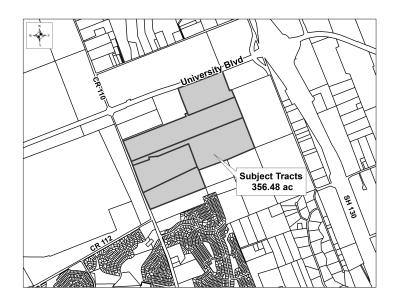
Salerno Preliminary Plat PRELIM PLAT PP1910-002



CASE PLANNER: CAITLYN REEVES

REQUEST: Preliminary Plat approval

ZONING AT TIME OF APPLICATION: SF-3 (Single Family-Mixed Lot) and C-1a (General Commercial - Limited)

DESCRIPTION: 356.48 acres out of the H. Millard Survey, Abstract No. 452.

CURRENT USE OF PROPERTY: Rural Residential

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (unzoned). South: Sienna Subdivision - Unzoned ETJ East: Rural residential -Unzoned ETJ West: CR110 Right-of-Way (Unzoned) & Commercial - Unzoned ETJ.

PROPOSED LAND USE: Single Family Residential and Medium Density Commercial

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
Residential - Single Unit:	1189	208.84
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	9	10.93
Industrial:	0	0
Open/Common Space:	28	44.94
ROW:	0	76.94
Parkland:	0	0
Other:	27	14.83
TOTALS:	1254	356.48

Owner:Agent:Michael and Nancy OhlendorfCarlson, Brigance & Doering, Inc.1845 FM 1977Geoff GuerreroMartindale, TX 786655501 W. William Cannon Drive
Austin, TX 78749

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HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for this 356.48-acre tract on May 15, 2019. The tract was annexed into the City on June 27, 2019 and zoned SF-3 (Single Family – Mixed Lot) and C-1a (General Commercial – Limited). Additionally, on June 27, 2019, a General Plan amendment (GP1903-001) was approved by City Council to allow for the commercial land use designation along University Boulevard.

DATE OF REVIEW: December 4, 2019

LOCATION: Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

STAFF REVIEW AND ANALYSIS:

<u>General Plan and Zoning:</u> The General Plan designates the tract for both residential and commercial uses. There are two zoning districts within this subdivision. The commercial lots account for 10.93 acres along University Boulevard and are zoned C-1a (General Commercial-Limited). The C-1a district allows for medium intensity commercial uses such as fuel sales, office, restaurants/bars, and retail sales and services. The C-1a has orientation requirements for buildings facing a public street along with articulation and elevation variation standards.

The remaining portion of the subject tract is zoned SF-3 (Single Family-Mixed Lot). The SF-3 zoning district provides for three types of single-family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70' by 110' deep; standard lots with at least of 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 50'; and small lots of the three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum of 30%; and small lots a minimum of 30%. A subdivision may contain a different lot mix such as fewer estate lots and more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes additional design features.

This preliminary plat includes 1189 single family lots, 160 estate lots (13.46%), 505 standard lots (42.47%), and 524 small lots (44.07%) with a connectivity index of 1.51. This subdivision will also include enhanced design features such as arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces, or natural stone or brick subdivision walls.

<u>Compliance with the Concept Plan</u>: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1902-001).

<u>Traffic, Access and Roads:</u> A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two major access points, one at the University Boulevard intersection with a north-south roadway (Salerno Estates) and another at the CR110 intersection with an east-west roadway (Avery-Nelson Parkway). These access points require the applicant to construct right and left turn storage lanes, deceleration lanes, provide pro-rata payment for two future signals, and construct two lanes of the CR112 extension (Avery-Nelson Parkway).

<u>Water and Wastewater Service</u>: Water service will be provided by Jonah Special Utility District (SUD). Two connections to existing Jonah SUD water mains will be made: the first connection along University Boulevard with a 16-inch waterline and, the second, at the northwest corner of the property along CR110 with a 12-inch waterline. Wastewater service will be provided by the City of Round Rock. The applicant intends to extend an 18-inch wastewater line to the subdivision from the main located on CR110.

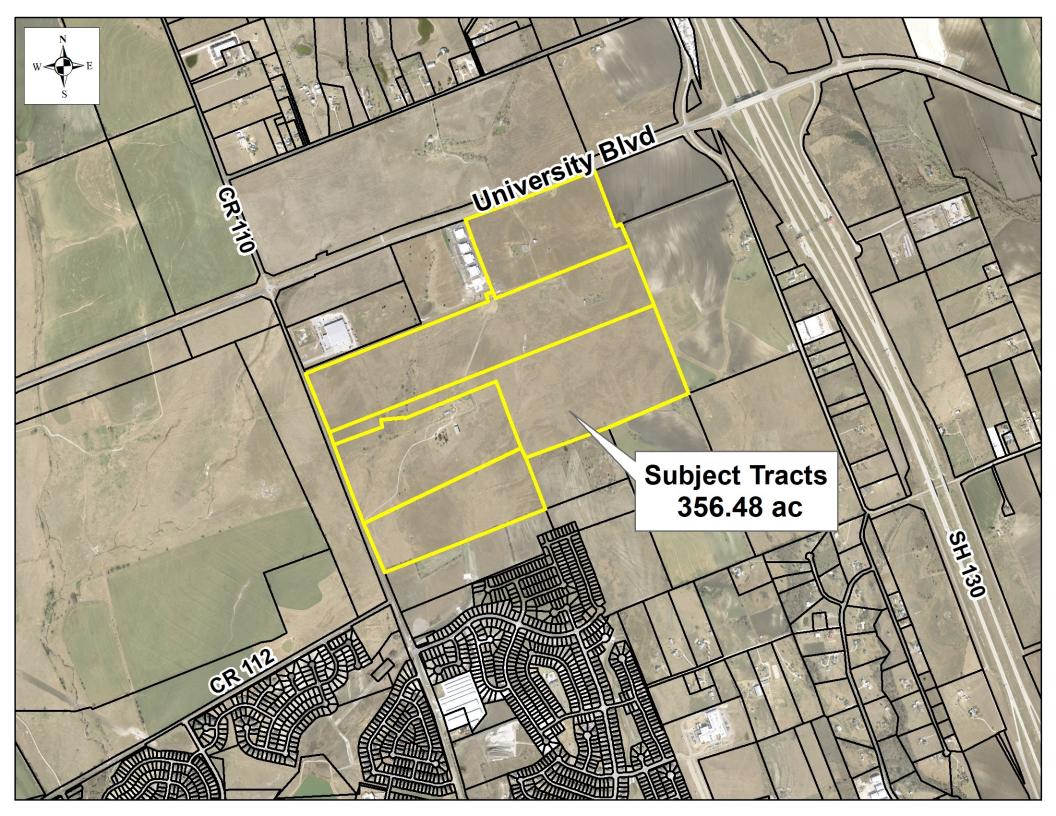
Salerno Preliminary Plat PRELIM PLAT PP1910-002

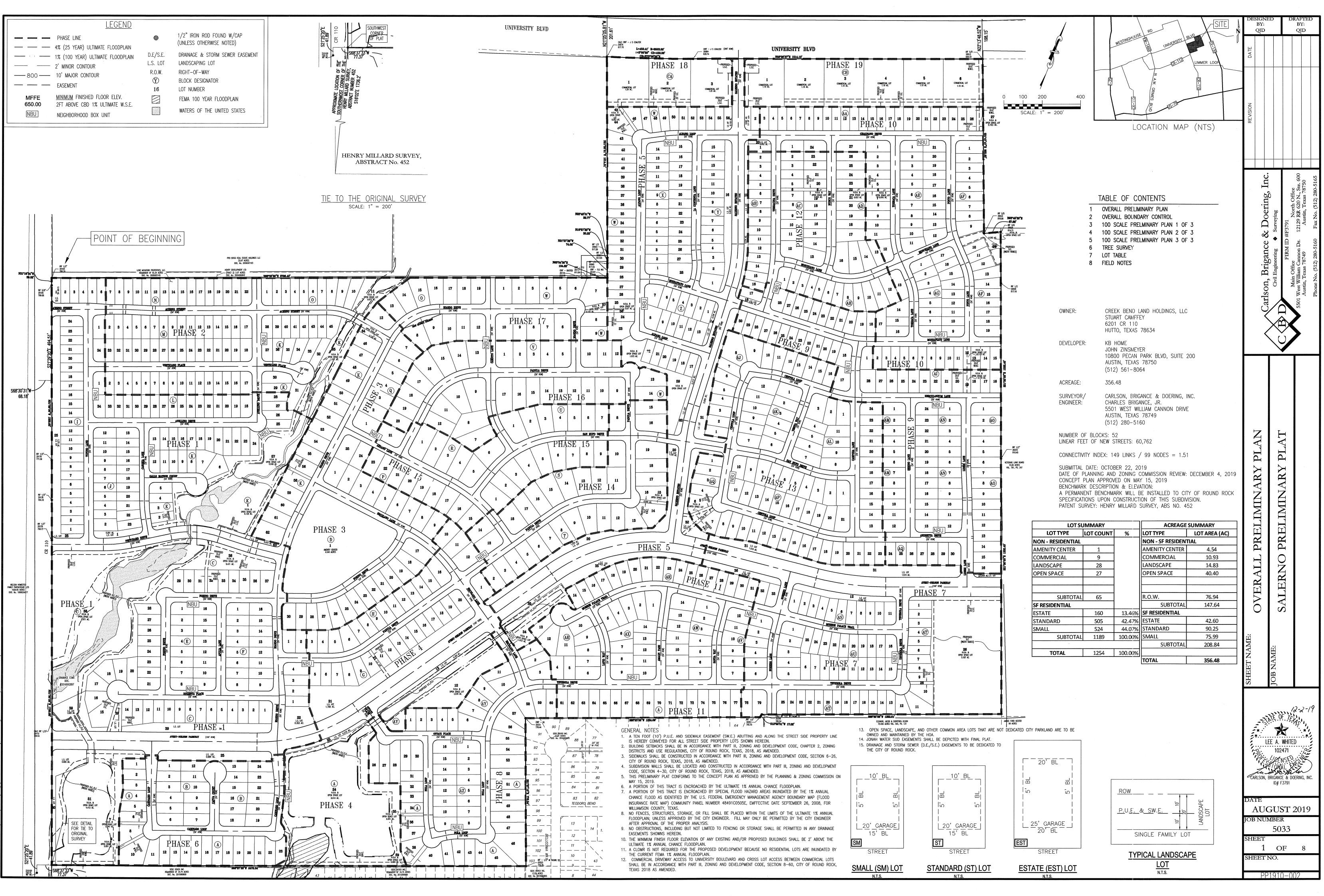
<u>Drainage and Flood</u>: A flood study (FLOOD1903-0003) was required for the proposed development and is currently pending revisions. A revision is required due to recently constructed improvements by Williamson County to storm drainage infrastructure on CR110. This directly impacts the routing and flows of flood waters. Staff will review a more detailed drainage plan prior to subdivision improvements.

