

J. BERRY SURVEY, ABSTRACT NO. 63

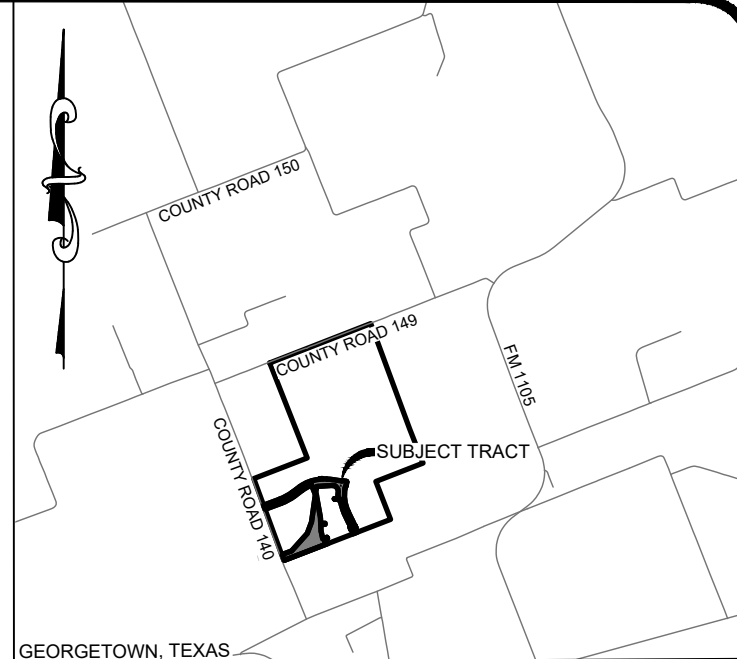
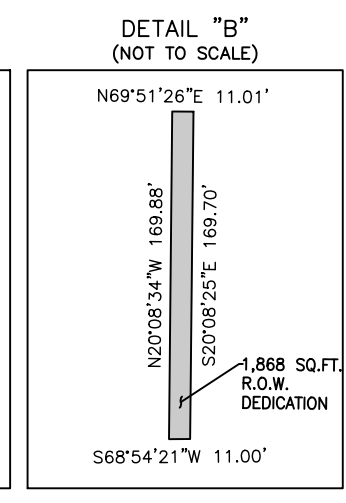
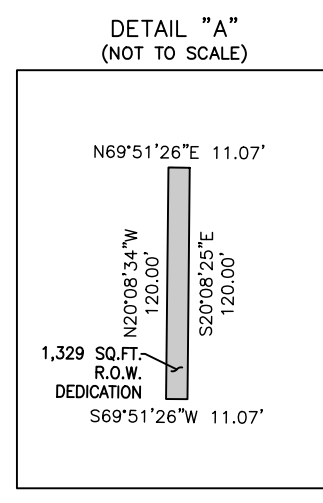
OWNER:
SESHU YALAMANCHILI
THE VANTAGE AUSTIN, TEXAS LLC
5900 BALCONES DRIVE, SUITE 100
AUSTIN, TX, 78731
248.894.3530
SESHUYA@GMAIL.COM

