

**LEGAL DESCRIPTION:
TRACT 1 - 45.96 ACRES**

BEING A 45.96 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 160.107 ACRES TRACT OF LAND DESCRIBED TO ONX-ROCKING WILCO, LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST BOUNDARY LINE OF LOT 3, BLOCK R, NOLINA SUBDIVISION, PHASE 1 SECTION 2, A LEGAL SUBDIVISION, AS SHOWN PLAT RECORDED UNDER DOCUMENT NO. 2023079014, O.P.R.W.C.T.; FOR 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.; SAME BEING THE EAST CORNER OF SAID 160.107 ACRES TRACT;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF LOT 3, WITH THE NORTH BOUNDARY LINE OF SAID 12.6684 ACRES TRACT AND THE SOUTH BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SOUTH 67°50'27" WEST, A DISTANCE OF 1164.48 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE NORTH CORNER OF A CALLED 35.28 ACRE TRACT OF LAND DESCRIBED TO JOHN BEN ATKINSON AND PAMELA ATKINSON AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2018011295 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A WEST CORNER OF SAID 122.6884 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 67°52'39" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 35.28 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT, A DISTANCE OF 854.67 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTH CORNER OF THIS TRACT; WHENCE A 1/2-INCH IRON ROD FOUND AT THE WEST CORER OF SAID 35.28 ACRE TRACT, BEARS SOUTH 67°52'39" WEST, A DISTANCE OF 349.20 FEET;

THENCE, OVER AND ACROSS SAID 160.107 ACRE TRACT THE FOLLOWING FORTY-TWO (42) COURSES AND DISTANCES:

1. NORTH 22°05'23" WEST, A DISTANCE OF 120.68 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. SOUTH 67°54'37" WEST, A DISTANCE OF 5.21 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 22°05'23" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 67°54'37" EAST, A DISTANCE OF 17.40 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
5. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 22°54'37" EAST, 23.33 FEET, AND A TOTAL ARC LENGTH OF 25.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. NORTH 22°05'23" WEST, A DISTANCE OF 8.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. NORTH 67°54'37" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. NORTH 22°05'23" WEST, A DISTANCE OF 108.23 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. NORTH 67°54'37" EAST, A DISTANCE OF 130.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. NORTH 23°06'58" EAST, A DISTANCE OF 55.42 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. NORTH 66°53'02" WEST, A DISTANCE OF 32.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 48°18'22" WEST, A DISTANCE OF 55.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. NORTH 43°23'58" EAST, A DISTANCE OF 406.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. NORTH 67°49'02" EAST, A DISTANCE OF 415.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
15. NORTH 22°10'58" WEST, A DISTANCE OF 103.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
16. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 67°10'58" WEST, 23.33 FEET, AND A TOTAL ARC LENGTH OF 25.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. SOUTH 67°49'02" WEST, A DISTANCE OF 17.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
18. NORTH 22°10'58" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. NORTH 67°49'04" EAST, A DISTANCE OF 12.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
20. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 22°49'02" EAST, 23.33 FEET, AND A TOTAL ARC LENGTH OF 25.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. NORTH 22°10'58" WEST, A DISTANCE OF 19.29 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
22. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°17'41", A RADIUS OF 440.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 27°19'49" WEST, 78.95 FEET, AND A TOTAL ARC LENGTH OF 79.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. NORTH 32°28'39" WEST, A DISTANCE OF 16.31 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
24. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 87°17'39", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 76°07'28" WEST, 34.51 FEET, AND A TOTAL ARC LENGTH OF 38.09 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
25. NORTH 31°51'47" WEST, A DISTANCE OF 120.09 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
26. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°34'58", A RADIUS OF 1020.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 51°11'00" EAST, 329.37 FEET, AND A TOTAL ARC LENGTH OF 330.82 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
27. NORTH 41°53'31" EAST, A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
28. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 07°37'54", A RADIUS OF 1140.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45°42'28" EAST, 151.73 FEET, AND A TOTAL ARC LENGTH OF 151.85 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF REVERSE CURVATURE THIS TRACT;
29. IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 85°25'17", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 06°48'47" EAST, 33.91 FEET, AND A TOTAL ARC LENGTH OF 37.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
30. NORTH 35°53'52" WEST, A DISTANCE OF 57.86 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
31. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 06°50'20", A RADIUS OF 1148.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 32°28'40" WEST, 136.95 FEET, AND A TOTAL ARC LENGTH OF 137.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A POINT OF REVERSE CURVATURE OF THIS TRACT;
32. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 87°18'42", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°42'51" WEST, 34.52 FEET, AND A TOTAL ARC LENGTH OF 38.10 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
33. SOUTH 63°37'45" WEST, A DISTANCE OF 40.64 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
34. IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 07°08'49", A RADIUS OF 500.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 67°12'10" WEST, 62.33 FEET, AND A TOTAL ARC LENGTH OF 62.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
35. SOUTH 70°46'35" WEST, A DISTANCE OF 10.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
36. IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 87°54'33", A RADIUS OF 25.03 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 26°47'48" WEST, 34.74 FEET, AND A TOTAL ARC LENGTH OF 38.40 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
37. SOUTH 75°29'34" WEST, A DISTANCE OF 50.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
38. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 64°13'25" WEST, 35.36 FEET, AND A TOTAL ARC LENGTH OF 39.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
39. SOUTH 70°46'35" WEST, A DISTANCE OF 6.87 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
40. IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 07°00'26", A RADIUS OF 205.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 74°16'48" WEST, 25.06 FEET, AND A TOTAL ARC LENGTH OF 25.07 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
41. NORTH 12°12'59" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR A POINT OF CURVATURE OF THIS TRACT;
42. NORTH 19°13'25" WEST, A DISTANCE OF 134.68 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTHEAST BOUNDARY LINE OF A CALLED 64.85 ACRE TRACT OF LAND DESCRIBED TO NORTH VISTA RANCH LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2016060626 AND DOCUMENT NO. 1998037189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 70°46'45" EAST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 160.107 ACRE TRACT, THE SOUTHEAST BOUNDARY LINE OF SAID 64.85 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF A CALLED 206.428 ACRE TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020015078 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A DISTANCE OF 821.64 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST 1847" FOUND IN THE SOUTHWEST BOUNDARY LINE OF A CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022053696, O.P.R.W.C.T.; FOR THE SOUTHEAST CORNER OF SAID 206.428 ACRE TRACT FOR THE NORTH CORNER OF SAID 160.107 ACRE TRACT AND THE NORTH CORNER OF THIS TRACT;

