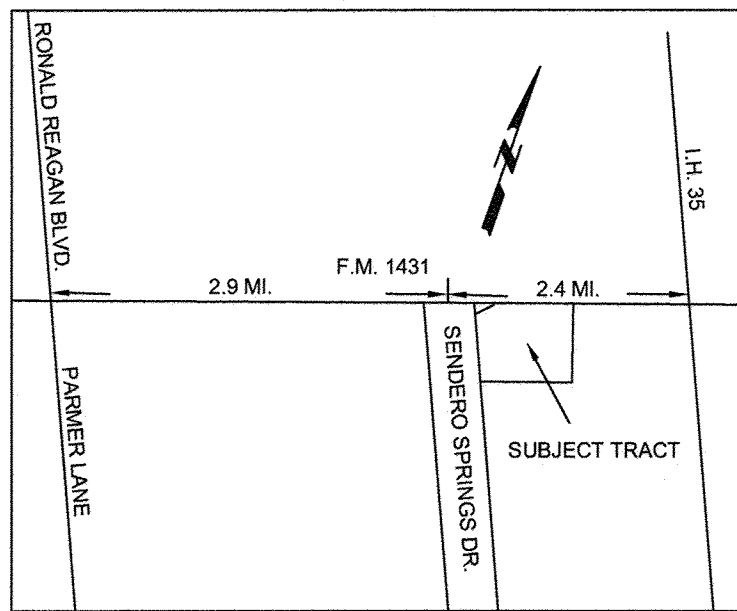


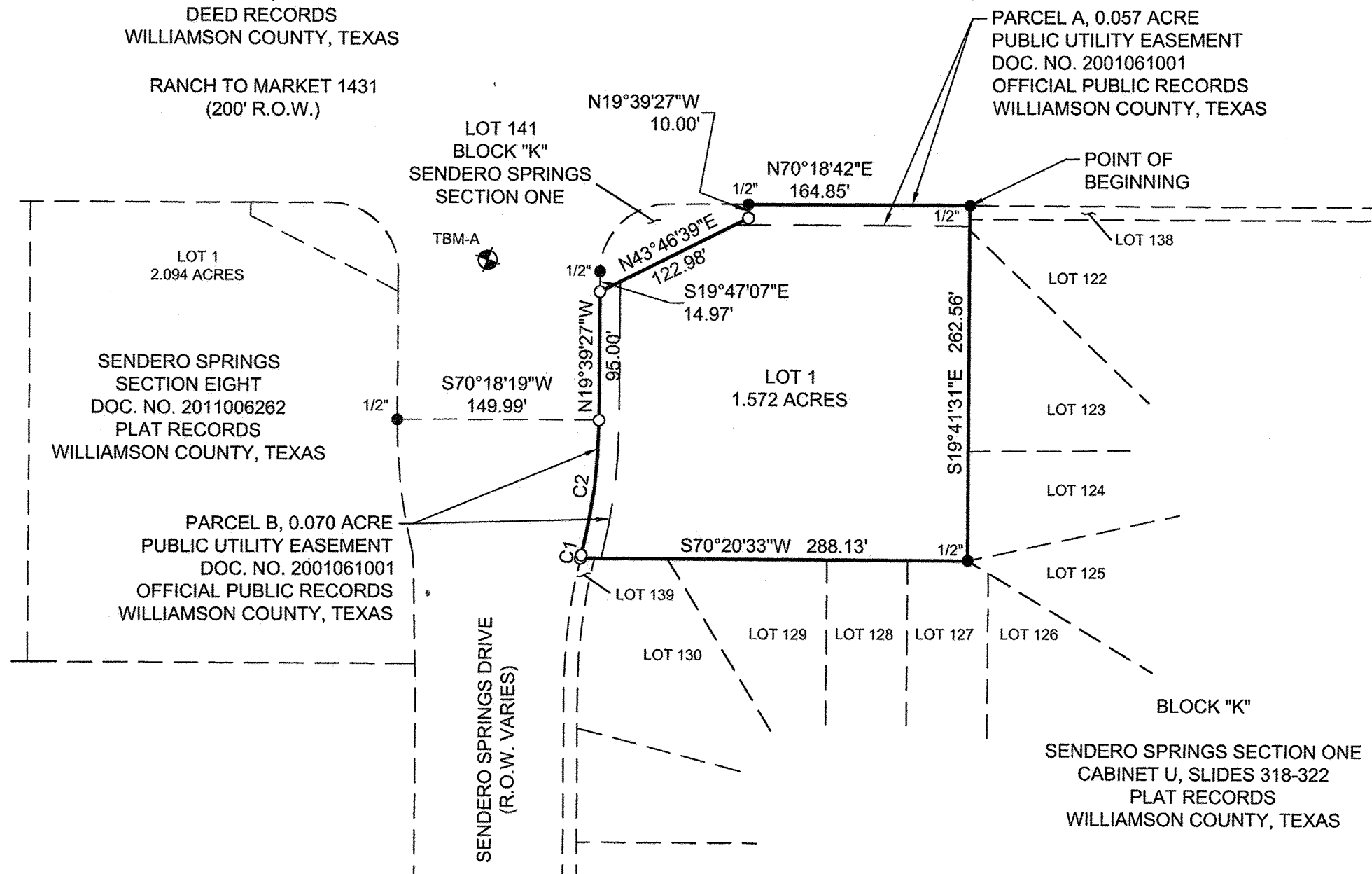
LOCATION MAP



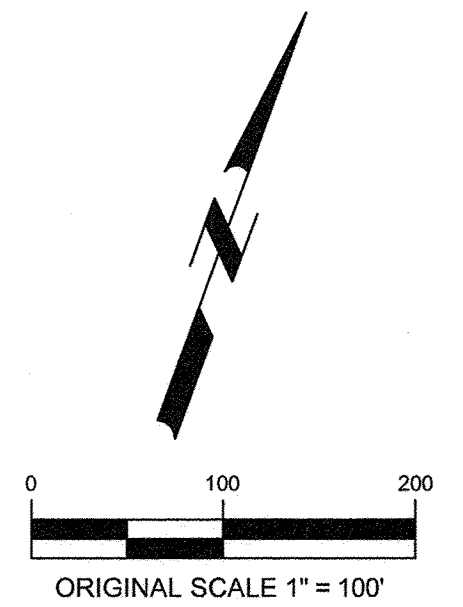
FINAL PLAT OF  
SENDERO SPRINGS  
SECTION NINE

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

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



PARCEL A, 0.057 ACRE  
PUBLIC UTILITY EASEMENT  
DOC. NO. 2001061001  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS



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

ACREAGE: 1.572 ACRES  
SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212  
WILLIAMSON COUNTY, TEXAS.

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

LINEAR FEET OF NEW STREET: 0 L.F.  
DATE: DECEMBER, 2013  
ENGINEER: HD ENGINEERING  
6302 HALL STREET  
AUSTIN, TEXAS 78757  
PHONE: (512) 524-5424  
T.B.P.E. #10593

SURVEYOR: BAKER-AICKLEN & ASSOCIATES, INC.  
507 W. LIBERTY AVE.  
ROUND ROCK, TEXAS 78664  
PHONE: (512) 244-9620  
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, +/- 500' WEST OF CENTERLINE OF  
SENDERO SPRINGS DRIVE  
ELEVATION = 894.97'

VERTICAL DATUM NAVD88 (GEOID99) PER  
CITY OF ROUND ROCK CONTROL POINT  
01-032 <http://roundrocktexas.gov/docs/d032.pdf>

LOT 1  
2.094 ACRES

SENDERO SPRINGS  
SECTION EIGHT  
DOC. NO. 2011006262  
PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS

PARCEL B, 0.070 ACRE  
PUBLIC UTILITY EASEMENT  
DOC. NO. 2001061001  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

