

DESCRIPTION

FOR A 31.093 ACRE TRACT OF LAND SITUATED IN THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 4 AND 5, BLOCK N, HIGHLAND HORIZON PHASE I, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME FF, SLIDES 143-149 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 31.093 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5, SAME BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF O'CONNOR DRIVE (200' RIGHT-OF-WAY WIDTH) AND THE EAST RIGHT-OF-WAY LINE OF GREAT OAKS DRIVE (RIGHT-OF-WAY WIDTH VARIES), FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** HEREOF;

THENCE IN PART WITH THE WEST LINE OF SAID LOT 5 AND IN PART WITH THE WEST LINE OF SAID LOT 4, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID GREAT OAKS DRIVE, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) **N 62°07'01" W** FOR A DISTANCE OF **147.48 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR A POINT OF CURVATURE HEREOF,
- 2) WITH THE ARC OF A CURVE TO THE **RIGHT**, HAVING A RADIUS OF **910.00 FEET**, AN ARC LENGTH OF **659.07 FEET**, A CENTRAL ANGLE OF **041°29'47"**, AND A CHORD WHICH BEARS **N 41°22'08" W**, FOR A DISTANCE OF **644.76 FEET**, TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR A POINT OF TANGENCY HEREOF,
- 3) **N 20°37'14" W** FOR A DISTANCE OF **678.23 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR A POINT OF CURVATURE HEREOF,
- 4) WITH THE ARC OF A CURVE TO THE **LEFT**, HAVING A RADIUS OF **1040.00 FEET**, AN ARC LENGTH OF **77.48 FEET**, A CENTRAL ANGLE OF **004°16'06"**, AND A CHORD WHICH BEARS **N 22°45'17" W**, FOR A DISTANCE OF **77.46 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR A POINT OF COMPOUND CURVATURE HEREOF,
- 5) WITH THE ARC OF A CURVE TO THE **LEFT**, HAVING A RADIUS OF **1040.00 FEET**, AN ARC LENGTH OF **642.13 FEET**, A CENTRAL ANGLE OF **035°22'34"**, AND A CHORD WHICH BEARS **N 42°34'37" W**, FOR A DISTANCE OF **631.98 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR A POINT OF TANGENCY HEREOF, AND
- 6) **N 60°15'55" W** FOR A DISTANCE OF **119.96 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4, SAME BEING THE SOUTH CORNER OF LOT 2, BLOCK N, OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF;

GENERAL NOTES:

1. BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT BUILDING LINES ARE TWENTY-FIVE (25) FEET. SIDE BUILDING LINES FOR STREET SIDE SETBACKS ARE FIFTEEN (15) FEET. SIDE BUILDING SETBACK LINES FOR INTERIOR LOTS ARE FIVE (5) FEET. REAR BUILDING LINES ARE TEN (10) FEET.
2. NO BUILDING OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
3. IN ADDITION TO THE EASEMENTS SHOWN, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION WILL BE DEDICATED WITH THE FINAL PLAT EXCEPT IN CAVE BUFFER AREAS AND ALONG THE SINGLE-FAMILY PORTION OF GREAT OAKS.
4. BASED ON FEMA MAP NUMBER 48491C0630E, 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.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
6. 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 GENERAL MANAGER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED BY THE DISTRICT.
7. 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.
8. THIS TRACT LIES IN THE LAKE CREEK WATERSHED.
9. THIS TRACT LIES OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
10. ALL CENTERLINE INTERSECTIONS ARE 90 DEGREES EXCEPT THOSE NOTED.
11. ALL STREETS AND DRIVEWAYS WITHIN THE SECTION TWO PRIVATE RIGHT-OF-WAY OF: MERIDIAN AVENUE, SOUTHERN CARINA DRIVE, LAND'S END COVE, AND NAUTICAL CIRCLE AND EXCLUDING DRIVEWAYS LOCATED ON LOTS, SHALL BE PRIVATE AND MAINTAINED, IN PERPETUITY, BY THE HOMEOWNERS ASSOCIATION.