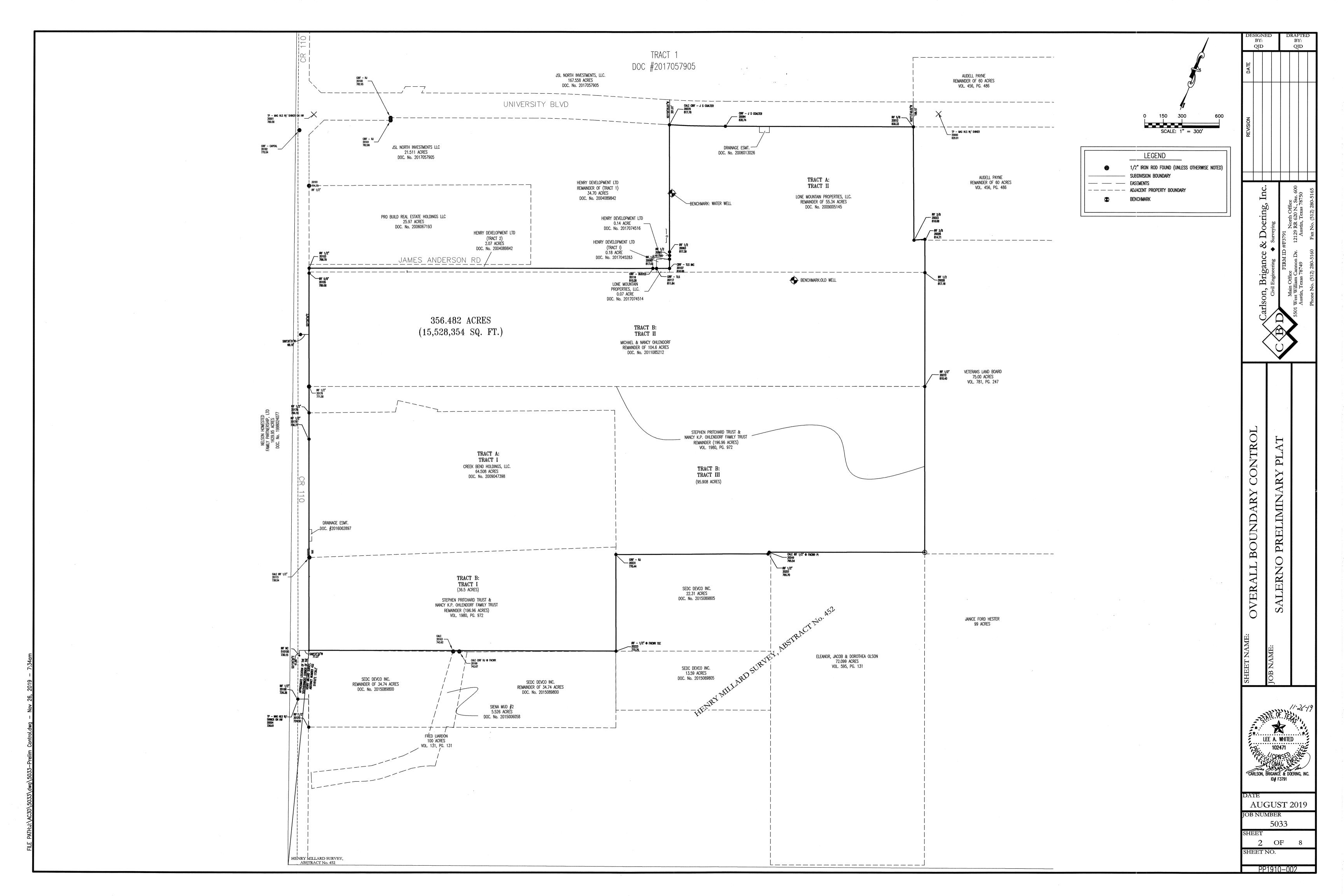
RECOMMENDED MOTION:

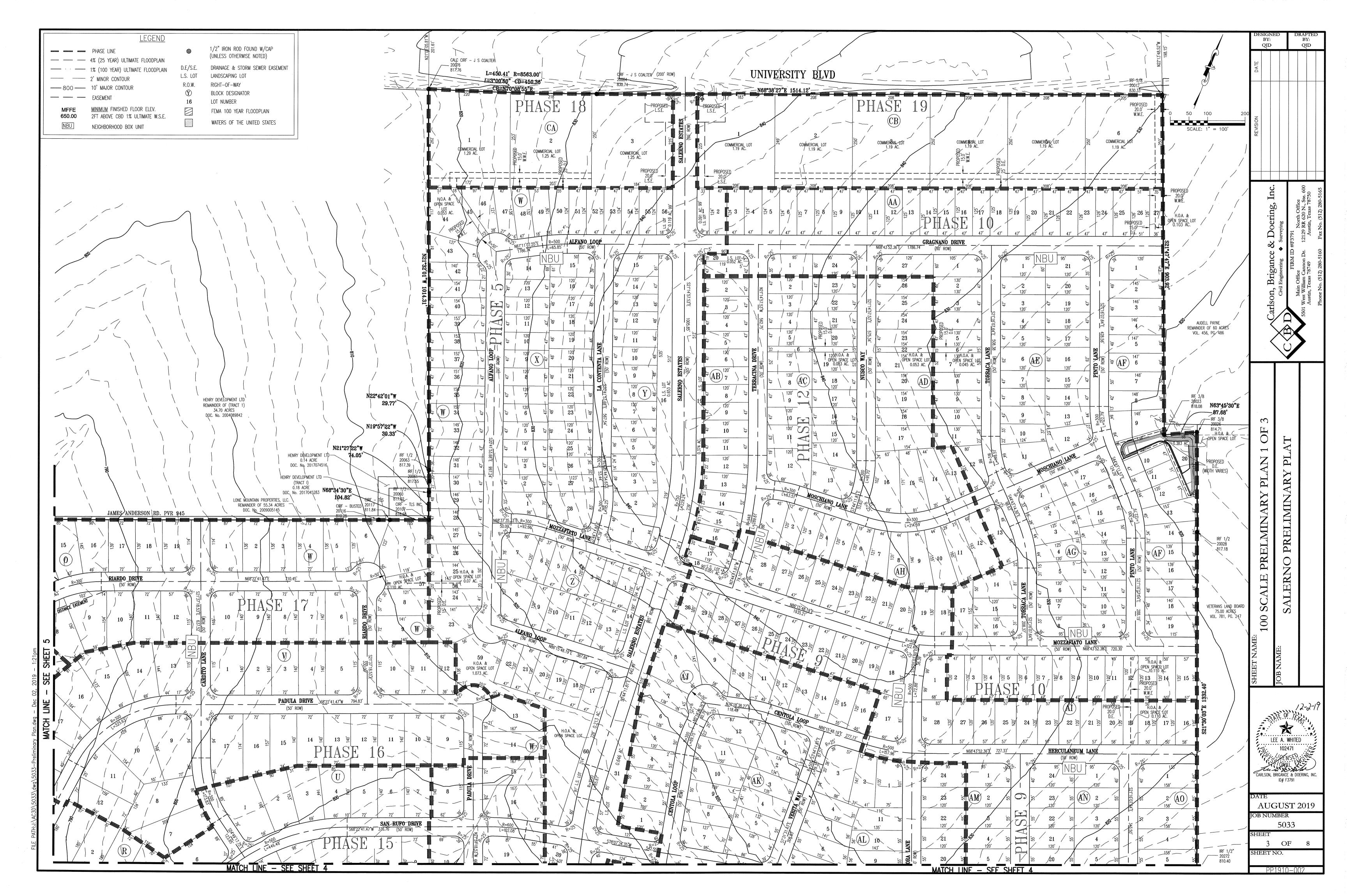
Staff recommends approval with the following conditions:

