

METES AND BOUNDS DESCRIPTION:  
TRACT 1 - 119.913 ACRES

BEING A 119.913 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, THE A. J. HAYHERST SURVEY, ABSTRACT 305, THE DELORES CASANOVA SURVEY, ABSTRACT 128, AND THE CHARLES H. DELANEY SURVEY, ABSTRACT 181, ALL SITUATED IN WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 523.521 ACRE TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2022010857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); BEING ALL OF A CALLED 10.015 ACRES TRACT OF LAND DESCRIBED TO BRYAN WARNE A ONE FIFTH (1/5TH) UNDIVIDED INTEREST AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021189199 OF SAID O.P.R.W.C.T.; BEING ALL OF A CALLED 18.24 ACRES TRACT OF LAND DESCRIBED TO NOLINA COMM I LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2023049838 OF SAID O.P.R.W.C.T.; AND BEING ALL OF A CALLED 5.643 ACRES TRACT OF LAND DESCRIBED TO AIMCI INVESTMENTS OF AUSTIN, LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2023012872 OF SAID O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "PBS&J" FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD, A VARIABLE 1/20TH RIGHT-OF-WAY AT THE SOUTH CORNER OF A CALLED 362.01 ACRES TRACT OF LAND DESCRIBED TO QVM HILL LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2019009671 OF SAID O.P.R.W.C.T.; FOR THE SOUTHEAST CORNER OF SAID 10.015 ACRES TRACT;

**THENCE**, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 10.015 ACRES TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 58°37'34" WEST, A DISTANCE OF 249.79 FEET TO 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "PBS&J" FOUND;
- NORTH 31°19'44" WEST, A DISTANCE OF 65.04 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 58°40'07" WEST, A DISTANCE OF 160.40 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "PBS&J" FOUND IN THE EAST BOUNDARY LINE OF THE REMAINDER OF SAID 523.521 ACRES TRACT, FOR THE SOUTHWEST CORNER OF SAID 10.015 ACRES TRACT;

**THENCE**, CONTINUING WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 523.521 ACRES THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 31°20'33" EAST, A DISTANCE OF 35.00 FEET TO A COTTON SPINDLE WITH WASHER STAMPED "KHA" SET;
- SOUTH 58°38'46" WEST, A DISTANCE OF 484.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN THE SOUTH BOUNDARY LINE OF SAID REMAINDER OF THE SAID 523.521 ACRES TRACT, FOR THE EAST CORNER OF SAID 5.643 ACRES TRACT

**THENCE**, CONTINUING WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 5.643 ACRES TRACT, SOUTH 58°38'46" WEST, DISTANCE OF 671.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE SOUTHWEST CORNER OF SAID 523.521 ACRES TRACT, SAME BEING A SOUTHEAST CORNER OF SAID 523.521 ACRES TRACT;

**THENCE**, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD, AND SAID SOUTH BOUNDARY LINE OF SAID REMAINDER OF THE 523.521 ACRES TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 58°38'46" WEST, A DISTANCE OF 272.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "PBS&J" FOUND;
- SOUTH 31°04'36" EAST, A DISTANCE OF 29.79 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "PBS&J" FOUND;
- SOUTH 58°39'27" WEST, A DISTANCE OF 179.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE EAST CORNER OF A CALLED 0.0264 ACRE TRACT OF LAND DESCRIBED TO RR 122 HOLDINGS LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2022022743 OF SAID O.P.R.W.C.T.;

**THENCE**, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD, WITH THE SOUTH BOUNDARY LINE OF SAID 523.521 ACRES TRACT AND THE NORTH BOUNDARY LINE OF SAID 0.0264 ACRE TRACT, A CALLED 0.245 ACRE TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, TEXAS AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2006014718 OF SAID O.P.R.W.C.T. AND A CALLED 122.6884 ACRES TRACT OF DESCRIBED TO RR 122 HOLDINGS LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2022022743 OF SAID O.P.R.W.C.T.; SOUTH 74°48'34" WEST, A DISTANCE OF 572.48 FEET TO A 1/2-INCH IRON ROD FOUND;

**THENCE**, WITH THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT AND THE EAST BOUNDARY LINE OF SAID 122.6884 ACRES TRACT, NORTH 19°19'54" WEST, A DISTANCE OF 230.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN SAID EAST BOUNDARY LINE OF THE 122.6884 ACRES TRACT, FOR THE SOUTH CORNER OF SAID 18.24 ACRES TRACT;

**THENCE**, WITH THE WEST BOUNDARY LINE OF SAID 18.24 ACRES TRACT AND THE EAST BOUNDARY LINE OF SAID 122.6884 ACRES TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- NORTH 19°19'54" WEST, A DISTANCE OF 265.57 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 19°27'57" WEST, A DISTANCE OF 716.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND;
- NORTH 10°34'57" WEST, A DISTANCE OF 233.03 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 11°06'21" WEST, A DISTANCE OF 732.55 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 11°22'19" WEST, A DISTANCE OF 177.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE NORTH CORNER OF SAID 18.24 ACRES TRACT;

**THENCE**, DEPARTING SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT AND SAID EAST LINE OF THE 122.6884 ACRES TRACT, WITH THE NORTH BOUNDARY LINE OF SAID 18.24 ACRES TRACT, OVER AND ACROSS SAID 523.521 ACRES TRACT, NORTH 78°37'41" EAST, A DISTANCE OF 61.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;

**THENCE**, WITH THE EAST BOUNDARY LINE OF SAID 18.24 ACRES TRACT, CONTINUING OVER AND ACROSS SAID 523.521 ACRES TRACT, SOUTH 20°49'22" EAST, A DISTANCE OF 225.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;

**THENCE**, DEPARTING SAID EAST BOUNDARY LINE OF THE 18.24 ACRES TRACT, CONTINUING OVER AND ACROSS SAID 523.521 ACRES TRACT THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

- NORTH 69°10'38" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 20°49'22" WEST, A DISTANCE OF 1117.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE;
- IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 39.27 FEET, WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°10'38" EAST, 35.36 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 69°10'38" EAST, A DISTANCE OF 113.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE;
- IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT WITH A DISTANCE 25.93 FEET, WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 65°49'22" EAST, 23.33 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 53°00'18" EAST, A DISTANCE OF 52.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE;
- IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT A DISTANCE OF 25.92 FEET, WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°10'38" EAST, 23.33 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 69°10'38" EAST, A DISTANCE OF 113.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 20°49'22" EAST, A DISTANCE OF 665.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 25°36'49" EAST, A DISTANCE OF 46.53 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 55°52'57" EAST, A DISTANCE OF 129.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 20°49'22" EAST, A DISTANCE OF 142.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 68°56'29" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 20°49'22" EAST, A DISTANCE OF 66.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 69°10'38" EAST, A DISTANCE OF 285.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 20°49'22" EAST, A DISTANCE OF 210.23 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 57°06'44" EAST, A DISTANCE OF 199.33 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 74°14'03" EAST, A DISTANCE OF 562.79 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 58°52'09" EAST, A DISTANCE OF 163.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 88°16'43" EAST, A DISTANCE OF 175.77 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 69°32'21" EAST, A DISTANCE OF 380.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF SAID 523.521 ACRES TRACT AND THE WEST LINE OF SAID 364.759 ACRES TRACT;

**THENCE**, WITH SAID EAST LINE OF THE 523.521 ACRES TRACT AND SAID WEST LINE OF THE 362.01 ACRES TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 20°43'37" EAST, A DISTANCE OF 169.77 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5784" FOUND;
- SOUTH 27°30'45" EAST, A DISTANCE OF 239.36 FEET TO A 1/2-INCH IRON ROD IN A 16-INCH LIVE OAK FOUND;
- SOUTH 20°48'41" EAST, A DISTANCE OF 1031.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 119.913 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S AUSTIN AVENUE  
SUITE 1310  
GEORGETOWN, TEXAS 78626  
PH: (512) 782-0602  
ALEX.GRANADOS@KIMLEY-HORN.COM

