

**LEGAL DESCRIPTION:**  
**54.33 ACRES**

BEING A 54.33 ACRE TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022010857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND, IN THE NORTH BOUNDARY LINE OF THE NOLINA SUBDIVISION, PHASE 2A, A LEGAL PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 2025007201, O.P.R.W.C.T., SAME BEING THE SOUTH LINE OF A CALLED 206.428 ACRES TRACT DESCRIBED TO NORTHVISTA RANCH, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2020015078, O.P.R.W.C.T.;

**THENCE** WITH SAID NORTH BOUNDARY LINE OF NOLINA SUBDIVISION, PHASE 2A AND SAID SOUTH LINE OF THE 206.428 ACRES TRACT, NORTH 70°30'22" EAST, A DISTANCE OF 133.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE NORTHEAST CORNER OF SAID NOLINA SUBDIVISION, PHASE 2A, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 523.521 ACRES TRACT AND THE **POINT OF BEGINNING**;

**THENCE** WITH THE NORTH LINE OF SAID REMAINDER OF THE 523.521 ACRE TRACT, CONTINUING WITH SAID SOUTH LINE OF THE 206.428 ACRES TRACT, NORTH 70°30'22" EAST, A DISTANCE OF 721.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY & PARTNERS" BEARS NORTH 70°30'22" EAST, A DISTANCE OF 592.26 FEET, FOR AN ANGLE CORNER OF THE REMAINDER OF SAID 523.521 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 206.428 ACRES TRACT;

**THENCE** DEPARTING SAID NORTH LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT, THE FOLLOWING FORTY-TWO (42) COURSES AND DISTANCES:

1. SOUTH 19°29'38" EAST, A DISTANCE OF 15.55 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. SOUTH 19°30'13" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 70°29'47" EAST, A DISTANCE OF 5.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. SOUTH 19°30'13" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. NORTH 70°29'47" EAST, A DISTANCE OF 105.43 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 19°36'57" EAST, A DISTANCE OF 103.79 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 28°45'08" EAST, A DISTANCE OF 38.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 50°03'31" WEST, A DISTANCE OF 127.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A NON-TANGENT CURVE;
9. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°19'31", A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45°27'52" EAST, 54.27 FEET, AND AN ARC LENGTH OF 54.36 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 51°07'38" EAST, A DISTANCE OF 85.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
11. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 83°52'22" EAST, 23.33 FEET, AND AN ARC LENGTH OF 25.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 38°52'22" EAST, A DISTANCE OF 7.65 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. SOUTH 51°07'38" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. SOUTH 38°52'22" WEST, A DISTANCE OF 8.64 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
15. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85°38'59", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°57'07" EAST, 22.43 FEET, AND AN ARC LENGTH OF 24.67 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A REVERSE CURVE;
16. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°33'21", A RADIUS OF 325.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 39°59'56" EAST, 76.71 FEET, AND AN ARC LENGTH OF 76.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. NORTH 64°58'45" EAST, A DISTANCE OF 110.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
18. NORTH 70°29'08" EAST, A DISTANCE OF 45.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. SOUTH 19°30'13" EAST, A DISTANCE OF 182.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. SOUTH 70°29'47" WEST, A DISTANCE OF 13.39 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. SOUTH 19°30'13" EAST, A DISTANCE OF 129.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. SOUTH 70°29'47" WEST, A DISTANCE OF 135.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. SOUTH 68°32'07" WEST, A DISTANCE OF 87.43 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
24. SOUTH 56°43'44" WEST, A DISTANCE OF 88.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
25. SOUTH 53°46'42" WEST, A DISTANCE OF 45.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
26. SOUTH 38°27'12" EAST, A DISTANCE OF 21.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
27. SOUTH 33°17'38" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A NON-TANGENT CURVE;
28. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°51'05", A RADIUS OF 1,020.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°37'54" EAST, 593.91 FEET, AND AN ARC LENGTH OF 602.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
29. SOUTH 03°59'50" WEST, A DISTANCE OF 190.31 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
30. SOUTH 28°01'51" WEST, A DISTANCE OF 132.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
31. SOUTH 39°01'13" WEST, A DISTANCE OF 58.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
32. SOUTH 01°47'32" WEST, A DISTANCE OF 122.49 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
33. SOUTH 75°09'22" EAST, A DISTANCE OF 50.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
34. SOUTH 09°41'33" WEST, A DISTANCE OF 159.68 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
35. SOUTH 07°29'25" WEST, A DISTANCE OF 154.48 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
36. SOUTH 02°54'21" EAST, A DISTANCE OF 344.45 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
37. SOUTH 10°34'40" WEST, A DISTANCE OF 50.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
38. WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°41'26", A RADIUS OF 803.56 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 15°23'26" WEST, 93.78 FEET, AND AN ARC LENGTH OF 93.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
39. SOUTH 03°58'55" WEST, A DISTANCE OF 206.45 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
40. SOUTH 85°27'49" EAST, A DISTANCE OF 356.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
41. SOUTH 89°08'54" EAST, A DISTANCE OF 44.34 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
42. SOUTH 21°03'59" EAST, A DISTANCE OF 300.25 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE NORTHEAST CORNER OF THE NOLINA SUBDIVISION, PHASE 1, SECTION 3, A LEGAL PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 2025008235, O.P.R.W.C.T.;

**THENCE** WITH THE NORTHERLY LINE OF SAID NOLINA SUBDIVISION, PHASE 1, SECTION 3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 68°56'01" WEST, A DISTANCE OF 660.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 62°55'53" WEST, A DISTANCE OF 407.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 50°42'44" WEST, A DISTANCE OF 403.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 28°53'13" WEST, A DISTANCE OF 201.24 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTHEAST CORNER OF THE NOLINA SUBDIVISION, PHASE 2A, A LEGAL PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 202500201, O.P.R.W.C.T.;

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**FINAL PLAT**  
**NOLINA SUBDIVISION**  
**PHASE 2B, 3A & 3B**

BEING 54.33 ACRES OUT OF THE  
 JAMES NORTHCROSS SURVEY, ABSTRACT 478  
 WILLIAMSON COUNTY, TEXAS

**LEGAL DESCRIPTION (CONTINUED):**

**THENCE** WITH THE EASTERLY LINE OF SAID NOLINA SUBDIVISION, PHASE 2A, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

1. NORTH 15°48'40" EAST, A DISTANCE OF 213.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 06°23'40" EAST, A DISTANCE OF 104.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 13°37'38" WEST, A DISTANCE OF 150.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 47°29'50" WEST, A DISTANCE OF 218.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. NORTH 44°53'28" EAST, A DISTANCE OF 143.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. NORTH 45°06'32" WEST, A DISTANCE OF 65.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. NORTH 44°53'28" EAST, A DISTANCE OF 305.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. NORTH 45°06'32" WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. NORTH 44°53'28" EAST, A DISTANCE OF 212.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. NORTH 50°51'53" WEST, A DISTANCE OF 62.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. NORTH 32°40'26" WEST, A DISTANCE OF 275.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 55°57'13" WEST, A DISTANCE OF 239.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. NORTH 20°56'07" WEST, A DISTANCE OF 143.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. NORTH 64°36'14" EAST, A DISTANCE OF 15.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
15. NORTH 22°09'23" WEST, A DISTANCE OF 56.53 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
16. NORTH 13°09'48" WEST, A DISTANCE OF 45.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. NORTH 15°55'04" WEST, A DISTANCE OF 127.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A NON-TANGENT CURVE;
18. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°25'00", A RADIUS OF 475.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°17'17" WEST, 119.20 FEET, AND AN ARC LENGTH OF 119.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. SOUTH 56°04'47" WEST, A DISTANCE OF 23.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. NORTH 33°55'13" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. SOUTH 56°04'47" WEST, A DISTANCE OF 137.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. NORTH 33°55'13" WEST, A DISTANCE OF 129.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. NORTH 55°46'40" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
24. NORTH 42°00'18" WEST, A DISTANCE OF 39.51 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 54.33 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SUBDIVISION INFORMATION
OWNER: JDS RR LLC ACREAGE: 54.33 ACRES SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES, INC. LINEAR FOOTAGE OF NEW STREETS: ±7,748' NUMBER OF LOTS: 182 LAND USE: SINGLE FAMILY DATE: 1/9/2026

LOT INFORMATION			
TYPE	TOTAL	ACREAGE	ACREAGE
SINGLE-FAMILY	177	31.313	44.25
DRAINAGE	6	12.795	
HOA LANDSCAPE	2	0.142	
<b>TOTAL</b>	<b>185</b>	<b>44.25</b>	

STREET INFORMATION										
NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE	ACREAGE		
PRICKLY POPPY WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	657'	0.7782	10.08		
REDBUD LEAF LANE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	659'	0.7805			
BLUE ASTER TRAIL	MINOR COLLECTOR	35 MPH	PUBLIC	69'	2-18.5 LF LANES (LOG-LOG) W/9' MEDIAN	259'	0.4344			
	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	722'	0.8528			
CEDAR TREE WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	471'	0.5647			
WILD NOLINA WAY	ARTERIAL	45 MPH	PUBLIC	120'	*24 LF (LOG-LOG)	430'	1.209			
SUMMER BLOOM WAY	MINOR COLLECTOR	35 MPH	PUBLIC	69'	2-18.5 LF LANES (LOG-LOG) W/9' MEDIAN	214'	0.3631			
	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	785'	0.9252			
TEXAS THISTLE STREET	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	970'	1.137			
FLAME ACANTHUS AVENUE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1463'	1.703			
BUTTERFLY GARDEN COVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	146'	0.1917			
BIG SILVERLEAF BEND	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	972'	1.140			
<b>TOTAL:</b>							<b>7,748'</b>		<b>10.08</b>	<b>10.08</b>
<b>TOTAL ACREAGE:</b>									<b>54.33</b>	

PAVEMENT WIDTH MEASURED IN LINEAR FEET (LF), FROM LIP-OF-GUTTER TO LIP-OF-GUTTER (LOG-LOG).  
 NOTE: MINIMUM ROW WIDTH FOR MINOR COLLECTOR IS 60'  
 \*PAVEMENT WIDTH BASED ON ESTIMATED AVERAGE DAILY TRIPS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS OF DECEMBER 7TH, 2021.  
 PAVEMENT WIDTH TO BE 45-FT WHEN 6,000 > ADT > 3,000 OR TYPICAL ARTERIAL SECTION (24-FT WIDTH EACH DIRECTION AND 36-FT WHERE TURN LANES NEEDED) WHEN ADT > 6,000

ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 501 S AUSTIN AVENUE  
 SUITE 1310  
 GEORGETOWN, TEXAS 78626  
 PH: (512) 782-0602  
 ALEX.GRANADOS@KIMLEY-HORN.COM

SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD  
 CAMPUS IV, SUITE 200  
 AUSTIN, TEXAS 78759

OWNER/DEVELOPER:  
 JDS RR LLC  
 5005 RIVERWAY, SUITE 500  
 HOUSTON, TEXAS 77056  
 PH: (512) 496-4070

**BENCHMARK**

VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 18.  
 BM #50062 MAG NAIL WITH WASHER STAMPED "JPH" SET APPROXIMATELY 3,000 FEET NORTHEAST OF THE INTERSECTION OF COUNTY ROAD 289 AND RONALD REAGAN BOULEVARD.  
 • ELEV.=942.405'

**SHEET INDEX:**

- 1 COVER SHEET & LEGAL DESCRIPTION
- 2-4 PLAT LAYOUTS
- 5-6 PARCEL ACREAGE TABLES AND LINE & CURVE DATA
- 7 SIGNATURES, NOTES AND CERTIFICATIONS

SUBMITTAL DATE: 10/09/2025

Kimley»Horn

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

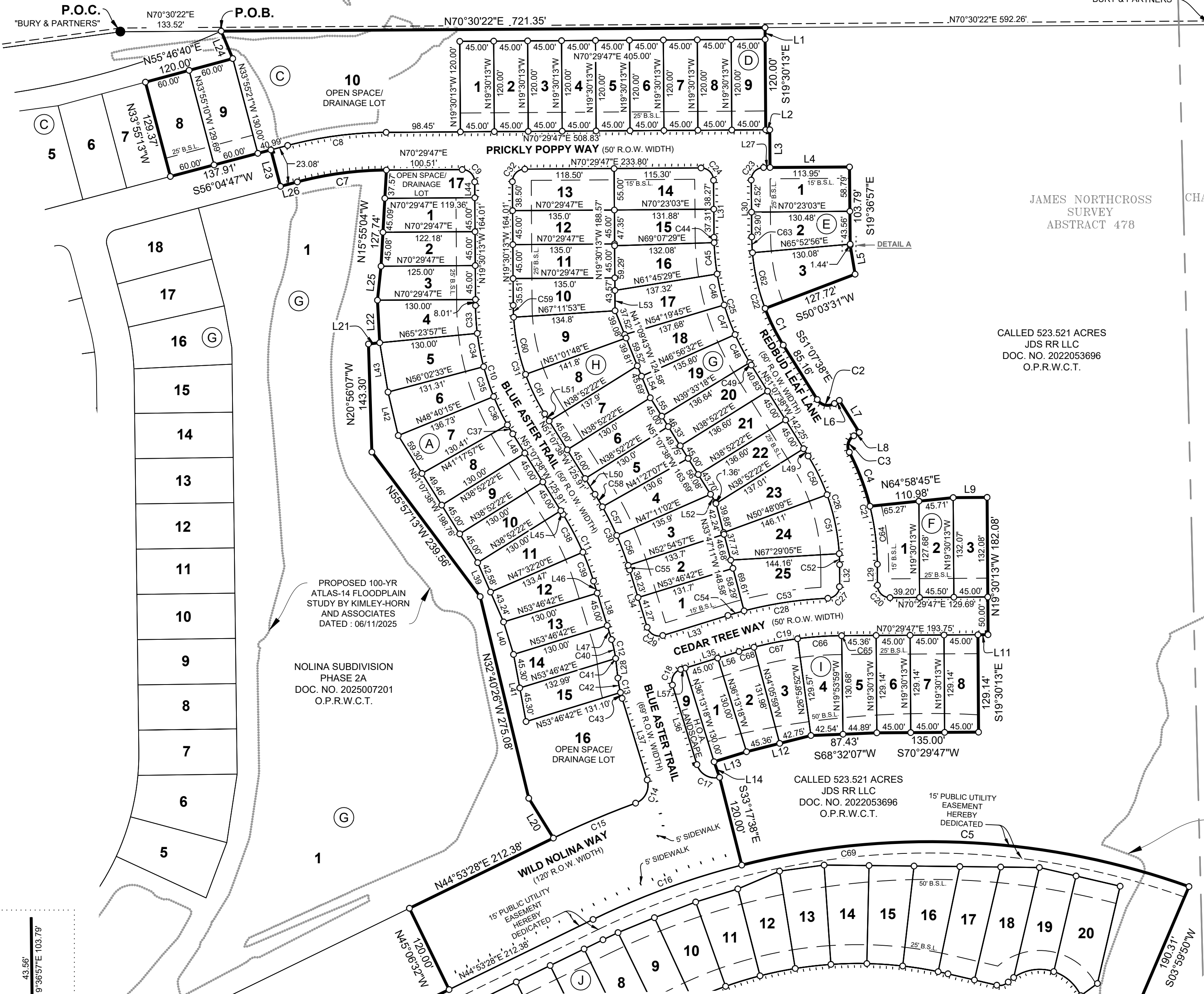
SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
NO SCALE	MPD	MMII	1/9/2026	069291617	1 OF 7

DWG NAME: K:\AUS\_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291617-PH-2B\_3A AND 3B\DWG\PH-2B\_3A AND 3B.DWG PLOTTED BY: DONOVAN, MIKE 1/9/2026 8:52 AM LAST SAVED 1/9/2026 8:45 AM

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

CITY OF  
GEORGETOWN ETJ

"BURY & PARTNERS"



JAMES NORTH CROSS  
SURVEY  
ABSTRACT 478

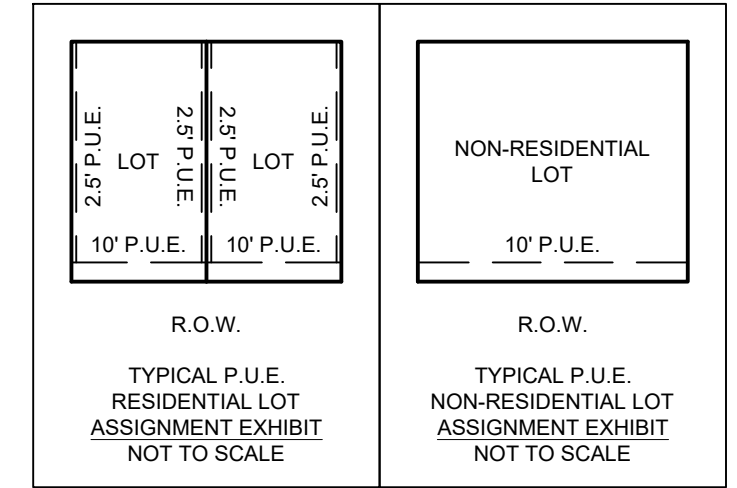
CHARLES H. DELANEY  
SURVEY  
ABSTRACT 181

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

PROPOSED 100-YR  
ATLAS-14 FLOODPLAIN  
STUDY BY KIMLEY-HORN  
AND ASSOCIATES  
DATED : 06/11/2025

NOLINA SUBDIVISION  
PHASE 2A  
DOC. NO. 2025007201  
O.P.R.W.C.T.

