

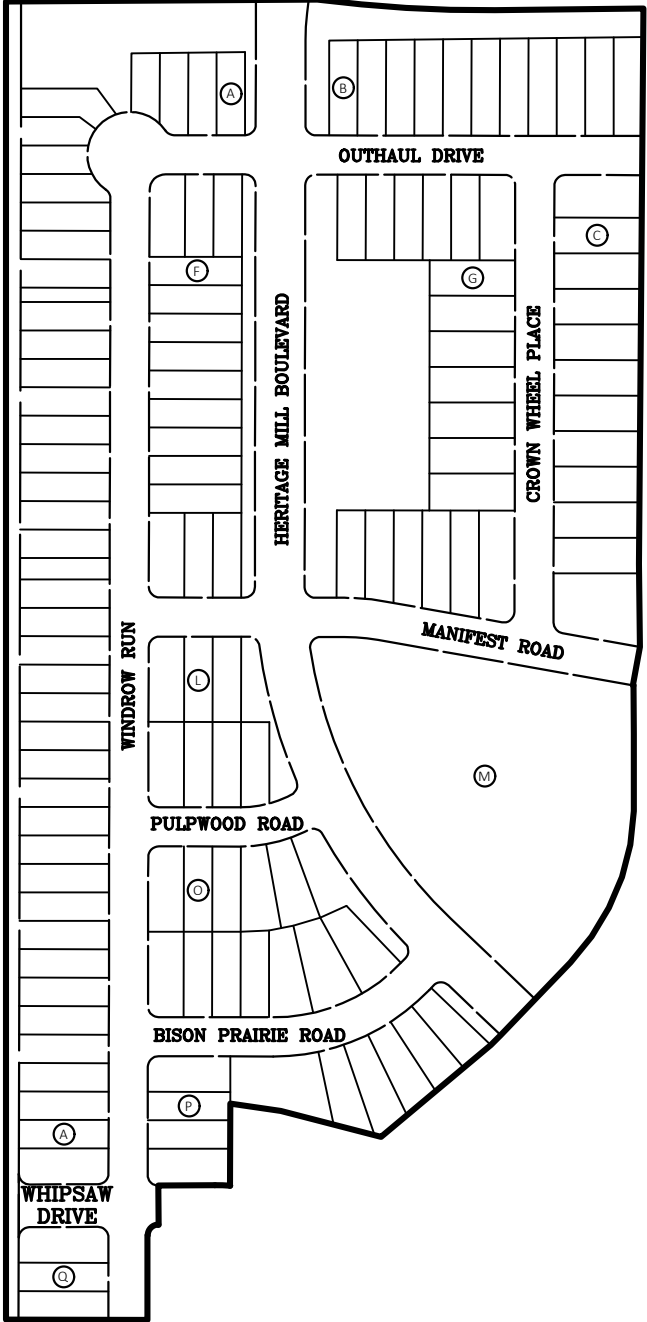
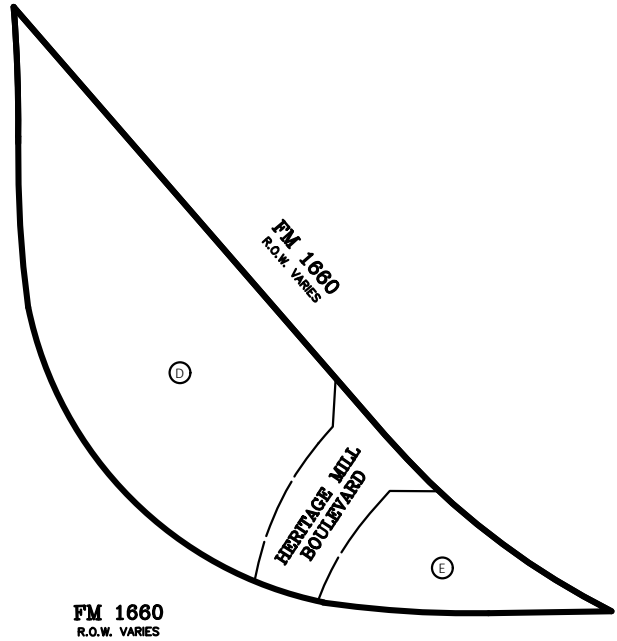
**OWNER(S):**  
DOMAIN TIMBERLAKE MULTISTATE, LLC  
590 MADISON AVE 13TH FL  
NEW YORK, NEW YORK 10022  
(512)334-6775

**S&H HUTTO INVESTMENTS LLC**  
4408 SPICEWOOD SPRING  
AUSTIN, TEXAS 78759  
(512)596-6544

**ENGINEER:**  
BGE, INC.,  
TBPE F-1046  
7330 SAN PEDRO AVE., SUITE 202  
SAN ANTONIO, TEXAS 78216  
(210)581-3600

WILLIAMSON COUNTY SUBMITTAL DATE: 7/28/2025

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	130	16.129 AC.
OPEN SPACE	5	1.245 AC.
GREEN LINK & DRAINAGE	1	0.058 AC.
GREEN LINK & EASEMENT	1	0.087 AC.
OPEN SPACE & DRAINAGE	1	0.800 AC.
MIXED USE	2	5.061 AC.
AMENITY	1	3.441 AC.
POND/OPEN SPACE	1	1.664 AC.
RIGHT-OF-WAY	—	8.844 AC.
RIGHT-OF-WAY DEDICATION	—	0.834 AC.
TOTAL	142	38.163 AC.



