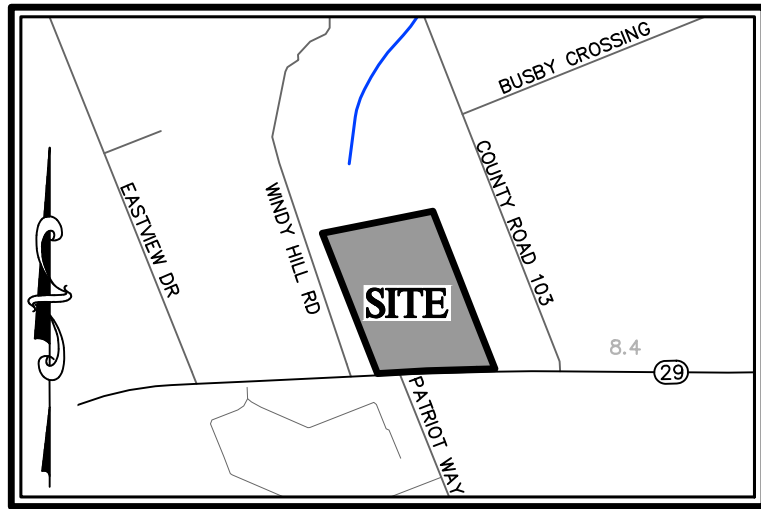




VICINITY MAP

SCALE: 1" = 2000'

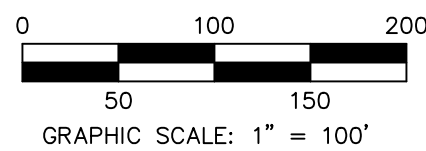
CIRCLEMAKER, CORP.
REMAINDER OF A
CALLED 13.00 ACRES
DOC. NO. 2014024169, O.P.R.W.C.T.
WCAD PARCEL #R365933
ADDRESS: 455 CR 103,
GEORGETOWN, TX 78626

GUILLERMO & ALMA
CARRILLO
CALLED 7.99 ACRES
DOC. NO. 2018060393
O.P.R.W.C.T.
WCAD PARCEL #R576795
ADDRESS: 475 CR 103,
GEORGETOWN, TX 78626

W. STUBBLEFIELD
SURVEY
ABSTRACT NO. 556

JODIE L. DANIEK, ET. AL.
REMAINDER OF A
CALLED 72 ACRES
DOC. NO. 2022061009, O.P.R.W.C.T.

LOT SUMMARY TABLE	
TOTAL NUMBER OF LOTS: 3	
TOTAL NUMBER OF BLOCKS: 1	
LOT 1, BLOCK A	- 33.8902 ACRES (1,476,256 SQ FT)
LOT 2, BLOCK A	- 0.8727 ACRES (38,016 SQ FT)
LOT 3, BLOCK A	- 4.3051 ACRES (187,531 SQ FT)
PATRIOT WAY R.O.W.	- 4.9999 ACRES (217,793 SQ FT)
TOTAL	- 44.0679 ACRES (1,919,596 SQ FT)



LEGEND			
	SUBJECT PROPERTY LINES		BENCHMARK
	ADJACENT PROPERTY LINES		VOLUME, PAGE
	BUILDING SETBACK LINES		CAB./SLD.
	EASEMENT LINES		DOC. NO.
	PROPOSED SIDEWALK		R.O.W.
	GEORGETOWN CITY/ETJ LINE		RIGHT-OF-WAY
	CALCULATED POINT		PLAT RECORDS,
	IRON ROD FOUND WITH PLASTIC CAP AS NOTED		WILLIAMSON COUNTY, TEXAS
	IRON ROD FOUND AS NOTED		OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
	NAIL FOUND AS NOTED		DEED RECORDS,
	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)		WILLIAMSON COUNTY, TEXAS
			RECORD INFORMATION PER DEED DOC. NO. 2022000558
	SURVEY CONTROL POINT		RECORD INFORMATION FOR ADJACENT PROPERTIES

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE (4203). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000134756392.