PROPOSED 100-YR  
ATLAS-14 FLOODPLAIN  
STUDY BY KIMLEY-HORN  
AND ASSOCIATES  
DATED : 06/11/2025



**LINE TYPE LEGEND**

	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	4' SIDEWALK LINE
	5' SIDEWALK LINE
	FLOODPLAIN LINE
	SIGHT DISTANCE EASEMENTS

**LEGEND**

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

R.O.W. RIGHT-OF-WAY

B.S.L. BUILDING SETBACK LINE

E.E. ELECTRICAL EASEMENT

S.E. SEWER EASEMENT

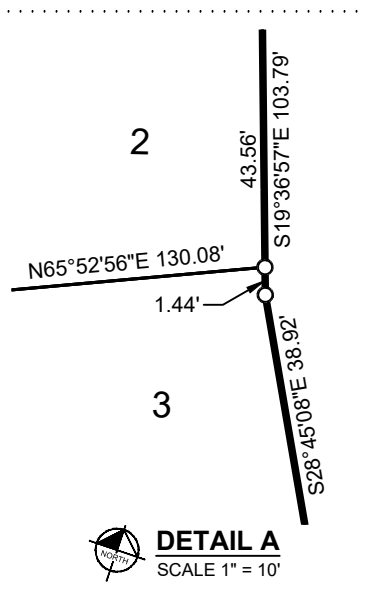
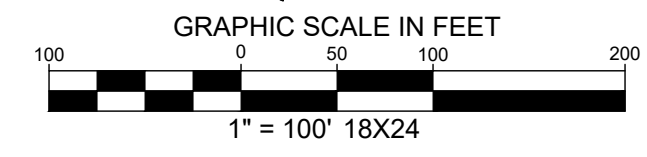
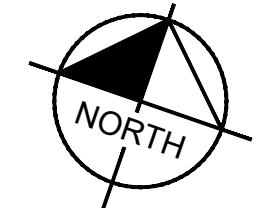
W.E. WATER EASEMENT

○ 1/2-INCH IRON ROD WITH CAP "KHA" SET

● 1/2-INCH IRON ROD FOUND (CAP NOTED)

▲ CALCULATED POINT

Ⓜ BLOCK IDENTIFIER



SEE SHEET 3

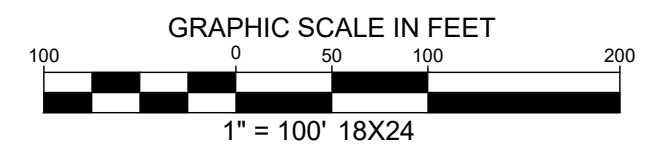
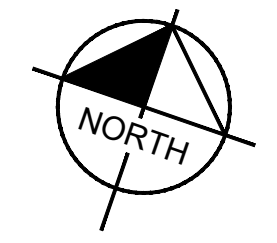
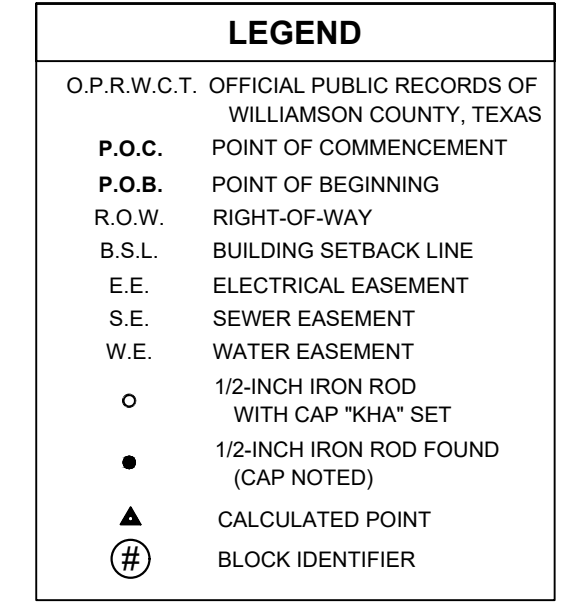
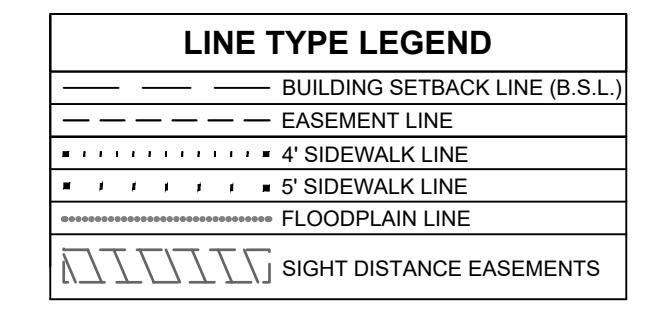
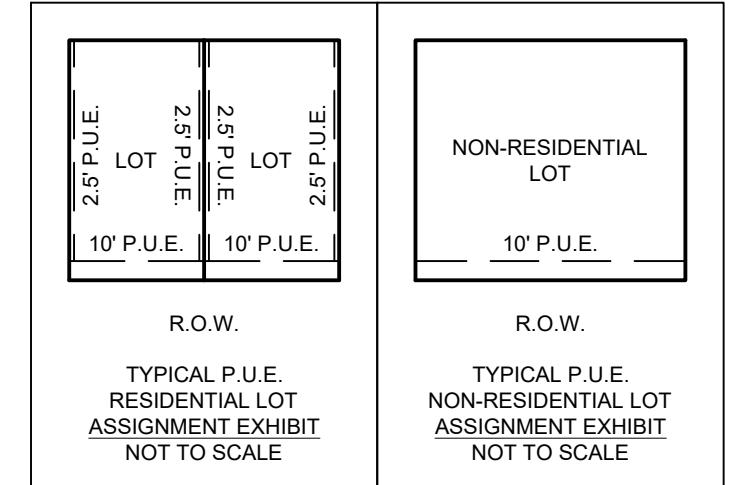
**FINAL PLAT**  
**NOLINA SUBDIVISION**  
**PHASE 2B, 3A & 3B**  
BEING 54.33 ACRES OUT OF THE  
JAMES NORTH CROSS SURVEY, ABSTRACT 478  
WILLIAMSON COUNTY, TEXAS

**Kimley»Horn**

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	MMII	1/9/2026	069291617	2 OF 7

SEE SHEET 2



**FINAL PLAT**  
**NOLINA SUBDIVISION**  
**PHASE 2B, 3A & 3B**  
 BEING 54.33 ACRES OUT OF THE  
 JAMES NORTH CROSS SURVEY, ABSTRACT 478  
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	MMII	1/9/2026	069291617	3 OF 7

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NOLINA SUBDIVISION  
 PHASE 1 SECTION 3  
 DOC. NO. 2025008235  
 O.P.R.W.C.T.

NOLINA SUBDIVISION  
 PHASE 2A  
 DOC. NO. 2025007201  
 O.P.R.W.C.T.

