

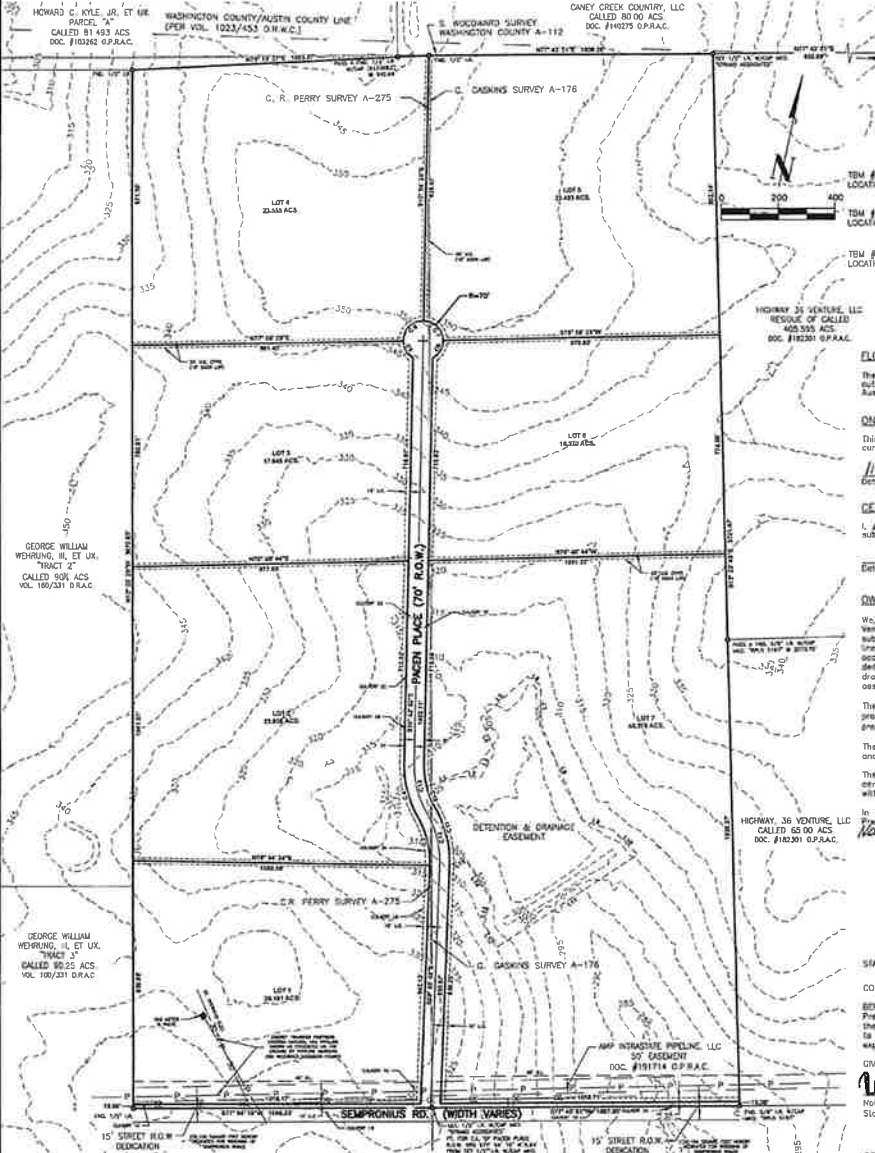
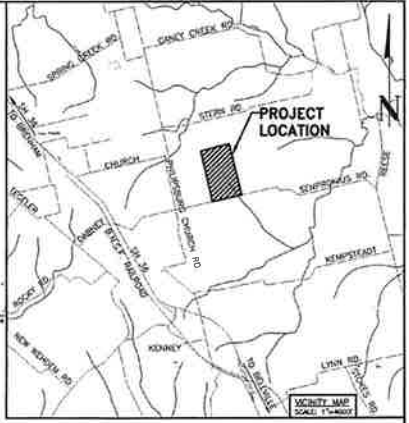
NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 or determined from GPS observations. All distances are surface value. Elevations shown hereon are based on NAVD83, as determined by GPS Observations.
2. This survey is void until it bears the seal and original signature of the surveyor.
3. The County has no responsibility or obligation to construct, maintain, or operate the detention basins, associated structures, or drainage channels contained within any "Detention, Drainage, and Access Easement" or any "Drainage Easement" located within the subdivision. However, the County may exercise the right to enter upon said easements and perform said construction, maintenance, and operation of the detention basins, associated structures, and drainage channels at the County's sole discretion.
4. Property is subject to rain water sheet flow from adjoining properties and driveway owner shall not divert or block sheet flow.
5. Lots 1-7 shown hereon are for single family residential.
6. Front and side street building setback lines shall be 25' and side building setback lines shall be 15', unless shown otherwise.
7. Lots shall be served by private water wells and On-Site Sewerage Facilities.
8. Subdivisions for any building with provisions for either On-Site Sewerage Facilities or public sewerage facilities shall be located (12) inches above the base flood elevation, twelve (12) inches above immediate adjacent natural ground within five (5) feet of the structure, twelve (12) inches above the surface of any paved area which the property fronts if the area is generally level or if the area around the structure slopes toward the road, or twelve (12) inches above the top of any controlling drainage infrastructure downstream of the structure, whichever is higher. Additional elevation requirements may be imposed by the Austin County Flood Plain Regulations. Some point within the first 10' of the driveway shall have the same or greater elevation as the top of the curb, where installed, across the entire width of the driveway.

