

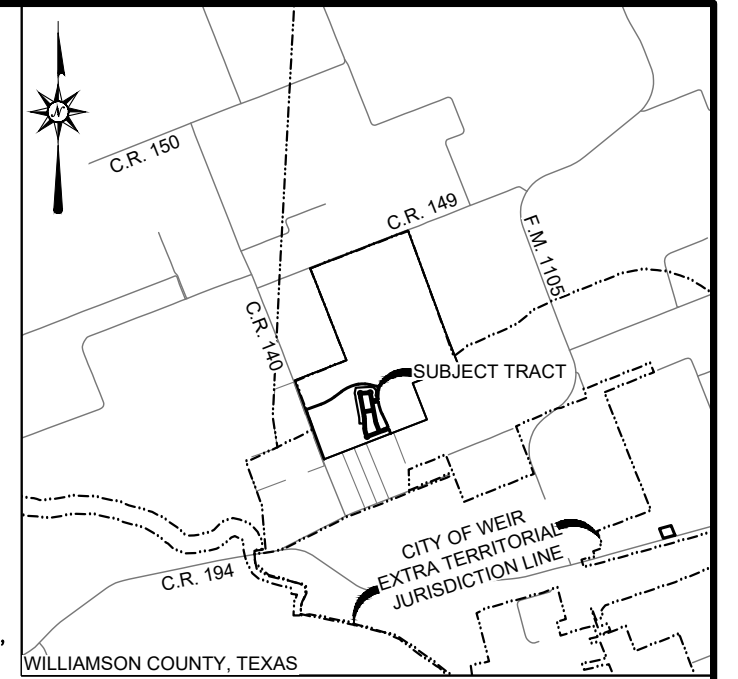
FINAL PLAT THE VANTAGE PHASE 1

22.70 ACRES OF LAND OUT OF THE S. NIMMO SURVEY, ABSTRACT NO. 481
WILLIAMSON COUNTY, TEXAS.

OWNER:
STEVEN S. BENSON
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS
AUTHORIZED AGENT
8585 E HARTFORD DR, STE 118,
SCOTTSDALE, AZ, 85255
602.290.9663
wendy.stoeckel@essentialhousingops.com

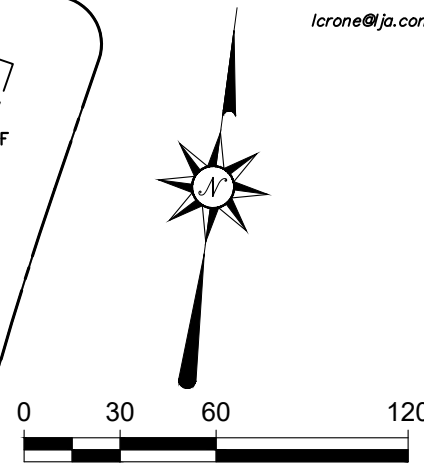
SURVEYOR:
ROBERT GERTSON R.P.L.S. 6367
SURVEYING BY: LJA SURVEYING
FIRM NO. 10194382
7500 RIALTO BLVD, BLDG. II, STE. 100
AUSTIN TEXAS 78735
512.439.4700
rgertson@ljasurvey.com

ENGINEER:
LAUREN CRONE, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 128018
T.B.P.E. FIRM # FRN-E-1386
7500 RIALTO BLVD, SUITE 100
AUSTIN, TEXAS 78735
512.439.4737
lcrone@lja.com



LEGEND

- 1/2" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
- P.O.B. POINT OF BEGINNING
- SQ. FT. SQUARE FEET
- BL BUILDING LINE
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- BOUNDARY LINE
- - - - - RIGHT-OF-WAY LINE
- SIDEWALK
- LOT LINES
- ADJOINER LINE
- BUILDING SETBACK LINE
- - - - - PUBLIC UTILITY EASEMENT (PUE)