THENCE WITH THE NORTHWEST LINE OF SAID LOT 4, IN PART WITH THE SOUTHEAST LINE OF SAID LOT 2 AND IN PART WITH THE SOUTHEAST LINE OF LOT 3, BLOCK N OF SAID SUBDIVISION, **N 29°44'05" E** FOR A DISTANCE OF **1060.88 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBINSON LAND PARTNERS, ET AL. AND RECORDED IN DOCUMENT NO. 2008026760 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE NORTH CORNER HEREOF;

THENCE IN PART WITH THE EAST LINE OF OF SAID LOT 4 AND IN PART WITH THE EAST LINE OF SAID LOT 5, SAME BEING THE WEST LINE OF SAID ROBINSON TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) **S 20°48'27" E** FOR A DISTANCE OF **1173.13 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR AN ANGLE POINT HEREOF, AND
 - 2) **S 20°37'14" E** FOR A DISTANCE OF **1526.25 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 5, SAME BEING THE SOUTHWEST CORNER OF SAID ROBINSON TRACT, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID O'CONNOR DRIVE, FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF;
- THENCE** WITH THE SOUTHEAST LINE OF SAID LOT 5, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID O'CONNOR DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 1) **S 27°52'59" W** FOR A DISTANCE OF **191.95 FEET** TO A ½" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND, FOR AN ANGLE POINT HEREOF, AND
 - 2) **S 72°50'53" W** FOR A DISTANCE OF **35.17 FEET** TO THE **POINT OF BEGINNING** HEREOF AND CONTAINING 31.09 ACRES OF LAND.

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

12. ALL STREETS WITHIN THE SECTION ONE PUBLIC RIGHT-OF-WAY OF: MARITIME WAY, CARINA DRIVE, CARRACK DRIVE, BINNACLE DRIVE, AND GENNAKER DRIVE, SHALL BE DEDICATED TO THE PUBLIC USE FOREVER AND MAINTAINED, IN PERPETUITY, BY WILLIAMSON COUNTY.
13. ALL SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 2008085310, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
15. LOT 2 AND LOT 30 OF BLOCK E, WILL ONLY HAVE A FIVE (5) FOOT STREET SIDE SETBACK ALONG MERIDIAN AVENUE.
16. PUBLIC DEDICATION SHALL BE ACCOMPLISHED FREE OF LIENS. RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.
17. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
18. ALL DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD. DIRECT CONNECTIONS TO GREAT OAKS DRIVE SHALL BE PROHIBITED. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
19. EVERY DEED WITHIN SECTION TWO SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN SECTION TWO OF THIS SUBDIVISION ARE PRIVATE, AND THAT WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS IN SECTION TWO UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
20. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN SECTION TWO OF THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS.
21. THE ROADS WITHIN SECTION TWO OF THIS SUBDIVISION SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED, IN PERPETUITY, BY THE HOMEOWNERS ASSOCIATION.

HIGHLAND HORIZON PHASE III,
SECTION ONE (PUBLIC STREETS) AND
SECTION TWO (PRIVATE STREETS),
A REPLAT OF LOTS 4 & 5, BLOCK N,
HIGHLAND HORIZON, PHASE I



**BAKER-AICKLEN
& ASSOCIATES, INC.**
ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
(512) 244-9620
ENGINEERING FIRM # F-45
SURVEY FIRM # 100231-D
TBAE # 1787