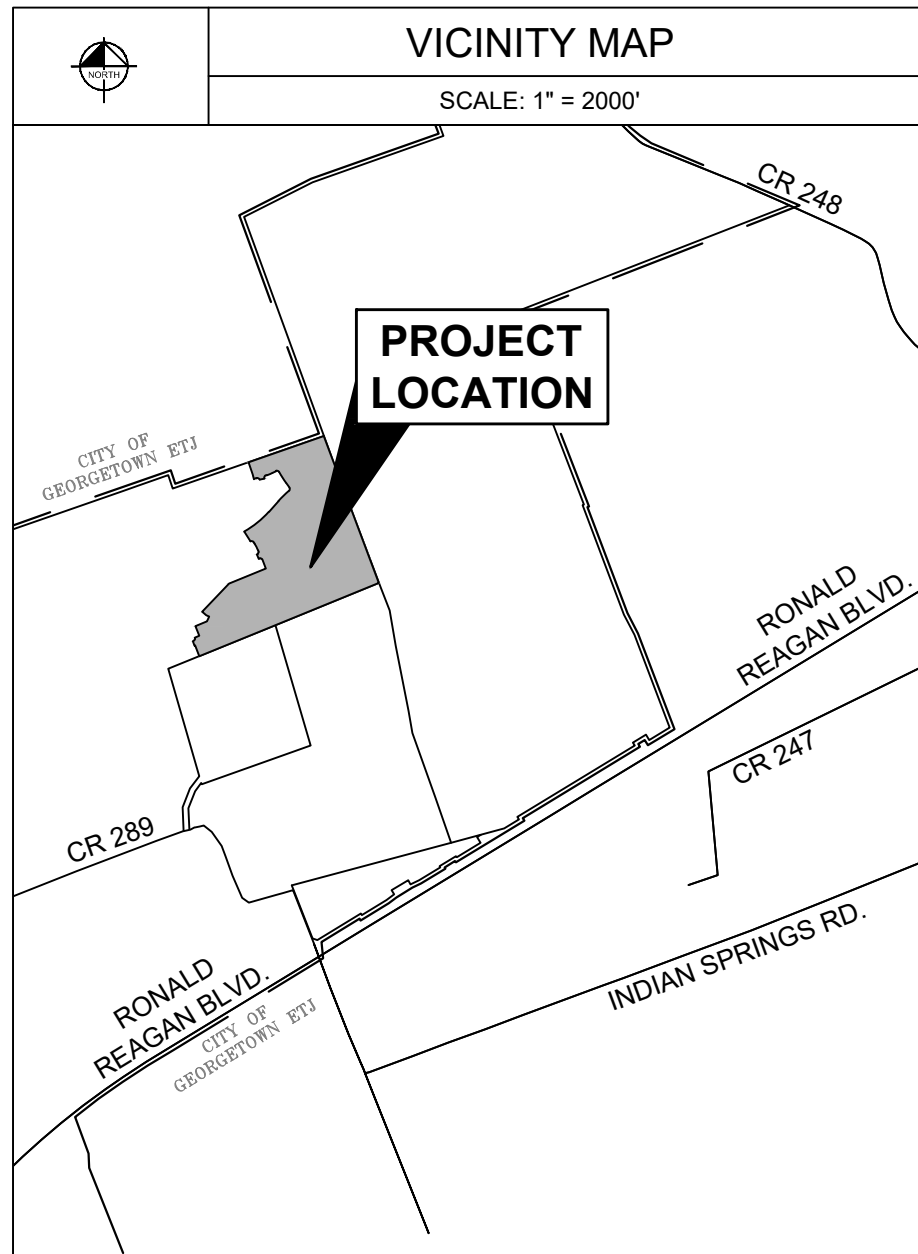
THENCE, SOUTH 20°50'05" EAST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 160.107 ACRE TRACT, SAME BEING SAID SOUTHWEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT, AND SAID WEST BOUNDARY LINE OF LOT 3, A DISTANCE OF 1,635.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.96 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

