

SHEET 2

SHEET 3

SHEET 4

SHEET 5

TCF PHASE I PROPERTY OWNERS ASSO. INC. PO BOX 3 WALBURG, TX 78673

E.W. LAWLER SURVEY A-392
26.91 Ac.
EXECUTORS DEED PART OF TRACT 1 OF 84 AC. 201000055
JON KASPER & KRISTOPHER A. KASPER
CONTRUSTEES
(less R.O.W. 357237 8-24-1949)
14.0 AC.
119519
SECOND TRACT
JOHN KASPERIK

TWIN CREEK FARMS, PHASE 3
51.30 AC. SITUATED IN THE
E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS
DOC. NO. 2012065742

45A 45B
RESUBDIVISION
OF LOTS 43 & 45
TWIN CREEK FARMS
PHASE ONE S/253
E.W. LAWLER SURVEY A-392

TWIN CREEK FARMS
PHASE ONE 148.33 ac.
SBC. ONE
Q.163

LEGEND

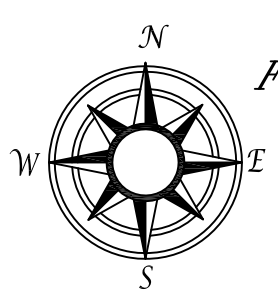
- MAIL BOX UNIT
 - ELEVATION BENCHMARK
 - AXLE FOUND
 - STEEL COTTON SPINDLE
 - IRON PIN FOUND (STEEL PIN)
 - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
 - IRON PIN SET
 - IRON PIPE FOUND
 - FENCE POST
 - NAIL FOUND
 - NAIL SET
 - MAG SPIKE SET
 - AXLE FOUND
 - CONCRETE MONUMENT FOUND
 - RECORD CALLS (BEARING / DISTANCE)
 - RECORD FILE LOCATION (VOLUME / PAGE)
 - DATA THIS SURVEY BEARING/DISTANCE
 - SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
 - TRACT LINES
 - BOUNDARY LINES
 - LAND GRANT LINES
 - FINISH FLOOR ELEVATION FFE
 - DRAINAGE EASEMENT (DE)
- All document references are in Williamson County.
Official Public Records of Williamson County, Texas OPRWCT

SCALE: 1"=250'

PRELIMINARY PLAT
TWIN CREEK FARMS,
PHASE 2, SECTION 2
A PRIVATE SUBDIVISION
17.07 Ac. AND 65.68 Ac,
SITUATED IN THE E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS

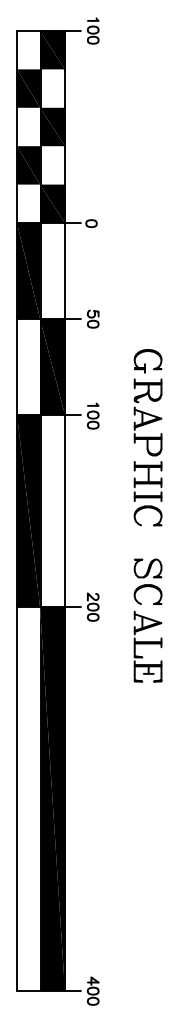
ENGINEER:
CUNNINGHAM - ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2946
TBPE FIRM NO. F-284

OWNER:
HB TWIN CREEK II, LLC
DOCUMENT #2010085357
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
PH. 979-218-0490
FAX 979-774-1662



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

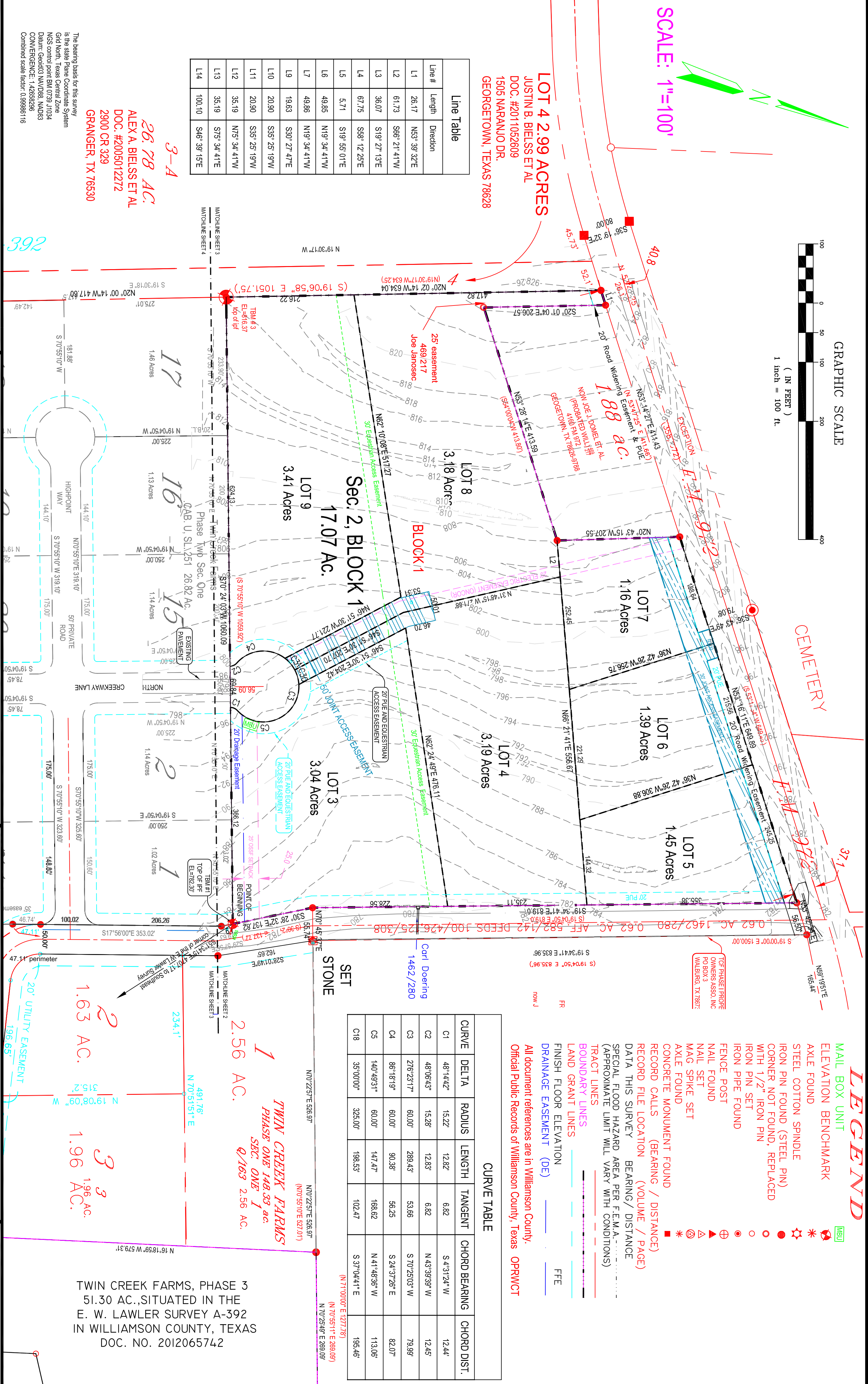
DATE: JANUARY 22 2015
FILE #
MAP#
PROJECT NAME: Beard2
Dwg: Twin Creek Ph2 Sec2.dwg
Sheet One of Seven



SCALE: 1"=100'

LOT 4 2.99 ACRES
 JUSTIN B. BIELSS ET AL
 DOC. #2011052609
 1505 NARANJO DR.
 GEORGETOWN, TEXAS 78628

Line #	Length	Direction
L1	26.17	N53° 39' 32"E
L2	61.73	S66° 21' 41"W
L3	36.07	S19° 27' 13"E
L4	67.75	S58° 12' 25"E
L5	5.71	S19° 55' 01"E
L6	49.85	N19° 34' 41"W
L7	49.86	N19° 34' 41"W
L9	19.63	S30° 27' 47"E
L10	20.90	S35° 25' 19"W
L11	20.90	S35° 25' 19"W
L12	35.19	N75° 34' 41"W
L13	35.19	S75° 34' 41"E
L14	100.10	S46° 39' 15"E



CEMETERY

TGF PHASE I BORNE
 OWNERS ASSO. INC
 PO BOX 3
 WILBURG, TX 78672

- LEGEND**
- MAIL BOX UNIT
 - ELEVATION BENCHMARK
 - AXLE FOUND
 - STEEL COTTON SPINDLE
 - IRON PIN FOUND (STEEL PIN)
 - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
 - IRON PIN SET
 - IRON PIPE FOUND
 - FENCE POST
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 - BOUNDARY LINES
 - LAND GRANT LINES
 - FINISH FLOOR ELEVATION
 - DRAINAGE EASEMENT (DE)
- All document references are in Williamson County.
 Official Public Records of Williamson County, Texas OPRWCT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	48°14'42"	15.22'	12.82'	6.82'	S 4°31'24" W	12.44'
C2	48°06'43"	15.28'	12.83'	6.82'	N 43°39'39" W	12.45'
C3	276°23'17"	60.00'	289.43'	53.66'	S 70°25'03" W	79.99'
C4	86°18'19"	60.00'	90.38'	56.25'	S 24°37'28" E	82.07'
C5	140°49'31"	60.00'	147.47'	168.62'	N 44°48'36" W	113.06'
C18	35°00'00"	325.00'	198.53'	102.47'	S 37°04'41" E	195.46'

3-A
 26.78 AC.
 ALEX A. BIELSS ET AL
 DOC. #2005012272
 2900 CR 329
 GRANGER, TX 76530

PRELIMINARY PLAT
TWIN CREEK FARMS, PHASE 2, SECTION 2
 A PRIVATE SUBDIVISION
 17.07 Ac. and 65.68 Ac.,
 SITUATED IN THE E. W. LAWLER SURVEY A-392
 IN WILLIAMSON COUNTY, TEXAS

OWNER:
 HB TWIN CREEK II, LLC
 DOCUMENT #2010085357
 9471 STEEP HOLLOW ROAD
 BRYAN, TEXAS 77808
 PH. 979-218-0490
 FAX 979-774-1662

ENGINEER:
 CUNNINGHAM - ALLEN
 3103 BEE CAVE ROAD, SUITE 202
 AUSTIN, TEXAS 78746
 PH. (512) 512-327-2946
 TBPE FIRM NO. F-284

Forest Surveying & Mapping Company
 1002 Ash St. Georgetown, Texas
 phone: 512-930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 10002000

DATE: JANUARY 22 2015

FILE #	
M/P#	
PROJECT NAME:	Beard2
Dwg:	Twin Creek Ph2 Sec2.dwg

Sheet Two of Seven

TWIN CREEK FARMS, PHASE 3
 51.30 AC., SITUATED IN THE
 E. W. LAWLER SURVEY A-392
 IN WILLIAMSON COUNTY, TEXAS
 DOC. NO. 2012065742

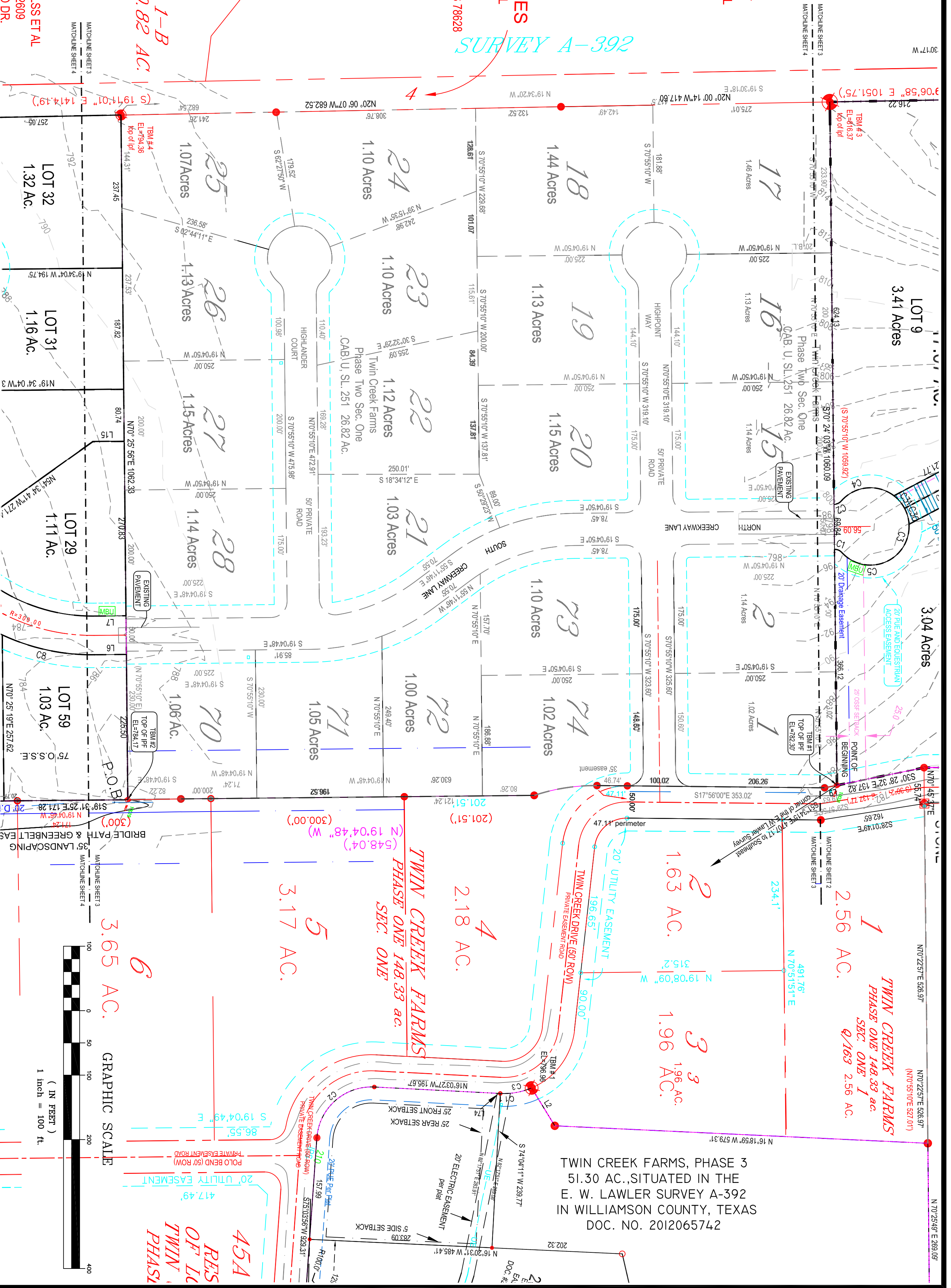
3-4
 26.78 AC.
 ALEX A. BIELSS ET AL
 DOC. #2006012272
 2900 CR. 329
 GRANGER, TX 76530

