

BEING 47.339 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
A. J. HAYHERST SURVEY, ABSTRACT 305
WILLIAMSON COUNTY, TEXAS

BEING A 47.339 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, AND THE A. J. HAYHERST SURVEY, ABSTRACT 305, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2022053696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 1/2-1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE EASTERLY BOUNDARY LINE OF A CALLED 160.107 ACRES TRACT OF LAND DESCRIBED TO OWN-ROCKING WILCOX LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 202110109 OF SAID O.P.W.C., IN THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT, WHENEA 1/2-1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST 1847" FOUND FOR REFERENCE IN THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT, AT THE NORTH CORNER OF SAID 160.107 ACRES TRACT, AND AT THE SOUTHEAST CORNER OF A CALLED 266.428 ACRES TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2020015078 OF SAID O.P.W.C., AT THE NORTH CORNER OF SAID 160.107 ACRE TRACT, BEARS NORTH 20°50'50" WEST, A DISTANCE OF 332.42 FEET.

1. NORTH 69°10'38" EAST, A DISTANCE OF 147.01 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. SOUTH 20°49'22" EAST, A DISTANCE OF 746.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 69°10'46" EAST, A DISTANCE OF 24.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 20°49'17" WEST, A DISTANCE OF 105.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. NORTH 72°18'52" EAST, A DISTANCE OF 130.69 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. NORTH 36°47'00" EAST, A DISTANCE OF 64.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. NORTH 84°08'13" EAST, A DISTANCE OF 165.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. NORTH 69°10'38" EAST, A DISTANCE OF 700.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. NORTH 60°48'22" EAST, A DISTANCE OF 128.44 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. NORTH 40°14'11" EAST, A DISTANCE OF 50.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. SOUTH 57°27'43" EAST, A DISTANCE OF 121.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. SOUTH 29°18'53" EAST, A DISTANCE OF 94.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. SOUTH 20°49'22" EAST, A DISTANCE OF 3.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. NORTH 68°56'01" EAST, A DISTANCE OF 447.94 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
15. SOUTH 21°03'59" EAST, A DISTANCE OF 484.70 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
16. SOUTH 02°35'12" EAST, A DISTANCE OF 619.65 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. SOUTH 08°41'48" WEST, A DISTANCE OF 150.51 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
18. SOUTH 07°58'40" EAST, A DISTANCE OF 140.01 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET; AND FROM WHICH 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 WIDTH RIGHT-OF-WAY, AT THE SOUTH CORNER OF A CALLED 362.01 ACRES TRACT OF LAND DESCRIBED TO GVM III, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2019009671 OF SAID O.P.R.W.C.T.; FOR THE SOUTHEAST CORNER 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.; BEARS SOUTH 43°07'21" EAST A DISTANCE OF 1769.98 FEET;
19. SOUTH 74°14'03" WEST, A DISTANCE OF 562.79 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. NORTH 57°06'44" WEST, A DISTANCE OF 199.33 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. NORTH 20°49'22" WEST, A DISTANCE OF 210.23 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. SOUTH 69°10'38" WEST, A DISTANCE OF 285.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. NORTH 20°49'22" WEST, A DISTANCE OF 66.50 FEET TO A MAG NAIL SET;
24. SOUTH 68°56'29" WEST, A DISTANCE OF 50.00 FEET TO A MAG NAIL SET;
25. NORTH 20°49'22" WEST, A DISTANCE OF 142.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
26. SOUTH 55°52'57" WEST, A DISTANCE OF 129.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
27. NORTH 25°36'49" WEST, A DISTANCE OF 46.53 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
28. NORTH 20°49'22" WEST, A DISTANCE OF 665.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
29. NORTH 69°10'38" WEST, A DISTANCE OF 113.50 FEET TO A MAG NAIL SET FOR A POINT OF CURVATURE;
30. IN A SOUTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT 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 SOUTH 24°10'38" WEST, 23.33 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
31. SOUTH 53°00'18" WEST, A DISTANCE OF 52.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE;
32. IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT 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 65°49'22" WEST, 23.33 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
33. SOUTH 69°10'38" WEST, A DISTANCE OF 113.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE;
34. IN A SOUTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT 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 SOUTH 24°10'38" WEST, 35.36 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
35. SOUTH 20°49'22" EAST, A DISTANCE OF 1117.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
36. SOUTH 69°10'38" WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST BOUNDARY LINE OF A CALLED 18.24 ACRES TRACT OF LAND DESCRIBED TO NOLINA COMM I LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2023049638 OF SAID O.P.R.W.C.T.;

SET IN, WITH THE NORTH BOUNDARY LINE OF SAID 18.26 ACRES TRACT, SOUTH 79°19'28" WEST, A DISTANCE OF 61.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" TIE IN THE EAST BOUNDARY LINE OF A CALLED 122.6884 ACRES TRACT OF LAND DESCRIBED TO RR 122 HOLDINGS LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT # 2017-000222-0001 AND SAID 18.26 ACRES TRACT FOR THE NORTH CORNER OF SAID 18.26 ACRES TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT AND THE EAST BOUNDARY LINE OF SAID 122.6884 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID 18.26 ACRES TRACT, BEARS SOUTH 112°22'19" EAST A DISTANCE OF 177.66 FEET.

THENCE, NORTH 20°43'33" WEST, A DISTANCE OF 258.10 FEET TO A 1/2-IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET,

