

REPLAT OF
LOTS 47 AND 48, BLOCK C
THE WOODS OF BRUSHY CREEK, SECTION VI, PHASE I

DESCRIPTION

FOR A 3.854 ACRE TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 AND THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 47 AND LOT 48, BLOCK C, THE WOODS OF BRUSHY CREEK, SECTION VI, PHASE I, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 138-140 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.854 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 47, ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF LOT 52 OF SAID SUBDIVISION, SAME BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CORNERWOOD DRIVE (70' RIGHT-OF-WAY WIDTH); FOR THE NORTH CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 52, SAME BEING THE SOUTHEAST CORNER OF LOT 48 OF SAID SUBDIVISION BEARS, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 515.27 FEET, AN ARC LENGTH OF 119.80 FEET, A CENTRAL ANGLE OF 013°19'15", AND A CHORD WHICH BEARS, N 33°57'03" W FOR A DISTANCE OF 119.53 FEET;

THENCE WITH THE NORTHEAST BOUNDARY LINE OF SAID LOT 47, SAME BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CORNERWOOD DRIVE, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 518.06 FEET, AN ARC LENGTH OF 120.52 FEET, A CENTRAL ANGLE OF 044°38'09", AND A CHORD WHICH BEARS, S 47°49'46" E FOR A DISTANCE OF 120.27 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF TANGENCY ON THE NORTHEAST BOUNDARY LINE OF SAID LOT 47, SAME BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CORNERWOOD DRIVE, FOR A POINT OF TANGENCY HEREOF;

THENCE S 54° 55' 41" E FOR A DISTANCE OF 178.27 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE ON THE NORTHEAST BOUNDARY LINE OF SAID LOT 47, SAME BEING A POINT OF INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CORNERWOOD DRIVE AND THE NORTHWEST RIGHT-OF-WAY LINE OF RANCH ROAD 820 (RIGHT-OF-WAY WIDTH VARIES), FOR A POINT OF CURVATURE HEREOF;

THENCE WITH THE NORTHEAST BOUNDARY LINE OF SAID LOT 47, SAME BEING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RANCH ROAD 820, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.98 FEET, AN ARC LENGTH OF 38.28 FEET, A CENTRAL ANGLE OF 088°58'36", AND A CHORD WHICH BEARS, S 09°54'22" E FOR A DISTANCE OF 38.28 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET, FOR A POINT OF TANGENCY ON THE SOUTHEAST BOUNDARY LINE OF SAID LOT 47, SAME BEING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RANCH ROAD 820, FOR A POINT OF TANGENCY HEREOF;

THENCE WITH THE SOUTHWEST BOUNDARY LINE OF SAID LOT 47, IN PART WITH THE SOUTHWEST BOUNDARY LINE OF SAID LOT 48, SAME BEING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RANCH ROAD 820, S 39° 07' 44" W PASSING AT A DISTANCE OF 209.95 FEET A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR THE SOUTH CORNER OF SAID LOT 47, SAME BEING THE EAST CORNER OF SAID LOT 48, FOR A TOTAL DISTANCE OF 478.28 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR THE SOUTH CORNER OF SAID LOT 48, SAME BEING THE EAST CORNER OF LOT 49, BLOCK C, THE WOODS OF BRUSHY CREEK SECTION VI, PHASE II, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 141-144 OF THE PLAT RECORDS OF SAID COUNTY, TEXAS, FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST BOUNDARY LINE OF SAID LOT 48, IN PART WITH THE NORTHEAST BOUNDARY LINE OF SAID LOT 49, N 84° 54' 18" W FOR A DISTANCE OF 168.34 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 48, SAME BEING THE NORTH CORNER OF SAID LOT 49, SAME BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK C, OF SAID THE WOODS OF BRUSHY CREEK, SECTION VI, PHASE II SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST BOUNDARY LINE OF SAID LOT 48, IN PART WITH THE EAST BOUNDARY LINE OF SAID LOT 20, IN PART WITH THE EAST BOUNDARY LINE OF LOT 21, BLOCK C, OF SAID THE WOODS OF BRUSHY CREEK, SECTION VI, PHASE II SUBDIVISION AND WITH THE EAST BOUNDARY LINE OF LOT 25, BLOCK C, OF SAID THE WOODS OF BRUSHY CREEK, SECTION VI, PHASE II SUBDIVISION, N 09° 22' 33" W FOR A DISTANCE OF 203.06 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 48, SAME BEING AN ANGLE POINT ON THE EAST BOUNDARY LINE OF SAID LOT 25, SAME BEING THE SOUTH CORNER OF SAID LOT 52, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF LOT 27, BLOCK C, OF SAID THE WOODS OF BRUSHY CREEK, SECTION VI, PHASE II SUBDIVISION, SAME BEING THE SOUTH BOUNDARY LINE OF SAID LOT 48 BEARS, N 21° 03' 33" W A DISTANCE OF 236.16 FEET ;