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512) 418-1771

OWNER/DEVELOPER:  
JDS RR LLC  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
PH: (512) 496-4070

FINAL PLAT  
NOLINA SUBDIVISION  
PHASE 1 SECTION 1

BEING 119.913 ACRES OUT OF THE  
JAMES NORTHCROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
CHARLES H. DELANEY SURVEY, ABSTRACT 181  
WILLIAMSON COUNTY, TEXAS

SUBDIVISION INFORMATION

OWNER: JOHNSON DEVELOPMENT SERVICES  
ACREAGE: 119.913 ACRES  
SURVEY: CHARLES H. DELANEY SURVEY, ABSTRACT 181  
JAMES NORTHCROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.  
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.  
LINEAR FOOTAGE OF NEW STREETS: ±8,972'  
LAND USE: SINGLE-FAMILY      NUMBER OF LOTS: 174  
INITIAL SUBMITTAL DATE: JUNE 11, 2023

LOT INFORMATION

TYPE	TOTAL	ACREAGE	ACREAGE
SINGLE-FAMILY	163	31.721	104.292
MULTI-FAMILY	1	18.244	
HOA LANDSCAPE	4	2.394	
LIFT STATION	1	1.233	
AMENITY CENTER	1	4.378	
COMMERCIAL	2	11.384	
DRAINAGE	2	34.938	
TOTAL	174	104.292	104.292

STREET INFORMATION

NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE	ACREAGE
WILD NOLINA WAY	ARTERIAL	45 MPH	PUBLIC	VARIABLE (120' MIN)	*36 LF (LOG-LOG) WITH TURN LANES AND 24 LF (LOG-LOG) WITHOUT TURN LANES	1215'	7.360	
				120' (MIN)	*45 LF (LOG-LOG)	960'		
GOLDEN SAGE AVENUE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	2141'	2.390	
BASKETFLOWER LANE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	461'	0.645	
WATERSHIELD COVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	496'	0.821	
CORALBEAN COURT	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	158'	0.350	
CLOVE CURRENT COURT	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	234'	0.437	
CROWNBEARD STREET	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	552'	0.981	
	MINOR COLLECTOR	35 MPH	PUBLIC	69'	37 LF (LOG-LOG)	269'		
STAR RUSH TRAIL	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1070'	1.577	
	MINOR COLLECTOR	35 MPH	PUBLIC	69'	37 LF (LOG-LOG)	264'		
ASH JUNIPER ROAD	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	927'	1.040	
WINGSTEM WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	41'	0.020	
TOTAL:							8,788'	15.621
TOTAL ACREAGE:								119.913

PAVEMENT WIDTH MEASURED IN LINEAR FEET (LF), FROM LIP-OF-GUTTER TO LIP-OF-GUTTER (LOG-LOG).  
NOTE: MINIMUM ROW WIDTH FOR MINOR COLLECTOR IS 60'.  
\*PAVEMENT WIDTH BASED ON ESTIMATED AVERAGE DAILY TRIPS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS OF DECEMBER 7TH, 2021.  
PAVEMENT WIDTH TO BE 45-FT WHEN 6,000 > ADT > 3,000 OR TYPICAL ARTERIAL SECTION (24-FT WIDTH EACH DIRECTION AND 36-FT WHERE TURN LANES NEEDED) WHEN ADT > 6,000

SHEET INDEX:

- COVER SHEET
- OVERALL LAYOUT
- PLAT LAYOUT
- PLAT LAYOUT
- PLAT LAYOUT
- LINE & CURVE DATA
- SIGNATURES, NOTES AND CERTIFICATIONS
- NOTES AND CERTIFICATIONS

BENCHMARK

DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.

BM #50062 MAG NAIL WITH WASHER STAMPED "JPH" SET APPROXIMATELY 3,000 FEET NORTHEAST OF THE INTERSECTION OF COUNTY ROAD 289 AND RONALD REAGAN BOULEVARD.

- ELEV.=942.405' (NAVD '88)

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

RPP

CHECKED BY

MMII

DATE

8/31/2023

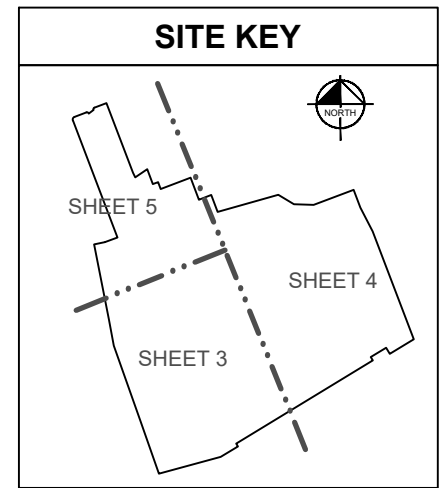
PROJECT NO.

069291603

SHEET NO.

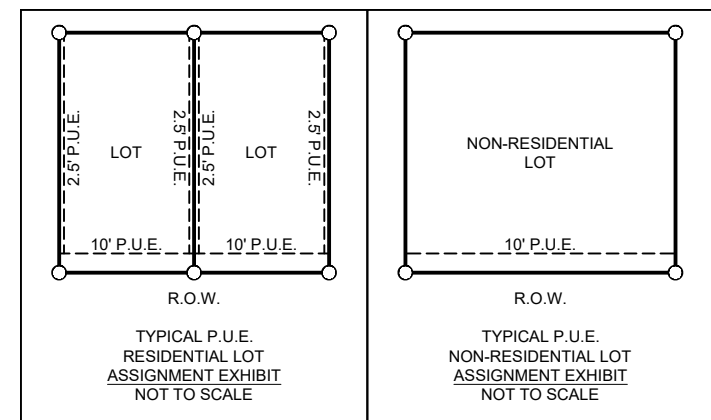
1 OF 8





LEGEND	
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
CSS	COTTON SPINDLE WITH WASHER WITH "KHA" STAMPED SET
⊕	BENCHMARKS
△	CALCULATED POINT
#	BLOCK LETTER

LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	FLOODPLAIN LINE
	5' SIDEWALK LINE
	APPROXIMATE SURVEY LINE
	CITY OF GEORGETOWN ETJ LINE
	MATCH LINE
	SIGHT DISTANCE EASEMENTS



**FINAL PLAT  
NOLINA SUBDIVISION  
PHASE 1 SECTION 1**

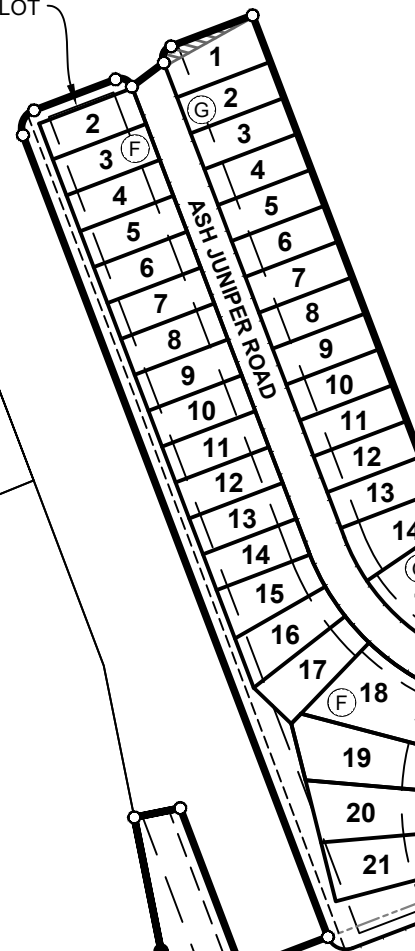
BEING 119.913 ACRES OUT OF THE  
JAMES NORTHGROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
CHARLES H. DELANEY SURVEY, ABSTRACT 181  
WILLIAMSON COUNTY, TEXAS

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 250'	RPP	MMII	8/31/2023	069291603	2 OF 8

