

HUDSON PARK

PRELIMINARY PLAT

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PRELIMINARY PLAT

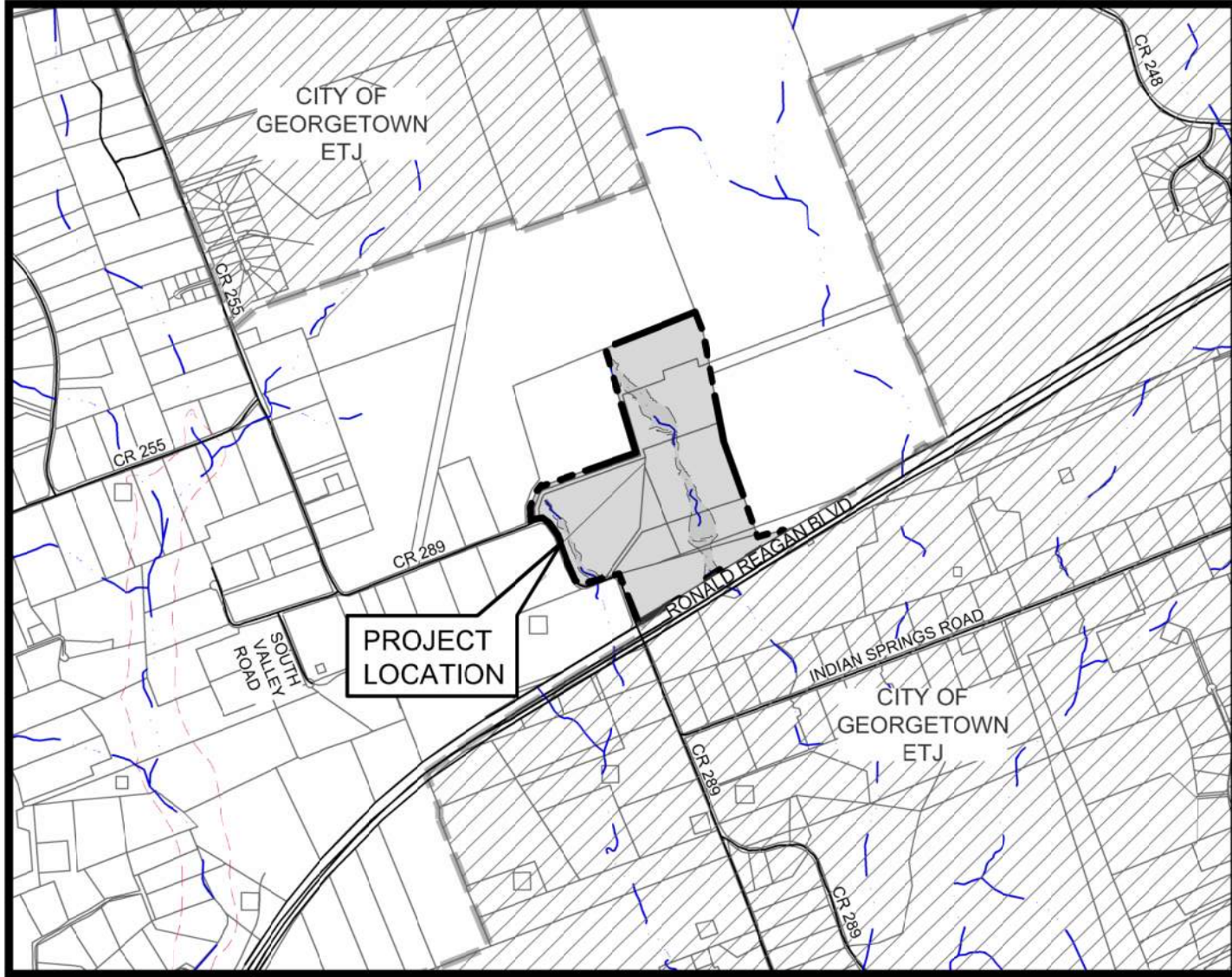
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP (FEMA) NO. 48491C0275E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.



