

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.



LINEAR FEET OF NEW STREETS: 0

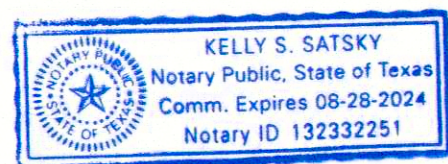
SHEET 1 OF 2

STATE OF Texas §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF Travis §

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, Phase IV.

TO CERTIFY WHICH, WITNESS by my hand this 25th day of May, 2023.

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



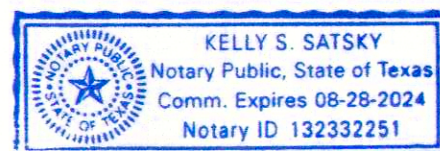
STATE OF Texas §
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COUNTY OF Travis §

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

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

Notary Public in and for the State of Texas

My Commission expires on: 08-28-2024



LIEN HOLDER
TO CERTIFY WHICH, WITNESS by my hand this 25 day of May, 2023.

Colin Sherrell
Name Colin Sherrell, SVP, Horizon Bank
Address 600 Cambridge Ave Suite 400
Ph. No. 212 675 5732

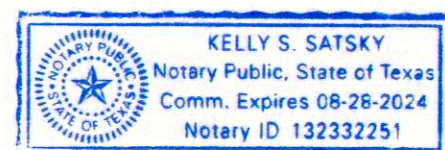
STATE OF Texas §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Colin Sherrell known 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 May, 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



GBI PARTNERS

4724 VISTA ROAD T&PELS FIRM #10130300
PASADENA, TX 77505 GBI Survey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

SHEET 2 OF 2

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.

Kyle A. Kacal
Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652



STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

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

Gary Eli Jones
Gary Eli Jones, P.E.
State of Texas No. 79198



Road name and address assignments verified this the 26 day of May, 2023 A.D.

Cindy Bridges
Williamson County Addressing Coordinator

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: BRUSHY CREEK MUD.
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.
6. 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 IMPACTS TO THE ROADWAY.
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 ADMINISTRATOR.
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 DISTRICT.
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 §
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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
Williamson County, Texas

Date

STATE OF TEXAS §
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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

Public Records of said County in Instrument 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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy