLASTIC CAP "FOREST RPLS 1847"
- FOUND IRON ROD WITH PLASTIC CAP "RPLS 4020"
- FOUND IRON ROD WITH PLASTIC CAP "DIAMOND SURVEYING"
- FOUND 1/2" IRON ROD
- CALCULATED POINT

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT

DEVELOPER:
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MARGARITO@CAPITOLPRODUCTSINC.COM

SURVEYOR:
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ENGINEERING & SURVEYING
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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

SUBMITTAL DATE: MAY 2021

Doc#2021073996

AMENDING PLAT OF BALCONES FLATS - PHASE I

CITY OF JARRELL, WILLIAMSON COUNTY, TX

BEING A 44.80 ACRE TRACT OF LAND, OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 54, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.72 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO MARGARITO ESPINOZA, RECORDED IN DOCUMENT NUMBER 2018001341, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

I, MARGARITO ESPINOZA, OWNER OF THE CERTAIN 15.03 ACRE TRACT OF LAND, BEING ALL OF LOT 1 BLOCK G , OF BALCONES FLATS, A SUBDIVISION IN THE CITY OF JARRELL, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 20211026413, OFFICIAL PUBLIC RECORDS, 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 DEDICATE TO THE CITY OF JARRELL THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13th DAY OF May, 2021.

MARGARITO ESPINOZA
305 HIGHLAND SPRINGS LN
GEORGETOWN, TX 78633

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 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 13th DAY OF May, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 02/11/2025

Yarit D Tovar
My Commission Expires
02/11/2025
ID No. 132923363

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

I, SCOTT F. AMMONS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF JARRELL,TEXAS. FURTHERMORE, THE PROPERTY BOUNDARY CLOSES AND THE MONUMENTS FOUND AND SET ARE TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING CODE, SPECIFICALLY SECTIONS 663.13 - 663.20, CONTAINED THEREIN.

REGISTERED PROFESSIONAL LAND SURVEYOR
SCOTT F. AMMONS, R.P.L.S. #6550

STATE OF TEXAS
REGISTERED
SCOTT F AMMONS
6550
PROFESSIONAL
LAND SURVEYOR

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

I, ADAM BOENIG , VICE PRESIDENT OF CLAYTON PROPERTIES GROUP, dba BROHN HOMES OWNER OF THE CERTAIN 16.48 ACRE TRACT OF LAND, BEING ALL OF LOTS 1-45 BLOCK A , LOTS 1-34 BLOCK B , LOTS 1 , 17-26 BLOCK C AND LOT 1 BLOCK D , OF BALCONES FLATS, A SUBDIVISION IN THE CITY OF JARRELL, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 20211026413, OFFICIAL PUBLIC RECORDS, 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 DEDICATE TO THE CITY OF JARRELL THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13th DAY OF May, 2021

ADAM BOENIG , VICE PRESIDENT
CLAYTON PROPERTIES GROUP, dba BROHN HOMES
6720 VAUGHT RANCH RD, SUITE 200
AUSTIN, TX 78730

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 ADAM BOENIG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 03-10-2025

MATHEW ROBERT WILKINS
Notary Public, State of Texas
Comm. Expires 03-10-2025
Notary ID 132967306

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

I, TYLER GATEWOOD, PRESIDENT OF BALCONES HOME OWNERS ASSOCIATION, INC. OWNER OF THE CERTAIN 13.29 ACRE TRACT OF LAND, BEING ALL OF LOT 900 BLOCK A , OF BALCONES FLATS, A SUBDIVISION IN THE CITY OF JARRELL, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 20211026413, OFFICIAL PUBLIC RECORDS, 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 DEDICATE TO THE CITY OF JARRELL THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13th DAY OF May, 2021

TYLER GATEWOOD, PRESIDENT
BALCONES HOME OWNERS ASSOCIATION, INC.
6720 VAUGHT RANCH RD, SUITE 200
AUSTIN, TX 78730

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 TYLER GATEWOOD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 03-10-2025

MATHEW ROBERT WILKINS
Notary Public, State of Texas
Comm. Expires 03-10-2025
Notary ID 132967306

I GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED 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. 48491C0125F. EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 11th DAY OF May, 2021.

GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
NO. 111511 STATE OF TEXAS

STATE OF TEXAS
GARRETT D. KELLER
111511
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

I, LARRY BUSH, MAYOR OF THE CITY OF JARRELL, TEXAS, APPROVE THIS FINAL PLAT ON THIS 14 DAY OF May, 2021

BY: 5/14/2021
LARRY BUSH, MAYOR DATE
CITY OF JARRELL, TX

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

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 18th DAY OF MAY, 2021, A.D., AT 1:05 O'CLOCK, P.M., AND DULY RECORDED THIS THE 18th DAY OF MAY 2021, A.D., AT 1:30 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021073996
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: Brenda McKenzie, DEPUTY
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

DEVELOPER:	SURVEYOR:	AGENT/ENGINEER:		
MARGARITO ESPINOZA 305 HIGHLAND SPRINGS LANE GEORGETOWN ,TEXAS 78633 (512) 695-1553 MARGARITO@LMSLONESTAR.COM	MATKIN HOOVER ENGINEERING & SURVEYING SCOTT AMMONS, R.P.L.S 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78633 (512) 868-2244 SAMMONS@MATKINHOOVER.COM	MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 (512) 868-2244 GKELLER@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING HEADQUARTERS 8 SPENCER ROAD SUITES 100 & 300 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX:830.249.0099 3303 SHELL ROAD SUITE 3 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	SUBMITTAL DATE: MAY 2021 SHEET 4 OF 4