

BEING 40.32 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

BEING A 40.317 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022010857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TENCE, WITH SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT AND THE EAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SOUTH 20°50'05" EAST, A DISTANCE OF 42.96 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 160.107 ACRES TRACT, FOR THE POINT OF BEGINNING;

1. NORTH 69°10'31" EAST, A DISTANCE OF 147.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 20°49'30" WEST, A DISTANCE OF 121.76 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE BEGINNING OF A CURVE;
3. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°49'09", A RADIUS OF 1020.06 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08°24'46" WEST, 438.42 FEET, AND A TOTAL ARC LENGTH OF 441.87 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 67°09'06" EAST, A DISTANCE OF 320.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. SOUTH 74°43'32" EAST, A DISTANCE OF 241.66 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 28°53'03" EAST, A DISTANCE OF 201.24 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 50°42'44" EAST, A DISTANCE OF 403.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 62°55'53" EAST, A DISTANCE OF 407.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. NORTH 68°56'01" EAST, A DISTANCE OF 660.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 21°03'59" EAST, A DISTANCE OF 668.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH BOUNDARY LINE OF NOLINA SUBDIVISION, PHASE 1 SECTION 2, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2023079014, O.P.R.W.C.T.;

1. SOUTH 68°56'02" WEST, A DISTANCE OF 447.39 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 29°18'53" WEST, A DISTANCE OF 98.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 57°27'43" WEST, A DISTANCE OF 121.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. SOUTH 40°14'11" WEST, A DISTANCE OF 50.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. SOUTH 60°48'22" WEST, A DISTANCE OF 128.44 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 69°10'38" WEST, A DISTANCE OF 700.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 84°08'13" WEST, A DISTANCE OF 165.58 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 36°46'52" WEST, A DISTANCE OF 64.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. SOUTH 72°18'52" WEST, A DISTANCE OF 130.69 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 20°49'17" EAST, A DISTANCE OF 105.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. SOUTH 69°10'46" WEST, A DISTANCE OF 24.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 20°49'22" WEST, A DISTANCE OF 749.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. SOUTH 69°09'40" WEST, A DISTANCE OF 147.07 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT, SAME BEING SAID WEST BOUNDARY LINE OF THE 160.107 ACRES TRACT, FOR THE WEST CORNER OF SAID NORTH SUBDIVISION 2 AND FROM WHICH SAID 160.107 ACRES TRACT, SAME BEING SAID 160.107 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF SAID NOLINA SUBDIVISION, PHASE 1 SECTION 2, FOR THE EAST CORNER OF SAID 160.107 ACRES TRACT, SAME BEING THE NORTH CORNER OF A CALLED 122.6884 ACRES TRACT OF LAND DESCRIBED TO RR 122 HOLDINGS LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022022743, O.P.R.W.C.T.; BEARS SOUTH 20°50'05" EAST, A DISTANCE OF 1303.18 FEET;



OWNER: JDS RR LLC.
ACREAGE: 40.32 ACRES
SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: ±3,872
NUMBER OF LOTS: 103
LAND USE: SINGLE-FAMILY
DATE: 1/08/2025

