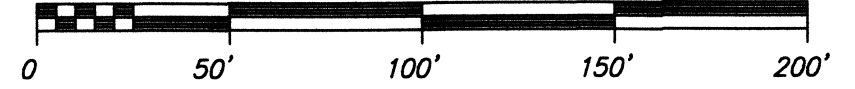


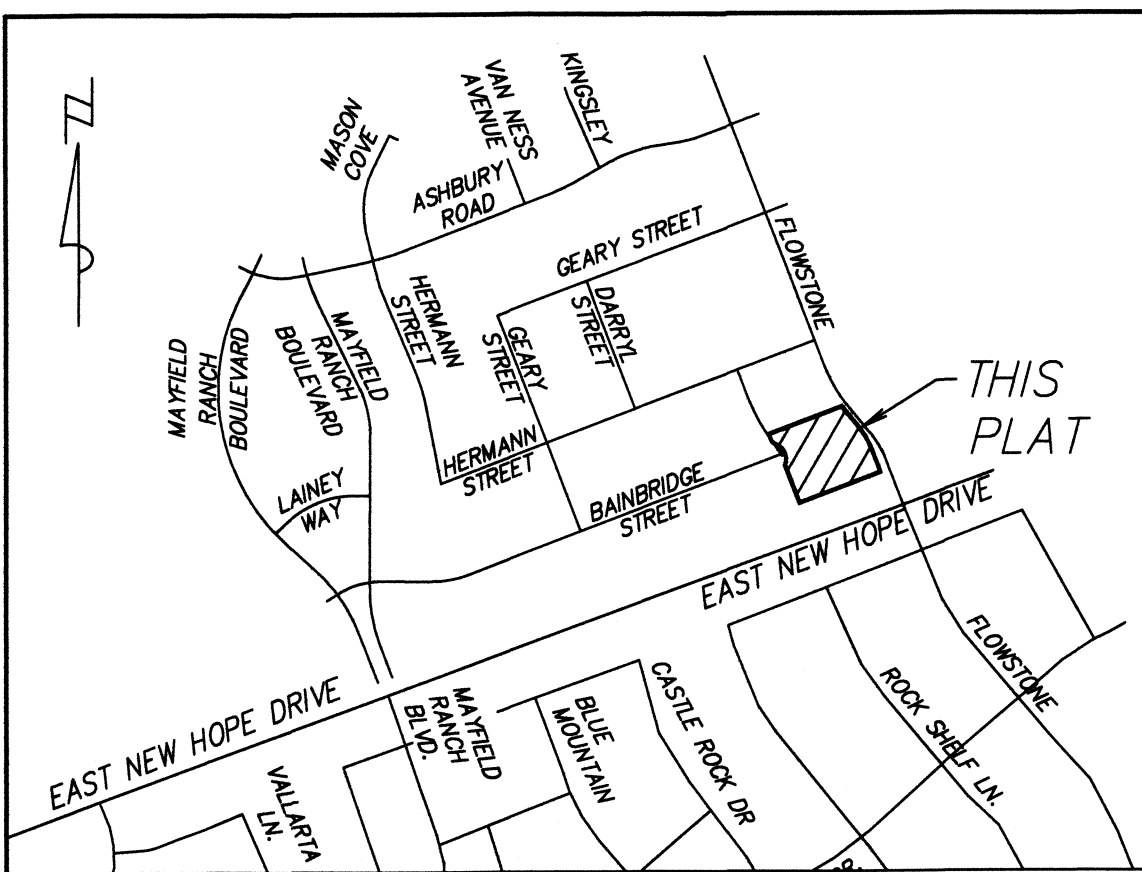
FINAL PLAT OF
HIGHLANDS AT MAYFIELD RANCH SECTION 3A
WILLIAMSON, COUNTY, TEXAS

SCALE: 1"=50'



LEGEND:

- = FOUND 1/2" IRON ROD
- = SET IRON ROD WITH "RJ SURVEYING" CAP
- Ⓜ = BLOCK NAME
- BL = BUILDING SETBACK LINE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- OS = OPEN SPACE
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