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@jasurveying.com

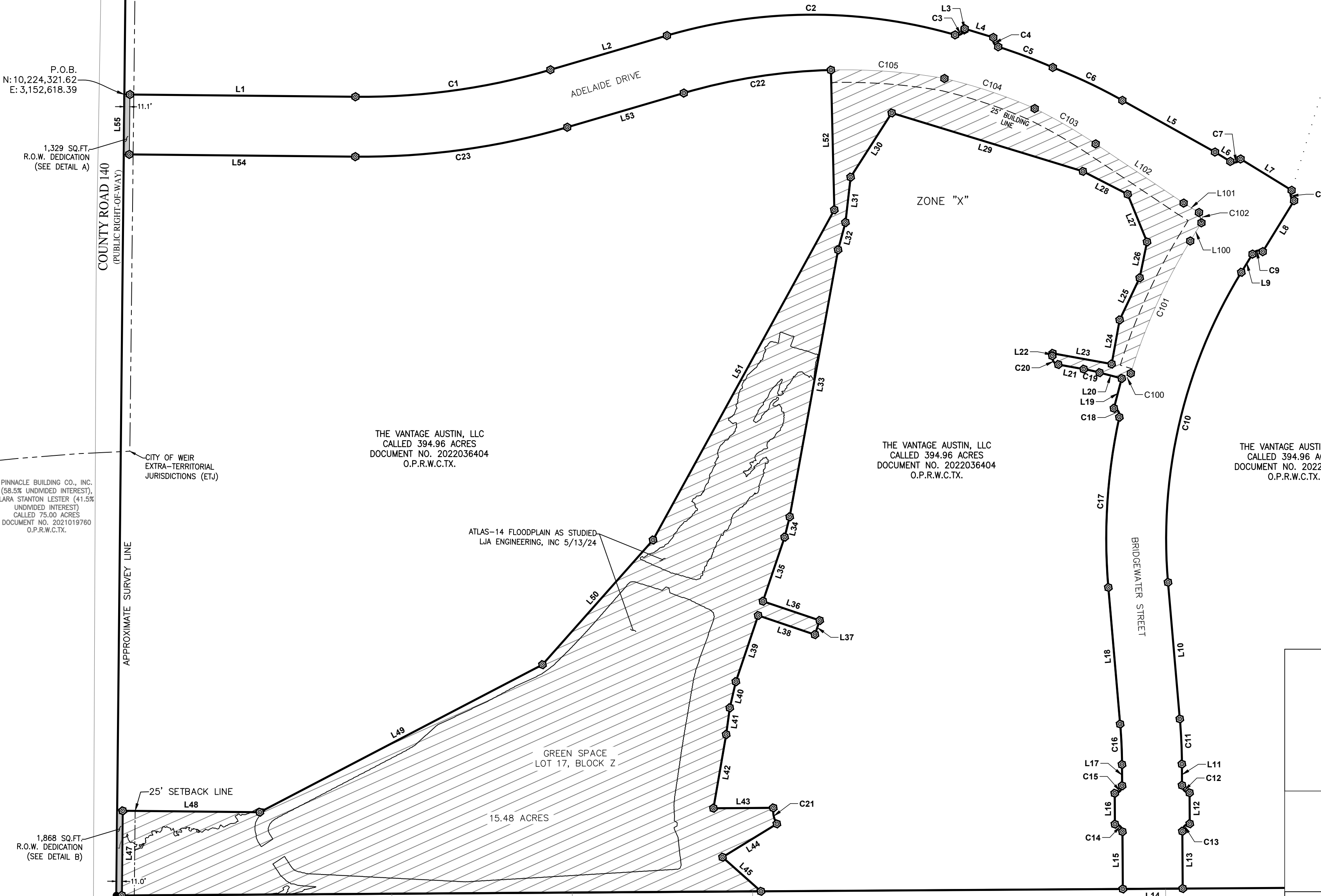
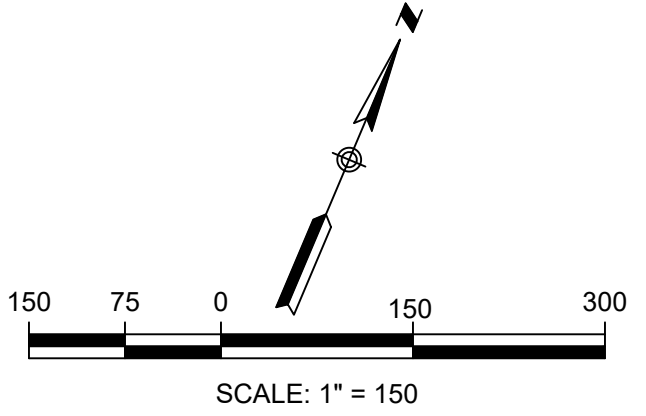
ENGINEER:
LAUREN CRONE, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 128018
T.B.P.E. FIRM # FRN-E-1386
7500 RIALTO BLVD, SUITE 100
AUSTIN, TEXAS 78735
512.439.4737
lcrone@ja.com

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

S. NIMMO SURVEY,
ABSTRACT NO. 481



VICINITY MAP
(NOT TO SCALE)



UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. LINWORK OF UNDERGROUND UTILITIES IS BASED UPON 811 MARKS AND SAID ABOVEGROUND STRUCTURES. ALWAYS CALL 811 BEFORE DIGGING.