FINAL PLAT ROCKIN WILCO SUBDIVISION PHASE 1

BEING 45.96 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

SUBDIVISION INFORMATION
OWNER: ONX-ROCKING WILCO, LLC ACREAGE: 45.96 ACRES SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478 SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. LINEAR FOOTAGE OF NEW STREETS: 7,965' NUMBER OF LOTS: 145 LAND USE: SINGLE FAMILY DATE: 12/18/2024

LOT INFORMATION			
TYPE	TOTAL	ACREAGE	ACREAGE
SINGLE-FAMILY	141	25.333	
PROPOSED DRAINAGE	1	6.769	
HOA LANDSCAPE	3	1.431	
TOTAL	145	33.533	33.533



STREET INFORMATION									
NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE	ACREAGE	
BLOOMSDALE BOULEVARD	ARTERIAL	45 MPH	PUBLIC	120' (MIN)	*45 LF (LOG-LOG)	1,162'	3.353		
HUMMINGBIRD VINE ROAD	ARTERIAL	45 MPH	PUBLIC	120' (MIN)	*45 LF (LOG-LOG)	396'		1.531	
	MINOR COLLECTOR	35 MPH	PUBLIC	60'	37 LF (LOG-LOG)	204'			
TRUMPET DRIVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1554'	1.922		
SWEET CAROLINE ROAD	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	400'	0.465		
SNAPDRAGON DRIVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	610'	0.705		
RUBY LEAF ROAD	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	530'	0.614		
SUNSETSTONE STREET	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	893'	1.064		
	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	705'		1.040	
WHITELACE LANE	MINOR COLLECTOR	35 MPH	PUBLIC	60'	37 LF (LOG-LOG)	160'			
WLD ASTER WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1,088'	1.284		
	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	48'		0.385	
SWEETPEA STREET	MINOR COLLECTOR	35 MPH	PUBLIC	60'	37 LF (LOG-LOG)	215'			
TOTAL:							7,965'	12.428	12.428
								TOTAL ACREAGE:	45.961

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:**
1. COVER SHEET
 2. OVERALL LAYOUT
 3. PLAT LAYOUT
 4. PLAT LAYOUT
 5. LINE & CURVE DATA
 6. NOTES, CERTIFICATIONS, AND 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.

