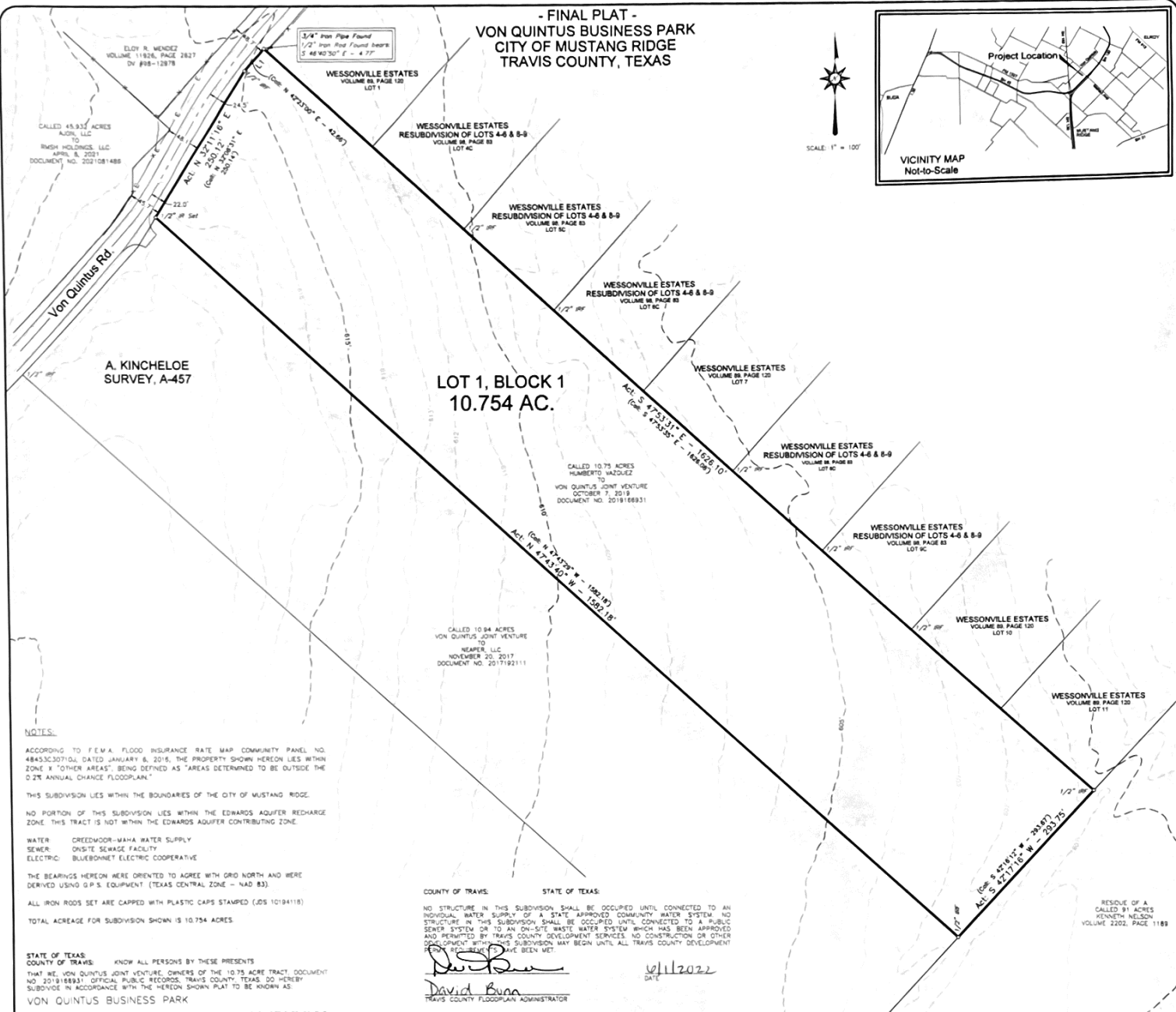
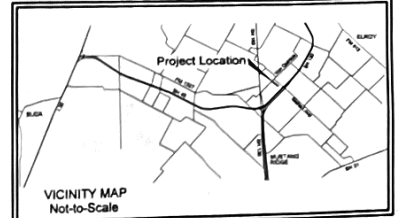


202200150

- FINAL PLAT -
VON QUINTUS BUSINESS PARK
CITY OF MUSTANG RIDGE
TRAVIS COUNTY, TEXAS



NOTES:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48AS030710L, DATED JANUARY 8, 2019, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X "OTHER AREAS" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

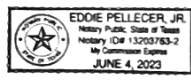
THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF MUSTANG RIDGE.
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS TRACT IS NOT WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
WATER: CREEDMOOR-WAHA WATER SUPPLY
SEWER: ON-SITE SEWAGE FACILITY
ELECTRIC: BLUEBONNET ELECTRIC COOPERATIVE
THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT (TEXAS CENTRAL ZONE - NAD 83).
ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED (JDS 10194118)
TOTAL ACREAGE FOR SUBDIVISION SHOWN IS 10.754 ACRES.

STATE OF TEXAS: KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF TRAVIS: THAT WE, VON QUINTUS JOINT VENTURE, OWNERS OF THE 10.754 ACRE TRACT, DOCUMENT NO. 201916931 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE IN ACCORDANCE WITH THE HEREON SHOWN PLAT TO BE KNOWN AS:
VON QUINTUS BUSINESS PARK
SAID SUBDIVISION OF THE LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS BY MY HAND, THIS 16 DAY OF February, 2022 A.D.

