

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:
51.31 ACRES

BEING A 51.31 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, 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 NO. 2022053696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST 1847" FOUND, IN THE WEST BOUNDARY LINE OF THE REMAINDER OF SAID 523.521 ACRES TRACT, FOR THE NORTHEAST CORNER OF A CALLED 160.107 ACRES TRACT OF LAND DESCRIBED TO ONX-ROCKING WILCO, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021191090, O.P.R.W.C.T.; SAME BEING THE SOUTHEAST CORNER OF A CALLED 156.428 ACRES TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020015078, O.P.R.W.C.T.;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID 156.428 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCE:

- NORTH 19°50'22" WEST, A DISTANCE OF 2,427.31 FEET TO A PK NAIL FOUND;
- NORTH 63°07'22" EAST, A DISTANCE OF 800.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 70°30'22" EAST, A DISTANCE OF 133.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 156.428 ACRES TRACT, THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES:

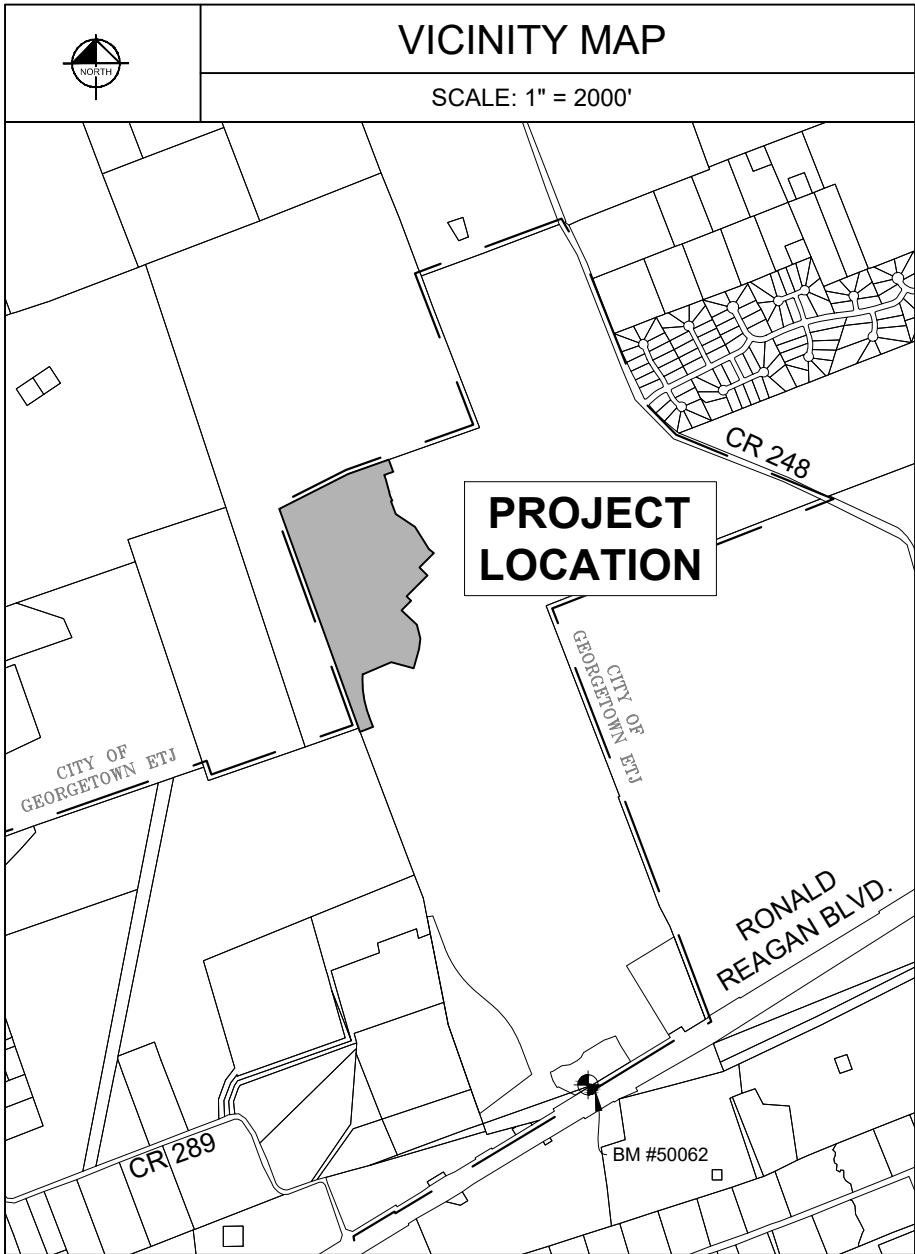
- SOUTH 42°00'54" EAST, A DISTANCE OF 39.51 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 55°46'40" WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 33°55'13" EAST, A DISTANCE OF 129.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 56°04'47" EAST, A DISTANCE OF 137.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 33°55'13" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 56°04'47" EAST, A DISTANCE OF 23.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
- WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°25'00", A RADIUS OF 475.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 63°17'17" EAST, 119.20 FEET, AND AN ARC LENGTH OF 119.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 15°55'04" EAST, A DISTANCE OF 127.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 13°09'48" EAST, A DISTANCE OF 45.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 22°09'23" EAST, A DISTANCE OF 56.53 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 64°36'14" WEST, A DISTANCE OF 15.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 20°56'07" EAST, A DISTANCE OF 143.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 55°57'13" EAST, A DISTANCE OF 239.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 32°40'26" EAST, A DISTANCE OF 275.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 50°51'53" EAST, A DISTANCE OF 62.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 44°53'28" WEST, A DISTANCE OF 212.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 45°06'32" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 44°53'28" WEST, A DISTANCE OF 305.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 45°06'32" EAST, A DISTANCE OF 65.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 44°53'28" WEST, A DISTANCE OF 143.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 47°29'50" EAST, A DISTANCE OF 218.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 13°37'38" EAST, A DISTANCE OF 150.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 06°23'40" WEST, A DISTANCE OF 104.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 15°48'40" WEST, A DISTANCE OF 213.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- NORTH 74°43'32" WEST, A DISTANCE OF 241.66 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 67°09'06" WEST, A DISTANCE OF 320.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
- WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°49'14", A RADIUS OF 1,020.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 08°24'45" EAST, 438.42 FEET, AND AN ARC LENGTH OF 441.87 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 20°49'22" EAST, A DISTANCE OF 121.75 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
- SOUTH 69°10'36" WEST, A DISTANCE OF 147.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 160.107 ACRES TRACT, NORTH 20°50'05" WEST, A DISTANCE OF 42.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.31 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

