

FINAL PLAT OF A RESUBDIVISION OF LOT 2, BLOCK "A"
RESUBDIVISION OF LOT 1, BLOCK "A" TERA VISTA SECTION 25

BEING 5.168 ACRES OUT OF THE
BARNEY C LOW SURVEY,
ABSTRACT NO. 385
WILLIAMSON COUNTY, TEXAS.

FIELDNOTE DESCRIPTION:

OF 5.168 ACRE TRACT OF LAND OUT OF THE BARNEY C. LOW SURVEY, ABSTRACT NO. 385, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING LOT 2, BLOCK "A", RESUBDIVISION OF LOT 1, BLOCK "A" TERA VISTA SECTION 25, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013058397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.168 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (R.O.W. VARIES), BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 8.78 ACRE TRACT OF LAND CONVEYED TO PINNACLE TOWERS, INC. BY DEED OF RECORD IN DOCUMENT NO. 2000023063 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWESTERLY CORNER OF SAID LOT 2, FOR THE SOUTHWESTERLY CORNER HEREOF;

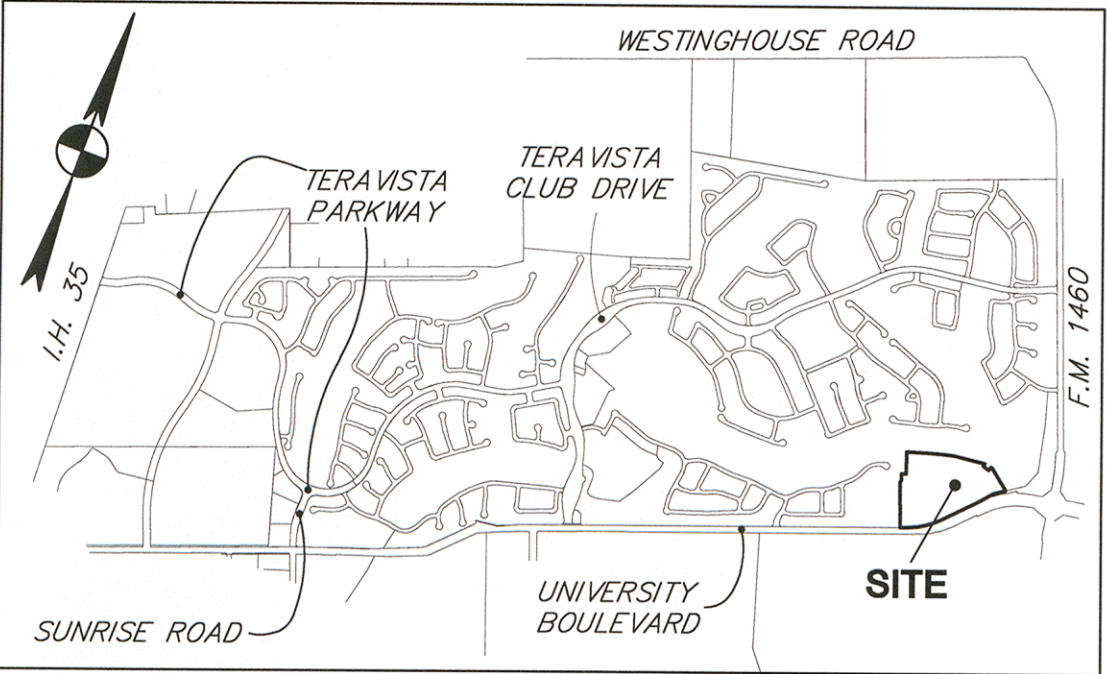
THENCE, N20°47'11"W, LEAVING THE NORTHERLY LINE OF UNIVERSITY BOULEVARD, ALONG THE EASTERLY LINE OF SAID 8.78 ACRE TRACT, BEING THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 229.66 FEET TO A 1/2 INCH IRON ROD WITH "BURY & PARTNERS" CAP FOUND AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK "A" OF SAID RESUBDIVISION OF LOT 1, BLOCK "A" TERA VISTA SECTION 25, BEING THE NORTHWESTERLY CORNER OF SAID LOT 2, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF SAID 8.78 ACRE TRACT OF LAND, ALONG COMMON LINE OF SAID LOT 1 AND 2, FOR THE NORTHERLY AND EASTERLY LINES HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N69°11'03"E, A DISTANCE OF 339.83 FEET TO A P.K. NAIL FOUND;
- 2) N20°46'25"W, A DISTANCE OF 84.05 FEET TO A 1/2 INCH IRON ROD WITH "BURY & PARTNERS" CAP FOUND;
- 3) N45°13'19"E, A DISTANCE OF 464.22 FEET TO A 1/2 INCH IRON ROD WITH "BURY & PARTNERS" CAP FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 2, FOR THE NORTHEASTERLY CORNER HEREOF;
- 4) S44°42'55"E, A DISTANCE OF 21.72 FEET TO A 1/2 INCH IRON ROD WITH "BURY & PARTNERS" CAP FOUND;
- 5) S45°21'08"E, A DISTANCE OF 254.69 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, BEING THE COMMON SOUTHERLY CORNER OF SAID LOT 1 AND 2, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, BEING THE SOUTHERLY LINE OF SAID LOT 2, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S43°36'45"W, A DISTANCE OF 356.75 FEET TO A 1/2 INCH IRON ROD WITH "BURY & PARTNERS" CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 25°58'12", AN ARC LENGTH OF 453.26 FEET AND A CHORD WHICH BEARS, S56°36'30"W, A DISTANCE OF 449.39 FEET 1/2 INCH IRON ROD WITH "BURY & PARTNERS" CAP FOUND FOR THE END OF SAID CURVE;
- 3) S69°43'41"W, A DISTANCE OF 118.38 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.168 ACRES (225,132 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET AND NOTES
2	FINAL PLAT LAYOUT LINE TABLE, CURVE TABLE AND AREA SUMMARIES
3	CERTIFICATIONS AND SIGNATURES