Tyler Williams
TYLER WILLIAMS
2108 HAZELTINE LANE
AUSTIN, TEXAS 78747

NOTARY PUBLIC
STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DATE, PERSONALLY APPEARED Tyler Williams, KNOWN TO ME TO BE THE OWNER OF THE CALLED 10.754 ACRE TRACT SHOWN HEREON, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THIS SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF February, 2022 A.D.

Eddie Pellecer
NOTARY PUBLIC, STATE OF TEXAS
Eddie Pellecer
NOTARY'S PRINTED NAME



SURVEYOR'S STATEMENT:
The signatory hereon were oriented to agree with GRID NORTH and were derived by the use of G.P.S. equipment (TX Central Zone - NAD 83).
I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the months of October, 2021 and February, 2022.
GIVEN UNDER MY HAND & SEAL, THIS THE 17th day of February, 2022.



COUNTY OF TRAVIS: STATE OF TEXAS:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OF A STATE APPROVED COMMUNITY WATER SYSTEM, NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTE WATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY TRAVIS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL TRAVIS COUNTY DEVELOPMENT PERMITS THAT HAVE BEEN MET.
David Bunn
David Bunn
TRAVIS COUNTY FLOODPLAIN ADMINISTRATOR
DATE: 2/11/2022

COUNTY OF TRAVIS: STATE OF TEXAS:
I, REBECCA GUERRERO, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 13th DAY OF June, 2022 A.D. AT 11:06 O'CLOCK A.M. IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN DOCUMENT NO. 202200150
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 13th DAY OF June, 2022 A.D.

REBECCA GUERRERO
COUNTY CLERK, TRAVIS COUNTY, TEXAS
T. PEREZ
T. PEREZ
COUNTY CLERK

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY MAYOR OF MUSTANG RIDGE AND HEREBY IS APPROVED BY MAYOR DAVID BUNN.
APPROVED THIS 14 DAY OF March, 2022 A.D. BY MAYOR DAVID BUNN.
David Bunn
DAVID BUNN
CITY OF MUSTANG RIDGE MAYOR



ENGINEER'S CERTIFICATE:
THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I HAVE REVIEWED THE PLAT SUBMITTED HEREIN THAT ALL THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT THE SAME COMPLIES WITH TRAVIS COUNTY DEVELOPMENT REGULATIONS.

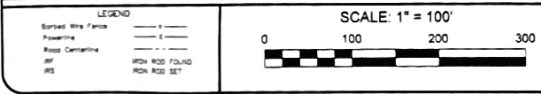
Cezary Saxon
CEZARY SAXON, P.E. 119794
SAXON GROUP CONSULTING GROUP
2218 COLLEGE AVE.
AUSTIN, TEXAS 78704
(512) 917-7055
DATE: 2/16/22
CEZARY SAXON
119794
LICENSED PROFESSIONAL ENGINEER



LEGAL DESCRIPTION:
10.754 ACRES:
All that certain lot, tract, or parcel of land located in the A. Kincheloe Survey, Abstract No. 457 of Travis County, Texas and being all of a called 10.754 acre tract as described in a deed from Humberto Vazquez to Von Quintus Joint Venture, dated October 7, 2019 and recorded in Document No. 201916931 of the Official Public Records of Travis County, Texas, and this 10.754 acre tract being more fully described as follows:
Beginning at a 3/4" iron pipe found in the Southeast right-of-way line of Von Quintus Road at the North corner of said 10.754 acre tract.
THENCE South 47 deg 53 min 31 sec East, passing a 1/2" iron rod found at the West corner of Lot 1 of Wessonville Estates according to the plat of said subdivision as it appears of record in Volume 89, Page 220 of the Plat Records of Travis County, Texas, to a corner of said 10.754 acre tract, said 10.754 acre tract, said Wessonville Estates, and the Resubdivision of Lots 4-6 & 8-9 of Wessonville Estates according to the plat of said subdivision as it appears of record in Volume 89, Page 83 of the Plat Records of Travis County, Texas, for a total distance of 1,828.10 feet to a 1/2" iron rod found in the Northwest line of the residue of a called 91 acre tract to a 1/2" iron rod found at the East corner of a called 10.94 acre tract, as described in a deed from Von Quintus Joint Venture to Neeser, LLC, dated November 20, 2017 and recorded in Document No. 2017192111.
THENCE North 47 deg 43 min 40 sec West, with the common line of said 10.754 acre tract and said 10.94 acre tract, a distance of 1,082.18 feet to a 1/2" iron rod found at the East corner of a called 10.94 acre tract, a distance of 293.75 feet to a 1/2" iron rod found at the North corner of said 10.754 acre tract and said 10.94 acre tract.
THENCE North 47 deg 43 min 40 sec West, with the common line of said 10.754 acre tract and said 10.94 acre tract, a distance of 250.12 feet to a 1/2" iron rod found.
THENCE North 32 deg 11 min 16 sec East, with the Southeast right-of-way line of said Von Quintus Road, a distance of 42.83 feet to the POINT OF BEGINNING AND CONTAINING 10.754 ACRES, MORE OR LESS.

UNRECORDED
L.I. N. 4213339 (14283)

NOTE: "O" DENOTES 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" UNLESS OTHERWISE NOTED.
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



FINAL PLAT
VON QUINTUS BUSINESS PARK
A. KINCHELOE SURVEY, A-457
CITY OF MUSTANG RIDGE
TRAVIS COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.R.P.E.L.S. Firm Registration No. 051918
139 W. Main, Van, TX 75700 - Phone: (936) 963-2333