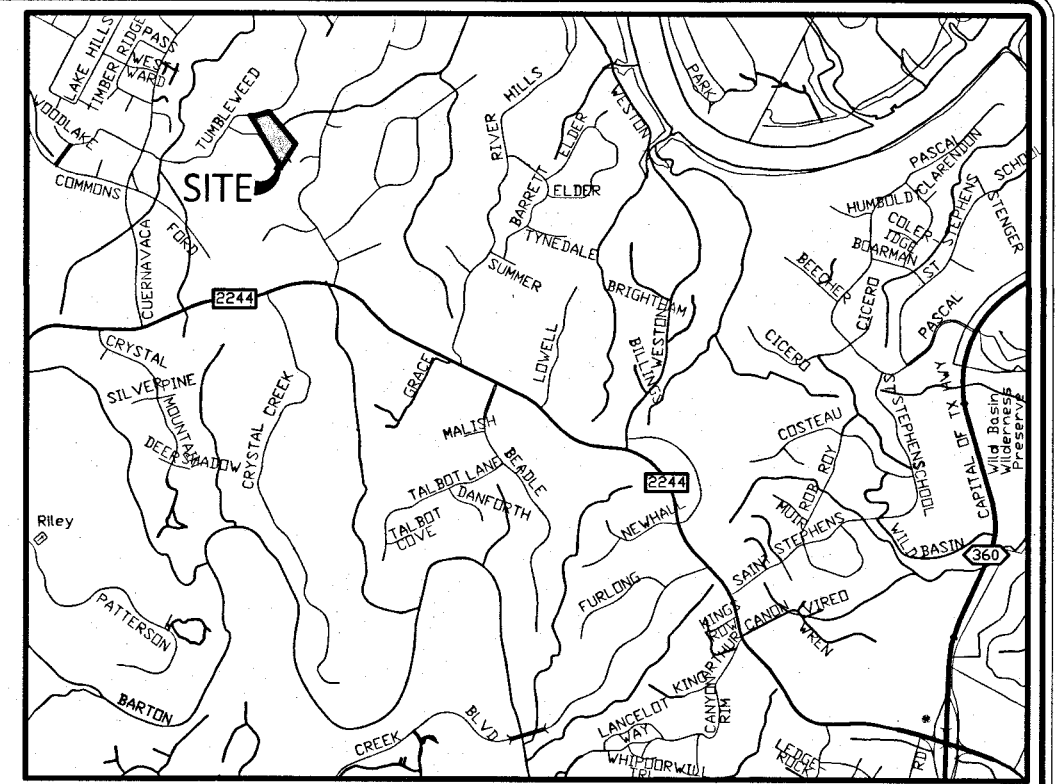


HIDDEN OAKS ESTATES SUBDIVISION



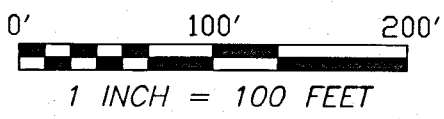
VICINITY MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- () RECORD INFORMATION