1  
HOA LANDSCAPE LOT



5  
MATCH LINE  
SHEET 5

CALLED 523.521 ACRES  
JDS RR LLC  
DOC. NO. 2022053696  
OPRWCT

WINGSTEM WAY

21  
AMENITY CENTER LOT

JAMES NORTHGROSS SURVEY  
ABSTRACT 478  
A. J. HAYHERST SURVEY  
ABSTRACT 305

CITY OF  
GEORGETOWN ETJ

"RPLS 5784"

(ON SIDE OF 16" LIVE OAK)

31  
OPEN SPACE/  
DRAINAGE LOT

CALLED 362.01 ACRES  
GVM III LLC  
DOC. NO. 2019009671  
OPRWCT

CALLLED 10.015 ACRES  
BRYAN WARNE  
A ONE-FIFTH (1/5TH)  
UNDIVIDED INTEREST  
DOC. NO. 2021189199  
OPRWCT

1  
DRAINAGE  
EASEMENT

CHARLES H. DELANEY SURVEY  
ABSTRACT 181  
A. J. HAYHERST SURVEY  
ABSTRACT 305

CITY OF  
GEORGETOWN ETJ

MATCH LINE  
SHEET 5  
MATCH LINE  
SHEET 3

1  
HOA LANDSCAPE LOT

3  
HOA LANDSCAPE LOT

CALLLED 18.24 ACRES  
NOLINA COMM I LLC  
DOC. NO. 2023049838  
OPRWCT

CALLLED 122.6884 ACRES  
RR 122 HOLDINGS LLC  
DOC. NO. 2022022743  
OPRWCT

2  
MULTI-FAMILY LOT

1  
COMMERCIAL LOT

CALLLED 5.643 ACRES  
AMICI INVESTMENTS OF  
AUSTIN, LLC  
DOC. NO. 2023012672  
OPRWCT

1  
HOA LANDSCAPE LOT

RONALD REAGAN BLVD.  
(VARIABLE R.O.W. WIDTH)  
DOC. NO. 2006014713  
OPRWCT

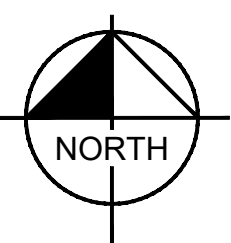
"BURY & PARTNERS"

CALLLED 0.245 ACRES  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2006014718  
OPRWCT

CALLLED 0.0264 ACRES  
RR 122 HOLDINGS LLC  
DOC. NO. 2022022743  
OPRWCT

CALLLED 0.076 ACRES  
DRAINAGE EASEMENT  
DOC. NO. 2006018714  
OPRWCT

CITY OF  
GEORGETOWN ETJ

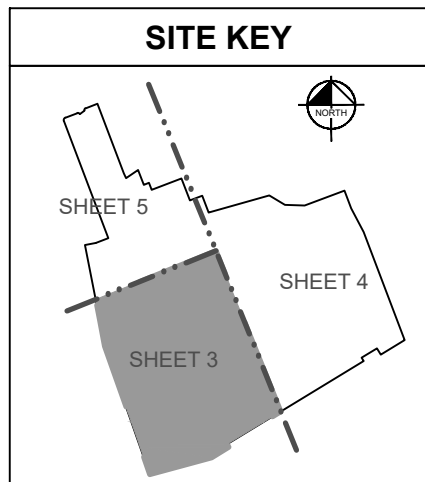
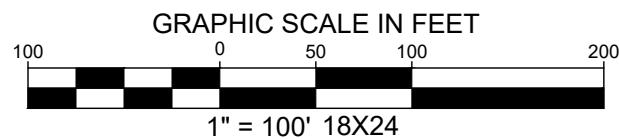
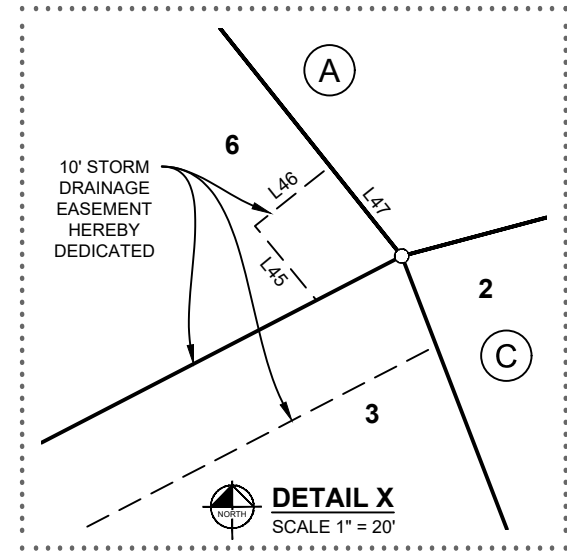
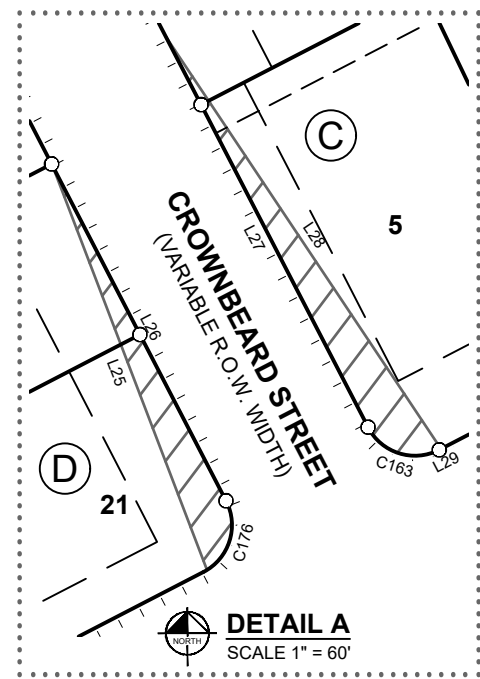
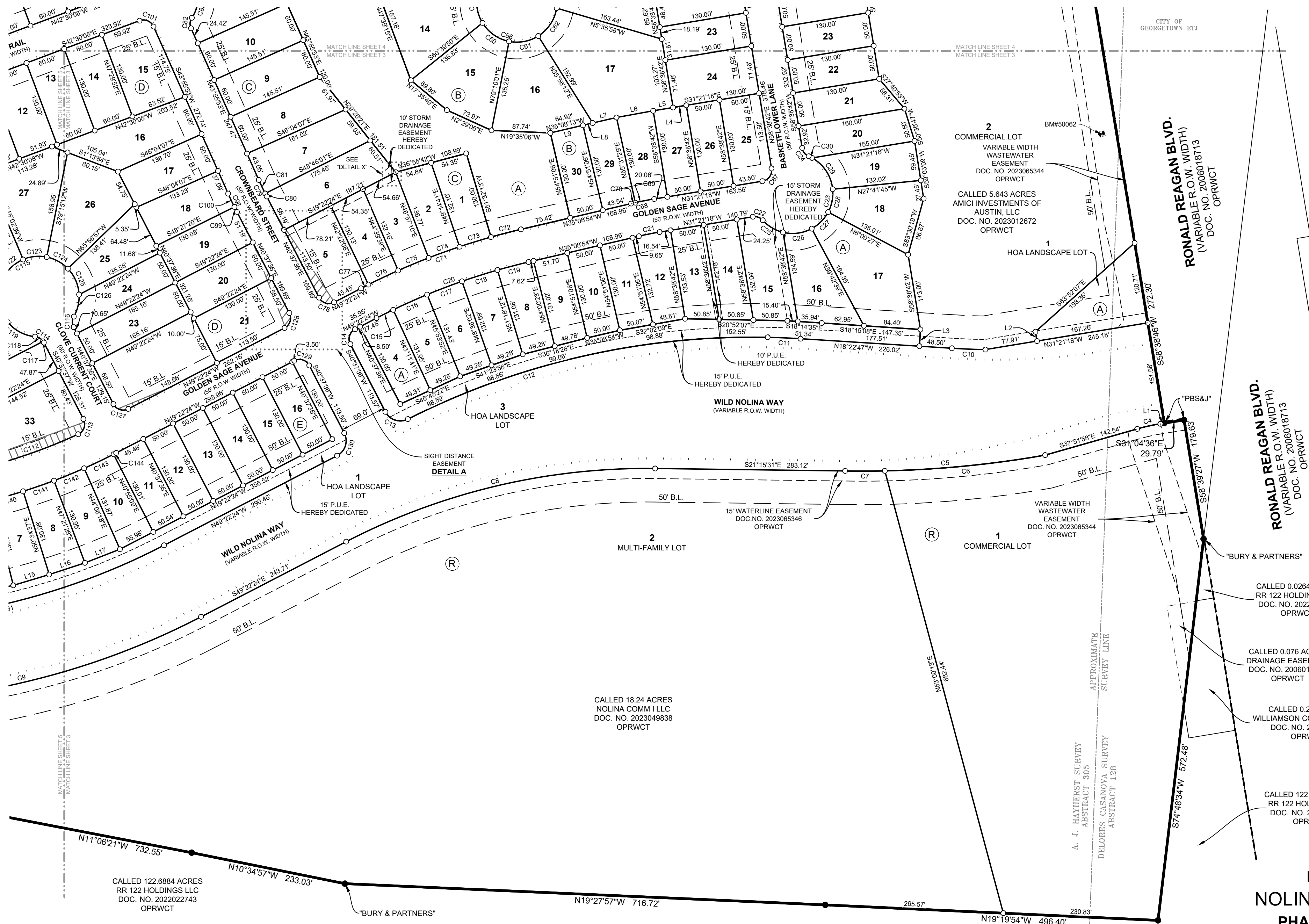


