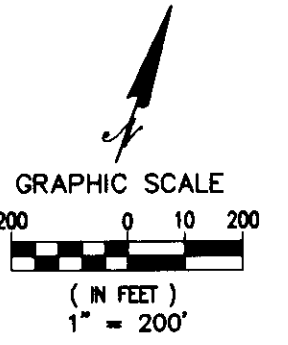


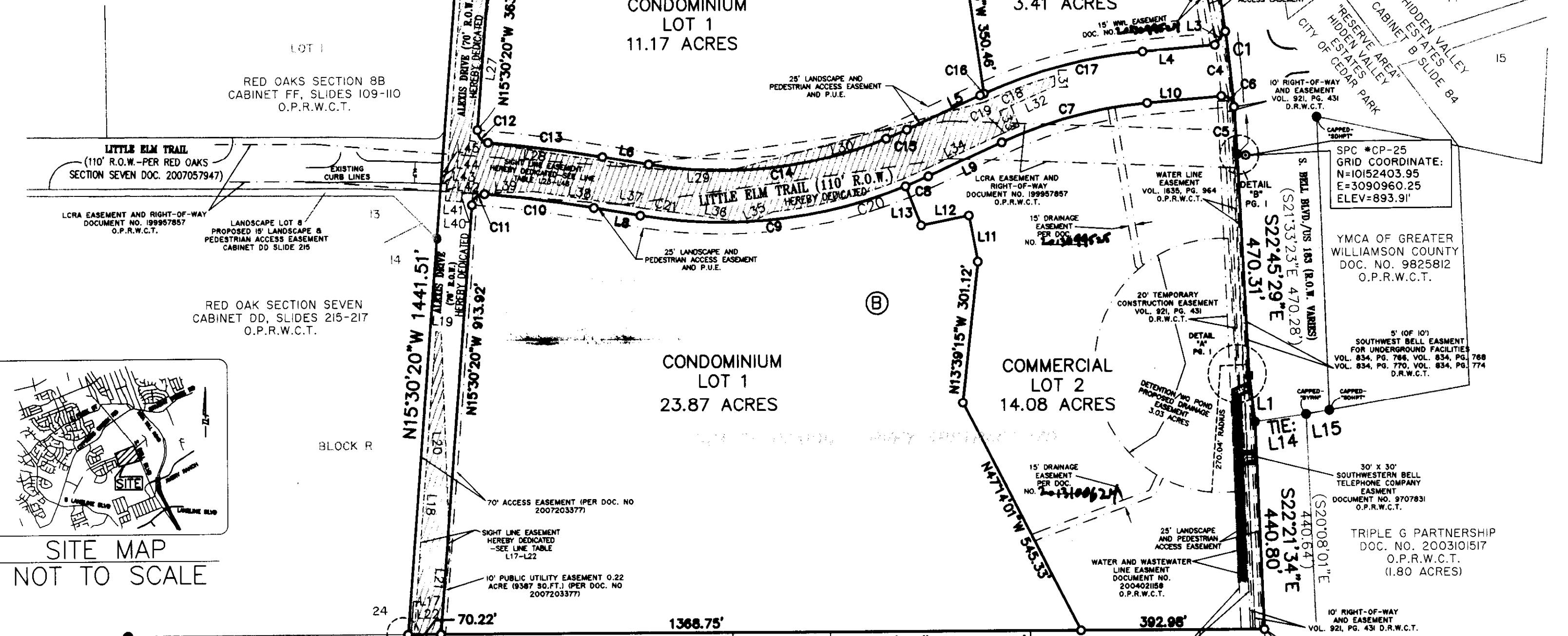
# LITTLE ELM SUBDIVISION PLAT

REGAL ASSOCIATES II, LLC  
A NEVADA LIMITED LIABILITY COMPANY  
DOC. NO. 2012029797  
O.P.R.W.C.T.



**LEGEND**

●	1/2" IRON ROD FOUND (unless otherwise noted)
○	1/2" IRON PIPE FOUND
○	3" BRASS DISC FOUND
○	COTTON SPINDLE FOUND
○	1/2" CAPPED IRON ROD SET "ATS"
○	TX DOT HIGHWAY MONUMENT FOUND
○	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
○	D.P.R.W.C.T.
○	D.R.W.C.T.
○	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
○	P.O.B.
○	POINT OF BEGINNING
○	STATE PLAIN COORDINATES
○	R.O.W.
○	RIGHT-OF-WAY
○	PROPERTY LINE
○	EASEMENT LINE



