

LOCATION MAP  
SCALE: 1"=500'

LEGEND:  
○ = SET 1/2" IRON ROD WITH RJ SURVEYING CAP  
DE = DRAINAGE AND STORM SEWER EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY  
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
(X) = BLOCK NAME  
--- = LIMITS OF FEMA ZONE A - 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

NEW STREETS:	LENGTH	DESIGN SPEED	ROW WIDTH
ISABELLA LANE	703	25	50
MARGARITA LOOP	1242	25	50
SAN MILAN PASS	705	25	50
TOTAL	2650		

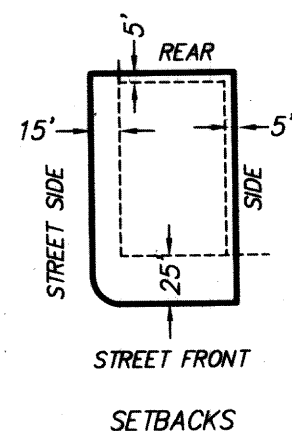
PALOMA LAKE DEVELOPMENT, INC.  
REMAINDER OF 144.97 ACRES  
DOCUMENT No. 2007017059 OPRWC

NOTES:

- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THE BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY PALOMA LAKE M. U. D. No. 1. OR THE HOMEOWNERS ASSOCIATION.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. NO SINGLE FAMILY LOT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- WATER SERVICE WILL BE PROVIDED BY THE PALOMA LAKE M. U. D. No. 1.
- SEWER SERVICE WILL BE PROVIDED BY THE PALOMA LAKE M. U. D. No. 1.
- LOT 49, BLOCK X, IS FOR OPEN SPACE PURPOSES AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO SINGLE FAMILY RESIDENCE IS PERMITTED ON THIS LOT.

OWNER:  
M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY  
WILLIAM G. PECKMAN, AUSTIN AREA PRESIDENT  
1301 S. CAPITOL OF TEXAS HIGHWAY B-315  
AUSTIN, TEXAS 78746

ACREAGE: 18.11 ACRES  
68 SINGLE FAMILY LOTS  
1 OPEN SPACE LOT  
3 BLOCKS  
WILLIS DONAHO SURVEY, ABSTRACT No. 173



POINT OF BEGINNING  
APPROXIMATELY  
N09°08'11"W 6865.01'  
TO SE CORNER OF WILLIS  
DONAHO SURVEY & NE  
CORNER OF JOSEPH  
MARSHALL SURVEY

PLAT OF  
**PALOMA LAKE SECTION 12**  
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

EASEMENTS:  
IN ADDITION TO THOSE EASEMENTS SHOWN HEREON  
A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY  
A PUBLIC UTILITY EASEMENT 5 FEET WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL SIDE LOT LINES  
A PUBLIC UTILITY EASEMENT 5 FEET WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES

LIMITS OF FEMA ZONE A - 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

LAKE  
PALOMA

SAN MILAN PASS

DATE: OCT. 1, 2014

SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

SHEET 1 OF 2 SHEETS



PLAT OF  
**PALOMA LAKE SECTION 12**  
WILLIAMSON COUNTY, TEXAS

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE WILLIS DONAHO SURVEY, ABSTRACT No. 173, AND BEING A PART OF THAT 47.78-ACRE TRACT OF LAND CONVEYED TO M/I HOMES OF AUSTIN, LLC, BY DEED RECORDED IN DOCUMENT No. 2013020779 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 19, BLOCK X, PALOMA LAKE SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. 2014048966 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE NORTHEASTERLY LINE OF LOT 54, BLOCK E, PALOMA LAKE SECTION 6, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET GG, SLIDE 224 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN THE WESTERLY LINE OF SAID 47.78 ACRE TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 47.78 ACRE TRACT THE FOLLOWING THREE COURSES:

1. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 416.62 FEET TO A 1/2" IRON ROD SET, SAID CURVE HAVING A RADIUS OF 884.00 FEET TO A 1/2" IRON ROD SET, A CENTRAL ANGLE OF 27°00'11", AND A CHORD BEARING N.27°54'33"W, 412.78 FEET TO A 1/2" IRON ROD SET;
2. N.41°24'39"W. A DISTANCE OF 69.50 FEET TO A 1/2" IRON ROD SET;
3. N.52°44'27"W. A DISTANCE OF 192.70 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE NORTH LINE OF SAID 47.78 ACRE TRACT THE FOLLOWING TWO COURSES:

1. N.17°51'53"E. A DISTANCE OF 78.37 FEET TO A 1/2" IRON ROD SET;
2. THENCE N.50°27'38"E. A DISTANCE OF 935.58 FEET TO A 1/2" IRON ROD SET TO THE NORTHEAST CORNER OF SAID 47.78 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 47.78 ACRE TRACT THE FOLLOWING THREE COURSES:

1. S.39°32'22"E. A DISTANCE OF 279.05 FEET TO A 1/2" IRON ROD SET TO A 1/2" IRON ROD SET;
2. THENCE S.29°53'39"E. A DISTANCE OF 535.22 FEET TO A 1/2" IRON ROD SET;
3. THENCE S.64°41'57"E. A DISTANCE OF 26.96 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 58, BLOCK X, PALOMA LAKE SECTION 11;

THENCE ALONG THE NORTHERLY LINE OF SAID PLAT OF PALOMA LAKE SECTION 11 THE FOLLOWING 13 COURSES:

1. S.44°57'57"W. A DISTANCE OF 158.46 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.74 FEET, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 03°06'00" AND A CHORD BEARING N.55°30'35"W, 9.74 FEET TO A 1/2" IRON ROD SET;
3. S.36°02'25"W. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
4. S.32°07'06"W. A DISTANCE OF 125.30 FEET TO A 1/2" IRON ROD SET;
5. S.46°24'17"W. A DISTANCE OF 61.55 FEET TO A 1/2" IRON ROD SET;
6. S.73°16'40"W. A DISTANCE OF 178.22 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
7. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.73 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 04°31'53" AND A CHORD BEARING S.14°27'24"E, 23.72 FEET TO A 1/2" IRON ROD SET;
8. S.12°11'28"E. A DISTANCE OF 33.20 FEET TO A 1/2" IRON ROD SET;
9. S.77°48'32"W. A DISTANCE OF 121.78 FEET TO A 1/2" IRON ROD SET;
10. N.18°52'56"W. A DISTANCE OF 16.58 FEET TO A 1/2" IRON ROD SET;
11. S.74°13'39"W. A DISTANCE OF 170.61 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
12. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.03 FEET, SAID CURVE HAVING A RADIUS OF 1009.00 FEET, A CENTRAL ANGLE OF 01°21'53" AND A CHORD BEARING S.15°05'25"E, 24.03 FEET TO A 1/2" IRON ROD SET;
13. S.75°35'32"W. A DISTANCE OF 125.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 18.11 ACRES

BEARINGS ARE BASED ON THE PLAT OF PALOMA LAKE SECTION 11

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S36°02'25"W
L2	33.20'	S12°11'28"E
L3	16.58'	N18°52'56"W
L4	93.57'	N41°24'39"W
L5	3.68'	N41°24'39"W
L6	70.86'	N41°24'39"W
L7	19.03'	N41°24'39"W
L8	97.81'	N41°24'39"W
L9	43.60'	N41°24'39"W
L10	54.21'	N41°24'39"W
L11	116.68'	S50°27'38"W
L12	71.00'	N16°43'20"W
L13	11.00'	N16°43'20"W
L14	60.00'	N30°54'29"W
L15	71.00'	N16°43'20"W
L16	60.54'	N16°43'20"W
L17	10.46'	N16°43'20"W
L18	87.45'	N29°21'04"W
L19	37.95'	N29°21'04"W
L20	49.50'	N29°21'04"W
L21	87.45'	N29°21'04"W
L22	53.22'	N29°21'04"W
L23	34.24'	N29°21'04"W
L24	55.00'	N09°33'54"E
L25	55.00'	N39°32'22"W

