

#216495

- NOTES:**
1. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 as determined from GPS observations. All distances are surface values. Elevations shown herein are based on NAVD83, as determined by GPS observations.
 2. This survey is valid only if 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 this 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 non water shed flow from adjoining properties and property owner shall not divert or block sheet flow.
 5. Lots 1-17 shown herein 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. Sub-sewerage for any building with provisions for either On-Site Sewerage Facilities or public sewerage facilities shall be twelve (12) inches above the base flood elevation, twelve (12) inches above immediate adjacent ground within five (5) feet of the structure, twelve (12) inches above the centerline of a road on which the property fronts if the area is generally level or if 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 points within the first 10 feet 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.

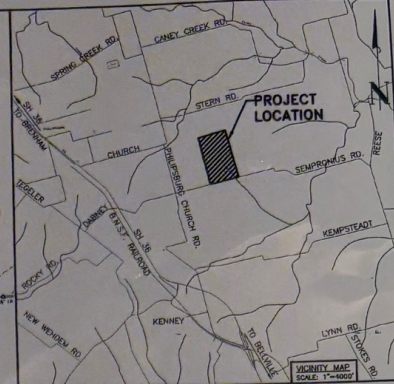
9. Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's Office for specific information.

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 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 within approval from the Commissioners Court, other than assume no responsibility for the drainage works or easements in the subdivision, other than those shown or protecting the streets. 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 development. The Owner of land covered by this 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.



- UTILITY POLES:**
- TM #1 ELEV=324.49
LOCATION: 600' NAIL IN UTILITY POLE ON THE FIRST POLE EAST OF THE INTERSECTION OF PACEN PLACE AND SEMPRONIUS ROAD ON THE NORTH SIDE OF SEMPRONIUS ROAD.
 - TM #2 ELEV=320.76
LOCATION: 600' NAIL IN UTILITY POLE ON THE WEST SIDE OF PACEN PLACE BEING THE FIRST POLE ON THE NEW OVERHEAD ELECTRIC SPUR INTO THE SUBDIVISION.
 - TM #3 ELEV=344.58
LOCATION: 600' NAIL IN UTILITY POLE ON THE WEST SIDE OF PACEN PLACE NEAR WEST E/R OF THE CUL-DE-SAC.

PROPERTY OWNER:
Highway 36 Venture, LLC
RESIDUE OF CALLED
405.595 ACS.
DOC. #182301 O.P.R.A.C.

PLAT PREPARED BY:
Strand Associates, P.C.
1908 NEIBUHR
Brenham, Texas 77833
TEL. (979) 836-7937

FLOOD PLAIN CERTIFICATE

The subject property as shown on this plat lies within the "Zone X" area determined to be outside the 0.25 annual chance flood, according to the Flood Insurance Rate Maps of Austin County, Texas Map # 1757, effective October 18, 2019.

ON-SITE SANITARY WASTE REGULATION

This plat is generally in compliance with the Austin County Private Sewage Regulations and current T.C.E.C. Regulations.

Erica Rosenc
Austin County Environmental Office

CERTIFICATE OF COUNTY ENGINEER

I, *Charles K. Williams*, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Charles K. Williams
Engineer

OWNER'S RELEASE

We, W. T. Byler and Marlene Byler, President and Secretary, respectively, of Highway 36 Venture, LLC, owner of the property subdivided in this plat of Sempronius Subdivision, make lines, streets, alleys, parks, and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easement dedicated, or occasioned by the alteration of the surfaces, 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 oil 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 lots and tracts within the subdivision.

In Testimony, hereto, Highway 36 Venture, LLC, has caused to be signed by W. T. Byler, its President, attested by its Secretary, Marlene Byler, and its seal, this 8th day of November, 2021.

Highway 36 Venture, LLC

By: *W. T. Byler*
President

Attest: *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 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

Rebecca Luedke
Notary's Name (Printed)

9:44:23
Notary's Commission Expires

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by Commissioners Court of Austin County, Texas, this 8th day of November, 2021.

