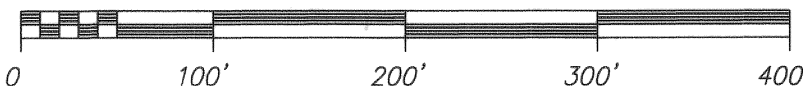


PLAT OF
HIGHLANDS AT MAYFIELD RANCH SECTION 6B

WILLAMSON COUNTY, TEXAS

SCALE: 1"=100'



LEGEND:

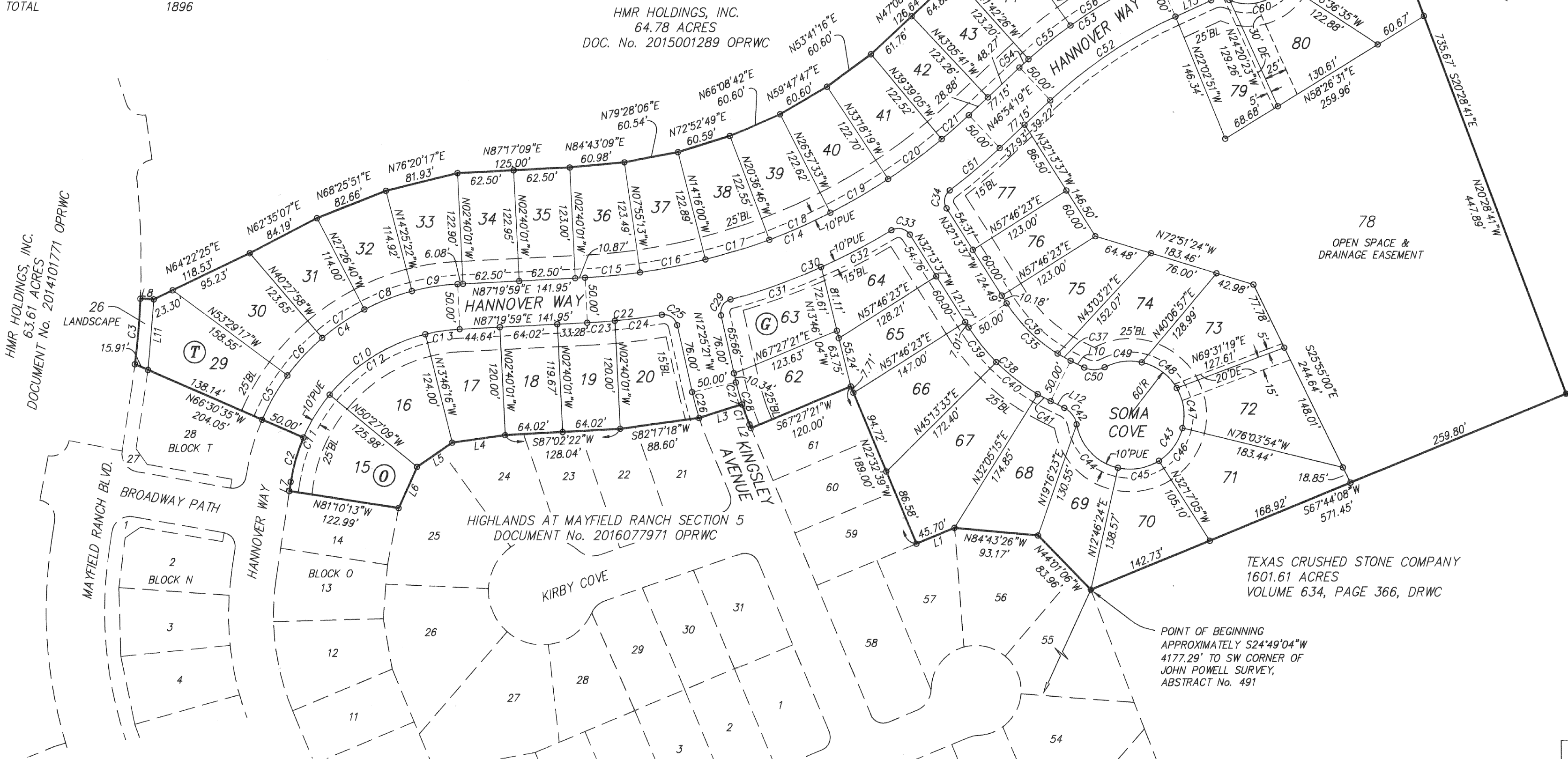
- = SET IRON ROD WITH "RJ SURVEYING" CAP
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- Ⓣ = BLOCK NAME
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY
- DRWC = DEED RECORDS OF WILLAMSON COUNTY

