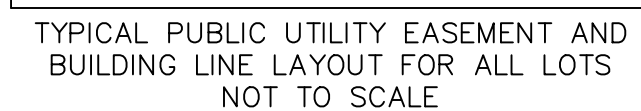
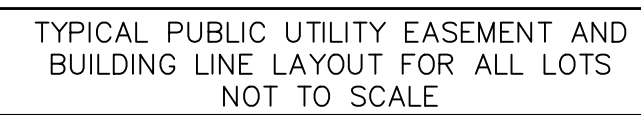
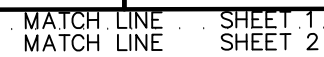
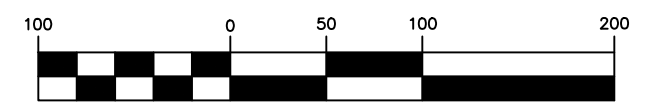
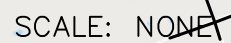


**SHEET 1 OF 5**



## VICINITY MAP



SCALE: 1"=100'

DRAWN BY: BM	CREW CHIEF: PT
SCALE: 1" =	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: DECEMBER 3, 2019

WILLIAM BYERLY SURVEY SURVEY,  
ABSTRACT NO. 60

"74.988 ACRES"  
GENERAL WARRANTY DEED WITH VENDOR'S LIEN  
- SANDRA MAROSKO WERNLI ET VIR & FRED  
W. MAROSKO ET UX  
TO  
YUPEL, LLC & TOKA ENTERPRISES, LLC  
5-03-2018 DOC. NO. 2018039217 OPRWC

LOT 52 HEREBY DEDICATED  
TO WILLIAMSON COUNTY  
0.723 ACRE

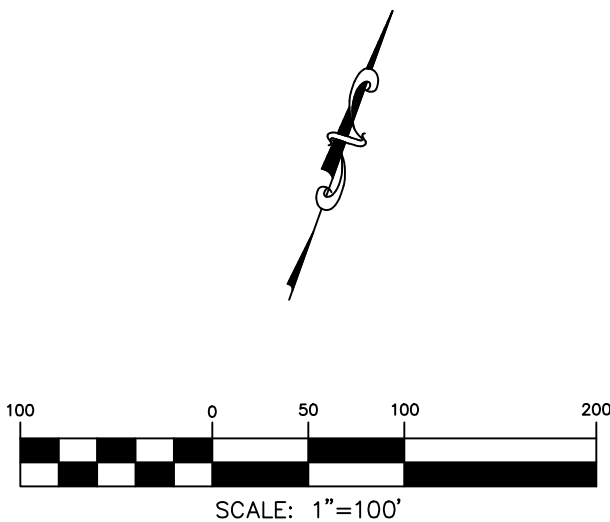
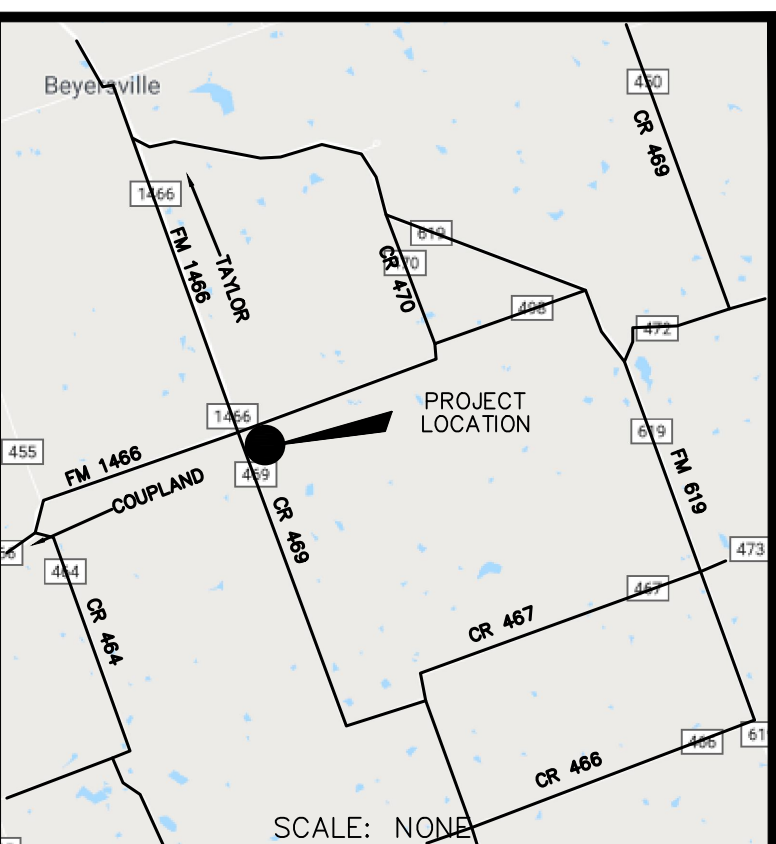
### LEGEND