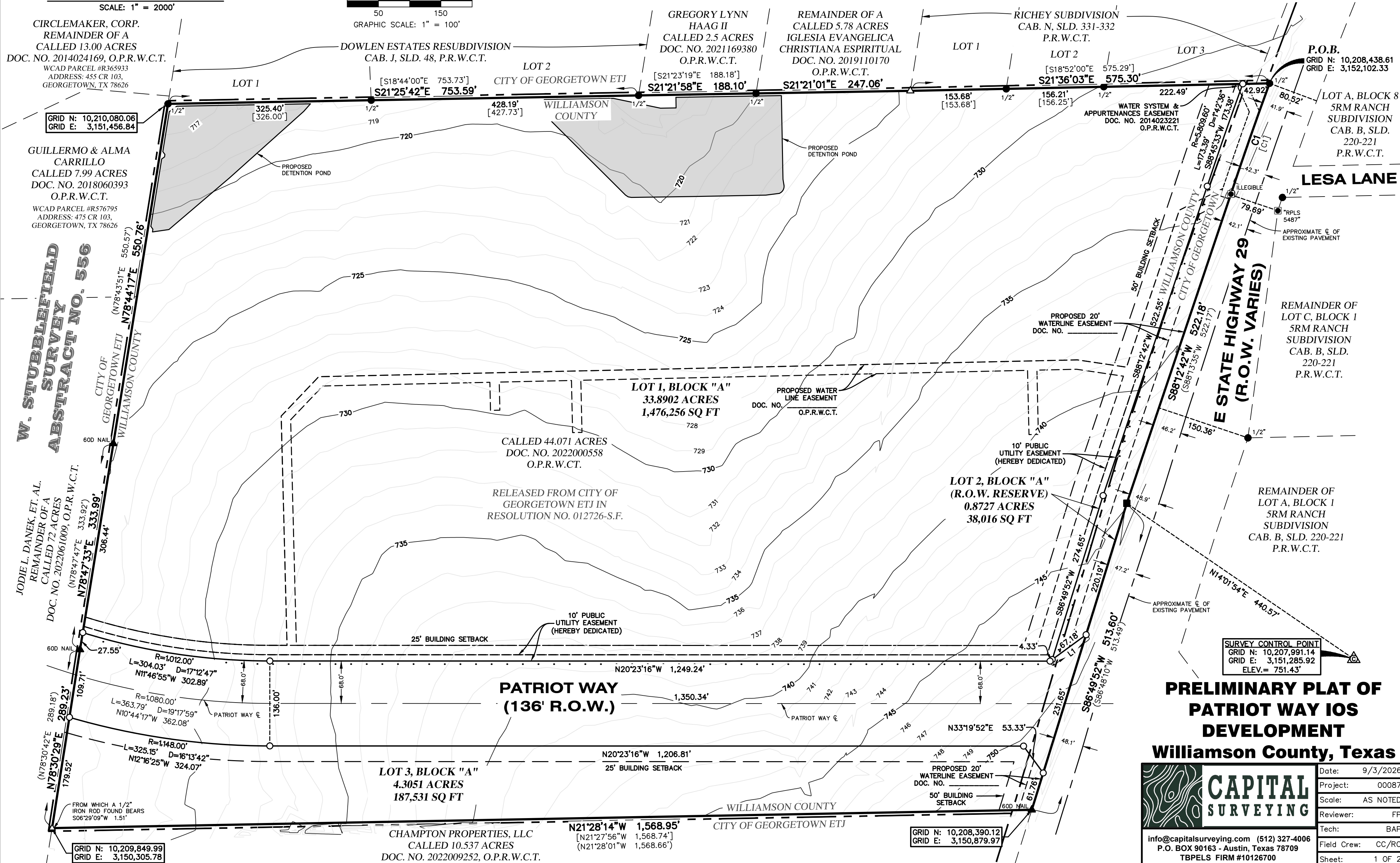
SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "CSC CONTROL" CAP SET, STATE PLANE GRID COORDINATES (TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE DERIVED FROM CAPITAL SURVEYING STATIC DATA COLLECTED NOVEMBER 17, 2025.