PROPOSED 100-YR  
 ATLAS-14 FLOODPLAIN  
 STUDY BY  
 KIMLEY-HORN  
 AND ASSOCIATES  
 DATED : 06/11/2025

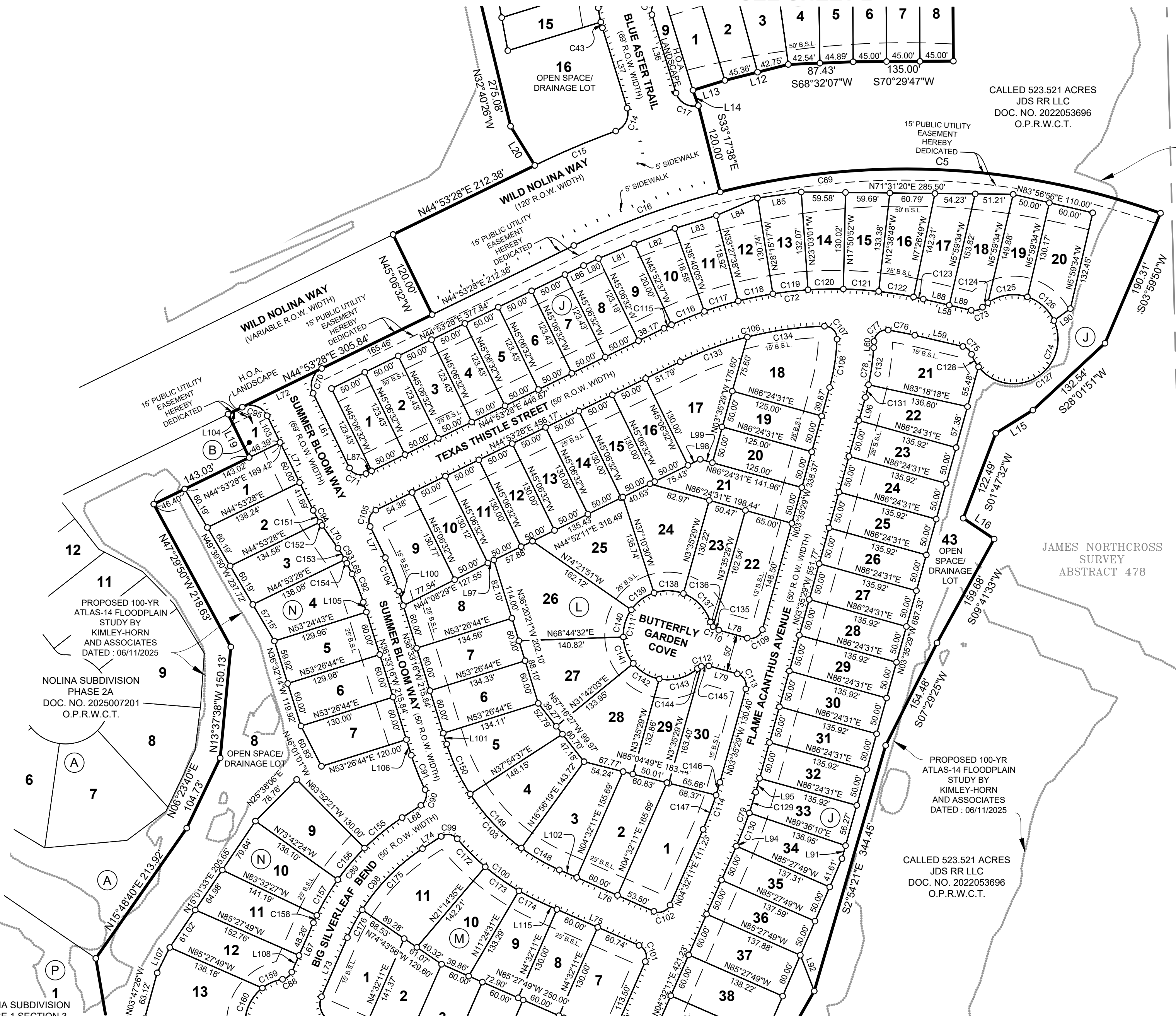
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 ATLAS-14 FLOODPLAIN  
 STUDY BY KIMLEY-HORN  
 AND ASSOCIATES  
 DATED : 06/11/2025

PROPOSED 100-YR  
 ATLAS-14 FLOODPLAIN  
 STUDY BY KIMLEY-HORN  
 AND ASSOCIATES  
 DATED : 06/11/2025

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

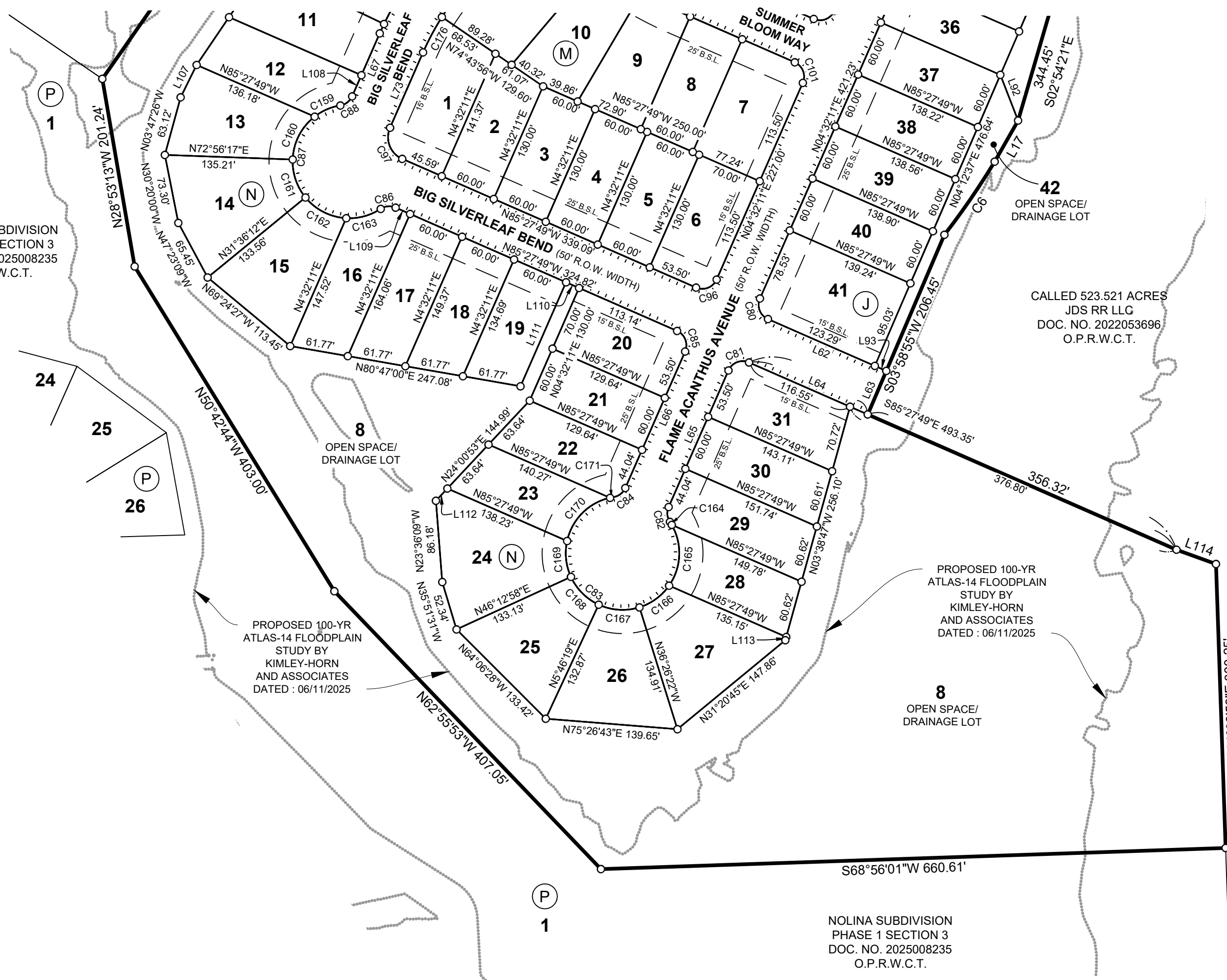
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 JDS RR LLC  
 DOC. NO. 2022053696  
 O.P.R.W.C.T.

SEE SHEET 4



DWG NAME: K:\AUS\_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291617-PH 2B 3A 3B DWG PLOTTED BY: DONOVAN, MIKE 1/9/2026 8:52 AM LAST SAVED 1/9/2026 8:45 AM

NOLINA SUBDIVISION  
PHASE 1 SECTION 3  
DOC. NO. 2025008235  
O.P.R.W.C.T.