LOT 4 2.99 ACRES
 JUSTIN B. BIELSS ET AL
 DOC. #2011052609
 1505 NARANJO DR.
 GEORGETOWN, TEXAS 78628

SCALE: 1"=100'

1-B
 10.82 AC.
 JUSTIN B. BIELSS ET AL
 DOC. #2011052609
 1505 NARANJO DR.

SURVEY A-392



PRELIMINARY PLAT
 TWIN CREEK FARMS, PHASE 2, SECTION 2
 A PRIVATE SUBDIVISION
 17.07 Ac. and 65.68 Ac.,
 SITUATED IN THE E. W. LAWLER SURVEY A-392
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 AUSTIN, TEXAS 78746
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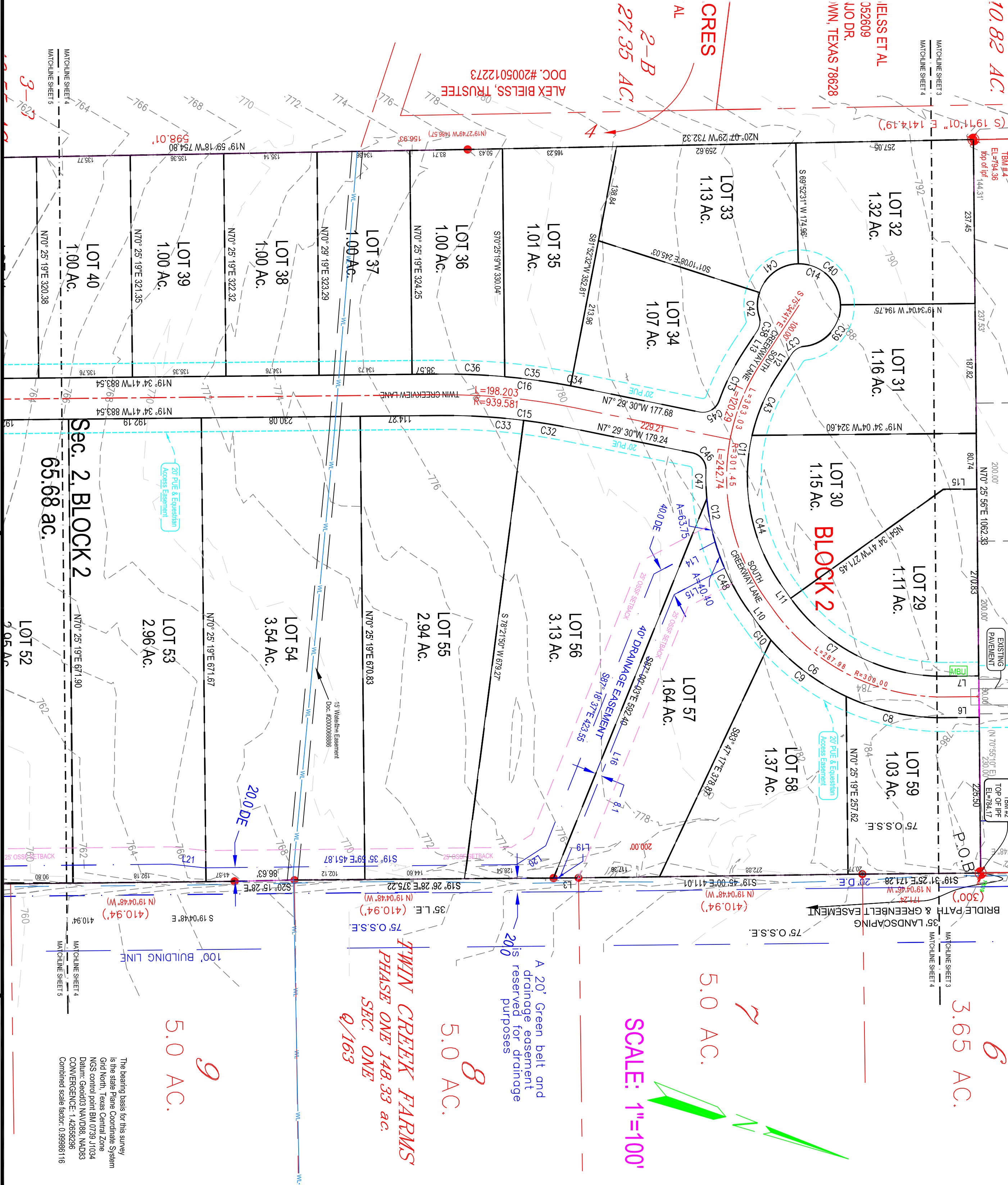
Forest Surveying & Mapping Company
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 phone: 512-930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 10002000