THENCE IN PART WITH THE NORTHWEST BOUNDARY LINE OF SAID LOT 48, IN PART WITH THE NORTHWEST BOUNDARY LINE OF SAID LOT 47 AND IN PART WITH THE SOUTHWEST BOUNDARY LINE OF SAID LOT 52, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

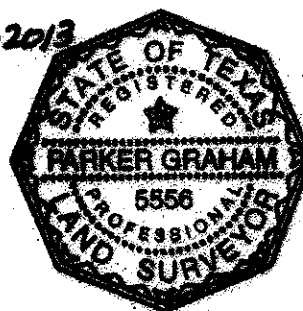
- 1) N 09° 09' 01" E PASSING AT A DISTANCE OF 60.91 FEET A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR THE NORTH CORNER OF SAID LOT 48, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 47, FOR A TOTAL DISTANCE OF 121.86 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;
- 2) N 29° 51' 34" W FOR A DISTANCE OF 88.89 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT HEREOF, AND
- 3) N 09° 09' 15" E FOR A DISTANCE OF 178.73 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 3.854 ACRES OF LAND.

BEARING BASIS IS REFERENCED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, CENTRAL ZONE (4203).

STATE OF TEXAS §
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 01-02-2013
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS

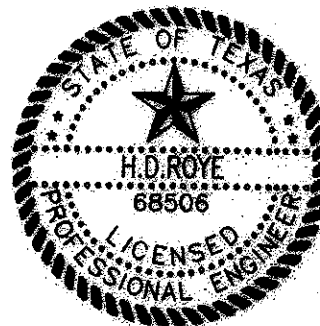


STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

H.D. Roye 1.2.13
H. D. ROYE
LICENSED PROFESSIONAL ENGINEER NO. 68506
STATE OF TEXAS



WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLETS WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. 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.

Joe M. England 1/8/13
JOE M. ENGLAND, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT, HIBANK JOINT VENTURE, AS THE OWNER OF THAT CERTAIN 1.804 ACRE TRACT OF LAND, BEING ALL OF LOT 47, BLOCK C, "THE WOODS OF BRUSHY CREEK SECTION VI PHASE I", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDES 138-140 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY PLAT 1.804 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 PUBLIC EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. HIBANK 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. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOTS 47 AND 48, BLOCK C, THE WOODS OF BRUSHY CREEK SECTION VI, PHASE I" SUBDIVISION.

WITNESS MY HAND THIS 2nd DAY OF January, 2013.

David C. Bodenman
HIBANK JOINT VENTURE BY:
DAVID C. BODENMAN, PRESIDENT
HIGHLAND MANAGEMENT, INC., MANAGING VENTURER

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF January, 2013, BY DAVID C. BODENMAN, PRESIDENT OF HIGHLAND MANAGEMENT, INC., ON BEHALF OF SAID HIBANK JOINT VENTURE

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME Linda Ann Tanner
MY COMMISSION EXPIRES: 02-18-2013



STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT, HIGHLAND THREE HUNDRED, LTD., AS THE OWNER OF THAT CERTAIN 2.252 ACRE TRACT OF LAND, BEING ALL OF LOT 48, BLOCK C, "THE WOODS OF BRUSHY CREEK SECTION VI PHASE I", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDES 138-140 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY PLAT 2.252 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 PUBLIC EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. HIGHLAND THREE HUNDRED, 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. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOTS 47 AND 48, BLOCK C, THE WOODS OF BRUSHY CREEK SECTION VI, PHASE I" SUBDIVISION.

WITNESS MY HAND THIS 2nd DAY OF January, 2013.

David C. Bodenman
HIGHLAND THREE HUNDRED, LTD. BY:
DAVID C. BODENMAN, PRESIDENT
HIGHLAND MANAGEMENT, INC., GENERAL PARTNER

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF January, 2013, BY DAVID C. BODENMAN, PRESIDENT OF HIGHLAND MANAGEMENT, INC., ON BEHALF OF SAID HIGHLAND THREE HUNDRED, LTD.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME Linda Ann Tanner
MY COMMISSION EXPIRES: 02-18-2013



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 HEREOF, 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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 2nd DAY OF January, 2013, AT 09 O'CLOCK A.M. AND DULY RECORDED ON THE 2nd DAY OF January, 2013, AT 09 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 1819-3-008-20

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY:
DEPUTY