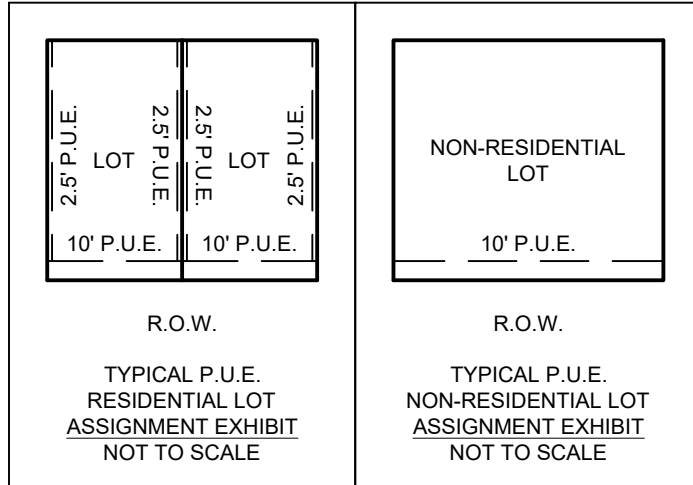
SEE SHEET 3

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

PROPOSED 100-YR  
ATLAS-14 FLOODPLAIN  
STUDY BY  
KIMLEY-HORN  
AND ASSOCIATES  
DATED : 06/11/2025

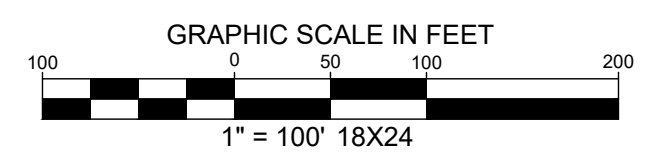
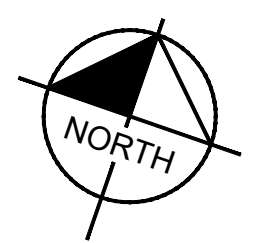
PROPOSED 100-YR  
ATLAS-14 FLOODPLAIN  
STUDY BY  
KIMLEY-HORN  
AND ASSOCIATES  
DATED : 06/11/2025

NOLINA SUBDIVISION  
PHASE 1 SECTION 3  
DOC. NO. 2025008235  
O.P.R.W.C.T.



LINE TYPE LEGEND	
	BUILDING SETBACK LINE (B.S.L.)
	EASEMENT LINE
	4' SIDEWALK LINE
	5' SIDEWALK LINE
	FLOODPLAIN LINE
	SIGHT DISTANCE EASEMENTS

LEGEND	
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
E.E.	ELECTRICAL EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	CALCULATED POINT
#	BLOCK IDENTIFIER



FINAL PLAT  
NOLINA SUBDIVISION  
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JAMES NORTHCROSS SURVEY, ABSTRACT 478  
WILLIAMSON COUNTY, TEXAS



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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	MMII	1/9/2026	069291617	4 OF 7

LOT TABLE BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	0.125	5,435
2	0.128	5,561
3	0.132	5,738
4	0.151	6,570
5	0.166	7,219
6	0.154	6,722
7	0.154	6,695
8	0.139	6,073
9	0.134	5,850
10	0.134	5,850
11	0.159	6,939
12	0.153	6,655
13	0.134	5,850
14	0.137	5,948
15	0.136	5,922
16	0.860	37,478
17	0.100	4,373

LOT TABLE BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	0.066	2,881

LOT TABLE BLOCK C		
LOT NO.	ACRES	SQ. FT.
8	0.178	7,772
9	0.179	7,790
10	1.098	47,847

LOT TABLE BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.124	5,400
2	0.124	5,400
3	0.124	5,400
4	0.124	5,400
5	0.124	5,400
6	0.124	5,400
7	0.124	5,400
8	0.124	5,400
9	0.124	5,400

LOT TABLE BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.175	7,629
2	0.146	6,349
3	0.173	7,534

LOT TABLE BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.164	7,144
2	0.136	5,909
3	0.136	5,943

LOT TABLE BLOCK G		
LOT NO.	ACRES	SQ. FT.
14	0.165	7,175
15	0.139	6,056
16	0.155	6,757
17	0.164	7,150
18	0.158	6,897
19	0.159	6,943
20	0.143	6,218
21	0.141	6,147
22	0.141	6,147
23	0.176	7,668
24	0.197	8,589
25	0.190	8,280

LOT TABLE BLOCK H		
LOT NO.	ACRES	SQ. FT.
1	0.172	7,480
2	0.139	6,052
3	0.154	6,697
4	0.150	6,526
5	0.140	6,089
6	0.134	5,850
7	0.138	6,028
8	0.176	7,678
9	0.185	8,070
10	0.147	6,405
11	0.139	6,075
12	0.139	6,075
13	0.169	7,367

LOT TABLE BLOCK I		
LOT NO.	ACRES	SQ. FT.
1	0.134	5,850
2	0.144	6,263
3	0.153	6,669
4	0.152	6,600
5	0.135	5,887
6	0.133	5,811
7	0.133	5,811
8	0.133	5,811
9	0.076	3,291

LOT TABLE BLOCK M		
LOT NO.	ACRES	SQ. FT.
1	0.236	10,270
2	0.187	8,141
3	0.179	7,800
4	0.179	7,800
5	0.179	7,800
6	0.208	9,042
7	0.229	9,983
8	0.179	7,800
9	0.195	8,490
10	0.215	9,371
11	0.290	12,639

LOT TABLE BLOCK J		
LOT NO.	ACRES	SQ. FT.
1	0.142	6,171
2	0.142	6,171
3	0.142	6,171
4	0.142	6,171
5	0.142	6,171
6	0.142	6,171
7	0.142	6,171
8	0.142	6,169
9	0.142	6,170
10	0.145	6,314
11	0.144	6,281
12	0.152	6,635
13	0.161	7,024
14	0.161	7,000
15	0.162	7,037
16	0.170	7,402
17	0.174	7,578
18	0.181	7,871
19	0.155	6,771
20	0.192	8,360
21	0.246	10,716
22	0.168	7,301
23	0.156	6,796
24	0.156	6,796
25	0.156	6,796
26	0.156	6,796
27	0.156	6,796
28	0.156	6,796
29	0.156	6,796
30	0.156	6,796
31	0.156	6,796
32	0.156	6,796
33	0.164	7,140
34	0.170	7,404
35	0.158	6,873
36	0.158	6,887
37	0.190	8,283
38	0.191	8,303
39	0.191	8,324
40	0.192	8,344
41	0.303	13,199
42	0.148	6,451
43	1.950	84,937

LOT TABLE BLOCK L		
LOT NO.	ACRES	SQ. FT.
1	0.273	11,905
2	0.221	9,641
3	0.237	10,330
4	0.249	10,860
5	0.231	10,069
6	0.185	8,053
7	0.185	8,067
8	0.220	9,569
9	0.216	9,406
10	0.150	6,522
11	0.149	6,501
12	0.149	6,500
13	0.149	6,500
14	0.149	6,500
15	0.149	6,500
16	0.149	6,500
17	0.289	12,604
18	0.289	12,572
19	0.143	6,250
20	0.143	6,250
21	0.195	8,510
22	0.245	10,660
23	0.164	7,127
24	0.251	10,946
25	0.274	11,952
26	0.356	15,511
27	0.257	11,186
28	0.263	11,475
29	0.164	7,139
30	0.249	10,867

LOT TABLE BLOCK N		
LOT NO.	ACRES	SQ. FT.
1	0.194	8,438
2	0.187	8,158
3	0.188	8,203
4	0.206	8,981
5	0.179	7,793
6	0.179	7,799
7	0.172	7,500
8	8.639	376,305
9	0.203	8,852
10	0.213	9,292
11	0.208	9,050
12	0.208	9,049
13	0.230	9,998
14	0.273	11,883
15	0.249	10,831
16	0.220	9,605
17	0.216	9,403
18	0.196	8,522
19	0.175	7,641
20	0.207	9,016
21	0.179	7,778
22	0.192	8,365
23	0.182	7,947
24	0.297	12,933
25	0.248	10,811
26	0.259	11,303
27	0.269	11,699
28	0.187	8,140
29	0.214	9,313
30	0.203	8,846
31	0.221	9,607

LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°29'38"W	15.55'
L2	N70°29'47"E	5.38'
L3	S19°30'13"E	50.00'
L4	N70°29'47"E	105.43'
L5	S28°45'08"E	38.92'
L6	N38°52'22"E	7.65'
L7	S51°07'38"E	50.00'
L8	S38°52'22"W	8.64'
L9	N70°29'08"E	45.00'
L10	N35°21'12"W	15.00'
L11	S70°29'47"W	13.39'
L12	S56°43'44"W	88.11'
L13	S53°46'42"W	45.00'
L14	S38°27'12"E	21.91'
L15	S39°01'13"W	58.97'
L16	S75°09'22"E	50.16'
L17	S10°34'40"W	50.05'
L19	N45°06'32"W	65.00'
L20	N50°51'53"W	62.11'
L21	S64°36'14"W	15.02'
L22	N22°09'23"W	56.53'
L23	N33°55'13"W	50.00'
L24	N42°00'18"W	39.51'
L25	N13°09'48"W	45.28'
L26	N56°04'47"E	23.08'
L27	N70°29'47"E	8.52'
L28	S25°40'48"E	24.25'
L29	N19°30'13"W	27.83'
L30	N19°36'57"W	75.42'
L31	N19°36'57"W	75.58'
L32	N19°30'13"W	28.16'
L33	N53°46'42"E	90.47'
L34	S36°13'18"E	79.50'
L35	N53°46'42"E	80.97'
L36	N36°13'18"W	110.43'
L37	S36°13'18"E	113.09'
L38	S36°13'18"E	81.10'
L39	N42°43'22"W	85.82'
L40	S36°13'18"E	45.00'
L41	S29°38'26"E	90.60'

LINE TABLE		
NO.	BEARING	LENGTH
L42	N32°24'01"W	59.26'
L43	N28°38'07"W	66.28'
L44	S19°30'13"E	21.00'
L45	S51°07'38"E	5.73'
L46	S36°13'18"E	16.71'
L47	S36°13'18"E	19.39'
L48	S51°07'38"E	30.18'
L49	S51°07'38"E	11.42'
L50	N51°07'38"W	24.75'
L51	S51°07'38"E	11.16'
L52	S51°07'38"E	12.87'
L53	S19°30'13"E	26.93'
L54	S41°09'43"E	30.99'
L55	S51°07'38"E	28.67'
L56	N53°46'42"E	29.60'
L57	N53°46'42"E	6.37'
L58	S84°00'26"W	66.46'
L59	N84°00'26"E	66.46'
L60	N15°35'30"W	8.33'
L61	N45°06'32"W	111.93'
L62	N85°27'49"W	136.54'
L63	S03°58'55"W	50.00'
L64	N85°27'49"W	137.03'
L65	S04°32'11"W	157.54'
L66	N04°32'11"E	157.54'
L67	N04°32'11"E	72.70'
L68	N37°38'22"E	30.14'
L69	N45°06'32"W	16.16'
L70	N54°03'19"W	37.62'
L71	N45°06'32"W	141.69'
L72	N44°53'28"E	119.00'
L73	N04°32'11"E	86.96'
L74	N37°38'22"E	30.14'
L75	S85°27'49"E	138.81'
L76	N85°27'49"W	138.81'
L77	N45°06'32"W	46.74'
L78	S86°24'31"W	39.83'
L79	N86°24'31"E	39.83'
L80	N45°32'15"E	22.16'
L81	N48°32'52"E	52.15'

LINE TABLE		
NO.	BEARING	LENGTH
L82	N50°07'03"E	58.57'
L83	N53°36'01"E	58.49'
L84	N47°49'41"E	60.19'
L85	N63°04'23"E	59.62'
L86	N44°53'28"E	27.84'
L87	N44°53'28"E	8.50'
L88	N84°00'26"E	36.01'
L89	N84°00'26"E	30.45'
L90	S34°44'52"W	27.40'
L91	N03°35'29"W	18.20'
L92	S40°21'17"E	51.82'
L93	S85°27'49"E	13.25'
L94	S04°32'11"W	2.70'
L95	N03°35'29"W	19.38'
L96	N03°35'29"W	32.39'
L97	N44°08'30"E	9.12'
L98	N44°53'28"E	18.49'
L99	N86°24'31"E	16.96'
L100	S36°33'16"E	20.44'
L101	S36°33'16"E	15.40'
L102	S85°27'49"E	25.31'
L103	S45°06'32"E	40.00'
L104	S44°53'29"W	21.38'
L105	S36°33'16"E	13.81'
L106	S36°33'16"E	22.03'
L107	S07°13'03"W	38.15'
L108	S04°32'11"W	24.44'
L109	S85°27'49"E	16.68'
L110	S85°27'49"E	15.00'
L111	N04°32'11"E	120.00'
L112	N24°00'53"E	17.71'
L113	S03°38'47"E	3.53'
L114	S89°08'54"E	44.34'
L115	S85°27'49"E	18.07'
L117	N45°06'32"W	5.00'

**FINAL PLAT  
NOLINA SUBDIVISION  
PHASE 2B, 3A & 3B**

BEING 54.33 ACRES OUT OF THE  
JAMES NORTH CROSS SURVEY, ABSTRACT 478  
WILLIAMSON COUNTY, TEXAS



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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
NO SCALE	MPD	MMII	1/9/2026	069291617	5 OF 7

