

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FINAL PLAT KW INDUSTRIAL PARK

NOTES:

- 1) FIELD WORK PERFORMED ON: JANUARY 16, 2020
- 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CAPITAL TITLE, G.F. NUMBER 20-472663-RR, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 - 10e. EASEMENT - VOLUME 299, PAGE 638, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
 - 10f. EASEMENT - VOLUME 337, PAGE 6, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
 - 10g. EASEMENT - VOLUME 346, PAGE 392, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
 - 10h. EASEMENT - VOLUME 353, PAGE 319, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
 - 10i. EASEMENT - VOLUME 360, PAGE 475, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
 - 10k. EASEMENT - VOLUME 563, PAGE 576, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (15' WATERLINE EASEMENT CENTERED ON INSTALLED LINES)
 - 10m. EASEMENT - VOLUME 1500, PAGE 278, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS. (20' WIDE EASEMENT, SHOWN ON SURVEY)

FEMA FLOOD PLAIN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0320F, EFFECTIVE DATE DECEMBER 20, 2019, & MAP NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PLAT NOTES:

1. ACREAGE OF SUBDIVISION = 17.990 ACRES.
2. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0510F, DECEMBER 20, 2019 & PANEL NO. 48491C0320F, DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
3. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
4. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
6. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
7. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP.
9. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
10. 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.
11. 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 THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, WILL OVERTIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED IN 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
12. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
13. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT.
14. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
15. 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.
16. 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 LICENCE AGREEMENT WITH WILLIAMSON COUNTY.
17. DRIVEWAY SPACING ON STATE HIGHWAYS (FM, RM, SH, ETC.) SHALL BE NO CLOSER THAN 425 FT MEASURED FROM EDGE TO EDGE.
18. 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.
19. 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 THE BFE, WHICHEVER IS HIGHER.
20. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
21. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER 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 STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
22. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER 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 STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
24. 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.
25. PRIOR TO ANY ADDITIONAL DEVELOPMENT OF THE PROPERTY DESIGNATED AS LOT 2 WITHIN THIS FINAL PLAT BEYOND WHAT EXISTED AT THE TIME OF APPROVAL OF THIS FINAL PLAT BY THE WILLIAMSON COUNTY COMMISSIONERS COURT, OR ANY OTHER ACTION BY THE PROPERTY OWNER(S) OF LOT 2 WITHIN THIS FINAL PLAT THAT WOULD REQUIRE A DEVELOPMENT PERMIT TO BE FILED WITH ANY GOVERNMENTAL OR OTHER ENTITY WITH JURISDICTION OVER DEVELOPMENT OF THE PROPERTY WITHIN THIS PLAT, A REVISED DRIVEWAY PERMIT SHALL BE FILED WITH AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, PRIOR TO THE APPROVAL OF ANY OTHER DEVELOPMENT PERMIT FOR THE SAID ADDITIONAL DEVELOPMENT.
26. THIS PROPERTY IS LOCATED WITHIN THE JONAH WATER SUD'S CCN. PER THE WATER JONAH WATER SUD METER INVESTIGATION MEMO BY CAYOTE CONSULTING, LLC, DATED MAY 12, 2025, HYDRAULIC MODELING OF THE JONAH WATER SUD SYSTEM INDICATES THAT THE TCEQ'S MINIMUM REQUIREMENTS FOUND IN THE TEXAS ADMINISTRATIVE CODE, CHAPTER 290, SUBCHAPTER B, WOULD NOT BE MET WITH THE ADDITION OF 16 LUES AT THIS LOCATION. JONAH WATER SUD SHOULD CONTINUE TO INVESTIGATE SUPPLY NEEDS FOR THIS AREA, AND COORDINATE WITH BRA FOR SUPPLY, STORAGE AND PUMP NEEDS ARE MET WITH THE COMPLETION OF ELEVATED NO 3 PUMP STATION. THERE IS CURRENTLY AN EXISTING 1.5-INCH WATERLINE ON THE WEST SIDE OF FM 1660. A 2-INCH WATERLINE IS TO BE INSTALLED TO SERVE THE 16 LUES THAT WILL HAVE A FIRE FLOW OF 1,750 GPM FOR A 2-HR DURATION AT THIS LOCATION.
27. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SUPPLY CORPORATION.
28. SEWER SERVICE FOR THIS LOT WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

BEING A 17.990 ACRE TRACT OF LAND LOCATED IN THE JAMES P WARNOCK SURVEY, ABSTRACT NO. 12, WILLIAMSON COUNTY, TEXAS, SAID 17.990 ACRE TRACT, BEING ALL OF THAT CALLED 10.000 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020128507, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 7.984 ACRE TRACT OF LAND KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 2022089622, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES FOR A 17.990 ACRE TRACT OF LAND:

BEING A 17.990 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WARNOCK SURVEY, ABSTRACT NO. 12, WILLIAMSON COUNTY, TEXAS; SAID 17.990 ACRE TRACT, BEING ALL OF THAT CALLED 10.000 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020128507, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 7.984 ACRE TRACT OF LAND KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 2022089622, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 17.990 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1660, BEING THE SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT, THE NORTHWEST CORNER OF THAT CALLED 9.99 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017052543, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1660, THE WEST LINES OF SAID 10.000 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. **N 04° 01' 04" W**, A DISTANCE OF **133.93'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

2. **N 04° 02' 22" W**, A DISTANCE OF **155.48'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

3. **N 04° 10' 08" W**, A DISTANCE OF **229.97'**, TO A 1/2" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1660, BEING THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 7.984 ACRE TRACT, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

4. THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1660, THE WEST LINE OF SAID 7.984 ACRE TRACT, **N 04° 04' 59" W**, A DISTANCE OF **313.47'**, TO A 5/8" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1660, BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 7.984 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CALLED 11.42 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2014081463, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

5. **THENCE**, DEPARTING THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1660, WITH THE NORTHWEST LINE OF THE REMAINDER OF SAID 7.984 ACRE TRACT, THE SOUTHEAST LINE OF SAID 11.42 ACRE TRACT, **N 69° 53' 14" E**, A DISTANCE OF **871.68'**, TO A 5/8" IRON ROD LOCATED FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 7.984 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 11.42 ACRE TRACT, BEING IN A WEST LINE OF THAT CALLED 238.74 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018047794, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

6. **THENCE**, WITH THE EAST LINE OF THE REMAINDER OF SAID 7.984 ACRE TRACT, A WEST LINE OF SAID 238.74 ACRE TRACT, **S 02° 35' 49" E**, A DISTANCE OF **526.01'**, TO A 1/2" IRON ROD LOCATED FOR THE SOUTHEAST CORNER OF THE REMAINDER OF SAID 7.984 ACRE TRACT, THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT, BEING IN A WEST LINE OF SAID 238.74 ACRE TRACT, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST LINES OF SAID 10.000 ACRE TRACT, THE WEST LINES OF SAID 238.74 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

7. **S 02° 45' 55" E**, A DISTANCE OF **220.33'**, TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

8. **S 02° 40' 02" E**, A DISTANCE OF **327.05'**, TO A 1/2" IRON ROD LOCATED FOR THE SOUTHEAST CORNER OF SAID 10.000 ACRE TRACT, THE NORTHEAST CORNER OF SAID 9.99 ACRE TRACT, BEING IN A WEST LINE OF SAID 238.74 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

9. **THENCE**, WITH THE SOUTH LINE OF SAID 10.000 ACRE TRACT, THE NORTH LINE OF SAID 9.99 ACRE TRACT, **S 85° 52' 52" W**, A DISTANCE OF **810.92'**, TO THE **POINT OF BEGINNING** CONTAINING **17.990 ACRES** OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.



OWNER/DEVELOPER:
K4 PROPERTY MANAGEMENT, LLC
2720 CR 442
THRALL, TEXAS 76578
PHONE: 512-695-3748

WALL TO WALL DEVELOPMENT, LLC
635 W FRONT ST #100
HUTTO, TEXAS 78634
PHONE: 512-759-2977

ENGINEER:
CLARK ASSOCIATES
215 N. MAIN ST
TEMPLE, TEXAS 76501
PHONE: 254-899-0899

SURVEYOR:
QUICK INC. LAND SURVEYING
1430 N. ROBERTSON RD
SALADO, TEXAS 76571
PHONE: 512-915-4950

Quick Inc.
Land Surveying, Development.
Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

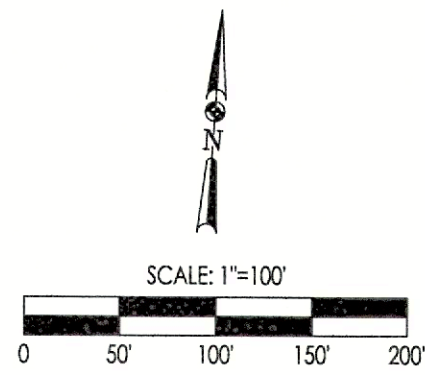
DATE SUBMITAL 1: MARCH 14, 2022
DATE SUBMITAL 2: AUGUST 8, 2022
DATE SUBMITAL 3: DECEMBER 21, 2022