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



SUBMITTAL DATE: 10/16/2024

SUBDIVISION INFORMATION

OWNER: JDS RR LLC.
ACREAGE: 51.31 ACRES
SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: ±7,208'
NUMBER OF LOTS: 141
LAND USE: SINGLE-FAMILY

LOT INFORMATION

TYPE	TOTAL	ACREAGE
SINGLE-FAMILY	133	23.673
OPEN SPACE/PROPOSED DRAINAGE	3	13.721
HOA LANDSCAPE	4	0.705
RIGHT-OF-WAY RESERVE	1	1.186
TOTAL	141	39.285

STREET INFORMATION

NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE
WILD NOLINA WAY	ARTERIAL	45 MPH	PUBLIC	120' (MIN)	*45 LF (LOG-LOG)	1868'	5.196
BEEBALM COVE	MINOR COLLECTOR	35 MPH	PUBLIC	60'	30 LF (LOG-LOG)	237'	0.511
PIMPERNAL DRIVE	MINOR COLLECTOR	35 MPH	PUBLIC	69'	37 LF (LOG-LOG)	156'	0.254
SNAKEROOT TRAIL	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1657'	2.070
LADY FERN DRIVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	565'	0.655
WINTERBERRY WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	570'	0.660
PRICKLY POPPY WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1966'	2.373
BLUESTEM BRUSH LANE	MINOR COLLECTOR	35 MPH	PUBLIC	69'	49 LF (LOG-LOG)	189'	0.306
TOTAL:						7,208'	12.025
TOTAL ACREAGE:						51.31	