Notes Cont'd:  
 9. Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's Office for specific information.

**Street Widening Easements**  
 Right-of-way easements for widening streets or improving drainage shall be maintained by the Owner until the street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement, or maintenance.

**Owner's Responsibilities**  
 The building of all streets, bridges or culverts is the responsibility of the Owner in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements upon completion of all obligations by the Developer and written approval from the Commissioners Court. The County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage work or easements in the subdivision, other than those shown or indicated on the plat. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular may change depending on subsequent developments. The Owner of land covered by the 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 County.



TEM #1 ELEV=374.89  
 LOCATION: 600' MARK IN UTILITY POLE ON THE FIRST POLE EAST OF THE INTERSECTION OF PACEN PLACE AND SEMPRONIUS ROAD ON THE NORTH SIDE OF SEMPRONIUS ROAD.

TEM #2 ELEV=320.78  
 LOCATION: 600' MARK IN UTILITY POLE ON THE WEST SIDE OF PACEN PLACE BEING THE FIRST POLE ON THE NEW OVERHEAD ELECTRIC SPUR INTO THE SUBDIVISION.

TEM #3 ELEV=344.58  
 LOCATION: 600' MARK IN UTILITY POLE ON THE WEST SIDE OF PACEN PLACE NEAR THE WEST E/R OF THE CUL-DE-SAC.

**FLOOD PLAIN CERTIFICATE**  
 The subject property on shown on the plat lies within the "Zone A" area determined to be outside the 1% annual chance floodplain, according to the Flood Insurance Rate Map of Austin County, Texas Map No. 48015000705, effective October 18, 2018.

**ON-SITE SANITARY WASTE CERTIFICATION**  
 This plat is generally in compliance with the Austin County Private Sewage Regulations and current TCEQ Regulations.

**CERTIFICATE OF COUNTY ENGINEER**  
 I, *Rebecca Luedke*, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

**OWNER'S RELEASE**  
 We, W. T. Byler and Marlene Byler, President and Secretary, respectively, of Highway 36 Venture, LLC, hereby release the property submitted in this plat of Sempronius Subdivision, make subdivision of the property on behalf of the corporation, according to the first, last, building lines, streets, alleys, parks, and easements shown, and waive all claims for damages incurred by the establishment of grades as approved for the streets and drainage easement defined by the plat, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

There is hereby dedicated a twenty (20) foot utility easement along and adjacent to all interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lands and tracts within the subdivision.

In Testimony, hereof, Highway 36 Venture, LLC, has caused to be signed by W. T. Byler, its President, and Marlene Byler, Secretary, of Highway 36 Venture, LLC, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same were for the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

Given UNDER MY HAND AND SEAL OF OFFICE, this 8th day of November, 2021.

By: *W. T. Byler* President  
*Marlene Byler* Secretary

STATE OF TEXAS  
 COUNTY OF Austin

BEFORE ME, the undersigned authority, on this day personally appeared W. T. Byler, President, and Marlene Byler, Secretary, of Highway 36 Venture, LLC, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same were for the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of November, 2021.

*Rebecca Luedke*  
 Notary Public  
 State of Texas  
 Expires: 9-21-23

**CERTIFICATE OF COMMISSIONERS COURT**  
 APPROVED by Commissioners Court of Austin County, Texas, this 8th day of November, 2021.

*W. T. Byler*  
 Commissioner, Precinct 1  
*Marlene Byler*  
 Commissioner, Precinct 2  
*Rebecca Luedke*  
 Commissioner, Precinct 3

**CERTIFICATE OF COUNTY CLERK**  
 I, Carrie Gragor, County Clerk of Austin County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on November 8, 2021, at 10:21:11 a.m., and in Volume 3, Page 12, of the Map Records of Austin County for said county. Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

*Carrie Gragor*  
 County Clerk  
 Austin County, Texas

**APPROVAL BY PLAT ROOM RECORDER**  
 Date: 11/11/2021  
 County Clerk File No. 216495  
 Plat Cabinet No. 3, Page No. 12