LINE	LENGTH	BEARING
L26	41.67'	N13°32'52"W
L27	60.01'	N17°39'50"W
L28	35.04'	N17°39'50"W
L29	24.96'	N17°39'50"W
L30	63.47'	N21°55'18"W
L31	58.45'	N27°12'44"W
L32	60.01'	N28°33'55"W
L33	23.67'	N28°33'55"W
L34	36.34'	N28°33'55"W
L35	58.80'	N30°58'52"W
L36	45.95'	N30°58'52"W
L37	12.85'	N30°58'52"W
L38	60.00'	N33°04'17"W
L39	60.04'	N34°37'22"W
L40	9.47'	N34°37'22"W
L41	50.57'	N34°37'22"W
L42	60.03'	N34°24'59"W
L43	32.06'	N34°24'59"W
L44	27.97'	N34°24'59"W
L45	56.53'	N39°48'03"W
L46	46.53'	N39°48'03"W
L47	10.00'	N39°48'03"W
L48	70.01'	N40°32'16"W
L49	125.00'	N66°02'39"E
L50	124.97'	N66°02'39"E

LINE	LENGTH	BEARING
L51	124.81'	N66°02'39"E
L52	84.67'	N27°37'10"W
L53	64.29'	N27°37'10"W
L54	20.37'	N27°37'10"W
L55	74.12'	N29°21'04"W
L56	46.81'	N29°21'04"W
L57	27.31'	N29°21'04"W
L58	70.75'	N30°06'31"W
L59	39.72'	N30°06'31"W
L60	31.03'	N30°06'31"W
L61	70.80'	N32°15'06"W
L62	35.98'	N32°15'06"W
L63	34.82'	N32°15'06"W
L64	71.03'	N32°27'55"W
L65	32.26'	N32°27'55"W
L66	38.77'	N32°27'55"W
L67	71.64'	N32°27'55"W
L68	28.61'	N32°27'55"W
L69	43.03'	N32°27'55"W
L70	72.60'	N33°46'56"W
L71	24.84'	N33°46'56"W
L72	47.76'	N33°46'56"W
L73	82.76'	N35°32'50"W
L74	12.59'	N35°32'50"W
L75	70.17'	N35°32'50"W

DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS THE OWNER OF THE CERTAIN 47.78 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013020779 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS PALOMA LAKE SECTION 12 AND FURTHER ACKNOWLEDGE 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.

M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY:

*William G. Peckman*  
WILLIAM G. PECKMAN, AUSTIN AREA PRESIDENT

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7<sup>th</sup> DAY OF August, 2015, BY WILLIAM G. PECKMAN, AS AUSTIN AREA PRESIDENT OF M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY ON BEHALF OF SAID M/I HOMES, LLC.

*Austin Wilcher*  
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: July 16, 2017 SEAL

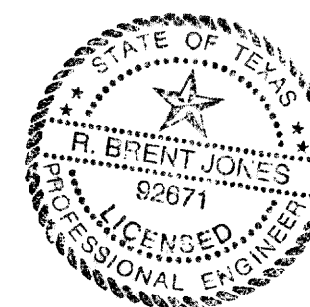
ENGINEER'S CERTIFICATION

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, R. BRENT JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

*R. Brent Jones*  
R. BRENT JONES  
DATE  
LICENSED PROFESSIONAL ENGINEER No. 92671



SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

*John K. Weigand*  
J. KENNETH WEIGAND  
DATE  
R.P.L.S. No. 5741  
STATE OF TEXAS



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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

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.

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

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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 \_\_\_\_ DAY OF \_\_\_\_\_ A. D., \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A. \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT No. \_\_\_\_\_

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

NANCY RISTER, CLERK,  
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

DATE: OCT. 1, 2014

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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