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000129409867. ALL VERTICAL DATA IS HELD TO NAVD88 GEOID 18

BENCHMARK:
1/2" IRON ROD FOUND
N:10,222,814.64, E:3,153,171.15, ELEVATION: 693.17'

LEGEND

	5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
	1/2" IRON ROD FOUND WITH CAP STAMPED "STEGER BIZZELL"
	IRON ROD FOUND (AS NOTED)
	BREAK LINE
	APPROXIMATE SURVEY LINE
	REFERENCE LINE
	BOUNDARY LINE
	GREEN SPACE
	ADELAIDE DRIVE & BRIDGEWATER STREET
	RIGHT-OF-WAY (R.O.W.) DEDICATION
	OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS POINT OF BEGINNING

A FINAL SUBDIVISION PLAT OF
THE VANTAGE –
ADELAIDE DRIVE AND
BRIDGEWATER STREET
25.66 ACRES
OUT OF THE THE SAMUEL NIMMO SURVEY, ABSTRACT NO. 481
SUBMITTED OCTOBER 9, 2025

LJA Surveying, Inc.
7500 Rialto Blvd, Building II Phone 512.439.4700
Suite 100
Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	PAGE
JBC	RG	1"=150'	12/23/2025	LJAS4629-2401	1 OF 3

PINNACLE BUILDING CO., INC.
(58.5% UNDIVIDED INTEREST),
LARA STANTON LESTER (41.5%
UNDIVIDED INTEREST)
CALLED 75.00 ACRES
DOCUMENT NO. 2021019780
O.P.R.W.C.TX.

P.O.B.
N:10,224,321.62
E:3,152,618.39

1,329 SQ.FT.
R.O.W. DEDICATION
(SEE DETAIL A)

CITY OF WEIR
EXTRA-TERRITORIAL
JURISDICTIONS (ETJ)

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

ATLAS-14 FLOODPLAIN AS STUDIED
LJA ENGINEERING, INC 5/13/24

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

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

SAI PEARL INVESTMENTS, LLC
CALLED 21.16 ACRES
DOCUMENT NO. 202118155
O.P.R.W.C.TX.

AUSTIN17 SAI INVESTMENTS, LLC
CALLED 13.85 ACRES
DOCUMENT NO. 2021116191
O.P.R.W.C.TX.

EVEREST SAI INVESTMENTS, LLC
CALLED 13.85 ACRES
DOCUMENT NO. 2021146030
O.P.R.W.C.TX.

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

TRIKUTA GEORGETOWN, LLC
CALLED 20 ACRES
DOCUMENT NO. 2023088237
O.P.R.W.C.TX.

S:\Sectors\Survey\Projects\LJA\4629 (The Vantage Austn)\2401_Weir Tract - Adelaide Drive Phase 1\08-c\CD\Civil_3D\Plots\FINAL PLAT\2401_Weir Tract - Adelaide Drive Phase 1_Final Plt_E3.dwg

LEGAL DESCRIPTION

BEING A 25.66 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE SAMUEL NIMMO SURVEY, ABSTRACT NO. 481, WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 394.96 ACRE TRACT, DESCRIBED IN DOCUMENT NO. 2022036404, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET (N.10,224,321.62, E.3,152,618.39) ON THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 140 (PUBLIC RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID 25.66 ACRE TRACT, FROM WHICH A 1/2-INCH ROD WITH CAP STAMPED 'STIEGER BIZZELL' FOUND CORNER OF SAID 394.96 ACRE TRACT BEARS NORTH 20 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 765.98 FEET;

THENCE OVER AND ACROSS SAID 394.96 ACRE TRACT THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