DATE: JANUARY 22 2015
 FILE #
 M#P#
 PROJECT NAME: Bear2
 Dwg: Twin Creek Ph2 Sec2.dwg
 Sheet Three of Seven

TWIN CREEK FARMS, PHASE 3
 51.30 AC., SITUATED IN THE
 E. W. LAWLER SURVEY A-392
 IN WILLIAMSON COUNTY, TEXAS
 DOC. NO. 2012065742

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	48°14'42"	15.222	12.82'	6.82	S 4°31'24" W	12.44'
C2	48°06'43"	15.28	12.83'	6.82	N 43°39'38" W	12.45'
C3	276°23'17"	60.00'	289.43'	53.66	S 70°25'03" W	79.99'
C4	86°18'19"	60.00'	90.38'	56.25	S 24°37'28" E	82.07'
C5	140°49'31"	60.00'	147.47'	168.62	N 41°48'36" W	113.06'
C6	55°14'54"	330.00'	318.21'	172.70	N 7°47'52" E	306.02'
C7	55°00'00"	270.00'	259.18'	140.55	N 7°55'19" E	249.34'
C8	25°46'54"	330.00'	148.49'	75.52	N 6°56'08" W	147.24'
C9	23°47'36"	330.00'	137.04'	69.52	N 17°51'07" E	136.06'
C10	5°40'24"	330.00'	32.68'	16.35	N 32°38'07" E	32.66'
C11	69°00'00"	271.45'	326.90'	186.56	N 69°55'19" E	307.50'
C12	37°23'45"	331.45'	216.33'	112.18	N 54°07'12" E	212.51'
C13	13°51'00"	331.45'	80.12'	40.26	S 82°30'11" E	79.93'
C14	279°21'34"	60.00'	292.54'	50.92	S 14°25'19" W	77.65'
C15	12°05'11"	909.58'	191.87'	96.29	S 13°32'05" E	191.52'
C16	12°05'11"	969.58'	204.53'	102.65	S 13°32'05" E	204.15'
C17	35°00'00"	265.00'	161.88'	83.55	S 37°04'41" E	159.37'
C18	35°00'00"	325.00'	198.53'	102.47	S 37°04'41" E	195.46'
C19	18°01'39"	325.00'	102.26'	51.55	S 28°35'30" E	101.84'
C20	16°58'21"	325.00'	96.27'	48.49	S 46°05'30" E	95.92'
C21	8°02'46"	265.00'	37.21'	18.64	S 23°36'04" E	37.18'
C22	27°14'54"	262.19'	124.69'	63.55	S 41°06'04" E	123.52'
C23	49°40'47"	25.00'	21.68'	11.57	N 29°44'17" W	21.00'
C24	49°40'47"	25.00'	21.68'	11.57	S 79°25'05" E	21.00'
C25	279°21'34"	60.00'	292.54'	50.92	N 35°25'19" E	77.65'
C26	112°12'18"	60.00'	117.50'	89.30	N 48°09'19" W	99.60'
C27	66°11'08"	60.00'	69.31'	39.10	N 41°02'24" E	65.52'
C28	51°14'27"	60.00'	53.66'	28.77	S 80°14'48" E	51.89'
C29	49°43'56"	60.00'	52.08'	27.81	S 29°45'52" E	50.46'
C30	24°37'37"	60.00'	25.79'	13.10	S 55°27'54" W	25.59'
C31	24°37'25"	60.00'	25.79'	13.09	S 30°50'25" W	25.59'

Line #	Length	Direction
L1	26.17	N53°39'32"E
L2	61.73	S66°21'41"W
L3	36.07	S19°27'13"E
L4	67.75	S58°12'25"E
L5	5.71	S19°55'01"E
L6	49.85	N19°34'41"W
L7	49.86	N19°34'41"W
L9	19.63	S30°27'47"E
L10	20.90	S35°25'19"W
L11	20.90	S35°25'19"W
L12	35.19	N75°34'41"W
L13	35.19	S75°34'41"E



PRELIMINARY PLAT
TWIN CREEK FARMS, PHASE 2, SECTION 2
 A PRIVATE SUBDIVISION
 17.07 Ac. and 65.68 Ac.,
 SITUATED IN THE E. W. LAWLER SURVEY A392
 IN WILLIAMSON COUNTY, TEXAS

OWNER:
 HB TWIN CREEK II, LLC
 DOCUMENT #2010085357
 9471 STEEP HOLLOW ROAD
 BRYAN, TEXAS 77808
 PH. 979-218-0490
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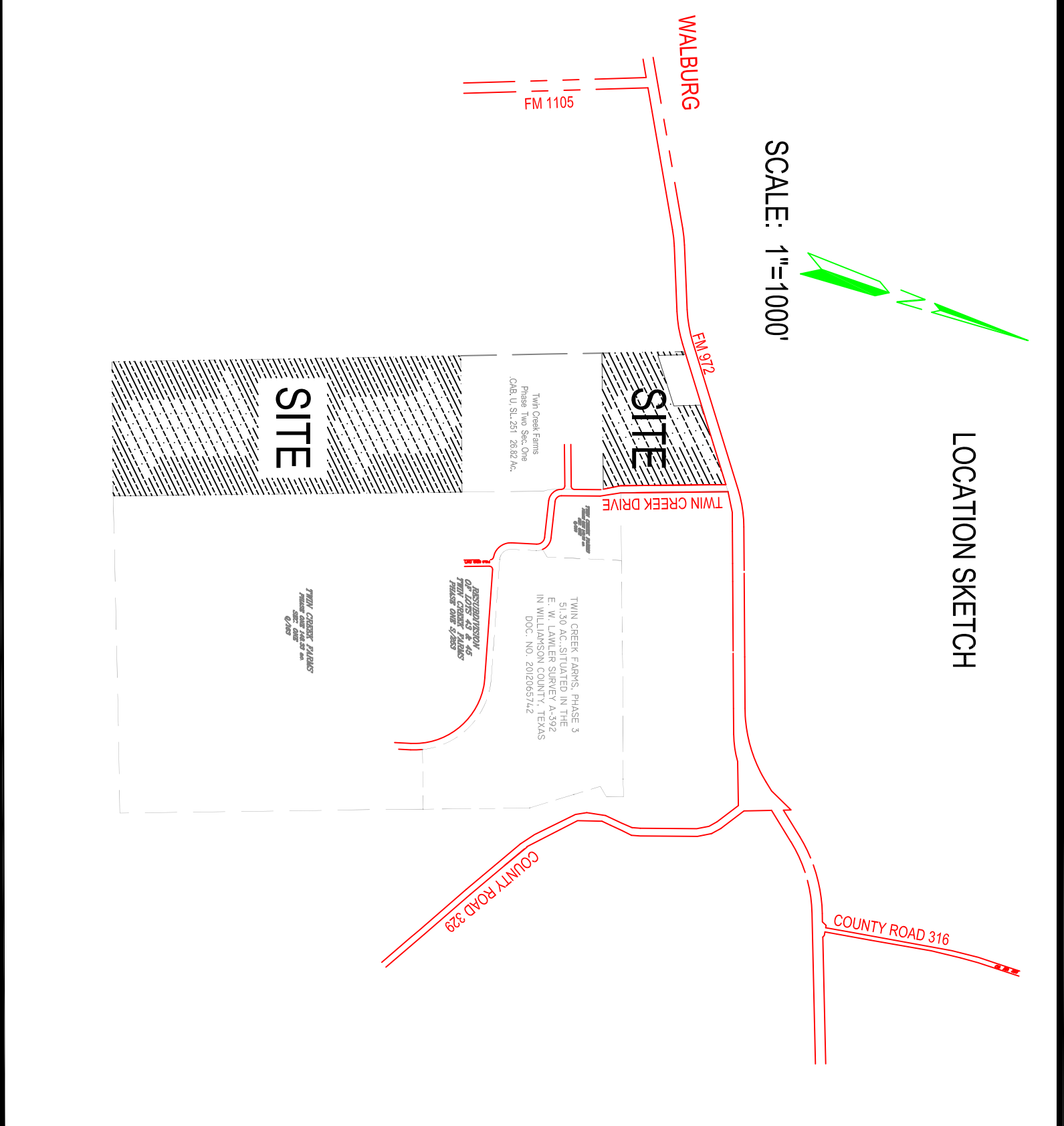
ENGINEER:
 CUNNINGHAM - ALLEN
 3103 BEE CAVE ROAD, SUITE 202
 AUSTIN, TEXAS 78746
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 www.forestsurveying.com
 TBPLS FIRM NO. 10002000