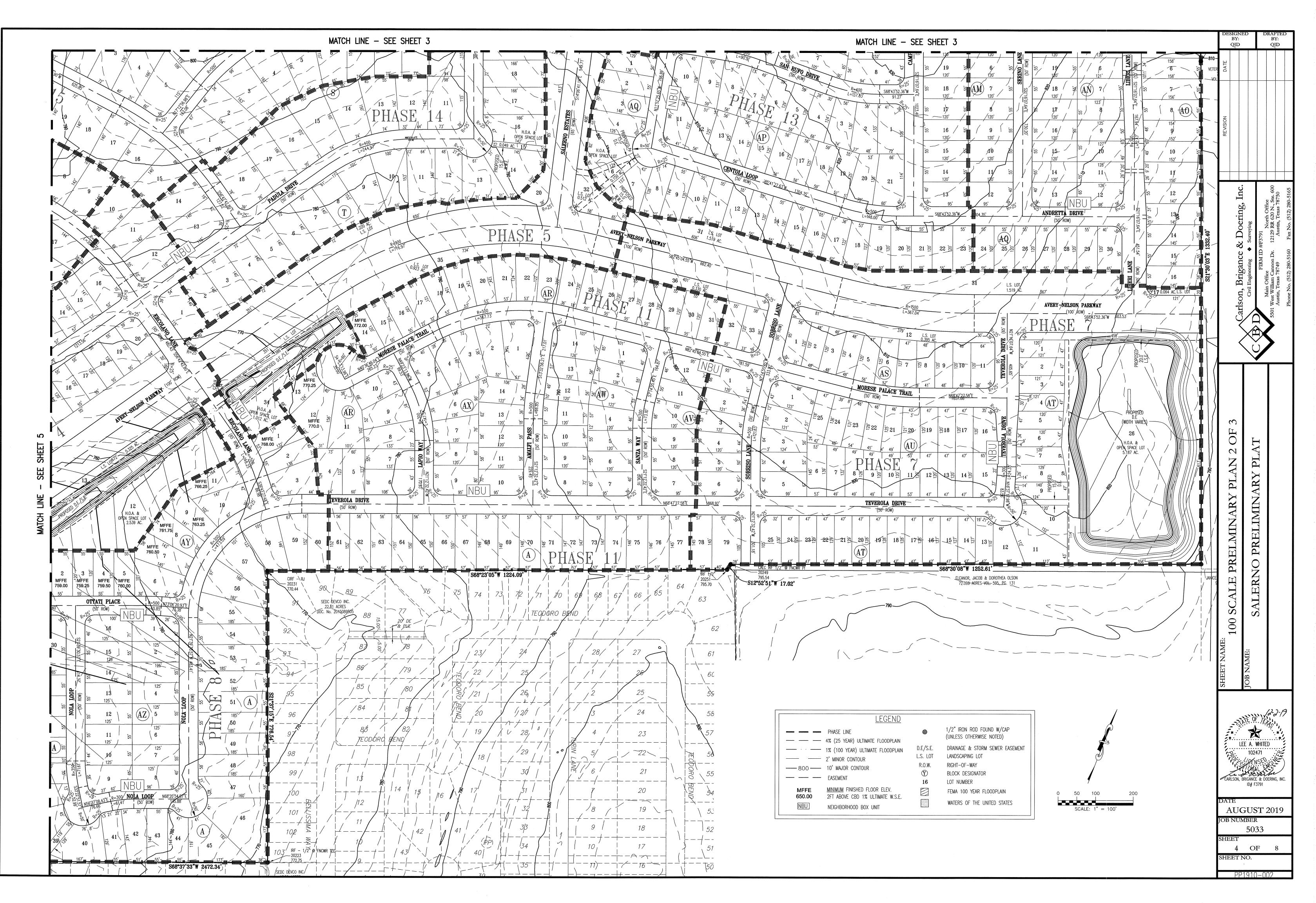
- 1. Provide a revised Utility Schematic to include offsite wastewater improvements necessary to serve the subdivision prior to submittal of first Final Plat.
- 2. Provide approved flood study incorporating the roadway and storm drainage improvements along CR110 and make any necessary adjustments prior to submittal of first Final Plat.
- 3. Verify lot acreages in the acreage summary table to reflect correct acreages.
- 4. Prior to recordation of the first Final Plat, offsite improvements must be constructed and accepted, or a subdivision improvement permit issued with acceptable fiscal posted at 110% of total costs.