LICENSED PROFESSIONAL ENGINEER

9-23-2024
DATE



LOCATION MAP

SCALE: 1" = 2,000'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE PAGE
2	INDEX AND PHASING PLAN
3	PRELIMINARY PLAN - SHEET 1
4	PRELIMINARY PLAN - SHEET 2
5	CURVE PLAN & CROSS SECTIONS
6	EXISTING CONDITIONS MAP
7	LEGAL DESCRIPTION

GENERAL NOTES:

- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OF HIS/HER ASSIGNS.
- NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C0275E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
- ALL STREETS & DRAINAGE FACILITIES WILL BE DESIGNED IN ACCORDANCE TO WILLIAMSON COUNTY CONSTRUCTION STANDARDS FOR STREET & DRAINAGE IN SUBDIVISIONS.
- WATER SERVICE TO BE PROVIDED BY WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 46.
- WASTEWATER SERVICE TO BE PROVIDED BY WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 46.
- ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
- CONTOUR DATA SOURCE: SURVEY & LIDAR.
- PROJECT IS LOCATED WITHIN WILLIAMSON COUNTY.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 46 WATER SYSTEM.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 46 WASTEWATER SYSTEM.

WILLIAMSON COUNTY

SUBMITTAL DATE: **DECEMBER 22, 2023**

WILLIAMSON COUNTY: FOR LOTS IN CURRENT WILLIAMSON COUNTY

BLOCK A, LOTS 1 - 34, 36-54, 55-63, 65-76
BLOCK B, LOTS 1 - 37
BLOCK C, LOTS 1 - 53
BLOCK D, LOTS 1 - 29
BLOCK E, LOTS 1-8
BLOCK F, LOTS 1-15, 17-29
BLOCK G, LOTS 1-9
BLOCK H, LOTS 1-12, 14-26
BLOCK I, LOTS 1-8, 10-34

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS APPENDIX F2.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY CONSTRUCTION SPECIFICATIONS AND STANDARDS MANUAL.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON.
- BLOCK A: LOTS 1-13, 17-34, 36-54, 55-63, 65-76; BLOCK B: LOTS 4-17, 20-36; BLOCK C: LOTS 2-19, 21-27, 31-37, 40-51; BLOCK D: LOTS 2-11, 13-17, 20-21, 26-27; BLOCK E: LOTS 1-6; BLOCK F: LOTS 29; BLOCK G: LOTS 2-9; IN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED.
- PART OF THIS SUBDIVISION IS WITHIN THE ALIGNMENT OF THE RONALD REAGAN FUTURE TRANSPORTATION CORRIDOR, (SECTION 201.619 OF THE TEXAS TRANSPORTATION CODE).
- ALL SIDE WALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 289, BONSMARA BLVD, RONALD REAGAN BLVD, OR THE ADJACENT COUNTY ROADS.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF BLOCK A: LOTS 55, 78, 79; BLOCK G: LOTS 11; BLOCK J: LOTS 1, 2, PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT BLOCK A: LOTS 55, 78, 79; BLOCK G: LOTS 11; BLOCK J: LOTS 1, 2 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 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.

LEGAL DESCRIPTION:

DESCRIPTION OF A 122.635 ACRE TRACT OF LAND OUT OF THE D. CASANOVA SURVEY, ABSTRACT NO. 126, THE AJ HAYHURTS SURVEY, ABSTRACT NO. 305, AND THE J. NORTHCROSS SURVEY, ABSTRACT NO. 478, CONVEYED TO RR 122 HOLDING, LLC, DESCRIBED IN EXHIBIT "A" AS A CALLED 122.662 ACRE TRACT, RECORDED IN DOCUMENT NO. 2022022743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.)