GENERAL INFORMATION:

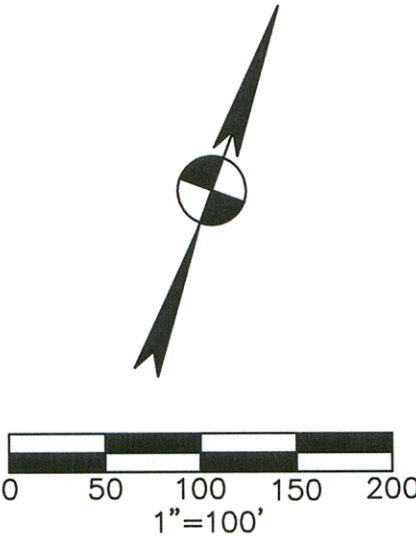
OWNER.....AUSTIN REI POE, LLC
TOTAL ACREAGE.....5.168 ACRES
SURVEY OF.....BARNEY C. LOW SURVEY(A-385)
DATE.....NOVEMBER 2016
OF SINGLE FAMILY LOTS.....0
OF OPEN SPACE LOTS.....0
TOTAL # OF LOTS.....2
TOTAL # OF BLOCKS.....1

OWNER/DEVELOPER
AUSTIN REI POE, LLC, a Texas
Limited Liability Company
200 SOUTH 5TH STREET
LOUISVILLE, KY 40202