GRAPHIC SCALE IN FEET



1" = 250' 18X24





LEGEND	
OPRWCT	OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
CSS	COTTON SPINDLE WITH WASHER WITH "KHA" STAMPED SET
⊕	BENCHMARKS
Δ	CALCULATED POINT
Ⓢ	BLOCK LETTER

LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	FLOODPLAIN LINE
	5' SIDEWALK LINE
	APPROXIMATE SURVEY LINE
	CITY OF GEORGETOWN ETJ LINE
	MATCH LINE
	SIGHT DISTANCE EASEMENTS

**FINAL PLAT  
NOLINA SUBDIVISION  
PHASE 1 SECTION 1**

BEING 119.913 ACRES OUT OF THE  
JAMES NORTHCROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
CHARLES H. DELANEY SURVEY, ABSTRACT 181  
WILLAMSON COUNTY, TEXAS

**Kimley»Horn**

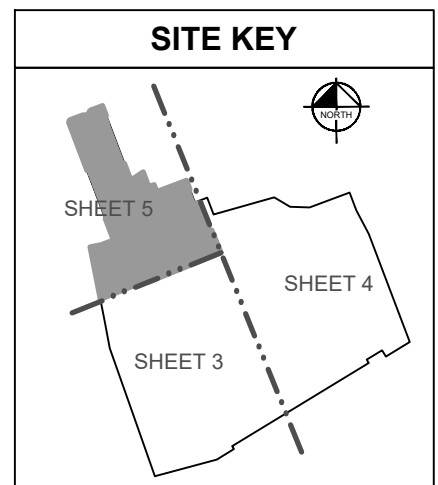
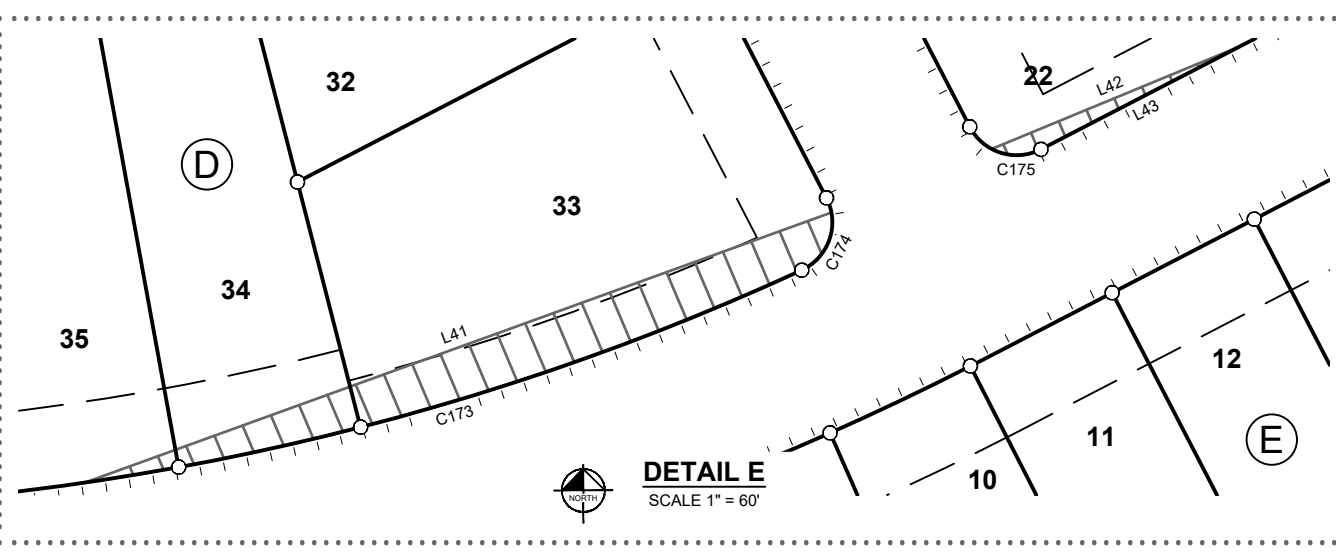
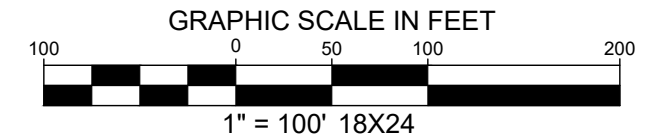
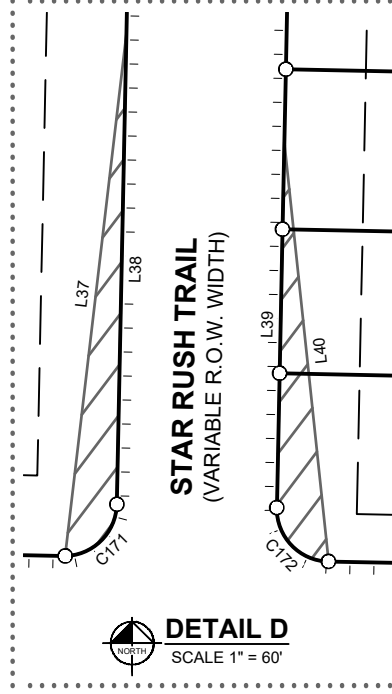
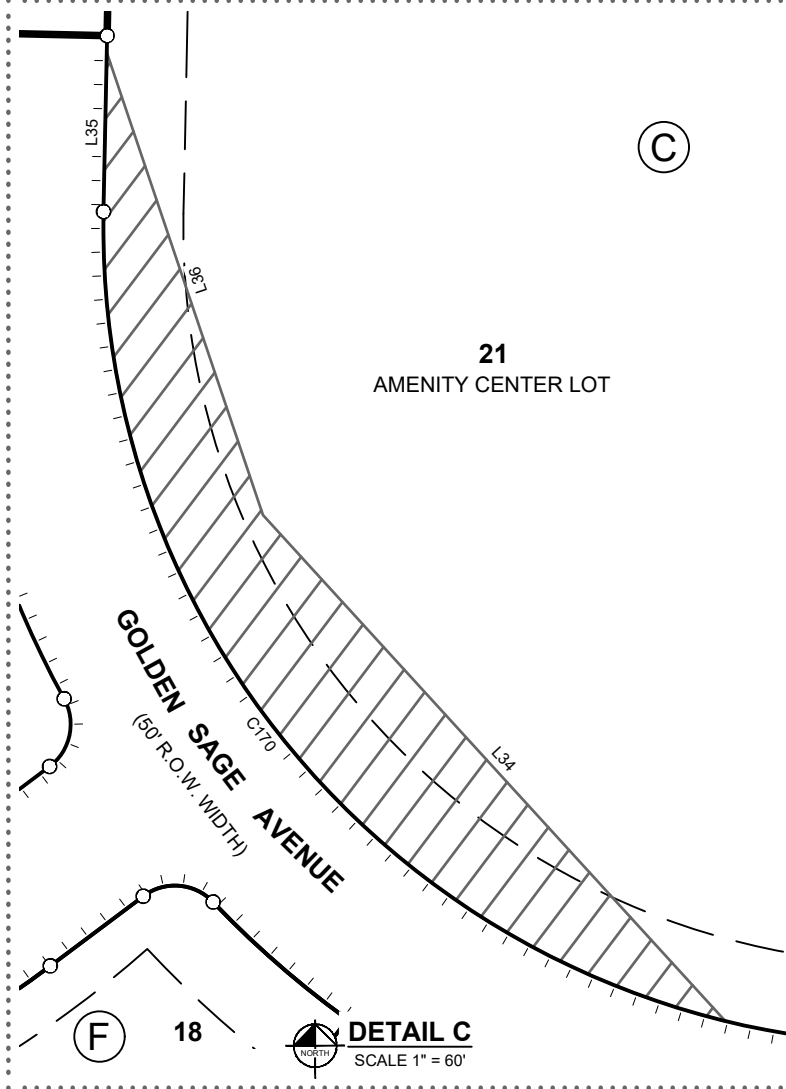
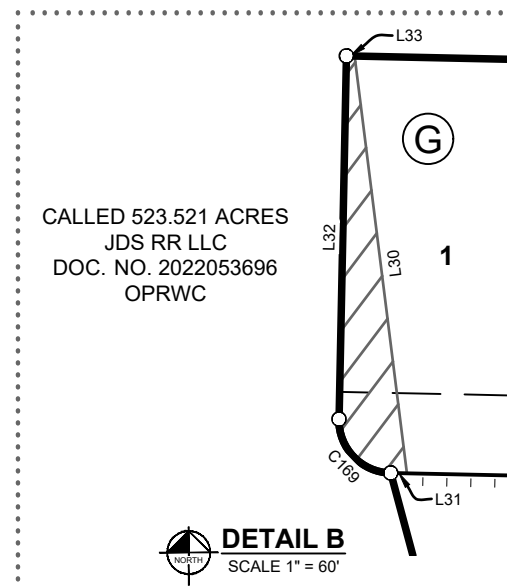
10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759  
TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	8/31/2023	069291603	3 OF 8