OWNER/DEVELOPER:
JOHNSON DEVELOPMENT SERVICES
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
PH: (512) 496-4070



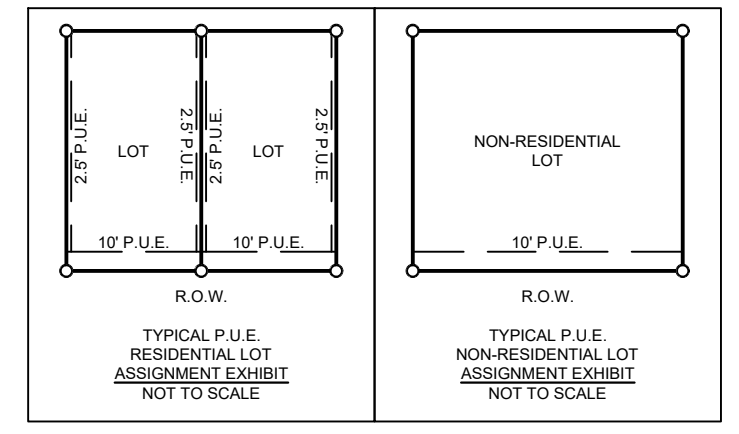
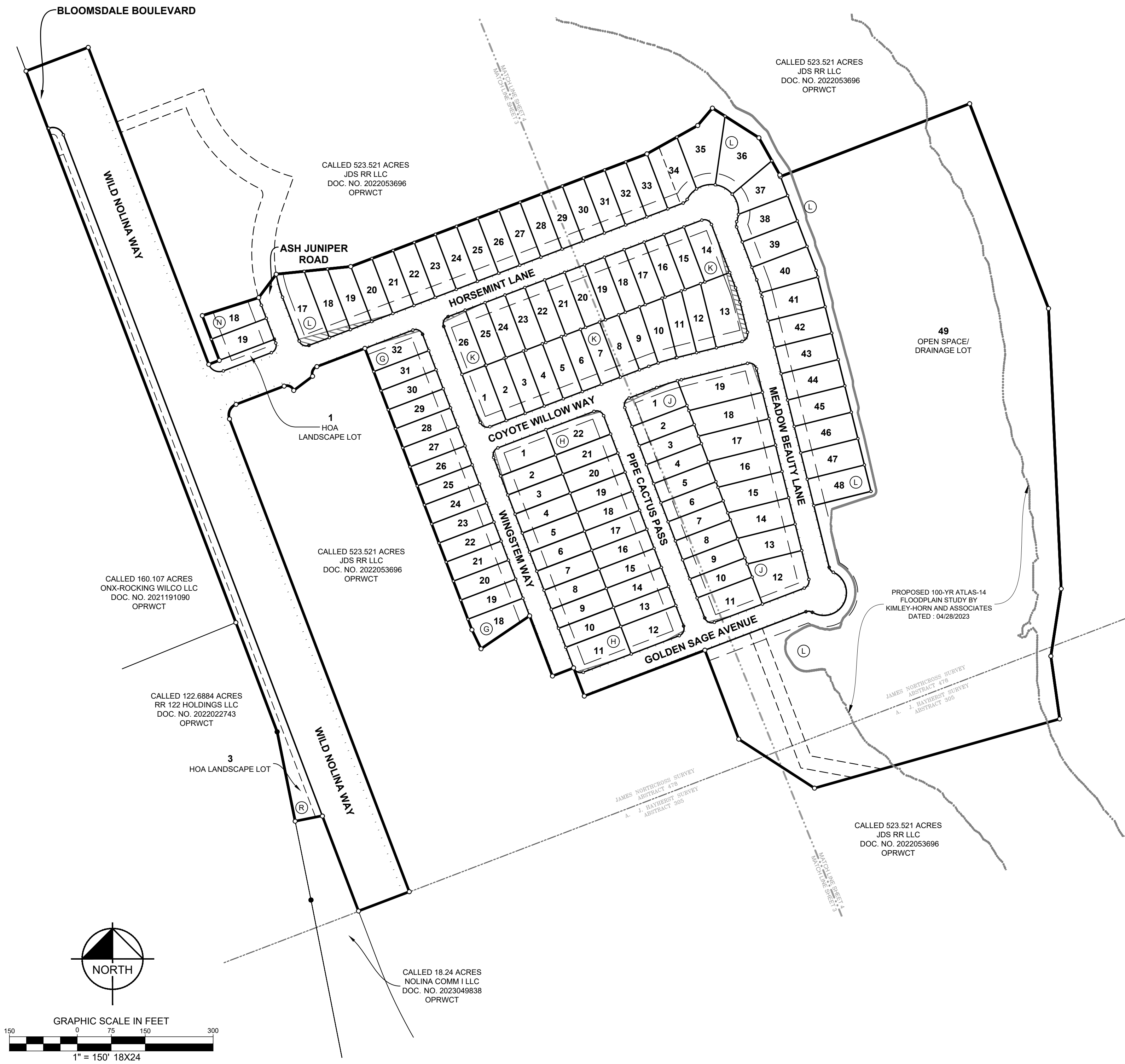
LOT INFORMATION			
TYPE	TOTAL	ACREAGE	ACREAGE
SINGLE-FAMILY	116	18.245	
PROPOSED DRAINAGE	1	1.170	
HOA LANDSCAPE	2	16.583	
TOTAL	119	35.998	

SHEET INDEX:

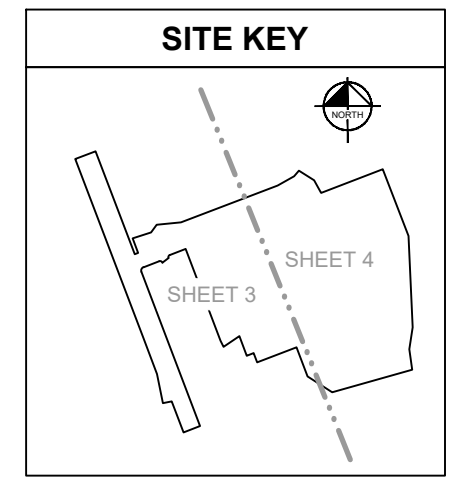
1. COVER SHEET
2. OVERALL LAYOUT
3. PLAT LAYOUT
4. PLAT LAYOUT
5. SIGHT DISTANCE EASEMENTS
6. LINE & CURVE DATA
7. NOTES, CERTIFICATIONS & SIGNATURES

- ELEV.=942.405' (NAVD '88)

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LEGEND	
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
⊙	MAG NAIL SET
⊕	BENCHMARK
#	BLOCK NUMBER