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C116	1210.00'	100.53'	004°45'38"	S34°10'50"E	100.51'
C117	1210.00'	105.78'	005°00'32"	S29°17'45"E	105.75'
C118	15.00'	23.11'	088°15'39"	S70°55'19"E	20.89'
C122	15.00'	22.45'	085°45'19"	N22°04'12"E	20.41'
C125	15.00'	23.56'	090°00'00"	N65°48'27"W	21.21'
C128	155.00'	47.68'	017°37'28"	S60°22'49"W	47.49'
C130	15.00'	23.07'	088°07'44"	S07°30'13"W	20.86'
C131	15.00'	23.56'	090°00'00"	S24°11'33"W	21.21'
C132	205.00'	7.91'	002°12'41"	S68°05'12"W	7.91'
C133	205.00'	55.15'	015°24'47"	S59°16'28"W	54.98'
C134	15.00'	23.07'	088°07'44"	N84°22'03"W	20.86'
C135	1210.00'	45.55'	002°09'25"	N41°22'54"W	45.55'
C136	1210.00'	48.49'	002°17'45"	N43°36'29"W	48.48'
C137	1210.00'	50.17'	002°22'32"	N45°56'38"W	50.16'
C138	1210.00'	50.17'	002°22'32"	N48°19'10"W	50.16'
C139	1210.00'	46.48'	002°12'04"	N50°36'28"W	46.48'
C140	1210.00'	116.44'	005°30'49"	N54°27'54"W	116.39'
C141	15.00'	22.77'	086°57'24"	N13°44'36"W	20.64'
C142	25.00'	46.39'	106°18'43"	N82°53'27"E	40.01'
C143	155.00'	62.62'	023°08'45"	S32°22'49"E	62.19'
C147	910.00'	92.78'	005°50'30"	N27°03'12"W	92.74'
C148	910.00'	55.78'	003°30'43"	N22°22'35"W	55.77'
C152	1040.00'	38.22'	002°06'20"	N21°40'24"W	38.22'
C153	1040.00'	39.26'	002°09'46"	N23°48'27"W	39.26'
C154	1040.00'	39.62'	002°10'58"	N25°58'49"W	39.62'
C155	1040.00'	642.13'	035°22'34"	N42°34'37"W	631.98'
C173	50.00'	178.13'	204°07'39"	S79°46'43"W	97.79'
C185	50.00'	222.70'	255°11'36"	S73°12'39"E	79.23'
C186	1040.00'	77.48'	004°16'06"	N22°45'17"W	77.46'
C187	760.00'	531.52'	040°04'14"	S40°39'21"E	520.75'
C188	50.00'	218.63'	250°31'44"	N75°21'22"W	81.65'
C190	50.00'	218.63'	250°31'44"	N55°53'06"W	81.65'
C191	710.00'	203.42'	016°24'58"	S28°49'43"E	202.73'
C192	50.00'	187.20'	214°30'50"	N61°34'18"W	95.50'
C193	50.00'	216.11'	247°38'56"	N04°30'56"W	83.07'
C214	50.00'	31.41'	035°59'43"	N39°50'42"E	30.90'
C215	50.00'	67.52'	077°22'28"	S83°28'13"E	62.51'
C216	50.00'	44.13'	050°34'00"	S19°29'59"E	42.71'
C217	50.00'	38.51'	044°07'28"	S27°50'46"W	37.56'
C218	25.00'	22.13'	050°42'41"	S24°33'09"W	21.41'
C219	25.00'	8.65'	019°49'03"	S10°42'43"E	8.60'
C220	15.00'	23.56'	090°00'00"	S65°37'14"E	21.21'
C221	25.00'	30.77'	070°31'44"	N34°06'54"E	28.87'
C223	50.00'	61.87'	070°53'59"	S49°34'10"E	58.00'
C224	50.00'	45.18'	051°46'23"	S11°46'01"W	43.66'
C225	50.00'	27.69'	031°43'34"	S53°30'59"W	27.33'
C227	710.00'	8.10'	000°39'13"	S20°56'51"E	8.10'
C229	25.00'	57.51'	131°47'32"	N77°04'03"E	45.64'
C230	50.00'	33.80'	038°43'51"	N30°32'12"E	33.16'
C231	50.00'	53.00'	060°43'57"	N80°16'07"E	50.55'
C232	50.00'	31.11'	035°38'57"	S51°32'26"E	30.61'
C233	50.00'	48.07'	055°04'42"	S06°10'36"E	46.24'
C234	50.00'	21.23'	024°19'22"	S33°31'26"W	21.07'
C235	15.00'	24.43'	093°17'58"	S00°57'52"E	21.82'
C237	25.00'	32.05'	073°27'39"	N88°23'25"E	29.90'
C238	50.00'	63.93'	073°15'45"	N88°17'28"E	59.67'
C239	50.00'	91.43'	104°46'01"	S02°41'38"E	79.21'
C240	50.00'	32.48'	037°13'21"	S68°18'02"W	31.91'
C241	50.00'	28.27'	032°23'49"	N76°53'23"W	27.90'
C242	760.00'	30.77'	002°19'11"	N59°31'53"W	30.77'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C243	760.00'	77.49'	005°50'30"	N55°27'02"W	77.45'
C244	760.00'	77.49'	005°50'30"	N49°36'33"W	77.45'