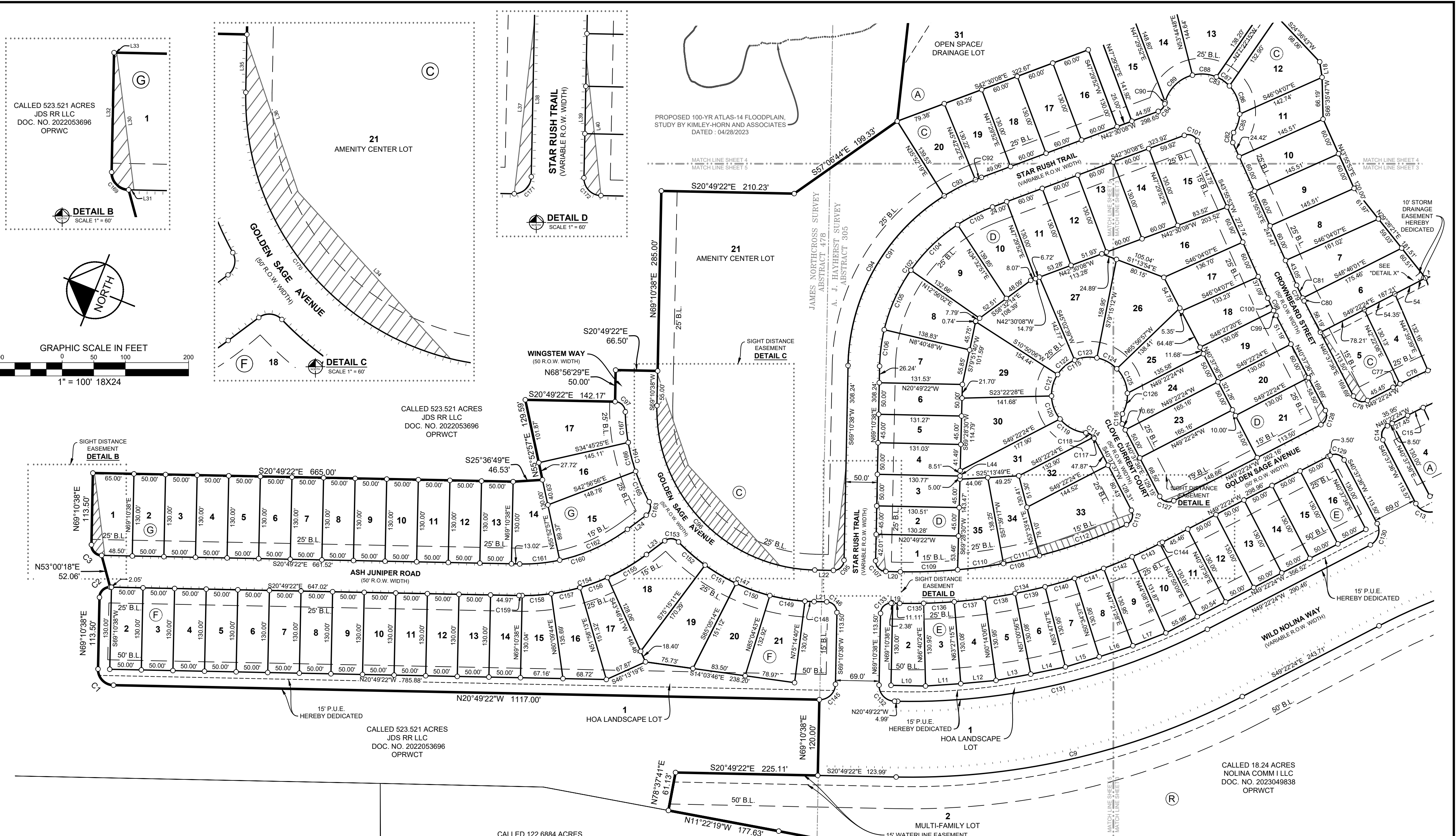
LEGEND	
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
CSS	COTTON SPINDLE WITH WASHER WITH "KHA" STAMPED SET
◆	BENCHMARKS
▲	CALCULATED POINT
#	BLOCK LETTER

LINE TYPE LEGEND	
—	BOUNDARY LINE
—	INTERIOR LOT LINE
—	ADJOINING PROPERTY LINE
—	SETBACK LINE
—	EASEMENT LINE
—	EXISTING EASEMENT LINE
—	FLOODPLAIN LINE
—	5' SIDEWALK LINE
—	APPROXIMATE SURVEY LINE
—	CITY OF GEORGETOWN ETJ LINE
—	MATCH LINE
—	SIGHT DISTANCE EASEMENTS

**FINAL PLAT**  
**NOLINA SUBDIVISION**  
**PHASE 1 SECTION 1**  
BEING 119.913 ACRES OUT OF THE  
JAMES NORTHCROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
CHARLES H. DELANEY SURVEY, ABSTRACT 181  
WILLIAMSON COUNTY, TEXAS

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SUITE 200, AUSTIN, TEXAS 78759  
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	8/31/2023	069291603	5 OF 8