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
- PLAT LAYOUT
- PLAT LAYOUT
- DETAILS, LINE & CURVE DATA
- NOTES, CERTIFICATIONS & SIGNATURES

BENCHMARK

VERTICAL DATUM IS BASED ON THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD '88), GEOID 18

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'

Kimley»Horn

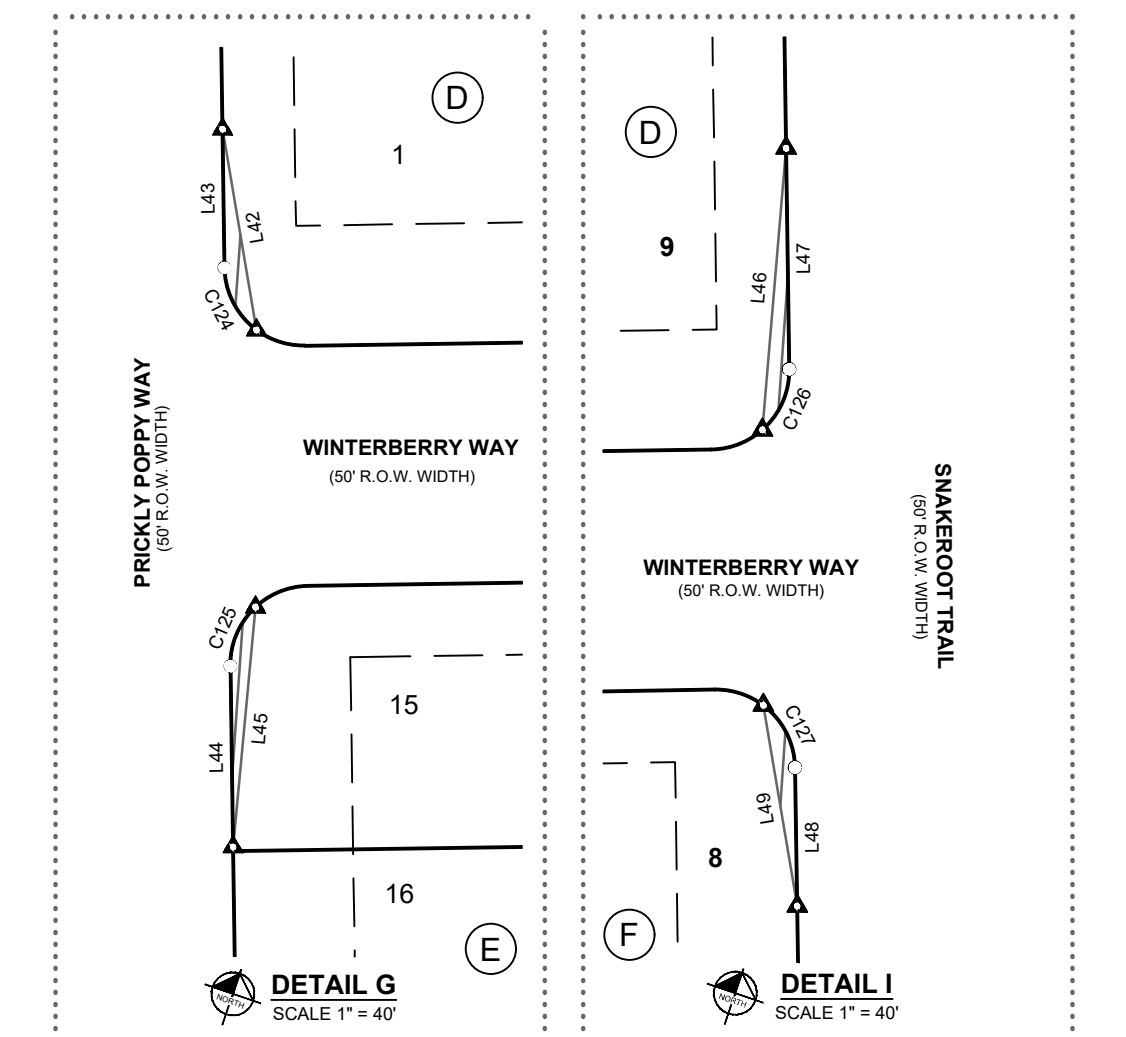
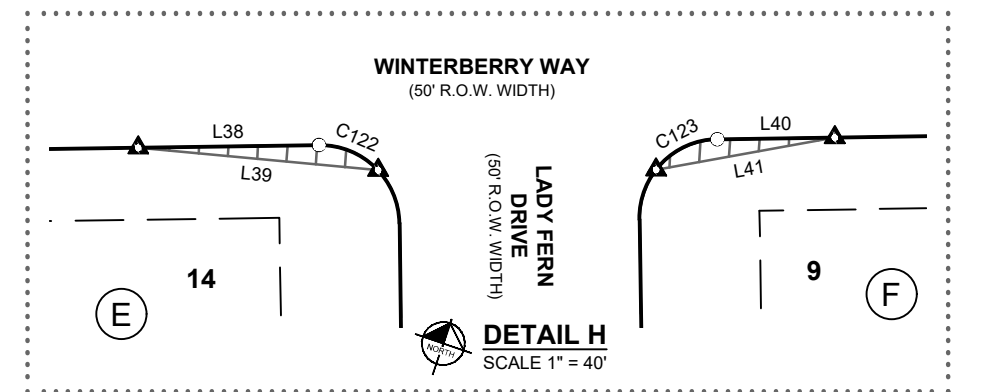
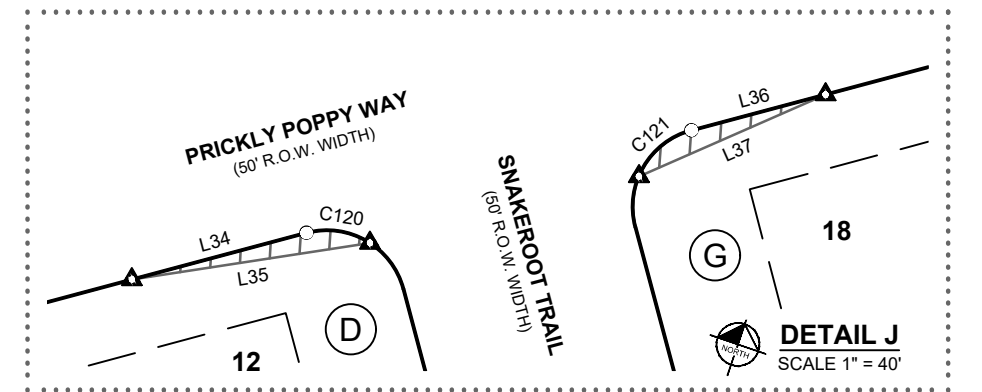
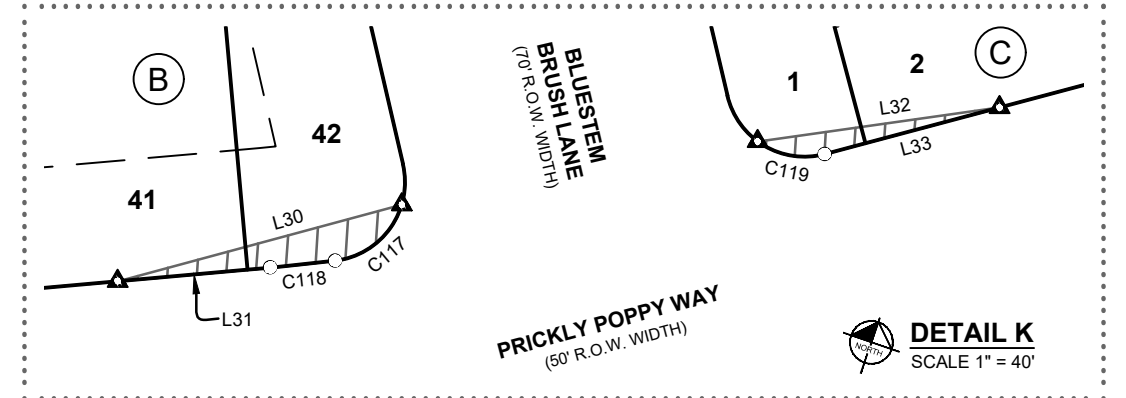
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759