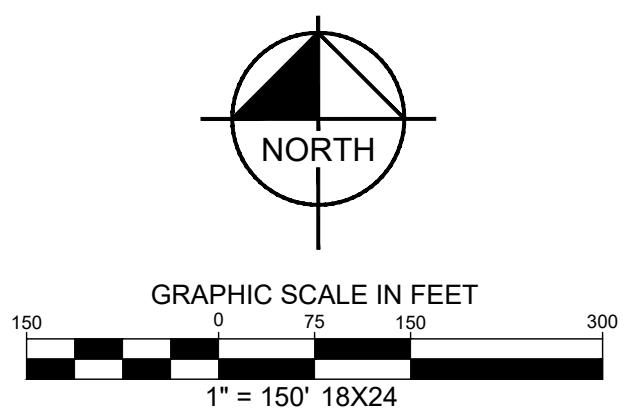
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	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	5' SIDEWALK LINE
	APPROXIMATE SURVEY LINE
	CITY OF GEORGETOWN ETJ LINE
	MATCH LINE
	ATLAS FLOODPLAIN LINE
	SIGHT DISTANCE EASEMENTS

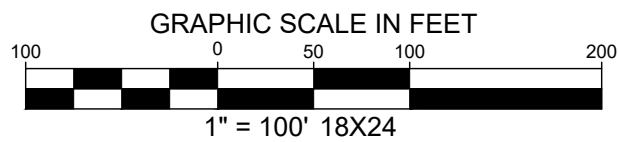
FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 2
BEING 47.339 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
A. J. HAYHERST SURVEY, ABSTRACT 305
WILLIAMSON COUNTY, TEXAS

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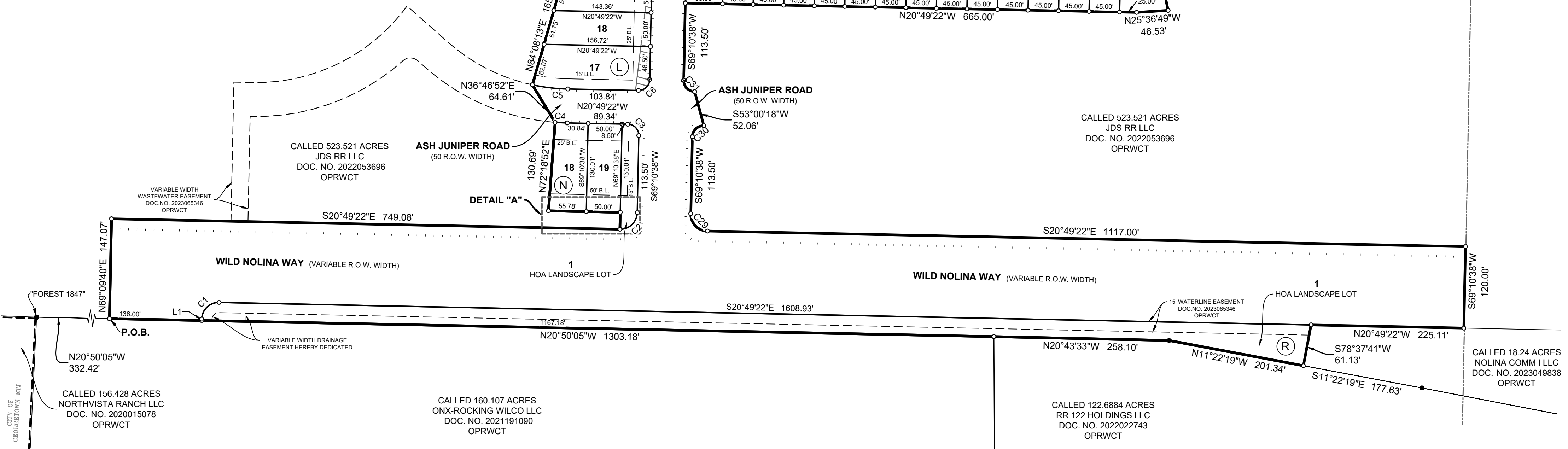
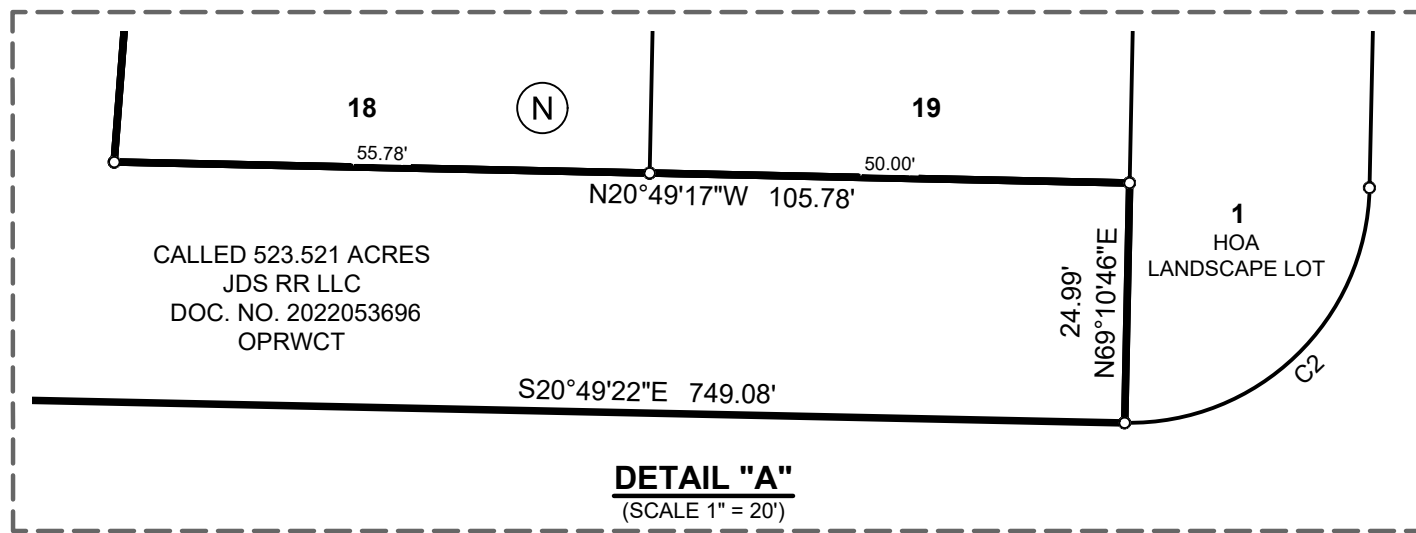
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 150'	RPP	MMII	9/10/2023	069291603	2 OF 7