Curve Table					Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.56'	15.00'	89°59'55"	S66° 05' 41"E	21.21'	C36	16.83'	50.00'	19°16'58"	S46° 06' 30"E	16.75'
C2	13.62'	15.00'	52°01'12"	N42° 53' 45"E	13.16'	C37	46.94'	50.00'	53°47'21"	S09° 34' 21"E	45.24'
C3	169.33'	50.00'	194°02'25"	S66° 05' 39"E	99.25'	C38	28.65'	50.00'	32°49'32"	S33° 44' 06"W	28.26'
C4	13.62'	15.00'	52°01'12"	S04° 54' 57"W	13.16'	C39	37.77'	50.00'	43°17'10"	S71° 47' 26"W	36.88'
C5	151.38'	455.00'	19°03'44"	S11° 33' 47"E	150.88'	C40	39.15'	50.00'	44°51'25"	N64° 08' 16"W	38.15'
C6	55.01'	375.00'	8°24'17"	N06° 14' 03"W	54.96'	C41	6.57'	15.00'	25°05'20"	N73° 43' 34"E	6.52'
C7	64.97'	555.00'	6°42'26"	S07° 04' 59"E	64.93'	C42	7.05'	15.00'	26°55'52"	N47° 42' 57"E	6.99'
C8	13.62'	15.00'	52°01'12"	S29° 44' 22"E	13.16'	C43	45.52'	50.00'	52°09'51"	S60° 19' 57"W	43.97'
C9	169.33'	50.00'	194°02'25"	S41° 16' 14"W	99.25'	C44	29.53'	50.00'	33°50'33"	N76° 39' 52"W	29.11'
C10	13.62'	15.00'	52°01'12"	N67° 43' 10"W	13.16'	C45	29.42'	50.00'	33°42'46"	N42° 53' 12"W	29.00'
C11	13.62'	15.00'	52°01'12"	S60° 15' 38"W	13.16'	C46	40.72'	50.00'	46°39'35"	N02° 42' 01"W	39.60'
C12	163.48'	50.00'	187°19'59"	S52° 04' 59"E	99.80'	C47	18.29'	50.00'	20°57'14"	N31° 06' 23"E	18.18'
C13	13.62'	15.00'	52°01'12"	N15° 34' 24"E	13.16'	C48	64.25'	375.00'	9°48'59"	S15° 20' 41"E	64.17'
C14	23.56'	15.00'	90°00'00"	S55° 26' 12"E	21.21'	C49	5.51'	375.00'	0°50'28"	S20° 40' 25"E	5.51'
C15	32.48'	431.00'	4°19'03"	N81° 43' 20"E	32.47'	C50	32.59'	50.00'	37°20'38"	N35° 33' 28"E	32.01'
C16	23.56'	15.00'	90°00'00"	N55° 26' 12"W	21.21'	C51	34.75'	50.00'	39°49'11"	N74° 08' 22"E	34.05'
C17	59.12'	505.00'	6°42'26"	N07° 04' 59"W	59.08'	C52	29.42'	50.00'	33°42'46"	S69° 05' 39"E	29.00'
C18	23.56'	15.00'	90°00'00"	N41° 16' 14"E	21.21'	C53	33.43'	50.00'	38°18'24"	S33° 05' 04"E	32.81'
C19	21.81'	15.00'	83°17'34"	S52° 04' 59"E	19.94'	C54	39.15'	50.00'	44°51'25"	S08° 29' 51"W	38.15'
C20	23.56'	15.00'	90°00'00"	S34° 33' 48"W	21.21'	C55	42.64'	455.00'	5°22'08"	S18° 24' 35"E	42.62'
C21	24.30'	15.00'	92°50'16"	N67° 30' 47"W	21.73'	C56	42.64'	455.00'	5°22'08"	S13° 02' 27"E	42.62'
C22	69.75'	375.00'	10°39'27"	N15° 45' 55"W	69.65'	C57	42.64'	455.00'	5°22'08"	S07° 40' 19"E	42.62'
C23	23.56'	15.00'	90°00'00"	N34° 33' 48"E	21.21'	C58	23.47'	455.00'	2°57'20"	S03° 30' 35"E	23.47'
C24	27.81'	369.00'	4°19'03"	N81° 43' 20"E	27.80'	C59	18.36'	555.00'	1°53'42"	S09° 29' 21"E	18.36'
C25	22.96'	15.00'	87°42'49"	S52° 15' 37"E	20.79'	C60	46.61'	555.00'	4°48'43"	S06° 08' 08"E	46.60'
C26	343.19'	1,140.00'	17°14'55"	S17° 01' 34"E	341.90'	C61	20.63'	505.00'	2°20'27"	S09° 15' 58"E	20.63'
C27	81.09'	1,020.00'	4°33'17"	S23° 22' 23"E	81.07'	C62	38.48'	505.00'	4°21'58"	S05° 54' 45"E	38.47'
C28	23.56'	15.00'	90°00'05"	S23° 54' 19"W	21.21'	C63	29.81'	425.00'	4°01'07"	S12° 26' 49"E	29.80'
C29	23.56'	15.00'	90°00'00"	S23° 54' 21"W	21.21'	C64	37.76'	425.00'	5°05'27"	S17° 00' 03"E	37.75'
C30	23.56'	15.00'	90°00'00"	N66° 05' 39"W	21.21'	C65	11.48'	425.00'	1°32'53"	S20° 19' 13"E	11.48'
C31	134.74'	405.00'	19°03'44"	N11° 33' 47"W	134.12'	C66	45.09'	405.00'	6°22'46"	S17° 54' 16"E	45.07'
C32	62.34'	425.00'	8°24'17"	N06° 14' 03"W	62.29'	C67	89.65'	405.00'	12°40'58"	S08° 22' 24"E	89.47'
C33	23.56'	15.00'	90°00'00"	N34° 33' 48"E	21.21'	C68	11.43'	425.00'	1°32'25"	N02° 48' 08"W	11.43'
C34	23.56'	15.00'	90°00'00"	S55° 26' 12"E	21.21'	C69	42.48'	425.00'	5°43'35"	N06° 26' 08"W	42.46'
C35	79.05'	425.00'	10°39'27"	S15° 45' 55"E	78.94'	C70	8.44'	425.00'	1°08'16"	S03° 52' 04"W	8.44'