SUBMITTAL DATE: **DECEMBER 22, 2023**

STREET NAME	ACCESS STATUS	RIGHT OF WAY	PAVEMENT & CURB TYPE	CUL-DE-SAC / ROW	CLASSIFICATION (DES. SPD.)	LENGTH	URBANI/RURAL
BONSMARA BLVD.	PUBLIC	94'	22.5' FOC-FOC/ 2 LANE W/MEDIAN		MINOR COLLECTOR (35mph)	2,329'	URBAN
BONSMARA BLVD.	PUBLIC	60'	40' FOC-FOC	40'R/50'R	MINOR COLLECTOR (35mph)	1,245'	URBAN
CR 289 (IMPROVEMENT)	PUBLIC	60'	40' FOC-FOC		MINOR COLLECTOR (35mph)	83'	URBAN
WATUSI LOOP	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	3,597'	URBAN
TARENTAISE DR.	PUBLIC	50'	30' FOC-FOC		LOCAL STREET (25mph)	851'	URBAN
JERSEY BEND	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	1,217'	URBAN
RED POLL CIRCLE DR.	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	333'	URBAN
RED DOVEN BEND DRIVE	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	1,422'	URBAN
TEXAS WAGYU WAY	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	867'	URBAN
HAWK HOLLOW DR.	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	826'	URBAN
COPPER BELLY DR.	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	923'	URBAN
BLACK BALDY DR.	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	828'	URBAN
QUINN COVE	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	120'	URBAN
ROTTWEILER RD.	PUBLIC	50'	30' FOC-FOC	40'R/50'R	LOCAL STREET (25mph)	165'	URBAN

LAND USE SUMMARY

DESIGNATION:	ACREAGE	# OF LOTS	% OF PROJECT
STANDARD LOT:	39.27	291	32.02%
OPEN SPACE-DRAINAGE:	23.18	7	18.90%
OPEN SPACE-COMMERCIAL:	17.83	3	14.54%
OPEN SPACE-MULTI-FAMILY:	15.10	1	12.32%
OPEN SPACE- LANDSCAPE:	3.89	8	3.17%
WASTEWATER UTILITY & ACCESS:	1.65	1	1.34%
PARK / AMENITY:	1.49	1	1.21%
R.O.W.:	20.22	N/A	16.50%
TOTAL	122.63 AC	312	100%

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Approval/ Date

DEVELOPER:	ASHTON GRAY DEVELOPMENT 101 PARKLANE BLVD., SUITE 102 SUGAR LAND, TX. 77478 CONTACT PERSON: MARK JANIK PHONE # 713-875-0009
OWNER:	RR 122 HOLDINGS, LLC 101 PARKLANE BLVD #STE 102 SUGARLAND, TX. 77478 CONTACT PERSON: SUDHARSAN VEMBUTTY PHONE # 281-912-3364
ENGINEER:	LJA ENGINEERING, INC. 7500 RIALTO BLVD., BLDG. II, SUITE 100 AUSTIN, TEXAS 78735 CONTACT PERSON: MATTHEW M. THOMAS, P.E. PHONE # (512) 439-4700 FAX # (512) 439-4716
SURVEYOR:	LJA SURVEYING, INC. 7500 RIALTO BLVD., BLDG. II, SUITE 100 AUSTIN, TEXAS 78735 CONTACT PERSON: MATT OVERALL, R.P.L.S. PHONE # (512) 439-4700

LJA Engineering, Inc.

