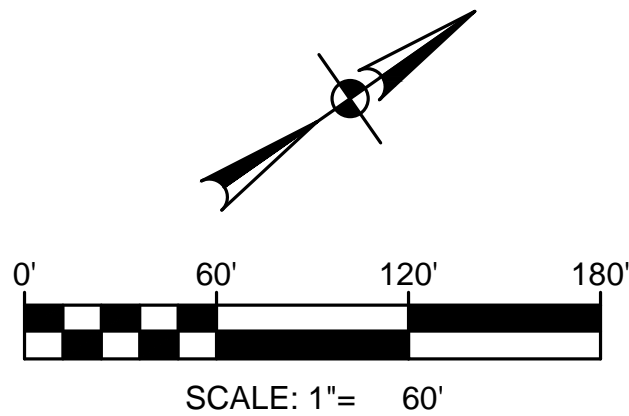


LOCATION MAP
NOT TO SCALE



REPLAT OF HIGHLAND HORIZON PHASE IV

REPLAT OF LOTS 6 & 7, BLOCK N OF THE FINAL PLAT OF
HIGHLAND HORIZON PHASE IV

A 3.34 ACRE TRACT, MORE OR LESS, BEING ALL OF LOTS 6 AND
7 OF BLOCK N OF THE FINAL PLAT OF HIGHLAND HORIZON
PHASE IV RECORDED IN DOCUMENT NO. 2015065500 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
	FOUND IRON ROD (SURVEYOR)
FD.I.R.	FOUND IRON ROD (SURVEYOR)
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

OWNER: HIGHLAND 620 LAND INVESTMENT, LTD.
211 E. 7TH STREET, SUITE 709
AUSTIN, TX 78701
PHONE: (512) 474-4691
FAX: (512) 477-2472

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
PHONE: (512) 454-8711
FAX: (512) 459-8867

ENGINEER: HD ENGINEERING
6302 HALL STREET
AUSTIN, TX 78757
PHONE: (512) 524-5424
TBPE FIRM #10593

ACREAGE: 3.34 ACRES

SURVEY: JOHN McQUEEN SURVEY, ABSTRACT NO. 425

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 2

SUBMITTAL DATE:

COMBINED SCALE FACTOR: 0.99988

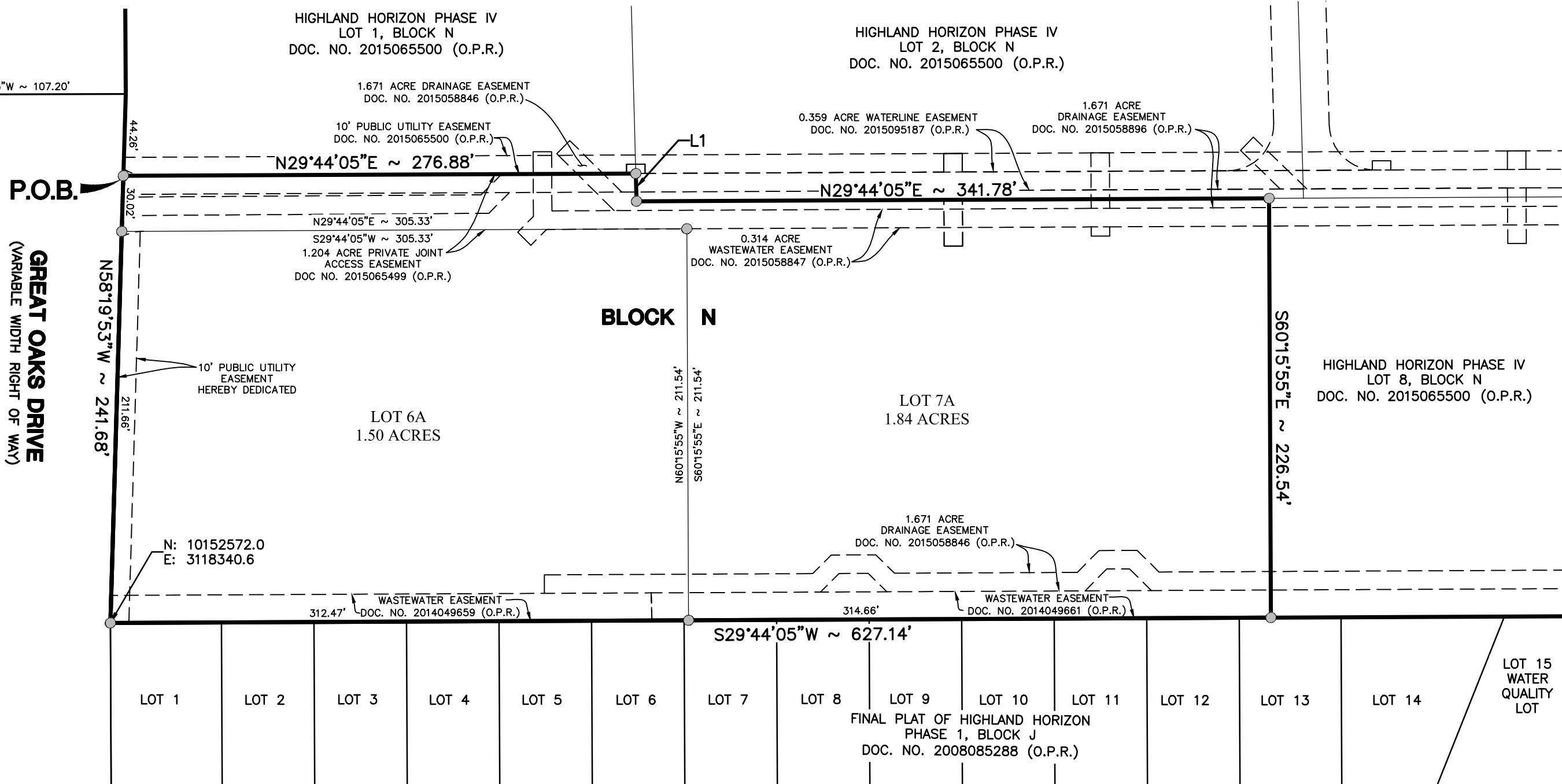
BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK No. 1
CUT SQUARE ON CONCRETE INLET
ELEVATION 821.29'