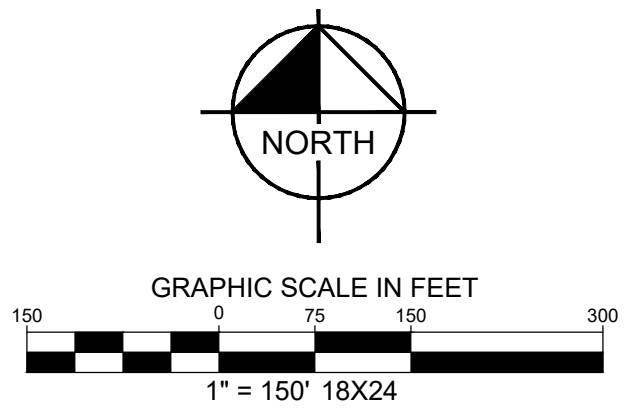
- ELEV.=942.405' (NAVD '88)

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	12/18/2024	069401900	1 OF 6

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: ONX-ROCKING WILCO 3200 EARTH DRIVE CARROLLTON, TEXAS 75006 PH: (972) 904-0101
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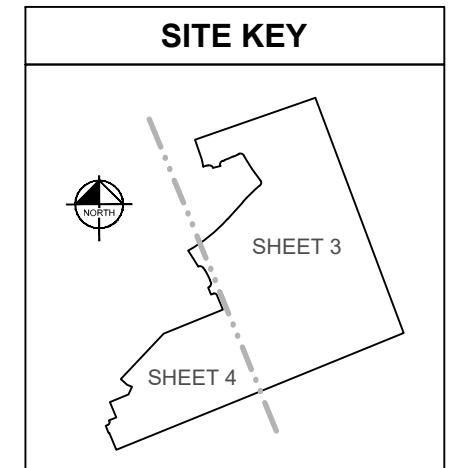
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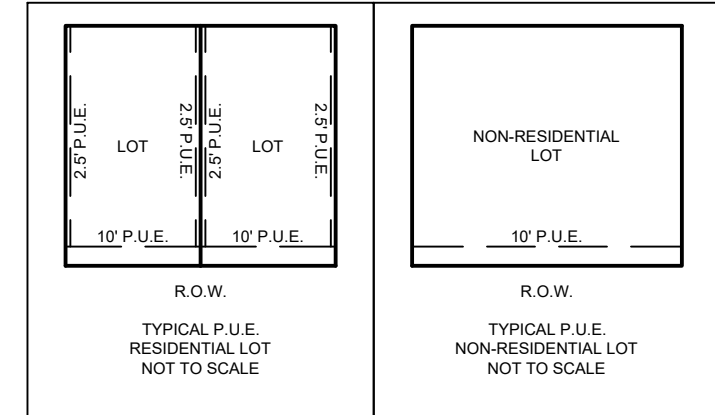
JAMES NORTHCROSS SURVEY,
ABSTRACT 478



LEGEND	
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
○	1/2" IRON ROD W/ "KHA" CAP SET
●	1/2" IRON ROD FOUND (CAP NOTED)
CSS	COTTON SPINDLE SET
▲	CALCULATED POINT
#	BLOCK LETTER



LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	CITY OF GEORGETOWN
	ETJ LINE
	5' SIDEWALK LINE
	MATCH LINE



**FINAL PLAT
ROCKIN WILCO SUBDIVISION
PHASE 1**

BEING 45.96 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS



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	12/18/2024	069401900	2 OF 6

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12/18/2024 5:05 PM PLOTTER: PLOTTER, ROB 12/18/2024 5:06 PM LAST SAVED BY: PAZITNEY, ROB 12/18/2024 5:06 PM DWG PLOTTED BY: PAZITNEY, ROB 12/18/2024 5:06 PM



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

WILD NOLINA WAY
(VARIABLE R.O.W. WIDTH)
DOC. NO. 2023079014
O.P.R.W.C.T.

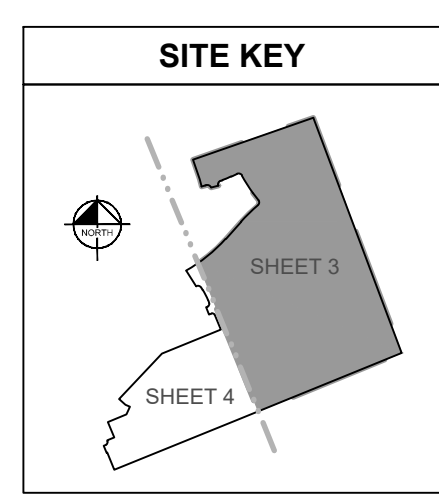
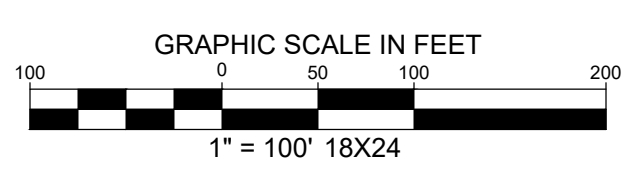
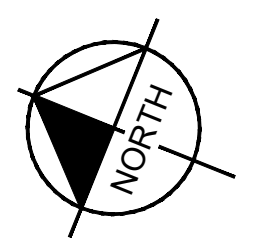
LOT 3, BLOCK R
NOLINA SUBDIVISION
PHASE 1 SECTION 2
DOC. NO. 2023079014
O.P.R.W.C.T.