BLOCK A			BLOCK B		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.259	11,274	1	0.211	9,207
2	5.643	245,806	2	0.219	9,520
3	0.554	24,126	3	0.231	10,041
4	0.157	6,847	4	0.241	10,501
5	0.159	6,909	5	0.218	9,499
6	0.159	6,930	6	0.213	9,276
7	0.159	6,920	7	0.231	10,041
8	0.158	6,874	8	0.340	14,794
9	0.152	6,621	9	0.407	17,728
10	0.149	6,500	10	0.284	12,364
11	0.151	6,568	11	0.232	10,126
12	0.163	7,103	12	0.219	9,538
13	0.159	6,908	13	0.252	10,962
14	0.169	7,370	14	0.379	16,514
15	0.222	9,678	15	0.290	12,614
16	0.222	9,666	16	0.313	13,647
17	0.361	15,724	17	0.497	21,658
18	0.226	9,823	18	0.227	9,892
19	0.175	7,611	19	0.275	11,983
20	0.186	8,114	20	0.178	7,742
21	0.166	7,250	21	0.149	6,500
22	0.149	6,500	22	0.149	6,500
23	0.149	6,500	23	0.149	6,500
24	0.149	6,500	24	0.213	9,289
25	0.149	6,500	25	0.178	7,742
26	0.149	6,500	26	0.149	6,500
27	0.136	5,937	27	0.149	6,500
28	1.233	53,717	28	0.155	6,769
29	0.206	8,957	29	0.151	6,560
30	0.245	10,670	30	0.149	6,500
31	24.921	1,085,537			

BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	0.155	6,760
2	0.159	6,946
3	0.159	6,947
4	0.155	6,764
5	0.226	9,852
6	0.251	10,927
7	0.238	10,349
8	0.211	9,196
9	0.200	8,730
10	0.200	8,730
11	0.211	9,185
12	0.262	11,425
13	0.298	12,960
14	0.201	8,740
15	0.206	8,972
16	0.179	7,800
17	0.179	7,800
18	0.179	7,800
19	0.183	7,964
20	0.206	8,994
21	4.378	190,694

BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.170	7,403
2	0.135	5,868
3	0.150	6,532
4	0.150	6,545
5	0.135	5,902
6	0.151	6,570
7	0.219	9,546
8	0.243	10,574
9	0.246	10,721
10	0.220	9,577
11	0.179	7,800
12	0.179	7,800
13	0.179	7,800
14	0.179	7,800
15	0.236	10,281
16	0.264	11,493
17	0.186	8,098
18	0.186	8,111
19	0.181	7,884
20	0.179	7,800
21	0.222	9,692
22	0.321	13,980
23	0.190	8,258
24	0.177	7,700
25	0.187	8,148
26	0.293	12,766
27	0.282	12,269
28	0.262	11,402
29	0.259	11,282
30	0.263	11,458
31	0.190	8,279
32	0.159	6,939
33	0.318	13,866
34	0.165	7,192
35	0.189	8,243

BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.589	25,656
2	0.155	6,742
3	0.156	6,807
4	0.156	6,807
5	0.156	6,807
6	0.156	6,807
7	0.156	6,807
8	0.156	6,807
9	0.157	6,857
10	0.157	6,831
11	0.150	6,527
12	0.149	6,500
13	0.149	6,500
14	0.149	6,500
15	0.149	6,500
16	0.149	6,500

BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.992	43,195
2	0.149	6,500
3	0.149	6,500
4	0.149	6,500
5	0.149	6,500
6	0.149	6,500
7	0.149	6,500
8	0.149	6,500
9	0.149	6,500
10	0.149	6,500
11	0.149	6,500
12	0.149	6,500
13	0.149	6,500
14	0.149	6,500
15	0.171	7,459
16	0.186	8,083
17	0.194	8,448
18	0.305	13,268
19	0.272	11,854
20	0.222	9,680
21	0.202	8,790

BLOCK G		
LOT NO.	ACRES	SQ. FT.
1	0.193	8,392
2	0.149	6,500
3	0.149	6,500
4	0.149	6,500
5	0.149	6,500
6	0.149	6,500
7	0.149	6,500
8	0.149	6,500
9	0.149	6,500
10	0.149	6,500
11	0.149	6,500
12	0.149	6,500
13	0.149	6,500
14	0.185	8,075
15	0.304	13,249
16	0.193	8,416
17	0.283	12,349

