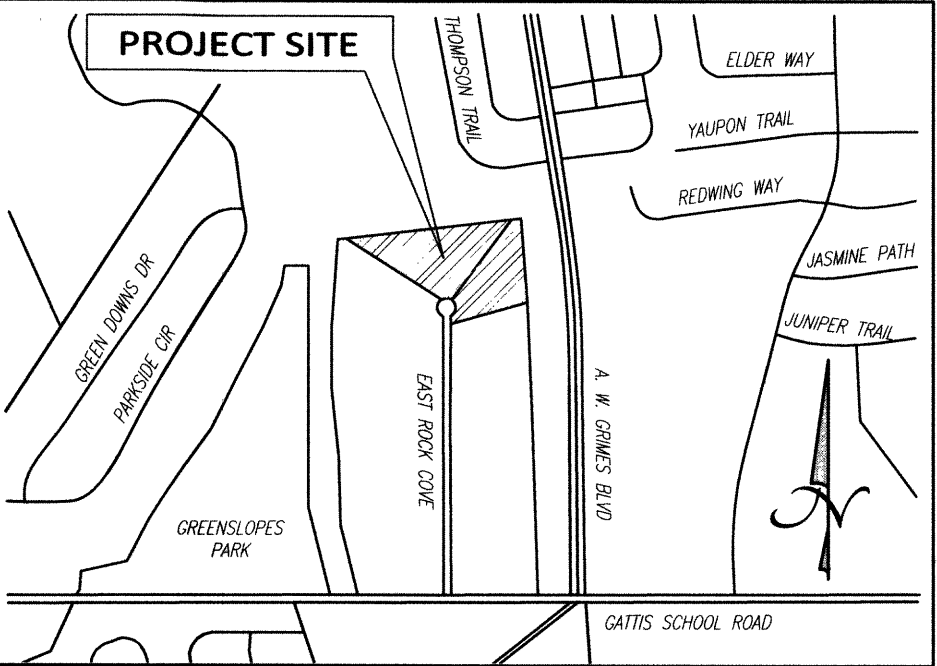
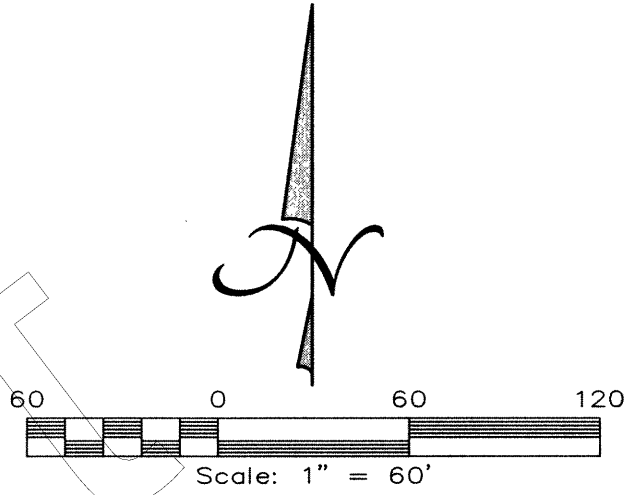