STREET INFORMATION

		TOTAL ACREAGE:	40.317
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			

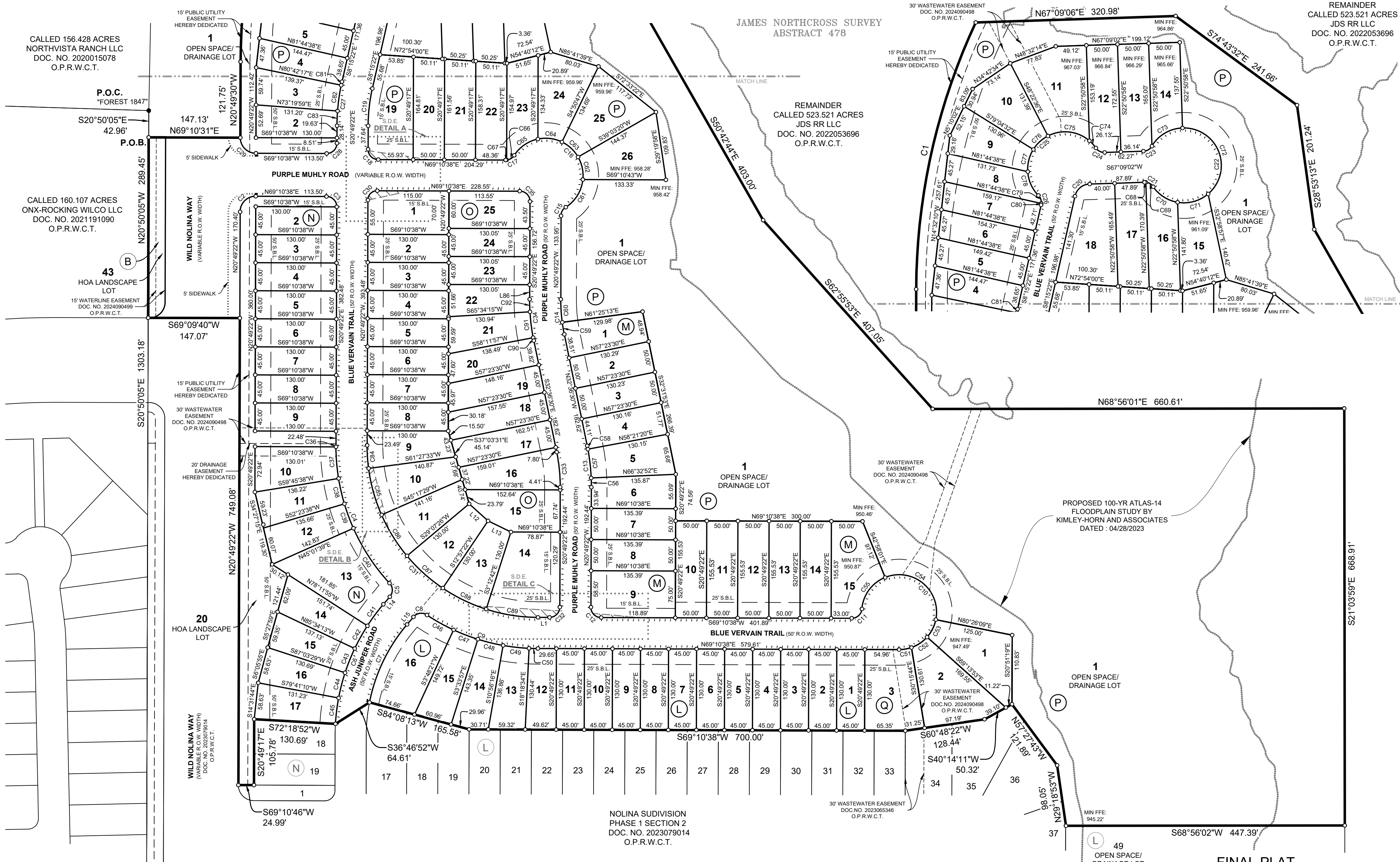
1. COVER SHEET & LEGAL DESCRIPTION
2. PLAT LAYOUT
3. DETAILS, LINE & CURVE DATA
4. SIGNATURES, NOTES AND CERTIFICATIONS

- ELEV.=942.405'

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

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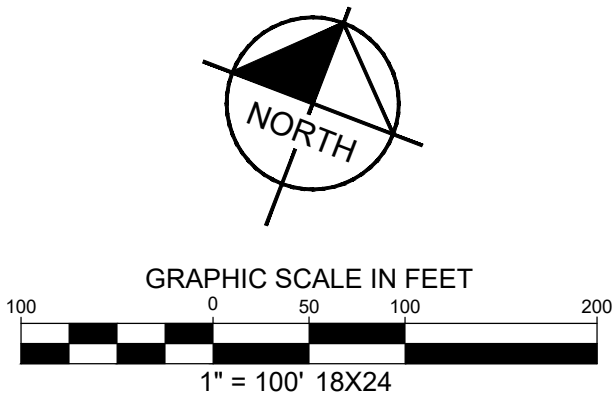
<u>SCALE</u>	<u>DRAWN BY</u>	<u>CHECKED BY</u>	<u>DATE</u>	<u>PROJECT NO.</u>	<u>SHEET NO.</u>
N/A	RPP	MMII	1/22/2025	069291603	1 OF 4



LEGEND	
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
S.B.L.	BUILDING SETBACK LINE
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	CALCULATED POINT
#	BLOCK IDENTIFIER

LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE (S.B.L.)
	EASEMENT LINE
	EXISTING EASEMENT LINE
	4-FT SIDEWALK (UNLESS OTHERWISE NOTED)
	FLOODPLAIN LINE
	MATCH LINE
	SIGHT DISTANCE EASEMENTS