BLOCK Q		
LOT NO.	ACRES	SQ. FT.
1	10.018	436,373

BLOCK R		
LOT NO.	ACRES	SQ. FT.
1	5.741	250,080
2	18.244	794,717

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N24°10'38"E	35.36'
C2	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C3	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C4	6°47'22"	300.00'	35.55'	N34°28'17"W	35.53'
C5	10°58'55"	1562.79'	299.54'	S26°31'41"E	299.08'
C6	8°48'35"	1562.79'	240.29'	S27°36'50"E	240.06'
C7	2°10'19"	1562.79'	59.25'	S22°07'23"E	59.24'
C8	28°06'53"	974.00'	477.93'	N35°18'57"W	473.15'
C9	28°33'02"	1140.00'	568.06'	S35°05'53"E	562.20'
C10	2°48'48"	1020.00'	50.09'	S19°47'12"E	50.08'
C11	2°27'57"	1140.00'	49.06'	N19°36'46"W	49.06'
C12	27°54'50"	1140.00'	555.40'	N34°48'09"W	549.92'
C13	89°23'11"	25.00'	39.00'	S04°03'59"E	35.17'
C14	90°00'00"	16.50'	25.92'	S85°37'36"W	23.33'
C15	1°37'46"	975.00'	27.73'	S48°33'31"E	27.73'
C16	3°15'39"	975.00'	55.49'	S46°06'48"E	55.48'
C17	3°15'42"	975.00'	55.50'	S42°51'08"E	55.49'
C18	3°15'40"	975.00'	55.50'	S39°35'27"E	55.49'
C19	2°48'42"	975.00'	47.85'	S36°33'16"E	47.84'
C20	14°13'29"	975.00'	242.06'	N42°15'39"W	241.44'
C21	3°47'36"	475.00'	31.45'	S33°15'06"E	31.44'
C22	57°08'50"	16.50'	16.46'	S02°46'53"E	15.78'
C23	204°17'39"	60.00'	213.94'	S76°21'18"E	117.31'
C24	57°08'50"	16.50'	16.46'	N30°04'17"E	15.78'
C25	34°04'15"	60.00'	35.68'	S08°45'24"W	35.16'
C26	42°00'37"	60.00'	43.99'	S29°17'02"E	43.01'
C27	33°42'12"	60.00'	35.29'	S67°08'27"E	34.79'
C28	33°42'12"	60.00'	35.29'	N79°09'21"E	34.79'
C29	55°31'07"	60.00'	58.14'	N34°32'41"E	55.89'
C30	5°17'15"	60.00'	5.54'	N04°08'30"E	5.54'
C31	57°08'50"	16.50'	16.46'	N87°13'07"E	15.78'
C32	204°17'39"	60.00'	213.94'	N13°38'42"E	117.31'
C33	57°08'50"	16.50'	16.46'	N59°55'43"W	15.78'
C34	43°23'36"	60.00'	45.44'	S85°54'16"E	44.36'
C35	41°24'10"	60.00'	43.36'	N51°41'51"E	42.42'
C36	33°42'12"	60.00'	35.29'	N14°08'40"E	34.79'
C37	51°29'58"	60.00'	53.93'	N28°27'25"W	52.13'
C38	34°17'43"	60.00'	35.91'	N71°21'16"W	35.38'
C39	37°25'11"	275.00'	179.60'	S12°38'42"E	176.43'
C40	14°39'59"	275.00'	70.39'	N24°01'18"W	70.20'
C41	20°25'57"	275.00'	98.07'	N06°28'20"W	97.55'
C42	2°19'16"	275.00'	11.14'	N04°54'16"E	11.14'
C43	57°08'50"	16.50'	16.46'	N34°38'18"E	15.78'
C44	294°17'39"	60.00'	308.18'	N83°56'07"W	65.10'
C45	57°08'50"	16.50'	16.46'	S22°30'31"E	15.78'
C46	30°25'59"	60.00'	31.87'	N47°59'43"E	31.50'
C47	48°27'45"	60.00'	50.75'	N08°32'51"E	49.25'
C48	43°15'04"	60.00'	45.29'	N37°18'33"W	44.22'
C49	65°36'23"	60.00'	68.70'	S88°15'44"W	65.01'
C50	39°20'50"	60.00'	41.20'	S35°47'07"W	40.40'
C51	58°30'34"	60.00'	61.27'	S13°08'35"E	58.64'
C52	8°41'04"	60.00'	9.09'	S46°44'24"E	9.09'
C53	4°41'04"	325.00'	26.57'	S03°43'22"W	26.56'
C54	83°01'12"	16.50'	23.91'	S42°53'26"W	21.87'
C55	57°08'50"	16.50'	16.46'	N67°01'34"W	15.78'
C56	294°17'39"	60.00'	308.18'	S05°35'58"E	65.10'
C57	57°08'50"	16.50'	16.46'	N55°49'37"E	15.78'
C58	49°39'40"	60.00'	52.01'	N63°16'59"W	50.39'
C59	55°22'10"	60.00'	57.98'	S64°12'06"W	55.75'
C60	47°21'00"	60.00'	49.58'	S12°50'31"W	48.19'
C61	43°13'49"	60.00'	45.27'	S32°26'53"E	44.20'
C62	48°59'14"	60.00'	51.30'	S78°33'24"E	49.75'
C63	49°41'47"	60.00'	52.04'	N52°06'05"E	50.43'
C64	83°01'12"	16.50'	23.91'	S54°05'22"E	21.87'
C65	18°46'32"	325.00'	106.50'	S21°58'02"E	106.02'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C66	90°00'00"	16.50'	25.92'	S13°38'42"W	23.33'
C67	90°00'00"	16.50'	25.92'	N76°21'18"W	23.33'
C68	3°47'36"	525.00'	34.76'	N33°15'06"W	34.75'
C69	3°07'13"	525.00'	28.59'	N32°54'55"W	28.59'
C70	0°40'23"	525.00'	6.17'	N34°48'43"W	6.17'
C71	14°13'29"	1025.00'	254.48'	N42°15'39"W	253.82'
C72	2°34'07"	1025.00'	45.95'	N36°25'58"W	45.95'
C73	2°44'32"	1025.00'	49.06'	N39°05'17"W	49.05'
C74	2°44'33"	1025.00'	49.06'	N41°49'50"W	49.06'
C75	2°44'33"	1025.00'	49.06'	N44°34'23"W	49.06'
C76	2°44'29"	1025.00'	49.04'	N47°18'54"W	49.04'
C77	0°41'16"	1025.00'	12.30'	N49°01'46"W	12.30'
C78	90°00'00"	16.50'	25.92'	N04°22'24"W	23.33'
C79	3°18'16"	475.00'	27.40'	S42°16'44"W	27.39'
C80	0°36'23"	475.00'	5.03'	N40°55'48"E	5.03'
C81	2°41'53"	475.00'	22.37'	N42°34'56"E	22.37'
C82	57°08'50"	16.50'	16.46'	N72°30'17"E	15.78'
C83	200°43'39"	60.00'	210.20'	N00°42'53"E	118.04'
C84	57°08'50"	16.50'	16.46'	N71°04'32"W	15.78'
C85	29°45'03"	60.00'	31.16'	N86°12'11"E	30.81'
C86	46°40'25"	60.00'	48.88'	N47°59'27"E	47.54'
C87	24°02'58"	60.00'	25.18'	N12°37'45"E	25.00'
C88	36°51'29"	60.00'	38.60'	N17°49'28"W	37.94'
C89	60°46'03"	60.00'	63.64'	N66°38'14"W	60.69'
C90	2°37'42"	60.00'	2.75'	S81°39'54"W	2.75'
C91	68°19'14"	325.00'	387.54'	N76°39'45"W	364.98



GENERAL NOTES

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF GEORGETOWN  
WASTEWATER/SEPTIC: CITY OF GEORGETOWN  
ELECTRIC: PEDERNALES ELECTRIC COMPANY
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- NO LOT IN THIS SUBDIVISION IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100 YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- 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 BFE (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER.
- A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 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 LANDOWNER INDEMNIFIES AND HOLDS 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.
- 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 WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY DOES NOT ASSUME ANY 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. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- ALL RODS WILL BE SET AT THE CONCLUSION OF CONSTRUCTION.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.
- ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT, THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
- 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.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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 THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 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.
- 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.
- MAX OF 65% IMPERVIOUS COVER PER LOT, OTHERWISE STORM WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- NO STRUCTURE OR LAND ON LOT 2, BLOCK A, LOT 21, BLOCK C, AND LOTS 1 & 2, BLOCK R SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS AND 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.
- 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.
- 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.
- AMENITY CENTER (LOT 21, BLOCK C) IMPERVIOUS COVER IS LIMITED TO A MAXIMUM OF 65% OF THE LOT AREA.
- LOTS 16, 17, 18, 28 & 29 OF BLOCK A, LOTS 8, 10, 15, 16, 28 & 29 OF BLOCK B, LOTS 1, 2, 3, 4, 12 & 13 OF BLOCK C, LOTS 2, 5, 25, 26, 27, 28, 29 & 30 OF BLOCK D, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 OF BLOCK E, LOTS 15, 16 & 17 OF BLOCK F, AND LOT 16 OF BLOCK G MAY NOT BE FURTHER SUBDIVIDED.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY OR RONALD REAGAN BOULEVARD OR THE ADJACENT COUNTY ROADS.
- DRIVEWAY ACCESS TO LOTS WITHIN THE SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED JUNE 22, 2021.
- THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS 1 OR 2 BLOCK R, OR LOT 2 BLOCK A, PROPOSED WITH THIS FINAL PLAT. A REVISED FINAL PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 1 OR 2 BLOCK R, OR LOT 2 BLOCK A INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS, OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES ON 4/28/2023.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.

FINAL PLAT  
NOLINA SUBDIVISION  
PHASE 1 SECTION 1

BEING 119.913 ACRES OUT OF THE  
JAMES NORTHCROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
CHARLES H. DELANEY SURVEY, ABSTRACT 181  
WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION:

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

I, ASHLEE MARTIN, CO-OWNER OF THE CERTAIN 10.015 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021189195 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Ashlee Martin

NAME: ASHLEE MARTIN

ADDRESS: 919 CONGRESS AVENUE, SUITE 1500  
AUSTIN, TEXAS 78701

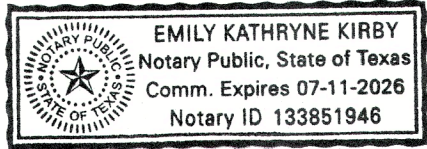
STATE OF TEXAS §  
COUNTY OF Travis § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Ashlee Martin, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Emily Kathryn Kirby  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07/11/2026



OWNER CERTIFICATION:

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

I, DAVID MOSCOVIC, CO-OWNER OF THE CERTAIN 10.015 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021189197 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1<sup>st</sup> DAY OF AUGUST, 2023.