- 1) NORTH 69 DEGREES 51 MINUTES 26 SECONDS EAST, A DISTANCE OF 463.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 395.81 FEET, A RADIUS OF 1,340.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 55 MINUTES 26 SECONDS, AND A CHORD THAT BEARS NORTH 61 DEGREES 23 MINUTES 43 SECONDS EAST, A DISTANCE OF 394.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 3) NORTH 52 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 243.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 585.13 FEET, A RADIUS OF 1,034.25 FEET, A CENTRAL ANGLE OF 32 DEGREES 24 MINUTES 55 SECONDS, AND A CHORD THAT BEARS NORTH 69 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 577.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.32 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 04 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 21.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 6) NORTH 03 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 2.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 7) NORTH 86 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.36 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 04 MINUTES 41 SECONDS, AND A CHORD THAT BEARS SOUTH 89 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 21.07 FEET TO A 5/8-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, HAVING AN ARC LENGTH OF 116.99 FEET, A RADIUS OF 1,125.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 57 MINUTES 30 SECONDS, AND A CHORD THAT BEARS SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 116.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 154.36 FEET, A RADIUS OF 1,127.18 FEET, A CENTRAL ANGLE OF 07 DEGREES 50 MINUTES 47 SECONDS, AND A CHORD THAT BEARS SOUTH 85 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 154.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 11) SOUTH 81 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 212.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 12) SOUTH 79 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 13) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 55 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 14) SOUTH 79 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 394.96 ACRE TRACT BEARS NORTH 08 DEGREES 47 MINUTES 19 SECONDS EAST, A DISTANCE OF 4,341.71 FEET,
- 15) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 43 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 16) SOUTH 10 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 17) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 55 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 18) SOUTH 10 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.76 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 19) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 649.20 FEET, A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 28 MINUTES 02 SECONDS, AND A CHORD THAT BEARS SOUTH 07 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 638.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 20) SOUTH 25 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF 274.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 21) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.63 FEET, A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 03 MINUTES 17 SECONDS, AND A CHORD THAT BEARS SOUTH 23 DEGREES 22 MINUTES 23 SECONDS EAST, A DISTANCE OF 90.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 22) SOUTH 21 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 42.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL 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 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 24) SOUTH 21 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 62.00 FEET 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 25) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 23 DEGREES 54 MINUTES 19 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
- 26) SOUTH 21 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 114.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET ON THE COMMON OF SAID 394.96 ACRE TRACT AND A CALLED 20 ACRE TRACT CONVEYED TO TRIKUTA GEORGETOWN, LLC, RECORDED IN DOCUMENT NO. 2023088237 O.P.R.W.C.TX, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 68 DEGREES 54 MINUTES 21 SECONDS WEST, WITH THE COMMON LINE OF SAID 394.96 ACRE TRACT, SAID 20 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, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE OVER AND ACROSS SAID 394.96 ACRE TRACT THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

- 1) NORTH 21 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 114.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 55 SECONDS, AND A CHORD THAT BEARS NORTH 66 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 3) NORTH 21 DEGREES 05 MINUTES 46 WEST, A DISTANCE OF 62.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 23 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 5) NORTH 21 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 42.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 81.09 FEET, A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 33 MINUTES 17 SECONDS, AND A CHORD THAT BEARS NORTH 23 DEGREES 22 MINUTES 23 SECONDS WEST, A DISTANCE OF 81.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 7) NORTH 25 DEGREES 39 MINUTES 01 SECONDS WEST, A DISTANCE OF 274.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 343.19 FEET, A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 14 MINUTES 55 SECONDS, AND A CHORD THAT BEARS NORTH 17 DEGREES 01 MINUTES 34 SECONDS WEST, A DISTANCE OF 341.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,