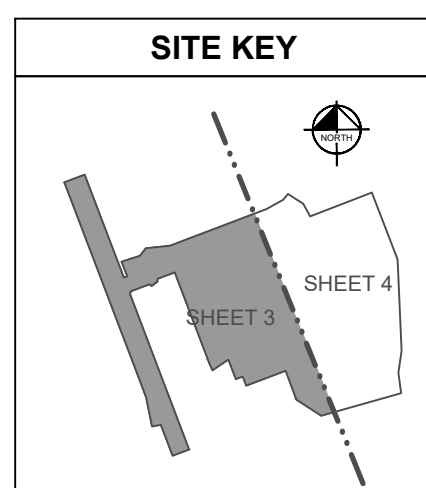
MATCH LINE SHEET 4
MATCH LINE SHEET 3



BEING 47.339 ACRES OUT OF THE
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A. J. HAYHERST SURVEY, ABSTRACT 305
WILLIAMSON COUNTY, TEXAS

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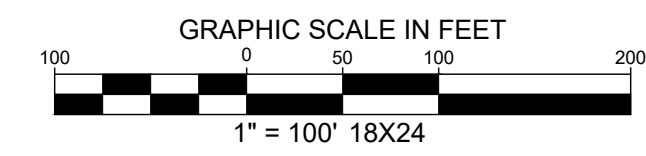
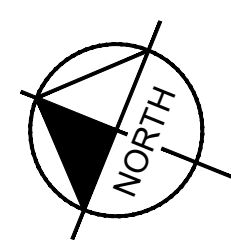
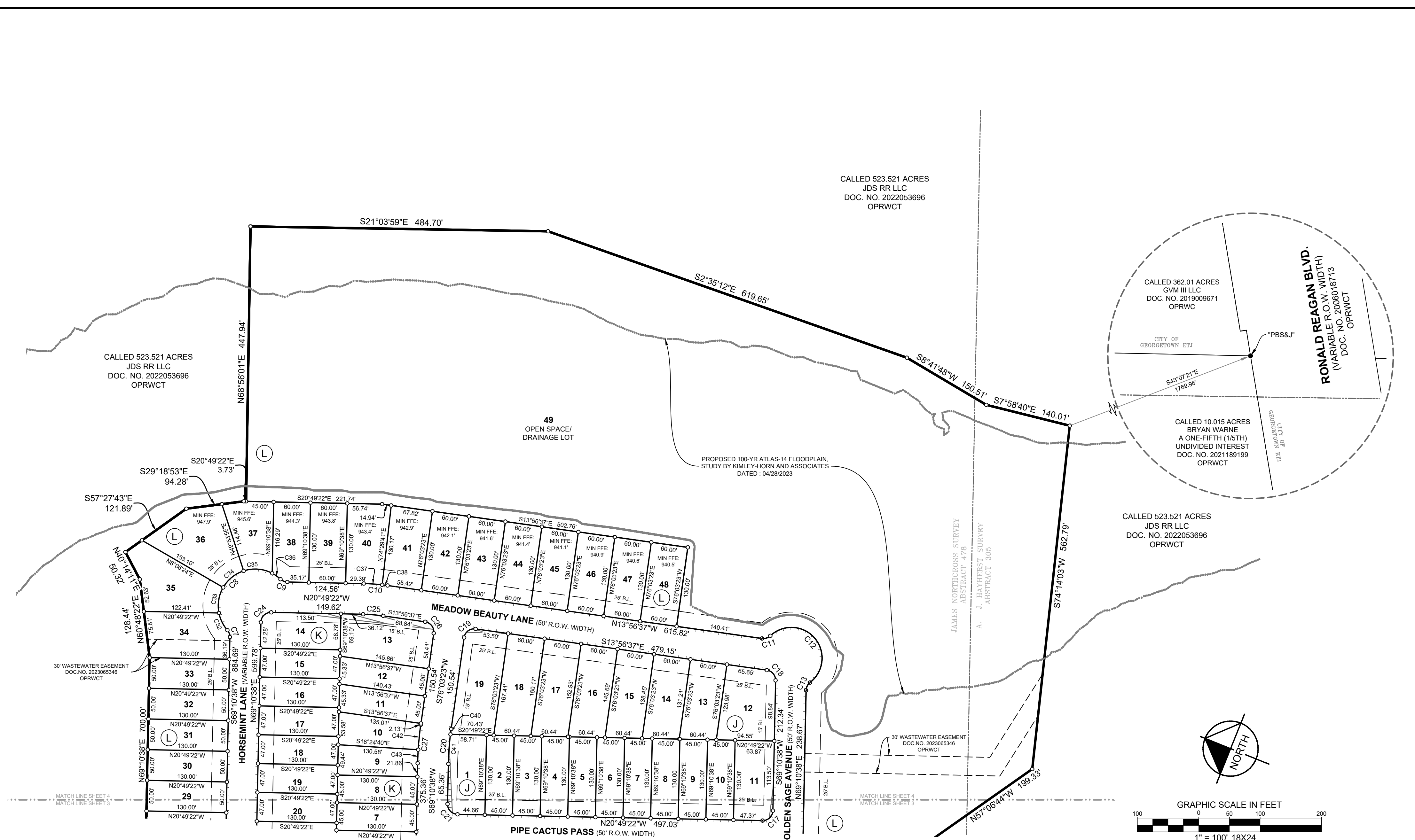
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1" = 100'	RPP	MMII	9/10/2023	069291603	3 OF 7



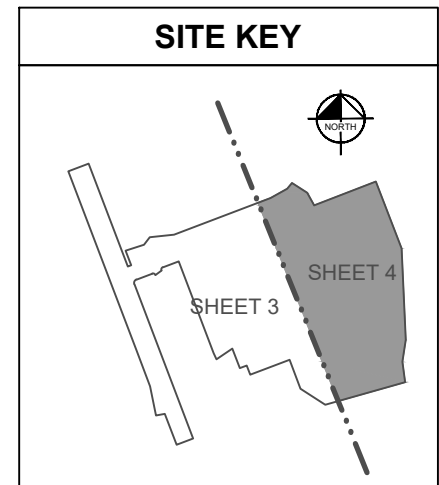
OPRWCT OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
⊗	MAG NAIL SET
⊕	BENCHMARK
Ⓢ	BLOCK NUMBER

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



FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 2
BEING 47.339 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
A. J. HAYHERST SURVEY, ABSTRACT 305
WILLIAMSON COUNTY, TEXAS