BY: David Moscovici

NAME: DAVID MOSCOVIC

ADDRESS: 919 CONGRESS AVENUE, SUITE 1500  
AUSTIN, TEXAS 78701

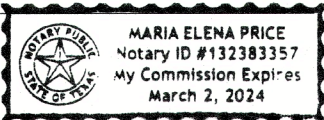
STATE OF TEXAS §  
COUNTY OF Travis § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED David Moscovici, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF August, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



OWNER CERTIFICATION:

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

I, LINDSEY HOLUBEC, CO-OWNER OF THE CERTAIN 10.015 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021189193 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Lindsey Holubec

NAME: LINDSEY HOLUBEC

ADDRESS: 919 CONGRESS AVENUE, SUITE 1500  
AUSTIN, TEXAS 78701

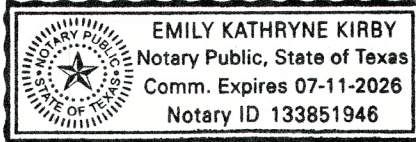
STATE OF TEXAS §  
COUNTY OF Travis § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Lindsey Holubec, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Emily Kathryn Kirby  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07/11/2026



OWNER CERTIFICATION:

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

I, MARSHALL DURRETT, CO-OWNER OF THE CERTAIN 10.015 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021189191 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Marshall Durrett

NAME: MARSHALL DURRETT

ADDRESS: 919 CONGRESS AVENUE, SUITE 1500  
AUSTIN, TEXAS 78701

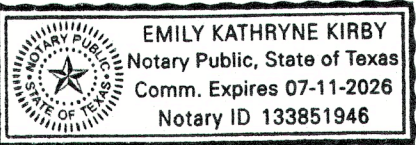
STATE OF TEXAS §  
COUNTY OF Travis § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Marshall Durrett, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Emily Kathryn Kirby  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07/11/2026



OWNER CERTIFICATION:

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

I, BRYAN WARNE, CO-OWNER OF THE CERTAIN 10.015 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021189199 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Bryan Warne

NAME: BRYAN WARNE

ADDRESS: 919 CONGRESS AVENUE, SUITE 1500  
AUSTIN, TEXAS 78701

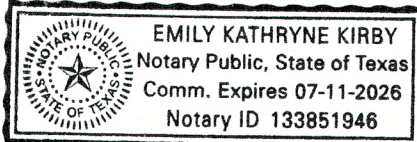
STATE OF TEXAS §  
COUNTY OF Travis § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Bryan Warne, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>st</sup> DAY OF July, 2023.

BY: Emily Kathryn Kirby  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07/11/2026



Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV TEL. NO. (512) 418-1771  
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	7/31/2023	069291603	7 OF 8



OWNER CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT JDS RR LLC, ACTING HEREBY AND THROUGH MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER, OWNER OF THE CERTAIN 119.507 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022010857 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7 DAY OF August, 2023.

JDS RR LLC, a Texas Limited Liability Company

BY: Memorial Development Services, Inc., a Texas Corporation, Its Manager

BY: [Signature]  
NAME: L. Michael Cox

TITLE: President

ADDRESS: 5005 Riverway, Suite 500  
Houston, Texas 77056

STATE OF TEXAS §  
COUNTY OF Harris §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED L. Michael Cox KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF August, 2023.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 10-9-2025

THE STATE OF Arizona §  
COUNTY OF Maricopa §

CONSENT OF LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE COUNTY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT.

DATED SEPTEMBER 29, 2022 FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. 2022115476

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [Signature]

NAME: STEVEN D. STREHLLOW

TITLE: VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

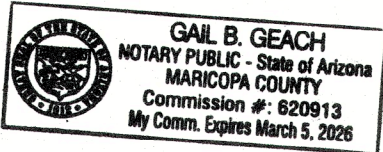
THE 9 DAY OF August, 2023, PERSONALLY APPEARED, STEVEN D STREHLLOW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF August, 2023.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona

PRINTED NAME: Gail B. Geach

MY COMMISSION EXPIRES ON: 3/5/2026



OWNER CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT AMICI INVESTMENTS OF AUSTIN, LLC, ACTING HEREBY AND THROUGH Suresh K J Babu ITS Manager, OWNER OF THE CERTAIN 5.643 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023012672 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11 DAY OF August, 2023.

AMICI INVESTMENTS OF AUSTIN, LLC

BY: [Signature]

NAME: SURESH K.J. BABU

TITLE: Manager

ADDRESS: 13923 DRYCREEK RANCH ROAD  
CYPRESS, TEXAS 77429

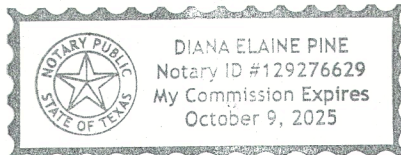
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Suresh K J Babu KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF August, 2023.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 10-7-2025



FINAL PLAT  
NOLINA SUBDIVISION  
PHASE 1 SECTION 1

BEING 119.913 ACRES OUT OF THE  
JAMES NORTHCROSS SURVEY, ABSTRACT 478  
A. J. HAYHERST SURVEY, ABSTRACT 305  
DELORES CASANOVA SURVEY, ABSTRACT 128  
CHARLES H. DELANEY SURVEY, ABSTRACT 181  
WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT NOLINA COMM I LLC, ACTING HEREBY AND THROUGH SVAG INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY & SVAG ASSET MANAGER LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, OWNER OF THE CERTAIN 18.24 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023049838 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AS NOLINA SUBDIVISION PHASE 1 SECTION 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7 DAY OF August, 2023.

NOLINA COMM I LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: SVAG INVESTMENTS LLC, A LIMITED LIABILITY COMPANY, ITS MANAGER

BY: SVAG ASSET MANAGER LLC, A LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature]

NAME: SUDHARSHAN VEMBUTTY

TITLE: MANAGER

ADDRESS: 101 PARKLAND BLVD, SUITE 102  
SUGAR LAND, TEXAS 77478

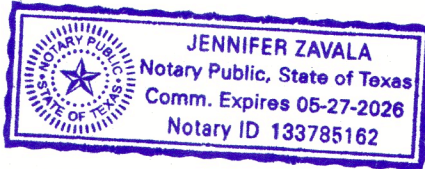
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Sudharshan Vembutty KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF August, 2023.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 05-27-2026



THE STATE OF Texas §  
COUNTY OF DALLAS §

CONSENT OF LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE COUNTY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT.

DATED JUNE 15, 2023, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. 2023049839

LIENHOLDER NAME:

CAZ CREEK LENDING HOLDING, LLC

BY: [Signature]

NAME: KEN FRISBIE

TITLE: SENIOR VICE PRESIDENT

14800 LAND MAKK BLVD, SUITE 400, DALLAS, TEXAS 75254

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

THE 14 DAY OF August, 2023, PERSONALLY APPEARED, KEN FRISBIE AS SENIOR VICE PRESIDENT OF CAZ CREEK LENDING HOLDING, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

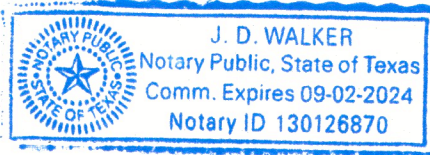
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF August, 2023.

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

PRINTED NAME: J. D. WALKER

MY COMMISSION EXPIRES ON: 9-2-2025



SURVEYOR'S CERTIFICATION:

I, MICHAEL A MONTGOMERY II, 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 WILLIAMSON COUNTY, TEXAS.

TO CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS, THIS 4 DAY OF August, 2023.

[Signature]  
MICHAEL A MONTGOMERY II, P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890



ENGINEER'S CERTIFICATION:

I, ALEJANDRO E. GRANADOS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, TEXAS COMMUNITY PANEL NO. 4810790275, MAP NO. 48491C0275E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF 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 WILLIAMSON COUNTY, TEXAS,

THIS 28 DAY OF August, 2023.

[Signature]  
ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626  
PH. (512) 782-0802  
ALEX.GRANADOS@KIMLEY-HORN.COM



ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 COMMISSIONERS' 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.

BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

COUNTY CLERK'S CERTIFICATION:

I, NANCY E. 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 \_\_\_, 2023, A.D., AT \_\_\_ O'CLOCK \_\_\_, M., AND DULY RECORDED THIS

THE \_\_\_ DAY OF \_\_\_, 2023, A.D., AT \_\_\_ O'CLOCK \_\_\_, M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. \_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_, DEPUTY

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

RPP

CHECKED BY

MMII

DATE

8/3/2023

PROJECT NO.

069291603

SHEET NO.

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