DATE: JANUARY 22 2015
 FILE #
 M#P#
 PROJECT NAME: Bear2
 TWIN CREEK PH4 PRELIM.DWG
 Sheet Four of Seven

The bearing basis for this survey is the State Plane Coordinate System Grid North, Texas Central Zone. NGS control point BM 0739 J1034. Datum: GAN013. NAVD83. MADS3. CONVERGENCE: 1.42559235. Combined scale factor: 0.99980116.

LOCATION SKETCH



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	48°14'42"	15.222	12.82'	6.82	S 4°31'24" W	12.44'
C2	48°06'43"	15.28	12.83'	6.82	N 43°39'39" W	12.45'
C3	276°23'17"	60.00'	289.43'	53.66	S 70°25'03" W	79.99'
C4	86°18'19"	60.00'	90.38'	56.25	S 24°31'26" E	82.07'
C5	140°49'31"	60.00'	147.47'	188.52	N 41°48'36" W	113.06'
C6	55°14'54"	330.00'	318.21'	172.70	N 7°47'52" E	306.02'
C7	55°00'00"	270.00'	259.18'	140.55	N 7°56'19" E	249.34'
C8	25°46'54"	330.00'	148.49'	75.52	N 6°56'08" W	147.24'
C9	23°47'38"	330.00'	137.04'	69.52	N 17°51'07" E	136.06'
C10	5°40'24"	330.00'	32.68'	16.35	N 32°35'07" E	32.66'
C11	69°00'00"	271.45'	326.90'	186.56	N 69°55'19" E	307.50'
C12	37°23'45"	331.45'	216.33'	112.18	N 54°07'12" E	212.51'
C13	13°51'00"	331.45'	80.12'	40.26	S 82°30'11" E	79.93'
C14	279°21'34"	60.00'	292.54'	50.92	S 14°25'19" W	77.65'
C15	12°05'11"	909.58'	191.87'	96.29	S 13°32'05" E	191.52'
C16	12°05'11"	969.58'	204.53'	102.65	S 13°32'05" E	204.15'
C17	35°00'00"	265.00'	161.88'	83.55	S 37°04'41" E	159.37'
C18	35°00'00"	325.00'	198.53'	102.47	S 37°04'41" E	195.46'
C19	18°01'39"	325.00'	102.26'	51.55	S 28°35'30" E	101.84'
C20	16°56'21"	325.00'	96.27'	48.49	S 46°05'30" E	95.92'
C21	8°02'46"	265.00'	37.21'	18.64	S 23°36'04" E	37.18'
C22	27°14'54"	262.19'	124.69'	63.55	S 41°06'04" E	123.52'
C23	49°40'47"	25.00'	21.68'	11.57	N 29°44'17" W	21.00'
C24	49°40'47"	25.00'	21.68'	11.57	S 79°25'05" E	21.00'
C25	279°21'34"	60.00'	292.54'	50.92	N 35°25'19" E	77.65'
C26	112°12'18"	60.00'	117.50'	89.30	N 48°09'19" W	99.60'
C27	66°11'08"	60.00'	69.31'	39.10	N 41°02'24" E	65.52'
C28	51°14'27"	60.00'	53.66'	26.77	S 80°14'48" E	51.89'
C29	49°43'56"	60.00'	52.08'	27.81	S 29°45'52" E	50.46'
C30	24°37'37"	60.00'	25.79'	13.10	S 55°27'54" W	25.59'
C31	24°37'25"	60.00'	25.79'	13.09	S 30°50'25" W	25.59'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C32	4°21'30"	909.58'	69.19'	34.61	S 9°40'15" E	69.17'
C33	7°43'41"	909.58'	122.69'	61.44	S 15°42'50" E	122.59'
C34	0°42'43"	969.58'	12.05'	6.02	S 7°50'51" E	12.05'
C35	5°41'18"	969.58'	96.26'	48.17	S 11°04'38" E	96.22'
C36	5°39'24"	969.58'	95.72'	47.90	S 16°44'59" E	95.69'
C37	49°40'47"	25.00'	21.68'	11.57	S 50°44'17" E	21.00'
C38	49°40'47"	25.00'	21.68'	11.57	S 79°34'55" W	21.00'
C39	83°40'10"	60.00'	87.62'	53.71	N 67°43'59" W	80.04'
C40	90°04'46"	60.00'	94.33'	60.08	S 25°23'33" W	84.91'
C41	71°02'39"	60.00'	74.40'	42.83	S 55°38'49" E	69.72'
C42	34°05'20"	60.00'	35.70'	18.39	N 71°47'12" E	35.17'
C43	20°26'09"	271.45'	96.82'	48.93	S 65°47'46" E	96.31'
C44	48°33'51"	271.45'	230.08'	122.46	N 59°42'14" E	223.26'
C45	81°56'11"	25.00'	35.75'	21.71	N 48°27'35" W	32.78'
C46	80°18'34"	25.00'	35.04'	21.09	S 32°39'47" W	32.24'
C47	7°08'39"	331.45'	41.33'	20.69	N 69°14'45" E	41.30'
C48	30°15'06"	331.45'	175.00'	89.59	N 50°32'52" E	172.98'