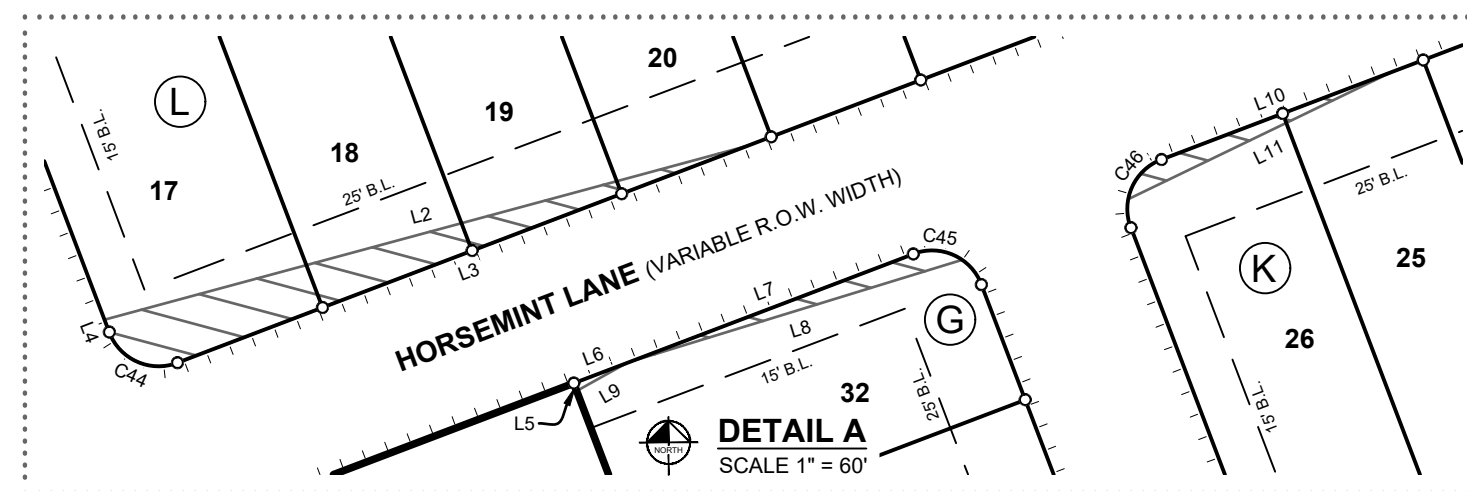
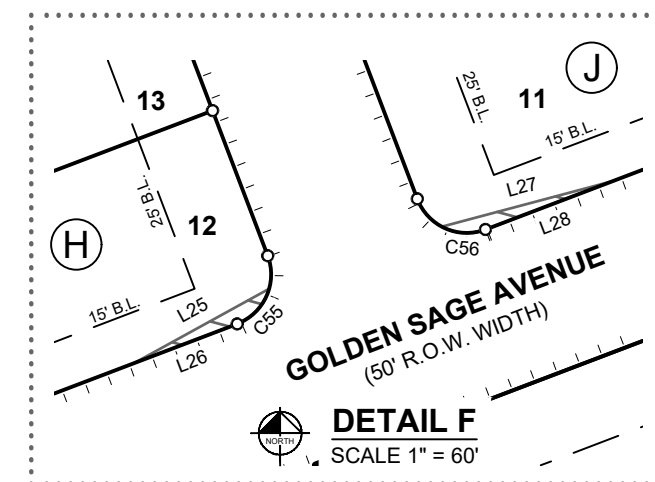
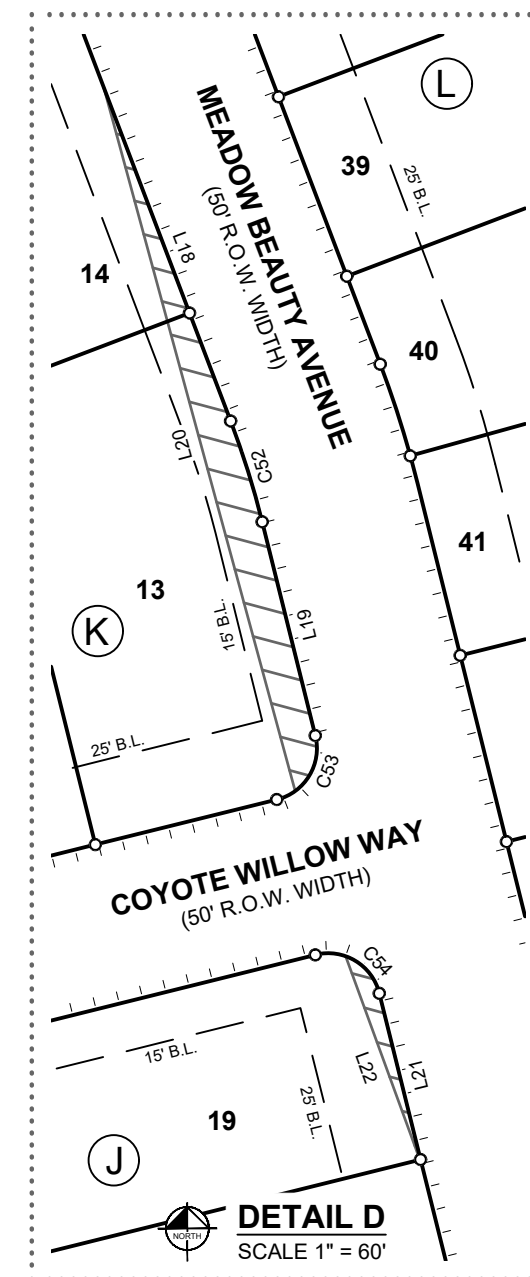
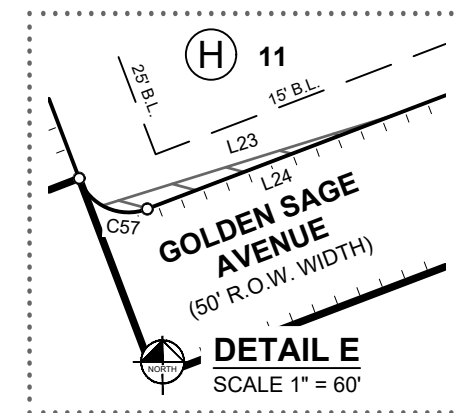
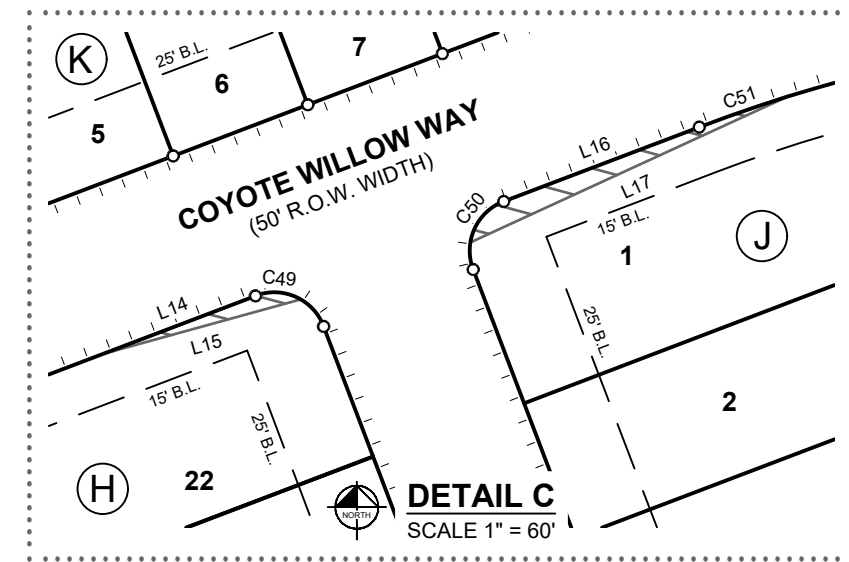