VICINITY MAP

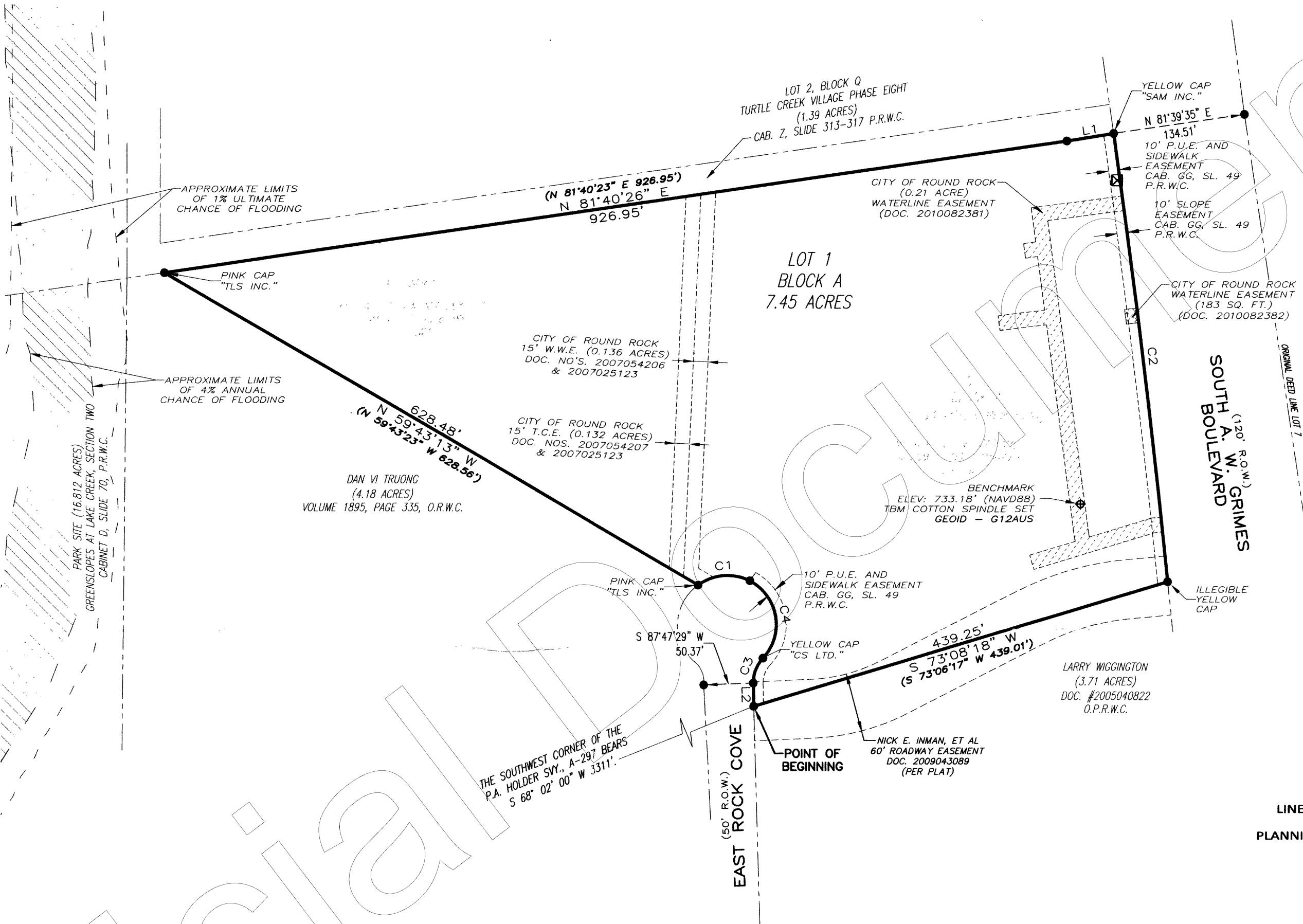
EMPOWER SUBDIVISION
A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES
OUT OF THE P.A. HOLDER SURVEY, ABSTRACT No. 297, IN
WILLIAMSON COUNTY, TEXAS.



BEARINGS CITED HEREON BASED ON STATE PLANE
COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS
NAD 83 (93).

NOTES:

1. NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, AND 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
2. NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, Chapter 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND PURSUANT TO PUD #80 AND PUD #81.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS AS AMENDED.
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. NO OPEN CUTTING OF THE EXISTING ROADWAY IS ALLOWED WITHOUT THE CONSENT OF THE TRANSPORTATION DIRECTOR.
8. NEW CONSTRUCTION PROJECT(S) WILL DETAIN THE 1% ANNUAL CHANCE STORM EVENT.



EMPOWER SUBDIVISION
A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND
4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT No. 297,
IN WILLIAMSON COUNTY, TEXAS.

OWNERS: EMPOWER AUTISM ACADEMY, LLC
1250 SOUTH A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78664
JOTHIMALAR ARUN, PRESIDENT
EMAIL: jothi.empowerschool@gmail.com
PHONE (512) 351-7837

ACREAGE: 7.45 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT 7.45 ACRES

SURVEYOR: TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE (512) 930-1600
FAX (512) 930-9389
KENNETH LOUIS CRIDER, R.P.L.S.
EMAIL: KEN@TEXAS-LS.COM

NO. OF BLOCKS: 1
NO. OF LOTS (BY TYPE): DEVELOPMENT: 1
LINEAR FEET OF NEW STREETS: None
SUBMITTAL DATE: 10-09-18
PLANNING & ZONING SUBMITTAL: 11-07-18

BENCHMARKS: BENCHMARK
COTTON SPINDLE SET
ELEV. = 733.18' (NAVD88)

PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297

ENGINEER: M & S ENGINEERING
102 E. MORROW STREET, SUITE 101
GEORGETOWN, TEXAS 78626
TBPE FIRM NO. F-1394
STEVEN D. WIDACKI, P.E. NO. 66138
SWIDACKI@MSENGR.COM
PH: (844) 267-3647