CALLED 206.428 ACRES
NORTHVISTA RANCH LLC
DOC. NO. 2020015078
O.P.R.W.C.T.

CALLED 64.85 ACRES
NORTHVISTA RANCH LLC
DOC. NO. 2016060626
O.P.R.W.C.T.

CALLED 160.107 ACRES
ONX-ROCKING WILCO
DOC. NO. 2021191090
O.P.R.W.C.T.

CALLED 122.6884 ACRES
RR 122 HOLDINGS LLC
DOC. NO. 2022022743
O.P.R.W.C.T.



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)
CSS	COTTON SPINDLE SET
▲	CALCULATED POINT
S.B.L.	BUILDING SETBACK LINE
Ⓜ	BLOCK LETTER

LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	CITY OF GEORGETOWN ETJ LINE
	5' SIDEWALK LINE
	MATCH LINE

FINAL PLAT
ROCKIN WILCO SUBDIVISION
PHASE 1

BEING 45.96 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

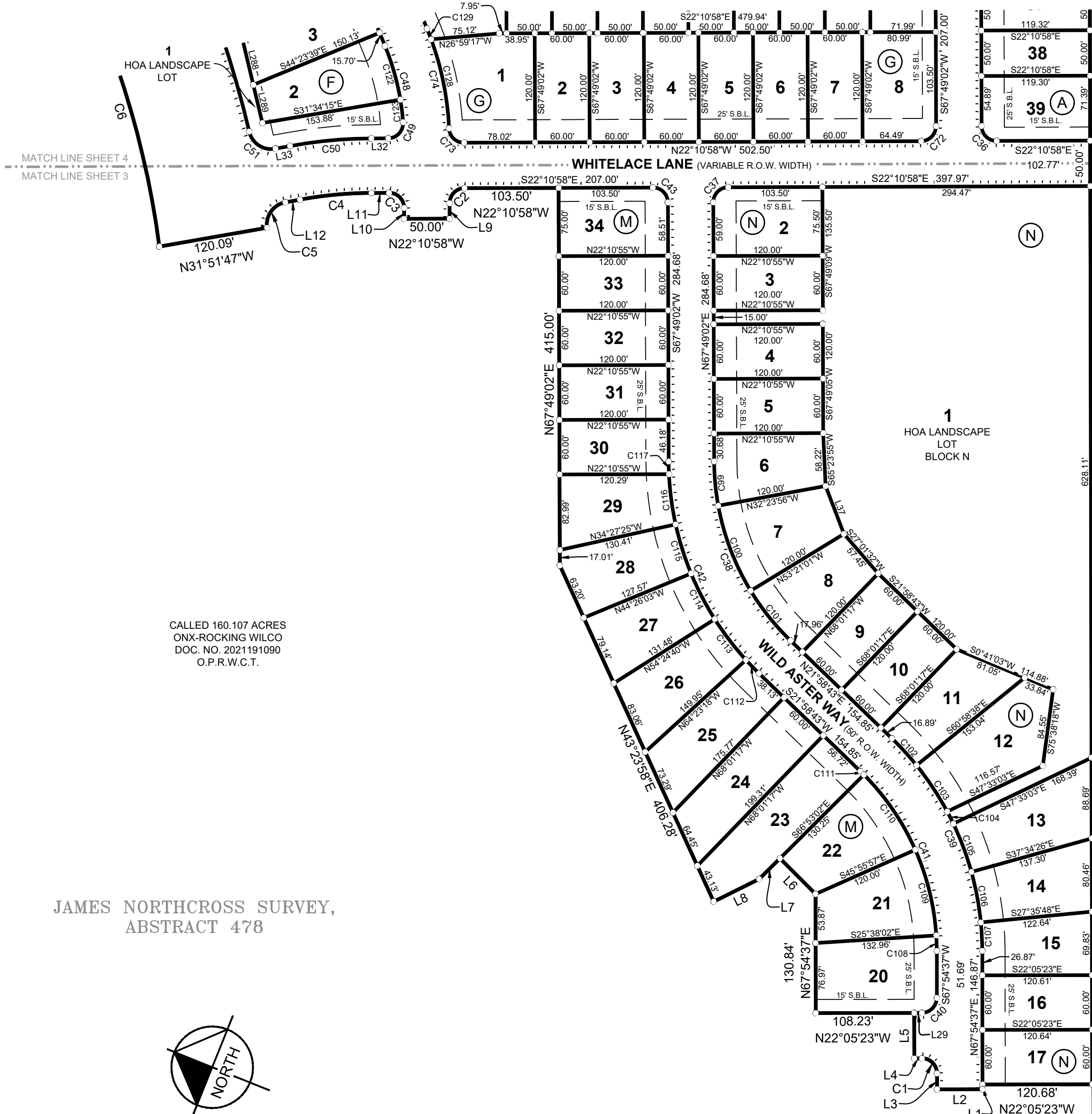


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TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	12/18/2024	069401900	3 OF 6

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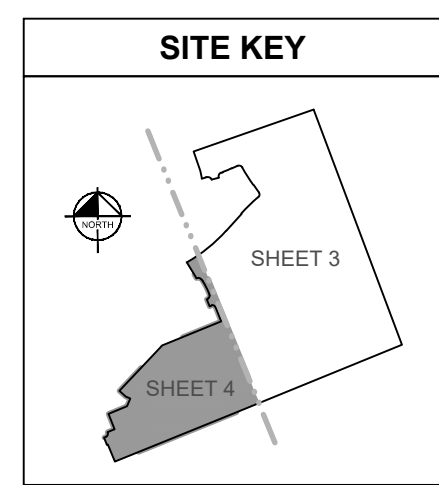
