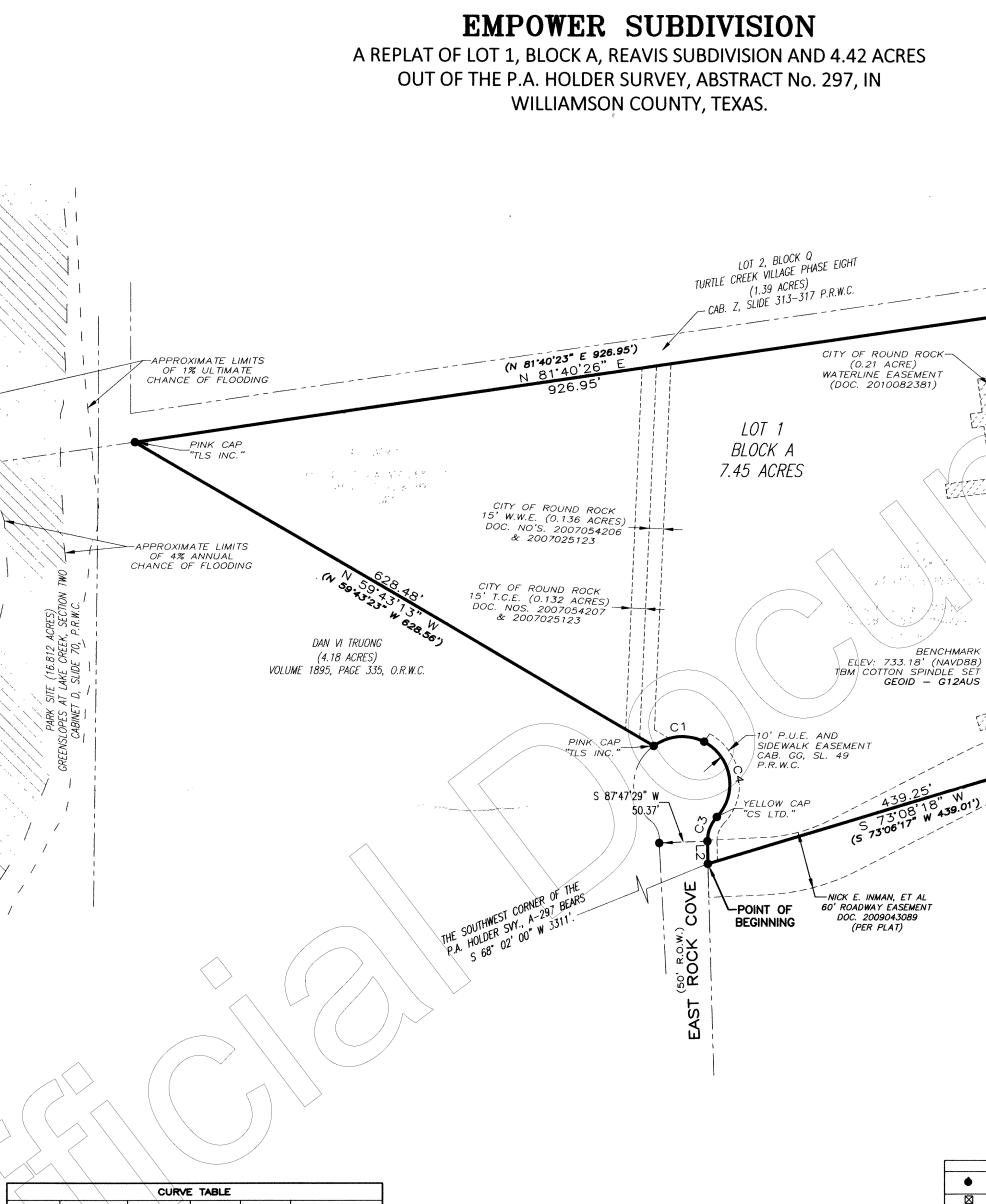


VICINITY MAP

NOTES:

- NO PORTION OF THIS TRACT IS ENCROACHED 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) COMUNITY PANEL NUMBER 48491C0495E, AND 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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.
- **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.
- SIDEWALKS SHALL BE CONSTRUCTED IN **ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS AS AMENDED.**
- 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.
- **NEW CONSTRUCTION PROJECT(S) WILL DETAIN** THE 1% ANNUAL CHANCE STORM EVENT.