- 9) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 22.96 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 53 MINUTES 03 SECONDS, AND A CHORD THAT BEARS NORTH 52 DEGREES 15 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 10) NORTH 06 DEGREES 07 MINUTES 09 SECONDS WEST, A DISTANCE OF 62.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 11) SOUTH 83 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 45.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 32.48 FEET, A RADIUS OF 431.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 19 MINUTES 03 SECONDS, AND A CHORD THAT BEARS SOUTH 81 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 13) SOUTH 79 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 51.79 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 14) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 55 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 15) NORTH 10 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 16) NORTH 79 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 17) NORTH 10 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 18) NORTH 04 DEGREES 46 MINUTES 31 SECONDS EAST, A DISTANCE OF 93.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 19) NORTH 09 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 73.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 20) NORTH 42 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 103.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 21) NORTH 83 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 100.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 22) SOUTH 86 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 400.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 23) SOUTH 81 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 152.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 24) SOUTH 14 DEGREES 13 MINUTES 07 SECONDS EAST, A DISTANCE OF 91.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 25) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 43 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 21.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 26) SOUTH 10 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 543.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 27) SOUTH 06 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 41.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 28) SOUTH 02 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 135.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 29) NORTH 87 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 30) SOUTH 02 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 31) SOUTH 87 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 32) SOUTH 02 DEGREES 05 MINUTES 13 SECONDS EAST, A DISTANCE OF 139.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 33) SOUTH 07 DEGREES 40 MINUTES 19 SECONDS EAST, A DISTANCE OF 53.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 34) SOUTH 13 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 53.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 35) SOUTH 10 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 149.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 36) NORTH 68 DEGREES 54 MINUTES 21 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET ON A CURVE TO THE LEFT,
- 37) WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 33.43 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 38 DEGREES 18 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 33 DEGREES 05 MINUTES 04 SECONDS EAST, A DISTANCE OF 32.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 38) SOUTH 17 DEGREES 45 MINUTES 44 SECONDS WEST, A DISTANCE OF 127.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
- 39) SOUTH 69 DEGREES 05 MINUTES 39 SECONDS EAST A DISTANCE OF 103.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, ON THE COMMON LINE OF SAID 394.96 ACRE TRACT AND A SAID 30.34 ACRE TRACT FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 68 DEGREES 54 MINUTES 21 SECONDS WEST, WITH THE COMMON LINE OF SAID 394.96 ACRE TRACT, A SAID 30.34 ACRE TRACT A CALLED 13.85 ACRE TRACT CONVEYED TO EVEREST SAI INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2021146030, O.P.R.W.C.TX, A CALLED 13.85 ACRE TRACT CONVEYED TO AUSTINITY SAI INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2021116191, O.P.R.W.C.TX, A CALLED 21.16 ACRE TRACT CONVEYED TO SAI PEARL INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2021181155, O.P.R.W.C.TX, A DISTANCE OF 1280.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 394.96 ACRE TRACT BEARS SOUTH 68 DEGREES 54 MINUTES 21 SECONDS WEST, A DISTANCE OF 11.00 FEET,

THENCE OVER AND ACROSS SAID 394.96 ACRE TRACT THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) NORTH 20 DEGREES 08 MINUTES 25 SECONDS WEST, A DISTANCE OF 169.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 2) NORTH 69 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 274.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 3) NORTH 41 DEGREES 43 MINUTES 14 SECONDS EAST, A DISTANCE OF 638.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 4) NORTH 20 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 5) NORTH 08 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 754.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 6) NORTH 22 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 280.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AT THE BEGINNING OF A CURVE TO THE LEFT,
- 7) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 299.28 FEET, A RADIUS OF 1,149.54 FEET, A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 60 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 298.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET,
- 8) SOUTH 52 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.30 FEET TO A 5/8-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, HAVING AN ARC LENGTH OF 431.25 FEET, A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 55 MINUTES 26 SECONDS, AND A CHORD THAT BEARS SOUTH 61 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 429.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET, AND
- 10) SOUTH 69 DEGREES 51 MINUTES 26 SECONDS WEST, A DISTANCE OF 463.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 140 AND THE WEST LINE OF SAID 394.96 ACRE TRACT;

THENCE NORTH 20 DEGREES 08 MINUTES 34 SECONDS WEST, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 140, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.66 ACRES OF LAND, MORE OR LESS.