Line Table

Line #	Length	Direction
L1	26.17	N53° 39' 32"E
L2	61.73	S66° 21' 41"W
L3	36.07	S19° 27' 13"E
L4	67.75	S58° 12' 25"E
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L6	49.85	N19° 34' 41"W
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L9	19.63	S30° 27' 47"E
L10	20.90	S35° 25' 19"W
L11	20.90	S35° 25' 19"W
L12	35.19	N75° 34' 41"W
L13	35.19	S75° 34' 41"E
L14	100.10	S46° 39' 15"E
L15	82.46	S46° 39' 15"E
L16	442.67	S87° 00' 03"E
L19	8.72	S19° 26' 03"E
L20	50.22	S51° 54' 30"E
L21	50.00	S12° 45' 25"E
L22	50.00	S26° 32' 28"E
L23	54.07	N11° 26' 46"W

- LEGEND**
- MAIL BOX UNIT
 - ELEVATION BENCHMARK
 - AXLE FOUND
 - STEEL COTTON SPINDLE
 - IRON PIN FOUND (STEEL PIN)
 - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
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 - BOUNDARY LINES
 - LAND GRANT LINES
 - FINISH FLOOR ELEVATION
 - DRAINAGE EASEMENT (DE)
 - FFE
- All document references are in Williamson County, Texas.
Official Public Records of Williamson County, Texas. OPRWCT

PRELIMINARY PLAT

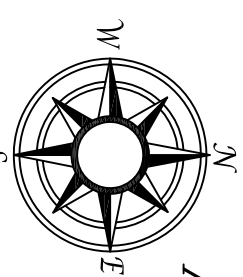
TWIN CREEK FARMS, PHASE 2, SECTION 2
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 SITUATED IN THE E. W. LAWLER SURVEY A-392
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DATE: JANUARY 22 2015

FILE #
 MAP#
 PROJECT NAME: Bear2
 Dwg: Twin Creek Ph2 Sec2.dwg
 Sheet Six of Seven

DESCRIPTION FOR HB TWIN CREEK II, LLC

BLOCK ONE

BEING 17.07 ACRES OF THE E.U. W. LAWLER SURVEY, ABSTRACT NO. 392, IN WILLIAMSON COUNTY, TEXAS. THIS PROPERTY WAS CONVEYED TO HB TWIN CREEK II, LLC (CALLED 17.06 AC. PHASE 2, SEC. 5) AS DESCRIBED IN A DEED WHICH IS RECORDED IN DOC. 200065557, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRMC). THIS PROPERTY WAS SURVEIED ON THE GROUND UNDER THE DIRECTION OF WM. F. FOREST JR., R.P.L.S. NO. 1847, IN MARCH AND APRIL OF 2014. SURVEY NOTE: THE BEARING BASIS FOR THIS DESCRIPTION IS THE STATE PLANE COORDINATE SYSTEM, GRID NORTH, TEXAS CENTRAL ZONE.

BEGINNING AT AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE SAID TRACT CALLED 17.06 ACRES, IN THE WEST LINE OF THE 50 FOOT WIDE PRIVATELY MAINTAINED ROADWAY THAT IS KNOWN AS TWIN CREEK DRIVE, AS DESCRIBED ON THE RECORD PLAT OF THE SUBDIVISION THAT IS KNOWN AS TWIN CREEK FARMS, PHASE ONE, SEC. ONE, AS FILED IN CABINET O, SLIDE 453, PLAT RECORDS. THIS CORNER EXISTS AT THE NORTHEAST CORNER OF LOT 1 OF TWIN CREEK FARMS, PHASE TWO, SECTION ONE, AS FILED IN CABINET U, SLIDE 251, PLAT RECORDS. ACCORDING TO RECORD INFORMATION THE SOUTHEAST CORNER OF THE E.U. W. LAWLER SURVEY STANDS S 51°54.15' E 47.0717 FEET, MORE OR LESS.

THENCE WITH THE NORTH LINE OF SAID TWIN CREEK FARMS, PHASE TWO, SECTION ONE, S 20°24.03' W 100.019 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF LOT 17 OF TWIN CREEK FARMS, PHASE TWO, SECTION ONE.

THENCE WITH THE WEST BOUNDARY OF THE SAID 17.06 ACRES, AND THE EAST BOUNDARY OF THE PROPERTY CALLED 2.99 AC. AS DESCRIBED IN THE DEED TO JUSTIN B. BLESS, ET. AL. (DOC. 201092609), N 20°02'14" W 634.04 FEET TO AN IRON PIN WHICH WAS FOUND IN THE SOUTH LINE OF F. H. 972, AT THE NORTHWEST CORNER OF THE SAID 17.06 ACRE TRACT.

THENCE WITH THE BOUNDARY OF THE 17.06 ACRES, AND THE SOUTH LINE OF F. H. 972, (L) N 53°59'32" E 26.17 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF THE PROPERTY OF JOE C. JANOSIC (2 AC., VOL. 1469, PG. 217, NOW JOE J. DOWEL, ET. AL, HERES).

THENCE CONTINUING WITH THE BOUNDARY OF THE 17.06 ACRES, ALONG THE EAST LINE OF A 25 FOOT WIDE EASEMENT (VOL. 1469, PG. 217), FOLLOWING THE WEST LINE OF THE JANOSIC TRACT, S 20°10'04" E 206.57 FEET TO AN IRON PIN WHICH WAS SET BY AN OLD CEMETARY POST, N 53°28'14" E 413.59 FEET TO AN IRON PIN WHICH WAS FOUND, AND N 20° 43'16" W 207.59 FEET TO AN IRON PIN WHICH WAS FOUND.

THENCE WITH THE NORTH BOUNDARY OF THE 17.06 ACRE TRACT AND THE SOUTH LINE OF F. H. 972, S 53°16'11" E 649.89 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF TWIN CREEK FARMS PHASE ONE, SEC. ONE (PLAT FILED CAR O, SLIDE 453).

