



PERIMETER DESCRIPTION

BEING A 21.338 ACRE (1,151,212 SQUARE FOOT) TRACT OF LAND OUT OF THE JOSEPH TOM SURVEY, ABSTRACT NO. 615, WILLIAMSON COUNTY, TEXAS: SAID 21.338 ACRE TRACT BEING COMPRISED OF ALL OF LOTS 147 AND 148, THE VINEYARD AT FLORENCE, SECTION 1, RECORDED IN CABINET DD, SLIDES 182-196, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND A 5.412 ACRE PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 165.300 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DIONYSUS GROUP, L.L.P., FILED JUNE 6, 2007, AND RECORDED IN DOCUMENT NO. 2007047397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 21.338 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "Corwin Engr Inc" (hereafter referred to as "Corwin cap") found for the northernmost corner of said Lot 148 and the herein described tract, same being the easternmost corner of Lot 142 of the Amended Plat of The Vineyard At Florence, Section 1, recorded in Cabinet EE, Slides 161-176, P.R.W.C.T., said point also marking the intersection of the southeasterly right-of-way (R.O.W.) line of Via Francesco (having a 60 foot width) and the southwesterly R.O.W. line of F.M. Highway 487 (having a variable width);

THENCE, South 68 degrees 55 minutes 28 seconds East, with the common southwesterly R.O.W. line of said F.M. Highway 487 and the northeasterly line of said Lot 148, a distance of 1,085.76 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" (hereafter referred to as "Wallace cap") set for the easternmost corner of said Lot 148 and the herein described tract, said point also being on the northwesterly line of said 165.300 acre remainder tract;

THENCE, South 24 degrees 57 minutes 18 seconds West, departing the southwesterly R.O.W. line of said F.M. Highway 487, partway with the northwesterly line of said 165.300 acre remainder tract, and partway traveling through the interior of said 165.300 acre remainder tract, a distance of 331.51 feet to a 1/2-inch iron rod with "Wallace cap" set for a corner of the herein described tract;

THENCE, continuing to travel through the interior of said 165.300 acre remainder tract, the following five (5) calls:

- 1) South 53 degrees 45 minutes 40 seconds West, a distance of 295.81 feet to a 1/2-inch iron rod with "Wallace cap" set for a corner of the herein described tract;
- 2) South 74 degrees 42 minutes 33 seconds West, a distance of 455.19 feet to a 1/2-inch iron rod with "Wallace cap" set for a corner of the herein described tract;
- 3) North 89 degrees 44 minutes 55 seconds West, a distance of 211.23 feet to a 1/2-inch iron rod with "Wallace cap" set for a corner of the herein described tract;
- 4) North 66 degrees 07 minutes 17 seconds West, a distance of 211.15 feet to a 1/2-inch iron rod with "Wallace cap" set for a corner of the herein described tract;
- 5) North 86 degrees 49 minutes 17 seconds West, a distance of 153.33 feet to a 1/2-inch iron rod with "Wallace cap" set for a corner of the herein described tract, said point being on the common southwesterly line of said 165.300 acre remainder tract and the northeasterly line of Lot 146 of said The Vineyard At Florence, Section 1;

THENCE, with the common southwesterly line of said 165.300 acre remainder tract and the northeasterly line of said Lot 146, the following two (2) calls:

- 1) North 20 degrees 15 minutes 18 seconds West, a distance of 63.07 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 2) North 22 degrees 02 minutes 56 seconds West, a distance of 39.82 feet to a 1/2-inch iron rod found for a corner of the herein described tract, same marking the northeast corner of said Lot 146;

THENCE, South 83 degrees 14 minutes 22 seconds West, with the common northerly line of said Lot 146 and the southerly line of said Lot 147, a distance of 642.42 feet to a 1/2-inch iron rod with "Corwin cap" found marking the common northwest corner of said Lot 146 and the southwest corner of said Lot 147, same being on the southeasterly R.O.W. line of said Via Francesco;

THENCE, with the southeasterly R.O.W. line of said Via Francesco, the following four (4) calls:

- 1) In a Northeasterly direction, with a curve to the right, having a central angle of 23 degrees 23 minutes 49 seconds, a radius of 570.00 feet, an arc length of 232.76 feet, and a chord bearing and distance of North 35 degrees 09 minutes 11 seconds East - 231.15 feet to a 1/2-inch iron rod with "Corwin cap" found for a corner of the herein described tract and also being the end of said curve;
- 2) North 46 degrees 51 minutes 05 seconds East, a distance of 384.05 feet to a 1/2-inch iron rod with "Corwin cap" found for a corner of the herein described tract and also being the beginning of a curve to the right;
- 3) In a Northeasterly direction, with said curve to the right, having a central angle of 30 degrees 34 minutes 18 seconds, a radius of 630.00 feet, an arc length of 336.15 feet, and a chord bearing and distance of North 62 degrees 08 minutes 15 seconds East - 332.18 feet to a 1/2-inch iron rod with "Corwin cap" found for a corner of the herein described tract and also being the point of reverse curvature of a curve to the left;
- 4) In a Northeasterly direction, with said curve to the left, having a central angle of 52 degrees 09 minutes 59 seconds, a radius of 480.00 feet, an arc length of 437.03 feet, and a chord bearing and distance of North 51 degrees 20 minutes 24 seconds East - 422.09 feet to the POINT OF BEGINNING of the herein described tract, delineating and encompassing within the metes recited 21.338 acres (1,151,212 square feet) of land, more or less, based on a survey performed by The Wallace Group, Inc., Round Rock, Texas in May and July of 2012.

Bearing Basis: Bearings shown hereon are referenced to The Vineyard At Florence, Section 1 recorded in Cabinet DD, Slides 182-196, Plat Records of Williamson County, Texas.

OWNER:
DIONYSUS GROUP, L.L.P.
8711 W. FM 487
FLORENCE, TEXAS 76527-4165
PH. (512)924-7447, FAX (254)793-2567

ENGINEERED BY: CHARLES WIRTANEN, P.E.
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, STE. 130
ROUND ROCK, TEXAS 78681
PH. (512) 248-0065
FAX (512) 248-0359

SURVEYED BY: DANIEL M. FLAHERTY, R.P.L.S.
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, STE. 130
ROUND ROCK, TEXAS 78681
PH. (512) 248-0065
FAX (512) 248-0359

AREA: 26.428 ACRES
SURVEY: JOSEPH TOM SURVEY, ABSTRACT NO. 615,
WILLIAMSON COUNTY, TEXAS

NO. OF LOTS: 2
PROPOSED USE: RESIDENTIAL
DATE: SEPTEMBER, 2012

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

THAT DIONYSUS GROUP, L.L.P., A TEXAS LIMITED LIABILITY LIMITED PARTNERSHIP, ACTING HEREIN THROUGH ITS PRESIDENT KAMBRAH E. GARLAND, SOLE OWNER OF LOT 147 AND LOT 148 OF THE VINEYARD AT FLORENCE, SECTION 1, RECORDED IN CABINET DD, SLIDES 182-196, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 5.412 ACRES OUT OF THAT CERTAIN CALLED 165.300 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007047397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, OUT OF THE JOSEPH TOM SURVEY, ABSTRACT NO. 615, ALL IN WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "THE PARSLEY SUBDIVISION." IT IS ALSO UNDERSTOOD THAT 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND ON THE 4th DAY OF December, 2012

KAMBRAH E. GARLAND
PRESIDENT, DIONYSUS GROUP, L.L.P.
8711 W. FM 487
FLORENCE, TEXAS 76527-4132

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAMBRAH E. GARLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF December, 2012

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 4 DAY OF December, 2012

WILLIAMSON COUNTY ADDRESS COORDINATOR

COUNTY AND CITIES HEALTH DISTRICT CERTIFICATION

BASED UPON THE ABOVE 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 AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS 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 WITHIN IT.

DEBORAH L. MARLOW, R.S. 12/05/2012
ASSISTANT DEPUTY DIRECTOR,
ENVIRONMENTAL HEALTH SERVICES, WCCHD

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

I, CHARLES WIRTANEN, PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE, BUT A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 48491C0125E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT THE LOTS IN THIS SUBDIVISION CONFORM TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. AND THAT ALL ENGINEERING FOR ROADS AND DRAINAGE WITHIN THE SUBDIVISION HAVE BEEN COMPLETED IN COMPLIANCE WITH THESE REGULATIONS (INCLUDING THE ENGINEERING GUIDELINES INCORPORATED AS APPENDIX B) AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS, AND APPROVED VARIANCES.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS THE 10th DAY OF September, 2012

CHARLES R. WIRTANEN, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 55422

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN THESE PRESENTS:

I, DANIEL M. FLAHERTY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 10th DAY OF September, 2012, A.D.

DANIEL M. FLAHERTY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5004

