



TRV 201700082
4 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Sweetwater Ranch Section Two, Village Z, Phase 2

OWNERS NAME: Nash Sweetwater, LLC ; Newland Real Estate Group, LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

Certificate 2017050537, Restriction 2017050538 ; Easement 2017050539 ; Easement 2017050540 ; Easement 2017050541 ; Easement 2017050542 ; Declaration 2017050543 ; Declaration 2017050544

RETURN:

Texas Engineering Solutions Michael Grabczyk 3815 So. Capital of Texas Highway
Austin Tx 78704

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

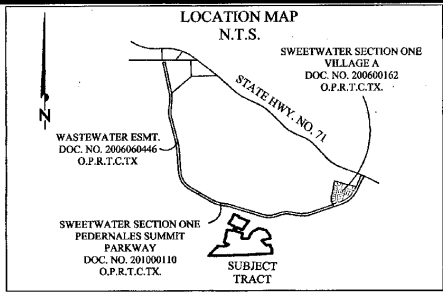
Dana DeBeauvoir

Mar 30, 2017 02:32 PM 201700082

GONZALESM: \$129.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS



TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS: IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT NASH SWEETWATER, LLC, ACTING HEREIN AND THROUGH E. WILLIAM MEYER, VICE PRESIDENT, OF NEWLAND REAL ESTATE GROUP, LLC, ITS AGENT, OWNER OF 20.13 ACRES OF LAND (TRACT 9) LOCATED IN THE SAM WILDY SURVEY NO. 527 IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2015050284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 12.93 ACRES OF LAND, OUT OF SAID 20.13 ACRES TRACT PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "SWEETWATER RANCH SECTION TWO, VILLAGE Z, PHASE 2" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE PUBLIC, THE USE OF ALL THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS 23rd DAY OF November 2016 A.D.

NASH SWEETWATER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS AGENT

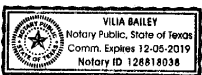
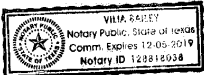
BY: E. William Meyer
NAME: E. WILLIAM MEYER
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED E. WILLIAM MEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

W. Bailey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 12-5 2016 A.D.



NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.

I, JAMES HAGEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS.

James Hagen
JAMES HAGEN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 82659
TEXAS ENGINEERING SOLUTIONS
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
TBPE FIRM #11206



11/17/2016

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION AND COMPLIES WITH CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS.

11-9-16
DATE



John E. Brautigam
JOHN E. BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
FIRM NO. 10004700

| STREET NAME | STREET WIDTH | TYPE | CLASSIFICATION | STREET OWNERSHIP | STREET LENGTH |
|----------------|--------------|------|----------------|------------------|---------------|
| HEWETSON DRIVE | 28' | C&G | LOCAL | PUBLIC | 904 L.F. |
| HEWETSON COVE | 28' | C&G | LOCAL | PUBLIC | 707 L.F. |
| TOTAL: | | | | | 1613 L.F. |

THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION.

J. Rodney Gonzales
J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/ OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS, PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION

SWEETWATER DEVELOPMENT PLAT NOTES:

1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY WATER RESOURCES PROTECTION DIVISION FOR REVIEW AND CONSIDERATION OF A NON-POINT SOURCE POLLUTION CONTROL PERMIT PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
3. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORMWATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TECQ) AND/OR LOWER COLORADO RIVER AUTHORITY (LCRA), AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 30th DAY OF February, 2017 A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 1st DAY OF March, 2017 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Robert Resnick
DEPUTY
Robert Resnick



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30 DAY OF MARCH, 2017 A.D., AT 2:32 O'CLOCK P.M., DULY RECORDED ON THE 30 DAY OF MARCH, 2017 A.D., AT 2:30 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201700082 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 30 DAY OF March, 2017 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Michael P. Gonzales
DEPUTY
MICHAEL P. GONZALES



BENCHMARK LIST:

- TBM-07: COTTON SPINDLE SET IN 12",14",14",18" DIAMETER LIVE OAK
ELEV: 906.28"
- TBM-15: COTTON SPINDLE SET IN 24",25" DIAMETER LIVE OAK
ELEV: 965.79"

NOTES:

1. OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
2. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
3. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO LCRA AND TCEQ FOR REVIEW.
4. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748, AS AMENDED IN DOCUMENT NO. 2015025594, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
7. MUNICIPAL JURISDICTION: THE BOUNDARY OF THIS PLAT FALLS OUTSIDE C.O.A. ETI, BEE CAVE ETI, LAKEWAY ETI, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION - NONE.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO.2011166452. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
12. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 1B. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
13. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
14. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
15. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
16. ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
17. ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION OF A SINGLE-FAMILY HOME OR ASSOCIATED STRUCTURE MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
18. SLOPE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE AND THE RIGHT TO PLACE EARTHEN FILL FOR SLOPE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION INSTALLATION, AND MAINTENANCE OF THE SLOPE EASEMENT DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE OR DESTROY THE SLOPE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSOR AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN SLOPE FACILITIES WITHIN THE EASEMENTS.
19. LOT 32 BLOCK A SHALL BE OWNED AND MAINTAINED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1B OR ITS ASSIGNS.
20. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
21. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
22. PRESSURE REDUCING VALVES SHALL BE INSTALLED ON THE CUSTOMER SIDE OF ALL WATER SERVICES.