7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

Curve #	Delta	Radius	Length	Chord Length	Chord Direction
C144	52°01'12.46"	15.00'	13.62'	13.16'	S85°31'14"W
C145	8°21'09.60"	725.00'	105.69'	105.60'	N64°17'35"W
C146	94°49'15.80"	15.00'	24.82'	22.09'	N12°42'22"W
C147	9°15'13.44"	775.00'	125.17'	125.03'	N39°19'52"E
C148	58°26'14.92"	335.00'	341.68'	327.06'	N14°44'21"E
C149	52°41'23.14"	15.00'	13.79'	13.31'	N10°22'35"E
C150	200°53'15.58"	50.00'	175.31'	98.34'	N63°43'21"W
C151	52°01'49.56"	15.00'	13.62'	13.16'	S41°50'56"W
C152	90°00'00.00"	15.00'	23.56'	21.21'	N67°08'09"W

Curve Table					
Curve #	Delta	Radius	Length	Chord Length	Chord Direction
C155	12°06'31.69"	470.00'	99.33'	99.14'	N43°30'29"E
C156	12°21'49.50"	470.00'	101.42'	101.22'	S43°38'08"W

Curve Table					
Curve #	Delta	Radius	Length	Chord Length	Chord Direction
C109	58°18'43.74"	285.00'	290.06'	277.70'	N14°48'06"E
C111	9°15'12.95"	825.00'	133.24'	133.10'	N39°19'52"E
C113	91°38'26.58"	15.00'	23.99'	21.51'	N80°31'29"E
C115	32°03'15.40"	775.00'	433.58'	427.94'	S52°26'32"E
C116	31°30'35.01"	725.00'	398.71'	393.71'	S37°54'01"E
C117	83°05'32.17"	15.00'	21.75'	19.90'	N26°55'24"W
C121	34°35'35.15"	525.00'	316.98'	312.18'	S2°40'25"E
C128	12°21'25.99"	803.00'	173.19'	172.85'	S79°11'11"E
C132	5°32'55.46"	897.00'	86.87'	86.83'	N82°59'13"W
C133	10°19'56.37"	325.00'	58.61'	58.53'	N14°48'15"W
C134	20°41'58.86"	530.00'	191.48'	190.44'	N60°10'02"E
C135	29°48'39.13"	803.00'	417.80'	413.10'	S29°15'51"E
C136	16°59'51.92"	1,147.00'	340.28'	339.03'	S22°51'28"E
C137	16°59'51.92"	1,053.00'	312.39'	311.25'	N22°51'28"W
C138	43°28'01.00"	897.00'	680.50'	664.30'	N36°05'32"W
C139	81°27'19.14"	15.00'	21.32'	19.57'	N17°05'53"W
C140	43°35'59.26"	375.00'	285.36'	278.52'	N1°49'47"E
C141	32°31'01.51"	475.00'	269.58'	265.97'	N3°42'42"W
C142	55°08'45.33"	15.00'	14.44'	13.89'	N40°07'11"E
C143	188°10'56.32"	50.00'	164.22'	99.75'	N26°23'54"W



November 07, 2023
LJAS001-A474-0411

EXHIBIT "A"