BLOCK "K"  
SENDERO SPRINGS SECTION ONE  
CABINET U, SLIDES 318-322  
PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	406.25'	2.54'	000°21'30"	N05°35'11"W	2.54'
C2	406.25'	101.04'	014°15'02"	N12°31'56"W	100.78'

LEGEND	
●	1/2" IRON ROD FOUND
⦿	IRON ROD WITH CAP FOUND
○	1" IRON PIPE FOUND
▲	NAIL FOUND
△	NAIL WITH "BAKER-AICKLEN" WASHER SET
⊗	"X" IN CONCRETE FOUND/SET
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET
⊗	COTTON GIN SPINDLE FOUND
⚓	RAILROAD SPIKE FOUND
⊗	BOLT FOUND
⊕	BENCHMARK

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.
- BASED ON FEMA MAP NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, THE PROPERTY DESCRIBED HEREIN LIES ENTIRELY WITHIN THE NON-SHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FEMA MAP NOTED ABOVE IS THE ONLY SOURCE OF FLOOD INFORMATION CONSIDERED FOR THIS SURVEY. THE GOVERNMENTAL UNIT HAVING JURISDICTION OVER DEVELOPMENT IN THIS LOCALE MAY HAVE OTHER FLOOD INFORMATION REQUIREMENTS OR MAY REQUIRE A NEW FLOOD STUDY BE PERFORMED. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY SECTION B10.1 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 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.

FINAL PLAT OF  
SENDERO SPRINGS  
SECTION NINE

**BAKER-AICKLEN & ASSOCIATES, INC.**  
507 WEST LIBERTY AVE.  
ROUND ROCK, TEXAS 78664  
512 244-9620  
ENGINEERING FIRM # P-45  
SURVEY FIRM # 100231-0  
TBAE # 1787

FINAL PLAT OF  
SENDERO SPRINGS  
SECTION NINE

DESCRIPTION

FOR A 1.572 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 WILLIAMSON COUNTY, TEXAS, BEING A REMNANT PORTION OF A CALLED 474.91 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HY-LAND NORTH JOINT VENTURE AND RECORDED IN VOLUME 639, PAGE 693 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.572 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-EAST CORNER OF SAID REMNANT PORTION, SAME BEING THE NORTHWEST CORNER OF LOT 138 (A LANDSCAPE LOT) OF SENDERO SPRINGS SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET U, SLIDES 318-322 OF THE PLAT RECORDS OF SAID COUNTY, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RANCH TO MARKET 1431 (200 FOOT RIGHT-OF-WAY WIDTH) AS DESCRIBED IN A DEED TO THE STATE OF TEXAS AND RECORDED IN VOLUME 844, PAGE 422 OF THE DEED RECORDS OF SAID COUNTY, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE WITH THE EAST LINE OF SAID REMNANT PORTION, SAME BEING THE NORTH LINE OF SAID SENDERO SPRINGS SUBDIVISION, S 19°41'31" E FOR A DISTANCE OF 262.56 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID REMNANT PORTION, SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID SENDERO SPRINGS SUBDIVISION, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID REMNANT PORTION, SAME BEING THE NORTH LINE OF SAID SENDERO SPRINGS SUBDIVISION, S 70°20'33" W FOR A DISTANCE OF 288.13 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR THE SOUTHWEST CORNER OF SAID REMNANT PORTION, SAME BEING THE NORTHWEST CORNER OF LOT 139 OF SAID SENDERO SPRINGS SUBDIVISION, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF SENDERO SPRINGS DRIVE (RIGHT-OF-WAY WIDTH VARIES), FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID REMNANT PORTION, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID SENDERO SPRINGS DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 406.25 FEET, A CENTRAL ANGLE OF 000°21'30", AN ARC LENGTH OF 2.54 FEET AND A CHORD WHICH BEARS N 05°35'11" W FOR A DISTANCE OF 2.54 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR A POINT OF REVERSE CURVATURE HEREOF;
- 2) WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 406.25 FEET, A CENTRAL ANGLE OF 014°15'02", AN ARC LENGTH OF 101.04 FEET AND A CHORD WHICH BEARS N 12°31'56" W FOR A DISTANCE OF 100.78 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR A POINT OF TANGENCY HEREOF; AND
- 3) N 19°39'27" W FOR A DISTANCE OF 95.00 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID REMNANT PORTION, SAME BEING THE NORTHWEST CORNER OF LOT 141 OF SAID SENDERO SPRINGS SUBDIVISION, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF;