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	63°47'07"	50.00'	55.66'	52.83'	S 85°06'54" W
C2	2°18'11"	11389.16'	457.80'	457.77'	S 06°53'27" E
C3	45°17'21"	35.37'	27.96'	27.24'	N 21°04'32" E
C4	105°48'11"	50.00'	92.33'	79.76'	N 09°37'17" W
RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	—	50.00'	55.85'	52.99'	S 85°02'23" W
C2	2°18'09"	11389.16'	457.70'	457.67'	S 06°53'05" E
C3	45°30'27"	35.37'	28.09'	27.36'	N 20°49'46" E
C4	106°18'16"	50.00'	92.77'	80.02'	N 09°34'04" W

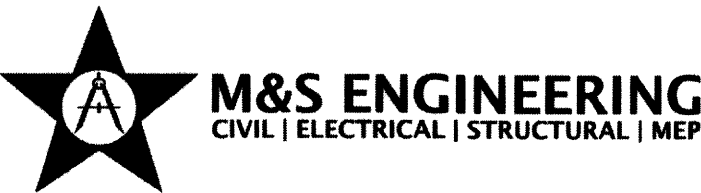
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 80°57'05" E	48.25'
L2	N 01°07'50" W	23.62'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 81°01'00" E	48.26'
L2	N 01°14'24" W	23.52'

LEGEND	
●	1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
⊠	CONCRETE MONUMENT W/ BRASS DISC
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
C.M.P.	CORRUGATED METAL PIPE
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
	APPROXIMATE 4% ANNUAL CHANCE OF FLOODING
	APPROXIMATE 1% ULTIMATE CHANCE OF FLOODING

SHEET

1 OF 2

FP1810-002



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600 / (512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

PERIMETER FIELD NOTES

BEING 7.45 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF THAT TRACT DESCRIBED AS LOT 7, ROUND ROCK EAST, AN UNRECORDED SUBDIVISION AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS LOT 8 OF SAID ROUND ROCK EAST, CONVEYED TO EMPOWER AUTISM ACADEMY, LLC BY DEED RECORDED IN DOCUMENT NO. 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON AUGUST 8TH, 2018, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD WITH NO CAP FOUND IN THE EAST MARGIN OF EAST ROCK COVE, MARKING THE NORTHWEST CORNER OF THAT 3.71 ACRES TRACT CONVEYED TO LARRY WIGGINGTON, BY DEED RECORDED IN DOCUMENT NO. 2005040822, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID LOT 7, SAID LOT 1 AND THIS TRACT;

THENCE: THE FOLLOWING FIVE (5) COURSES, FOR THE WEST LINE OF THIS TRACT:

1. N 01°07'50" W, 23.62 FEET, TO A 1/2" IRON ROD WITH NO CAP FOUND,
2. 27.96 FEET ALONG A CURVE TO THE RIGHT (r=35.37, l= N 21°04'32" E, 27.24 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "CS LTD." FOUND,
3. 92.33 FEET ALONG A CURVE TO THE LEFT (r=50.00, l= N 09°37'17" W, 79.76 FEET) TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE COMMON CORNER OF SAID LOT 1 AND SAID 4.42 ACRES TRACT,
4. 55.66 FEET ALONG A CURVE TO THE LEFT (r=50.00, l= S 85°06'54" W, 52.83 FEET) TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." FOUND, MARKING THE NORTHEAST CORNER OF THAT 4.18 ACRES TRACT CONVEYED TO DAN VI TRUONG BY DEED RECORDED IN VOLUME 1895, PAGE 335, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS,
5. N 59°43'13" W, 628.48 FEET, TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." FOUND IN THE NORTH LINE OF SAID TRUONG TRACT, AND IN THE SOUTH LINE OF LOT 2, BLOCK Q, TURTLE CREEK VILLAGE PHASE EIGHT, A SUBDIVISION RECORDED IN CABINET Z, SLIDES 313-317, OF SAID PLAT RECORDS, FOR THE NORTHWEST CORNER OF SAID LOT 8, SAID 4.42 ACRES TRACT AND THIS TRACT;

THENCE: THE FOLLOWING TWO (2) COURSES, WITH THE SOUTH LINE OF SAID LOT 2, FOR THE NORTH LINE OF THIS TRACT:

1. N 81°40'26" E, 926.95 FEET, TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE FOR THE COMMON CORNER OF SAID LOT 1 AND SAID 4.42 ACRES TRACT.
2. N 80°57'05" E, 48.25 FEET, TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "SAM INC." FOUND IN THE WEST LINE OF SAID A.W. GRIMES BOULEVARD, MARKING THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THIS TRACT.