LOCATION MAP

SCALE: 1" = 600'

NEW STREETS:

NAME	LENGTH (FT)	DESIGN SPEED (MPH)
HANNOVER WAY	1396	30
KINGSLEY AVENUE	142	30
SOMA COVE	358	30
TOTAL	1896	



LINE TABLE		
LINE	LENGTH	BEARING
L1	45.70'	S67°27'21"W
L2	4.49'	N22°32'39"W
L3	50.00'	S72°19'12"W
L4	59.53'	S82°06'33"W
L5	47.24'	S55°35'57"W
L6	50.04'	S24°20'06"W
L7	10.41'	N08°49'47"E
L8	15.00'	S87°23'32"E
L10	16.93'	N63°36'31"W
L11	78.58'	N04°49'21"E
L12	16.93'	N63°36'31"W
L13	43.65'	N65°39'37"E
L14	56.65'	N65°39'37"E
L15	47.32'	N65°39'37"E
L16	9.32'	N65°39'37"E
L17	69.45'	N15°36'31"W
L18	56.46'	N15°36'31"W
L19	50.18'	N15°36'31"W
L20	6.28'	N15°36'31"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C1	23.35	275.00	4°51'51"	S20°06'43"E
C2	51.17	200.00	14°39'37"	N16°09'36"E
C3	72.92	917.15	4°33'20"	N04°53'08"E
C4	278.57	250.00	63°50'34"	N55°24'42"E
C5	56.82	250.00	13°01'18"	N30°00'04"E
C6	56.82	250.00	13°01'18"	N43°01'22"E
C7	56.82	250.00	13°01'18"	N56°02'41"E
C8	56.82	250.00	13°01'18"	N69°03'59"E
C9	51.29	250.00	11°45'21"	N81°27'19"E
C10	222.85	200.00	63°50'34"	N55°24'42"E
C11	107.22	200.00	30°43'03"	N24°11'19"E
C12	128.04	200.00	36°40'54"	N57°53'18"E
C13	38.76	200.00	11°06'15"	N81°46'52"E
C14	472.76	670.02	40°25'40"	N67°07'09"E
C15	61.43	670.02	5°15'13"	N84°42'23"E
C16	74.21	670.02	6°20'46"	N78°54'23"E
C17	74.21	670.02	6°20'46"	N72°33'37"E
C18	74.21	670.02	6°20'46"	N66°12'51"E
C19	74.21	670.02	6°20'46"	N59°52'04"E
C20	74.21	670.02	6°20'46"	N53°31'18"E
C21	40.26	670.02	3°26'35"	N48°37'37"E
C22	83.39	720.02	6°38'10"	N84°00'54"E
C23	30.75	720.02	2°26'48"	N86°06'35"E
C24	52.65	720.02	4°11'22"	N82°47'30"E
C25	22.75	15.00	86°52'49"	N55°51'46"W
C26	29.82	325.00	5°15'27"	N15°03'05"W
C27	25.23	275.00	5°15'27"	N15°03'05"W
C28	48.58	275.00	10°07'17"	N17°29'00"W
C29	22.75	15.00	86°52'49"	N31°01'03"E
C30	194.98	720.02	15°30'55"	N66°42'00"E
C31	106.80	720.02	8°29'54"	N70°12'31"E
C32	88.18	720.02	7°01'01"	N62°27'04"E
C33	23.26	15.00	88°49'50"	N76°38'32"W
C34	22.23	15.00	84°55'35"	N10°14'11"E
C35	96.48	176.16	31°22'55"	N47°55'04"W
C36	80.12	176.16	26°03'35"	N45°15'24"W
C37	16.36	176.16	5°19'20"	N60°56'52"W
C38	123.87	226.16	31°22'55"	N47°55'04"W
C39	49.29	226.16	12°29'18"	N38°28'16"W
C40	58.32	226.16	14°46'32"	N52°06'11"W
C41	16.25	226.16	4°07'04"	N61°32'59"W
C42	23.55	25.00	53°58'05"	N36°37'29"W
C43	301.53	60.00	28°56'10"	N26°23'29"E
C44	70.78	60.00	67°35'10"	N43°26'01"W
C45	47.18	60.00	45°03'29"	N80°14'39"E
C46	45.85	60.00	43°46'49"	N35°49'30"E
C47	45.85	60.00	43°46'49"	N07°57'19"W
C48	49.47	60.00	47°14'36"	N53°28'01"W
C49	42.40	60.00	40°29'18"	N82°40'02"E
C50	23.55	25.00	53°58'05"	N89°24'26"E
C51	72.82	720.02	5°47'39"	N49°48'09"E
C52	167.86	512.81	18°45'18"	N56°16'58"E
C53	184.23	562.81	18°45'18"	S56°16'58"W
C54	13.63	562.81	1°23'14"	S47°35'56"W
C55	59.84	562.81	6°05'32"	S51°20'19"W
C56	59.84	562.81	6°05'32"	S57°25'51"W
C57	50.92	562.81	5°11'00"	S63°04'07"W
C58	21.03	25.00	48°11'23"	S89°45'19"W
C59	155.03	50.00	177°38'54"	N25°01'33"E
C60	70.21	50.00	80°27'34"	N73°37'13"E
C61	41.15	50.00	47°09'23"	N09°48'44"E
C62	43.66	50.00	50°01'56"	N38°46'56"W
C63	21.03	25.00	48°11'23"	S39°42'12"E
C64	50.10	1138.69	2°31'16"	N16°52'09"W
C65	44.52	1088.69	2°20'34"	N16°46'48"W
C66	35.46	25.00	81°16'08"	N25°01'33"E

