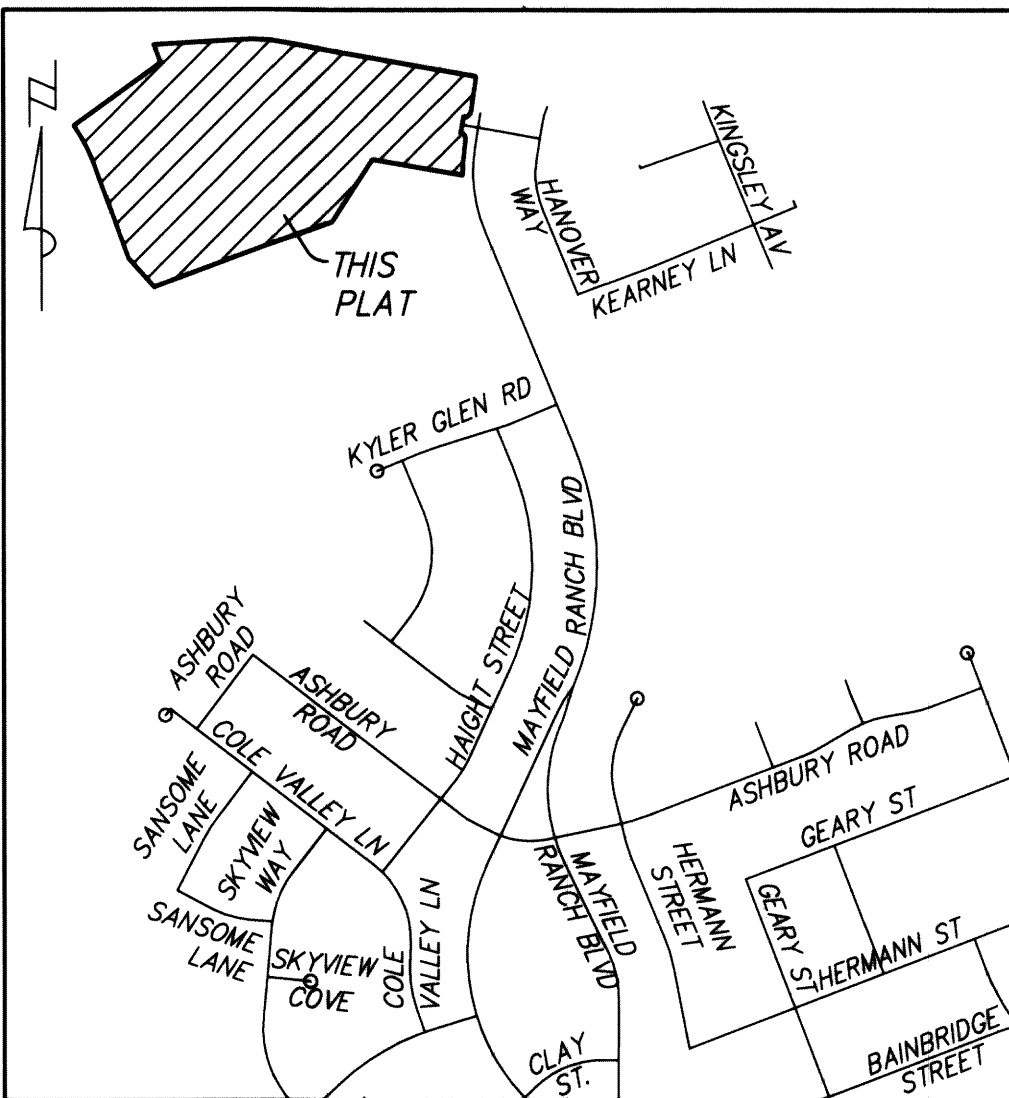
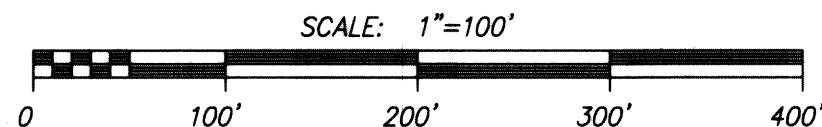


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LOCATION MAP
SCALE: 1" = 600'