TYPICAL P.U.E. RESIDENTIAL LOT ASSIGNMENT EXHIBIT NOT TO SCALE	TYPICAL P.U.E. NON-RESIDENTIAL LOT ASSIGNMENT EXHIBIT NOT TO SCALE



FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 3
BEING 40.32 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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	1/22/2025	069291603	2 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-RCKIN WILCO (COMBINED)\069291603 - BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALT)\DWG\PLAT PH 1\1V-PLAT PH3-069291603-AEG UPDATES-1 2025-01-08.DWG PLOTTED BY: GRANADOS, ALEX 1/22/2025 11:47 AM LAST SAVED: 1/8/2025 5:13 PM

BLOCK B		
LOT NO.	ACRES	SQ. FT.
43	0.177	7,710

BLOCK L		
LOT NO.	ACRES	SQ. FT.
1	0.134	5,850
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	0.134	5,850
12	0.140	6,082
13	0.154	6,699
14	0.165	7,201
15	0.171	7,468
16	0.278	12,100

BLOCK M		
LOT NO.	ACRES	SQ. FT.
1	0.160	6,973
2	0.150	6,513
3	0.149	6,510
4	0.151	6,594
5	0.170	7,394
6	0.162	7,039
7	0.155	6,769
8	0.155	6,769
9	0.232	10,096
10	0.179	7,776
11	0.179	7,776
12	0.179	7,776
13	0.179	7,776
14	0.179	7,776
15	0.227	9,892

BLOCK N		
LOT NO.	ACRES	SQ. FT.
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	0.187	8,160
11	0.157	6,831
12	0.161	7,026
13	0.333	14,527
14	0.168	7,339
15	0.154	6,715
16	0.150	6,543
17	0.150	6,543
20	0.837	36,459

BLOCK O		
LOT NO.	ACRES	SQ. FT.
1	0.208	9,051
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	0.160	6,983
10	0.188	8,171
11	0.183	7,968
12	0.178	7,743
13	0.178	7,743
14	0.306	13,320
15	0.199	8,690
16	0.189	8,250
17	0.166	7,234
18	0.167	7,267
19	0.158	6,878
20	0.150	6,543
21	0.155	6,762
22	0.142	6,189
23	0.134	5,852
24	0.134	5,852
25	0.178	7,744

BLOCK P		
LOT NO.	ACRES	SQ. FT.
1	16.652	725,377
2	0.143	6,242
3	0.156	6,795
4	0.149	6,503
5	0.152	6,613
6	0.157	6,835
7	0.162	7,058
8	0.149	6,475
9	0.177	7,724
10	0.205	8,923
11	0.303	13,208
12	0.194	8,457
13	0.197	8,597
14	0.167	7,286
15	0.199	8,667
16	0.176	7,686
17	0.193	8,400
18	0.294	12,797
19	0.258	11,221
20	0.187	8,159
21	0.184	7,997
22	0.180	7,834
23	0.164	7,126
24	0.214	9,336
25	0.232	10,110
26	0.223	9,709