OPEN SPACE PER PLAT OF
ADELAIDE DRIVE-
BRIDGEWATER STREET
DOCUMENT NO.
O.P.R.W.C.TX.

S. NIMMO SURVEY
ABSTRACT NO. 481

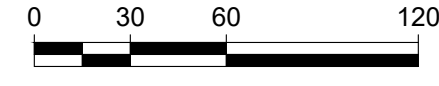
THE VANTAGE AUSTIN, LLC
CALLED 394.96 ACRES
DOCUMENT NO. 2022036404
O.P.R.W.C.TX.

BRIDGEWATER STREET
(120' WIDE RIGHT-OF-WAY)
(PROPOSED)

MATCHLINE SHEET 2

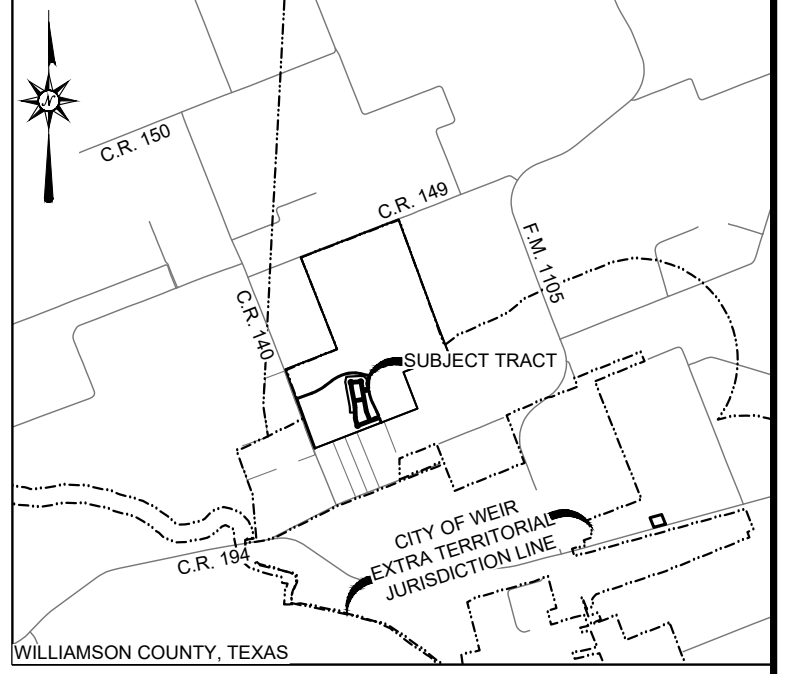
LJA Surveying, Inc.
7500 Rialto Blvd., Bldg. II
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Project No. S001-A491-2401
T.B.P.E.L.S. Firm No. 10194382

FINAL PLAT
THE VANTAGE PHASE 1
 22.70 ACRES OF LAND OUT OF THE S. NIMMO SURVEY, ABSTRACT NO. 481
 WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
- P.O.B.
- SQ. FT.
- BL
- O.P.R.W.C.TX.
- BUILDING LINE
- OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY, TEXAS
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- LOT LINES
- ADJOINER LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT (PUE)