**SHEET 2 OF 5**

- | BENCHMARK |   |
|-----------|---|
| B.L.      | BUILDING LINE SETBACK                     |
| P.U.E.    | PUBLIC UTILITY EASEMENT                   |
| ESMT      | EASEMENT                                  |
| MWSC      | MANVILLE WATER SUPPLY CORP.               |
| OPRWC     | OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY |
| ORWC      | OFFICIAL RECORDS WILLIAMSON COUNTY        |
| ○         | 1/2" IRON ROD SET (CAPPED)                |
| ●         | 1/2" IRON ROD FOUND                       |
| —         | ROAD WIDENING EASEMENT                    |

"MAG" NAIL SET  
IN SURFACE OF C.R. 470  
6" DIAMETER F.C. AT N.W.C.  
"111.2 ACRES" BEARING  
S 21° 21' 41" E, 20.63 FEET

VICINITY MAP



THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 DATUM, 1993 ADJUSTMENT AND ARE GRID VALUES.

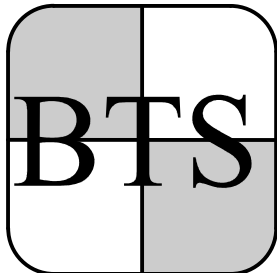
CONTOURS SHOWN HEREON WERE OBTAINED FROM  
WILLIAMSON COUNTY GIS AND DO NOT REFLECT ON  
THE GROUND SURVEY.