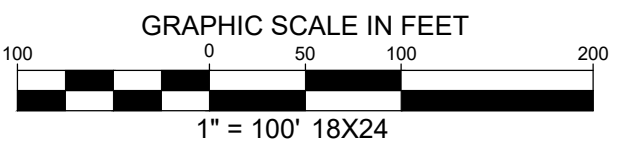
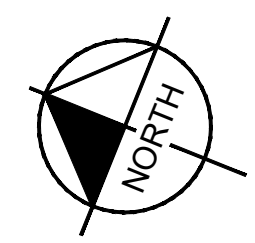
DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069401900 - ROCKIN WILCO\069401900 - ROCKIN WILCO SURVEY - ALTA & AERIAL TOPO SURVEY\DWG\PLAT\PLAT-069401900.DWG PLOTTED BY: PAZITNEY, ROB 12/18/2024 5:07 PM LAST SAVED: 12/18/2024 5:05 PM



CALLED 160.107 ACRES
ONX-ROCKING WILCO
DOC. NO. 2021191090
O.P.R.W.C.T.

CALLED 35.28 ACRES
JOHN BEN ATKINSON
& PAMELA ATKINSON
DOC. NO. 2018011295
O.P.R.W.C.T.

JAMES NORTHCROSS SURVEY,
ABSTRACT 478



LINE TYPE LEGEND	
	BOUNDARY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	CITY OF GEORGETOWN
	ETJ LINE
	5' SIDEWALK LINE
	MATCH LINE

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)
CSS	COTTON SPINDLE SET
	CALCULATED POINT
S.B.L.	BUILDING SETBACK LINE
	BLOCK LETTER

CALLLED 160.107 ACRES
ONX-ROCKING WILCO
DOC. NO. 2021191090
O.P.R.W.C.T.

CALLLED 35.28 ACRES
JOHN BEN ATKINSON
& PAMELA ATKINSON
DOC. NO. 2018011295
O.P.R.W.C.T.