TBPELS FIRM # 10194624

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/8/2025	069291609	1 OF 5

CALLED 156.428 ACRES
 NORTHVISTA RANCH, LLC
 DOC. NO. 2020015078
 O.P.R.W.C.T.

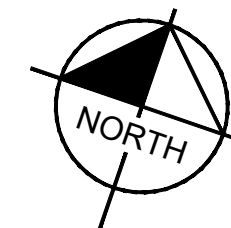


LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	CITY OF GEORGETOWN
	ETJ LINE
	4' SIDEWALK LINE (UNLESS OTHERWISE NOTED)
	FLOODPLAIN LINE
	MATCH LINE
	SIGHT DISTANCE EASEMENTS

LEGEND	
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF 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)
⊗	PK NAIL FOUND
▲	CALCULATED POINT
S.B.L.	BUILDING SETBACK LINE
Ⓜ	BLOCK LETTER

CALLED 523.521 ACRES
 JDS RR LLC
 DOC. NO. 2022053696
 O.P.R.W.C.T.

PROPOSED 100-YR
ATLAS-14 FLOODPLAIN
STUDY BY KIMLEY-HORN
AND ASSOCIATES
DATED : 04/28/2023



GRAPHIC SCALE IN FEET

1" = 100' @ 18X24

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
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

<u>SCALE</u> 1" = 100'	<u>DRAWN BY</u> RPP	<u>CHECKED BY</u> MMII	<u>DATE</u> 1/8/2025	<u>PROJECT NO.</u> 069291609	<u>SHEET NO.</u> 3 OF 5
---------------------------	------------------------	---------------------------	-------------------------	---------------------------------	----------------------------

[illegible]

LOT TABLE BLOCK A			
LOT NO.	ACRES	SQ. FT.	
1	2.943	128,182	
2	0.169	7,351	
3	0.179	7,800	
4	0.192	8,381	
5	0.192	8,381	
6	0.283	12,348	
7	0.382	16,660	
8	0.271	11,789	
9	0.279	12,146	
10	0.200	8,705	
11	0.203	8,843	
12	0.179	7,815	
13	0.136	5,929	

LOT TABLE BLOCK B			
LOT NO.	ACRES	SQ. FT.	
1	2.846	123,956	
2	0.149	6,500	
3	0.149	6,500	
4	0.149	6,500	
5	0.159	6,914	
6	0.172	7,485	
7	0.152	6,632	
8	0.152	6,610	
9	0.144	6,275	
10	0.171	7,468	
11	0.194	8,437	
12	0.178	7,748	
13	0.151	6,581	
14	0.140	6,084	
15	0.126	5,500	
16	0.126	5,500	
17	0.126	5,500	
18	0.126	5,500	
19	0.126	5,500	
20	0.126	5,501	
21	0.126	5,501	
22	0.126	5,501	
23	0.126	5,501	
24	0.126	5,501	
25	0.126	5,501	
26	0.126	5,501	
27	0.126	5,501	
28	0.126	5,501	
29	0.126	5,501	
30	0.126	5,502	
31	0.126	5,502	
32	0.126	5,502	
33	0.127	5,532	
34	0.107	4,667	
35	0.257	11,188	
36	0.224	9,747	
37	0.130	5,648	
38	0.160	6,951	
39	0.166	7,217	
40	0.168	7,315	
41	0.170	7,412	
42	0.318	13,865	