YUPEL, LLC  
MICHAEL F. HERZOG, MANAGER  
1702 INTERVAIL DRIVE AUSTIN, TX. 78746

TOKA ENTERPRISES, LLC  
KEJDA HERZOG, MANAGER  
1702 INTERVAIL DRIVE AUSTIN, TX. 78746

LIEN HOLDER  
ROCKET POINT, LLC  
JORGE MARCIAL, MANAGER

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500

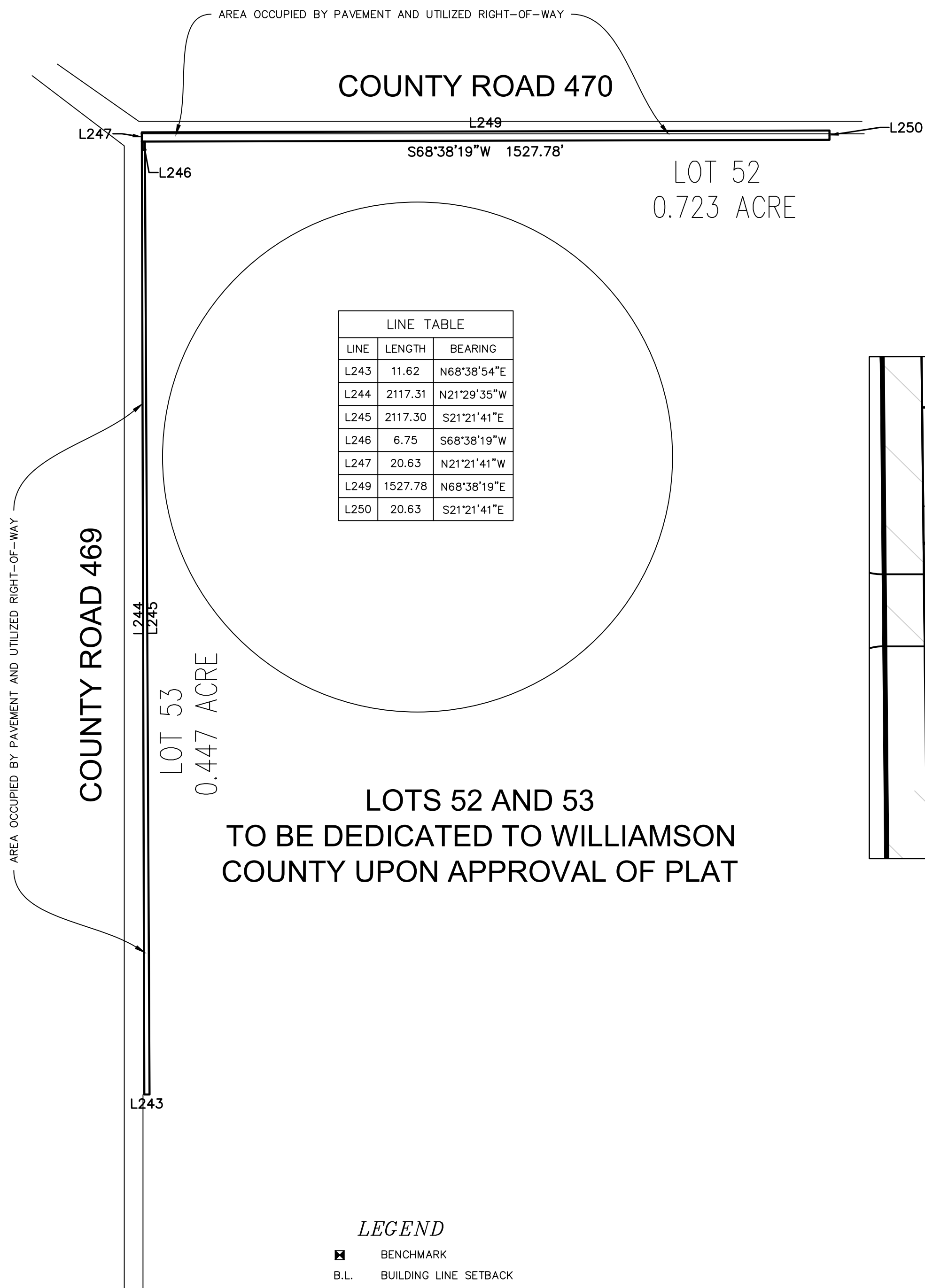
[www.bryanttechnicalservices.com](http://www.bryanttechnicalservices.com)

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CREW CHIEF: PT
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: DECEMBER 3, 2019