Mark Lamp
Commissioner, Precinct 1

Ray Cag
Commissioner, Precinct 3

Rebecca Luedke
County Judge

Rebecca Luedke
Commissioner, Precinct 2

Rebecca Luedke
Commissioner, Precinct 4

CERTIFICATE OF COUNTY CLERK

I, Carrie Gregor, 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 10:42 AM o'clock, 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 Gregor
County Clerk

Stephanie Kover
Deputy

APPROVAL BY PLAT ROOM RECORDER

W. T. Byler
Date

County Clerk File No. 216495

Plat Cabinet No. 3 Page No. 12

FINAL PLAT OF SEMPRONIUS SUBDIVISION

A SUBDIVISION OF 178.828 ACRES
SITUATED IN THE C. R. PERRY SURVEY, ABSTRACT 275
AND THE G. GASKINS SURVEY, ABSTRACT 178
AUSTIN COUNTY, TEXAS
CONTAINING 7 LOTS

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
CA	116.61	174.91	102°39'10"	172.51
CB	388.67	397.37	102°39'10"	304.18
CC	78.00	19.83	102°39'10"	57.87
CD	78.00	112.88	102°39'10"	106.69
CE	78.00	107.33	102°39'10"	87.12
CF	78.00	76.16	102°39'10"	72.67
CG	316.67	169.67	102°39'10"	107.54
CH	388.67	397.37	102°39'10"	216.84
CI	388.67	184.17	102°39'10"	91.67
CJ	388.67	188.67	102°39'10"	188.10

CERTIFICATE OF SURVEYOR

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this plat of Sempronius Subdivision as shown herein was prepared from an actual survey made on the ground, and that all block corners and lot corners have been set, and that this plat correctly represents a survey made under my control and supervision.

Robert C. Schmidt
November 5, 2021
Registered Professional Land Surveyor No. 4705



Strand Associates
1908 NEIBUHR
Brenham, Texas
(979) 836-7937
Brenham, Texas
TBPB No. 10030000

DRIVEWAY CULVERTS	
LOT#	SIZE (IN)
15	24"
16	24"
17	24"
18	24"
19	24"
20	24"
21	24"
22	24"
23	24"
24	24"
25	24"
26	24"
27	24"
28	24"
29	24"
30	24"
31	24"
32	24"
33	24"
34	24"
35	24"
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42	24"
43	24"
44	24"
45	24"
46	24"
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83	24"
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87	24"
88	24"
89	24"
90	24"
91	24"
92	24"
93	24"
94	24"
95	24"
96	24"
97	24"
98	24"
99	24"
100	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. Gaskins Survey, Abstract 178, and being a portion of the residue of a tract sold to contain 405.595 acres conveyed to Highway 36 Venture, LLC, and described by instrument recorded in Document No. 182301, Official Public Records of Austin County (O.P.R.A.C.), hereafter referred to as "parent tract," said 178.828-acre tract being more particularly described by metes 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 (width varies) at the southeast corner hereof, being on the south line of said parent tract and at the southeast corner of the Highway 36 Venture, LLC, tract called 65.000 acres as described in Document No. 182301, O.P.R.A.C.;

THENCE along the north margin of Sempronius Road, South 77°40'1" West, a distance of 1087.00 feet to a 1/2-inch iron rod set with cap marked "Strand Associates" on or near the division line between said Perry and Gaskins Surveys and South 77°24'10" West, a distance of 1058.23 feet to a 1/2-inch iron rod found at the southwest corner of said parent tract, some being the occupied southeast corner of the George William Wehrung, III, at

Tract 3 called 90.25 acres as described in Volume 160, Page 331, et seq., Used Records of Austin County (O.P.R.A.C.);

THENCE along the east line of said Wehrung Tract 3 and along the east line of the George William Wehrung, III, at Tract 2 called 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 3970.80 feet to a 1/2-inch iron rod found in the south line of the Howard K. Williams, Jr., et al. v. "Parcel A" called 81.483 acres as described in Document No. 103282, O.P.R.A.C., being the northeast corner of said parent tract and the occupied northeast corner of said Wehrung Tract 2;

THENCE North 77°13'37" East, at 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 Coney Creek Country, LLC, tract called 80.00 acres as described in Document No. 140275, 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 south line of the S. Woodward Survey, Washington County Abstract 112, and at or near the northeast corner of said Perry Survey and northeast corner of said Gaskins Survey;

THENCE continuing along a portion of the south line of said Coney Creek Country, LLC, tract, North 77°43'51" East, a distance of 1006.28 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 on 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, at a distance of 2070.79 feet pass a 5/8-inch iron rod found with cap marked "RPLS 5197" at the northwest corner of said called 65.000-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.

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