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N69°51'26"E	463.00'	L16	N21°05'46"W	62.00'	L31	S14°13'07"E	91.53'	L46	S68°54'21"W	1280.65'
L2	N52°56'00"E	243.30'	L17	N21°05'44"W	42.54'	L32	S05°37'22"E	56.70'	L47	N20°08'25"W	169.70'
L3	N03°43'46"W	2.44'	L18	N25°39'01"W	274.75'	L33	S10°27'04"E	543.68'	L48	N69°51'26"E	274.75'
L4	N86°16'14"E	60.00'	L19	N06°07'09"W	62.00'	L34	S06°41'41"E	41.96'	L49	N41°43'14"E	638.91'
L5	S81°34'12"E	212.52'	L20	S83°52'51"W	45.91'	L35	S02°01'55"E	135.62'	L50	N20°51'06"E	333.90'
L6	S79°11'00"E	36.00'	L21	S79°33'48"W	51.79'	L36	N87°58'05"E	120.00'	L51	N08°03'13"E	754.63'
L7	S79°11'00"E	120.00'	L22	N10°26'12"W	5.00'	L37	S02°01'55"E	30.00'	L52	N22°06'31"W	280.18'
L8	S10°49'00"W	120.00'	L23	N79°33'48"E	120.00'	L38	S87°58'05"W	120.00'	L53	S52°56'00"W	243.30'
L9	S10°49'00"W	42.76'	L24	N10°26'12"W	90.00'	L39	S02°05'13"E	139.91'	L54	S69°51'26"W	463.00'
L10	S25°39'01"E	274.75'	L25	N04°46'31"E	93.27'	L40	S07°40'19"E	53.92'	L55	N20°08'34"W	120.00'
L11	S21°05'44"E	42.55'	L26	N09°10'26"W	73.57'	L41	S13°02'27"E	53.92'	L56	N08°47'28"E	4341.71'
L12	S21°05'46"E	62.00'	L27	N42°53'12"W	103.02'	L42	S10°54'58"E	149.99'	L100	N10°49'00"E	42.76'
L13	S21°05'44"E	114.80'	L28	N83°36'10"W	100.74'	L43	N68°54'21"E	120.00'	L101	N79°11'00"W	36.00'
L14	S68°54'21"W	120.00'	L29	S86°16'14"W	400.42'	L44	S37°45'44"W	127.63'	L102	N76°47'47"W	212.52'
L15	N21°05'44"W	114.80'	L30	S11°56'18"W	152.71'	L45	S69°05'39"E	103.02'			

Curve Table						Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Direction	Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Direction
C1	395.81'	1,340.00'	16°55'26"	N61°23'43"E	394.37'	C16	81.09'	1,020.00'	4°33'17"	N23°22'23"W	81.07'
C2	585.13'	1,034.25'	32°24'55"	N69°08'28"E	577.36'	C17	343.19'	1,140.00'	17°14'55"	N17°01'34"W	341.90'
C3	23.32'	15.00'	89°04'41"	N40°48'35"E	21.04'	C18	22.96'	15.00'	87°43'03"	N52°15'37"W	20.79'
C4	23.36'	15.00'	89°14'46"	S48°21'09"E	21.07'	C19	32.48'	431.00'	4°19'03"	S81°43'20"W	32.47'
C5	116.99'	1,125.00'	5°57'30"	S89°59'47"E	116.94'	C20	23.56'	15.00'	90°00'00"	N55°26'12"W	21.21'
C6	154.36'	1,127.18'	7°50'47"	S85°22'48"E	154.24'	C21	33.43'	50.00'	38°18'24"	S33°05'04"E	32.81'
C7	23.56'	15.00'	90°00'00"	N55°49'00"E	21.21'	C22	299.28'	1,149.54'	14°55'00"	S60°23'30"W	298.43'
C8	23.56'	15.00'	90°00'00"	S34°11'00"E	21.21'	C23	431.25'	1,460.00'	16°55'26"	S61°23'43"W	429.68'
C9	23.56'	15.00'	90°00'00"	S55°49'00"W	21.21'	C100	22.96'	15.00'	87°43'03"	N40°01'20"E	20.79'
C10	649.20'	1,020.00'	36°28'02"	S07°25'00"E	638.30'	C101	291.55'	1,140.00'	14°39'		