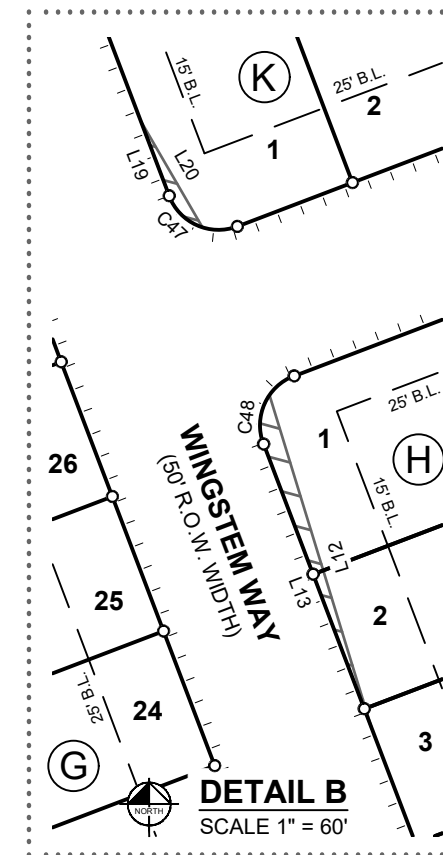
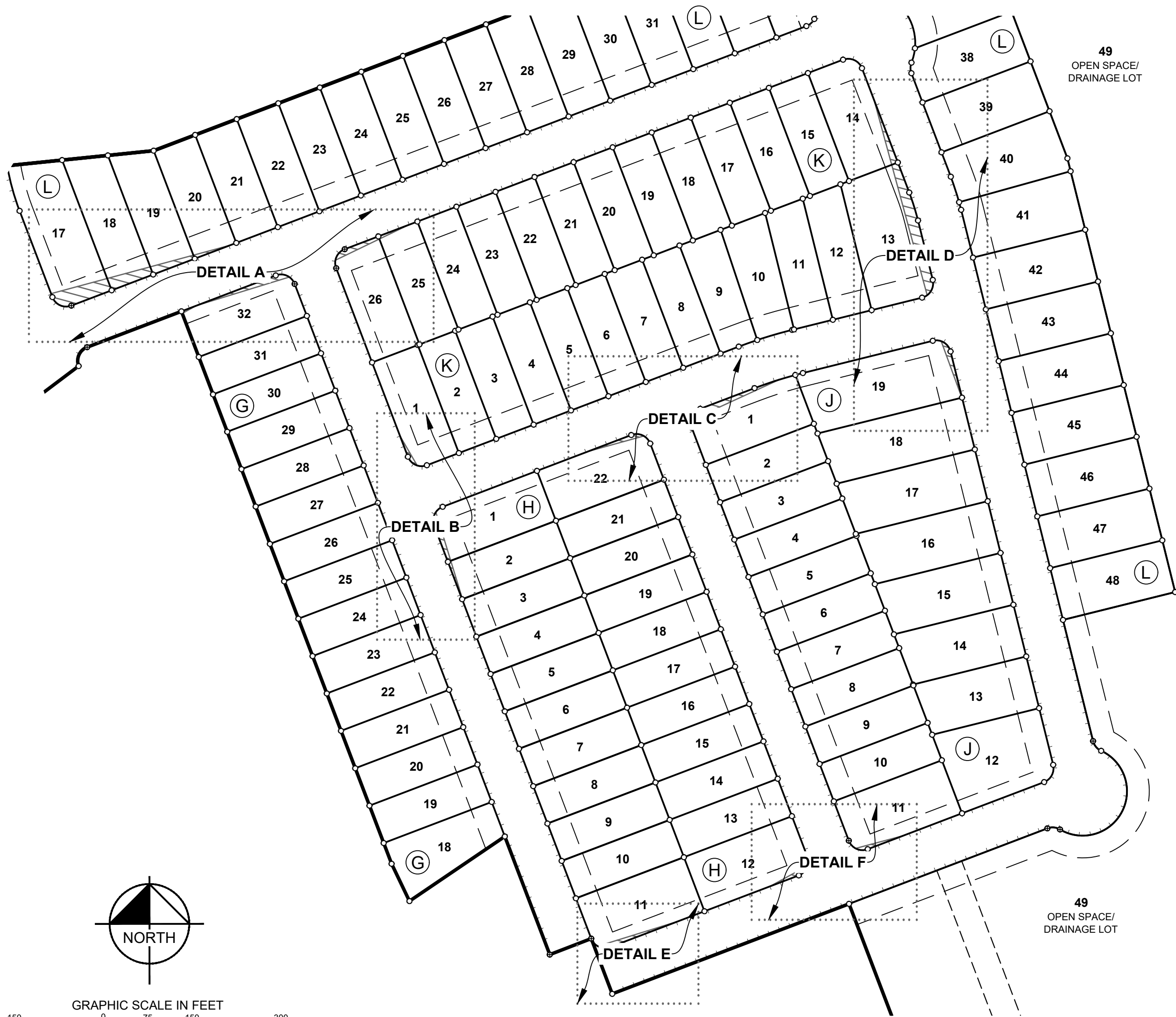
LEGEND	
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
⊙	MAG NAIL SET
⊕	BENCHMARK
Ⓢ	BLOCK NUMBER