SITE DATA:
16.03 ACRES
47 SINGLE FAMILY LOTS
1 OPEN SPACE AND DRAINAGE LOT

PROPERTY OWNERS:
HMR HOLDINGS, INC.
BLAKE, J. MAGEE,
1011 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78703

DATE: OCT. 27, 2017 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

SHEET 1 OF 2 SHEETS

F-10015400

S:\LAND2351-2400\2353.dwg 12/18/2017 11:02:15 AM CST

THAT PART OF THE JOHN POWELL SURVEY, ABSTRACT No. 491, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 64.78 ACRE TRACT OF LAND CONVEYED TO HMR HOLDINGS, INC., BY DEED RECORDED IN DOCUMENT No. 2015001289 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND AT AN EXTERIOR CORNER OF THAT 1601.61 ACRE TRACT OF LAND CONVEYED TO TEXAS CRUSHED STONE COMPANY BY DEED RECORDED IN VOLUME 634, PAGE 366 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING AN INTERIOR CORNER OF SAID 64.78 ACRE TRACT (FROM WHICH POINT THE SOUTHWEST CORNER OF SAID JOHN POWELL SURVEY, ABSTRACT No. 491, BEARS S.24°49'04"W., 4177.29 FEET AND THE SOUTHERLY SOUTHEAST CORNER OF SAID 64.78 ACRE TRACT BEARS S.20°53'47"E., 168.52 FEET);

THENCE across said 64.78 Acre Tract the following 17 courses:

1. N.44°01'06"W. a distance of 83.96 feet to a 1/2" iron rod set;
2. N.84°43'26"W. a distance of 93.17 feet to a 1/2" iron rod set;
3. S.67°27'21"W. a distance of 45.70 feet to a 1/2" iron rod set;
4. N.22°32'39"W. a distance of 189.00 feet to a 1/2" iron rod set;
5. S.67°27'21"W. a distance of 120.00 feet to a 1/2" iron rod set;
6. N.22°32'39"W. a distance of 4.49 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
7. Northerly, along the arc of said curve to the right a distance of 23.35 feet, said curve having a radius of 275.00 feet, a central angle of 04°51'51", and a chord bearing N.20°06'43"W., 23.34 feet to a 1/2" iron rod set;
8. S.72°19'12"W. a distance of 50.00 feet to a 1/2" iron rod set;
9. S.82°17'18"W. a distance of 88.60 feet to a 1/2" iron rod set;
10. S.87°02'22"W. a distance of 128.04 feet to a 1/2" iron rod set;
11. S.82°06'33"W. a distance of 59.53 feet to a 1/2" iron rod set;
12. S.55°35'57"W. a distance of 47.24 feet to a 1/2" iron rod set;
13. S.24°20'06"W. a distance of 50.04 feet to a 1/2" iron rod set;
14. N.81°10'13"W. a distance of 122.99 feet to a 1/2" iron rod set;
15. N.08°49'47"E. a distance of 10.41 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
16. northerly, along the arc of said curve to the right a distance of 51.17 feet, said curve having a radius of 200.00 feet, a central angle of 14°39'37", and a chord bearing N.16°09'36"E., 51.03 feet to a 1/2" iron rod set;
17. N.66°30'35"W. a distance of 204.05 feet to a 1/2" iron rod set in the West Line of said 64.78 Acre Tract at a to a point on a non-tangent curve to the left;