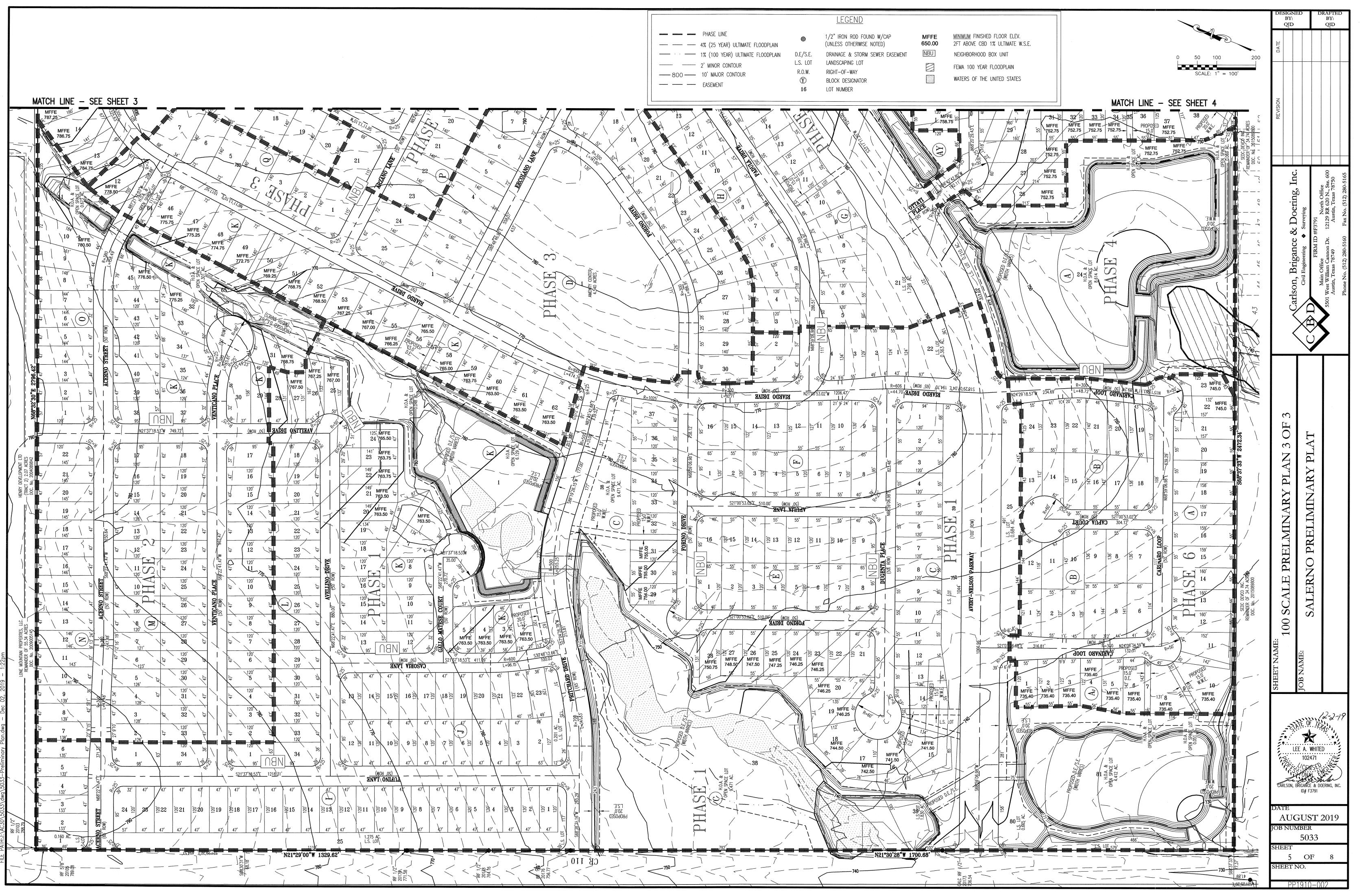


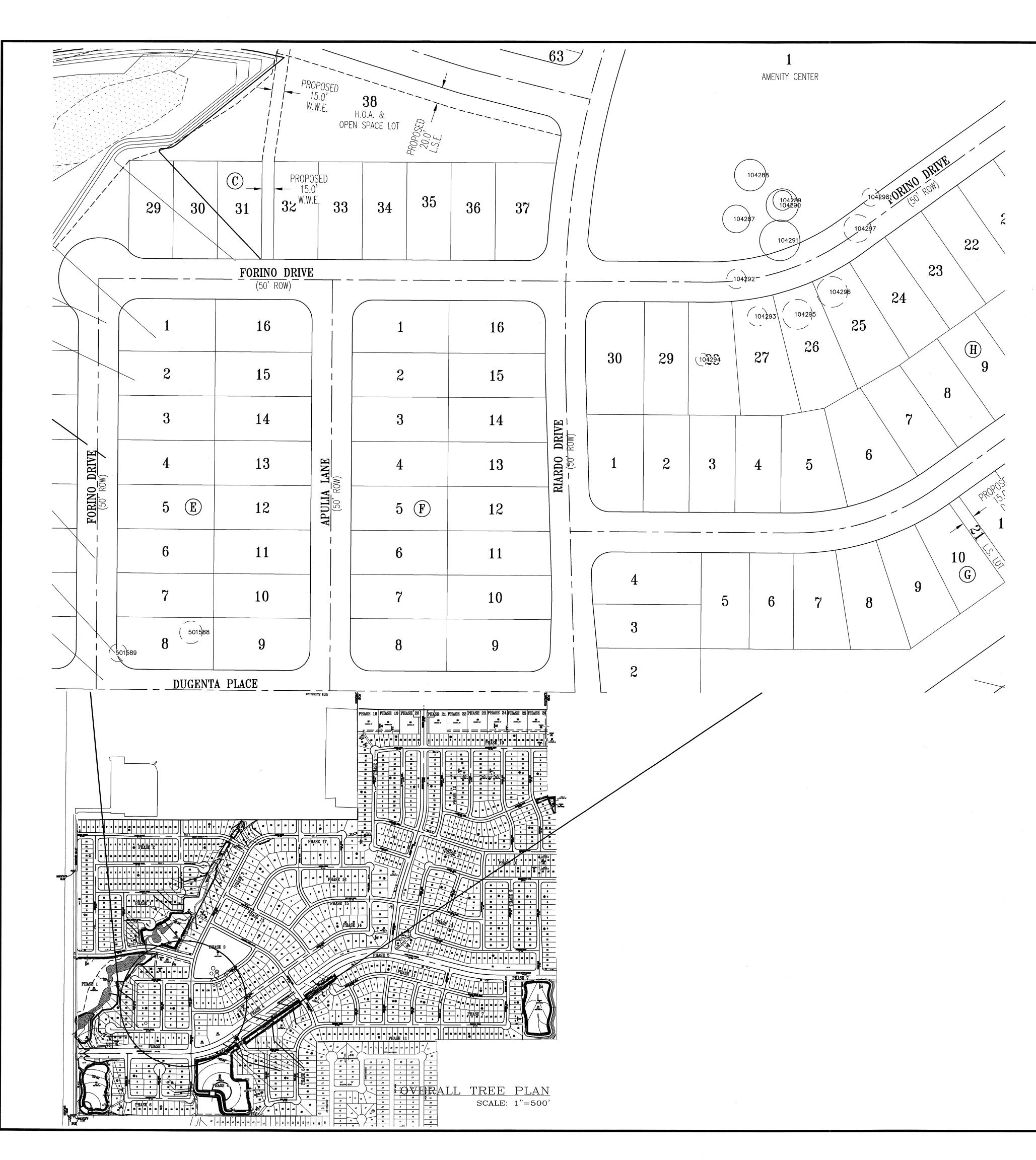






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TREEES OI	I contraction of the second					
TREE #	ТҮРЕ		SIZE	EQUIVALENT SIZE		
104287	LIVE OAK	(17"	17		
104288	LIVE OAK	(12"/9"/6"	19.5		
104289	LIVE OAK	(12"	12		
104290	LIVE OAK	(20"	20		
104291	LIVE OAK	(25"	25		
104292	RED OAK		8"/8"	12		
104293	LIVE OAK		7"/6"/4"	12		
104294	LIVE OAK	(8"	8		
104295	SPANISH OAK (SOUTHERN RED OAK)		8"/8"/8"/5"	18.5		
104296	LIVE OAK		19"	19		
104297	SPANISH OAK (SOUTHERN RED OAK)		17"	17		
104298	SPANISH OAK (SOUTHERN RED OAK)		8"/6"	11		
501588	LIVE OAK		14"	14		
501589	LIVE OAK		11"	11		
	••••••••••••••••••••••••••••••••••••••					
PROTECTE	D TREES PRESERVED					
TREE #	SIZE	EQUIVALENT	SIZE			
104288	12"/9"/6"	19.5				
		1				

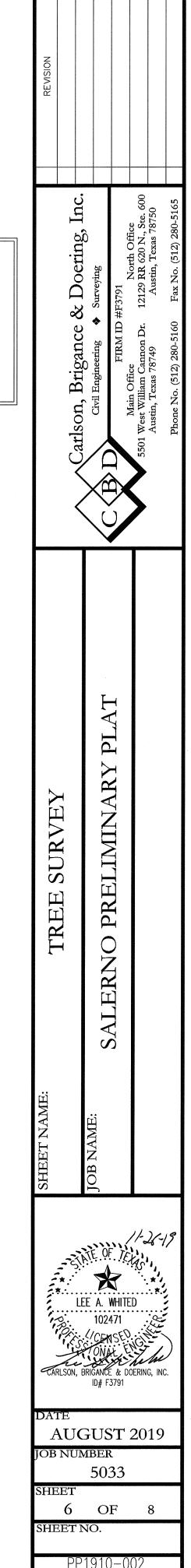
TOTAL PROTECTED TREES SAVED:PROTECTED TREES REMOVEDTREE #SIZE10429125"TOTAL PROTECTED TREES REMOVED:

104290 20"

TOTAL PROTECTED TREES REMOVED: 25 INCHES TOTAL PROTECTED TREES SAVED: 39.5 INCHES CREDIT FOR PROTECTED TREES = 39.5 * 30% = 12 INCHES CREDIT* TOTAL REQUIRED MITIGATION = 25 IN - 12 IN = 13 INCHES**

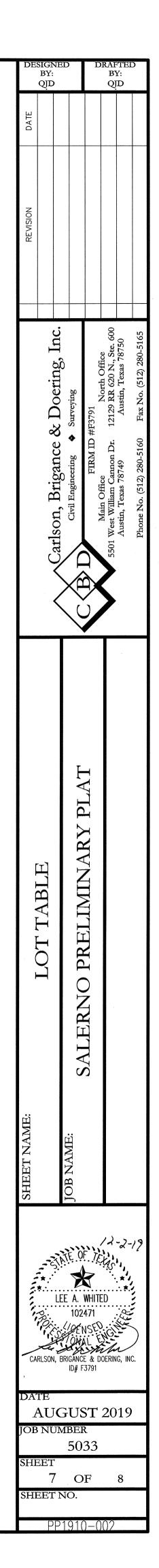
NOTE: NO MONARCH TREES ONSITE

DESIGNED BY: QJD 0 30 60 120 Inc. SCALE: 1'' = 60'ring, LEGEND oe Ă DRIP LINE OF TREE TO BE SAVED 8 **O** Brigan DRIP LINE OF TREE TO BE REMOVED



