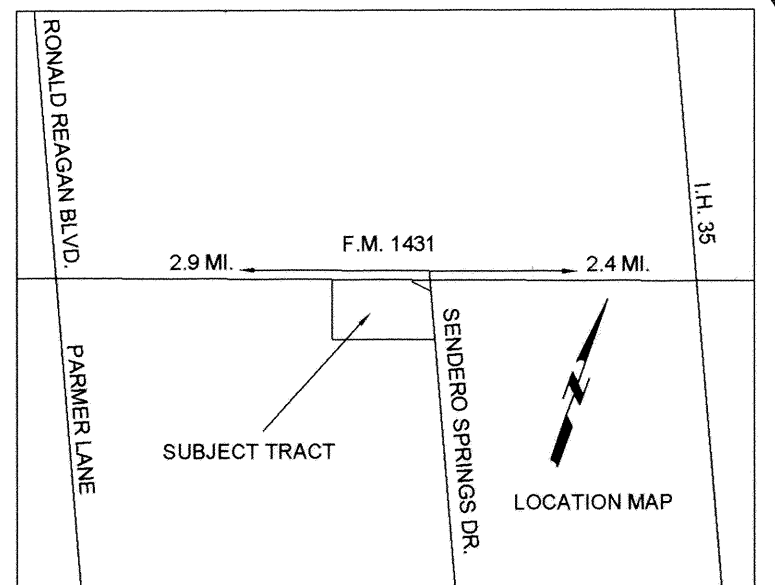


FINAL PLAT OF
SENDERO SPRINGS
SECTION EIGHT

FARM TO MARKET 1431
(200' R.O.W.)

STATE OF TEXAS
VOLUME 844, PAGE 422
DEED RECORDS
WILLIAMSON COUNTY, TEXAS

0 25 50
ORIGINAL SCALE
1" = 50'



OWNERS: HY-LAND JOINT VENTURE
211 E. 27th STREET, SUITE 709
AUSTIN, TEXAS 78701
PHONE: (512) 474-6491 FAX: (512) 477-2472

ACREAGE: 4.390 ACRES
SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
WILLIAMSON COUNTY, TEXAS.

NUMBER OF BLOCKS: 1 BLOCK
NUMBER OF LOTS: 2 COMMERCIAL LOTS

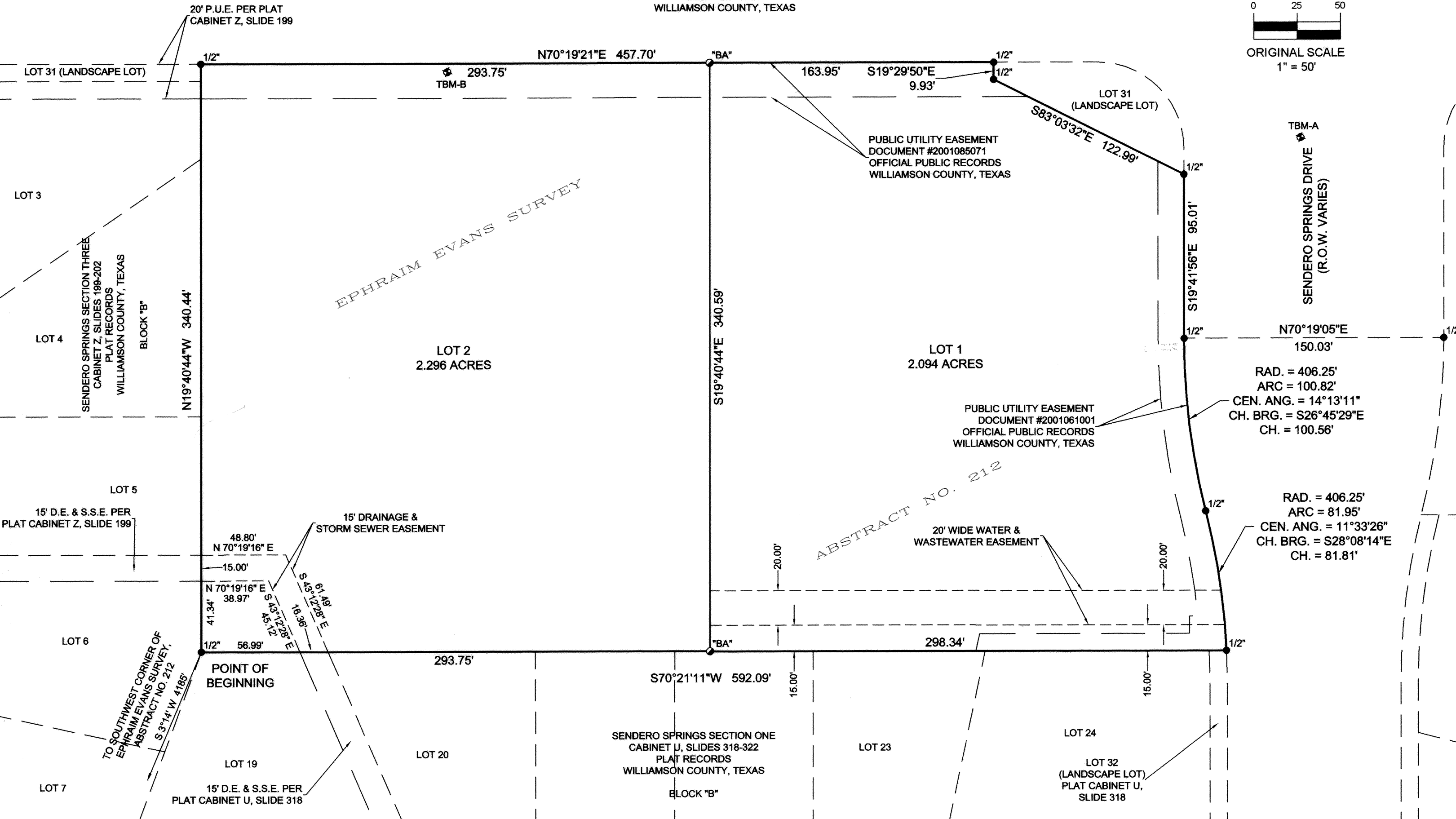
LINEAR FEET OF NEW STREET: 0 L.F.
DATE: DECEMBER 7, 2010
ENGINEER: HD ENGINEERING
6302 HALL STREET
AUSTIN, TEXAS 78757
PHONE: (512) 524-5424
T.B.P.E. #10593