PLAT OF
HIGHLANDS AT MAYFIELD RANCH SECTION 12A
WILLIAMSON COUNTY, TEXAS



LEGEND:

- = SET IRON ROD WITH "RJ SURVEYING" CAP
- BL = BUILDING SETBACK LINE
- PUE = PUBLIC UTILITY EASEMENT
- (H) = BLOCK NAME

HMR HOLDINGS, INC.
63.61 ACRES
DOCUMENT No. 2014101771 OPRWC

HMR HOLDINGS, INC.
64.78 ACRES
DOCUMENT No. 2015001289 OPRWC

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	14.06	857.15	0°56'23"	S06°34'08"W	14.06
C2	31.03	20.00	88°53'38"	S35°37'02"E	28.01
C3	87.13	507.50	9°50'14"	S03°54'40"W	87.03
C4	127.40	470.00	15°31'50"	N28°03'26"W	127.01
C5	26.14	318.33	4°42'20"	S09°23'30"W	26.14
C6	23.85	15.00	91°06'22"	N54°22'58"E	21.42
C7	23.27	15.00	88°53'38"	N35°37'02"W	21.01
C8	233.59	205.00	65°17'15"	N41°28'25"E	221.16
C9	5.64	205.00	1°34'32"	N09°37'03"E	5.64
C10	45.60	205.00	12°44'42"	N16°46'41"E	45.51
C11	46.83	205.00	13°05'19"	N29°41'41"E	46.73
C12	47.82	205.00	13°21'55"	N42°55'19"E	47.71
C13	48.85	205.00	13°39'14"	N56°25'54"E	48.74
C14	38.85	205.00	10°51'32"	N68°41'17"E	38.79
C15	176.62	155.00	65°17'15"	N41°28'25"E	167.22
C16	148.30	155.00	54°49'14"	N36°14'24"E	142.71
C17	28.32	155.00	10°28'01"	N68°53'02"E	28.28
C18	21.03	25.00	48°11'23"	N50°01'21"E	20.41
C19	155.33	50.00	177°59'23"	N65°04'39"W	99.98
C20	21.03	25.00	48°11'23"	N00°10'39"W	20.41
C21	35.61	25.00	81°36'37"	N65°04'39"W	32.67
C22	53.25	50.00	61°01'21"	N56°26'20"E	50.77
C23	30.67	50.00	35°08'32"	N75°28'43"W	30.19
C24	39.09	50.00	44°47'42"	N35°30'36"W	38.10
C25	32.31	50.00	37°01'48"	N05°24'09"E	31.76
C26	21.87	470.00	2°39'58"	N21°37'30"W	21.87
C27	53.05	470.00	6°28'02"	N26°11'29"W	53.02
C28	52.48	470.00	6°23'51"	N32°37'25"W	52.45
C29	122.18	600.74	11°39'11"	N30°05'56"W	121.97
C30	55.25	600.74	5°16'09"	N26°54'25"W	55.23
C31	66.94	600.74	6°23'03"	N32°44'01"W	66.90
C32	54.88	650.74	4°49'55"	N33°30'34"W	54.86
C33	22.66	15.00	86°33'19"	N74°22'17"W	20.57
C34	22.68	15.00	86°37'24"	N19°02'22"E	20.58
C35	117.59	275.00	24°29'59"	N74°36'02"E	116.70
C36	67.75	275.00	14°06'57"	N69°24'32"E	67.58
C37	49.84	275.00	10°23'01"	N81°39'31"E	49.77
C38	138.97	325.00	24°29'58"	N74°36'02"E	137.91
C39	36.38	325.00	6°24'47"	N65°33'27"E	36.36
C40	52.57	325.00	9°16'06"	N73°23'53"E	52.52
C41	50.02	325.00	8°49'05"	N82°26'29"E	49.97
C42	62.81	275.00	13°05'08"	N86°36'25"W	62.67
C43	74.22	325.00	13°05'08"	N86°36'25"W	74.06
C44	24.05	325.00	4°14'24"	N88°58'14"E	24.05
C45	50.17	325.00	8°50'43"	N84°29'12"W	50.12
C46	27.63	543.20	2°54'53"	S10°17'14"W	27.63
C47	31.80	20.00	91°06'22"	S54°22'58"W	28.56