BENCHMARK No. 2
CUT SQUARE ON CONCRETE INLET
ELEVATION 808.62'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S61°29'30"E	321.32'



GENERAL NOTES:

- BUILDING SETBACKS ARE AS FOLLOWS: TWENTY FIVE (25) ALONG GREAT OAKS DRIVE.
- NO BUILDING 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.
- THE 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 DISTRICTS ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED BY THE DISTRICT.
- 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.
- THIS TRACT LIES IN THE LAKE CREEK WATERSHED.
- THIS TRACT LIES OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
- COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 2013063079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP 48491C0630E COMMUNITY PANEL NO. 630 EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS SHOWN HEREON. NO LOT MAY CONNECT TO 20' DRAINAGE EASEMENT.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.
- THIS SUBDIVISION IS SUBJECT TO STORM WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF HIGHLAND HORIZON PHASE IV, AS RECORDED IN DOCUMENT NO. 2015065500 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

REPLAT OF HIGHLAND
HORIZON PHASE IV

REPLAT OF LOTS 6 & 7, BLOCK N OF THE FINAL PLAT OF
HIGHLAND HORIZON PHASE IV

A 3.34 ACRE TRACT, MORE OR LESS, BEING ALL OF LOTS 6 AND
7 OF BLOCK N OF THE FINAL PLAT OF HIGHLAND HORIZON
PHASE IV RECORDED IN DOCUMENT NO. 2015065500 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DESCRIPTION
OF 3.34 ACRES OF LAND

A 3.34 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS, SAID 3.34 ACRE TRACT BEING ALL OF LOTS 6 AND 7, BLOCK "N", HIGHLAND HORIZON PHASE IV, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2015065500 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 3.34 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING At a 1/2" iron rod with yellow cap marked "Pape-Dawson set, on the northeast right-of-way line of Great Oaks Drive, a variable width right-of-way, the south corner of said Lot 1, Block N recorded in the said Highland Horizon Phase IV Subdivision, the west corner of said Lot 7, Block N;

THENCE N 29°44'05" E, with the southeast line of said Lot 1, Block N, a northwest line of said Lot 7, Block N, a distance of 276.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson set, on the southwest line of Lot 2, Block N recorded in the said Highland Horizon Phase IV Subdivision, the east corner of said Lot 1, Block N, a north corner of said Lot 7, Block N;

THENCE S 61°29'30" E, with the southwest line of said Lot 2, Block N, a northeast line of said Lot 7, Block N, a distance of 15.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson set, the south corner of said Lot 2, Block N, an interior corner of said Lot 7;

THENCE N 29°44'05" E, with the southeast line of said Lot 2, Block N, a northwest line of said Lot 7, Block N a distance of 341.78 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson set, the west corner of Lot 8, Block N recorded in the said Highland Horizon Phase IV Subdivision, a north corner of said Lot 7, Block N;

THENCE S 60°15'55" E, departing the southeast line of said Lot 2, Block N, with the southwest line of said Lot 8, Block N, a northeast line of said Lot 7, Block N, a distance of 226.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson set, on the northwest line of Lot 13, Block J of the Final Plat of Highland Horizon Phase 1, recorded in Document No. 2008085288 of the Official Public Records of Williamson County, Texas, the south corner of said Lot 8, Block N, the east corner of said Lot 7, Block N;