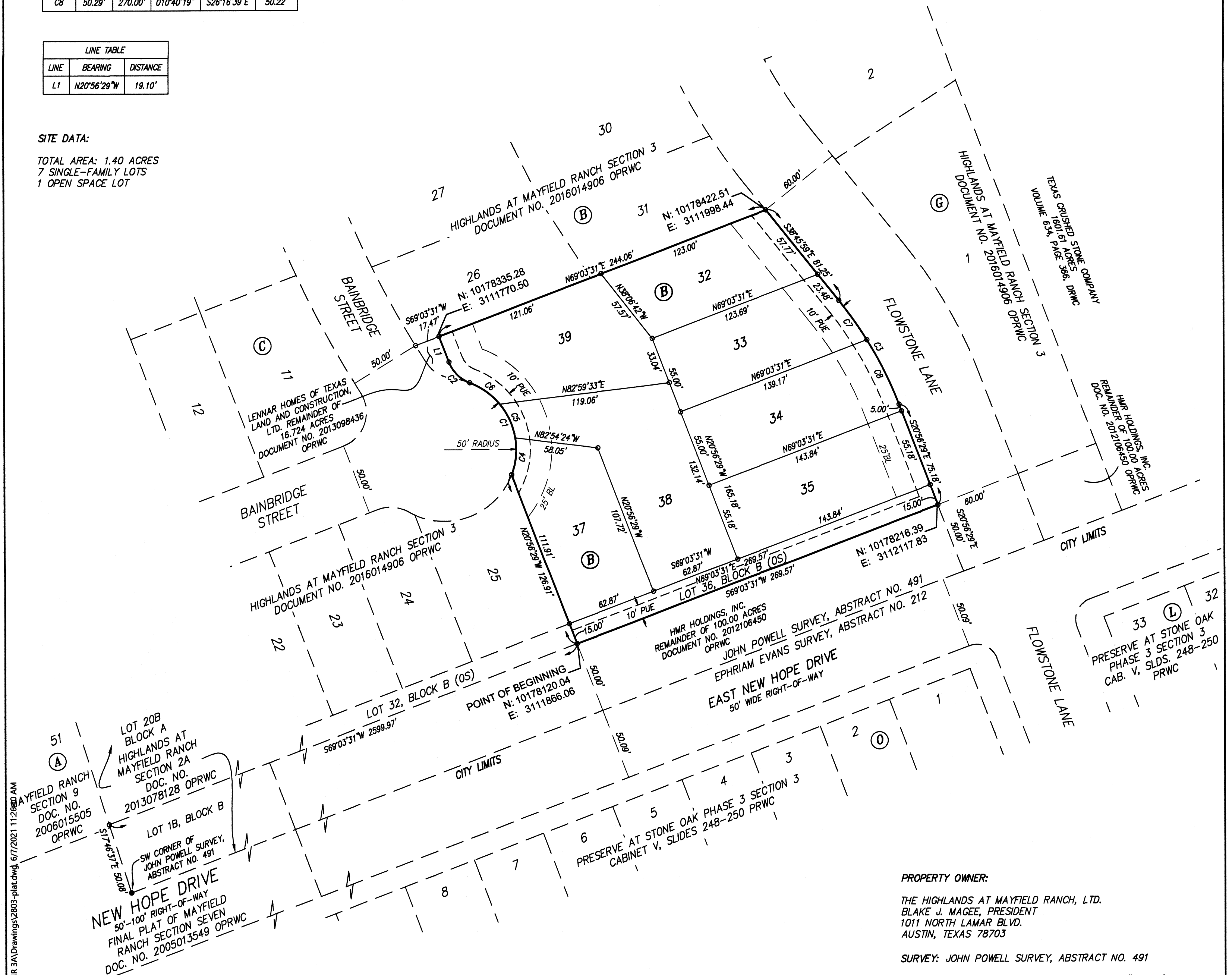
LOCATION MAP
SCALE: 1" = 600'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	78.46'	50.00'	089°54'43"	N24°10'31"W	70.66'
C2	21.03'	25.00'	048°11'23"	N45°02'11"W	20.41'
C3	84.00'	270.00'	017°49'29"	S29°51'14"E	83.66'
C4	26.15'	50.00'	029°58'14"	N05°47'43"E	25.86'
C5	26.15'	50.00'	029°58'14"	N24°10'31"W	25.86'
C6	26.15'	50.00'	029°58'14"	N54°08'45"W	25.86'
C7	33.71'	270.00'	007°09'10"	S35°11'23"E	33.69'
C8	50.29'	270.00'	010°40'19"	S26°16'39"E	50.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°56'29"W	19.10'