THENCE WITH THE WEST BOUNDARY OF THE SAID TWIN CREEK FARMS, PHASE ONE, SEC. ONE, AND THE EAST BOUNDARY OF THE SAID 17.06 ACRES, S 19°54.41" E 819.04 FEET TO AN IRON PIN WHICH WAS FOUND, AND N 30°29'32" E 137.82 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR HB TWIN CREEK II, LLC

BLOCK TWO

BEING 65.68 ACRES OF THE E.U. W. LAWLER SURVEY, ABSTRACT NO. 392, IN WILLIAMSON COUNTY, TEXAS. THIS PROPERTY WAS CONVEYED TO HB TWIN CREEK II, LLC (THREE TRACTS CALLED 28.86 AC., 22.71 ACRES, AND 0.13 AC., ROADWAY ETC.) AS DESCRIBED IN A DEED WHICH IS RECORDED IN DOC. 200083557, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRMC). THIS PROPERTY WAS SURVEIED ON THE GROUND UNDER THE DIRECTION OF WM. F. FOREST JR., R.P.L.S. NO. 1847, IN MARCH AND APRIL OF 2014. SURVEY NOTE: THE BEARING BASIS FOR THIS DESCRIPTION IS THE STATE PLANE COORDINATE SYSTEM, GRID NORTH, TEXAS CENTRAL ZONE.

BEGINNING AT AN IRON PIN (STEEL NAIL) WHICH WAS FOUND AT THE NORTHEAST CORNER OF THE 28.86 ACRE PROPERTY THAT WAS DESCRIBED IN THE A/D DEED TO HB TWIN CREEK II, LLC, IN THE WEST LINE OF LOT 6 OF TWIN CREEK FARMS, PHASE ONE, SEC. ONE, AS FILED IN CABINET O, SLIDE 453, PLAT RECORDS. THIS CORNER EXISTS AT THE SOUTHEAST CORNER OF LOT 70 OF TWIN CREEK FARMS, PHASE TWO, SECTION ONE, AS FILED IN CABINET U, SLIDE 251, PLAT RECORDS.

THENCE WITH THE WEST BOUNDARY OF THE SAID TWIN CREEK FARMS, PHASE ONE, SEC. ONE, FINDING IRON PINS AS FOLLOWS: S 19°51' 25" E 171.28 FEET TO THE COMMON WEST CORNER OF LOTS 6 AND 7 OF TWIN CREEK FARMS, PHASE ONE, SEC. ONE, S 19°45'00" E 141.01 FEET TO THE COMMON WEST CORNER OF LOTS 7 AND 8, (L) S 19°27'13" E 36.07 FEET, AND S 19°26'28" E 375.22 FEET TO THE COMMON WEST CORNER OF LOTS 8 AND 9, S 20° 16'28" E 86.63 FEET, S 19°38'56" E 1434.10 FEET, AND S 19°29'38" E 203.72 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE 0.13 ACRE TRACT THAT WAS DESCRIBED IN THE A/D DEED TO HB TWIN CREEK II, LLC. THIS CORNER EXISTS AT THE NORTHWEST CORNER OF THE PROPERTY THAT IS DESCRIBED IN A DEED TO BOBBY G. STANTON, ET. UX. (DOC. 2008059377 WHICH AN UNDIVIDED INTEREST IN 50.36 AC., PART OF 250.36 AC. AS SET OUT IN DOC. 2005098426, LESS 39 AC. AS SET OUT IN DOC. 2007073259) AND AT THE NORTHEAST CORNER OF THE PROPERTY THAT WAS CONVEYED TO KERRY AND ERLYN H. WOLF, AS DESCRIBED IN VOL. 618, PG. 902.

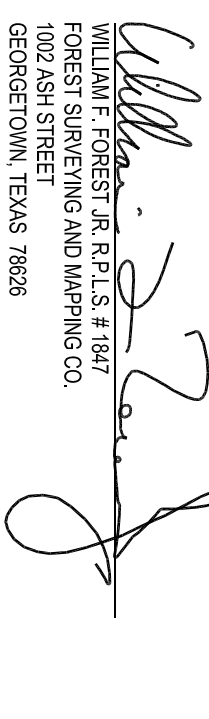
THENCE WITH THE COMMON BOUNDARY OF THE WOLF PROPERTY AND THE PROPERTY OF HB TWIN CREEK II, LLC, WITH A BOUNDARY THAT CROSSES AND REGRASSES LITTLE OXESSUM CREEK AND A LINE THAT DEPARTS THE FENCE, S 70°50.44" W 104.83 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ALEX A. BLESS ET. AL., TRUSTEES (DOC. 2005012273, 16.55 AC.).

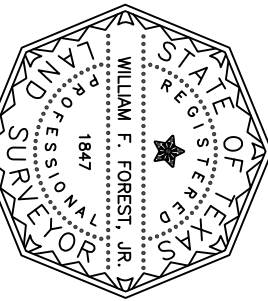
THENCE WITH THE EAST BOUNDARY OF THE SAID 65.55 ACRES, AND THE WEST BOUNDARY OF THE PROPERTY OF HB TWIN CREEK II, LLC, FINDING IRON PINS AS FOLLOWS: N 10°59'31" W 335.44 FEET, N 10°55'10" W 894.09 FEET, AND N 19°59'18" W 754.80 FEET TO AN IRON PIN FOUND IN THE EAST LINE OF A 4.29 ACRE EASEMENT AND ACCESS ROAD WHICH WAS CONVEYED TO JUSTIN BLESS, ET. AL. AS DESCRIBED IN DOC. 201052609, CONTIGUOUS WITH THE COMMON BOUNDARY OF BLESS AND HB 2, SECTION ONE, AS FILED IN CAR, U, SLIDE 251, AN IRON PIN WHICH WAS FOUND AT THE SOUTHWEST CORNER OF TWIN CREEK FARMS PHASE 2, SECTION ONE AS FILED IN CAR, U, SLIDE 251.

THENCE WITH THE NORTH BOUNDARY OF THE 28.86 ACRES OF HB TWIN CREEK II, AND THE SOUTH BOUNDARY OF TWIN CREEK FARMS PHASE 2, SEC. ONE, N 70°23'56" E 1062.33 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES OR CONFLICTS, EXCEPT AS SHOWN HEREON, CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE 20th DAY OF MAY, 2014.