DRAFTED BY: QJD

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2 A 6,713 ST 2 B 6,915 ST 2 F 6,600 ST 2 3 A 6,739 ST 3 B 7,020 ST 3 F 6,600 ST 3 4 A 6,949 ST 4 B 7,922 ST 4 F 6,600 ST 3	I 5,640 SM 2 K 5,985 SM 2 L 5,640 SM I 5,640 SM 3 K 6,427 SM 3 L 5,640 SM I 5,640 SM 3 K 6,427 SM 3 L 5,640 SM I 5,640 SM 4 K 5,822 SM 4 L 5,640 SM	2 0 6,788 SM 2 R 13,292 EST 2 W 9,95 3 0 6,781 SM 3 R 12,995 EST 3 W 9,93 4 0 6,775 SM 4 R 12,829 EST 4 W 9,92	6 EST 3 Y 6,430 S	SM 2 AC 5,640 SM 2 AF 7,135 S SM 3 AC 5,640 SM 3 AF 7,158 S SM 4 AC 5,640 SM 3 AF 7,158 S SM 4 AC 5,640 SM 4 AF 7,158 S	M 2 AI 5,640 SM 2 AM 6,600 ST M 3 AI 5,640 SM 3 AM 6,600 ST M 4 AI 5,640 SM 3 AM 6,600 ST	2 AQ 7,656 ST 2 AT 5,664 ST 2 AX 8,908 ST 3 AQ 7,999 ST 3 AT 5,664 ST 3 AX 8,908 ST 4 AQ 7,799 ST 4 AT 5,664 ST 3 AX 8,524 ST
	I 5,640 SM 5 K 6,706 SM 5 L 5,640 SM I 1 5,640 SM 5 K 6,706 SM 5 L 5,640 SM 1 5,640 SM 6 K 10,176 SM 6 L 5,640 SM	4 0 0,773 3M 4 R 12,023 LSI 4 W 3,32	5 EST 5 Y 5,580 S	H H AC 3,640 SM 4 AI 7,160 S SM 5 AC 5,640 SM 5 AF 7,202 S SM 6 AC 3,600 OS 6 AF 7,224 S	M 4 Ai 5,640 SM 4 AM 6,600 S1 M 5 Ai 5,640 SM 5 AM 6,600 ST M 6 Ai 5,640 SM 6 AM 6,600 ST	4 AQ 7,733 S1 4 A1 5,633 S1 4 AA 7,930 S1 5 AQ 9,344 ST 5 AT 5,647 ST 5 AX 8,504 ST 6 AQ 5.829 OS 6 AT 5.657 ST 6 AX 9.595 ST
7 A 2,061 0S 7 B 8,732 ST 7 F 6,600 ST 7 8 A 9,859 ST 8 B 7,502 ST 8 F 7,666 ST 8	I 5,640 SM 7 K 9,121 SM 7 L 5,640 SM I 5,640 SM 8 K 5,640 SM 8 L 5,640 SM	7 0 6,756 SM 7 R 15,524 EST 7 W 17,9 8 0 7,845 SM 8 R 17,845 EST 8 W 9,83	6 EST 7 Y 5,700 SI	SM 7 AC 6,240 SM 7 AF 7,394 S SM 8 AC 5,640 SM 8 AF 7,674 S	M 7 AI 5,640 SM 7 AM 6,600 ST M 8 AI 5,640 SM 8 AM 6,600 ST	7 AQ 9,700 ST 7 AT 5,844 ST 7 AX 8,088 ST 8 AQ 7,731 ST 8 AT 6,285 ST 8 AX 7,200 ST
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13 A 8,804 ST 13 B 6,886 ST 13 F 6,846 ST 13 14 A 8,785 ST 14 B 6,508 ST 14 F 6,738 ST 14	5,640 SM 13 K 6,706 SM 13 L 5,640 SM 5,640 SM 14 K 5,640 SM 14 L 5,640 SM		5 EST 13 Y 5,700 S 9 EST 14 Y 5,700 S		M 13 AI 6,000 SM 13 AM 7,690 ST M 14 AI 6,000 SM 14 AM 6,600 ST	13 AQ 6,600 ST 13 AT 5,792 SM 13 AX 7,021 ST 14 AQ 6,600 ST 14 AT 5,974 SM 14 AX 8,115 ST
15 A 8,766 ST 15 B 8,001 ST 15 F 6,633 ST 15 16 A 8,747 ST 16 B 7,943 ST 16 F 7,666 ST 16	5,640 SM 15 K 5,640 SM 15 L 5,640 SM 5,640 SM 16 K 5,640 SM 16 L 5,640 SM	15 0 12,868 EST 1 S 14,319 EST 15 W 11,98 16 0 11,116 EST 2 S 12,074 EST 16 W 15,26		SM 15 AC 5,640 SM 15 AF 6,681 S .S 16 AC 5,640 SM 16 AF 6,688 S	M 15 AI 6,862 SM 15 AM 6,600 ST M 16 AI 6,904 ST 16 AM 6,600 ST	15 AQ 6,600 ST 15 AT 5,985 SM LOT AREA TABLE 16 AQ 6,600 ST 16 AT 5,996 SM LOT # BLOCK AREA (SF) TYPE
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19 A 8,690 ST 19 B 8,769 ST 1 G 6,780 ST 19 20 A 8,671 ST 20 B 7,596 ST 2 G 6,937 ST 20 21 A 8,652 ST 21 B 7,676 ST 3 G 7,235 ST 21	5,640 SM 19 K 5,980 SM 19 L 5,640 SM 5,640 SM 20 K 6,660 SM 20 L 5,640 SM 5,640 SM 20 K 6,660 SM 20 L 5,640 SM 5,640 SM 21 K 7,000 SM 21 L 5,640 SM	LOT AREA TABLE 6 S 12,619 EST 20 W 5,64	O SM 2 Z 5,640 SI	Image: Non-	M 19 AI 4,800 OS 19 AM 6,600 ST S 20 AI 6,960 ST 20 AM 6,600 ST	19 AQ 7,276 ST 19 AT 6,030 SM 3 AY 6,600 ST 20 AQ 6,596 ST 20 AT 6,041 SM 4 AY 6,600 ST 20 AQ 6,596 ST 20 AT 6,041 SM 4 AY 6,600 ST
21 A 8,652 ST 21 B 7,676 ST 3 G 7,235 ST 21 22 A 7,775 ST 22 B 7,715 ST 4 G 8,696 ST 22 23 A 7,108 ST 23 B 7,484 ST 5 G 7,200 ST 23	5,640 SM 21 K 7,000 SM 21 L 5,640 SM 5,640 SM 22 K 7,000 SM 22 L 5,640 SM 5,640 SM 23 K 6,958 SM 23 L 5,640 SM	1 P 12,046 EST 8 S 10,220 EST 22 W 5,64	Sim Sim <td></td> <td>21 AI 6,840 ST 21 AM 6,600 ST PE 22 AI 6,840 ST 22 AM 6,600 ST M 23 AI 6,840 ST 23 AM 6,600 ST</td> <td>21 AQ 6,600 ST 21 AT 6,052 SM 5 AY 6,600 ST 22 AQ 6,600 ST 22 AT 6,063 SM 6 AY 10,169 ST 23 AQ 6,600 ST 23 AT 6,074 SM 7 AY 9,348 ST</td>		21 AI 6,840 ST 21 AM 6,600 ST PE 22 AI 6,840 ST 22 AM 6,600 ST M 23 AI 6,840 ST 23 AM 6,600 ST	21 AQ 6,600 ST 21 AT 6,052 SM 5 AY 6,600 ST 22 AQ 6,600 ST 22 AT 6,063 SM 6 AY 10,169 ST 23 AQ 6,600 ST 23 AT 6,074 SM 7 AY 9,348 ST
26 A 365,755 0S 24 B 7,091 ST 6 G 6,600 ST 24 25 A 9,137 LS 25 B 29,796 LS 7 G 7,489 ST 25	6,706 SM 24 K 6,031 SM 24 L 5,640 SM 55,369 LS 25 K 6,047 SM 25 L 5,640 SM					
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28 A 11,994 ST 1 C 8,284 ST 10 G 7,203 ST 1 29 A 8,779 ST 2 C 6,600 ST 11 G 6,600 ST 2	J 8,744 LS 28 K 6,464 SM 28 L 5,640 SM J 7,831 SM 29 K 7,091 SM 29 L 5,640 SM	7 P 10,080 EST 14 S 13,704 EST 28 W 6,83 8 P 10,662 EST 15 S 14,736 EST 29 W 6,90	9 SM 10 Z 5,640 SI 1 SM 11 Z 5,640 SI	2 AD 6,110 SM 6 AG 5,640 S SM 3 AD 6,110 SM 7 AG 5,640 S	M 28 AI 9,791 ST 2 AN 6,600 ST M LOT AREA TABLE 3 AN 6,600 ST	28 AQ 6,600 ST LOT # BLOCK AREA (SF) TYPE 12 AY 110,594 OS 29 AQ 6,600 ST 1 AU 8,198 SM 13 AY 14,176 LS
30 A 10,241 ST 3 C 6,600 ST 12 G 6,600 ST 3 31 A 6,600 ST 4 C 6,600 ST 13 G 6,600 ST 4	J 5,640 SM 30 K 9,142 SM 30 L 5,640 SM J 5,640 SM 31 K 9,027 SM 31 L 5,640 SM	9 P 11,132 EST 16 S 13,552 EST 30 W 6,87 10 P 11,323 EST 17 S 12,526 EST 31 W 6,92	5 SM 12 Z 5,640 Si 1 SM 13 Z 7,697 Si	SM 4 AD 6,110 SM 8 AG 6,862 S SM 5 AD 6,110 SM 9 AG 6,862 S	M LOT # BLOCK AREA (SF) TYPE 4 AN 6,600 ST M 1 AJ 6,600 ST 5 AN 6,600 ST	30 AQ 7,666 ST 2 AU 7,001 SM LOT AREA TABLE 31 AQ 66,165 LS 3 AU 7,191 SM LOT # BLOCK AREA (SF) TYPE