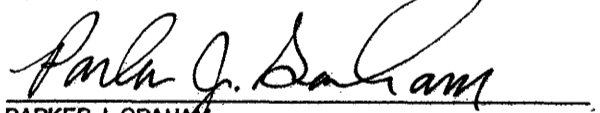
THENCE WITH THE NORTHWEST LINE OF SAID REMNANT PORTION, SAME BEING THE SOUTHEAST LINE OF SAID LOT 141, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 43°46'39" E FOR A DISTANCE OF 122.98 FEET TO A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET FOR AN ANGLE POINT HEREOF; AND
- 2) N 19°39'27" W FOR A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID REMNANT PORTION, SAME BEING THE NORTHEAST CORNER OF SAID LOT 141, FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID REMNANT PORTION, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID RANCH TO MARKER 1431, N 70°18'42" E FOR A DISTANCE OF 164.85 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.572 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  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556,  
STATE OF TEXAS

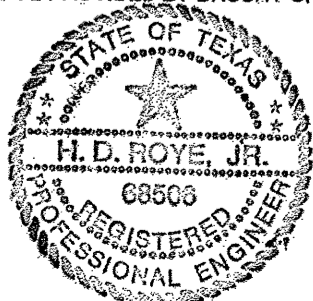


STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 ENCLOSED 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  
LICENSED PROFESSIONAL ENGINEER NO. 68506  
STATE OF TEXAS



THE STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS  
THE COUNTY OF WILLIAMSON §

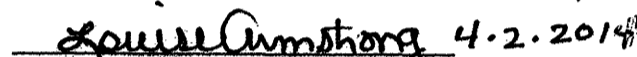
THAT HY-LAND NORTH JOINT VENTURE, A TEXAS JOINT VENTURE, OWNER OF 1.572 ACRES OF LAND OUT OF AND A PART OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 474.91 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO HY-LAND NORTH JOINT VENTURE, RECORDED IN VOLUME 639, PAGE 693 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY PLAT 1.572 ACRES OF LAND, DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON; DOES HEREBY APPROVE THE RECODATION 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.

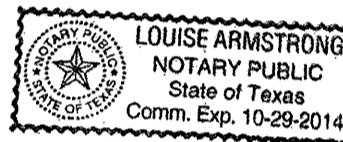
WITNESS MY HAND THIS 2<sup>nd</sup> DATE OF APRIL, 2014 A.D.

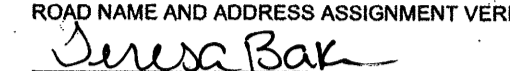
HY-LAND NORTH JOINT VENTURE  
A TEXAS JOINT VENTURE  
211 E. 7TH STREET, SUITE 709  
AUSTIN, TX 78701

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF April, 2014 A.D.

  
LOUISE ARMSTRONG 4-2-2014  
NOTARY PUBLIC, STATE OF TEXAS, DATE  
PRINTED NAME Louise Armstrong  
MY COMMISSION EXPIRES: 10-29-2014



ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 15<sup>th</sup> DAY OF April, 2014  
  
WILLIAMSON COUNTY ADDRESS COORDINATOR DATE

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

STATE OF TEXAS §  
KNOW ALL MEN THESE PRESENTS;  
COUNTY OF WILLIAMSON §

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 10 O'CLOCK, 10 M., AND DULY RECORDED THIS DAY OF 20 A.D., AT 10 O'CLOCK, 10 M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET U, SLIDE 318-322.

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

FINAL PLAT OF  
SENDERO SPRINGS  
SECTION NINE