WILLIAM F. FOREST JR., R.P.L.S. # 1847
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS 77856
(512) 930-5627 PH. (512) 988-0605 FAX
www.foresurveying.com
TBPIS FIRM NO. 10002000



GENERAL NOTES:

- All roads which provide access to this subdivision are private and will not be maintained by Williamson County, Texas.
- Sanitary service for this property will be provided by approved private sewage facilities. Any future construction of any private sewage facility must be in conformance with County standards.
- The water service provider is the Jonah Water Supply Special Utility District.
- Electrical service in this area is provided by Oncor.
- In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
- A 20' wide public utility easement is reserved adjacent to all streets.
- All structures/obstructions are prohibited in drainage easements shown hereon.
- The minimum front building setback shall be 50' of all lots. The minimum side setback shall be 25' on all lots. The minimum rear building setback shall be 25' from the flood plain and drainage easement on Lots 43, 44 and 45; the minimum rear setback on all other lots shall be 25'.
- 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 Williamson County, Texas. Williamson County does not assume any obligation to build any of the streets, roads, or other public thoroughfares as shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Williamson County assumes no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in its jurisdiction.
- Williamson County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain 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.
- No structure or land on lots 43, 44 and 45 shall hereafter be located or altered without first submitting a certificate of compliance to the Williamson County flood plain administrator.
- The minimum finished floor elevations shown for lots 43, 44 and 45 were determined by adding 1 foot to the base flood elevation (BFE) as determined by a study prepared for Twin Creek Farms Phase 2 section 2 by cunningham-allen, Inc., dated may, 2014.
- No structure or land on lots 43, 44 and 45 shall hereafter be located or altered without first submitting a certificate of compliance to the Williamson County flood plain administrator.

STATE OF TEXAS

* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

THAT JAMES BEARD, PARTNER OF HB TWIN CREEK II, LLC, OWNER OF THE 17.07 ACRES AND 65.68 ACRES AS SHOWN HEREON, WHICH WAS CONVEYED TO HB TWIN CREEK II, LLC BY DEED AS FILED IN DOC. 201008357, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRMC), THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LIEHOLDERS OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLATNOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE REPRODUCTION OF THIS PLAT ON BEHALF OF THE OWNERS, AND DEDICATES TO THE CITY OF PUBLIC WAY STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON.

WITNESS MY HAND THIS ____ DAY OF _____, 2014 A.D.

JAMES BEARD
MANAGING PARTNER OF HB TWIN CREEK II, LLC
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES BEARD, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2014, A.D.

PRINTED NAME OF NOTARY AND STAMP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L. CURTIS L. MORRIS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY AN IDENTIFIED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATIVE FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL #494610329E, EFFECTIVE DATE SEPT. 28, 2008. THE LOTS HEREON CONFORM TO THE FLOOD DAMAGE PREVENTION REQUIREMENTS OF WILLIAMSON COUNTY. THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE ADEQUATE TO DRAIN THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS THE ____th DAY OF _____, 2014.

CURTIS L. MORRIS P.E. #68337 (State of Texas)
CUNNINGHAM ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-3272/2946
TBPE FIRM NO. F-284

APPROVAL OF ADDRESS COORDINATOR

ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE OF SIGNATURE

APPROVAL OF WILLIAMSON COUNTY & CITIES HEALTH DISTRICT:

- Sanitary service for this property will be provided by approved private sewage facilities in conformance with County standards as revised pursuant to statute. Water service to be provided for this area by Jonah Water S.U.D.
 - Drainage plan: Surface contouring in areas adjacent to any on-site sewage facility will be designed to maintain favorable drainage patterns so that favorable drainage will continue throughout the property. Drainage improvements will be made if drainage problems become apparent. Rainwater runoff shall be directed away from the drained/irrigated areas, hereon by means or swales. Drainage patterns shall not be modified in a manner that will negatively impact or effect the proper function of the existing on-site sewage facilities and/or proposed facilities to be designed and/or operated hereon. Any changes to or made to existing surface drainage patterns will require approval of the appropriate regulatory authority. Best management practices, including siting and/or other options for erosion prevention shall be employed during development to protect down slope/downstream properties and retain topsoil.
- BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS PRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS SURVEY PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND THE WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE FACTS ASSAILED. THIS WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DEBORAH L. MARLOW, RS, OS00029666
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WICCD

APPROVAL OF POSTMASTER

THE LOCATION OF MAILBOX CLUSTERS DELINEATED HEREON HAVE BEEN APPROVED BY THE UNDERSIGNED.

DATE OF SIGNATURE
POSTMASTER

COMMISSIONERS' COURT 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 OR MAINTAIN ANY OF THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT THE STREETS, ROADS AND OTHER THOROUGHFARES SHOWN HEREON ARE PRIVATE ROADS. THE COUNTY ASSUMES NO RESPONSIBILITY OR OBLIGATION FOR CONSTRUCTION OR MAINTENANCE. FURTHER, RESPONSIBILITY FOR MAINTENANCE FOR ALL ROADS AND DRAINAGE WAYS WITHIN THIS SUBDIVISION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND ARCHITECTURAL CONTROL COMMITTEE.

STATE OF TEXAS *
COUNTY OF WILLIAMSON *
KNOW ALL MEN BY THESE PRESENTS:

DAN GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS *
COUNTY OF WILLIAMSON *
KNOW ALL MEN BY THESE PRESENTS:

I, Nancy Ristler, 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 _____, 2014 A.D., at _____ o'clock, ____ M., and duly approved and the plat is AUTHORIZED to be REREGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
Slides _____
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Ristler, Clerk County Court of Williamson County, Texas
By: _____ DEPUTY

DATE: JANUARY 22 2015

FILE #
MP#
PROJECT NAME: Beard2
Dwg: Twin Creek Ph2 Sec2.dwg

Sheet Seven of Seven

PRELIMINARY PLAT

TWIN CREEK FARMS, PHASE 2, SECTION 2

A PRIVATE SUBDIVISION

17.07 Ac. and 65.68 Ac.,

SITUATED IN THE E. W. LAWLER SURVEY A-392

IN WILLIAMSON COUNTY, TEXAS

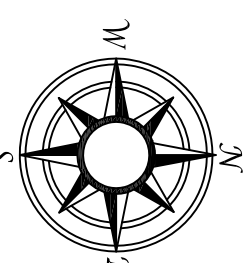
OWNER:

HB TWIN CREEK II, LLC
DOCUMENT #2010083537
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808

PH. 979-218-0490
FAX 979-774-1662

ENGINEER:

CUNNINGHAM - ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2946
TBPE FIRM NO. F-284



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.foresurveying.com
TBPIS FIRM NO. 10002000