

HIGHLANDS AT MAYFIELD RANCH SECTION 13

WILLIAMSON COUNTY, TEXAS

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 (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2* IRON ROD FOUND IN THE NORTH LINE OF SAID 63.61 ACRE TRACT AND THE SOUTH LINE OF WHITETAIL DRIVE, WHITETAIL SECTION II, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 141 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), BEING THE NORTHEAST CORNER OF HIGHLANDS AT MAYFIELD RANCH SECTION 12B, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. 2018110809 OPRWC, FROM WHICH THE SOUTHWEST CORNER OF THE JOHN POWELL SURVEY, ABSTRACT NO. 491, BEARS APPROXIMATELY SO7'48'39"E A DISTANCE OF 4972 FEET;

THENCE N68'42'45"E ALONG THE NORTH LINE OF SAID 63.61 ACRE TRACT, ALONG THE SOUTH LINE OF WHITETAIL DRIVE AND THE SOUTH LINE OF LOT 48 OF SAID WHITETAIL SECTION II, A DISTANCE OF 366.64 FEET TO A 1/2 IRON ROD SET;

THENCE ACROSS SAID 63.61 ACRE TRACT THE FOLLOWING TWENTY-FIVE	COURSES:
1. S21'17'49"E A DISTANCE OF 140.92 FEET TO A 1/2" IRON ROD SET; 2. N68'42'11"E A DISTANCE OF 2.53 FEET TO A 1/2" IRON ROD SET;	
3. S2117'49"E A DISTANCE OF 175.00 FEET TO A 1/2"IRON ROD SET;	
4. S68'42'11"W A DISTANCE OF 67.41 FEET TO A 1/2"IRON ROD SET;	
5. S62'44'04"W A DISTANCE OF 50.17 FEET TO A 1/2"IRON ROD SET;	
6. S68'42'11"W A DISTANCE OF 128.26 FEET TO A 1/2"IRON ROD SET;	
7. S21'25'17"E A DISTANCE OF 120.00 FEET TO A 1/2"IRON ROD SET;	
8. S31'42'40"E A DISTANCE OF 45.83 FEET TO A 1/2" IRON ROD SET;	
9. S50'17'43"E A DISTANCE OF 46.97 FEET TO A 1/2" IRON ROD SET;	
10. S68'18'36"E A DISTANCE OF 46.97 FEET TO A 1/2"IRON ROD SET;	
11. S86'22'06"E A DISTANCE OF 48.02 FEET TO A 1/2"IRON ROD SET;	
12. N86'40'33"E A DISTANCE OF 120.00 FEET TO A 1/2"IRON ROD SET;	
13. N87'27'20"E A DISTANCE OF 65.21 FEET TO A 1/2"IRON ROD SET;	
14. S87'52'51"E A DISTANCE OF 70.21 FEET TO A 1/2"IRON ROD SET;	
15. S82'32'55"E A DISTANCE OF 70.36 FEET TO A 1/2"IRON ROD SET;	
16. S80'03'51"E A DISTANCE OF 190.00 FEET TO A 1/2"IRON ROD SET;	
17. NO9'56'09"E A DISTANCE OF 5.00 FEET TO A 1/2"IRON ROD SET;	
18. S80'03'51"E A DISTANCE OF 120.00 FEET TO A 1/2"IRON ROD SET;	
19. S81'25'26"E A DISTANCE OF 51.13 FEET TO A 1/2"IRON ROD SET;	
20. N86"05"12"E A DISTANCE OF 50.96 FEET TO A 1/2"IRON ROD SET;	
21. S10'25'19"E A DISTANCE OF 128.60 FEET TO A 1/2"IRON ROD SET;	
22. N81'20'29"E A DISTANCE OF 99.43 FEET TO A 1/2"IRON ROD SET;	T A DOWN ON A
23. SO8'02"34"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET A NON-TANGENT CURVE TO THE RIGHT;	IT A POINT ON A
24. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 32.58 FEL	ET HAVING A
RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93'19'50", AND A CHORD	
S51'59'36"E A DISTANCE OF 29.09 FEET TO A 1/2"IRON ROD SET AT A	
COMPOUND CURVATURE OF A CURVE TO THE RIGHT;	TONT OF
25. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 170.95 FEET, I	HAVING A RADIUS
OF 857.15 FEET, A CENTRAL ANGLE OF 11'25'37", AND A CHORD BEARIN	

THENCE ALONG THE NORTH LINE OF SAID HIGHLANDS AT MAYFIELD RANCH SECTION 12A AND ACROSS SAID 63.61 ACRE TRACT THE FOLLOWING FIVE COURSES:

AT MAYFIELD RANCH SECTION 12A, ACCORDING TO THE PLAT THEREOF RECORDED IN

DOCUMENT No. 2016100559 OPRWC;