32 A 6,600 ST 5 C 6,600 ST 14 G 6,600 ST 5 34 A 6,600 ST 6 C 6,600 ST 14 G 6,600 ST 5	J 5,640 SM 32 K 7,770 SM 32 L 5,640 SM J 5,640 SM 33 K 7,278 SM 33 L 5,640 SM	11 P 11,131 EST 18 S 14,846 EST 32 W 6,95 12 P 13,373 EST LOT AREA TABLE 33 W 6,98	4 SM 14 Z 4,533 L3 5 SM LOT AREA TABLE Image: Contract of the second seco	.S 6 AD 1,950 OS 10 AG 5,640 S 7 AD 6,760 SM 11 AG 5,640 S	M 2 AJ 6,600 ST 6 AN 6,605 ST M 3 AJ 6,600 ST 7 AN 6,697 ST	32 AQ 22,284 LS 4 AU 6,434 SM 1 AZ 8,507 ST LOT AREA TABLE 5 AU 8,163 SM 2 AZ 6,875 ST
35 A 1,800 OS 7 C 6,600 ST 16 G 6,600 ST 7 36 A 6,697 ST 8 C 6,600 ST 17 G 6,600 ST 8	J 5,640 SM 34 K 7,711 SM 34 L 7,426 SM J 5,640 SM 35 K 6,896 SM LOT AREA TABLE	13 P 12,046 EST LOT # BLOCK AREA (SF) TYPE 34 W 7,01 14 P 10,845 EST 1 T 10,996 EST 35 W 7,05	Similar Lot # BLOCK ALCA (SI) III 1 SM 1 AA 3,976 LS	PE 8 AD 6,110 SM 12 AG 5,640 S .S 9 AD 6,110 SM 13 AG 5,640 S	M 4 AJ 6,600 ST 8 AN 6,823 ST M 5 AJ 7,252 ST 9 AN 6,948 ST	LOT # BLOCK AREA (SF) TYPE 6 AU 7,468 SM 3 AZ 6,875 ST 1 AR 7,514 ST 7 AU 6,638 SM 4 AZ 6,875 ST
37 A 8,117 ST 9 C 6,600 ST 18 G 6,600 ST 9 38 A 10,734 ST 10 C 6,600 ST 19 G 6,600 ST 10 70 A 7,000 000 14 0 0,000 000 0	J 5,640 SM 36 K 6,374 SM LOT # BLOCK AREA (SF) TYPE J 5,640 SM 37 K 6,706 SM 1 M 7,667 SM	15 P 11,048 EST 2 T 10,080 EST 36 W 7,08 16 P 11,002 EST 3 T 10,080 EST 37 W 7,11	3 SM 2 AA 5,842 SI 5 SM 3 AA 5,844 SI 7 SH 3 AA 5,844 SI	IO AD 6,110 SM 14 AG 6,875 S SM 11 AD 7,180 SM 15 AG 7,232 S	M 6 AJ 8,141 ST 10 AN 7,012 ST M 7 AJ 7,046 ST 11 AN 6,983 ST	2 AR 7,842 ST 8 AU 6,335 SM 5 AZ 6,875 ST 3 AR 9,917 ST 9 AU 6,033 SM 6 AZ 6,875 ST
39 A 3,020 0S 11 C 6,600 SI 20 G 7,511 SI 11 40 A 12,421 ST 12 C 6,818 ST 21 G 78,312 LS 12 41 A 7,557 ST 13 C 7,255 ST 22 G 15,800 LS 13	J 5,640 SM 38 K 6,706 SM 2 M 5,960 SM J 6,706 SM 39 K 5,640 SM 3 M 5,993 SM J 6,706 SM 40 K 5,640 SM 4 M 5,953 SM	17 P 10,921 EST 4 T 10,080 EST 38 W 7,14 18 P 10,080 EST 5 T 10,080 EST 39 W 7,14 19 P 10,080 FST 6 T 10,080 FST 40 W 7,21	7 SM 4 AA 5,847 SI 0 SM 5 AA 5,850 SI 2 SM 6 AA 5,850 SI	M 12 AD 7,677 SM 16 AG 5,974 S SM 13 AD 6,747 SM 17 AG 7,026 S SM 14 AD 9,236 SM LOT AREA TABLE	M 8 AJ 17,572 ST 12 AN 7,941 ST M 9 AJ 12,013 ST 13 AN 7,690 ST 10 AJ 7,913 ST 14 AN 6.600 ST	4 AR 8,395 ST 10 AU 5,881 SM 7 AZ 6,875 ST 5 AR 7,395 ST 11 AU 6,319 SM 8 AZ 7,991 ST 6 AR 8,918 ST 12 AU 5,641 SM 0 AZ 8,648 CT
42 A 8,586 ST 14 C 7,365 ST LOT AREA TABLE 14 43 A 7,922 ST 15 C 13,498 ST LOT # BLOCK AREA (SF) TYPE 15	J 5,640 SM 41 K 5,640 SM 5 M 5,847 SM J 5,640 SM 42 K 5,640 SM 6 M 5,739 SM	20 P 10,080 EST 7 T 10,080 EST 41 W 7,24 21 P 10,080 EST 8 T 10,860 EST 41 W 7,24	- -	IT AD 5,250 SM LOT ALCH TALLE SM 15 AD 10,985 SM LOT # BLOCK AREA (SF) TY SM 16 AD 11,887 SM 1 AH 7,205 S	IO AO 7,513 ST I+ AN 6,600 ST PE 11 AJ 7,528 ST 15 AN 6,600 ST M 12 AJ 6,709 ST 16 AN 6,600 ST	7 AR 7,295 ST 13 AU 5,641 SM 9 AZ 6,874 ST 8 AR 8,534 ST 14 AU 5,641 SM 10 AZ 6,874 ST
44 A 7,180 ST 16 C 9,550 ST 1 H 8,107 ST 16 45 A 13,703 ST 17 C 8,662 ST 2 H 6,840 ST 17	J 5,640 SM 43 K 5,640 SM 7 M 5,650 SM J 5,640 SM 44 K 5,640 SM 8 M 5,640 SM	22 P 10,080 EST 9 T 12,387 EST 43 W 8,20 23 P 10,080 EST 10 T 12,301 EST 44 W 14,27	9 SM 9 AA 5,860 SI 0 ST 10 AA 5,863 SI	Image: Non-	M 13 AJ 6,600 ST 17 AN 6,600 ST M 14 AJ 6,600 ST 18 AN 6,600 ST	9 AR 8,840 ST 15 AU 7,460 SM 12 AZ 6,876 ST 10 AR 8,026 ST 16 AU 7,364 SM 13 AZ 6,876 ST
46 A 20,486 ST 18 C 9,242 ST 3 H 6,840 ST 18 47 A 9,981 ST 19 C 7,719 ST 4 H 6,840 ST 19	J 5,640 SM 45 K 7,425 SM 9 M 5,640 SM J 5,640 SM 46 K 10,079 EST 10 M 5,640 SM	24 P 10,080 EST 11 T 10,761 EST 45 W 2,31 25 P 12,046 EST 12 T 10,223 EST 46 W 7,66	3 OS 11 AA 5,866 SI 2 ST 12 AA 5,865 SI	Image: Model AD 7,235 SM 4 AH 5,640 S M 20 AD 7,234 SM 5 AH 5,640 S	M 15 AJ 6,600 ST 19 AN 6,600 ST M 16 AJ 6,600 ST 20 AN 6,600 ST	11 AR 12,336 ST 17 AU 5,639 SM 14 AZ 6,877 ST 12 AR 12,334 ST 18 AU 5,639 SM 14 AZ 6,877 ST
48 A 10,712 ST 20 C 9,025 SM 5 H 8,506 ST 20 49 A 10,714 ST 21 C 7,666 ST 6 H 9,443 ST 21		LOT AREA TABLE 13 T 10,471 ST 47 W 6,18 LOT # BLOCK AREA (SF) TYPE 14 T 14,132 ST 48 W 6,32	1 SM 13 AA 5,871 SI 3 ST 14 AA 5,873 SI	AD 8,003 SM 6 AH 6,048 S XM 22 AD 2,308 OS 7 AH 6,626 S	M 17 AJ 9,612 ST 21 AN 6,600 ST M 18 AJ 8,387 ST 22 AN 6,600 ST	13 AR 7,614 ST 19 AU 5,639 SM 16 AZ 8,684 ST 14 AR 6,599 ST 20 AU 5,931 SM LOT AREA TABLE
50 A 10,162 ST 22 C 6,600 ST 7 H 7,496 ST 22 51 A 10,164 ST 23 C 6,600 ST 8 H 7,125 ST 23 52 A 10,166 ST 24 C 6,600 ST 9 H 7,125 ST 23	J 6,231 SM 49 K 10,080 EST 13 M 5,640 SM J 6,079 SM 50 K 10,080 EST 14 M 5,640 SM J 51 K 10,080 EST 15 M 5,640 SM	1 Q 12,046 EST 15 T 2,147 OS 49 W 6,32 2 Q 10,080 EST 16 T 11,683 EST 50 W 6,25 7 Q 10,080 EST 17 T 11,683 EST 50 W 6,25		M 23 AD 7,233 SM 8 AH 7,473 SI IM 24 AD 7,232 SM 9 AH 8,170 SI IM 25 AD 7,231 SM 10 AH 8,981 SI	M 19 AJ 5,640 SM 23 AN 6,600 ST M 20 AJ 5,640 SM 24 AN 7,666 ST M 21 AJ 5,640 SM LOT AREA TABLE	15 AR 6,600 ST 21 AU 6,103 SM LOT # BLOCK AREA (SF) TYPE 16 AR 6,600 ST 22 AU 6,224 SM 1 CA 56,155 COM 17 AR 6,912 ST 23 AU 6,363 SM 2 CA 54,595 COM
52 74 12,43 51 24 C 5,600 51 9 H 7,125 51 53 A 12,942 ST 25 C 6,600 ST 10 H 7,125 ST 54 A 10,171 ST 26 C 6,600 ST 11 H 7,125 ST	51 K 10,000 LS1 13 M 3,040 SM 52 K 10,080 EST 16 M 5,640 SM 53 K 10,080 EST 17 M 7,306 SM				M 22 AJ 5,640 SM LOT # BLOCK AREA (SF) TYPE	17 AR 6,912 ST 23 AU 6,363 SM 2 CA 54,595 COM 18 AR 7,221 ST 24 AU 6,335 SM 3 CA 54,223 COM 19 AR 7,313 ST 25 AU 6,469 SM LOT AREA TABLE