LOT TABLE BLOCK C			
LOT NO.	ACRES	SQ. FT.	
1	0.387	16,862	
2	0.213	9,281	
3	0.203	8,836	
4	0.193	8,391	
5	0.182	7,947	
6	0.178	7,733	
7	0.178	7,753	

LOT TABLE BLOCK D			
LOT NO.	ACRES	SQ. FT.	
1	0.208	9,042	
2	0.179	7,800	
3	0.179	7,800	
4	0.179	7,800	
5	0.179	7,800	
6	0.179	7,800	
7	0.179	7,800	
8	0.179	7,800	
9	0.237	10,342	
10	0.199	8,675	
11	0.198	8,634	
12	0.225	9,783	
13	0.203	8,822	
14	0.201	8,754	
15	0.197	8,570	
16	0.188	8,211	
17	0.170	7,390	
18	0.161	7,010	
19	0.157	6,822	
20	0.217	9,435	

LOT TABLE BLOCK E			
LOT NO.	ACRES	SQ. FT.	
1	0.203	8,832	
2	0.178	7,742	
3	0.179	7,800	
4	0.198	8,607	
5	0.176	7,679	
6	0.186	8,107	
7	0.171	7,448	
8	0.172	7,508	
9	0.155	6,760	
10	0.155	6,760	
11	0.155	6,760	
12	0.155	6,760	
13	0.155	6,760	
14	0.193	8,392	
15	0.163	7,092	
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	0.134	5,850	
23	0.137	5,980	
24	0.143	6,239	
25	0.149	6,499	
26	0.255	11,096	

LOT TABLE BLOCK F			
LOT NO.	ACRES	SQ. FT.	
1	0.251	10,946	
2	0.260	11,344	
3	0.239	10,402	
4	0.214	9,306	
5	0.179	7,800	
6	0.179	7,800	
7	0.179	7,800	
8	0.208	9,042	
9	0.222	9,691	
10	0.149	6,500	
11	0.149	6,500	
12	0.149	6,500	
13	0.149	6,493	
14	0.243	10,574	

LOT TABLE BLOCK G			
LOT NO.	ACRES	SQ. FT.	
1	7.932	345,498	
2	0.207	9,017	
3	0.179	7,800	
4	0.179	7,800	
5	0.201	8,747	
6	0.220	9,604	
7	0.179	7,818	
8	0.179	7,800	
9	0.179	7,800	
10	0.179	7,800	
11	0.179	7,800	
12	0.179	7,800	
13	0.179	7,800	
14	0.179	7,800	
15	0.183	7,982	
16	0.201	8,743	
17	0.184	8,007	
18	0.208	9,041	