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.07'	S11°44'40"W
L2	23.84'	S08°49'47"W
L3	19.76'	S08°49'47"W
L4	112.58'	N09°56'09"E
L5	18.66'	N30°58'09"E
L6	16.81'	N16°54'00"W
L7	115.00'	N09°56'09"E
L8	49.62'	N69°27'34"E
L9	98.66'	N72°19'56"E
L10	47.84'	N72°19'56"E
L11	50.82'	N72°19'56"E
L12	14.14'	N29°07'02"E
L13	13.24'	N69°05'41"W
L14	13.55'	N43°48'22"E
L15	14.14'	N53°49'47"E
L16	50.03'	S07°56'43"W

NEW STREETS:
NAME
ARQUES AVENUE
BROADWAY PATH
TOTAL

LENGTH DESIGN SPEED
1057' 25 MPH
1066' 25 MPH
2123'

SITE DATA:

TOTAL AREA: 13.80 ACRES
58 SINGLE FAMILY LOTS
3 LANDSCAPE LOTS
1 OPEN SPACE LOT

DATE: JUNE 8, 2015

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

F-10015400

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THAT PART OF THE JOHN POWELL SURVEY, ABSTRACT No. 491 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 63.61 ACRE TRACT OF LAND CONVEYED TO HMR HOLDINGS, INC. BY DEED RECORDED IN DOCUMENT No. 2014101771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF THAT 117.08 ACRE TRACT OF LAND CONVEYED TO HMR HOLDINGS, INC., BY DEED RECORDED IN DOCUMENT No. 2013027958 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the East Line of that 25.31 Acre Tract of Land conveyed to Williamson County, Texas by deed recorded in Document No. 2014100832 of the Official Public Records of Williamson County, Texas (from point which a 1/2" iron rod found at the Northwest Corner of said 63.61 Acre Tract bears N.53°10'57"W. a distance of 1138.25 feet);

THENCE across said 63.61 Acre Tract the following 20 courses;

1. N.54°04'28"E. a distance of 335.05 feet to a 1/2" iron rod set;
2. N.21°14'10"W. a distance of 59.39 feet to a 1/2" iron rod set;
3. N.86°40'42"E. a distance of 191.00 feet to a 1/2" iron rod set;
4. N.86°51'02"E. a distance of 118.50 feet to a 1/2" iron rod set;
5. S.86°59'21"E. a distance of 56.25 feet to a 1/2" iron rod set;
6. S.80°50'25"E. a distance of 58.46 feet to a 1/2" iron rod set;
7. S.80°03'51"E. a distance of 589.87 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
8. Southerly along the arc of said curve a distance of 14.06 feet, said curve having a radius of 857.15 feet, a central angle of 00°56'23", and a chord bearing S.06°34'09"W., 14.06 feet to a 1/2" iron rod set at a point of compound curve of a curve to the right;
9. Southerly along the arc of said curve, a distance of 26.14 feet, said curve having a radius of 318.33 feet, a central angle of 04°42'20", and a chord bearing S.09°23'30"W., 26.14 feet to a 1/2" iron rod set;
10. S.11°44'40"W. a distance of 22.07 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
11. Southerly, along the arc of said curve to the left a distance of 27.63 feet, said curve having a radius of 543.20 feet, a central angle of 02°54'53", and a chord bearing S.10°17'14"W., 27.63 feet to a 1/2" iron rod set;
12. S.08°49'47"W. a distance of 19.76 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
13. Southwesterly, along the arc of said curve to the right a distance of 31.80 feet, said curve having a radius of 20.00 feet, a central angle of 91°06'22", and a chord bearing S.54°22'58"W., 28.56 feet to a 1/2" iron rod set;
14. S.07°56'43"W. a distance of 50.03 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
15. Southeasterly along the arc of said curve, a distance of 31.03 feet, said curve having a radius of 20.00 feet, a central angle of 88°53'38" and a chord bearing S.35°37'02"E., 28.01 feet to a 1/2" iron rod set;
16. S.08°49'47"W. a distance of 23.84 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
17. Southerly, along the arc of said curve to the left a distance of 87.13 feet, said curve having a radius of 507.50 feet, a central angle of 09°50'14", and a chord bearing S.03°54'40"W., 87.03 feet to a 1/2" iron rod set;
18. N.80°03'51"W. a distance of 285.89 feet to a 1/2" iron rod set;
19. S.32°52'59"W. a distance of 232.31 feet to a 1/2" iron rod set;
20. S.69°45'53"W. (at 536.50 feet pass the South Line of said 63.61 Acre Tract and the North Line of said 117.08 Acre Tract) in all a distance of 589.59 feet to a 1/2" iron rod set in the East Line of said 25.31 Acre Tract;