LOT TABLE BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	0.805	35,056
2	0.190	8,271
3	0.190	8,286
4	0.176	7,682
5	0.253	11,040
6	0.232	10,118
7	0.150	6,536
8	0.159	6,907
9	0.167	7,279
10	0.149	6,484
11	0.148	6,425
12	0.146	6,367
13	0.145	6,308
14	0.143	6,249
15	0.142	6,190
16	0.152	6,636
17	0.153	6,664
18	0.153	6,682
19	0.161	7,008
20	0.168	7,304
21	0.147	6,383
22	0.269	11,716
23	0.303	13,180
24	0.160	6,972
25	0.155	6,762
26	0.143	6,242
27	0.138	5,993
28	0.137	5,976
29	0.137	5,975
30	0.137	5,974
31	0.137	5,973
32	0.137	5,972
33	0.137	5,971
34	0.137	5,970
35	0.137	5,969
36	0.137	5,968
37	0.137	5,967
38	0.137	5,966
39	0.194	8,457

LOT TABLE BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	3.315	144,404

LOT TABLE BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	0.232	10,089
2	0.154	6,705
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.191	8,341
8	0.219	9,541
9	0.165	7,200
10	0.165	7,200
11	0.179	7,793
12	0.175	7,617
13	0.263	11,449

LOT TABLE BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.257	11,188
2	0.220	9,589
3	0.165	7,200
4	0.165	7,200
5	0.233	10,142
6	0.205	8,942
7	0.138	6,000
8	0.138	6,000
9	0.186	8,107
10	0.231	10,075

LOT TABLE BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.205	8,941
2	0.165	7,200
3	0.165	7,200
4	0.165	7,200
5	0.165	7,200
6	0.165	7,200
7	0.165	7,200
8	0.235	10,226
9	0.239	10,398
10	0.164	7,151
11	0.169	7,352
12	0.169	7,357
13	0.169	7,357
14	0.169	7,357
15	0.169	7,357
16	0.169	7,357
17	0.235	10,240

LOT TABLE BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.626	27,290
2	0.211	9,195
3	0.174	7,592
4	0.168	7,315
5	0.165	7,190
6	0.164	7,127
7	0.166	7,215
8	0.170	7,391
9	0.179	7,806
10	0.189	8,255
11	0.197	8,577

LOT TABLE BLOCK G		
LOT NO.	ACRES	SQ. FT.
1	0.272	11,857
2	0.165	7,200
3	0.165	7,200
4	0.165	7,200
5	0.165	7,200
6	0.165	7,200
7	0.165	7,200
8	0.222	9,660
9	0.197	8,580
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.138	6,000
17	0.138	6,000
18	0.284	12,388

LOT TABLE BLOCK I		
LOT NO.	ACRES	SQ. FT.
1	0.203	8,821
2	0.179	7,819
3	0.181	7,897
4	0.186	8,122

LOT TABLE BLOCK M		
LOT NO.	ACRES	SQ. FT.
20	0.247	10,742
21	0.220	9,577
22	0.225	9,816
23	0.279	12,132
24	0.258	11,252
25	0.238	10,379
26	0.220	9,585
27	0.200	8,700
28	0.204	8,880
29	0.197	8,567
30	0.165	7,201
31	0.165	7,200
32	0.165	7,200
33	0.165	7,200
34	0.205	8,942

LOT TABLE BLOCK N		
LOT NO.	ACRES	SQ. FT.
1	3.454	150,471
2	0.207	9,001
3	0.165	7,200
4	0.165	7,200
5	0.165	7,200
6	0.191	8,330
7	0.219	9,531
8	0.203	8,841
9	0.165	7,200
10	0.165	7,200
11	0.203	8,826
12	0.266	11,570
13	0.242	10,563
14	0.200	8,730
15	0.178	7,735
16	0.166	7,238
17	0.166	7,240

FINAL PLAT
ROCKIN WILCO SUBDIVISION
PHASE 1
BEING 45.96 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE 1" = 100'	DRAWN BY RPP	CHECKED BY MMII	DATE 12/18/2024	PROJECT NO. 069401900	SHEET NO. 4 OF 6
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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069401900 - ROCKIN WILCO SURVEY - ALTA & AERIAL TOPO SURVEY\DWG\PLAT\PLAT-069401900.DWG PLOTTED BY: PAZITNEY, ROB 12/18/2024 5:07 PM LAST SAVED: 12/18/2024 5:05 PM

GENERAL NOTES

- 1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF GEORGETOWN WASTEWATER/SEPTIC: CITY OF GEORGETOWN ELECTRIC: FEDERNALES ELECTRIC COMPANY
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. NO LOT IN THIS SUBDIVISION IS ENCRASURED 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.
4. 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.
5. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
6. 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.
7. 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.
8. ALL MONUMENTS WILL BE SET AT THE CONCLUSION OF CONSTRUCTION.
9. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
10. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.
11. 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.
12. 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.
13. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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 28 OF BLOCK E, LOTS 1 THROUGH 14 OF BLOCK F, AND LOTS 2 THROUGH 18 OF BLOCK G MAY NOT BE FURTHER SUBDIVIDED.
23. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO HUMMINGBIRD VINE ROAD OR BLOOMSDALE BOULEVARD.
24. DRIVEWAY ACCESS TO LOTS WITHIN THE SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
25. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
26. 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.
27. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

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 ENCRASURED 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 14 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



ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 4th DAY OF February 2025 A.D.