**CURVE DATA TABLE**

CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	2806.93'	S 27°33'08" E	482.70'	483.30'
C2	1165.00'	N 26°49'02" W	458.75'	461.77'
C3	2806.93'	S 30°13'37" E	221.18'	221.24'
C4	2806.93'	S 26°19'14" E	161.49'	161.51'
C5	2806.93'	S 23°38'45" E	100.54'	100.54'
C6	25.00'	N 69°46'40" W	35.42'	39.36'
C7	945.00'	S 55°18'04" W	322.20'	323.78'
C8	1055.00'	S 46°56'19" W	53.49'	53.50'
C9	1055.00'	S 64°03'51" W	570.01'	577.18'
C10	3000.60'	S 77°28'48" W	236.34'	236.40'
C11	25.00'	S 29°51'31" W	35.58'	39.59'
C12	25.00'	N 60°09'36" W	35.14'	38.97'
C13	3110.60'	N 77°27'41" E	247.02'	247.09'
C14	945.00'	N 64°03'51" E	510.58'	517.00'
C15	945.00'	N 46°56'19" E	47.91'	47.92'
C16	1055.00'	N 45°43'48" E	8.99'	8.99'
C17	1055.00'	N 55°32'44" E	350.83'	352.47'
C18	1038.50'	S 49°57'41" W	160.94'	161.10'
C19	961.50'	S 46°54'27" W	47.71'	47.72'
C20	1038.50'	N 56°19'08" E	286.47'	287.39'
C21	1038.50'	N 77°45'00" E	72.01'	72.03'

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S 26°53'54" E	100.24'
L2	S 38°07'55" E	425.32'
L3	S 18°34'26" W	36.29'
L4	S 65°07'00" W	155.52'
L5	S 45°29'09" W	172.55'
L6	S 79°44'13" W	100.00'
L7	N 17°08'54" W	68.98'
L8	N 79°44'13" E	100.00'
L9	N 45°29'09" E	172.55'
L10	N 65°07'00" E	159.53'
L11	N 30°38'27" W	99.92'
L12	S 58°46'47" W	104.46'
L13	N 41°36'32" W	89.34'
L14	N 61°59'43" E	110.86'
L15	N 60°29'12" E	49.97'
L16	S 38°07'55" E	14.92'

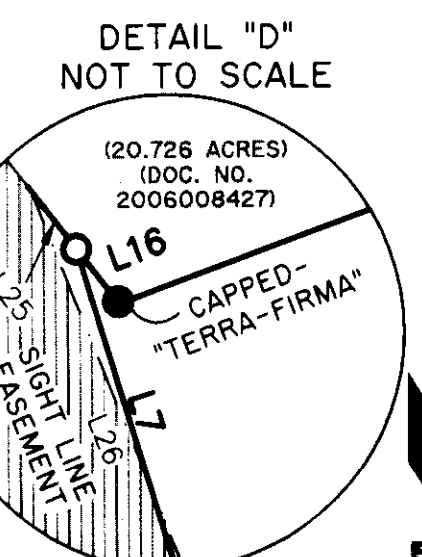
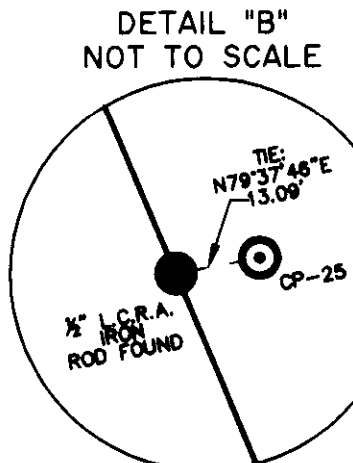
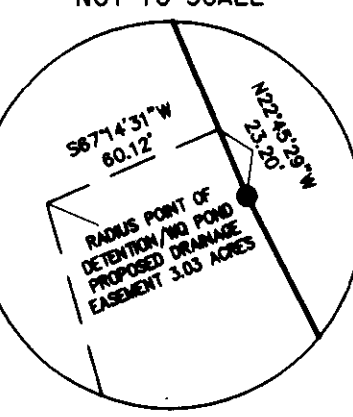
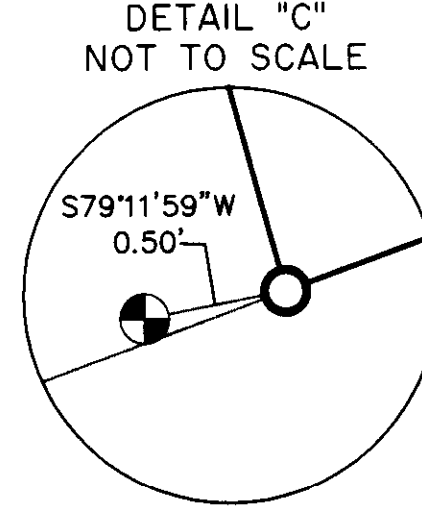
**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L17	S 70°06'40" W	12.54'
L18	S 15°30'20" E	645.03'
L19	S 74°29'40" W	11.37'
L20	N 21°57'20" W	473.00'
L21	N 11°45'44" W	171.19'
L22	N 69°59'24" E	53.49'
L23	N 38°07'55" W	266.38'
L24	S 38°07'55" E	128.83'
L25	S 38°07'55" E	15.49'
L26	S 21°57'20" E	132.97'
L27	S 11°45'07" E	339.12'
L28	N 79°01'07" E	412.09'
L29	N 69°45'35" E	163.15'
L30	N 55°19'29" E	54.714'
L31	S 22°56'13" E	13.85'