VICINITY MAP
(NOT TO SCALE)

Curve Table					Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
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C5	151.38'	455.00'	19°03'44"	S11° 33' 47"E	150.68'	C40	39.15'	50.00'	44°51'25"	N64° 08' 16"W	38.15'
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C35	79.05'	425.00'	10°39'27"	S15° 45' 55"E	78.94'	C70	8.44'	425.00'	1°08'16"	N09° 52' 04"W	8.44'

S:\Sectors\Survey\Projects\JLAS001\A491_The Vantage Austin\Tract 12_Final Plat\06-CAD\Civil_3D\Plats\VANTAGE PHASE 1_FINAL PLAT\A491-2401_Vantage Phase 1_Final Plat_R4.dwg



THE VANTAGE AUSTIN, LLC
 CALLED 394.96 ACRES
 DOCUMENT NO. 2022036404
 O.P.R.W.C.TX.

EVEREST SAI INVESTMENTS, LLC
 CALLED 30.34 ACRES
 DOCUMENT NO. 2021146018
 O.P.R.W.C.TX.

LJA Surveying, Inc.
 7500 Rialto Blvd., Bldg. II
 Suite 150
 Austin, Texas 78735
 Phone 512.439.4700
 Project No. S001-A491-2401
 T.B.P.E.L.S. Firm No. 10194382

FINAL PLAT
THE VANTAGE PHASE 1
 22.70 ACRES OF LAND OUT OF THE S. NIMMO SURVEY, ABSTRACT NO. 481
 WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

DESCRIPTION OF A 22.70 ACRE TRACT OF LAND SITUATED IN THE S. NIMMO SURVEY, ABSTRACT NO. 481, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.84 ACRE TRACT CONVEYED TO THE TPG AG EHC II (MTH) MULTI STATE 5, LLC, RECORDED IN DOCUMENT NO. 2025041553, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 22.70 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET (GRID NORTHING: 10,224,830.94, GRID EASTING: 3,154,069.60) FOR THE NORTHWEST CORNER OF SAID 22.84 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE NORTH AND EAST LINES OF SAID 22.84 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 86 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 400.42 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
2. SOUTH 83 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF 100.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
3. SOUTH 42 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 103.02 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
4. SOUTH 09 DEGREES 10 MINUTES 26 SECONDS EAST, A DISTANCE OF 73.57 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
5. SOUTH 04 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 93.26 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
6. SOUTH 10 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET;

THENCE THROUGH THE INTERIOR OF SAID 22.84 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 79 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
2. SOUTH 10 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 55 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
4. NORTH 79 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 51.79 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
5. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 32.48 FEET, A RADIUS OF 431.00 FEET, A DELTA ANGLE OF 4 DEGREES 19 MINUTES 03 SECONDS, AND A CHORD THAT BEARS NORTH 81 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 32.47 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
6. NORTH 83 DEGREES 52 MINUTES 51 SECONDS EAST, A DISTANCE OF 45.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET ON THE EAST LINE OF SAID 22.84 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 22.84 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. SOUTH 06 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 62.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 22.96 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 87 DEGREES 42 MINUTES 49 SECONDS, AND A CHORD THAT BEARS SOUTH 52 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 20.79 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, WITH AN ARC LENGTH OF 343.19 FEET, A RADIUS OF 1,140.00 FEET, A DELTA ANGLE OF 17 DEGREES 14 MINUTES 55 SECONDS, AND A CHORD THAT BEARS SOUTH 17 DEGREES 01 MINUTES 34 SECONDS EAST, A DISTANCE OF 341.90 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET
4. SOUTH 25 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF 274.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
5. WITH SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 81.09 FEET, A RADIUS OF 1,020.00 FEET, A DELTA ANGLE OF 04 DEGREES 33 MINUTES 17 SECONDS, AND A CHORD THAT BEARS SOUTH 23 DEGREES 22 MINUTES 23 SECONDS EAST, A DISTANCE OF 81.07 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
6. SOUTH 21 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 42.54 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
7. WITH SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 05 SECONDS, AND A CHORD THAT BEARS SOUTH 23 DEGREES 54 MINUTES 19 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
8. SOUTH 21 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 62.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
9. WITH SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 89 DEGREES 59 MINUTES 55 SECONDS, AND A CHORD THAT BEARS SOUTH 66 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
10. SOUTH 21 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 114.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET ON THE COMMON LINE OF SAID 394.96 ACRE TRACT AND A CALLED 30.34 ACRE TRACT CONVEYED TO EVEREST SAI INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2021146018, O.P.R.W.C.TX.;