THENCE S 29°44'05" W, with the northwest line of said Block J, the southeast line of said Lot 7, Block N, at a distance of 392.50 feet passing a 1/2" iron rod with yellow cap marked "Pape-Dawson set, at the east corner of the aforementioned Lot 6, Block N, the south corner of said Lot 7, Block N, continuing with the northwest line of said Block J, the southeast line of said Lot 6, Block N for a total distance of 627.14 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson set, on the northeast right-of-way line of the aforementioned Great Oaks Drive, the west corner of Lot 1, Block J recorded in the said Final Plat of Highland Horizon Phase 1, the south corner of said Lot 6, Block N;

THENCE N 58°19'53" W, with the northeast right-of-way line of said Great Oaks Drive, the southeast line of said Lot 6, Block N, a distance of 241.68 feet to the POINT OF BEGINNING hereof and containing 3.34 acres of land in the City of Round Rock, Williamson County, Texas.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Highland 620 Land Investment Ltd. being all of Lots 6 and 7 of Block N of the Final Plat of Highland Horizon Phase IV, a subdivision according to the plat recorded in Document No. 2015065500 of the Official Public Records of Williamson County, Texas, does hereby plat 3.34 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 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 7th day of December, 2015 A.D.

Highland 620 Land Investment, Ltd.
A Texas Limited Partnership
211 E. 7th Street, Suite 709
Austin, Texas 78701

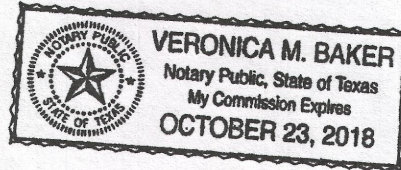
By: HRI-GP No. 2, L.L.C.
A Texas Limited Liability Company,
Its sole General Partner,

By: David C. Bodenman
David C. Bodenman, President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

The instrument was acknowledged before me on the 7th day of December, 2015 by David C. Bodenman, as President of HRI-GP No. 2, L.L.C. A Texas limited liability company, on behalf of said limited liability company as the General Partner of HIGHLAND 620 LAND INVESTMENT, LTD., Texas limited partnership, on behalf of said limited partnership.

Veronica M. Baker
Notary Public, State of Texas
Printed Name: Veronica M. Baker
My Commission Expires: 10/23/18



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Texas Capital Bank, National Association, lien holder of that certain Lots 1, 2 and 3, Block O and Lots 1, 2 and 3, Block N of the Final Plat of Highland Horizon recorded in Document No. 2008085288 of the Official Public Records of Williamson County, Texas and do hereby join, approve and consent to the recordation of the subdivision as shown hereon.

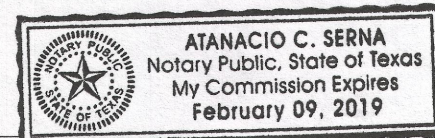
Douglas A. Cotner
Texas Capital Bank, National Association
By Douglas A. Cotner, Executive Vice President
Commercial Real Estate
98 San Jacinto Boulevard, Suite 200
Austin, TX 78701

12/7/15
Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 7 day of December, 2015 by Douglas A. Cotner, as Executive Vice President of TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, a national banking association, on behalf of said national banking association.

Atanacio C. Serna
Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

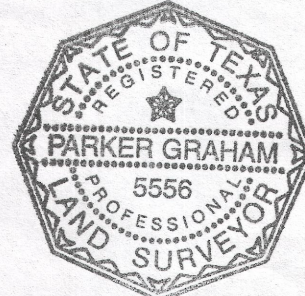


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of Williamson County, Texas.

Parker J. Graham
Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 100288-01
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

12/08/2015
Date



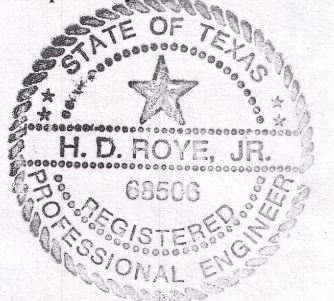
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, H.D. Royce, do hereby certify:

- This tract is within the Edwards Aquifer Recharge Zone.
- No construction in the subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved, in writing, the Water Pollution Abatement Plan (WPAP).
- Water and sewer service for this subdivision will be provided by Brushy Creek Municipal Utility District.

H.D. Royce
H.D. Royce
Licensed Professional Engineer No. 68506
State of Texas

12.7.15
Date



Approval of Address Coordinator:
Addressing and street names have been approved for this property by the undersigned.

Gregory Brudger
Williamson County Address Coordinator

12/8/15
Date

Williamson County Commissioners Court Resolution and Approval:

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 platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. 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 roads in the subdivision have finally been accepted for maintenance by the County.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Dan A. Gattis, A 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 property records of the County Clerk of Williamson County, Texas.

Honorable Dan A. Gattis
Williamson County, Texas

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 ____ day of _____ A.D., 201____, at _____ o'clock ____ m. and duly recorded on the ____ day of _____, A.D., 201____ at _____ o'clock ____ m. in the plat 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 above written.

TO HEREBY WHICH, WITNESS my hand and seal at the County Clerk of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk, County Court Williamson County, Texas

By: _____
Deputy

**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01