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	153.00	174.76	120.71°	S87°57'18"W
C2	188.00	307.87	107.84°	N87°57'18"W
C3	18.80	18.87	174.28°	N87°57'18"W
C4	18.80	18.87	174.28°	N87°57'18"W
C5	18.80	18.87	174.28°	N87°57'18"W
C6	18.80	18.87	174.28°	N87°57'18"W
C7	18.80	18.87	174.28°	N87°57'18"W
C8	18.80	18.87	174.28°	N87°57'18"W
C9	18.80	18.87	174.28°	N87°57'18"W
C10	18.80	18.87	174.28°	N87°57'18"W
C11	18.80	18.87	174.28°	N87°57'18"W
C12	18.80	18.87	174.28°	N87°57'18"W
C13	18.80	18.87	174.28°	N87°57'18"W
C14	18.80	18.87	174.28°	N87°57'18"W
C15	18.80	18.87	174.28°	N87°57'18"W
C16	18.80	18.87	174.28°	N87°57'18"W
C17	18.80	18.87	174.28°	N87°57'18"W
C18	18.80	18.87	174.28°	N87°57'18"W
C19	18.80	18.87	174.28°	N87°57'18"W
C20	18.80	18.87	174.28°	N87°57'18"W

**CERTIFICATE OF SURVEYOR**  
 I, Robert C. Schmitt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that the plat of Sempronius Subdivision as shown hereon was prepared from an actual survey made on the ground; and that the plat correctly represents a survey made under my control and supervision.

*Robert C. Schmitt*  
 Registered Professional Land Surveyor No. 47025  
 November 5, 2021



**Strand Associates**  
 STRAND ASSOCIATES  
 1906 NEBHUR  
 (979) 836-7937  
 BRENHAM, TEXAS  
 TBPLS No. 10030000

**LOTS WITH MULTIPLE CULVERTS**

LOT #	DATE
1A	2-24
1B	2-24
1C	3-1
1D	3-1
2A	2-24
2B	2-24
2C	2-24
2D	10-24-24
3	1-15
4	1-15
5	1-15
6	1-15
7A	2-24
7B	10-24-24
7C	2-24

LOTS WITH MULTIPLE CULVERTS HAVE THOSE LOCATIONS SHOWN ON PLAT. LOTS WITH ONLY ONE CULVERT DESIGNATION ARE NOT SHOWN AND CAN BE PLACED ANYWHERE BETWEEN LOT CORNERS FOR SAID LOT.

STATE OF TEXAS )  
 COUNTY OF AUSTIN )

ALL THAT CERTAIN 178,828-acre tract or parcel of land, lying and being situated in Austin County, Texas, part of the C. R. Perry Survey, Abstract 275, and the G. Gaskin Survey, Abstract 176, and being a portion of the residue of a tract sold to certain 405,595 acres conveyed to Highway 36 Venture, LLC and described by instrument recorded in Document No. 182,201, Official Public Records of Austin County (O.P.R.A.C.), hereinafter referred to as "parent tract." Said 178,828-acre tract being more particularly described by rules and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with cap marked "RPLS 5197" in the north margin of Sempronius Road (with curve) for the southeast corner hereof, being on the south line of said parent tract and at the southwest corner of the Highway 36 Venture, LLC tract coded 85,000 acres as described in Document No. 182,301, O.P.R.A.C.

THENCE along the north margin of Sempronius Road, South 77°45'11" West, a distance of 1007.05 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" on or near the division line between said Perry and Gaskin Surveys one South 77°54'10" West, a distance of 1056.23 feet to a 1/2-inch iron rod found at the southeast corner of said parent tract, some being the occupied southeast corner of the George William Wehrung, II, et al. v. "Tract 3" coded 80,225 acres as described in Volume 160, Page 331, et seq., Deed Records of Austin County (D.R.A.C.).

THENCE along the east line of said Wehrung "Tract 3" and along the east line of the George William Wehrung, II, et al. "Tract 2" coded 90-1/4 acres as described in Volume 160, Page 331, et seq., D.R.A.C., North 12°05'20" West, a distance of 367.00 feet to a 1/2-inch iron rod found in the south line of the Howard C. Kyle, Jr., et al. "Parcel A" coded 81,493 acres as described in Document No. 183,282, O.P.R.A.C., being the northwest corner of said parent tract and the occupied northeast corner of said Wehrung "Tract 2".

THENCE North 75°13'37" East, a distance of 942.66 feet pass a 1/2-inch iron rod found with cap (legible) at the southeast corner of said Kyle "Parcel A", some being the southwest corner of the Caney Creek Country, LLC tract coded 80,000 acres as described in Document No. 140,275, O.P.R.A.C., and continuing for a total distance of 1053.27 feet to a 1/2-inch iron rod found at an angle point on the north line of said parent tract, being on or near the north line of the Woodward Survey, Washington County Abstract 112, and at or near the northeast corner of said Perry Survey and northeast corner of said Gaskin Survey.

THENCE continuing along a portion of the south line of said Caney Creek Country, LLC, tract, North 77°57'51" East, a distance of 1005.28 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" for the northeast corner hereof, from which a 1/2-inch iron rod found at an angle point in the north line of said parent tract bears North 77°43'51" East, a distance of 852.98 feet;

THENCE severing said parent tract, South 13°23'45" East, a distance of 2070.79 feet pass a 5/8-inch iron rod found with cap marked "RPLS 5197" at the northeast corner of said coded 80,000-acre Highway 36 Venture, LLC tract and continuing along the west line thereof for a total distance of 3721.47 feet to the Place of Beginning and containing 178,828 acres of land.