THENCE SOUTH 68 DEGREES 54 MINUTES 21 SECONDS WEST, WITH THE COMMON LINE OF SAID 394.96 ACRE TRACT, SAID 22.84 ACRE TRACT, AND SAID 30.34 ACRE TRACT, A DISTANCE OF 725.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET;

THENCE WITH THE SOUTH AND WEST LINES OF SAID 22.84 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 69 DEGREES 05 MINUTES 39 SECONDS WEST, A DISTANCE OF 103.02 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
2. NORTH 37 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 127.63 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 33.43 FEET, A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 38 DEGREES 18 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 33 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 32.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
4. SOUTH 68 DEGREES 54 MINUTES 21 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
5. NORTH 10 DEGREES 54 MINUTES 58 SECONDS WEST, A DISTANCE OF 149.99 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
6. NORTH 13 DEGREES 02 MINUTES 27 SECONDS WEST, A DISTANCE OF 53.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
7. NORTH 07 DEGREES 40 MINUTES 19 SECONDS WEST, A DISTANCE OF 53.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
8. NORTH 02 DEGREES 11 MINUTES 09 SECONDS WEST, A DISTANCE OF 49.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
9. NORTH 02 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 90.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET;

THENCE THROUGH THE INTERIOR OF SAID 22.84 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 87 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
2. NORTH 02 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
3. SOUTH 87 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET ON THE WEST LINE OF SAID 22.84 ACRE TRACT;

THENCE CONTINUING WITH THE WEST LINE OF SAID 22.84 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 02 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 135.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
2. NORTH 06 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 41.96 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
3. NORTH 10 DEGREES 27 MINUTES 04 SECONDS WEST, A DISTANCE OF 543.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
4. NORTH 05 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 56.70 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
5. NORTH 14 DEGREES 13 MINUTES 07 SECONDS WEST, A DISTANCE OF 91.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
6. NORTH 11 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 152.71 FEET THE POINT OF BEGINNING AND CONTAINING 22.70 ACRES, MORE OR LESS.

ROAD TABLE							
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	R.O.W. WIDTH	PAVEMENT & CURB TYPE	RURAL/URBAN	PUBLIC/PRIVATE
EMBERWOOD DRIVE	MINOR COLLECTOR	35	70'	62'	42' FOC-FOC	URBAN	PUBLIC
UPLANDS DRIVE	MINOR COLLECTOR	35	168'	62'	42' FOC-FOC	URBAN	PUBLIC
EMBERWOOD DRIVE	MINOR COLLECTOR	35	150'	60'	40' FOC-FOC	URBAN	PUBLIC
EMBERWOOD DRIVE	LOCAL	25	414'	50'	30' FOC-FOC	URBAN	PUBLIC
FANTAIL DRIVE	LOCAL	25	280'	50'	30' FOC-FOC	URBAN	PUBLIC
WEIR RIDGE DRIVE	LOCAL	25	290'	50'	30' FOC-FOC	URBAN	PUBLIC
WILCOTT DRIVE	LOCAL	25	1134'	50'	30' FOC-FOC	URBAN	PUBLIC
WOODBROOK DRIVE	LOCAL	25	1238'	50'	30' FOC-FOC	URBAN	PUBLIC

LOT TABLE	
PROPOSED USE	NUMBER OF LOTS
RESIDENTIAL LOTS	122
NONRESIDENTIAL LOTS	2
TOTAL	124

NOTE: ROADWAY DESIGN APPROVED WITH PRELIMINARY PLAT AND CONSTRUCTION PLANS.

LJA Surveying, Inc.