LAND USE SCHEDULE

| | | |
|--------------------|----|-----------|
| BLOCKS | 2 | |
| RESIDENTIAL LOTS | 38 | 10.33 AC. |
| OPEN SPACE/DE LOTS | 1 | 0.58 AC |
| TOTAL LOTS | 39 | |
| RIGHT OF WAY | | 2.02 AC |
| TOTAL ACREAGE | | 12.93 AC. |



8213 Brodie Lane Ste. 102 Austin, TX. 78745
 office: (512) 282-5200 fax: (512) 282-5230
 TBPLS FIRM NO. 10004700

SWEETWATER RANCH
SECTION TWO VILLAGE Z
PHASE 2



GRAPHIC SCALE

1" = 100'



LEGEND

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "RANDALL - JONES" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- CONCRETE MONUMENT SET
- SIDEWALK
- A.E. ACCESS EASEMENT
- BSB BUILDING SETBACK LINE
- SLE SIGHT LINE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- WQ WATER QUALITY BMP EASEMENT
- JUAE JOINT USE ACCESS EASEMENT
- BM ELEVATION BENCH MARK

SLOPE EASEMENT LIST:
S.E. 1-8: DOC. NO. 2017050542 O.P.R.T.C.TX

WALL EASEMENT LIST
W.E. 1-2: DOC. NO. 2017050543 O.P.R.T.C.TX
W.E. 3: DOC. NO. 2017050544 O.P.R.T.C.TX
W.E. 4: DOC. NO. 2017050543 O.P.R.T.C.TX

DRAINAGE EASEMENT LIST
D.E. 1-2: DOC. NO. 2017050544 O.P.R.T.C.TX

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L2 | N16°54'23"E | 28.89 |
| L3 | N21°49'06"E | 22.92 |
| L4 | N16°54'23"E | 39.79 |
| L5 | S10°24'36"W | 26.22 |
| L6 | S63°44'36"E | 20.81 |
| L7 | S63°44'36"E | 21.44 |
| L8 | N90°00'00"E | 0.97 |
| L9 | N06°20'07"E | 69.72 |
| L10 | S20°15'32"E | 30.13 |
| L11 | S63°43'58"E | 70.02 |
| L12 | S79°35'24"E | 46.64 |
| L13 | S39°48'38"E | 48.51 |
| L14 | N44°41'13"E | 15.00 |
| L15 | S45°18'47"E | 63.88 |
| L16 | N44°41'13"E | 15.00 |
| L17 | S79°35'24"E | 46.64 |
| L18 | S79°35'24"E | 46.64 |
| L19 | S79°35'24"E | 46.64 |
| L20 | S79°35'24"E | 46.64 |
| L21 | N03°32'26"W | 15.93 |
| L22 | N88°11'41"E | 36.68 |
| L23 | S40°56'39"E | 57.22 |
| L24 | N63°11'17"W | 97.31 |
| L25 | S74°06'28"E | 159.01 |
| L26 | S79°35'24"E | 62.79 |
| L27 | N86°34'28"E | 85.00 |
| L28 | S79°35'24"E | 62.79 |
| L29 | S45°18'47"E | 145.10 |
| L30 | S38°08'40"W | 145.45 |
| L31 | S28°20'08"W | 63.78 |
| L32 | S28°20'08"W | 63.78 |
| L33 | N85°40'15"W | 43.81 |
| L34 | N01°48'19"W | 15.90 |
| L35 | N88°11'41"E | 79.10 |
| L36 | S01°48'19"E | 54.66 |
| L37 | S46°48'19"E | 39.82 |
| L38 | N68°00'56"E | 76.23 |