THENCE along said East Line the following three courses;

1. N.42°09'52"W. a distance of 119.00 feet to a 1/2" iron rod set;
2. N.20°17'31"W. a distance of 321.27 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
3. Northwesterly, along the arc of said curve to the left a distance of 127.40 feet, said curve having a radius of 470.00 feet, a central angle of 15°31'50", and a chord bearing N.28°03'26"W., 127.01 feet to the said Point of Beginning.

Containing 13.80 acres, more or less.

Bearings are Texas State Plane Central Zone, NAD 83

STREET NAMES APPROVED

DATE: 10/18/16

Denise Bak

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT HMR HOLDINGS, INC., A TEXAS CORPORATION, THE OWNER OF THAT CERTAIN 63.61 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2014101771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT 117.08 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013027958 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.80 ACRES OUT OF SAID TRACTS AND DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "HIGHLANDS AT MAYFIELD RANCH SECTION 12A" 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.

THIS 18th DAY OF October 2016

HMR HOLDINGS, INC.

BY: Blake J. Magee

BLAKE, J. MAGEE,
1011 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78703

ACKNOWLEDGMENT

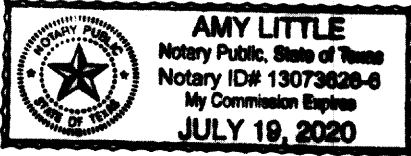
THE STATE OF TEXAS
COUNTY OF

BEFORE ME ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF October A. D., 2016.

Amy Little

NOTARY PUBLIC SIGNATURE



NOTES:

1. LOT 116, BLOCK A; AND LOTS 43 AND 61, BLOCK Q ARE FOR LANDSCAPE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M. U. D.. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THIS LOT.
2. LOT 9, BLOCK P IS FOR OPEN SPACE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M. U. D.. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THIS LOT.
3. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
4. THE MINIMUM LOWEST FLOOD ELEVATION SHALL BE ONE FOOT HIGHER THAN THE THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
7. 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.
8. SIDEWALKS WILL BE MAINTAINED BY THE ADJACENT HOME OWNER OR HOMEOWNERS ASSOCIATION.

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 10/18/2016

J. KENNETH WEIGAND
R.P.L.S. NO. 5741
STATE OF TEXAS



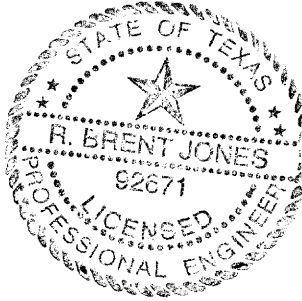
ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0480E EFFECTIVE DATE 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 LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

R. Brent Jones 10/18/16
R. BRENT JONES
DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT R BANK, A TEXAS STATE BANK, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT No. 2013027958 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT No. 2014101771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 13.80 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

R BANK, A TEXAS STATE BANK

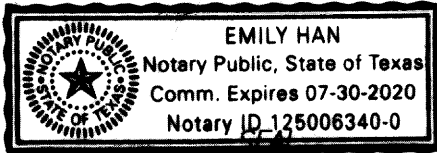
BY: Landy L. Warren
LANDY L. WARREN
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LANDY L. WARREN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF October A. D., 2016.

Emily Han
NOTARY PUBLIC SIGNATURE



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

KNOW ALL MEN BY THESE PRESENTS;

I, Nancy 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 the _____ day of _____, 20____, A.D., at _____ o'clock, ____M., in the Plat Records of said County in Document Number _____

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 Rister, Clerk County Court
of Williamson County, Texas

By: _____
Deputy

DATE: JUNE 8, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
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