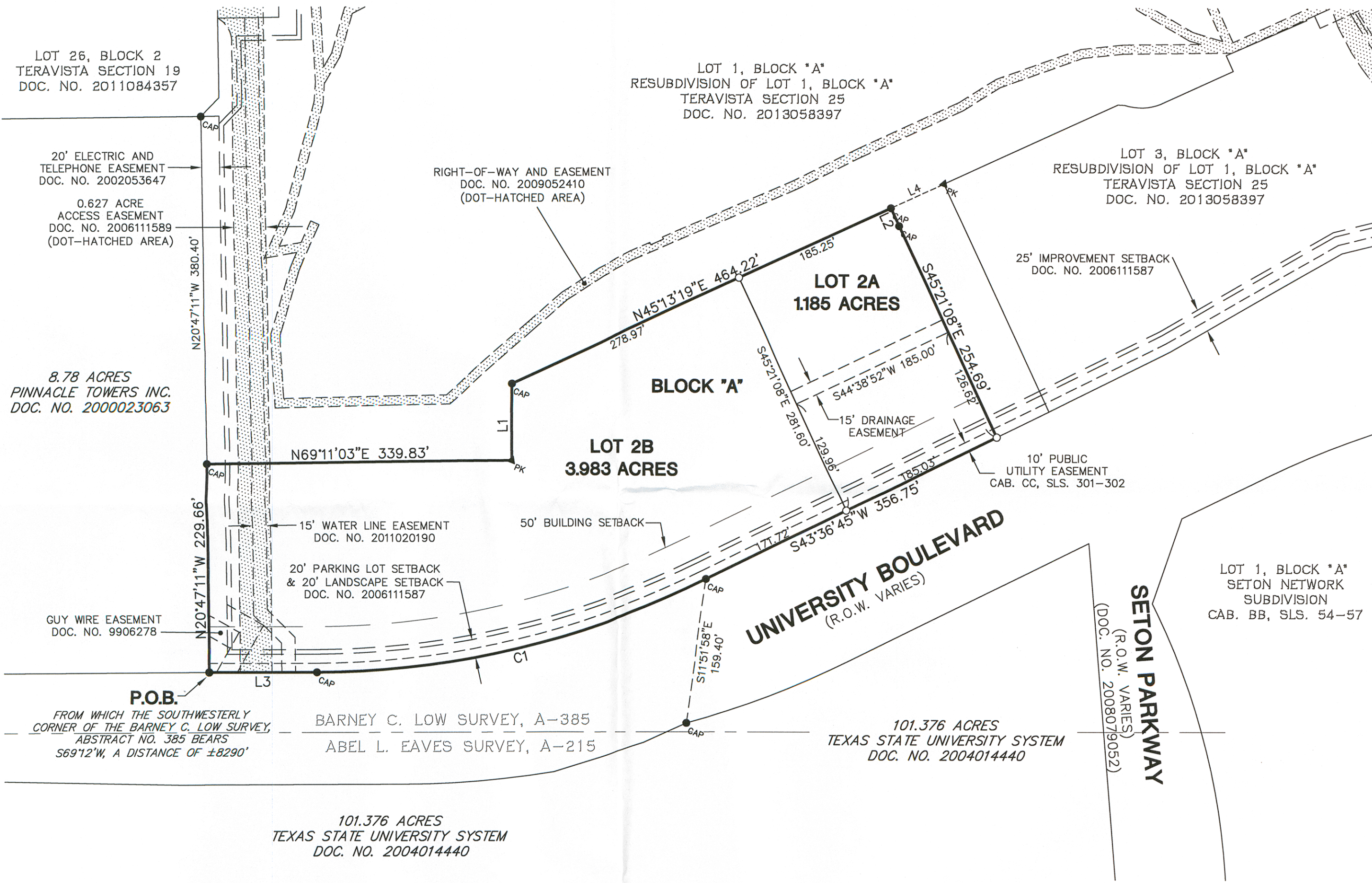
ENGINEER
Stantec Consulting
Services, Inc.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

SURVEYOR
Stantec Consulting
Services, Inc.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

FINAL PLAT OF A RESUBDIVISION OF LOT 2, BLOCK "A"
RESUBDIVISION OF LOT 1, BLOCK "A" TERAVIDA SECTION 25



- LEGEND**
- O 1/2" IRON ROD WITH "BURY" CAP SET
 - ③ BLOCK
 - O/S OPEN SPACE
 - D/E DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - F/W FENCE AND WALL EASEMENT
 - ⊕ BENCHMARK/CONTROL POINT
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - S/E SIDEWALK EASEMENT
 - WW/E WASTEWATER EASEMENT



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N20°46'25"W	84.05'
L2	S44°42'55"E	21.72'
L3	S69°43'41"W	118.38'
L4	N45°13'19"E	64.12'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	453.26'	1000.00'	25°58'12"	S56°36'30"W	449.39'

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD83/93 DATUM EXPRESSED IN U.S. SURVEY FEET. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED FACTOR OF 0.999870053.