JOB NO. 20-2153

SHEET 1 OF 3

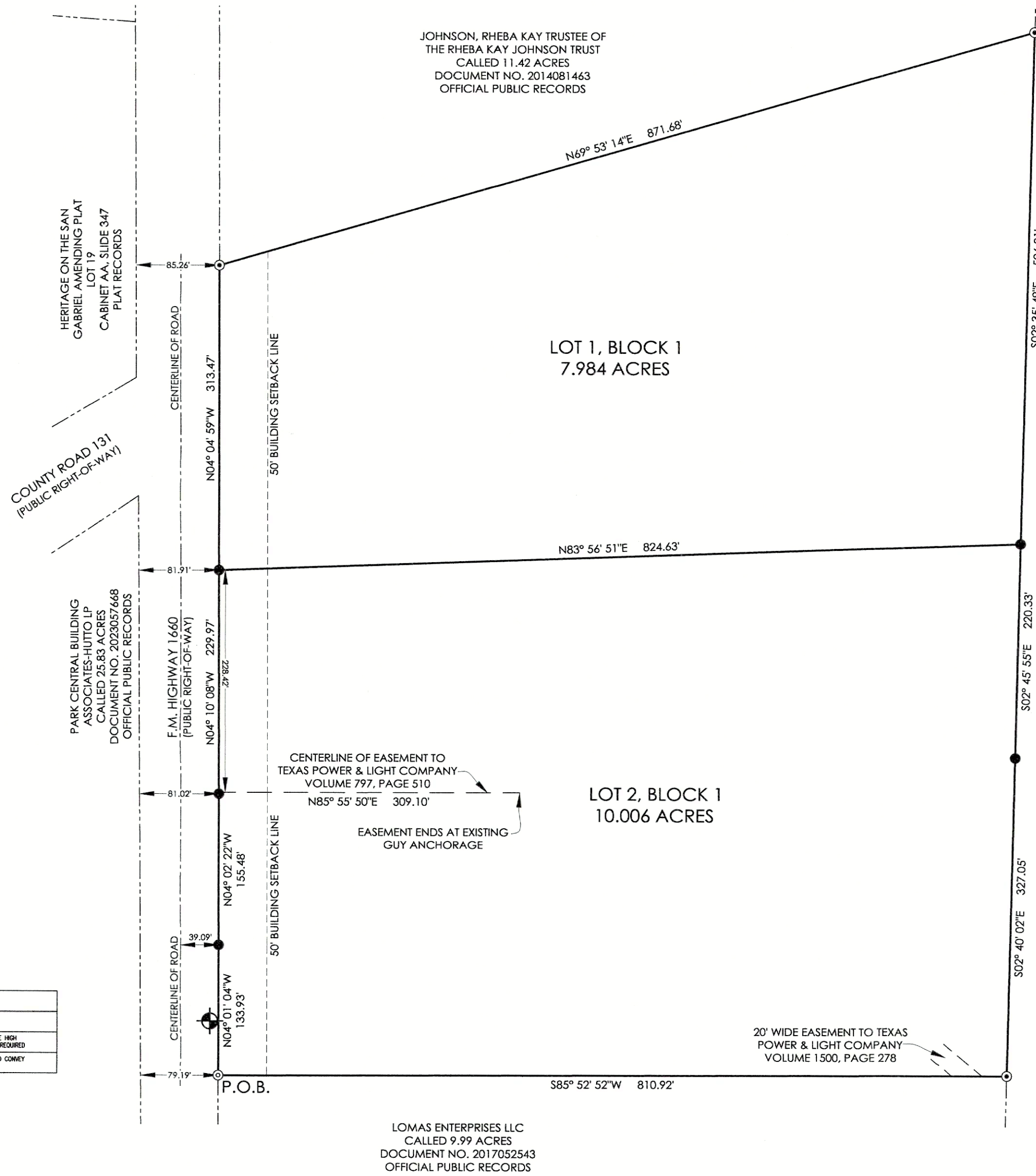
FINAL PLAT KW INDUSTRIAL PARK

BEING A 17,990 ACRE TRACT OF LAND LOCATED IN THE JAMES P WARNOCK SURVEY, ABSTRACT NO. 12, WILLIAMSON COUNTY, TEXAS, SAID 17,990 ACRE TRACT, BEING ALL OF THAT CALLED 10,000 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020128507, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 7,984 ACRE TRACT OF LAND KNOWN AS "TRACT 2", RECORDED IN DOCUMENT NO. 2022089622, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



- LEGEND**
- BENCHMARK #5000
N: 10201191.401'
E: 3173801.340'
EL: 636.36'
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND

DRIVEWAY CULVERT TABLE						
LOT	BLOCK	CULVERT SIZE	CULVERT SLOPE	INVERT ELEV. UP	INVERT ELEV. DOWN	NOTE
1	1	SEE NOTE	SEE NOTE	SEE NOTE	SEE NOTE	LOT 1 ACCESS DRIVE IS LOCATED AT A DRAINAGE HIGH POINT; THEREFORE NO DRIVEWAY CULVERT WILL BE REQUIRED
2	1	18"	0.95%	633.56	633.21	EXISTING CMP CULVERT IN PLACE AND REGULATE TO CONVEY STORM WATER DRAINAGE



COPELAND, KEVIN CLAY
CALLED 238.74 ACRES
DOCUMENT NO. 2018047794
OFFICIAL PUBLIC RECORDS