BLOCK Q		
LOT NO.	ACRES	SQ. FT.
1	0.237	10,315
2	0.272	11,852
3	0.256	11,160

LINE TABLE		
NO.	BEARING	LENGTH
L1	S69°10'38"W	18.50'
L2	N77°19'46"E	100.24'
L3	S69°10'38"W	82.89'
L4	N69°10'38"E	53.00'
L5	S56°44'16"W	69.64'
L6	N20°49'22"W	2.07'
L7	S35°09'40"E	140.18'
L8	N72°25'31"E	131.91'
L9	S69°10'38"W	18.50'
L10	N73°52'53"E	79.07'
L11	S69°10'38"W	65.70'
L12	S68°57'41"E	40.78'
L13	S85°07'46"E	40.78'
L14	S19°23'26"W	15.87'
L15	N19°23'26"E	15.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°49'09"	1020.06'	441.87'	N08°24'46"W	438.42'
C2	90°00'00"	25.00'	39.27'	N24°10'38"E	35.36'
C3	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C4	42°48'24"	325.00'	242.81'	S42°13'34"E	237.20'
C5	83°01'12"	16.50'	23.91'	S22°07'10"E	21.87'
C6	37°04'34"	325.00'	210.31'	S00°51'09"W	206.66'
C7	29°13'43"	275.00'	140.29'	N04°46'35"E	138.77'
C8	83°01'12"	16.50'	23.91'	N60°54'02"E	21.87'
C9	33°14'00"	325.00'	188.51'	N85°47'38"E	185.88'
C10	265°07'34"	60.00'	277.64'	N63°23'08"W	88.38'
C11	85°07'33"	16.50'	24.51'	S26°36'52"W	22.32'
C12	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C13	11°47'08"	325.00'	66.85'	N26°42'56"W	66.73'
C14	11°47'08"	275.00'	56.57'	S26°42'56"E	56.47'
C15	57°09'04"	16.50'	16.46'	N07°45'10"E	15.78'
C16	204°17'54"	60.00'	213.94'	N65°49'15"W	117.31'
C17	57°08'50"	16.50'	16.46'	N40°36'13"E	15.78'
C18	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C19	12°34'00"	275.00'	60.32'	N14°32'22"W	60.19'
C20	75°24'24"	25.00'	32.90'	N29°26'50"E	30.58'
C21	57°08'50"	16.50'	16.46'	N84°16'33"W	15.78'
C22	294°17'39"	60.00'	308.18'	N22°50'58"W	65.10'
C23	57°08'50"	16.50'	16.46'	S38°34'37"W	15.78'
C24	57°08'50"	16.50'	16.46'	N84°16'33"W	15.78'
C25	189°42'04"	60.00'	198.65'	S29°26'50"W	119.57'
C26	57°08'50"	16.50'	16.46'	N36°49'47"W	15.78'
C27	12°34'00"	325.00'	71.28'	S14°32'22"E	71.14'
C28	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C29	90°01'17"	25.00'	39.28'	N65°48'06"W	35.36'
C30	90°00'00"	15.00'	23.56'	N24°10'38"E	21.21'
C31	90°00'00"	275.00'	431.97'	S65°49'22"E	388.91'
C32	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C33	11°47'08"	275.00'	56.57'	S26°42'56"E	56.47'
C34	11°47'08"	325.00'	66.85'	S26°42'56"E	66.73'
C35	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C36	0°26'37"	325.00'	2.52'	S21°02'40"E	2.52'
C37	8°58'23"	325.00'	50.90'	S25°45'10"E	50.85'
C38	7°22'00"	325.00'	41.79'	S33°55'22"E	41.76'
C39	7°22'00"	325.00'	41.79'	S41°17'22"E	41.76'
C40	18°39'24"	325.00'	105.83'	S54°18'04"E	105.36'
C41	7°35'21"	325.00'	43.05'	S15°35'46"W	43.02'
C42	7°22'18"	325.00'	41.81'	S08°06'56"W	41.79'
C43	7°22'18"	325.00'	41.81'	S00°44'38"W	41.79'
C44	7°22'18"	325.00'	41.81'	S06°37'40"E	41.79'
C45	7°22'18"	325.00'	41.81'	S13°59'59"E	41.79'
C46	8°36'18"	325.00'	48.81'	S81°53'31"E	48.76'
C47	7°22'18"	325.00'	41.81'	S89°52'48"E	41.79'
C48	7°22'18"	325.00'	41.81'	N82°44'54"E	41.79'
C49	7°22'18"	325.00'	41.81'	N75°22'35"E	41.79'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C50	2°30'48"	325.00'	14.26'	N70°26'02"E	14.26'
C51	19°21'26"	60.00'	20.27'	N59°29'56"E	20.17'
C52	29°03'06"	60.00'	30.42'	N35°17'40"E	30.10'
C53	30°19'59"	60.00'	31.76'	N05°36'08"E	31.40'
C54	123°24'09"	60.00'	129.23'	N71°15'56"W	105.66'
C55	62°58'54"	60.00'	65.95'	S15°32'32"W	62.68'
C56	2°37'46"	325.00'	14.92'	N22°08'15"W	14.91'
C57	8°11'32"	325.00'	46.47'	N27°32'54"W	46.43'
C58	0°57'50"	325.00'	5.47'	N32°07'35"W	5.47'
C59	4°04'46"	275.00'	19.58'	N30°34'07"W	19.58'
C60	7°42'22"	275.00'	36.99'	N24°40'33"W	36.96'
C61	51°21'22"	60.00'	53.78'	N10°39'02"E	52.00'
C62	35°55'01"	60.00'	37.61'	N32°59'10"W	37.00'
C63	34°12'33"	60.00'	35.82'	N68°02'57"W	35.29'
C64	37°48'51"	60.00'	39.60'	S75°56'21"W	38.88'
C65	45°00'07"	60.00'	47.13'	S34°31'52"W	45.92'
C66	51°26'23"	16.50'	14.81'	S37°45'00"W	14.32'
C67	5°42'26"	16.50'	1.64'	S66°19'25"W	1.64'
C68	7°20'59"	16.50'	2.12'	N70°49'32"E	2.12'
C69	49°47'50"	16.50'	14.34'	S80°36'03"E	13.89'
C70	45°27'35"	60.00'	47.61'	S78°25'56"E	46.37'
C71	50°08'06"	60.00'	52.50'	N53°46'14"E	50.84'
C72	141°56'18"	60.00'	148.64'	N42°15'58"W	113.44'
C73	56°45'41"	60.00'	59.44'	S38°23'03"W	57.04'
C74	14°49'23"	60.00'	15.52'	N63°06'50"W	15.48'
C75	67°51'05"	60.00'	71.05'	S75°32'56"W	66.97'
C76	30°41'56"	60.00'	32.15'	S26°16'26"W	31.76'
C77	35°36'47"	60.00'	37.29'	S06°52'56"E	36.70'
C78	40°42'53"	60.00'	42.64'	S45°02'45"E	41.74'
C79	49°09'44"	16.50'	14.16'	S40°49'20"E	13.73'
C80	7°59'06"	16.50'	2.30'	S12°14'55"E	2.30'
C81	1°02'21"	325.00'	5.89'	S08°46'33"E	5.89'
C82	7°22'18"	325.00'	41.81'	S12°58'52"E	41.79'
C83	4°09'21"	325.00'	23.57'	S18°44'42"E	23.57'
C84	7°43'06"	275.00'	37.05'	N24°40'55"W	37.02'
C85	16°10'04"	275.00'	77.60'	N36°37'30"W	77.34'
C86	16°10'04"	275.00'	77.60'	N52°47'34"W	77.34'
C87	16°10'04"	275.00'	77.60'	N68°57'39"W	77.34'
C88	16°10'05"	275.00'	77.60'	N85°07'43"W	77.34'
C89	17°36'36"	275.00'	84.52'	S77°58'56"W	84.19'
C90	0°51'03"	325.00'	4.83'	S32°10'59"E	4.83'
C91	7°22'17"	325.00'	41.81'	S28°04'19"E	41.78'
C92	3°33'49"	325.00'	20.21'	S22°36'17"E	20.21'
C93	82°02'13"	16.50'	23.62'	N69°48'15"W	21.66'
C94	90°00'00"	15.00'	23.56'	N24°10'38"E	21.21'
C95	29°06'05"	275.00'	139.68'	N35°22'25"W	138.18'
C96	68°43'47"	16.50'	19.79'	S34°48'44"W	18.63'
C97	20°50'18"	275.00'	100.02'	S79°35'47"W	99.47'
C98	52°37'48"	16.50'	15.16'	N84°30'28"W	14.63'

FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 3

BEING 40.32 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
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

1/22/2025

PROJECT NO.

069291603

SHEET NO.

3 OF 4

LINE TYPE LEGEND

	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE (S.B.L.)
	EASEMENT LINE
	EXISTING EASEMENT LINE

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 ENCRONOACHED 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 SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- 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 EXCEPT FOR LOT 1 BLK P. 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 P 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.
- 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 1 THROUGH 16 OF BLOCK L, LOTS 1 THROUGH 15 OF BLOCK M, LOTS 2 THROUGH 17 OF BLOCK N, LOTS 1 THROUGH 25 OF BLOCK O, LOTS 2 THROUGH 26 OF BLOCK P AND LOTS 1 THROUGH 3 OF BLOCK Q 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.
- 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 THOROUGH FARES 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 1 SECTION 3
BEING 40.32 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. 2022053896 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 3.

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

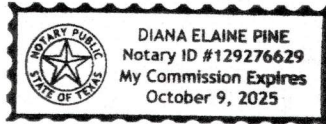
STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS

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.

Deana Elaine Pinc
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 15, 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 16 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 16 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 ENCRONOACHED 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 9th DAY OF January, 2025.

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 9th DAY OF January, 2025.

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 22nd DAY OF January, 2025 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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
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

1/8/2025

PROJECT NO.

069291603

SHEET NO.

4 OF 4