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

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SCALE 1" = 100'	DRAWN BY RPP	CHECKED BY MMII	DATE 9/10/2023	PROJECT NO. 069291603	SHEET NO. 4 OF 7
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LEGEND	
OPRWCT	OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS	
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
⊙	MAG NAIL SET
⬠	BENCHMARK
#	BLOCK NUMBER

LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	5' SIDEWALK LINE
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FINAL PLAT
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PHASE 1 SECTION 2

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 150'	RPP	MMII	9/10/2023	069291603	5 OF 7

BLOCK G		
LOT NO.	ACRES	SQ. FT.
18	0.168	7,308
19	0.134	5,850
20	0.134	5,850
21	0.134	5,850
22	0.134	5,850
23	0.134	5,850
24	0.134	5,850
25	0.134	5,850
26	0.134	5,850
27	0.134	5,850
28	0.134	5,850
29	0.134	5,850
30	0.134	5,850
31	0.134	5,850
32	0.163	7,092

BLOCK H		
LOT NO.	ACRES	SQ. FT.
1	0.178	7,742
2	0.134	5,850
3	0.134	5,850
4	0.134	5,850
5	0.134	5,850
6	0.134	5,850
7	0.134	5,850
8	0.134	5,850
9	0.134	5,850
10	0.134	5,850
11	0.193	8,396
12	0.193	8,396
13	0.134	5,850
14	0.134	5,850
15	0.134	5,850
16	0.134	5,850
17	0.134	5,850
18	0.134	5,850
19	0.134	5,850
20	0.134	5,850
21	0.134	5,850
22	0.178	7,742

BLOCK J		
LOT NO.	ACRES	SQ. FT.
1	0.180	7,853
2	0.134	5,850
3	0.134	5,850
4	0.134	5,850
5	0.134	5,850
6	0.134	5,850
7	0.134	5,850
8	0.134	5,850
9	0.134	5,850
10	0.134	5,850
11	0.189	8,245
12	0.236	10,297
13	0.176	7,656
14	0.186	8,090
15	0.196	8,524
16	0.206	8,959
17	0.216	9,393
18	0.226	9,827
19	0.274	11,955

BLOCK K		
LOT NO.	ACRES	SQ. FT.
1	0.163	7,092
2	0.134	5,850
3	0.134	5,850
4	0.134	5,850
5	0.134	5,850
6	0.134	5,850
7	0.134	5,850
8	0.134	5,850
9	0.139	6,075
10	0.147	6,387
11	0.142	6,197
12	0.148	6,442
13	0.253	11,035
14	0.174	7,582
15	0.140	6,110
16	0.140	6,110
17	0.140	6,110
18	0.140	6,110
19	0.140	6,110
20	0.140	6,110
21	0.140	6,110
22	0.140	6,110
23	0.140	6,110
24	0.140	6,110
25	0.140	6,110
26	0.169	7,352

BLOCK L		
LOT NO.	ACRES	SQ. FT.
18	0.172	7,502
19	0.157	6,834
20	0.149	6,500
21	0.149	6,500
22	0.149	6,500
23	0.149	6,500
24	0.149	6,500
25	0.149	6,500
26	0.149	6,500
27	0.149	6,500
28	0.149	6,500
29	0.149	6,500
30	0.149	6,500
31	0.149	6,500
32	0.149	6,500
33	0.149	6,500
34	0.225	9,788
35	0.256	11,134
36	0.282	12,297
37	0.169	7,345
38	0.176	7,655
39	0.179	7,800
40	0.196	8,540
41	0.197	8,587
42	0.179	7,800
43	0.179	7,800
44	0.179	7,800
45	0.179	7,800
46	0.179	7,800
47	0.179	7,800
48	0.179	7,800
49	16.583	722,372