Teresa Baker, WILLIAMSON COUNTY ADDRESSING COORDINATOR

FINAL PLAT ROCKIN WILCO SUBDIVISION PHASE 1

BEING 45.96 ACRES OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT 478 WILLIAMSON COUNTY, TEXAS

THE STATE OF Florida KNOW ALL MEN BY THESE PRESENTS: COUNTY OF Miami Dade

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 DECEMBER 13, 2023, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2023102173

LIENHOLDER NAME:

AMERANT BANK, N.A.

BY:

NAME: Jose Duarte

TITLE: Senior Vice-President

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

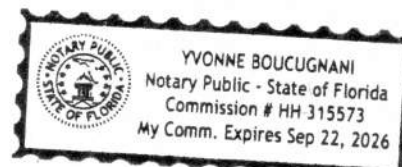
THE 30 DAY OF June 2025, PERSONALLY APPEARED Jose Duarte AS OF AMERANT BANK, N.A., A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF January, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF Florida

PRINTED NAME: Yvonne Boucughani

MY COMMISSION EXPIRES ON: 9-22-2026



THE STATE OF Texas KNOW ALL MEN BY THESE PRESENTS: COUNTY OF Williamson

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 DECEMBER 17, 2023, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2021191092

LIENHOLDER NAME:

ROCKIN WILCO, LP

BY:

NAME: Joe Owen

TITLE: G.P.

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

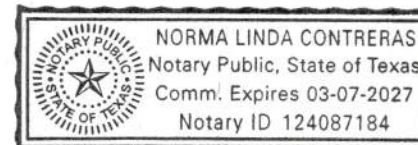
THE 4 DAY OF February 2025, PERSONALLY APPEARED Joe Owen AS General Partner OF ROCKIN WILCO, LP, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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 4 DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

PRINTED NAME: Norma Linda Contreras

MY COMMISSION EXPIRES ON: 03-07-2027



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 14 DAY OF January, 2025.

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



OWNER CERTIFICATION:

THE STATE OF California KNOW ALL MEN BY THESE PRESENTS: COUNTY OF San Mateo

THAT ONX-ROCKING WILCO LLC, SOLE OWNER OF THE CERTAIN 180.107 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021191090 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND, AND DOES HEREBY DEDICATE TO WILLIAMSON COUNTY, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. ONX-ROCKING WILCO LLC, HEREBY BINDS ITS HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO WILLIAMSON COUNTY AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS ROCKIN WILCO SUBDIVISION PHASE 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23rd DAY OF January, 2025.

ONX-ROCKING WILCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BRENDAN FRANICH, GENERAL COUNSEL

NAME: Brendan Franich

TITLE: General Counsel

ADDRESS: 897 Jordan St, Menlo Park, CA 94037

THE STATE OF California KNOW ALL MEN BY THESE PRESENTS: COUNTY OF SAN MATEO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF JAN., 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 06-18-2025



COUNTY JUDGE CERTIFICATION:

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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE WILLIAMSON COUNTY, TEXAS DATE

COUNTY CLERK'S CERTIFICATION:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE ___ DAY OF ___, 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 TEL. NO. (512) 418-1771

Table with columns: SCALE (N/A), DRAWN BY (RPP), CHECKED BY (MMII), DATE (1/14/2025), PROJECT NO. (069401900), SHEET NO. (6 OF 6)

DWG NAME: K-AUS_SURVEY/AUSTIN SURVEY PROJECTS/BENTON-KONLE ROCKIN WILCO (COMBINED)069401900 - ROCKIN WILCO069401900 - Aerial & Topo Survey/DWG/PLAT-069401900.DWG PLOTTED BY: PAZITNEY, ROB 1/14/2025 3:57 PM LAST SAVED 1/19/2025 2:24 PM