LINE LEGEND

- LOT LINES
- - - EASEMENTS
- - - RIGHTS-OF-WAY
- - - SUBJECT BOUNDARY
- SIDEWALK TO BE BUILT

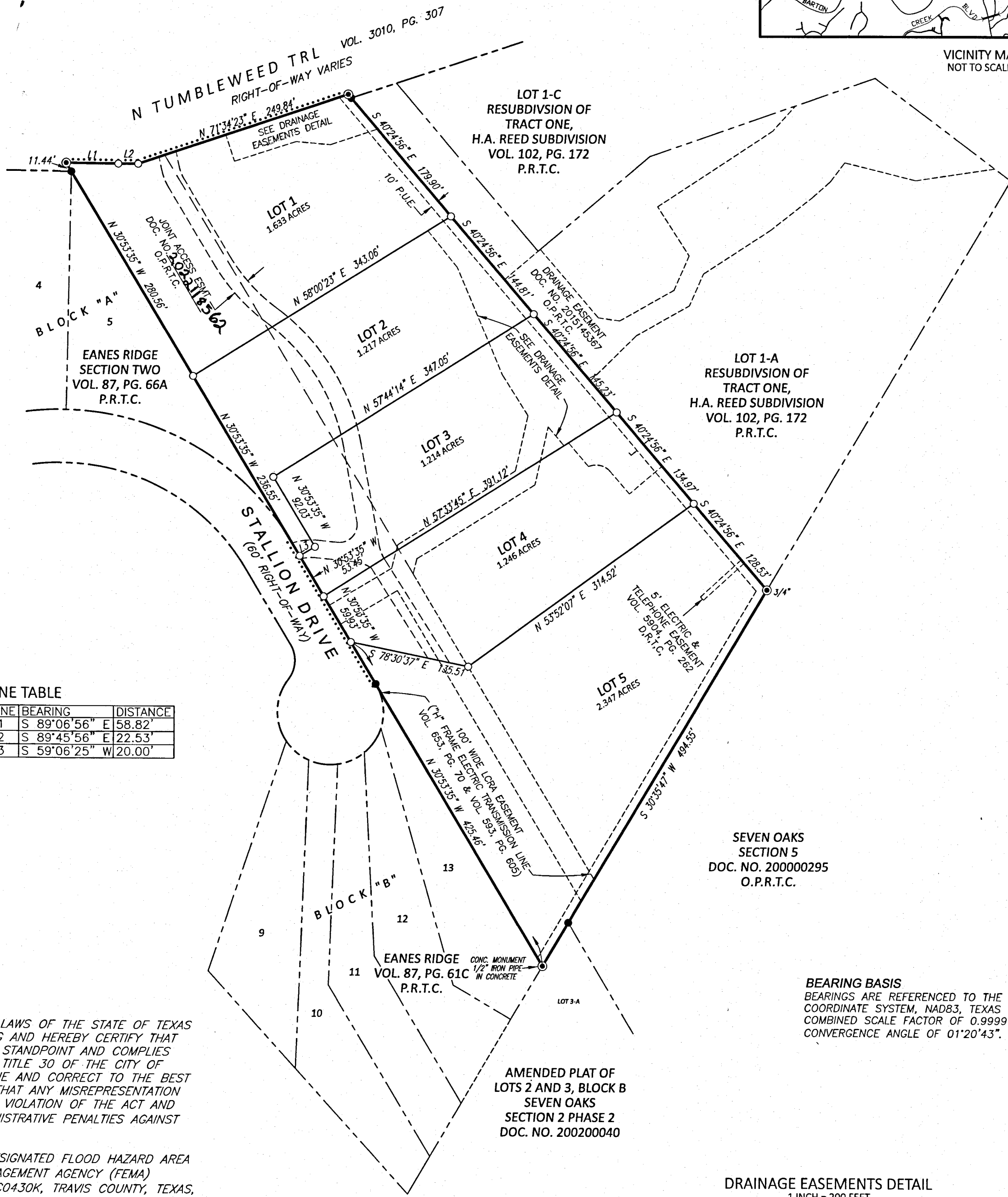


SITE ADDRESS:
9300 STALLION DRIVE
AUSTIN, TEXAS 78733

OWNER:
NICHOLAS PROPERTY PARTNERS, LLC.
200 BILLINGS LANE
AUSTIN, TEXAS 78733

SURVEYOR:
FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705 PH

ENGINEER:
DEAN THOMAS
YEOMAN ENGINEERING
P. O. BOX 5076
AUSTIN, TEXAS 78763
(512) 897-5877 PH



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°06'56" E	58.82'
L2	S 89°45'56" E	22.53'
L3	S 59°06'25" W	20.00'

LOT SUMMARY

- LOT 1 = 1.633 ACRES (71,128 S.F.)
- LOT 2 = 1.217 ACRES (53,011 S.F.)
- LOT 3 = 1.214 ACRES (52,895 S.F.)
- LOT 4 = 1.246 ACRES (54,267 S.F.)
- LOT 5 = 2.347 ACRES (102,233 S.F.)
- TOTAL = 7.657 ACRES (333,534 S.F.)

TOTAL NUMBER OF LOTS = 5

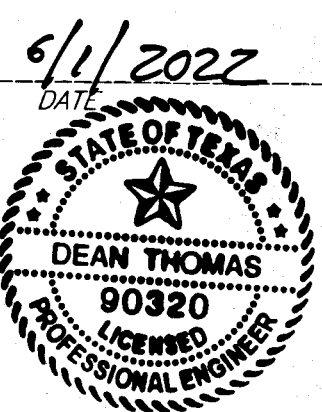
NO NEW PUBLIC ROADS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DEAN THOMAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0430K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

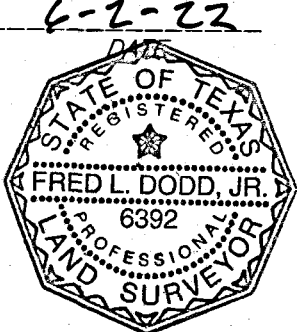
Dean Thomas
DEAN THOMAS, P.E. 90320
YEOMAN ENGINEERING
P. O. BOX 5076
AUSTIN, TEXAS 78763
(512) 897-5877



STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Fred L. Dodd, Jr.
FRED L. DODD, JR.
R.P.L.S. NO. 6392
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705



