

REPLAT OF LOT 1 AND LOT 2, BLOCK N, HIGHLAND HORIZON, PHASE IV, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2015065500, O.P.R.W.C. WILLIAMSON COUNTY, TEXAS

GBI PARTNERS 4724 VISTA ROAD TBPELS FIRM #10130300 PASADENA, TX 77505 GBISurvey@GBISurvey.com PHONE: 281-499-4539 www.GBISurvey.com

SHEET INDEX SHEET 1: COVER SHEET/FINAL PLAT SHEET 2: NOTES AND SIGNATURES

FIELD NOTES FOR 4.55 ACRES

Being a tract containing 4.55 acres of land and being comprised of all of Lots 1 and 2, Block N, Highland Horizon, Phase IV, a subdivision as recorded Document Number 2015065500, Official Public Records Williamson County (0.P.R.W.C.). Said 4.55 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System NAD 83, Central Zone):

Beginning at a mag nail found for the most southerly southeast corner of said Lot 1, said mag nail being the southwesterly corner of Lot 7, Block N of said Highland Horizon, Phase IV plat, said mag nail also being on the northeasterly Right—of—Way (R.O.W.) of Great Oaks Drive (width varies);

Thence, with the southwesterly line of said Lot 1 and the northeasterly R.O.W. line of said Great Oaks Drive, the following three (3) courses and distances;

1. North 58 degrees 19 minutes 34 seconds West, a distance of 44.26 feet to a 5/8-inch iron rod set with cap

2.North 60 degrees 15 minutes 36 seconds West, a distance of 109.11 feet to a capped iron rod found stamped

3.North 54 degrees 41 minutes 57 seconds West, a distance of 123.84 feet to a 5/8-inch iron rod set with cap stamped "GBI Partners", said iron rod being the intersection of the northeasterly R.O.W. line of said Great Oaks Drive with the southeasterly cut-back-line on the R.O.W. of Ranch to Market Road 620 (R.M. 620, 100' wide);

Thence, with the common line between said Lot 1 and said cut-back line, North 12 degrees 33 minutes 42 seconds West, a distance of 36.42 feet to a capped iron rod found stamped "Pape Dawson";

Thence, with the northwesterly line of said Lot 1 and the southeasterly line of said R.M. 620, North 28 degrees 27 minutes 30 seconds East, passing at a distance of 229.95 feet a calculated point for the most northerly northwest corner of said Lot 1, said point being the most westerly southwest corner of aforesaid Lot 2, from which, a disturbed iron rod found bears, North 21 degrees 45 minutes 56 seconds East, a distance of 1.29 feet, in all, a total distance of 579.11 feet to a 5/8-inch iron rod set with cap stamped "GBI Partners" for a corner point on the northwesterly line of said Lot 2, said iron rod being the beginning of a cut—back line on the southeasterly R.O.W. line of said R.M. 620;

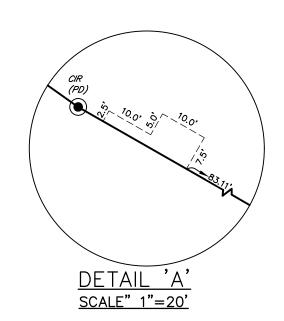
Thence, with the common line between said Lot 2 and said cut-back line cut-back line, North 73 degrees 01 minutes 18 seconds East, a distance of 15.17 feet to a mag nail found for the most northerly corner of said Lot 2, said mag nail being the most westerly southwest corner of Lot 3 of said Highland Horizon, Phase IV plat;

Thence, with the common line between said Lot 2 and said Lot 3, South 61 degrees 32 minutes 30 seconds East, a distance of 318.74 feet to a mag nail found for the most easterly northeast corner of said Lot 2, said mag nail being the most easterly southeast corner of said Lot 3, said mag nail also being on the northwesterly line of Lot 8 of said Highland Horizon, Phase IV plat:

Thence, with the southeasterly line of said Lot 2 and the northwesterly line of said Lot 8, South 29 degrees 44 minutes 24 seconds West, passing at a distance of 18.47 feet a mag nail found for the most westerly southwest corner of said Lot 8, said mag nail being the most northerly northwest corner of aforesaid Lot 7, in all, a total distance of 360.37 feet to a mag nail found for the most southerly southeast corner of said Lot 2, said mag nail being an ell corner on the northwesterly line of said Lot 7;

Thence, with the common line between said Lot 2 and said Lot 7, North 61 degrees 29 minutes 11 seconds West, a distance of 15.00 feet to an "X" cut in concrete found for the most northerly northeast corner of aforesaid Lot 1, said mag nail being an ell corner on the northwesterly line of said Lot 7;

Thence, with the common line between said Lot 1 and said Lot 7, South 29 degrees 44 minutes 24 seconds West, a distance of 276.88 feet to the Point of Beginning and containing 4.55 acres of land.