SURVEYOR: BAKER-AICKLEN & ASSOCIATES, INC.
405 BRUSHY CREEK ROAD
CEDAR PARK, TEXAS 78613
PHONE: (512) 260-3700
T.L.S.F. #100231

BENCHMARKS: TBM A: A SQUARE CUT IN CONCRETE INLET
NEAR NORTH END OF MEDIAN IN CENTER OF
SENDERO SPRINGS DRIVE
ELEVATION = 884.13'
TBM B: COTTON GIN SPINDLE IN A POWER
POLE NEAR THE SOUTH RIGHT-OF-WAY OF
F.M.1431, +/- 140' EAST OF NORTHWEST
CORNER OF LOT 2
ELEVATION = 894.97'
VERTICAL DATUM NAVD88 (GEOID99) PER
CITY OF ROUND ROCK CONTROL POINT
01-032 <http://roundrocktexas.gov/docs/d032.pdf>

LEGEND

- 1/2" IRON ROD WITH CAP
LABELED "BAKER-AICKLEN" SET
- 1/2" IRON ROD FOUND
- DE DRAINAGE EASEMENT
- SSE STORM SEWER EASEMENT



GENERAL NOTES:

- BUILDING SETBACK LINES ARE FIFTY (50) FEET ALONG FARM TO MARKET 1431 AND TWENTYFIVE (25) FEET ALONG SENDERO SPRINGS DRIVE.
- NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
- 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.
- 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.
- THIS TRACT LIES IN THE BRUSHY CREEK WATERSHED.
- THIS TRACT LIES OVER THE NORTH EDWARD'S AQUIFER RECHARGE ZONE.

1 OF 2
PROJECT NO. 1819-3-006-20

BAKER-AICKLEN & ASSOCIATES, INC.
405 BRUSHY CREEK ROAD
CEDAR PARK, TEXAS 78613
(512) 260-3700
ENGINEERING FIRM # F45
SURVEY FIRM # 100231-C
ROUND ROCK - CEDAR PARK
TBAE #1787

FINAL PLAT OF
SENDERO SPRINGS
SECTION EIGHT

DESCRIPTION

FOR A 4.390 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 474.91 ACRE TRACT OF LAND IN DEED TO HY-LAND NORTH JOINT VENTURE RECORDED IN VOLUME 639, PAGE 693 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.390 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON A POINT AN ANGLE POINT IN THE EAST BOUNDARY LINE OF LOT 6, BLOCK "B" OF SENDERO SPRINGS SECTION THREE, A SUBDIVISION ACCORDING TO TE PLAT RECORDED IN CABINET Z, SLIDE 199 OF THE PLAT RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHWEST CORNER OF LOT 19, BLOCK "B" OF SENDERO SPRINGS SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET U, SLIDE 318 OF SAID PLAT RECORDS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE WITH THE EAST BOUNDARY LINE OF SAID SENDERO SPRINGS SECTION THREE, N 19°40'44" W FOR A DISTANCE OF 34.44 FEET TO A 1/2" IRON ROD FOUND ON A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1431 (F.M. 1431), SAID POINT BEING THE NORTHEAST CORNER OF LOT 31, BLOCK "B" OF SAID SENDERO SPRINGS SECTION THREE, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID F.M. 1431, N 70D19'21" E FOR A DISTANCE OF 457.70 FEET TO A 1/2" IRON ROD FOUND ON A POINT BEING THE NORTHWEST CORNER OF LOT 31, BLOCK "B" OF SAID SENDERO SPRINGS SECTION ONE, FOR AN ANGLE POINT HEREOF HEREOF;