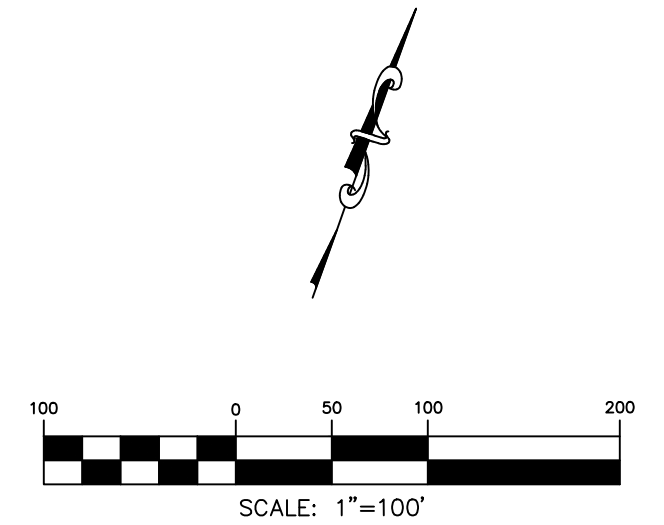
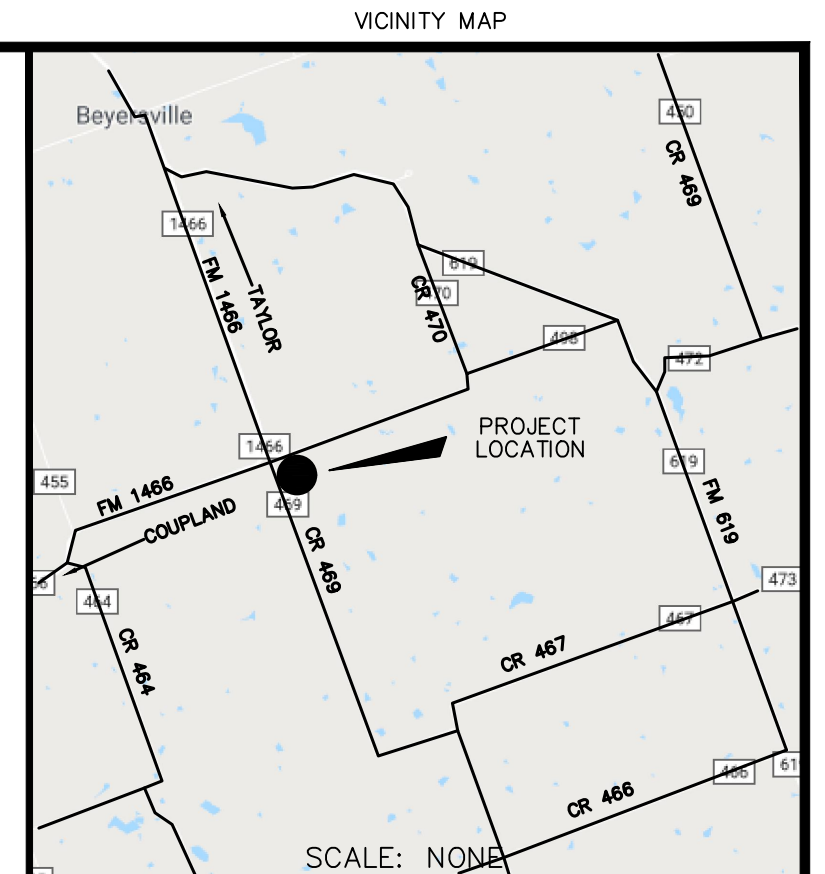
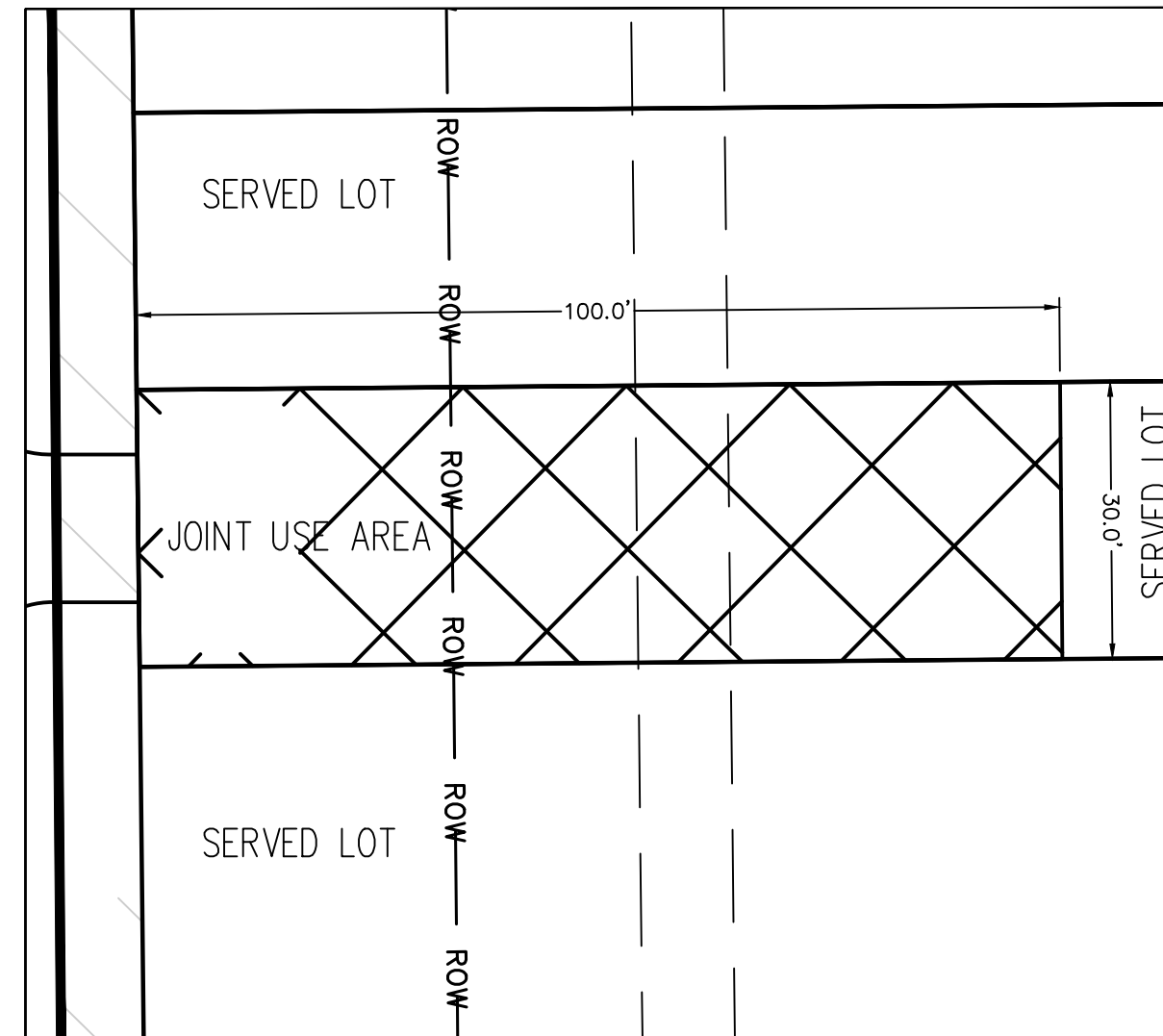