55 A 11,552 ST 27 C 6,600 ST 12 H 7,125 ST 56 A 11,604 ST 28 C 7,118 ST 13 H 7,125 ST	54 K 10,080 EST 18 M 7,306 SM 55 K 10,080 EST 19 M 5,640 SM	6 Q 10,080 EST 20 T 53,145 LS 54 W 5,82	4 ST 20 AA 5,897 SI	LOT AREA TABLE 13 AH 9,132 S M LOT # BLOCK AREA (SF) TYPE 14 AH 9,176 SI	M 24 AJ 5,640 SM 2 AO 8,681 ST	20 AR 7,313 ST LOT AREA TABLE LOT # BLOCK AREA (SF) TYPE 21 AR 7,299 ST LOT # BLOCK AREA (SF) TYPE 1 CB 51,724 COM
57 A 10,455 ST 29 C 6,547 SM 14 H 7,125 ST 58 A 10,764 ST 30 C 6,600 ST 15 H 7,591 ST	56 K 10,080 EST 20 M 5,640 SM 57 K 2,100 OS 21 M 5,640 SM	8 Q 14,526 EST LOT # BLOCK AREA (SF) TYPE 56 W 5,19	D LS 22 AA 5,905 SI 2 OS 23 AA 5,910 SI	Image: Marcon International Internationa Internatina International International International Internatio	M 26 AJ 5,640 SM 4 AO 8,699 ST M 27 AJ 5,640 SM 5 AO 8,708 ST	22 AR 7,249 ST 1 AV 7,820 ST 2 CB 51,869 COM 23 AR 7,181 ST 2 AV 6,408 ST 3 CB 51,926 COM
59 A 9,787 ST 31 C 6,583 ST 16 H 10,995 ST 60 A 8,517 ST 32 C 6,600 ST 17 H 12,147 ST	58 K 10,080 EST 22 M 5,640 SM 59 K 10,080 EST 23 M 5,640 SM	11 Q 10,080 EST 3 U 11,799 EST 59 W 46,75	6 OS 25 AA 5,916 SI		M 29 AJ 5,640 SM 7 AO 8,631 ST	24 AR 6,952 ST 3 AV 6,618 ST 4 CB 51,928 COM 25 AR 6,600 ST 4 AV 6,502 ST 5 CB 51,920 COM
61 A 8,495 ST 33 C 6,600 ST 18 H 9,966 ST 62 A 8,473 ST 34 C 6,600 ST 19 H 9,177 ST	60 K 10,311 EST 24 M 5,640 SM 61 K 10,757 EST 25 M 5,640 SM	13 Q 13,377 EST 5 U 10,080 EST LOT AREA TABL	E 27 AA 4,466 01	DS 6 AE 7,440 SM 20 AH 6,598 SI	M 31 AJ 28,122 LS 9 AO 8,404 ST	26 AR 6,600 ST 5 AV 6,060 ST 6 CB 51,614 COM 27 AR 6,600 ST 6 AV 7,726 ST
63 A 8,451 ST 35 C 6,600 ST 20 H 8,084 ST 64 A 8,428 ST 36 C 6,600 ST 21 H 7,700 ST 65 A 8,400 ST 37 C 8,128 ST 22 H 7,700 ST	62 K 13,959 EST 26 M 5,640 SM 63 K 3,141 LS 27 M 5,640 SM	15 Q 14,759 EST 7 U 10,080 EST 1 X 7,20	B SM LOT # BLOCK AREA (SF) TY	PE 8 AE 5,640 SM 22 AH 5,640 SI	M LOT AREA TABLE 10 AO 8,355 ST M LOT # BLOCK AREA (SF) TYPE 11 AO 8,333 ST M 1 AK 9,507 ST 12 AO 8,180 ST	29 AR 6,600 ST 8 AV 6,600 ST
65 A 8,400 S1 37 C 8,128 S1 22 H 7,700 ST 66 A 8,534 ST 38 C 412,619 OS 23 H 7,700 ST 67 A 8,510 ST 39 C 79,735 LS 24 H 8,111 ST	64 K 3,132 OS 28 M 5,640 SM 65 K 56,659 OS 29 M 5,640 SM	17 Q 12,844 EST 9 U 12,046 EST 3 X 5,68	2 SM 2 AB 5,640 SH	9 AE 5,642 SM 23 AH 5,640 SI M 10 AE 6,104 SM 24 AH 5,640 SI M 10 AE 6,104 SM 24 AH 5,640 SI M 10 AE 6,104 SM 24 AH 5,640 SI		31 AR 6,600 ST 10 AV 8,150 ST
68 A 8,487 ST 69 A 8,464 ST LOT # BLOCK AREA (SF) TYPE 26 H 9,545 ST	31 M 5,640 SM	19 Q 10,388 EST 11 U 10,080 EST 5 X 5,68	2 SM 4 AB 5,640 SH	M 12 AE 7,890 SM 26 AH 5,640 SI	M S AK 7,703 ST 14 AO 7,391 ST M 4 AK 7,374 ST 15 AO 8,003 ST M 5 AK 7,149 ST 16 AO 8,408 ST	33 AR 6,766 ST 12 AV 8,391 ST
70 A 8,441 ST 1 D 197,781 AC 27 H 9,297 ST 71 A 8,418 ST LOT AREA TABLE 28 H 8,333 ST		21 Q 13,025 EST 13 U 10,080 EST 7 X 5,68 14 II 10,080 EST 8 X 5,68	2 SM 6 AB 5,640 St 2 SM 7 AB 5,640 St	IM 14 AE 5,640 SM 28 AH 8,443 SI IM 15 AE 5,640 SM 28 AH 8,443 SI	M 6 AK 8,895 ST 17 AO 2,781 LS 7 AK 8,521 ST LOT AREA TABLE	35 AR 40,201 LS LOT # BLOCK AREA (SF) TYPE 36 AR 14,382 LS 1 AW 8,067 ST
72 A 8,395 ST LOT # BLOCK AREA (SF) TYPE 29 H 7,700 ST 73 A 8,372 ST 1 E 7,666 ST 30 H 10,010 ST	LOT AREA TABLE LOT # BLOCK AREA (SF) TYPE	15 U 10,689 EST 9 X 5,68 16 U 11,906 EST 10 X 5,68	2 SM 8 AB 5,640 SH 2 SM 9 AB 5,640 SH	M 16 AE 7,440 SM	8 AK 7,313 ST LOT # BLOCK AREA (SF) TYPE 9 AK 7,471 ST 1 AP 9,295 ST	
74 A 8,349 ST 2 E 6,600 ST 75 A 8,326 ST 3 E 6,600 ST	1 N 6,109 LS 2 N 6,231 SM	17 U 15,626 EST 11 X 5,68 LOT AREA TABLE 12 X 5,68	2 SM 10 AB 5,640 SH 2 SM 11 AB 5,618 SH	M 19 AE 5,640 SM		1 AS 6,560 SM 4 AW 7,319 ST 2 AS 5,760 SM 5 AW 6,600 ST
76 A 8,303 ST 4 E 6,600 ST 77 A 8,280 ST 5 E 6,600 ST	3 N 6,224 SM 4 N 6,218 SM	1 V 12,688 EST 14 X 7,18	2 SM 12 AB 5,835 SH 0 SM 13 AB 5,944 SH	M 21 AE 7,010 SM		4 AS 5,760 SM 7 AW 7,666 ST
78 A 8,257 ST 6 E 6,600 ST 79 A 10,597 ST 7 E 6,600 ST 80 A 28,986 LS 8 F 7,666 ST	5 N 6,278 SM 6 N 6,410 SM	3 V 10,080 EST 16 X 5,76	7 SM 14 AB 5,881 SH 0 SM 15 AB 5,880 SH	M	1 AL 9,094 ST 7 AP 8,013 ST	5 AS 6,352 SM 8 AW 8,554 ST 6 AS 6,525 SM 9 AW 6,888 ST
80 A 28,986 LS 8 E 7,666 ST 81 A 192,167 OS 9 E 7,666 ST 10 E 6,600 ST ST ST ST	7 N 6,529 SM 8 N 6,546 SM 9 N 6,587 SM	4 V 10,080 EST 17 X 5,76 5 V 12,046 EST 18 X 5,76 6 V 12,046 EST 19 X 5,76	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	M M S	2 AL 8,441 ST 8 AP 8,769 ST 3 AL 12,204 ST 9 AP 7,585 ST 4 AI 7,101 ST 10 AP 8,476 ST	7 AS 6,511 SM 10 AW 6,888 ST 8 AS 5,943 SM 11 AW 7,709 ST 9 AS 5,760 SM 12 AW 6,906 ST
11 E 6,600 ST 12 E 6,600 ST	10 N 6,687 SM 11 N 6,788 SM	8 V 10.080 FST 21 X 5.76	SM 19 AB 16,291 Ls O SM 20 AB 2,266 Ls	s s	5 AL 7,424 ST 11 AP 8,383 ST 6 AL 8,035 ST 12 AP 6,913 ST	10 AS 5,760 SM 13 AW 7,070 ST 11 AS 7,537 SM 14 AW 10,104 ST
13 E 6,600 ST 14 E 6,600 ST	12 N 6,866 SM 13 N 6,866 SM	9 V 10,080 EST 22 X 5,76 10 V 12,688 EST 23 X 5,76) SM) SM		7 AL 10,130 ST 13 AP 6,974 ST 8 AL 10,077 ST 14 AP 6,974 ST	8 AS 5,943 SM 11 AW 7,709 ST 9 AS 5,760 SM 12 AW 6,906 ST 10 AS 5,760 SM 13 AW 7,070 ST 11 AS 7,537 SM 14 AW 10,104 ST 12 AS 17,202 LS
15 E 6,600 ST 16 E 7,666 ST	14 N 6,860 SM 15 N 6,854 SM	24 X 5,76 25 X 5,64) SM) SM		9 AL 8,111 ST 15 AP 6,974 ST 10 AL 7,669 ST 16 AP 6,974 ST	
	16 N 6,847 SM 17 N 6,841 SM	26 X 5,69 27 X 5,87	+ SM 7 SM 2 SN		11 AL 7,737 ST 17 AP 6,974 ST 18 AP 7,337 ST	
	18 N 6,835 SM 19 N 6,829 SM 20 N 6,822 SM	<u>28 X 11,03</u>			19 AP 6,910 ST 20 AP 8,080 ST 21 AP 10,297 ST	
	20 N 5,222 SM 21 N 6,816 SM 22 N 8,124 SM				21 AF 10,237 SI	