CLASSIFICATION	STREET NAME	R.O.W. DIMENSION	PAVEMENT DIMENSION	R.O.W. LENGTH	PUBLIC/PRIVATE	DESIGN SPEED
RURAL ARTERIAL	PATRIOT WAY	136'	24' WITH 8' SHOULDERS	1594'	PUBLIC	45 MPH

OWNER: NEC 29 N 130 LLC
ADDRESS: 3412 FLAT IRON COURT
LEANDER, TX 78641
CONTACT: KONDA DWARSALA
PHONE: (713) 751-9890
EMAIL: KDWARDSALA@GMAIL.COM
SURVEYOR: CAPITAL SURVEYING
ADDRESS: INFO@CAPITALSURVEYING.COM
PHONE: (512) 327-4006
ENGINEER: AKRON CONSULTING
ADDRESS: 212 MILLRIDGE CT.
WHITE OAK, TX 75693
PHONE: (903) 720-4822

SUBMITTAL DATE: JUNE 10, 2026

WCAD PARCEL IDS: R576417; R040593;
R314388; R040594; R576416; & R314386



PRELIMINARY PLAT OF PATRIOT WAY IOS DEVELOPMENT Williamson County, Texas

	Date:	9/3/2026
	Project:	00087
	Scale:	AS NOTED
	Reviewer:	FP
	Tech:	BAP
	Field Crew:	CC/RC
info@capitalsurveying.com (512) 327-4006		Sheet: 1 OF 2
P.O. BOX 90163 - Austin, Texas 78709		
TBPELS FIRM #10126700		

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 44.0679 ACRES (1,919,596 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 44.071 ACRE TRACT CONVEYED TO NEC 29 N 130 LLC IN DOCUMENT NO. 2022000558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 44.0679 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2--INCH IRON ROD FOUND IN THE CURVING NORTH RIGHT--OF--WAY LINE OF E STATE HIGHWAY 29 (RIGHT--OF--WAY VARIES), BEING THE SOUTHEAST CORNER OF SAID NEC 29 TRACT, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE NORTH RIGHT--OF--WAY LINE OF SAID E STATE HIGHWAY 29 AND THE SOUTH LINE OF SAID NEC 29 TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 5,769.60 FEET, WHOSE ARC LENGTH IS 187.83 FEET AND WHOSE CHORD BEARS S88°50'09"W, A DISTANCE OF 187.83 FEET TO AN IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR AN ANGLE POINT HEREOF,
- 2) S88°12'42"W, A DISTANCE OF 522.18 FEET TO A TXDOT TYPE I MONUMENT FOUND FOR AN ANGLE POINT HEREOF, AND
- 3) S86°49'52"W, A DISTANCE OF 513.60 FEET TO A 60D NAIL FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID NEC 29 TRACT AND A CALLED 10.537 ACRE TRACT CONVEYED TO CHAMPTON PROPERTIES, LLC IN DOCUMENT NO. 2022009252 (O.P.R.W.C.T.);

THENCE, LEAVING THE NORTH RIGHT--OF--WAY LINE OF SAID E STATE HIGHWAY 29, WITH THE COMMON LINE OF SAID NEC 29 TRACT AND SAID CHAMPTON PROPERTIES TRACT, N21°28'14"W, A DISTANCE OF 1,568.95 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE COMMON NORTH CORNER OF SAID NEC 29 TRACT AND SAID CHAMPTON PROPERTIES TRACT, AND BEING IN THE SOUTH LINE OF THE REMAINDER OF A CALLED 72 ACRE TRACT CONVEYED TO JODIE L. DANEK, ET. AL. IN DOCUMENT NO. 2022061009 (O.P.R.W.C.T.), FROM WHICH A 1/2--INCH IRON ROD FOUND BEARS, S06°29'09"W, A DISTANCE OF 1.51 FEET;

THENCE, WITH THE COMMON LINE OF SAID NEC 29 TRACT AND SAID DANEK REMAINDER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)N78°30'29"E, A DISTANCE OF 289.23 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF,
- 2) N78°47'33"E, A DISTANCE OF 333.99 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF, AND
- 3) N78°44'17"E, A DISTANCE OF 550.76 FEET TO A 1/2--INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE COMMON NORTH CORNER OF SAID NEC 29 TRACT AND LOT 1, DOWLEN ESTATES RESUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET J, SLIDE 48 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID DANEK REMAINDER TRACT;

THENCE, LEAVING THE SOUTH LINE OF SAID DANEK REMAINDER TRACT, WITH THE EAST LINE OF SAID NEC 29 TRACT AND THE WEST LINE OF LOTS 1 AND 2 OF SAID DOWLEN ESTATES RESUBDIVISION, S21°25'42"E, PASSING AT A DISTANCE OF 325.40 FEET A 1/2--INCH IRON ROD FOUND FOR THE COMMON WEST CORNER OF SAID LOTS 1 AND 2, AND CONTINUING FOR A TOTAL DISTANCE OF 753.59 FEET TO A 1/2--INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID LOT 2, DOWLEN ESTATES RESUBDIVISION AND A CALLED 2.5 ACRE TRACT CONVEYED TO GREGORY LYNN HAAG II IN DOCUMENT NO. 2021169380 (O.P.R.W.C.T.);