BLOCK N		
LOT NO.	ACRES	SQ. FT.
1	0.085	3,682
18	0.156	6,792
19	0.149	6,501

BLOCK R		
LOT NO.	ACRES	SQ. FT.
3	1.085	47,257

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'58"	25.00'	39.28'	N65°49'51"W	35.36'
C2	90°00'00"	25.00'	39.27'	N65°49'22"W	35.36'
C3	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C4	3°08'14"	325.00'	17.80'	S19°15'15"E	17.79'
C5	10°59'03"	275.02'	52.72'	N15°19'49"W	52.64'
C6	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C7	42°23'27"	16.50'	12.21'	S47°58'54"W	11.93'
C8	174°46'21"	60.00'	183.02'	N65°49'39"W	119.88'
C9	42°22'54"	16.50'	12.21'	N00°22'05"E	11.93'
C10	6°52'45"	325.00'	39.02'	N17°23'00"W	39.00'
C11	51°23'12"	16.50'	14.80'	S39°38'13"E	14.31'
C12	185°53'40"	50.00'	162.22'	N27°37'00"E	99.87'
C13	51°23'12"	16.50'	14.80'	N85°07'46"W	14.31'
C14	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C15	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C16	90°00'00"	16.50'	25.92'	N24°10'38"E	23.33'
C17	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C18	83°07'15"	16.50'	23.94'	S27°37'00"W	21.89'
C19	90°00'00"	16.50'	25.92'	S58°56'37"E	23.33'
C20	6°52'45"	475.00'	57.03'	S72°37'00"W	57.00'
C21	90°00'00"	16.50'	25.92'	N24°10'38"E	23.33'
C22	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C23	90°00'00"	16.50'	25.92'	N24°10'38"E	23.33'
C24	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C25	6°52'45"	275.00'	33.02'	S17°23'00"E	33.00'
C26	90°00'00"	16.50'	25.92'	S31°03'23"W	23.33'
C27	6°52'45"	525.00'	63.03'	S72°37'00"W	62.99'
C28	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C29	90°00'00"	25.00'	39.27'	S24°10'38"W	35.36'
C30	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C31	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C32	30°06'32"	60.00'	31.53'	S41°50'27"W	31.17'
C33	41°12'41"	60.00'	43.16'	S77°30'04"W	42.23'
C34	41°47'32"	60.00'	43.76'	N60°59'50"W	42.80'
C35	45°44'09"	60.00'	47.89'	N17°14'00"W	46.63'
C36	15°55'27"	60.00'	16.68'	N13°35'48"E	16.62'
C37	5°19'03"	325.00'	30.16'	N18°09'50"W	30.15'
C38	1°33'42"	325.00'	8.86'	N14°43'28"W	8.86'
C39	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C40	1°03'42"	475.00'	8.80'	N75°31'32"E	8.80'
C41	5°49'02"	475.00'	48.23'	N72°05'09"E	48.21'
C42	4°28'03"	525.00'	40.94'	S73°49'21"W	40.93'
C43	2°24'41"	525.00'	22.10'	S70°22'59"W	22.09'
C44	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C45	55°22'54"	16.50'	15.95'	S83°07'55"E	15.34'
C46	58°21'26"	16.50'	16.81'	N39°59'55"E	16.09'
C47	51°14'39"	16.50'	14.76'	N46°26'42"W	14.27'
C48	55°22'54"	16.50'	15.95'	N06°52'05"E	15.34'
C49	50°30'53"	16.50'	14.55'	S85°33'56"E	14.08'
C50	59°53'39"	16.50'	17.25'	N39°13'49"E	16.47'
C51	3°31'44"	475.00'	29.26'	N70°56'30"E	29.25'
C52	6°52'45"	275.00'	33.02'	S17°23'00"E	33.00'
C53	67°47'46"	16.50'	19.52'	S19°57'16"W	18.40'
C54	56°36'25"	16.50'	16.30'	S42°14'50"E	15.65'
C55	53°32'07"	16.50'	15.42'	S42°24'35"W	14.86'
C56	48°53'34"	16.50'	14.08'	N86°22'35"W	13.66'
C57	50°14'32"	16.50'	14.47'	N85°42'06"W	14.01'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N69°09'40"E	2.04'
L2	N74°52'39"E	208.22'
L3	S69°10'38"W	190.69'
L4	N20°49'22"W	4.18'
L5	N20°49'22"W	2.55'
L6	N69°10'38"E	17.48'
L7	N69°10'38"E	95.01'
L8	S72°55'55"W	108.82'
L9	S60°51'47"W	17.66'
L10	N69°10'38"E	76.89'
L11	S64°14'52"W	91.28'
L12	S17°04'05"E	108.82'
L13	N20°49'22"W	95.01'
L14	N69°10'38"E	50.95'
L15	S74°34'00"W	63.97'
L16	N69°10'38"E	65.36'
L17	S65°19'45"W	109.11'
L18	S20°49'22"E	111.31'
L19	S13°56'37"E	68.84'
L20	N15°12'51"W	227.62'
L21	S13°56'37"E	55.64'
L22	N20°02'38"W	69.81'
L23	N72°45'21"E	95.29'
L24	S69°10'38"W	82.42'
L25	N61°10'54"E	48.12'
L26	S69°10'38"W	34.39'
L27	N75°03'54"E	55.10'
L28	S69°10'38"W	42.37'

FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 2

BEING 47.339 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
A. J. HAYHERST SURVEY, ABSTRACT 305
WILLIAMSON COUNTY, TEXAS

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

9/10/2023

PROJECT NO.

069291603

SHEET NO.

6 OF 7

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 ENCLOSED 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 ~~ON~~ ^{SURFACE} VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. Scale factor is: 1.0001528486
- 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 IN THIS PLAT SHALL HEREFTER 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.
- LOTS 35 THROUGH 37 OF BLOCK L, LOTS 2 THROUGH 12, AND 15 THROUGH 25 OF BLOCK K, LOTS 2 THROUGH 10 OF BLOCK J, LOTS 2 THROUGH 10, LOTS 13 THROUGH 21 OF BLOCK H, AND LOTS 18 THROUGH 31 OF BLOCK G MAY NOT BE FURTHER SUBDIVIDED.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY 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 LOT 48 BLOCK R, PROPOSED WITH THIS FINAL PLAT. A REVISED FINAL PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT 48 BLOCK R 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 2

BEING 47.339 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
A. J. HAYHERST SURVEY, ABSTRACT 305
WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION:

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

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 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31 DAY OF August, 2023.

JDS RR LLC, a Texas Limited Liability Company

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

By:

NAME: L. Michael Cox

TITLE: President

ADDRESS: 5005 Riverway, Suite 500
Houston, Texas 77056

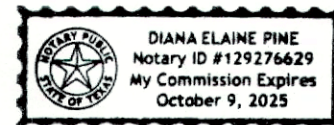
STATE OF TEXAS §
COUNTY OF Harris § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED 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 31 DAY OF August, 2023.

Diana Elaine Pine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: October 9, 2025



THE STATE OF Arizona §
COUNTY OF Maricopa § KNOW ALL MEN BY THESE PRESENTS:

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 9/8/2023, 2023, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. 202245976

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY:

NAME: STEVEN D. STREHLOW

TITLE: VICE PRESIDENT

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

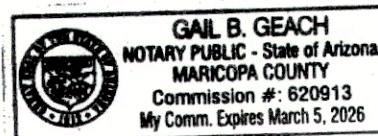
THE 6th DAY OF September, 2023, PERSONALLY APPEARED, STEVEN D STREHLOW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE 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 6th DAY OF September, 2023.

Gail B. Geach
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona

PRINTED NAME: Gail B. Geach

MY COMMISSION EXPIRES ON: 3/6/2024



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 11 DAY OF September, 2023.

Alejandro E. Granados
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) 782-0892
ALEX.GRANADOS@KIMLEY-HORN.COM



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 11 DAY OF September, 2023.

Michael A. Montgomery II
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890



ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12 DAY OF Sept, 2023 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

COUNTY JUDGE CERTIFICATION:

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

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

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	8/29/2023	069291603	7 OF 7