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°19'31"	275.00'	54.36'	S45°27'52"E	54.27'
C2	90°00'00"	16.50'	25.92'	N83°52'22"E	23.33'
C3	85°38'59"	16.50'	24.67'	S03°57'07"E	22.43'
C4	13°33'21"	325.00'	76.89'	N39°59'56"W	76.71'
C5	33°51'05"	1020.00'	602.63'	N73°37'54"E	593.91'
C6	6°41'26"	803.56'	93.83'	S15°23'26"W	93.78'
C7	14°25'00"	475.00'	119.52'	S63°17'17"W	119.20'
C8	14°25'00"	525.00'	132.10'	S63°17'17"W	131.75'
C9	90°00'00"	16.50'	25.92'	N64°30'13"W	23.33'
C10	31°37'25"	325.00'	179.38'	S35°18'55"E	177.11'
C11	14°54'20"	375.00'	97.56'	N43°40'28"W	97.28'
C12	10°32'29"	150.00'	27.60'	N30°57'03"W	27.56'
C13	10°32'29"	150.00'	27.60'	S30°57'03"E	27.56'
C14	87°04'21"	25.00'	37.99'	N07°18'53"E	34.44'
C15	5°57'35"	1140.00'	118.58'	S47°52'16"W	118.53'
C16	11°48'53"	1020.00'	210.33'	S50°47'55"W	209.96'
C17	87°03'54"	25.00'	37.99'	S79°45'42"E	34.44'
C18	90°00'00"	16.50'	25.92'	S08°46'42"W	23.33'
C19	16°43'05"	475.00'	138.60'	S62°08'15"W	138.11'
C20	90°00'00"	16.50'	25.92'	S64°30'13"E	23.33'
C21	27°16'24"	325.00'	154.70'	N33°08'25"W	153.25'
C22	31°30'41"	275.00'	151.24'	S35°22'17"E	149.34'
C23	90°06'44"	16.50'	25.95'	S25°26'25"W	23.36'
C24	89°53'16"	16.50'	25.89'	N64°33'35"W	23.31'
C25	31°30'41"	325.00'	178.74'	S35°22'17"E	176.50'
C26	31°37'25"	275.00'	151.78'	N35°18'55"W	149.86'
C27	87°59'42"	16.50'	25.34'	N24°29'38"E	22.92'
C28	14°42'47"	525.00'	134.82'	S01°08'06"W	134.45'
C29	90°00'00"	16.50'	25.92'	S81°13'18"E	23.33'
C30	14°54'20"	425.00'	110.56'	N43°40'28"W	110.25'
C31	31°37'25"	275.00'	151.78'	S35°18'55"E	149.86'
C32	90°00'00"	16.50'	25.92'	S25°29'47"W	23.33'
C33	6°31'14"	325.00'	36.99'	S22°45'49"E	36.97'
C34	7°56'01"	325.00'	45.00'	S29°59'27"E	44.97'
C35	7°22'18"	325.00'	41.81'	S37°38'36"E	41.79'
C36	7°22'18"	325.00'	41.81'	S45°00'54"E	41.79'
C37	2°25'34"	325.00'	13.76'	S49°54'50"E	13.76'
C38	8°39'57"	375.00'	56.72'	N46°47'39"W	56.66'
C39	6°14'23"	375.00'	40.84'	N39°20'29"W	40.82'
C40	9°49'46"	150.00'	25.73'	N31°18'25"W	25.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	0°42'43"	150.00'	1.86'	N26°02'10"W	1.86'
C42	7°26'18"	150.00'	19.47'	S29°23'58"E	19.46'
C43	3°06'11"	150.00'	8.12'	S34°40'12"E	8.12'
C44	1°15'35"	325.00'	7.14'	S20°14'44"E	7.14'
C45	7°22'00"	325.00'	41.79'	S24°33'31"E	41.76'
C46	7°25'44"	325.00'	42.14'	S31°57'23"E	42.11'
C47	7°23'13"	325.00'	41.90'	S39°21'52"E	41.87'
C48	7°23'13"	325.00'	41.90'	S46°45'05"E	41.87'
C49	0°40'56"	325.00'	3.87'	S50°47'10"E	3.87'
C50	11°55'46"	275.00'	57.26'	N45°09'44"W	57.15'
C51	16°40'56"	275.00'	80.07'	N30°51'23"W	79.79'
C52	3°00'42"	275.00'	14.46'	N21°00'34"W	14.45'
C53	12°17'19"	525.00'	112.60'	S62°20'50"W	112.38'
C54	2°25'29"	525.00'	22.22'	S54°59'27"W	22.22'
C55	0°51'45"	425.00'	6.40'	N36°39'10"W	6.40'
C56	5°43'55"	425.00'	42.52'	N39°57'00"W	42.50'
C57	5°43'55"	425.00'	42.52'	N45°40'55"W	42.50'
C58	2°34'45"	425.00'	19.13'	N49°50'15"W	19.13'
C59	3°17'54"	275.00'	15.83'	S21°09'10"E	15.83'
C60	16°10'05"	275.00'	77.60'	S30°53'09"E	77.34'
C61	12°09'26"	275.00'	58.35'	S45°02'55"E	58.24'
C62	15°49'56"	275.00'	75.99'	S31°53'08"E	75.75'
C63	4°21'13"	275.00'	20.90'	S21°47'34"E	20.89'
C64	13°43'03"	325.00'	77.81'	N26°21'44"W	77.62'
C65	0°02'55"	475.01'	0.40'	S70°28'20"W	0.40'
C66	7°04'17"	475.00'	58.62'	S66°54'44"W	58.59'
C67	7°06'52"	475.00'	58.98'	S59°49'10"W	58.94'
C68	2°29'02"	475.00'	20.59'	S55°01'13"W	20.59'
C69	45°39'58"	1020.00'	812.96'	S67°43'27"W	791.62'
C70	90°00'00"	25.00'	39.27'	S00°06'32"E	35.36'
C71	90°00'00"	16.50'	25.92'	N89°53'28"E	23.33'
C72	39°06'58"	525.00'	358.42'	S64°26'57"W	351.50'
C73	57°08'50"	16.50'	16.46'	N55°26'01"E	15.78'
C74	294°17'39"	60.00'	308.18'	N05°59'34"W	65.10'
C75	57°08'50"	16.50'	16.46'	N67°25'09"W	15.78'
C76	4°24'21"	475.00'	36.53'	S81°48'16"W	36.52'
C77	95°11'35"	16.50'	27.41'	S32°00'17"W	24.37'
C78	12°00'01"	325.00'	68.07'	N09°35'30"W	67.94'
C79	8°07'40"	525.00'	74.48'	N00°28'21"E	74.41'
C80	90°00'00"	16.50'	25.92'	S40°27'49"E	23.33'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C81	90°00'00"	16.50'	25.92'	S49°32'11"W	23.33'
C82	57°08'50"	16.50'	16.46'	S24°02'14"E	15.78'
C83	294°17'39"	60.00'	308.18'	S85°27'49"E	65.10'
C84	57°08'50"	16.50'	16.46'	N33°06'36"E	15.78'
C85	90°00'00"	16.50'	25.92'	N40°27'49"W	23.33'
C86	57°08'50"	16.50'	16.46'	S65°57'46"W	15.78'
C87	204°17'39"	60.00'	213.94'	S40°27'49"E	117.31'
C88	57°08'50"	16.50'	16.46'	N33°06'36"E	15.78'
C89	33°06'11"	325.00'	187.77'	S21°05'17"W	185.17'
C90	83°01'12"	16.50'	23.91'	N03°52'14"W	21.87'
C91	8°49'33"	325.00'	50.06'	S40°58'03"E	50.01'
C92	8°33'15"	275.00'	41.06'	N40°49'54"W	41.02'
C93	8°56'48"	150.00'	23.42'	N49°34'56"W	23.40'
C94	8°56'48"	150.00'	23.42'	S49°34'56"E	23.40'
C95	89°59'59"	25.00'	39.27'	S89°53'29"W	35.36'
C96	90°00'00"	16.50'	25.92'	N49°32'11"E	23.33'
C97	90°00'00"	25.00'	39.27'	S40°27'49"E	35.36'
C98	33°06'11"	275.00'	158.88'	S21°05'17"W	156.68'
C99	83°01'12"	16.50'	23.91'	S79°08'58"W	21.87'
C100	26°07'23"	325.00'	148.18'	S72°24'07"E	146.90'
C101	90°00'00"	16.50'	25.92'	N40°27'49"W	23.33'
C102	90°00'00"	16.50'	25.92'	N49°32'11"E	23.33'
C103	48°54'33"	275.00'	234.75'	S61°00'33"E	227.68'
C104	8°33'15"	325.00'	48.52'	N40°49'54"W	48.48'
C105	90°00'00"	16.50'	25.92'	S00°06'32"E	23.33'
C106	24°19'26"	475.00'	201.65'	S57°03'12"W	200.14'
C107	95°11'35"	16.50'	27.41'	N63°11'18"W	24.37'
C108	12°00'01"	275.00'	57.60'	N09°35'30"W	57.49'
C109	90°00'00"	16.50'	25.92'	N41°24'31"E	23.33'
C110	57°08'50"	16.50'	16.46'	S65°01'05"E	15.78'
C111	294°17'39"	60.00'	308.18'	S03°35'29"E	65.10'
C112	57°08'50"	16.50'	16.46'	S57°50'06"W	15.78'
C113	90°00'00"	16.50'	25.92'	N48°35'29"W	23.33'
C114	8°07'40"	475.00'	67.38'	N00°28'21"E	67.33'
C115	1°13'55"	525.00'	11.29'	S45°30'26"W	11.29'
C116	5°12'32"	525.00'	47.73'	S48°43'39"W	47.71'
C117	5°12'27"	525.00'	47.72'	S53°56'09"W	47.70'
C118	5°12'21"	525.00'	47.70'	S59°08'33"W	47.68'
C119	5°12'15"	525.00'	47.69'	S64°20'51"W	47.67'
C120	5°12'09"	525.00'	47.67'	S69°33'03"W	47.66'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C121	5°12'04"	525.00'	47.66'	S74°45'10"W	47.64'
C122	5°11'59"	525.00'	47.64'	S79°57'11"W	47.63'
C123	1°27'16"	525.00'	13.33'	S83°16'48"W	13.33'
C124	8°57'47"	60.00'	9.39'	S31°20'30"W	9.38'
C125	53°14'06"	60.00'	55.75'	S62°26'27"W	53.76'
C126	47°08'10"	60.00'	49.36'	N67°22'25"W	47.98'
C127	166°21'45"	60.00'	174.21'	N39°22'33"E	119.15'
C128	18°35'51"	60.00'	19.48'	S48°08'39"E	19.39'
C129	3°11'40"	525.00'	29.27'	N01°59'40"W	29.27'
C130	4°56'01"	525.00'	45.21'	N02°04'11"E	45.19'
C131	3°06'12"	325.00'	17.60'	N05°08'36"W	17.60'
C132	8°53'48"	325.00'	50.47'	N11°08'36"W	50.41'
C133	11°38'08"	475.00'	96.46'	S50°42'32"W	96.30'
C134	12°41'18"	475.00'	105.19'	S62°52'16"W	104.98'
C135	31°42'08"	16.50'	9.13'	S77°44'26"E	9.01'
C136	25°26'42"	16.50'	7.33'	S49°10'01"E	7.27'
C137	52°14'44"	60.00'	54.71'	N62°34'01"W	52.84'
C138	38°29'07"	60.00'	40.30'	S72°04'03"W	39.55'
C139	37°02'29"	60.00'	38.79'	S34°18'16"W	38.12'
C140	37°02'29"	60.00'	38.79'	S02°44'13"E	38.12'
C141	37°02'29"	60.00'	38.79'	S39°46'42"E	38.12'
C142	39°41'55"	60.00'	41.57'	S78°08'54"E	40.75'
C143	52°44'27"	60.00'	55.23'	N55°37'55"E	53.30'
C144	21°19'53"	16.50'	6.14'	S39°55'37"W	6.11'
C145	35°48'57"	16.50'	10.31'	S68°30'02"W	10.15'
C146	2°11'00"	475.00'	18.10'	N02°29'59"W	18.10'
C147	5°56'41"	475.00'	49.28'	N01°33'51"E	49.26'
C148	12°24'07"	275.00'	59.53'	S79°15'45"E	59.41'
C149	20°58'18"	275.00'	100.66'	S62°34'32"E	100.10'
C150	15°32'07"	275.00'	74.56'	S44°19'20"E	74.34'
C151	7°00'39"	150.00'	18.35'	S48°36'51"E	18.34'
C152	1°56'09"	150.00'	5.07'	S53°05'15"E	5.07'
C153	6°50'35"	150.00'	17.91'	N50°38'02"W	17.90'
C154	2°06'13"	150.00'	5.51'	N46°09'38"W	5.51'
C155	11°30'43"	325.00'	65.30'	S31°53'01"W	65.19'
C156	9°50'03"	325.00'	55.78'	S21°12'38"W	55.71'
C157	9°50'03"	325.00'	55.78'	S11°22'34"W	55.71'
C158	1°55'22"	325.00'	10.91'	S05°29'52"W	10.91'
C159	28°34'00"	60.00'	29.91'	S47°24'01"W	29.61'
C160	50°10'44"	60.00'	52.55'	S08°01'39"W	50.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C161	41°20'05"	60.00'	43.29'	S37°43'46"E	42.35'
C162	47°30'06"	60.00'	49.74'	S82°08'51"E	48.33'
C163	36°42'44"	60.00'	38.45'	N55°44'44"E	37.79'
C164	3°31'25"	60.00'	3.69'	N50°50'56"W	3.69'
C165	64°51'37"	60.00'	67.92'	N16°39'25"W	64.35'
C166	37°47'15"	60.00'	39.57'	N34°40'01"E	38.86'
C167	42°12'41"	60.00'	44.20'	N74°39'59"E	43.21'
C168	40°26'39"	60.00'	42.35'	S64°00'21"E	41.48'
C169	37°05'01"	60.00			