# DETAILS

## JOINT USE INGRESS / EGRESS EASEMENT DETAIL



THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 DATUM, 1993 ADJUSTMENT AND ARE GRID VALUES.

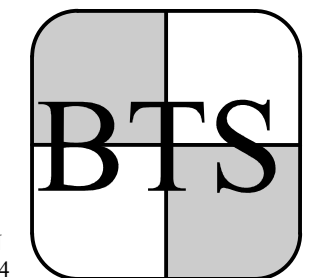
CONTOURS SHOWN HEREON WERE OBTAINED FROM WILLIAMSON COUNTY GIS AND DO NOT REFLECT ON THE GROUND SURVEY.

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FIRM No. 10128500

www.bryantechanicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CREW CHIEF: PT
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: DECEMBER 3, 2019

PRELIMINARY PLAT OF  
ROLLING MEADOWS SUBDIVISION

LINE TABLE		
LINE	LENGTH	BEARING
L23	30.00	N21°29'35"W
L24	30.00	N21°29'35"W
L25	115.00	N21°29'35"W
L26	30.00	N21°29'35"W
L27	30.00	N21°29'35"W
L28	30.00	N21°29'35"W
L29	115.00	N21°29'35"W
L30	30.00	N21°29'35"W
L31	30.00	N21°29'35"W
L32	30.00	N21°29'35"W
L33	115.00	N21°29'35"W
L34	30.00	N21°29'35"W
L35	30.00	N21°29'35"W
L36	30.00	N21°29'35"W
L37	243.48	N21°29'35"W
L40	243.59	S21°21'06"E
L42	267.16	N68°38'19"E
L46	112.38	N68°38'19"E
L47	30.00	N68°38'19"E
L48	30.00	N68°38'19"E

LINE TABLE		
LINE	LENGTH	BEARING
L49	30.00	N68°38'19"E
L50	115.00	N68°38'19"E
L51	205.00	S21°21'45"E
L52	30.00	N68°38'19"E
L53	30.00	N68°38'19"E
L54	117.00	N68°38'19"E
L55	461.30	S21°21'41"E
L56	216.94	S21°21'41"E
L57	180.51	S21°21'37"E
L114	205.00	S68°38'54"W
L115	202.38	S68°38'54"W
L121	145.00	N21°21'06"W
L122	152.31	S68°38'54"W
L123	637.22	S68°38'54"W
L124	175.00	N21°21'06"W
L125	1063.63	N21°21'06"W
L126	789.60	S68°38'54"W
L127	1063.67	N21°21'06"W
L128	172.38	S68°38'54"W
L129	1063.70	N21°21'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L130	175.00	S68°38'54"W
L131	177.14	S68°38'54"W
L134	417.50	S68°38'54"W
L135	115.00	N21°21'06"W
L136	219.86	S68°38'54"W
L137	417.79	S68°38'54"W
L138	145.00	N21°21'06"W
L139	152.31	S68°38'54"W
L140	637.72	S68°38'54"W
L141	175.00	N21°21'06"W
L143	790.10	S68°38'54"W
L145	418.01	S68°38'54"W
L146	115.00	N21°21'06"W
L147	219.86	S68°38'54"W
L148	418.29	S68°38'54"W
L149	145.00	N21°21'06"W
L150	152.31	S68°38'54"W
L151	638.23	S68°38'54"W
L152	175.00	N21°21'06"W
L154	790.61	S68°38'54"W