RIGHT-OF-WAY RESERVE LOT TABLE BLOCK H			
LOT NO.	ACRES	SQ. FT.	
1	1.186	51,644	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S42°00'54"E	39.51'
L2	S33°55'13"E	50.00'
L3	N56°04'47"E	23.08'
L4	S13°09'48"E	45.28'
L5	S22°09'23"E	56.53'
L6	S64°36'14"W	15.02'
L7	S50°51'53"E	62.11'
L8	S32°09'31"E	71.57'
L9	S26°52'42"E	36.31'
L10	N26°52'42"W	36.31'
L11	N32°09'31"W	73.06'
L12	S13°46'33"E	32.56'
L13	N29°13'29"E	50.09'
L14	S31°07'26"W	32.96'
L15	N61°34'33"W	25.34'
L16	S28°25'27"W	7.50'
L17	N61°34'33"W	119.03'
L18	N03°14'11"E	54.30'
L19	S57°14'59"E	0.08'
L20	S29°32'11"W	248.61'
L21	S35°29'10"W	154.19'
L22	N38°34'26"E	55.88'
L23	S32°45'01"W	43.14'
L24	N32°45'01"E	22.19'
L25	S38°55'59"W	32.55'
L26	N32°45'01"E	12.74'
L27	S30°47'24"W	91.95'
L28	N38°15'21"E	157.25'
L29	S42°53'00"W	26.35'
L30	N55°56'09"E	61.32'
L31	S65°52'08"W	31.95'
L32	N63°00'32"E	50.91'
L33	S56°04'47"W	37.69'
L34	N56°04'47"E	37.69'
L35	S62°15'45"W	50.19'
L36	N56°04'47"E	28.87'
L37	S47°20'57"W	42.44'
L38	N70°09'49"E	37.69'
L39	S76°20'48"W	50.20'
L40	N70°09'49"E	24.44'
L41	S60°46'22"W	37.82'
L42	S28°34'00"E	42.45'
L43	N19°50'11"W	28.88'
L44	N19°50'11"W	37.68'
L45	S13°39'15"E	50.18'
L46	N14°11'16"W	58.89'
L47	S19°50'11"E	46.05'
L48	S19°50'11"E	28.86'
L49	N28°34'02"W	42.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°25'00"	475.00'	119.52'	N63°17'17"E	119.20'
C2	24°49'14"	1020.00'	441.87'	S08°24'45"E	438.42'
C3	52°07'24"	1140.00'	1037.09'	S05°14'20"W	1001.69'
C4	88°33'02"	25.00'	38.64'	S12°58'29"E	34.91'
C5	90°00'00"	16.50'	25.92'	N77°45'01"E	23.33'
C6	57°08'50"	16.50'	16.46'	N04°10'36"E	15.78'
C7	294°17'39"	60.00'	308.18'	S57°14'59"E	65.10'
C8	57°08'50"	16.50'	16.46'	S61°19'25"W	15.78'
C9	90°00'00"	16.50'	25.92'	S12°14'59"E	23.33'
C10	37°24'48"	325.00'	212.22'	S38°32'35"E	208.47'
C11	57°08'50"	16.50'	16.46'	S48°24'36"E	15.78'
C12	199°59'58"	60.00'	209.44'	S23°00'58"W	118.18'
C13	57°08'50"	16.50'	16.46'	N85°33'28"W	15.78'
C14	1°38'25"	475.00'	13.60'	S65°02'55"W	13.60'
C15	96°23'13"	16.50'	27.76'	S16°02'06"W	24.60'
C16	5°16'49"	534.50'	49.26'	S29°31'06"E	49.24'
C17	91°06'01"	16.50'	26.24'	S72°25'43"E	23.56'
C18	90°00'00"	16.50'	25.92'	N18°07'18"E	23.33'
C19	16°31'53"	1060.00'	305.84'	N54°51'21"E	304.78'
C20	5°16'49"	465.50'	42.90'	N29°31'06"W	42.88'
C21	91°45'42"	16.50'	26.43'	S78°02'22"E	23.69'
C22	90°00'00"	16.50'	25.92'	N11°04'47"E	23.33'
C23	14°05'02"	325.00'	79.89'	N26°52'42"W	79.69'
C24	62°43'11"	325.00'	355.77'	N11°31'24"E	338.27'
C25	10°07'59"	375.00'	66.32'	N37°49'00"E	66.23'
C26	90°00'00"	16.50'	25.92'	N12°14'59"W	23.33'
C27	85°58'56"	16.50'	24.76'	S79°45'32"W	22.50'
C28	8°07'24"	1140.00'	161.63'	S40°49'46"W	161.49'
C29	6°21'48"	1020.00'	113.28'	N40°18'20"E	113.22'
C30	94°22'26"	16.50'	27.18'	N10°03'47"W	24.21'
C31	53°07'48"	15.00'	13.91'	N83°48'54"W	13.42'
C32	286°15'37"	60.00'	299.77'	N32°45'01"E	72.00'
C33	53°07'48"	15.00'	13.91'	S30°41'05"E	13.42'
C34	90°56'25"	16.50'	26.19'	N77°16'48"E	23.53'
C35	52°37'57"	1020.00'	936.98'	N05°29'37"E	904.38'
C36	90°00'00"	16.50'	25.92'	S77°45'01"W	23.33'
C37	37°24'48"	275.00'	179.57'	N38°32'35"W	176.40'
C38	90°00'00"	16.50'	25.92'	N25°09'49"E	23.33'
C39	90°00'00"	16.50'	25.92'	S64°50'11"E	23.33'
C40	27°16'49"	325.00'	154.74'	S33°28'36"E	153.29'
C41	90°00'00"	16.50'	25.92'	S02°07'00"E	23.33'
C42	10°07'59"	425.00'	75.16'	S37°49'00"W	75.07'
C43	90°00'00"	16.50'	25.92'	S87°53'00"W	23.33'
C44	27°16'49"	275.00'	130.94'	N33°28'36"W	129.70'
C45	90°00'00"	16.50'	25.92'	N25°09'49"E	23.33'
C46	90°00'00"	16.50'	25.92'	S64°50'11"E	23.33'
C47	62°43'11"	275.00'	301.03'	S11°31'24"W	286.23'
C48	90°00'00"	16.50'	25.92'	N64°50'11"W	23.33'
C49	90°00'00"	16.50'	25.92'	S25°09'49"W	23.33'
C50	14°05'02"	275.00'	67.60'	S26°52'42"E	67.43'