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L32	S 46°25'14" W	103.07'
L33	S 41°40'14" E	47.34'
L34	S 45°29'09" W	172.55'
L35	S 46°25'14" W	58.85'
L36	S 78°40'22" W	156.24'
L37	S 79°44'13" W	62.44'
L38	S 78°40'22" W	169.35'
L39	S 68°40'37" W	154.85'
L40	S 11°45'07" E	17.37'
L41	S 74°29'40" W	33.67'
L42	N 15°30'20" W	36.41'
L43	S 73°23'14" W	12.50'
L44	N 15°30'20" W	24.36'
L45	N 69°45'35" E	12.54'
L46	N 15°30'20" W	659.47'

- PLAT NOTES:**
- SETBACK NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
  - THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
  - WATERSHED STATUS: THIS SUBDIVISION IS LOCATED WITHIN THE BRAZOS RIVER, AND THE BUTTERCUP CREEK WATERSHEDS.
  - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION.
  - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT.
  - FOR A MINIMUM TRAVEL DISTANCE OF 25 FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF CEDAR PARK.
  - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF S. BELL BLVD./U.S. 183, LITTLE ELM TRAIL AND ALEXIS DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (CHAPTER 9, SEC. 9.407; CEDAR PARK CODE)
  - LOT 2 BLOCK B, THE DETENTION/WATER QUALITY LOT WILL BE OPERATED AND MAINTAINED BY LITTLE ELM PROPERTY OWNERS ASSOCIATION. THE POND ON LOT 2, BLOCK B WILL PROVIDE DETENTION/WATER QUALITY FOR LOTS 1-2, BLOCK A, AND LOTS 1-2, BLOCK B.
  - FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.
  - THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TX. (LANDSCAPE AND TREE ORDINANCE, CHAPTER 13, CEDAR PARK CODE).
  - AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TX. (CHAPTER 13, SEC. 13.17, SEC. 17.101, CEDAR PARK CODE).
  - ALL CONSTRUCTION TRAFFIC CAN ONLY ACCESS SITE FROM S. BELL BLVD. / US 183.
  - EXISTING OVERHEAD TRANSMISSION LINE IS APPARENTLY UNRECORDED AND IS NOT IN AN EASEMENT.
  - UTILITY PROVIDER FOR WATER: THE CITY OF CEDAR PARK.
  - UTILITY PROVIDER FOR WASTEWATER: THE CITY OF CEDAR PARK.
  - UTILITY PROVIDER FOR TELEPHONE: AT&T.
  - UTILITY PROVIDER FOR ELECTRIC: PEDERALES ELEC. CO.



**OWNERS:** 2013 LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP  
9111 JOLLYVILLE ROAD, SUITE 111, AUSTIN, TEXAS, 78759  
PHONE: (512) 686-4986  
2 MULTI-FAMILY TRACTS

**OWNERS:** ARG ACQUISITIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
9111 JOLLYVILLE ROAD, SUITE 111, AUSTIN, TEXAS, 78759  
PHONE: (512) 686-4986  
2 COMMERCIAL TRACTS

**ACREAGE:** COMMERCIAL LOT 2, BLOCK A= 3.41 ACRES  
COMMERCIAL LOT 2, BLOCK B= 14.08 ACRES  
CONDOMINIUM LOT 1, BLOCK A= 11.17 ACRES  
CONDOMINIUM LOT 1, BLOCK B= 23.87 ACRES  
ALEXIS DRIVE - RIGHT OF WAY = 2.63 ACRES  
LITTLE ELM - RIGHT OF WAY = 4.22 ACRES  
**TOTAL ACREAGE = 59.38 ACRES**

**SURVEY(S):** SAMUEL DAMON SURVEY ABSTRACT 170  
**NO. LOTS:** 2 COMMERCIAL / 2 CONDOMINIUM  
**DATE:** 6/05/2013  
**SURVEYOR:** ATS ENGINEERS, INSPECTORS AND SURVEYORS  
**ENGINEER:** GRAY ENGINEERING, INC.



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