C245	760.00'	72.51'	005°28'00"	N43°57'18"W	72.48'
C246	760.00'	71.71'	005°24'21"	N38°31'07"W	71.68'
C247	760.00'	77.49'	005°50'30"	N32°53'42"W	77.45'
C248	760.00'	77.49'	005°50'30"	N27°03'12"W	77.45'
C249	760.00'	46.58'	003°30'43"	N22°22'35"W	46.58'
C272	12.50'	36.97'	169°26'17"	N30°20'00"W	24.89'
C273	910.00'	659.07'	041°29'47"	N41°22'08"W	644.76'
C274	1040.00'	43.98'	002°25'23"	N28°17'00"W	43.98'
C283	15.00'	24.05'	091°51'39"	N19°01'02"E	21.55'
C284	1160.00'	52.27'	002°34'54"	N28°12'14"W	52.27'
C285	1160.00'	55.99'	002°45'56"	N30°52'39"W	55.98'
C286	1160.00'	55.82'	002°45'25"	N33°38'19"W	55.81'
C287	1160.00'	55.82'	002°45'25"	N36°23'44"W	55.81'
C288	1160.00'	55.82'	002°45'25"	N39°09'09"W	55.81'
C289	1160.00'	55.82'	002°45'25"	N41°54'34"W	55.81'
C290	1160.00'	55.82'	002°45'25"	N44°39'59"W	55.81'
C291	1160.00'	55.82'	002°45'25"	N47°25'24"W	55.81'
C292	1160.00'	55.82'	002°45'25"	N50°10'49"W	55.81'
C293	1160.00'	55.82'	002°45'25"	N52°56'14"W	55.81'
C294	1160.00'	54.52'	002°41'35"	N55°39'44"W	54.52'
C295	15.00'	24.41'	093°15'23"	S76°21'47"W	21.81'
C296	910.00'	59.49'	003°44'44"	N60°14'39"W	59.48'
C297	910.00'	92.78'	005°50'30"	N55°27'02"W	92.74'
C298	910.00'	92.78'	005°50'30"	N49°36'33"W	92.74'
C299	910.00'	86.82'	005°28'00"	N43°57'18"W	86.79'
C300	910.00'	85.86'	005°24'21"	N38°31'07"W	85.83'
C301	910.00'	92.78'	005°50'30"	N32°53'42"W	92.74'
C302	1040.00'	50.20'	002°45'56"	N30°52'39"W	50.19'
C303	1040.00'	50.04'	002°45'25"	N33°38'19"W	50.04'
C304	1040.00'	50.04'	002°45'25"	N36°23'44"W	50.04'
C305	1040.00'	50.04'	002°45'25"	N39°09'09"W	50.04'
C306	1040.00'	50.04'	002°45'25"	N41°54'34"W	50.04'
C307	1040.00'	50.04'	002°45'25"	N44°39'59"W	50.04'
C308	1040.00'	50.04'	002°45'25"	N47°25'24"W	50.04'
C309	1040.00'	50.04'	002°45'25"	N50°10'49"W	50.04'
C310	1040.00'	50.04'	002°45'25"	N52°56'14"W	50.04'
C311	1040.00'	43.84'	002°24'54"	N55°31'24"W	43.83'
C312	1160.00'	609.31'	030°05'45"	N41°57'39"W	602.33'
C313	1210.00'	357.29'	016°55'06"	N48°45'45"W	356.00'
C314	1210.00'	206.31'	009°46'10"	N31°40'34"W	206.06'
C315	205.00'	99.94'	027°55'52"	N34°46'23"W	98.95'
C316	15.00'	13.62'	052°01'12"	N03°43'29"E	13.16'
C317	50.00'	13.66'	015°39'08"	N14°27'33"W	13.62'
C318	50.00'	50.96'	058°24'02"	N22°34'02"E	48.79'
C319	50.00'	107.98'	123°44'00"	S66°21'57"E	88.19'
C320	50.00'	5.53'	006°20'30"	S01°19'43"E	5.53'
C321	15.00'	13.24'	050°34'51"	S23°26'53"E	12.82'
C322	205.00'	29.28'	008°10'56"	S44°38'51"E	29.25'
C323	205.00'	44.64'	012°28'31"	S34°19'07"E	44.55'
C324	205.00'	26.02'	007°16'25"	S24°26'39"E	26.01'
C325	50.00'	24.96'	028°35'48"	S06°30'33"E	24.70'
C326	50.00'	43.31'	049°37'45"	S32°36'13"W	41.97'
C327	50.00'	26.56'	030°25'50"	S72°38'01"W	26.24'
C328	50.00'	127.88'	146°32'13"	N18°52'58"W	95.77'
C330	1040.00'	64.15'	003°32'04"	N58°29'53"W	64.14'
C333	50.00'	5.78'	006°37'15"	N17°18'36"W	5.77'
C334	50.00'	31.28'	035°50'49"	N03°55'26"E	30.77'
C335	50.00'	83.89'	096°07'48"	N46°54'57"E	74.39'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C336	15.00'	23.56'	090°00'00"	S24°22'46"W	21.21'
C337	710.00'	195.32'	015°45'44"	S29°09'19"E	194.71'
C338	710.00'	90.03'	007°15'55"	S51°14'48"E	89.97'
C339	25.00'	30.77'	070°31'44"	S14°38'38"W	28.87'