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 ENCRACHED 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 SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001528486. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 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.
- ALL MONUMENTS 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 ON 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.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOT 1 BLK G. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 1 BLK G PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- 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 2 THROUGH 11 OF BLOCK A, LOTS 2 THROUGH 41 OF BLOCK B, LOTS 2 THROUGH 7 OF BLOCK C, LOTS 1 THROUGH 20 OF BLOCK D, LOTS 1 THROUGH 26 OF BLOCK E, LOTS 1 THROUGH 14 OF BLOCK F, AND LOTS 2 THROUGH 18 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 DECEMBER 7, 2021.
- A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOT ADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE. FOR LARGER LOTS WHERE THE BFE VARIES, A MINIMUM FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE AND EXPLAINED IN A PLAT NOTE. THE PLAT SHALL INCLUDE A STATEMENT INDICATING HOW THE MINIMUM FFE WAS ESTABLISHED (SEE APPENDIX C10). ALL LOTS ON A PLAT SHOULD BE DEVELOPED TO PROMOTE POSITIVE DRAINAGE BY GRADING AWAY FROM STRUCTURES IN ORDER TO REDUCE THE RISK OF FLOODING.
- 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.
- MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED ON THIS PLAT ARE FOR REFERENCE ONLY. THE FINAL MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR AT THE TIME OF PERMITTING.

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
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 523.521 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022053696 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 2A.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF January, 2025.

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

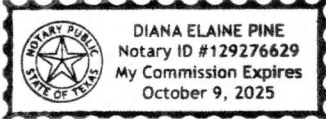
STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS

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 14 DAY OF January, 2025.

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 June 18, 2025, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. 2023049839

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: Steven D. Strehlow

NAME: STEVEN D. STREHLOW

TITLE: VICE PRESIDENT

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

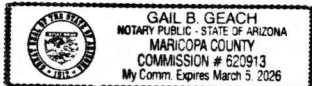
THE 14 DAY OF January, 2025, PERSONALLY APPEARED, STEVEN D. STREHLOW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE 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 14 DAY OF January, 2025.

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

PRINTED NAME: Gail B Geach

MY COMMISSION EXPIRES ON: 3/5/2026



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 CONTRIBUTING ZONE AND IS NOT ENCRACHED 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 4th DAY OF January, 2025.

Alejandro E. Granados Rico
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) 782-0602
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 01 DAY OF January, 2025.

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 2nd DAY OF January, 2025 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 , 2025, A.D., AT O'CLOCK, M., AND DULY RECORDED THIS

THE DAY OF , 2025, 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 TEL. NO. (512) 418-1771
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

COPYRIGHT © 2025
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/8/2025	069291609	5 OF 5