-		<u> </u>				
1			CURVE	TABLE		
	NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
	\ c1\	63°47′07″	50.00'	55.66'	52.83'	S 85'06'54" W
	Ç2 \	2'18'11"	11389.16	457.80'	457.77'	S 06.53'27" E
A	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
\int	C1	-	50.00'	55.85'	52.99'	s 85.02,23, M
	C2	2°18'09"	11389.16	457.70'	457.67'	S 06.53.05" E
	С3	45'30'27"	35.37	28.09'	27.36'	N 20'49'46" E
I	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'				

WILLIAMSON COUNTY, TEXAS
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
APPROXIMATE 4% ANNUAL CHANCE OF FLOODING
APPROXIMATE 1% ULTIMATE CHANCE OF FLOODING

LARRY WIGGINGTON

(3.71 ACRES)

DOC. #2005040822

0.P.R.W.C.

YELLOW CAP

N 81'39'35" E __ 134.51

10' P.U.E. AND

CAB. GG, SL. 49 P.R.W.C.

EASEMENT CAB. GG, SL. 49 P.R.W.C.

> -CITY OF ROUND ROCK WATERLINE EASEMENT (183 SQ. FT.)

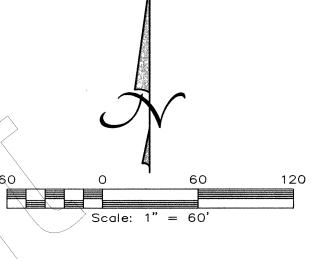
(DOC. 2010082382)

N. GRI

ILLEGIBLE

"SAM INC."

EASEMENT



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

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: **DEVELOPMENT: 1** NO. OF LOTS (BY TYPE): 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)

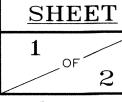
PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297

ENGINEER: M & S ENGINEERING

GEORGETOWN, TEXAS 78626 TBPE FIRM NO. F-1394 STEVEN D. WIDACKI, P.E. NO. 66138 SWIDACKI@MSENGR.COM

PH: (844) 267-3647

FP1810-002





Texas Land Surveying, C

3613 Williams Drive, Suite 903 — Georgetown, Texas (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.

Dec # 2019658995

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:

- 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, lc 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, lc N 09°37'17" W, 79.76 FEET) TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE COMMON CORNER OF SAID LOT1 AND SAID 4.42 ACRES TRACT,
- 4. 55.66 FEET ALONG A CURVE TO THE LEFT (r=50.00, lc 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 LOT1 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 SOUTH 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, lc 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

THE STATE OF TEXAS

PRESIDENT

COUNTY OF WILLIAMSON §

NOTARY PUBLIC STATE OF TEXAS

PRINTED NAME: ADAM REILLY

MY COMMISSION EXPIRES: 8/16/22

ADAM REILLY
Notary Public, State of Texas
Comm. Expires 08-16-2022
Notary ID 131888498

STATE OF New YOTK & COUNTY OF NASSON &

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: Man W Hold

GARY M. GOLDEN, ITS Server V. P.

THE STATE OF FEXASACH YOUNG

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF TONE 2019, BY BARRY SLOANE, AS JENIO VICE PRESIDENT OF NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF SAID NEWTEK SMALL BUSINESS FINANCE, LLC.

Doreene May mano

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: ______

DOREENE MAYNARD lotary Public, State of New York No. 01MA6292935 Qualified in Nassau County

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.

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.

DATE

DATE

DATE

DATE

DATE

Co. 21. 2019

DATE

DATE

SURVE A

PARENTAL A

SURVE A

PARENTAL A

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



U/13/2014

PLANNING AND ZONING CERTIFICATION:

APPROVED THIS THE DAY OF NOVEMBEY, 2018, 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.

Cana Carlesto

DAVID PAVLISKA, CHAIRMAN

CITY OF ROUND ROCK PLANNING & ZONING COMMISION

COUNTY CLERK'S CERTIFICATION:
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

Brenda Mengil Brendams Kenzie



SHEET

FP1810-002

OF E

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP

Texas Land Surveying, In

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628 (512) 930—1600/(512) 930—9389 fax www.texas—ls.com

TBPLS FIRM NO.10056200

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