LINE TABLE		
LINE	LENGTH	BEARING
L156	142.38	S68°38'54"W
L157	145.00	S68°38'54"W
L158	147.11	S68°38'54"W
L159	117.08	S68°38'54"W
L160	112.38	S68°38'54"W
L161	115.00	S68°38'54"W
L162	114.86	S68°38'54"W
L163	152.31	S68°38'54"W
L164	219.86	S68°38'54"W
L165	418.52	S68°38'54"W
L166	418.80	S68°38'54"W
L167	115.00	N21°21'06"W
L168	145.00	N21°21'06"W
L169	175.00	N21°21'06"W
L170	205.00	S21°21'06"E
L171	858.64	N21°21'06"W
L172	678.14	N21°21'06"W
L173	461.21	N21°21'06"W
L174	858.67	N21°21'06"W
L175	678.17	N21°21'06"W

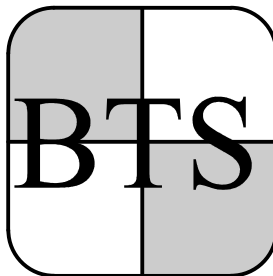
LINE TABLE		
LINE	LENGTH	BEARING
L176	461.24	N21°21'06"W
L177	858.71	N21°21'06"W
L178	678.21	N21°21'06"W
L179	461.28	N21°21'06"W
L180	461.26	S21°21'06"E
L181	461.23	S21°21'06"E
L182	243.63	S21°21'06"E
L183	267.16	S68°38'54"W
L185	243.59	N21°21'06"W
L188	791.11	S68°38'54"W
L189	638.74	S68°38'54"W
L190	358.59	S68°38'54"W
L191	243.54	N21°21'06"W
L194	216.94	S21°21'06"E
L195	180.51	S21°21'06"E
L196	180.51	S21°21'06"E
L197	114.86	S68°38'54"W
L198	114.86	S68°38'54"W
L199	205.00	S21°21'06"E
L200	205.00	S21°21'06"E

LINE TABLE		
LINE	LENGTH	BEARING
L201	1063.70	N21°21'06"W
L202	207.18	S68°38'54"W
L213	280.29	N68°38'19"E
L214	30.00	N68°38'19"E
L215	30.00	N68°38'19"E
L216	30.00	N68°38'19"E
L217	46.79	S68°38'19"W
L218	47.45	S69°36'41"W
L219	935.39	S68°30'59"W
L220	1620.79	S21°40'44"E
L221	690.49	N68°38'19"E
L222	495.60	S21°21'41"E
L223	1755.90	N68°38'19"E
L224	2118.36	N21°21'41"W
L225	1519.98	S68°38'19"W
L226	382.40	S70°43'00"W
L227	228.40	S57°00'00"E
L228	145.00	S18°55'00"E
L229	43.40	S52°50'00"E
L230	297.80	S69°15'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L231	553.50	N20°10'00"W
L232	1093.05	N19°00'00"W
L233	3055.55	S71°00'00"W
L234	1093.05	S19°00'00"E
L235	3055.55	N71°00'00"E
L236	1527.78	N71°00'00"E
L237	2138.19	S19°00'00"E
L238	1527.78	S71°00'00"W
L239	2138.19	S19°00'00"E
L240	1527.78	N71°00'00"E
L241	2138.19	N19°00'00"W
L242	1527.78	S71°00'00"W

SHEET 5 OF 6

BRYAN TECHNICAL SERVICES, INC.



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FIRM No. 10128500

www.bryanttechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CREW CHIEF:
SCALE: 1" = N/A	APPROVED BY: BLB
PROJECT NO. 18-123	DATE: DECEMBER 3, 2019