DESCRIPTION OF A 122.635 ACRE TRACT OF LAND OUT OF THE D. CASANOVA SURVEY, ABSTRACT NO. 126, THE A.J. HAYTHURST SURVEY, ABSTRACT NO. 305, AND THE J. NORTHROSS SURVEY, ABSTRACT NO. 478, CONVEYED TO RR 122 HOLDINGS, LLC, DESCRIBED IN EXHIBIT "A" AS A CALLED 122.662 ACRE TRACT, RECORDED IN DOCUMENT NO. 2022022743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 122.635 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "PBS&J" FOUND (GRID NORTHING: 10,237,501.60, GRID EASTING: 3,083,966.17), BEING ON THE NORTHWEST LINE OF RONALD W. REAGAN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF A CALLED 0.245 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2006014718, O.P.R.W.C.T.X., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHWEST LINE OF SAID RONALD W. REAGAN BOULEVARD THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- 1) SOUTH 58 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 290.87 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 2) NORTH 31 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.87 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 3) SOUTH 58 DEGREES 39 MINUTES 39 SECONDS WEST, A DISTANCE OF 199.69 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 4) SOUTH 31 DEGREES 21 MINUTES 26 SECONDS EAST, A DISTANCE OF 14.96 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 5) SOUTH 58 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 257.54 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 6) SOUTH 64 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF 99.67 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 7) NORTH 31 DEGREES 18 MINUTES 29 SECONDS WEST, A DISTANCE OF 49.82 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 8) SOUTH 58 DEGREES 34 MINUTES 45 SECONDS WEST, A DISTANCE OF 199.46 FEET TO A 1/2-
INCH IRON ROD FOUND,
- 9) SOUTH 30 DEGREES 51 MINUTES 18 SECONDS EAST, A DISTANCE OF 49.64 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 10) SOUTH 53 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 101.30 FEET TO A
CALCULATED POINT,
- 11) SOUTH 58 DEGREES 37 MINUTES 58 SECONDS WEST, A DISTANCE OF 300.27 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 12) NORTH 31 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF 20.01 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND,
- 13) SOUTH 58 DEGREES 39 MINUTES 27 SECONDS WEST, A DISTANCE OF 530.89 FEET TO A
CALCULATED POINT, AND
- 14) NORTH 71 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.10 FEET TO A 1/2-
INCH IRON ROD WITH CAP STAMPED "PBS&K" FOUND AT THE INTERSECTION OF S/D
RONALD W. REAGAN BOULEVARD AND COUNTY ROAD 289, FOR THE SOUTHWEST CORNER
OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHEAST LINE OF SAID COUNTY ROAD 289 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- 1) NORTH 21 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 595.39 FEET TO A CALCULATED POINT,

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EXHIBIT "A"

- 2) SOUTH 15 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 19.59 FEET TO A 1/2-INCH IRON ROD FOUND,
- 3) SOUTH 73 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 87.06 FEET TO A 1/2-INCH IRON ROD FOUND,
- 4) SOUTH 74 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 76.37 FEET TO A 1/2-INCH IRON ROD FOUND,
- 5) SOUTH 74 DEGREES 42 MINUTES 44 SECONDS WEST, A DISTANCE OF 295.22 FEET TO A CALCULATED POINT,
- 6) NORTH 45 DEGREES 48 MINUTES 59 SECONDS WEST, A DISTANCE OF 82.60 FEET TO A 1/2-INCH IRON ROD FOUND,
- 7) NORTH 23 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 252.71 FEET TO A 1/2-INCH IRON ROD FOUND,
- 8) NORTH 20 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 216.01 FEET TO A 1/2-INCH IRON ROD FOUND,
- 9) NORTH 20 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 113.49 FEET TO A 1/2-INCH IRON ROD FOUND,
- 10) NORTH 34 DEGREES 58 MINUTES 47 SECONDS WEST, A DISTANCE OF 178.68 FEET TO A 1/2-INCH IRON ROD FOUND,
- 11) NORTH 53 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 106.29 FEET TO A 1/2-INCH IRON ROD FOUND,
- 12) SOUTH 78 DEGREES 30 MINUTES 53 SECONDS WEST, A DISTANCE OF 41.25 FEET TO A 1/2-INCH IRON ROD FOUND IMMEDIATELY ADJACENT TO A 60D NAIL,
- 13) SOUTH 73 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 58.39 FEET TO A 1/2-INCH IRON ROD (BENT) FOUND, AND
- 14) SOUTH 61 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 47.02 FEET TO A CALCULATED POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF SALT COUNTY ROAD 289, FOR A COMMON ANGLE POINT OF A CALLED 129.95 ACRE TRACT CONVEYED TO THE MILCO, INC., AS RECORDED IN DOCUMENT NO. 201404181, O.P.B.C.T.X. AND THE HEREIN DESCRIBED TRACT, FROM WHICH A NAIL IN CONCRETE FOUND BEARS SOUTH 10 DEGREES 34 MINUTE 54 SECOND EAST, A DISTANCE OF 0.37 FEET;