BENCHMARK/CONTROL POINTS: (GRID COORDINATES)				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
53	10186842.01	3136392.45	891.81	IPKS N BOC LVL PK NAIL SET (MONUMENT) (NOT SHOWN)
185	10188275.37	3136779.68	861.77	IPKS PK NAIL SET (MONUMENT) (NOT SHOWN)
193	10187122.43	3137181.65	887.89	IPKS LVL PK NAIL SET (MONUMENT) (NOT SHOWN)
198	10189581.89	3137481.69	831.85	IPKS PK NAIL SET (MONUMENT) (NOT SHOWN)
199	10188408.53	3131973.40	890.58	ICSS COTTON SPINDLE SET (NOT SHOWN)

FINAL PLAT OF THE
RESUBDIVISION OF LOT 2, BLOCK "A"
RESUBDIVISION OF LOT 1, BLOCK "A"
TERAVIDA SECTION 25

DATE: NOVEMBER, 2016



Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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FINAL PLAT OF A RESUBDIVISION OF LOT 2, BLOCK "A" RESUBDIVISION OF LOT 1, BLOCK "A" TERAVISTA SECTION 25

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

THAT AUSTIN REI POE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF LOT 2, BLOCK "A", RESUBDIVISION OF LOT 1, BLOCK "A" TERAVISTA SECTION 25, OF RECORD IN DOCUMENT NO. 2013058397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 2 HAVING BEEN CONVEYED TO AUSTIN REI POE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2006111591 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID LOT 2 COMPRISING OF 5.168 ACRES OF LAND AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF A RESUBDIVISION OF LOT 2, BLOCK "A" RESUBDIVISION OF LOT 1, BLOCK "A" TERAVISTA SECTION 25". THE OWNER ACKNOWLEDGES 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.

AUSTIN REI POE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: *Jeffery S. Sporleder*
JEFFERY S. SPORLEDER
CHIEF FINANCIAL OFFICER
11711 NORTH PENNSYLVANIA STREET
SUITE 200
CARMEL, INDIANA 46032

STATE OF INDIANA §
COUNTY OF HAMILTON § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY S. SPORLEDER, CHIEF FINANCIAL OFFICER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF April, 2017.

Ashley Marie Mote
NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA

PRINTED NAME: Ashley Marie Mote

MY COMMISSION EXPIRES ON: November 13, 2021



ENGINEER'S CERTIFICATION:

I, DANIEL M. MAHONEY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS 24 DAY OF April, 2017.

Daniel M. Mahoney
DANIEL M. MAHONEY
REGISTERED PROFESSIONAL ENGINEER
NO. 111560 STATE OF TEXAS
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



SURVEYOR'S CERTIFICATION:

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS 24 DAY OF April, 2017.

Mark J. Jezisek
MARK J. JEZISEK, R.P.L.S.
TEXAS REGISTRATION NO. 5267
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



THIS REVISED PLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE PREVIOUSLY RECORDED PLAT TITLED, RESUBDIVISION OF LOT 1, BLOCK "A" TERAVISTA SECTION 25, AS RECORDED IN DOCUMENT NO. 2013058397 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

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.

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOTS 2A AND 2B WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING.

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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, 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 WAS FILED FOR RECORD IN MY OFFICE ON THE DAY ____ OF _____, 2017 A.D., AT ____ O'CLOCK, ____ M.,

AND DULY RECORDED THIS THE DAY ____ OF _____, 2017 A.D., AT ____ O'CLOCK ____ M.,

IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____.

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

FINAL PLAT OF THE
RESUBDIVISION OF LOT 2, BLOCK "A"
RESUBDIVISION OF LOT 1, BLOCK "A"
TERAVISTA SECTION 25

DATE: NOVEMBER, 2016



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