DISTANCE OF 170.67 FEET TO A 1/2"IRON ROD SET ON THE NORTH LINE OF HIGHLANDS

1. N80'03'51"W A DISTANCE OF 589.87 FEET TO A 1/2" IRON ROD SET; 2. N80'50'25"W A DISTANCE OF 58.46 FEET TO A 1/2"IRON ROD SET; 3. N86'59'21"W A DISTANCE OF 56.25 FEET TO A 1/2"IRON ROD SET; 4. S86'51'02"W A DISTANCE OF 118.50 FEET TO A 1/2"IRON ROD SET; 5. S86'40'42"W A DISTANCE OF 191.00 FEET TO A 1/2"IRON ROD SET ON THE EAST LINE OF SAID HIGHLANDS AT MAYFIELD RANCH SECTION 12B;

THENCE ALONG THE EAST LINE OF SAID HIGHLANDS AT MAYFIELD RANCH SECTION 12B AND ACROSS SAID 63.61 ACRE TRACT THE FOLLOWING TWELVE COURSES:

1. N82'46'46"W A DISTANCE OF 16.25 FEET TO A 1/2"IRON ROD SET; 2. N58'21'25"W A DISTANCE OF 166.72 FEET TO A 1/2"IRON ROD SET; 3. N50'07'42"W A DISTANCE OF 169.68 FEET TO A 1/2" IRON ROD SET; 4. N14'14'50"W A DISTANCE OF 93.09 FEET TO A 1/2"IRON ROD SET; 5. N21'02'55"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET: \$ 6. N68'57'07"E A DISTANCE OF 125.00 FEET TO A 1/2"IRON ROD SET; 7. N21'02'53"W A DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD SET; 8. N68'33"13"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

northeasterly along said curve, an arc length of 23.50 feet, having a RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89'45'04", AND A CHORD BEARING N23'49'39"E A DISTANCE OF 21.17 FEET TO A 1/2" IRON ROD SET;

\$ 10. N20'53'55"W A DISTANCE OF 50.00 FEET TO A 1/2"IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 11. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.63 FEET, HAVING A

RADIUS OF 15.00 FEET. A CENTRAL ANGLE OF 90'14'56" AND A CHORD BEARING N66'10'21"W A DISTANCE OF 21.26 FEET TO A 1/2" IRON ROD SET:

12. N21'02'53"W A DISTANCE OF 125.92 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 12.190 ACRES, MORE OR LESS. ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

THAT HMR HOLDINGS, INC. SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2014101771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "HIGHLANDS AT MAYFIELD RANCH SECTION 13".

ENTIFY WHICH, WITNESS BY MY HAND THIS I DAY OF

BLAKE J. MAGEE 1011 NORTH LAMAR BOULEVARD

THE STATE OF TEXAS

COUNTY OF WILLIAMSON TRAVIS

AUSTIN, TEXAS 78703

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF August

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED APRIL 1, 2014, RECORDED AS DOCUMENT No. 2014023621 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,

TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

R BANK, A TEXAS STATE BANK MINGSHAN

EVP/CCO

THE STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME ON THIS DAY PERSONALLY APPEARED Muke Show _, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER, MY HAND AND SEAL OF OFFICE THIS THE DAY OF , 2019_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: THERESA MORGAN MY COMMISSION EXPIRES: - July 18, 20



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12+1 DAY OF August _, 20 19_ A.D.

Deresa Bak Teresa Baker WILLIAMSON COUNTY ADDRESSING COORDINATOR

SURVEYOR'S CERTIFICATION

ENGINEER'S CERTIFICATION

WILLIAMSON COUNTY, TEXAS.

Amel Kome

COUNTY, TEXAS.

ISRAEL RAMIREZ

STATE OF TEXAS

otary Public, State of Tex

omm. Expires 09-28-2020

Notary ID 227912-8

, STEPHEN R. LAWRENCE, 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.

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS

CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES

8.7.2019

ISRAEL RAMIREZ

SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER

48491CO480E EFFECTIVE DATE SEPTEMBER 26, 2008 AND PANEL

I, ISRAEL RAMIREZ, DO HEREBY CERTIFY THAT THE INFORMATION

AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE

DATE

LICENSED PROFESSIONAL ENGINEER NO. 114495

NUMBER 48491C0460E EFFECTIVE DATE SEPTEMBER 26, 2008 FOR

STEPHEN TR. LAWRENCE DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6. STATE OF TEXAS

STEPHEN R. LAWRENCE 6352

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 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE

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.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED. WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

ILL	GRAV	ELL	JR.,	CO	UNTY	/	JUDGE	
ILLIA	AMSO	N CC	DUNT	Υ,	TEXA.	S		

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

DATE

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 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.,

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.

IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY:	
	DEPUTY

DATE: AUG. 12, 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

> RJ SURVEYING & ASSOCIATES. INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

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SHEET 2 OF 2 SHEETS | F-10015400

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