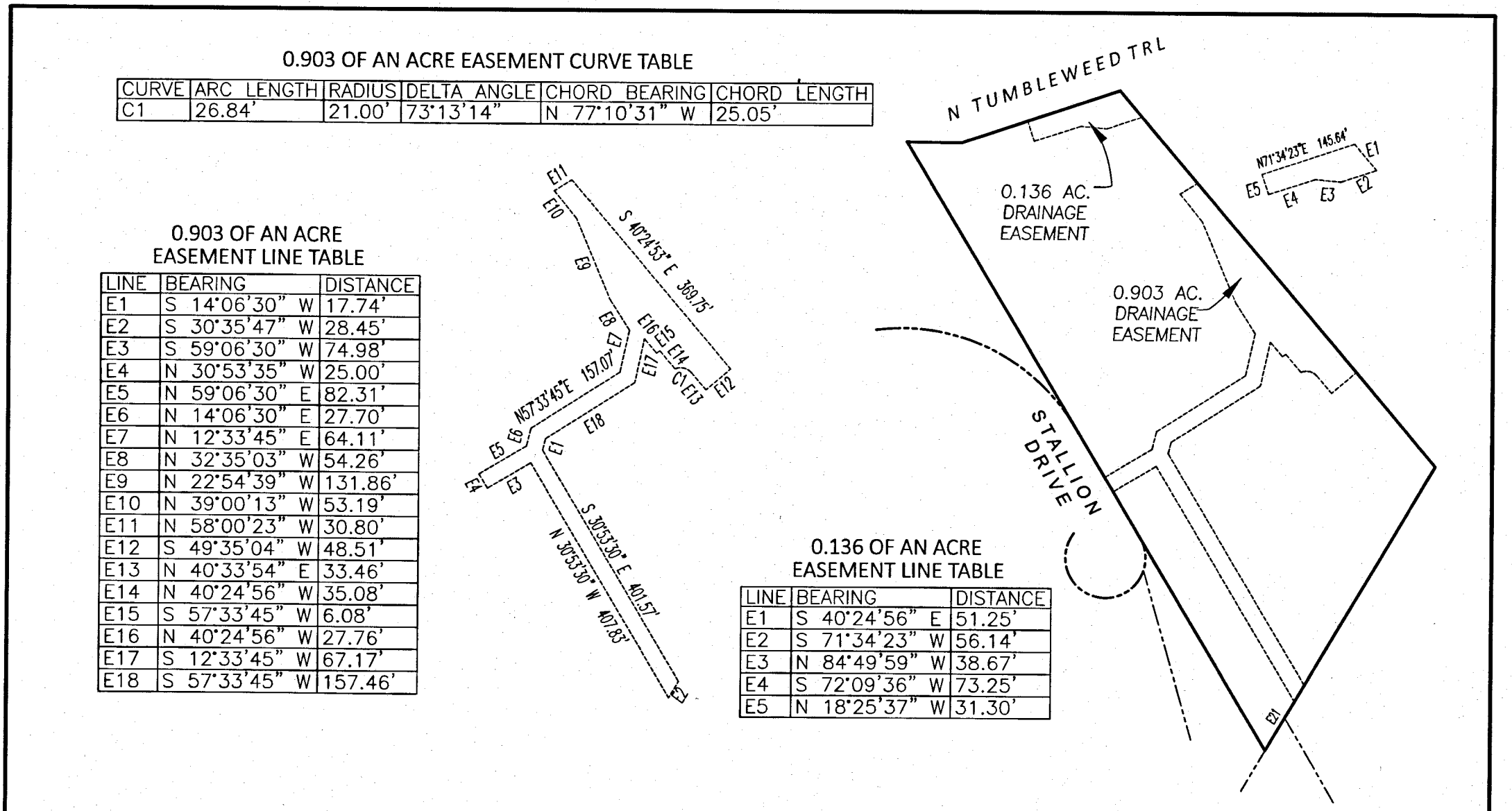
DODD SURVEYING & MAPPING CO., INC.
TBPELS FIRM NO. 10194646
P.O. BOX 1695 LIBERTY HILL, TX 78642
OFFICE: (512) 953-5705
WWW.DODDSURVEYING.COM

SHEET 2 OF 3
C8J-2021-0080.0A
PREPARED: 03/30/2021
SUBMITTAL DATE: 05/20/2021

SEVEN OAKS
SECTION 5
DOC. NO. 200000295
O.P.R.T.C.

BEARING BASIS
BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 0.99996929 AND HAVING A CONVERGENCE ANGLE OF 01°20'43".

DRAINAGE EASEMENTS DETAIL
1 INCH = 200 FEET



0.903 OF AN ACRE EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.84'	21.00'	73°13'14"	N 77°10'31" W	25.05'

0.903 OF AN ACRE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 14°06'30" W	17.74'
E2	S 30°35'47" W	28.45'
E3	S 59°06'30" W	74.98'
E4	N 30°53'35" W	25.00'
E5	N 59°06'30" E	82.31'
E6	N 14°06'30" E	27.70'
E7	N 12°33'45" E	64.11'
E8	S 32°35'03" W	54.26'
E9	N 22°54'39" W	131.86'
E10	N 39°00'13" W	53.19'
E11	N 58°00'23" W	30.80'
E12	S 49°35'04" W	48.51'
E13	N 40°33'54" E	33.46'
E14	N 40°24'56" W	35.08'
E15	S 57°33'45" W	6.08'
E16	N 40°24'56" W	27.76'
E17	S 12°33'45" W	67.17'
E18	S 57°33'45" W	157.46'

0.136 OF AN ACRE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 40°24'56" E	51.25'
E2	S 71°34'23" W	56.14'
E3	N 84°49'59" W	38.67'
E4	S 72°09'36" W	73.25'
E5	N 18°25'37" W	31.30'