THENCE: 457.80 ALONG A CURVE TO THE RIGHT (r=11389.16, l= S 06°53'27" E, 457.77 FEET) TO A 1/2" IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND IN THE WEST LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, MARKING THE NORTHEAST CORNER OF SAID WIGGINGTON TRACT, FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THIS TRACT;

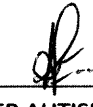
THENCE: S 73°08'18" W, 439.25 FEET, WITH THE NORTH LINE OF SAID WIGGINGTON TRACT, TO THE POINT OF BEGINNING.

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDIANTE SYSTEM (CENTRAL ZONE) NAD 83(93).

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT EMPOWER AUTISM ACADEMY LLC, A LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 7.45 ACRES TRACT OF LAND, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS: EMPOWER SUBDIVISION, A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS

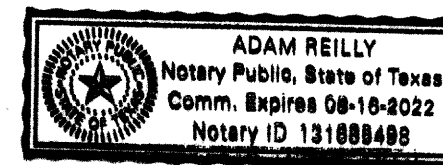

EMPOWER AUTISM ACADEMY LLC
JOTHIMALAR ARUN
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF June, 2019, BY JOTHIMALAR ARUN, AS PRESIDENT OF EMPOWER AUTISM ACADEMY LLC, A LIMITED LIABILITY COMPANY, ON BEHALF OF SAID EMPOWER AUTISM ACADEMY LLC.


NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Adam Reilly
MY COMMISSION EXPIRES: 8/16/22



LEIN HOLDER'S CERTIFICATION:

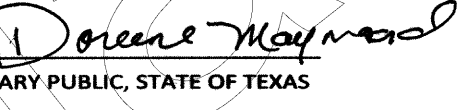
STATE OF New York §
COUNTY OF Nassau §

THAT NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN 7.45 ACRES TRACT OF LAND, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 7.45 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

NEWTEK SMALL BUSINESS FINANCE, LLC
BY: 
GARY M. GOLDEN, ITS Senior V.P.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
Nassau

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF June, 2019, BY GARY M. GOLDEN, AS Senior Vice President OF NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF SAID NEWTEK SMALL BUSINESS FINANCE, LLC.


NOTARY PUBLIC, STATE OF TEXAS

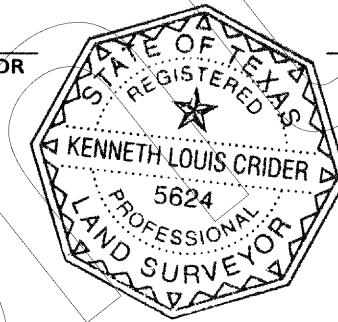
PRINTED NAME: DOREENE MAYNARD
Notary Public, State of New York
No. 01MA6292935
Qualified in Nassau County
Commission Expires November 12, 2021
MY COMMISSION EXPIRES: 11/12/21

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, KENNETH L. CRIDER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.


SIGNATURE AND SEAL OF LICENSED SURVEYOR
KENNETH L. CRIDER, R.P.L.S.

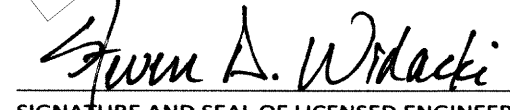


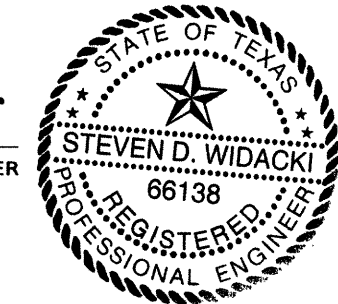
6-21-2019
DATE

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, STEVEN D. WIDACKI, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.


SIGNATURE AND SEAL OF LICENSED ENGINEER
STEVEN D. WIDACKI, P.E. NO. 66138



6/13/2019
DATE

PLANNING AND ZONING CERTIFICATION:

APPROVED THIS 7th DAY OF November, 2019, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.


DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

COUNTY CLERK'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF July, 2019, AT 1:05 O'CLOCK, P.M. AND DULY RECORDED ON THE 18th DAY OF July, 2019, AT 1:19 O'CLOCK, P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2019058995.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: 
DEPUTY
Brenda McKenzie

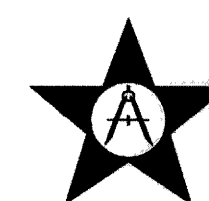


SHEET

2 OF 2

FP1810-002

EMPOWER SUBDIVISION
A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES
OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN
WILLIAMSON COUNTY, TEXAS.



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 / (512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.