

TBM #1

1.	NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE
	EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.

AMENDED PLAT OF CAT HOLLOW SECTION

C-COMMERCIAL LOT 81, BLOCK D

CABINET AA, SLIDE 147

PLAT RECORDS

WILLIAMSON COUNTY, TEXAS

- 2. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-TEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY-PANEL NUMBER 48491C0630-E, DATED SEPTEMBER 26, 2008.
- 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
- 4. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED BY THE DISTRICT.
- 5. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT. IN ACCORDANCE WITH THE MUD CONSENT AGREEMENT, RESTRICTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT THE TIME OF FINAL PLAT.
- 6. THIS TRACT LIES IN THE LAKE CREEK WATERSHED.

GENERAL NOTES:

- 7. THIS TRACT LIES OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
- 8. DRIVEWAY LOCATIONS TO BE APPROVED BY THE CITY OF ROUND ROCK.
- 9. LOTS 1-5 SHALL HAVE RECIPROCAL ACCESS EASEMENTS.
- 10. REGIONAL WATER QUALITY AND DETENTION SHALL BE PROVIDED ON-SITE FOR LOTS 3 & 4. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- 11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.
- 12. IN ACCORDANCE WITH SECTION B10.1 OF WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS, STORMWATER MANAGEMENT FACILITIES FOR 2, 10 AND 100-YEAR FLOOD EVENTS IS REQUIRED FOR EACH NON-RESIDENTIAL LOT SHOWN HEREON. AN EXCEPTION TO THIS REQUIREMENT MAY BE GRANTED IF IT CAN BE SHOWN THAT DOWNSTREAM PROPERTY IS NOT ADVERSELY AFFECTED BY RUNOFF FROM THE ACCUMULATIVE DEVELOPMENT ACTIVITIES WITHIN THIS SUBDIVISION.

DELTA ANGLE ARC LENGTH CHORD DIRECTION CHORD LENGTH NUMBER RADIUS S 32°34'19" W C1 5680.97 00°41'35" 68.71' 68.71' C2 5779.56' 00°28'58" 48.70' S 32°14'09" W 48.70' C3 5680.97' 00°18'09" 30.00' S 32°22'37" W 30.00' C4 5680.97 00°23'25" 38.71' S 32°43'24" W 38.71' C5 5779.56' 00°11'07" 18.70' S 32°23'04" W 18.70' C6 5779.56' 30.00' S 32°08'35" W 30.00' 00°17'51" C7 587.13' 07°23'05" 75.67' N 36°40'22" E 75.62'

LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND STAMPED "BURY PARTNERS"
- ▲ "MAG" NAIL FOUND
- 1/2" IRON ROD WITH
 "BAKER-AICKLEN" CAP SET
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◆ BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT

1 OF 2

PROJECT NO. 1819-3-004-20



405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-3700

BECK 11

DESCRIPTION

FOR A 11.405 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 1.402 ACRE TRACT, (TRACT I) AND ALL OF A CALLED 10.002 ACRE TRACT, (TRACT II) AS RECORDED IN THAT DEED TO HYLAND JOINT VENTURE AND RECORDED IN DOCUMENT NO. 9631829 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 11.405 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF RM 620 (100" RIGHT-OF-WAY), SAME BEING THE SOUTHEAST CORNER OF CAT HOLLOW SECTION C-COMMERCIAL I, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET M, SLIDE 372 OF THE PLAT RECORDS OF SAID COUNTY, FOR THE MOST EASTERLY CORNER AND POINT OF BEGINNING HEREOF:

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID RM 620, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5680.97 FEET, AN ARC LENGTH OF 68.71 FEET, A CENTRAL ANGLE OF 00° 41' 35", AND A CHORD WHICH BEARS S 32° 34' 19" W FOR A DISTANCE OF 68.71 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND FOR A POINT OF TANGENCY HEREOF;

THENCE S 32° 59' 19" W FOR A DISTANCE OF 643.72 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND FOR A POINT OF CURVATURE HEREOF;

THENCE WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5779.96 FEET, AN ARC LENGTH OF 48.70 FEET, A CENTRAL ANGLE OF 00° 28' 58", AND A CHORD WHICH BEARS S 32° 14' 09" W FOR A DISTANCE OF 48.70 FEET TO A ½" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER HEREOF, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK "D", AMENDED PLAT OF CAT HOLLOW SECTION C-COMMERCIAL, LOT 81, BLOCK D, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET AA, SLIDE 147 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID RM 620, WITH THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, BLOCK "D", N 56° 59' 51" W FOR A DISTANCE OF 657.99 FEET TO A MAG NAIL FOUND FOR A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1, BLOCK "D", SAME BEING THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK "A", CAT HOLLOW SECTION C, MULTI-FAMILY, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET S, SLIDE 60 OF THE PLAT RECORDS OF SAID COUNTY, FOR THE MOST WESTERLY CORNER HEREOF;

THENCE WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1 BLOCK "A", WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 587.13 FEET, AN ARC LENGTH OF 75.67 FEET, A CENTRAL ANGLE OF 07° 23' 05", AND A CHORD WHICH BEARS N 36° 40' 22" E FOR A DISTANCE OF 75.62 FEET TO A POINT OF TANGENCY HEREOF;

THENCE N 32° 58' 30" E FOR A DISTANCE OF 685.67 FEET TO A $\frac{1}{2}$ " IRON ROD WITH CAP LABELED BURY & PARTNERS FOUND FOR A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1, BLOCK "A", SAME BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID CAT HOLLOW SECTION C-COMMERCIAL, FOR THE MOST NORTHERLY CORNER HEREOF;

THENCE WITH THE SOUTHERLY BOUNDARY LINE OF SAID CAT HOLLOW SECTION C-COMMERCIAL I, S 56° 59' 47" E FOR A DISTANCE OF 652.15 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 11.405 ACRES.