PLAT NOTES:

- 1. 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.
2. 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.
3. 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.
4. 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 OWNER.
5. WATER SERVICE IS PROVIDED BY JONAH SUD. WASTEWATER SERVICE IS PROVIDED BY WILLIAMSON COUNTY MUD NO. 44.
6. 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.
7. 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.
8. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. 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.
10. 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.
11. 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. 48491C0325F AND NO. 48491C0315F EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS
12. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT LOT 17, BLOCK Z 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.
13. BEARING BASIS: ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203). ALL DISTANCES ARE SURFACE DISTANCES SCALD FROM A FOUND 1/2-INCH IRON ROD, USED AS THE BASE POINT (NORTHING: 10222814.63, EASTING: 3153171.11).
14. 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
15. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 17, BLOCK Z PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
16. 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.
17. 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.
18. 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.
19. 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.
20. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 7 DAY OF Jan 2026.A.D.

Cindy Bades
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bades

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

THAT THE VANTAGE AUSTIN - TEXAS LLC, BEING THE OWNER OF 394.96 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. 2022036404 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX), AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 25.66 ACRES OUT OF THE SAID 394.96 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 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 - ADELAIDE DRIVE & BRIDGEWATER STREET"

WITNESS MY HAND THIS 7th DAY OF Jan 2026.

SESHU YALAMANCHILI
THE VANTAGE AUSTIN, TEXAS LLC
5900 BALCONES DRIVE, SUITE 100
AUSTIN, TEXAS 78731
(248) 894-3530
SESHUYAL@GMAIL.COM

S.S. Yalamanchili
SESHU YALAMANCHILI,

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

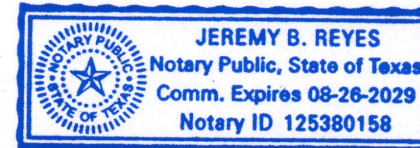
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE 7th DAY OF JANUARY, 2026

BY, SESHU YALAMANCHILI, THE VANTAGE AUSTIN, LLC, WITNESS MY

HAND AND SEALED IN MY OFFICE, THIS THE 7th DAY OF JANUARY, 2026

Jeremy B. Reyes
NOTARY PUBLIC, THE STATE OF TEXAS

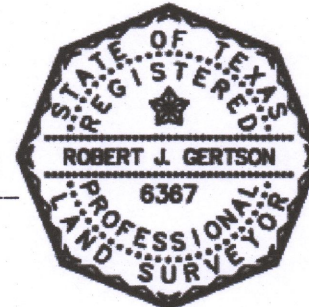


JEREMY B. REYES 08-26-2029
PRINTED NAME MY COMMISSION EXPIRES

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 R.P.L.S. 6367 DATE 1/07/2026



SURVEYING BY:
LJA SURVEYING
7500 RIALTO BLVD, BLDG. II, STE. 150
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 48491C 0325F AND 48491C 0315F, 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 AND THAT 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
512.439.4700
LCRONE@LJA.COM



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 HEREOF, 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 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: OCTOBER 9, 2025

A FINAL SUBDIVISION PLAT OF
THE VANTAGE -
ADELAIDE DRIVE AND
BRIDGEWATER STREET
25.66 ACRES
OUT OF THE THE SAMUEL NIMMO SURVEY, ABSTRACT NO. 481
SUBMITTED OCTOBER 9, 2025

LJA Surveying, Inc.
7500 Rialto Blvd, Building II Phone 512.439.4700
Suite 100
Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382

Table with 6 columns: DRWN BY, CHKD BY, SCALE, DATE, PROJ. NO., PAGE. Values: JBC, RG, 1"=150', 01/07/2026, LJA54629-2401, 3 OF 3