THENCE, CONTINUING WITH THE EAST LINE OF SAID NEC 29 TRACT, AND WITH THE WEST LINE OF SAID HAAG TRACT, S21°21'58"E, A DISTANCE OF 188.10 FEET TO A 1/2--INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID HAAG TRACT AND THE REMAINDER OF A CALLED 5.78 ACRE TRACT CONVEYED TO IGLESIA EVANGELICA CHRISTIANA ESPIRITUAL IN DOCUMENT NO. 2019110170 (O.P.R.W.C.T.);

THENCE, CONTINUING WITH THE EAST LINE OF SAID NEC 29 TRACT, AND WITH THE WEST LINE OF SAID IGLESIA EVANGELICA REMAINDER TRACT, S21°21'01"E, A DISTANCE OF 247.06 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID IGLESIA EVANGELICA REMAINDER TRACT AND LOT 1 OF THE RICHEY SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET N, SLIDES 331--332 (P.R.W.C.T.);

THENCE, CONTINUING WITH THE EAST LINE OF SAID NEC 29 TRACT, WITH THE WEST LINES OF LOTS 1--3, ALL OF SAID RICHEY SUBDIVISION, AND IN PART WITH THE NORTHERLY RIGHT--OF--WAY LINE OF SAID E STATE HIGHWAY 29, S21°36'03"E, PASSING AT A DISTANCE OF 153.68 FEET A 1/2--INCH IRON ROD FOUND FOR THE COMMON WEST CORNER OF LOTS 1 AND 2 OF SAID RICHEY SUBDIVISION, PASSING AT A DISTANCE OF 309.89 FEET A 1/2--INCH IRON ROD FOUND FOR THE COMMON WEST CORNER OF LOTS 2 AND 3 OF SAID RICHEY SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 575.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.0679 ACRES (1,919,596 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

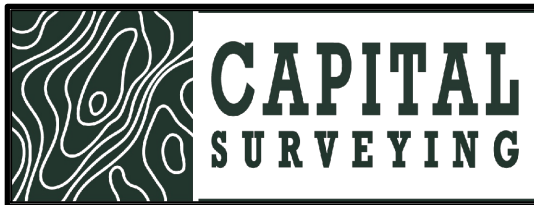
- 1. THE UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: JONAH SUD, WASTEWATER: SEPTIC, AND ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE.
- 2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- 3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100--YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0315F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- 4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE--FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 5. 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.
- 6. A 10--FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
- 7. 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 CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 8. 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 THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES 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. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES 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.
- 9. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
- 10. 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.
- 11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 12. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF GEORGETOWN, 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.
- 13. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 14. 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.
- 15. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT--OF--WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- 16. 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.
- 17. DRIVEWAY SPACING ALONG PATRIOT WAY SHALL MEET THE REQUIREMENTS NOTED IN THE WILLIAMSON COUNTY DRIVEWAY POLICY.
- 18. THERE IS NO DEVELOPMENT OF LOT 3, BLOCK "A" AS PART OF THE CONSTRUCTION PLANS ASSOCIATED WITH THIS PLAT. THE PROPOSED IMPERVIOUS COVER PERCENTAGE FOR LOT 3, BLOCK "A" IS 0%. IF FUTURE DEVELOPMENT TAKES PLACE ON THIS LOT, THE DEVELOPER WILL BE REQUIRED TO PROVIDE STORMWATER DETENTION AND WILL BE REQUIRED TO GO THROUGH THE COUNTY PERMITTING PROCESS.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	5,769.60'	187.83'	1°51'55"	S88°50'09"W	187.83'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	5,769.60'	187.97'	1°52'00"	S88°13'00"W	187.96'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°37'41"W	67.18'

PRELIMINARY PLAT OF
PATRIOT WAY IOS
DEVELOPMENT
Williamson County, Texas

 info@capitalsurveying.com (512) 327-4006 P.O. BOX 90163 - Austin, Texas 78709 TBPELS FIRM #10126700	Date:	9/3/2026
	Project:	00087
	Scale:	AS NOTED
	Reviewer:	FP
	Tech:	BAP
Field Crew:		CC/RC
Sheet:		2 OF 2