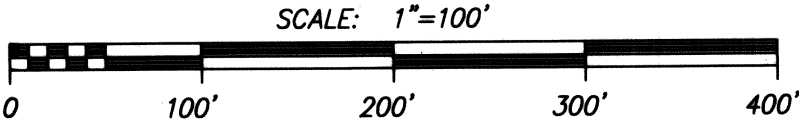


FINAL PLAT OF
HIGHLANDS AT MAYFIELD RANCH SECTION 10B
WILLIAMSON COUNTY, TEXAS



NOTES:

- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THE MINIMUM LOWEST FLOOD ELEVATION SHALL BE ONE FOOT HIGHER THAN 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.
- 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 WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- SIDEWALKS WILL BE MAINTAINED BY THE ADJACENT HOME OWNER.
- BEARING BASIS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- ALL EASEMENTS AND RIGHT-OF-WAYS ARE FREE OF LIENS.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	23.56'	15.00'	090°00'00"	S24°31'47"W	21.21'
C2	51.74'	325.00'	009°07'18"	S84°58'08"W	51.69'
C3	23.06'	855.00'	001°32'43"	S59°38'08"W	23.06'
C4	23.96'	15.00'	091°31'20"	N75°22'33"W	21.49'
C5	21.78'	15.00'	083°11'36"	S11°58'55"W	19.92'
C6	99.58'	855.00'	006°40'24"	S50°14'31"W	99.53'
C7	55.64'	348.61'	009°08'40"	S25°02'33"E	55.58'
C8	23.54'	15.00'	089°55'16"	N65°25'51"W	21.20'
C9	23.58'	15.00'	090°04'44"	N24°34'09"E	21.23'
C10	23.58'	15.00'	090°04'44"	S24°34'09"W	21.23'
C11	23.54'	15.00'	089°55'16"	S65°25'51"E	21.20'
C12	23.54'	15.00'	089°55'16"	N65°25'51"W	21.20'
C13	23.58'	15.00'	090°04'44"	N24°34'09"E	21.23'
C14	47.66'	298.61'	009°08'40"	S25°02'33"E	47.61'
C15	9.08'	348.61'	001°29'31"	S28°52'07"E	9.08'
C16	46.56'	348.61'	007°39'08"	S24°17'47"E	46.52'



NEW STREETS:

NAME	LENGTH	DESIGN SPEED
HANNOVER WAY	464'	25 MPH
MAYFIELD RANCH BLVD.	442'	25 MPH
POST LANE	496'	25 MPH
POST LOOP	307'	25 MPH
TOTAL	1709'	

SITE DATA:

TOTAL AREA: 8.591 ACRES
43 SINGLE FAMILY LOTS

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND, 1/2" IRON ROD
- BL = BUILDING SETBACK LINE
- PUE = PUBLIC UTILITY EASEMENT
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- LS = LANDSCAPE LOT/EASEMENT
- ④ = BLOCK NAME
- ETJ = EXTRA TERRITORIAL JURISDICTION

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N20°28'13"W	29.36'
L2	S69°31'47"W	50.00'
L3	S69°31'47"W	25.00'
L4	S60°23'07"W	50.00'
L5	S46°54'19"W	10.71'
L6	N69°36'31"E	61.13'
L7	S20°28'13"E	6.11'
L8	N20°28'13"W	12.26'
L9	S29°36'53"E	5.83'

PROPERTY OWNER:

HMR HOLDINGS, INC.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

SURVEY: JOHN POWELL SURVEY, ABSTRACT NO. 491

DATE: NOVEMBER 5, 2018

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

HIGHLANDS AT MAYFIELD RANCH SECTION 10B WILLIAMSON COUNTY, TEXAS

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 (OPRWC); MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET IN THE EAST LINE OF THE ABOVE REFERENCED 64.78 ACRE TRACT, SAME BEING THE WEST LINE OF A 1601.61 ACRE TRACT CONVEYED TO TEXAS CRUSHED STONE COMPANY BY DEED RECORDED IN VOLUME 634, PAGE 366 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 84, BLOCK G, BEING ALSO THE NORTHEAST CORNER OF HIGHLANDS AT MAYFIELD RANCH SECTION 6B ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018002736 OPRWC BEARS S20°28'41"E A DISTANCE OF 150.00 FEET, FROM WHICH THE SOUTHWEST CORNER OF THE JOHN POWELL SURVEY, ABSTRACT NO. 491 BEARS APPROXIMATELY S22°10'51"W A DISTANCE OF 5224 FEET;

THENCE ACROSS SAID 64.78 ACRE TRACT THE FOLLOWING TWENTY-THREE COURSES:

1. S69°31'47"W A DISTANCE OF 122.91 FEET TO A 1/2" IRON ROD SET;
2. N20°28'13"W A DISTANCE OF 29.36 FEET TO A 1/2" IRON ROD SET;
3. S69°31'47"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET ON A TANGENT CURVE TO THE RIGHT;
4. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.56 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S24°31'47"W A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD SET;
5. S69°31'47"W A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
6. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 51.74 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 09°07'18", AND A CHORD WHICH BEARS S64°58'08"W A DISTANCE OF 51.69 FEET TO A 1/2" IRON ROD SET;
7. S60°24'30"W A DISTANCE OF 97.88 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
8. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.06 FEET, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 01°32'43", AND A CHORD WHICH BEARS S59°38'08"W A DISTANCE OF 23.06 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
9. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.96 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°31'20", AND A CHORD WHICH BEARS N75°22'33"W A DISTANCE OF 21.49 FEET TO A 1/2" IRON ROD SET;
10. S60°23'07"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
11. S29°36'53"E A DISTANCE OF 5.83 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
12. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 21.78 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°11'36", AND A CHORD WHICH BEARS S11°58'55"W A DISTANCE OF 19.92 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
13. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 99.58 FEET, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 06°40'24", AND A CHORD WHICH BEARS S50°14'31"W A DISTANCE OF 99.53 FEET TO A 1/2" IRON ROD SET;
14. S46°54'19"W A DISTANCE OF 10.71 FEET TO A 1/2" IRON ROD SET;
15. N31°32'51"W A DISTANCE OF 137.87 FEET TO A 1/2" IRON ROD SET;
16. N20°23'29"W A DISTANCE OF 448.16 FEET TO A 1/2" IRON ROD SET;
17. N69°36'31"E A DISTANCE OF 61.13 FEET TO A 1/2" IRON ROD SET;
18. N20°23'29"W A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
19. N69°36'31"E A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD SET;
20. S20°28'13"E A DISTANCE OF 6.11 FEET TO A 1/2" IRON ROD SET;
21. N69°31'47"E A DISTANCE OF 246.00 FEET TO A 1/2" IRON ROD SET;
22. N20°28'13"W A DISTANCE OF 12.26 FEET TO A 1/2" IRON ROD SET;
23. N69°31'47"E A DISTANCE OF 172.82 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 1601.61 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 43 OF WHITETAIL SECTION II ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 141 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS N20°28'41"W A DISTANCE OF 415.00 FEET;

THENCE ALONG THE WEST LINE OF SAID 1601.61 ACRE TRACT, S20°28'41"E A DISTANCE OF 650.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 8.591 ACRES, MORE OR LESS.
ALL IRON RODS SET OR FOUND HAVE "R" SURVEYING CAPS.
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., A TEXAS CORPORATION, SOLE OWNER OF THAT CERTAIN 64.78 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015001289 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 10B".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF February, 2020.

HMR HOLDINGS, INC., A TEXAS CORPORATION

BY: [Signature]
BLAKE J. MAGEE, PRESIDENT
HMR HOLDINGS, INC.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

THE STATE OF TEXAS
COUNTY OF Williamson

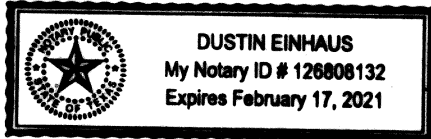
BEFORE ME ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, PRESIDENT OF HMR HOLDINGS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF February, 2020 A.D.

BY: [Signature]

PRINTED NAME: Dustin Einhaus

MY COMMISSION EXPIRES: 2/17/21



SURVEYOR'S CERTIFICATION

I, 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.

[Signature] 1/30/2020
STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
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, ISRAEL RAMIREZ, 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] 1.31.2020
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



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. 2015001289 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 8.591 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: [Signature]

PRINTED NAME: Mike Shaw

TITLE: EVP/CREDIT CONTROL OFFICER

THE STATE OF TEXAS

COUNTY OF Travis

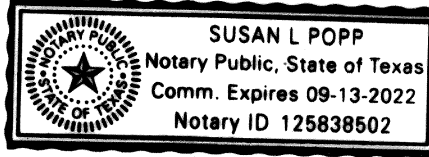
BEFORE ME ON THIS DAY PERSONALLY APPEARED Mike Shaw - EVP/Credit Control Officer KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF FEBRUARY, 2020 A.D.

BY: [Signature]

PRINTED NAME: Susan L. Popp

MY COMMISSION EXPIRES: 9/13/22



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 1st DAY OF Jan, 2020 A.D.

[Signature]
Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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
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 COMMISSIONERS 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.

BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

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: NOVEMBER 5, 2018

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

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