BEARING SHOWN HEREON ARE REFERENCED TO GRID NORTH FOR THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (HARN), CENTRAL ZONE.

THE STATE OF TEXAS §
THE COUNTY OF WILLIAMSON §

THAT I, PARKER J. GRAHAM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

PARKER J. GRAHAM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556 STATE OF TEXAS

THE STATE OF TEXAS §
THE COUNTY OF WILLIAMSON §

I, H.D. ROYE, DO HEREBY CERTIFY:

1. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

2. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP).

3. NO STRUCTURE OR LAND ON THIS SURVEY SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A "CERTIFICATE OF COMPLIANCE" APPLICATION FORM TO WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

4. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.

5. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-TEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY-PANEL NUMBER 48491C0630-E, DATED SEPTEMBER 26, 2008.

H. D. ROYE LICENSED PROFESSIONAL ENGINEER NO. 68506 STATE OF TEXAS

OWNERS: HY-LAND JOINT VENTURE

HY-LAND JOINT VENTURE,
A TEXAS LIMITED PARTNERSHIP
211 E. 7th STREET, SUITE 709
AUSTIN, TEXAS 78701

PHONE: (512) 474-6491 FAX:(512) 477-2472

ACREAGE: 11.405 ACRES

SURVEY: JOHN McQUEEN SURVEY, ABSTRACT NO, 425,

SURVEY: JOHN McQUEEN SURVEY, ABSTRACT NO WILLIAMSON COUNTY, TEXAS.

NUMBER OF BLOCKS: 1 BLOCKS

NUMBER OF LOTS: 5 LOTS - 4 COMMERCIAL; 1 OPEN SPACE

NUMBER OF LOTS: LINEAR FEET OF NEW STREET: DATE: ENGINEER:

DATE: MARCH 3, 2009
ENGINEER: HD ENGINEERING
6302 HALL STREET
AUSTIN, TEXAS 78757
PHONE: (512) 524-5424
SURVEYOR: BAKER-AICKLEN & AS:

0 L.F.

AUSTIN, TEXAS 78757
PHONE: (512) 524-5424
BAKER-AICKLEN & ASSOCIATES, INC.
405 BRUSHY CREEK ROAD
CEDAR PARK, TEXAS 78613
PHONE: (512) 260-3700

THE STATE OF TEXAS §
THE COUNTY OF WILLIAMSON §

THAT HY-LAND JOINT VENTURE, A TEXAS LIMITED PARTNERSHIP, OWNER OF 11.405 ACRES OF LAND OUT OF AND A PART OF THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 1.402 ACRE TRACT, (TRACT I), AND ALL OF A CALLED 10.002 ACRE TRACT, (TRACT II) AS RECORDED IN THAT DEED TO HY-LAND JOINT VENTURE AND RECORDED IN DOCUMENT NO. 9631829 OF THE OFFICIAL RECORDS OF SAID COUNTY, DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON; DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT; AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. HIGHLAND SIX TWENTY RESIDENTIAL, LTD. AND HIGHLAND 620 LAND INVESTMENT, LTD. ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. HIGHLAND SIX TWENTY RESIDENTIAL, LTD. AND HIGHLAND 620 LAND INVESTMENT, LTD.

WITNESS MY HAND THIS ______ DATE OF _______, 2009 A.D.

HY-LAND JOINT VENTURE
A TEXAS LIMITED PARTNERSHIP
211 E. 7TH STREET, SUITE 709
AUSTIN, TX 78701

BY: HRI-GP NO. 1, L.L.C.,
A TEXAS LIMITED LIABILITY CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____
DAVID C. BODENMAN, PRESIDENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2009.

NOTARY PUBLIC, STATE OF TEXAS DATE
PRINTED NAME _____
MY COMMISSION EXPIRES: ______

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL:

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAT THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND 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.

IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT 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 BEEN FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE STATE OF TEXAS §
THE COUNTY OF WILLIAMSON §

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE	DATE

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

AULO PINTO DATE IRECTOR OF ENVIRONMENTAL SERVICE	S		
COAD NAME AND ADDRESS ASSIGNMENT	VERIFIED THIS THE	DAY OF	, 2009
VILLIAMSON COUNTY ADDRESS COORDI	NATOR DATE		
STATE OF TEXAS § COUNTY OF WILLIAMSON §			

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _______, 20______ A.D., AT ________ O'CLOCK, ___,M., AND DULY RECORDED THIS DAY OF _______, 20______ A.D., AT _______ O'CLOCK, ___,M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET ______, SLIDE ______.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: ______DEPUT

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PROJECT NO. 1819-3-004-20

405 BRUSHY CREEK RD.

CEDAR PARK, TX 78613

(512) 260-3700