THENCE northerly along the arc of said curve and along said West Line, a distance of 72.92 feet, said curve having a radius of 917.15 feet, a central angle of 04°33'20" and a chord bearing N.04°53'08"E., 72.90 feet to a 1/2" iron rod set;

THENCE across said 64.78 Acre Tract the following 18 courses:

1. S.87°23'32"E. a distance of 15.00 feet;
2. N.64°22'25"E. a distance of 118.53 feet to a 1/2" iron rod set;
3. N.62°35'07"E. a distance of 84.19 feet to a 1/2" iron rod set;
4. N.68°25'51"E. a distance of 82.66 feet to a 1/2" iron rod set;
5. N.76°20'17"E. a distance of 81.93 feet to a 1/2" iron rod set;
6. N.87°17'09"E. a distance of 125.00 feet to a 1/2" iron rod set;
7. N.84°43'09"E. a distance of 60.98 feet to a 1/2" iron rod set;
8. N.79°28'06"E. a distance of 60.54 feet to a 1/2" iron rod set;
9. N.72°52'49"E. a distance of 60.59 feet to a 1/2" iron rod set;
10. N.66°08'42"E. a distance of 60.60 feet to a 1/2" iron rod set;
11. N.59°47'47"E. a distance of 60.60 feet to a 1/2" iron rod set;
12. N.53°41'16"E. a distance of 60.60 feet to a 1/2" iron rod set;
13. N.47°08'14"E. a distance of 126.64 feet to a 1/2" iron rod set;
14. N.51°25'18"E. a distance of 72.90 feet to a 1/2" iron rod set;
15. N.57°30'24"E. a distance of 72.89 feet to a 1/2" iron rod set;
16. N.60°43'37"E. a distance of 160.31 feet to a 1/2" iron rod set;
17. N.67°59'52"E. a distance of 50.12 feet to a 1/2" iron rod set;
18. N.69°31'47"E. a distance of 123.88 feet to a 1/2" iron rod set in the East Line of said 64.78 Acre Tract and the West Line of said 1601.61 Acre Tract;

THENCE along the East Line of said 64.78 Acre Tract and the West Line of said 1601.61 Acre Tract the following two courses:

1. S.20°28'41"E. a distance of 735.67 feet to a 1/2" iron rod found at the Easterly Southeast Corner of said 64.78 Acre Tract;
2. S.67°44'08"W. a distance of 571.45 feet to the said Point of Beginning.

Containing 16.03 acres, more or less.

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

THAT HMR HOLDINGS, INC., A TEXAS CORPORATION, THE OWNER OF THAT CERTAIN 64.78 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2015001289 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.03 ACRES OUT OF SAID TRACT AND DOES 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 6B" 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 19th DAY OF December 2017.

HMR HOLDINGS, INC.

BY: [Signature]
BLAKE, J. MAGEE,
1011 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78703

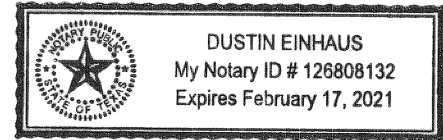
ACKNOWLEDGMENT

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 19 DAY OF December, A. D., 2017.

[Signature]
NOTARY PUBLIC SIGNATURE



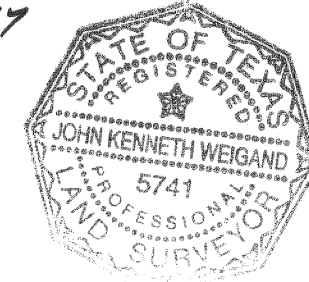
NOTES:

1. LOT 78, BLOCK G IS FOR OPEN SPACE AND DRAINAGE EASEMENT 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. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
3. BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
6. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
7. SIDEWALKS WILL BE MAINTAINED BY THE ADJACENT HOME OWNER.
8. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAT THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER

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.

[Signature] Dec. 18, 2017
J. KENNETH WEIGAND
R.P.L.S. NO. 5741
STATE OF TEXAS



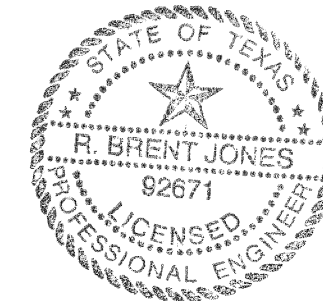
ENGINEER'S CERTIFICATION

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.

[Signature] 12/18/17
R. BRENT JONES
DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



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: OCT. 27, 2017

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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F-10015400