THENCE WITH THE COMMON LINE OF SAID 129.95 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 02 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 170.16 FEET TO A 1/2-INCH IRON ROD FOUND,
- 2) NORTH 22 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 190.29 FEET TO A 1/2-INCH IRON ROD FOUND, AND
- 3) NORTH 37 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 107.77 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A CALLED 35.28 ACRE TRACT CONVEYED TO JOHN BEN ATKINSON, RECORDED IN DOCUMENT NO. 2018011295, O.P.R.W.C.TX., FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 35.28 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 18 DEGREES 11 MINUTES 05 SECONDS EAST, A DISTANCE OF 13.41 FEET TO A 1/2-INCH IRON ROD FOUND, AND
- 2) NORTH 70 DEGREES 28 MINUTES 33 SECONDS EAST, A DISTANCE OF 1,204.19 FEET TO A 1/2-INCH IRON ROD (BENT) FOUND, AND

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EXHIBIT "A"

- 3) NORTH 16 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 1,307.30 FEET TO A 3/4-INCH PINCHED TOP PIPE FOUND ON THE SOUTHEASTERLY LINE OF SAID 129.95 ACRE TRACT, FOR THE NORTH CORNER OF SAID 35.28 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 67 DEGREES 51 MINUTES 51 SECONDS EAST, WITH SAID THE COMMON LINE OF SAID 129.95 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1,163.65 FEET TO A CALCULATED POINT ON THE EAST LINE OF A CALLED 413.839 ACRE TRACT CONVEYED TO GT LAND HOLDINGS 1, LLC, RECORDED IN DOCUMENT NO. 2021072442, O.P.R.W.C.TX., FOR A SOUTHEAST CORNER OF SAID 129.95 ACRE TRACT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF SAID 413.839 ACRE TRACT AND A CALLED 109.818 ACRE TRACT CONVEYED TO GT LAND HOLDINGS I, LLC, RECORDED IN DOCUMENT NO. 2021072442, O.P.R.W.C.TX., THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) SOUTH 20 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 257.83 FEET TO A 1/2-INCH IRON ROD FOUND,
- 2) SOUTH 11 DEGREES 22 MINUTES 15 SECONDS EAST, A DISTANCE OF 378.90 FEET TO A 1/2-INCH IRON ROD FOUND,
- 3) SOUTH 11 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 732.47 FEET TO A 1/2-INCH IRON ROD IN A CONCRETE FENCE CORNER FOUNDATION FOUND,
- 4) SOUTH 10 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 233.04 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND,
- 5) SOUTH 10 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 716.45 FEET TO A 1/2-INCH IRON ROD FOUND,
- 6) SOUTH 19 DEGREES 19 MINUTES 56 SECONDS EAST, A DISTANCE OF 496.38 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A COMMON SOUTH CORNER OF SAID 109.818 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND
- 7) NORTH 74 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 321.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BUBK" FOUND FOR A NORTHERLY ANGLE POINT OF SAID 0.245 ACRE TRACT AND THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 0.245 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 58 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 47.64 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PBS&J" FOUND, AND

(INTENTIONALLY LEFT BLANK)

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EXHIBIT "A"

- 2) SOUTH 31 DEGREES 23 MINUTES 38 SECONDS EAST, A DISTANCE OF 69.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 122.635 ACRES OF LAND, MORE OR LESS.

The basis of bearing for this survey is the Texas State Coordinate System, Central Zone, NAD 83. All distances are grid values, U.S. Survey Feet.



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HUDSON PARK
PRELIMINARY PLAT
LEGAL DESCRIPTION & METES/ BOUNDS
VERIFICATION SURVEY

[illegible]

DATE:	11/16/22
DESIGNED BY:	MMT
DRAWN BY:	JMC
CHECKED BY:	MMT
DRAWING NAME:	Konle-prelim-plat.dwg



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JOB NUMBER:
A474-0402

SHEET NO.

7

OF 7 SHEETS

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 User: jmartinez
 Last Modified: Sep. 23, 24 - 14:16
 Plot Date/Time: Sep. 23, 24 - 14:25:54