

MINOR PLAT ROCKNEY SUBDIVISION

WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A 14.767 ACRE TRACT OF LAND BEING ALL OF A CALLED 14.768 ACRE TRACT CONVEYED TO NJ PRIDE LLC BY DEED DATED SEPTEMBER 9, 2022 RECORDED IN DOCUMENT NUMBER 2022106632 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "6447" ON THE WEST LINE OF A CALLED 74.9577 ACRE TRACT CONVEYED TO CARLTON D. KENNON, ET UX IN DOCUMENT NO. 2019111839, AT THE SOUTHEAST CORNER OF THE SAID 41.250 ACRE TRACT, FOR THE COMMON NORTHEAST CORNER OF THE SAID 14.768 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 74.9577 ACRE TRACT AND THE SAID 14.768 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S21°46'11"E - 93.94' TO A FOUND 1/2" IRON ROD FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

S21°34'20"E - 378.72' TO A FOUND 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "6447" FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S22°01'23"E - 240.71' TO A FOUND 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "6447" AT THE NORTHEAST CORNER OF THE RESIDUE OF A CALLED 61.49 ACRE TRACT, AT THE NORTHEAST CORNER OF A CALLED 8.15 ACRE TRACT CONVEYED TO HAAG INVESTMENTS, INC. IN DOCUMENT NO. 2016080814, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE S85°02'42"W - 752.31' ALONG THE COMMON LINE BETWEEN THE SAID 14.768 ACRE TRACT AND THE SAID RESIDUE OF THE 61.49 ACRE TRACT TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE SAID RESIDUE OF THE 61.49 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 8.15 ACRE TRACT CONVEYED TO HAAG INVESTMENTS, INC. IN DOCUMENT NO. 2016080814, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE S85°00'48"W - 349.64' ALONG THE COMMON LINE BETWEEN THE SAID 14.768 ACRE TRACT AND THE SAID 8.15 ACRE TRACT TO A FOUND 1/2" IRON ROD ON THE EAST LINE OF LOT D, BLOCK 7 OF THE 5RM RANCH SUBDIVISION RECORDED IN CABINET B, SLIDE 220 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, AT THE NORTHWEST CORNER OF THE SAID 8.15 ACRE TRACT, FOR THE COMMON SOUTHWEST CORNER OF THE SAID 14.768 ACRE TRACT AND OF THIS TRACT;

THENCE N21°55'15"W - 20.05' ALONG THE COMMON LINE BETWEEN THE SAID LOT D AND THE SAID 14.768 ACRE TRACT TO A FOUND 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE SAID LOT D, AT THE SOUTHEAST CORNER OF LOT C OF THE SAID BLOCK 7, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE N21°23'30"W - 561.68' ALONG THE COMMON LINE BETWEEN THE SAID LOT C AND LOTS B AND A, RESPECTIVELY, ALL OF THE SAID BLOCK 7 AND THE SAID 14.768 ACRE TRACT TO A FOUND 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE SAID LOT A, AT THE SOUTHEAST CORNER OF THE END OF ROCKNEY ROAD, FOR AN EXTERIOR ELL CORNER OF THIS TRACT TO A F.R. 5-8;

THENCE N21°22'28"W - 25.01' ALONG THE COMMON LINE BETWEEN THE SAID END OF ROCKNEY ROAD AND THE SAID 14.768 ACRE TRACT TO A FOUND 1/2" IRON ROD WITH ILLEGIBLE BLUE PLASTIC CAP AT THE NORTHWEST CORNER OF THE SAID 14.768 ACRE TRACT, AT THE SOUTHWEST CORNER OF THE SAID 41.250 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE N 79°30'52" E - OF 51.14' ALONG THE COMMON LINE OF THE SAID 41.250 ACRE TRACT AND THE SAID 14.768 ACRE TRACT TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "6447" AT THE NORTHWEST CORNER OF A CALLED 1.196 ACRE TRACT CONVEYED TO MITCHELL K. MONTALVO, ET UX RECORDED IN DOCUMENT NO. 2022056485, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE OF THE SAID 1.196 ACRE TRACT AND THE SAID 14.768 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S 21°21'56" E - 127.92' TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "6447" FOR AN INTERIOR CORNER OF THIS TRACT;

N 83°59'06" E - 362.67' TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "6447" FOR AN EXTERIOR CORNER OF THIS TRACT;

N 05°02'40" W - 152.63' TO A FOUND 1/2" IRON ROD WITH BLUE CAP STAMPED "6447" FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE N79°37'37"E - 631.84' ALONG THE COMMON LINE BETWEEN THE SAID 41.250 ACRE TRACT AND THE SAID 14.768 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 14.767 ACRES OF LAND.