7500 Rialto Blvd., Bldg. 11
 Suite 150
 Austin, Texas 78735



Phone 512.439.4700
 Project No. S001-A491-2401
 T.B.P.E.L.S. Firm No. 10194382

FINAL PLAT
THE VANTAGE PHASE 1

22.70 ACRES OF LAND OUT OF THE S. NIMMO SURVEY, ABSTRACT NO. 481
WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- 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.
- 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 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THE ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE HOA.
- WATER SERVICE IS PROVIDED BY JONAH SUD. WASTEWATER SERVICE IS PROVIDED BY WILLIAMSON COUNTY MUD NO. 44
- 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.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- 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. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- 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.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481079 EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OR COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- BEARING BASIS: ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203). ALL DISTANCES ARE SURFACE DISTANCES USING A SCALE FACTOR OF 1.000129409867 SCALED FROM A FOUND 1/2-INCH IRON ROD, USED AS THE BASE POINT (NORTHING:10222814.63, EASTING:3153171.11).
- LOTS 1,2,3,4,5,6,7,8,9,10,11,12,14,15,16,18,19,20,21,22,23,24,25,26,27,28,30,31,32,33,34,35,36,37,38,39,40,41,42,44,45,46,48,49, 50,51,53,54,55,57,58,59 IN BLOCK Z, LOTS 2,3,4,5,6,7,8,9,12,13,14,15,16,17,18,19 IN BLOCK Y, LOTS 2,3,4,5,6,7,8,9,10,11,13,14,15,16,19,20,21,22,23,24,25,26 IN BLOCK X, AND LOTS 2,3,4,5,6,7,8,9,10,11,12,13,15,16, 17,18,19 IN BLOCK W, MAY NOT BE FURTHER SUBDIVIDED.
- 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 ADJACENT STREETS.
- 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, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 9 DAY OF Jan 2026 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

TPG AG EHC III (MTH) MULTI STATE 5, LLC, BEING THE OWNER OF 22.84 ACRES OF LAND OUT OF THE SAMUEL NIMMO SURVEY, ABSTRACT NO. 481, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2025041553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.C.TX), AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 22.70 ACRES OUT OF THE SAID 22.84 ACRE 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

"THE VANTAGE PHASE 1"

WITNESS MY HAND THIS 8 DAY OF January, 2026

TPG AG EHC III (MTH) MULTI STATE 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O MERITAGE HOMES OF TEXAS, LLC,
12301 RESEARCH BLVD., BUILDING 4, SUITE 400,
AUSTIN, TEXAS 78759

Stevens S. Benson
TPG AG EHC III (MTH) MULTI STATE 5, LLC, by *Stevens S. Benson, Manager of Essential Housing Asset Management, LLC, its Authorized Agent*
EXECUTED THIS 8 DAY OF January, 2026

TPG AG EHC III (MTH) MULTI STATE 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY

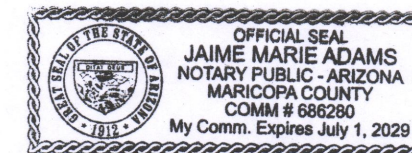
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT
8585 E HARTFORD DR, STE 118, SCOTTSDALE, AZ, 85255
(602)290-9663
wendy.stoeckel@essentialhousingops.com

BY: *Stevens S. Benson*
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA {
COUNTY OF MARICOPA {

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF January, 2026, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG EHC III (MTH) MULTI STATE 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

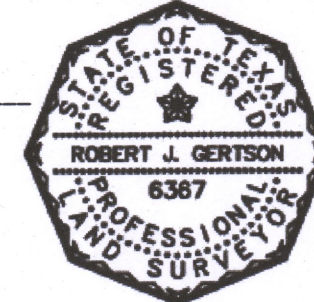
Jaime Marie Adams
NOTARY PUBLIC
Jaime Marie Adams July 01, 2029
PRINTED NAME MY COMMISSION EXPIRES



STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Robert J. Gertson
1/07/2026
ROBERT GERTSON R.P.L.S. 6367 DATE



SURVEYING BY: LJA SURVEYING
7500 RIALTO BLVD, BLDG. II, STE. 100
AUSTIN TEXAS 78735
512.439.4700
FIRM NO.10194382

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I, LAUREN CRONE, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 481079, EFFECTIVE DATE DECEMBER 20, 2019, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Lauren Crone 1/7/26
LAUREN CRONE, P.E. DATE

REGISTERED PROFESSIONAL ENGINEER NO. 128018
T.B.P.E. FIRM # FRN-E-1386
7500 RIALTO BLVD, SUITE 100
AUSTIN, TEXAS 78735



STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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 JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TX

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON 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

____ 20__ A.D., AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF

____ 20__ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____

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

SUBMITTAL DATE: SEPTEMBER 26, 2025

LJA Surveying, Inc.
7500 Rialto Blvd., Bldg. II Phone 512.439.4700
Suite 150 Project No. S001-A491-2401
Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382