SITE DATA:

TOTAL AREA: 1.40 ACRES
7 SINGLE-FAMILY LOTS
1 OPEN SPACE LOT



PROPERTY OWNER:

THE HIGHLANDS AT MAYFIELD RANCH, LTD.
BLAKE J. MAGEE, PRESIDENT
1011 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78703

SURVEY: JOHN POWELL SURVEY, ABSTRACT NO. 491

DATE: DECEMBER 9, 2019 SCALE: 1" = 50'

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

FINAL PLAT OF
HIGHLANDS AT MAYFIELD RANCH SECTION 3A
WILLIAMSON, COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE JOHN POWELL SURVEY, ABSTRACT NO. 491, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.40 ACRE TRACT OF LAND CONVEYED TO THE HIGHLANDS AT MAYFIELD RANCH, LTD. BY DEED RECORDED IN DOCUMENT NO. 2019114359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) AND DESCRIBED BY METES AND BOUNDS IN THE DEDICATION DEED TO THE CITY OF ROUND ROCK, TEXAS RECORDED IN DOCUMENT NO. 2013087001, OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 1.40 ACRE TRACT, BEING THE SOUTHEAST CORNER OF LOT 32, BLOCK B OF HIGHLANDS AT MAYFIELD RANCH SECTION 3 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2016014906, OPRWC, BEING ON THE NORTH LINE OF THE REMAINDER OF THAT 100.00 ACRE TRACT CONVEYED TO HMR HOLDINGS, INC. BY DEED RECORDED IN DOCUMENT NO. 2012106450, OPRWC, FROM WHICH A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF NEW HOPE DRIVE (50'-100' WIDE RIGHT-OF-WAY) MONUMENTING THE SOUTHWEST CORNER OF THE JOHN POWELL SURVEY, ABSTRACT NO. 491 AND THE SOUTHWEST CORNER OF LOT 1B, BLOCK B, HIGHLANDS AT MAYFIELD RANCH SECTION 2A ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2013078128, OPRWC, SAME BEING AN INSIDE CORNER ON THE NORTH LINE OF MAYFIELD RANCH SECTION SEVEN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2005013549, OPRWC, BEARS S69°03'31"W A DISTANCE OF 2599.97 FEET AND S17°46'37"E A DISTANCE OF 50.08 FEET;

THENCE ALONG THE WEST LINE OF SAID 1.40 ACRE TRACT, BEING THE EAST LINE OF SAID LOT 32 AND LOT 25, BLOCK B OF SAID HIGHLANDS AT MAYFIELD RANCH SECTION 3, N20°56'29"W A DISTANCE OF 126.91 FEET TO A 1/2" IRON ROD SET ON THE SOUTH CURVING RIGHT-OF-WAY OF BAINBRIDGE STREET (50' RADIUS AT THIS POINT), BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 78.46 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°54'43", AND A CHORD BEARING N24°10'31"W, 70.66 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING AT THE SOUTH CORNER OF THE REMAINDER OF THAT 16.724 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOCUMENT NO. 2013098436, OPRWC;