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FIELD NOTES

356.482 ACRES

ALTA SURVEY

(15,528,354 SQ. FT.)

WILLIAMSON COUNTY TEXAS

HENRY MILLARDSURVEY, ABSTRACT NO. 452

BEING ALL OF THAT CERTAIN 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING TRACT A: TRACT I, A CALLED 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND TRACT A: TRACT II, BEING THE REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2009005145 (O.P.R.W.C.TX.) AND A CALLED 0.07 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2017074514 (O.P.R.W.C.TX.), AND BEING TRACT B: TRACT I AND TRACT III, THE REMAINDER OF A CALLED 196.96 ACRE TRACT OF LAND CONVEYED NANCY KAY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, NANCY KAY PRITCHARD OHLENDORF, TRUSTEE, RECORDED IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), AND TRACT B: TRACT 2, BEING THE REMAINDER OF A CALLED 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212 (O.P.R.W.C.TX.), SAID 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found for the northwestern corner of said remainder of a called 104.6 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of that certain 2.07 acre tract of land (Tract 2) conveyed to Henry Development, LTD. recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and being the most westerly northwest corner and the **POINT OF BEGINNING** for the herein described tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, a distance of 2796.42 feet to a capped iron rod found, being the southwest corner of a called 0.18 acre tract of land (Tract I) conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of a called 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of a called 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 201707074513 (O.P.R.W.C.TX.), and being the northwest corner of said 0.07 acre tract,

THENCE, with the common boundary line of said 0.18 acre tract and said 0.07 acre tract, N68°34'30"E, a distance of 104.82 feet to a capped ½" iron rod found, being the southeast corner of said 0.18 acre tract, being the northeast corner of said 0.07 acre tract, and being in the southwest line of said remainder of a called 55.34 acre tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 0.18 acre tract, said 2.07 acre tract, said 0.14 acre tract, and that certain 34.70 acre tract (Tract 1) conveyed to Henry Development LTD. recorded in said Document Number 2004089842 the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'22"W, a distance of 74.05 feet to a ½" iron rod found,

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- N19°57'22"W, a distance of 30.33 feet to ½" iron rod found,
- 3. N22°42'01"W, a distance of 29.77 feet to a ½" iron rod found, and

4. N21°32′01″W, a distance of 1014.31 feet to a capped iron rod found, at the point of curvature for a curve to the left, being the northwest corner of said 55.34 acre tract, also being the northeast corner of said 34.70 acre tract, and being in the southern right-of-way line of University Boulevard (200' R.O.W.), from which a 5/8″ iron rod found in the northern right-of-way of said University Boulevard and being in the

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356.482 ACRES (15,528,354 SQ. FT.) HENRY MILLARDSURVEY, ABSTRACT NO. 452 WILLIAMSON COUNTY TEXAS ALTA SURVEY southwest corner of said 22.31 acre tract, being the northeast corner of the remainder of that certain 34.74 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089800 (O.P.R.W.C.TX.), and being the northeast corner of that certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page 131, (D.R.W.C.TX.), THENCE, with a south line of said 196.96 acre tract and the north line of said 100 acre tract, S68°37'33"W, a distance of 2472.34 feet to a ½" iron rod found, being the southwest corner of said 196.96 acre tract, being the northwest corner of said 34.74 acre tract, being in the northern boundary line of said 100 acre tract, and being in the east right-of-way line of said County Road 110, from which a ½" iron rod found for the southwest corner of said 34.74 acre tract bears S21°20′42″E, a distance of 616.07 feet, THENCE, with the common boundary line of said 196.96 acre tract, said 64.508 acre tract, and said 104.6 acre tract, the following three (3) courses and distances, numbered 1 through 3, 1. N21°30'28"W, a distance of 1700.68 feet to a ½" iron rod found, 2. N21°29'00"W, passing a ½" iron rod found for the northwest corner of said 64.508 acre tract, being a southwest corner for said 196.96 acre tract, for a total distance of 1329.62 feet to a ½" iron rod found, and 3. N21°16'34"W, a distance of 39.02 feet to the POINT OF BEGINNING and containing 356.482 acres (15,528,354 sq. ft.) of land. Surveyed by AARON V. THOMASON, RPLS NO. 6214 Carlson, Brigance and Doering, Inc. 5501 West William Cannon Austin, TX 78749 Ph: 512-280-5160 Fax: 512-280-5165 aaron@cbdeng.com BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

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south line of a called 167.558 acre tract of land described in Document Number 2017057905 (O.P.R.W.C.TX.) bears N21°29'53"W, a distance of 200.43 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

- 1. With said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 feet, and whose chord
- bears N70°08'55"E, a distance of 450.36 feet to a capped iron rod found, and
 N68°38'27"E, a distance of 1514.12 feet to a 5/8" iron rod found, being the northeast corner of said 55.34 acre tract, being a northwest corner of the remainder of a called 60 acre tract of land conveyed to Audell Payne recorded in Volume 456, Page 486, Deed Records Williamson County, Texas, and being the north corner of the herein described tract, from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard being a southeast corner of said167.558 acre tract and being a southeast corner of said 60 acre tract bears N21°40'02"W, a distance of 199.93 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said 60 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1. S21°47′47″E, a distance of 903.92 feet to a 3/8″ iron rod found, and
- N63°45'30"E, a distance of 87.68 feet to a 3/8" iron rod found, being an exterior corner in the eastern boundary line of said 55.34, being the northwest corner of a called 75 acre tract of land conveyed to Veterans Land Board recorded in Volume 781, Page 247, Deed Records Williamson County, Texas,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 104.6 acre tract, said 196.96 acre tract, and said 75 acre tract, the following three (3) courses and distances, numbered 1 through 3,

- S21°35'40"E, a distance of 268.79 feet to a ½" iron rod found,
 S21°26'17"E, a distance of 913.49 feet, and
- S21°30'03"E, a distance of 1332.40 feet to a capped ½" iron rod set stamped "CBD SETSTONE", for the southeast corner of said 196.96 acre tract, being the northeast corner of that certain 72.099 acre tract of land conveyed to Eleanor, Jacob, and Dorothea Olson recorded in Volume 595, Page 131 (D.R.W.C.TX.),

THENCE, with the common boundary line of said 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a distance of 1252.61 feet to a ½" iron rod found, being an angle point in the southern boundary line of said 196.96 acre tract, also being the northwest corner of said 72.099 acre tract, and also being the northeast corner of a called 22.31 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089805 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said 196.96 acre tract and said 22.31 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1. S12°52′51″W, a distance of 17.02 feet to a ½″ iron rod found, and
- S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, being the northwest corner of said 22.31 acre tract, and being an interior corner on the south line of said 196.96 acre tract, from which a ½" iron rod found for the southeast corner of said 64.508 acre tract bears N20°22'51"W, a distance of 59.77 feet.

THENCE, with the common boundary corner of said 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance of 776.54 feet to a ½" iron rod found, being a southeast corner of said 196.96 acre tract, being the

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BY: QJD

356.482 ACRES

ALTA SURVEY

(15,528,354 SQ. FT.)

WILLIAMSON COUNTY TEXAS

HENRY MILLARDSURVEY, ABSTRACT NO. 452

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