(50' WIDE RIGHT-OF-WAY)

LOT H, BLOCK 8
5RM RANCH SUBDIVISION
CAB. B, SLIDE 220

N: 10205492.19
E: 3153440.19
FND 1/2" IR
RED CAP
"ILLEGIBLE"

50' WIDE ACCESS EASEMENT
VOL. 690, PG. 684

JMA ENTITY LLC
41.250 ACRES
DOCUMENT NO. 2022127801

MITCHELL K. MONTALVO, ET UX
1.196 ACRES
DOCUMENT NO. 2022056485

ROCKNEY ROAD

LOT A, BLOCK 7
5RM RANCH SUBDIVISION
CAB. B, SLIDE 220

LOT B, BLOCK 7
5RM RANCH SUBDIVISION
CAB. B, SLIDE 220

LOT C, BLOCK 7
5RM RANCH SUBDIVISION
CAB. B, SLIDE 220

LOT D, BLOCK 7
5RM RANCH SUBDIVISION
CAB. B, SLIDE 220

N: 10204927.31
E: 3153661.66

HAAG INVESTMENTS, INC.
8.15 ACRES
TRACT 1
DOC. NO. 2016080814

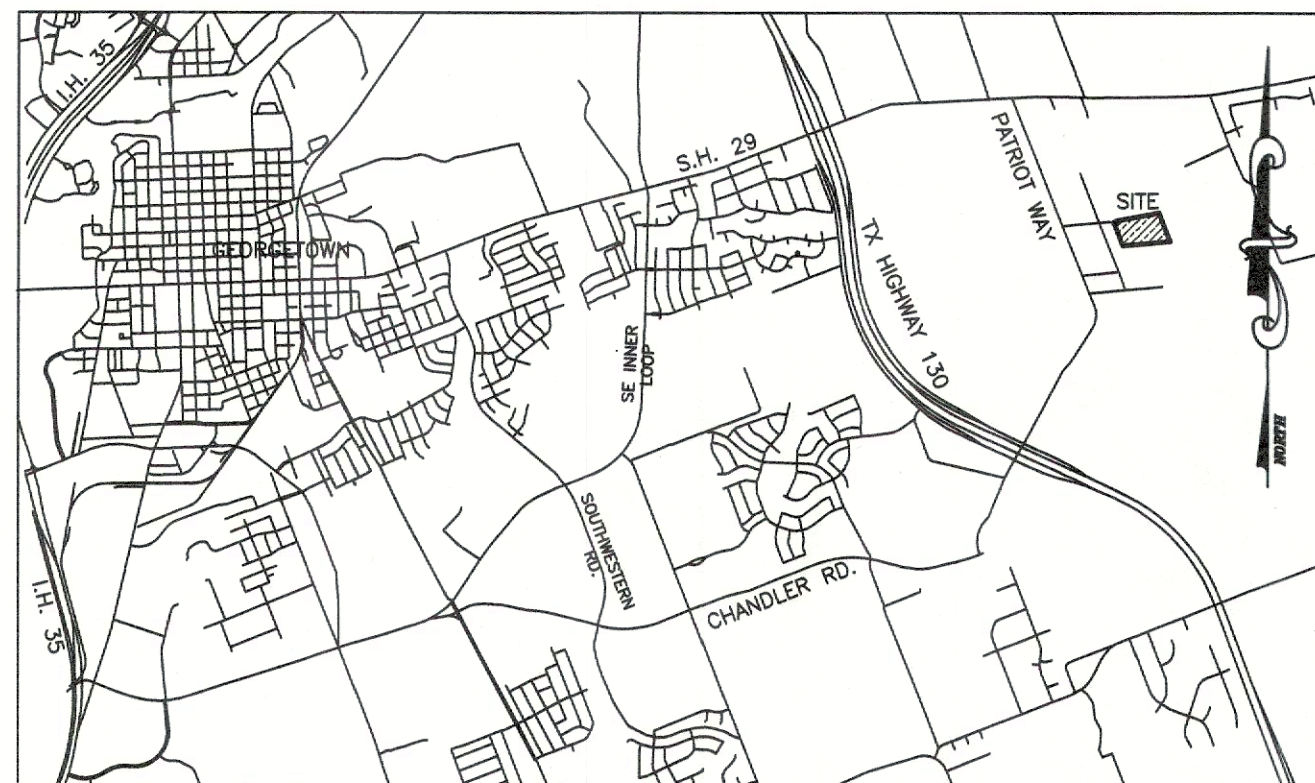
LOT 1
14.767 Acres
DAVID K. MONTALVO, ET UX
TO
NJ PRIDE LLC
14.768 ACRES
SEPTEMBER 9, 2022
DOCUMENT NO. 2022106632

POINT OF BEGINNING
N: 10205685.25
E: 3154495.13

CARLTON D. KENNON, ET UX
74.9577 ACRES
DOCUMENT NO. 2019111839

N: 10205022.88
E: 3154759.48

WILLIAM R. MONTALVO, ET AL
61.49 ACRES
(RESIDUE)
DOC. NO. 2015013351



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 21°55'15" W	20.05'
L2	N 21°22'28" W	25.01'
L3	N 79°30'52" E	51.14'

- LEGEND**
- 1/2" IRON ROD FOUND WITH BLUE CAP MARKED "6447" (UNLESS NOTED)
 - 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"
 - BUILDING SETBACK LINE
 - VOLUME
 - PAGE

SCALE: 1" = 100 FEET

SUBMITTAL DATE: 05/16/2025
DATE OF PLANNING AND ZONING REVIEW:

OWNER/DEVELOPER:
NJ PRIDE LLC
196 ROCKNEY RD
GEORGETOWN, TX 78626

ENGINEER:
SANDLIN SERVICES, LLC (F-21356)
9111 JOLLYVILLE RD. STE 212
AUSTIN, TX 78759

SURVEYOR:
TRIAD SURVEYING, INC. (F-100007900)
528 CR 325
ROCKDALE, TX 78567

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE



SHEET 1 OF 2
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 78567

MINOR PLAT
ROCKNEY SUBDIVISION
WOODRUFF STUBBLEFIELD SURVEY, A-556
WILLIAMSON COUNTY, TEXAS

Completion Date: 6/13/23 Drawn by: MGG
Scale: 1"=100' Surveyed by: LS
PROJECT NO. S23-136 Checked by: BL

MINOR PLAT ROCKNEY SUBDIVISION

NOTES:

- 1) BEARINGS LISTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID VALUES.
- 2) THIS TRACT APPEARS TO LIE ENTIRELY WITHIN ZONE "X" (AREAS OF 1% ANNUAL CHANGE OF FLOOD) OF THE FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48491C0315F
- 3) THE TOTAL ACREAGE OF THIS SITE IS 14.767 ACRES.
- 4) THERE ARE A TOTAL OF 1 BLOCKS FOR THIS SITE.
- 5) THERE ARE A TOTAL OF 1 LOTS FOR THIS SITE. (1 NON-RESIDENTIAL)
- 6) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: JONAH WATER SUPPLY, WASTEWATER: PRIVATE SEPTIC SYSTEM, AND ELECTRIC: ONCOR.
- 7) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- 8) THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 9) 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.
- 10) THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
- 11) 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 WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS 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 IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 12) WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 13) 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.
- 14) A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- 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 LOT IN THIS SUBDIVISION IS ENCROACHED 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. 48491C0315F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 17) THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORM WATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORM WATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
- 18) 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.
- 19) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 20) 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.
- 21) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 22) ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 23) 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.
- 24) FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE 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.
- 25) SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES
- 26) MAXIMUM OF 20% 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 ADMINISTRATION TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT.

Road name and address assignments verified this the 16th day of June, 2025 A.D.

Cindy Bridges
Williamson County Addressing Coordinator
Cindy Bridges

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

I, NILESH VAGHASIYA, MANAGER OF NJ PRIDE LLC OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022106632 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 ROCKNEY SUBDIVISION. TO CERTIFY WHICH,

WITNESS BY MY HAND THIS 12th DAY OF June, 2025.

Nilesh Vaghiasya
NILESH VAGHASIYA - MANAGER
NJ PRIDE LLC
196 ROCKNEY RD
GEORGETOWN, TX 78626

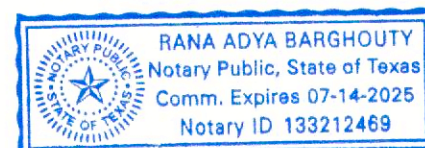
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF June, 2025.

R. B. B. B. B.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 07-14-2025



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D. Boatright
ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER &
DEVELOPMENT & DRAINAGE DIVISION DIRECTOR

6/18/2025
DATE

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0315F, EFFECTIVE DATE DECEMBER 20, 2019, THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS 3rd DAY OF JUNE, 2025.

Nicholas Sandlin
NICHOLAS SANDLIN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

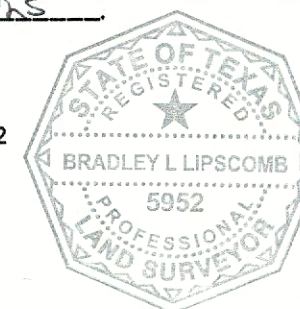


STATE OF TEXAS §
COUNTY OF MILAM § KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY L. LIPSCOMB, 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 WHICH, WITNESS MY HAND AND SEAL AT ROCKDALE, MILAM COUNTY, TEXAS, THIS 12th DAY OF June, 2025.

Bradley L. Lipscomb
BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS



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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR 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 THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF June, 2025 A.D., AT 11:11 O'CLOCK, AM, AND DULY RECORDED THIS THE 12th DAY OF June, 2025 A.D., AT 11:11 O'CLOCK, AM, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2025-136

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THAT DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

OWNER/DEVELOPER:
NJ PRIDE LLC
196 ROCKNEY RD
GEORGETOWN, TX 78626

ENGINEER:
SANDLIN SERVICES, LLC (F-21356)
9111 JULYVILLE RD, STE 212
AUSTIN, TX 78759

SURVEYOR:
TRIAD SURVEYING, INC. (F-100007900)
528 CR 325
ROCKDALE, TX 76567

SHEET 2 OF 2	
SURVEYING, INC. FIRM REGISTRATION NO. 10007900	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567	
MINOR PLAT ROCKNEY SUBDIVISION	
WOODRUFF STUBBLEFIELD SURVEY, A-556 WILLIAMSON COUNTY, TEXAS	
Completion Date: 6/13/23	Drawn by: MGG
Scale: N/A	Surveyed by: LS
PROJECT NO. S23-136	Checked by: BL