LINE TABLE							
NUMBER	BEARING	DISTANCE					
LI	N58°19'34"W	44.26'					
L2	N12°33'42"W	36.42					
L3	N73°01'18"E	15.17'					
L4	N61°29'11"W	15.00'					
L5	N21°45'56"E	1.29'					
L6	N60°15'55"W	15.04'					
L7	N15°54'22"W	35.75'					

LEGEND

● = SET CAPPED 5/8" IRON ROD (GBI PARTNERS) O.P.R.W.C. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

W.P.D.R. = WILLIAMSON COUNTY DEED RECORDS

W.C.P.R. = WILLIAMSON COUNTY PLAT RECORDS

J.A.E. = JOINT ACCESS EASEMENT

W.E. = WATER EASEMENT

W.W.E. = WASTEWATER EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

P.O.B. = POINT OF BEGINNING CIR (PD) = CAPPED IRON ROD (PAPE DAWSON)

CIR (GBI) = CAPPED IRON ROD (GBI PARTNERS)

RCP 620 GREAT OAKS, LP 106 E. 6TH STREET SUITE 900-178 AUSTIN, TX 78701 ATTN: DAREN NIX

SURVEYOR: GBI PARTNERS 4724 VISTA ROAD PASADENA, TX 77505 281-499-4539

ENGINEER / AGENT ELI ENGINEERING, PLLC 700 THERESA COVE CEDAR PARK, TEXAS 78613 512-658-8095

DEVELOPER RISE COMMERCIAL PARTNERS DAREN NIX, PRINCIPAL 106 E. 6TH STREET SUITE 900-178 AUSTIN, TX 78701 512-537-4663

SUBMITTAL DATE: FEBRUARY 8, 2023 TOTAL AREA OF THIS PLAT: 4.55 TOTAL NUMBER OF LOTS: 4 TOTAL NUMBER OF BLOCKS: 1 RESIDENTIAL: 0 NON-RESIDENTIAL: 4

LINEAR FEET OF NEW STREETS: 0

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF Trans &

I, Daren Nix, Principal, RCP 620 Great Oaks, LP, sole owner of Lot 1 and Lot 2, Block N, Highland Horizon Phase IV, and described in a deed recorded in Document No. 2022126400 of the Official Records of Williamson County, Texas, and do hereby resubdivide 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 Replat of Lot 1 and Lot 2, Highland Horizon,

Daren Nix Principal 106 E. 6th Street, Ste. 900-178 Austin, Texas 78701



STATE OF TEXAS & KNOW ALL MEN BY THESE PRESENTS COUNTY OF Travis &

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Daren Mix known to me to be the person whose name is subscribed to the foregoing instrument. Colin sherill Daren Nix

GIVEN UNDER MY HAND AND SEAL of office this 25 day of _______, 2023.

Notary Public in and for the State of Texas

My Commission expires on: _08-28-2024



TO CERTIFY WHICH, WITNESS by my hand this 25 day of may, 2023

Address 600 contacts Are Seinerion Ph. No. 312 6375732

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF Travis 8

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Colin Stemilknown to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 25 day of _______, 2023.

Notary Public in and for the State of Texas

My Commission expires on: 08-28-2024



REPLAT OF LOT 1 AND LOT 2, BLOCK N, HIGHLAND HORIZON, PHASE IV, A SUBDIVISION AS RECORDED IN **DOCUMENT NUMBER** 2015065500, O.P.R.W.C. WILLIAMSON COUNTY, TEXAS



STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON §

I, Kyle A. Kacal, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes or rods; and the plat boundary corners have been tied to the Texas Coordinate System of 1983, Central Zone.

Registered Professional Land Surveyor

Texas Registration No. 6652



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

I, Gary Jones, do hereby certify that the information contained on this plat complies with the subdivision regulations adopted by Williamson County, Texas.

COUNTY OF WILLIAMSON §

Road name and address assignments verified this the day of May, 2025 A.D.

NOTES:

- 1. 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.
- 2. WATER SERVICE IS PROVIDED BY: BRUSHY CREEK MUD, WASTEWATER SERVICE IS PROVIDED BY:
- 3. EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLATS OF HIGHLAND HORIZON PHASE I. AND HIGHLAND HORIZON PHASE IV, AS RECORDED IN DOCUMENT 2008085288 AND 2015065500 RESPECTIVELY, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- 4. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 5. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE
- 7. THIS SUBDIVISION LIES IN UNSHADED ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA FLOODPLAIN FLOOD INSURANCE RATE MAP No. 48491C0630F, EFFECTIVE DATE: 12-20-2019.
- 8. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN
- 9. NO BUILDING OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 10. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 11. DRIVEWAYS FOR LOTS 1A, 1B, 2A, 2B SHALL CONNECT ONLY TO DEER RIDGE DRIVE (PRIVATE) OR LITTLE OAK WAY (PRIVATE), AND NOT TO GREAT OAKS DRIVE OR FM 620 (EXCEPT AS APPROVED FOR EMERGENCY ACCESS).
- 12. 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.
- 13. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 14. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 15. THIS SUBDIVISION LIES WITHIN THE CITY OF ROUND ROCK E.T.J.
- 16. WATER SERVICE FOR THE LISTED PROPERTY WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL SERVICE DISTRICT. THE CONSTRUCTION AND OPERATION OF ALL WATER FACILITIES WITHIN THE PROPERTY MUST COMPLY WITH ALL RULES AND POLICIES OF BRUSHY CREEK MUNICIPAL WATER DISTRICT. NO BUILDING ON LISTED PROPERTY SHALL BE OCCUPIED UNTIL WATER CONNECTIONS HAVE BEEN MADE TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER SYSTEM AND ALL PLUMBING APPROVED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
- 17. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BASE FLOOD ELEVATION. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION.

STATE OF TEXAS	§						
	§	KNOW	ALL	MEN	BY	THESE	PRESENTS
COUNTY OF WILLIAMSON	§						

I, Judge 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.

Judge	Bill	Gravell	Jr.,	County	Judge	Date		
William	son	County	, Tex	cas				

Public Records of said County in Instrument No. _____

STATE OF TEXAS	co co co	KNOW	ALL	MEN	BY	THESE	PRESENTS;	
COUNTY OF WILLIAMSON								
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I, Nancy E. 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

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 E. Rister, Clerk County Court

of Williamson County, Texas

SHEET 2 OF 2