GENERAL NOTES

- 1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF GEORGETOWN... 2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS... 3. NO LOT IN THIS SUBDIVISION IS ENCRONACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100 YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS... 4. EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE BFE (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER... 5. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT... 6. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES, THE SURFACE ADJUSTMENT FACTOR IS 1.0001528486. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET... 7. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY DOES NOT ASSUME ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS... 8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS... 9. ALL PROPERTY CORNERS WILL BE SET AT THE CONCLUSION OF CONSTRUCTION... 10. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES... 11. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING... 12. 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... 13. 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... 14. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY... 15. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER... 16. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS... 17. MAX OF 65% IMPERVIOUS COVER PER LOT, OTHERWISE STORM WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT... 18. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE... 19. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOT 10 BLOCK C, LOT 43, BLOCK J AND LOT 8, BLOCK N. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY... 20. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 10 BLOCK C, LOT 43, BLOCK J AND LOT 8, BLOCK N 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... 21. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS AND 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... 22. 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... 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. LOTS 1 THROUGH 15 OF BLOCK A, LOTS 8 AND 9 OF BLOCK C, LOTS 1 THROUGH 9 OF BLOCK D, LOTS 1 THROUGH 3 OF BLOCK E, LOTS 1 THROUGH 3 OF BLOCK F, LOTS 14 THROUGH 25 OF BLOCK G, LOTS 1 THROUGH 13 OF BLOCK H, LOTS 1 THROUGH 8 OF BLOCK I, LOTS 1 THROUGH 41 OF BLOCK J, LOTS 1 THROUGH 30 OF BLOCK L, LOTS 1 THROUGH 7 AND LOTS 9 THROUGH 31 OF BLOCK N MAY NOT BE FURTHER SUBDIVIDED. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY OR THE ADJACENT COUNTY ROADS... 25. DRIVEWAY ACCESS TO LOTS WITHIN THE SUBDIVISION FROM SIDE STREETS IS PROHIBITED... 26. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021... 27. A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOT ADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE. FOR LARGER LOTS WHERE THE BFE VARIES, A MINIMUM FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE AND EXPLAINED IN A PLAT NOTE. THE PLAT SHALL INCLUDE A STATEMENT INDICATING HOW THE MINIMUM FFE WAS ESTABLISHED (SEE APPENDIX C10). ALL LOTS ON A PLAT SHOULD BE DEVELOPED TO PROMOTE POSITIVE DRAINAGE BY GRADING AWAY FROM STRUCTURES IN ORDER TO REDUCE THE RISK OF FLOODING... 28. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES ON 6/11/2025... 29. 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... 30. MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED ON THIS PLAT ARE FOR REFERENCE ONLY. THE FINAL MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR AT THE TIME OF PERMITTING... 31. 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... 32. 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.

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2B, 3A & 3B
BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION:

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

THAT JDS RR LLC, ACTING HEREBY AND THROUGH MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER, OWNER OF THE CERTAIN 523.521 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022053696 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 NOLINA SUBDIVISION PHASE 2B, 3A & 3B.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15 DAY OF January, 2026.

JDS RR LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER

NAME: L. MICHAEL COX

TITLE: PRESIDENT

ADDRESS: 5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056

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 L. MICHAEL COX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF January, 2026.

DIANA ELAINE PINE
Notary ID #129276629
My Commission Expires
October 9, 2029

MY COMMISSION EXPIRES ON: October 9, 2029

THE STATE OF AZ §
COUNTY OF Maricopa §
KNOW ALL MEN BY THESE PRESENTS:

CONSENT OF LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE COUNTY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT.

DATED JUNE 3, 2023, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. 2023049839.

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [Signature]

NAME: STEVEN D. STREHLW

TITLE: VICE PRESIDENT

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

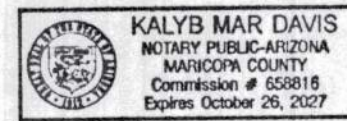
THE 20 DAY OF January, 2026, PERSONALLY APPEARED, STEVEN D STREHLW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF January, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF AZ

PRINTED NAME: Kalyb Davis

MY COMMISSION EXPIRES ON: 10/26/27



ENGINEER'S CERTIFICATION:

I, ALEJANDRO E. GRANADOS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCRONACHED BY A ZONE A FLOOD AREA, AS DENIED HEREIN, AND AS DEFINED BY FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, TEXAS COMMUNITY PANEL NO. 4810790275, MAP NO. 48491C0275E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND TEXAS COMMUNITY PANEL NO. 4810790100, MAP NO. 48491C0100E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS,

THIS 12 DAY OF January, 2026.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM



SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS, THIS 09 DAY OF January, 2026.

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



ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12 DAY OF January, 2026 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE CERTIFICATION:

THE 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, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION:

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

THE \_\_\_ DAY OF \_\_\_, 2026, A.D., AT \_\_\_ O'CLOCK \_\_\_, M., AND DULY RECORDED THIS

THE \_\_\_ DAY OF \_\_\_, 2026, A.D., AT \_\_\_ O'CLOCK \_\_\_, M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. \_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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

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

BY: \_\_\_, DEPUTY



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

Table with 6 columns: SCALE, DRAWN BY, CHECKED BY, DATE, PROJECT NO., SHEET NO. Values: NO SCALE, MPD, MMII, 1/9/2026, 069291617, 7 OF 7