THENCE LEAVING THE RIGHT-OF-WAY OF SAID BAINBRIDGE STREET AND ALONG THE WEST LINE OF SAID 1.40 ACRE TRACT, BEING THE EAST LINE OF SAID 16.724 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 21.03 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°11'23", AND A CHORD BEARING N45°02'11"W, 20.41 FEET TO A 1/2" IRON ROD SET;
2. N20°56'28"W A DISTANCE OF 19.10 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 1.40 ACRE TRACT ON THE SOUTH LINE OF LOT 26, BLOCK B OF SAID HIGHLANDS AT MAYFIELD RANCH SECTION 3, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK B, BEING THE NORTHWEST CORNER OF SAID 16.724 ACRE TRACT BEARS S69°03'31"W A DISTANCE OF 17.47 FEET;

THENCE ALONG THE NORTH LINE OF SAID 1.40 ACRE TRACT, BEING THE SOUTH LINE OF LOT 26 AND LOT 31, BLOCK B OF SAID HIGHLANDS AT MAYFIELD RANCH SECTION 3, N69°03'31"E A DISTANCE OF 244.06 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 1.40 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 31, BLOCK B, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF FLOWSTONE LANE (60' WIDE RIGHT-OF-WAY);

THENCE ALONG THE EAST LINE OF SAID 1.40 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF SAID FLOWSTONE LANE, THE FOLLOWING THREE (3) COURSES:

1. S38°45'59"E A DISTANCE OF 81.25 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 84.00 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 17°49'29", AND A CHORD BEARING S29°51'14"E, 83.66 FEET TO A 1/2" IRON ROD SET;
3. S20°56'29"E A DISTANCE OF 75.18 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 1.40 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 100.00 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 1.40 ACRE TRACT, BEING THE NORTH LINE OF SAID 100.00 ACRE TRACT, S69°03'31"W A DISTANCE OF 269.57 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.40 ACRES, MORE OR LESS.
ALL IRON RODS SET OR FOUND HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R523593.

NOTES:

1. LOT 36, BLOCK B IS FOR LANDSCAPE AND 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.
2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
3. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.
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. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN. SEWER SERVICE WILL BE PROVIDED BY THE PARKSIDE AT MAYFIELD RANCH M.U.D..
7. 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.
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION SHALL BECOME INACTIVE, SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
10. A 10' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED BY THIS PLAT ALONG THE SOUTH SIDE OF LOT 36, BLOCK B AS SHOWN HEREON.
11. 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.
12. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0480F EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
14. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT THE HIGHLANDS AT MAYFIELD RANCH, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019114359 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 3A".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF JUNE, 2021.

THE HIGHLANDS AT MAYFIELD RANCH, LTD., A TEXAS LIMITED PARTNERSHIP

BY: BJM MAYFIELD RANCH, GP, INC., A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: [Signature]
BLAKE J. MAGEE, PRESIDENT
THE HIGHLANDS AT MAYFIELD RANCH, LTD.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS 78703

STATE OF TEXAS

COUNTY OF TRAVIS

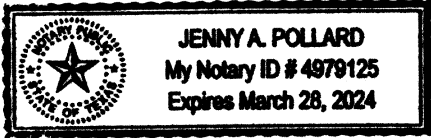
BEFORE ME ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF JUNE, 2021 A.D.

BY: Jenny A. Pollard
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: JENNY D. POLLARD

MY COMMISSION EXPIRES: 3/28/24



SURVEYOR'S CERTIFICATION

I, JOHN D. KIPP, 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 D Kipp 06/07/2021
JOHN D. KIPP DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS



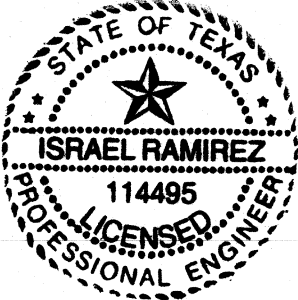
ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0480F EFFECTIVE DATE DECEMBER 20, 2019 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.

Israel Ramirez 06/07/21
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8th DAY OF JUNE, 2021 A.D.

Jenise Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 COUNTY.

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.

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: DECEMBER 9, 2019

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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