HIGHLAND HORIZON PHASE III,
SECTION ONE (PUBLIC STREETS) AND
SECTION TWO (PRIVATE STREETS),
A REPLAT OF LOTS 4 & 5, BLOCK N,
HIGHLAND HORIZON, PHASE I



**BAKER-AICKLEN
& ASSOCIATES, INC.**

ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

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ENGINEERING FIRM # F-45
SURVEY FIRM # 100231-D
TBAE # 1787

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT HIGHLAND 620 LAND INVESTMENT, LTD. OWNER OF 31.093 ACRES OF LAND OUT OF AND A PART OF THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 4 AND 5, BLOCK N, HIGHLAND HORIZON PHASE I, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 2008085288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY PLAT 31.093 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, INCLUDING ALL STREETS IN SECTION ONE, AS SHOWN HEREON. 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.

WITNESS MY HAND THIS 10th DATE OF NOVEMBER, 2014 A.D.

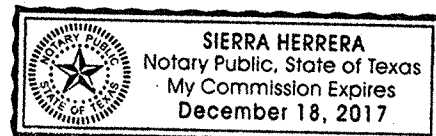
HIGHLAND 620 LAND INVESTMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
211 E. 7TH STREET, SUITE 709
AUSTIN, TX 78701

BY: HRI-GP-NO. 2, L.L.C.,
A TEXAS LIMITED LIABILITY CORPORATION,
ITS SOLE GENERAL PARTNER

BY: David C. Bodenman
DAVID C. BODENMAN, PRESIDENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF
November, 2014.

Sierra Herrera
NOTARY PUBLIC, STATE OF TEXAS DATE
PRINTED NAME Sierra Herrera
MY COMMISSION EXPIRES: December 18, 2017



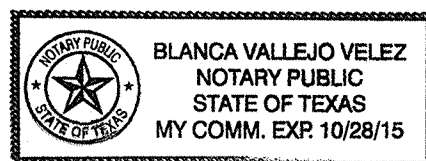
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT TEXAS CAPITAL BANK, THE LIEN HOLDER OF THAT CERTAIN 31.09 ACRE TRACT OF LAND BEING: A 31.09 ACRES OF LAND OUT OF AND A PART OF THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF LOT 4 AND LOT 5, BLOCK N, "HIGHLAND HORIZON PHASE III, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 2009010851 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY JOIN, APPROVE, AND CONSENT TO THE RECORDATION OF THE SUBDIVISION AS SHOWN HEREON.

Douglas A. Cotner
TEXAS CAPITAL BANK
BY: DOUGLAS A. COTNER, SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF
November, 2014, BY DOUGLAS A. COTNER, FOR TEXAS CAPITAL BANK.

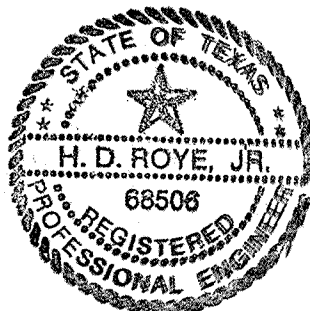


STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

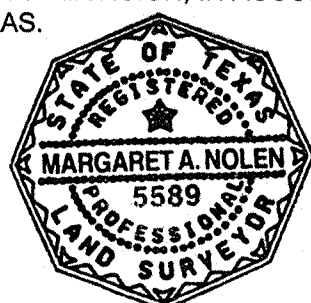
1. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
2. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP).
3. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.

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



THAT I, MARGARET A. NOLEN, 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.

Margaret A. Nolen
MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589
STATE OF TEXAS



APPROVAL OF ADDRESS COORDINATOR:
ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

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 AND ONGOING MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES NECESSARY TO BE CONSTRUCTED OR PLACED IS SOLELY AND IN PERPETUITY 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 AND OR MAINTAIN 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.

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 ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE 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
WILLIAMSON COUNTY, TEXAS

DATE

THE STATE OF TEXAS §
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 _____ 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

HIGHLAND HORIZON PHASE III,
SECTION ONE (PUBLIC STREETS) AND
SECTION TWO (PRIVATE STREETS),
A REPLAT OF LOTS 4 & 5, BLOCK N,
HIGHLAND HORIZON, PHASE I