| CURVE | RADIUS | ARC | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|-------------|-----------|
| C1 | 275.00 | 54.92 | 54.82 | S22°37'37"W | 11°26'29" |
| C2 | 475.00 | 148.71 | 148.10 | S19°23'44"W | 17°56'16" |
| C3 | 175.00 | 90.66 | 89.63 | S78°33'04"E | 29°40'56" |
| C4 | 175.00 | 154.93 | 149.92 | N61°12'40"E | 50°43'34" |
| C5 | 20.00 | 19.47 | 18.71 | N07°57'45"E | 55°46'16" |
| C6 | 60.00 | 30.33 | 29.67 | S54°09'07"E | 29°13'23" |
| C7 | 20.00 | 19.47 | 18.71 | S63°44'01"W | 55°46'16" |
| C8 | 225.00 | 199.20 | 192.76 | S61°12'40"W | 50°43'34" |
| C9 | 225.00 | 116.50 | 115.26 | N78°33'04"E | 29°40'56" |
| C10 | 70.00 | 21.72 | 21.36 | S78°33'04"E | 29°40'56" |
| C11 | 225.00 | 208.76 | 201.35 | S63°32'13"W | 53°09'35" |
| C12 | 225.00 | 80.73 | 80.32 | N78°33'04"E | 29°40'56" |
| C13 | 175.00 | 62.81 | 62.47 | S79°43'06"E | 20°33'49" |
| C14 | 175.00 | 243.09 | 224.01 | N50°12'18"E | 79°33'24" |
| C15 | 325.00 | 164.36 | 163.69 | N19°23'44"E | 17°56'16" |
| C16 | 225.00 | 44.93 | 44.86 | N22°37'37"E | 11°26'29" |
| C17 | 225.00 | 31.86 | 31.83 | S20°57'46"W | 08°06'47" |
| C18 | 275.00 | 41.29 | 41.23 | S21°12'27"W | 08°36'09" |
| C19 | 275.00 | 13.63 | 13.63 | S26°53'42"W | 02°50'21" |
| C20 | 225.00 | 13.07 | 13.07 | S26°41'01"W | 03°19'42" |
| C21 | 325.00 | 23.39 | 23.39 | N27°04'17"E | 02°33'11" |
| C22 | 475.00 | 127.73 | 127.73 | N27°34'47"E | 01°32'09" |
| C23 | 325.00 | 43.83 | 43.82 | N12°48'07"E | 04°47'02" |
| C24 | 175.00 | 21.95 | 21.94 | S14°00'14"W | 07°11'15" |
| C25 | 175.00 | 102.35 | 100.90 | S34°21'10"W | 33°30'38" |
| C26 | 60.00 | 33.63 | 33.11 | S43°00'35"W | 34°01'29" |
| C27 | 225.00 | 14.18 | 14.18 | S88°22'46"W | 03°36'37" |
| C28 | 225.00 | 60.65 | 60.47 | N82°05'35"W | 15°26'40" |
| C29 | 225.00 | 60.65 | 60.47 | N82°05'35"W | 15°26'40" |
| C30 | 225.00 | 41.73 | 41.67 | N69°03'26"E | 10°37'39" |
| C31 | 225.00 | 91.69 | 91.06 | S48°30'54"W | 23°20'57" |
| C32 | 225.00 | 57.95 | 57.79 | S67°34'03"W | 14°45'20" |
| C33 | 225.00 | 59.12 | 58.95 | S82°28'21"W | 15°03'17" |
| C34 | 225.00 | 10.54 | 10.54 | N88°39'27"W | 02°41'06" |
| C35 | 225.00 | 70.21 | 69.92 | N78°22'33"W | 17°52'45" |
| C36 | 475.00 | 90.53 | 90.39 | S31°21'07"W | 10°55'11" |
| C37 | 475.00 | 45.45 | 45.43 | S13°09'04"W | 5°28'56" |
| C38 | 175.00 | 90.66 | 89.63 | S78°33'04"E | 29°40'56" |
| C39 | 175.00 | 124.08 | 121.50 | N66°15'43"E | 40°37'29" |
| C40 | 175.00 | 30.85 | 30.81 | N40°53'56"E | 10°06'06" |
| C41 | 20.00 | 0.62 | 0.62 | N34°57'25"E | 17°46'57" |
| C42 | 20.00 | 18.85 | 18.16 | N07°04'17"E | 53°20'20" |
| C43 | 60.00 | 61.03 | 58.43 | S09°12'58"W | 38°10'41" |
| C44 | 60.00 | 44.10 | 43.17 | S59°26'17"W | 42°09'59" |
| C45 | 60.00 | 44.09 | 43.11 | N78°23'30"W | 42°06'26" |
| C46 | 60.00 | 44.33 | 43.33 | N36°12'22"W | 42°19'51" |
| C47 | 60.00 | 47.09 | 45.89 | N07°26'27"E | 44°57'47" |
| C48 | 60.00 | 31.52 | 31.16 | N49°59'20"E | 30°05'59" |
| C49 | 60.00 | 33.09 | 32.61 | N78°49'14"E | 31°32'59" |
| C50 | 225.00 | 12.92 | 12.92 | N37°29'37"E | 3°17'28" |
| C51 | 225.00 | 24.31 | 24.30 | N42°14'03"E | 6°11'24" |
| C52 | 225.00 | 42.73 | 42.67 | N50°46'12"E | 10°52'54" |
| C53 | 225.00 | 76.02 | 75.66 | N65°53'25"E | 19°21'32" |
| C54 | 225.00 | 43.22 | 43.15 | N81°04'19"E | 11°00'17" |
| C55 | 225.00 | 20.67 | 20.66 | S13°02'29"W | 5°15'46" |
| C57 | 30.03 | 28.81 | 26.39 | S23°31'29"E | 8°25'00" |