THENCE WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 31 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 19°29'50" E FOR A DISTANCE OF 9.93 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
2. S 83°03'32" E FOR A DISTANCE OF 122.99 FEET TO A 1/2" IRON ROD FOUND ON A POINT IN THE WEST RIGHT-OF-WAY LINE OF SENDERO SPRINGS DRIVE, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID SENDERO SPRINGS DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

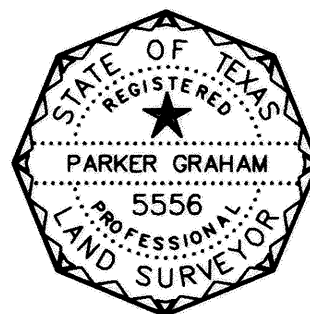
1. S19°41'56" E FOR A DISTANCE OF 95.01 FEET TO A 1/2" IRON ROD FOUND ON A POINT OF CURVATURE HEREOF,
2. WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OD 406.25 FEET, A CENTRAL ANGLE OF 014°13'11", AN ARC LENGTH OF 100.82 FEET AND A CHORD WHICH BEARS S 26°45'29" E FOR A DISTANCE OF 100.56 FEET TO A 1/2" IRON ROD FOUND ON A POINT OF REVERSE CURVATURE HEREOF, AND
3. WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OD 406.25 FEET, A CENTRAL ANGLE OF 011°33'26", AN ARC LENGTH OF 81.95 FEET AND A CHORD WHICH BEARS S 28°08'14" E FOR A DISTANCE OF 81.81 FEET TO A 1/2" IRON ROD FOUND ON A POINT BEING THE NORTHEAST CORNER OF LOT 32, BLOCK "B" OF SAID SENDERO SPRINGS SECTION ONE, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH BOUNDARY LINE OF SAID SENDERO SPRINGS SECTION ONE, S 70°21'11" W FOR A DISTANCE OF 582.09 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.390 ACRES OF LAND.

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 HARN93.

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 12-22-2010
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS

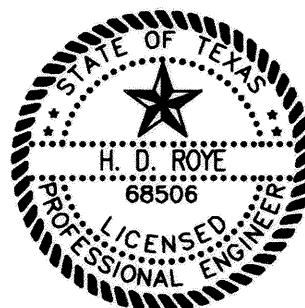


STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.

H. D. Roye 12.22.10
H. D. ROYE
LICENSED PROFESSIONAL ENGINEER NO. 68506
STATE OF TEXAS



THE STATE OF TEXAS §

THE COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

THAT HY-LAND NORTH JOINT VENTURE, A TEXAS JOINT VENTURE, OWNER OF 4.390 ACRES OF LAND OUT OF AND A PART OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 474.91 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO HY-LAND NORTH JOINT VENTURE, RECORDED IN VOLUME 639, PAGE 693 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY PLAT 4.390 ACRES OF LAND, 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 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. HY-LAND NORTH JOINT VENTURE 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.

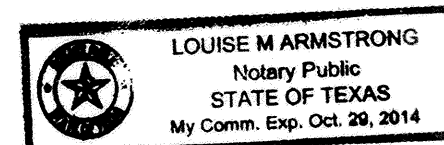
WITNESS MY HAND THIS 3RD DATE OF January, 2010 A.D.

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

BY: David C. Bodenman
DAVID C. BODENMAN, AGENT & ATTORNEY-IN-FACT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF January, 2010 A.D.

Louise M. Armstrong 1-3-2011
NOTARY PUBLIC, STATE OF TEXAS DATE
PRINTED NAME Louise M. Armstrong
MY COMMISSION EXPIRES: 10-29-2014



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 THAN 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.

STATE OF TEXAS §
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.

HONORABLE DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 4th DAY OF 2011
2011 Shilpa Bhadsavale JAN 4, 2011
WILLIAMSON COUNTY ADDRESS COORDINATOR DATE
SHILPA BHADSAYLE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOWN ALL MEN THESE PRESENTS:

I, NANCY E. 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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