FINAL PLAT  
**HERITAGE MILL NORTH**  
**SECTION 1**

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN  
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,  
WILLIAMSON COUNTY, TEXAS



**BGE, Inc.**  
7330 San Pedro Ave., Suite 301  
San Antonio, TX 78216  
Tel: 210-581-3600 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500

SHEET 2 OF 7

17 18 19 (P) 20

EAGLE LAKE DRIVE

RIGHT-OF-WAY DEDICATION  
0.834 OF ONE ACRE

BROOKLANDS SECTION SIX  
DOC. NO. 2023019268  
O.P.R.W.C.

MATCH LINE SHEET 2  
MATCH LINE SHEET 3

COUNTY ROAD 163  
APPARENT R.O.W. VARIES  
(NO DEED OF RECORD FOUND)

W. GATLIN  
SURVEY NO. 23  
ABSTRACT NO. 271

RIGHT-OF-WAY DEDICATION  
0.834 OF ONE ACRE

TIMBER BROOK DRIVE

BROOKLANDS SECTION SIX  
DOC. NO. 2023019268  
O.P.R.W.C.

(R) 9

8

7

6

5

4

3

2

(R) 1

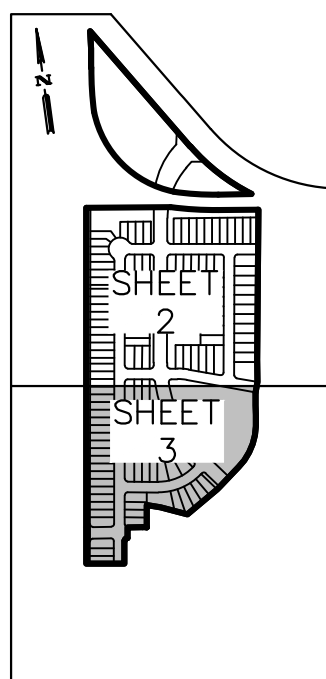
BROOKLANDS BOULEVARD

BROOKLANDS SECTION FIVE  
DOC. NO. 2022044502  
O.P.R.W.C.

(T) 18

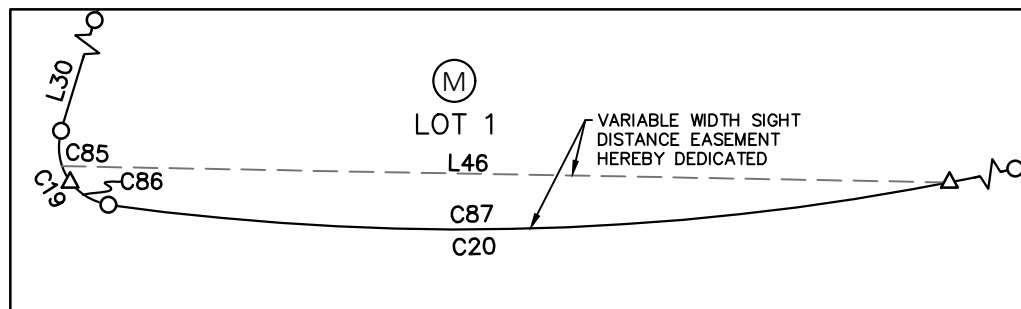
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16

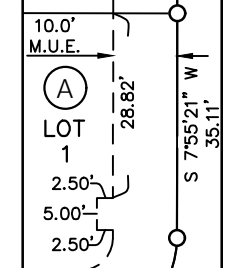


SHEET  
LEGEND

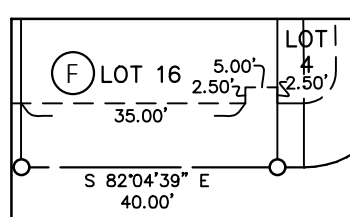
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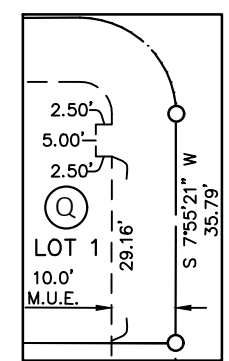
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DETAIL "K"  
NOT TO SCALE



DETAIL "L"  
NOT TO SCALE



LEGEND

- DOC. DOCUMENT  
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY  
M.U.E. MUNICIPAL UTILITY EASEMENT  
NO. NUMBER  
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY  
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY  
PG. PAGE  
R.O.W. RIGHT-OF-WAY  
VOL. VOLUME  
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)  
SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- BLOCK  
○ BUILDING SETBACK LINE- DISTANCE AS NOTED (IN FEET)  
■ FOUND TXDOT TYPE I MONUMENT  
■ FOUND TXDOT TYPE II MONUMENT  
□ TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 1, SHEET 2)  
□ TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 2, SHEET 2)  
□ TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 3, SHEET 2)

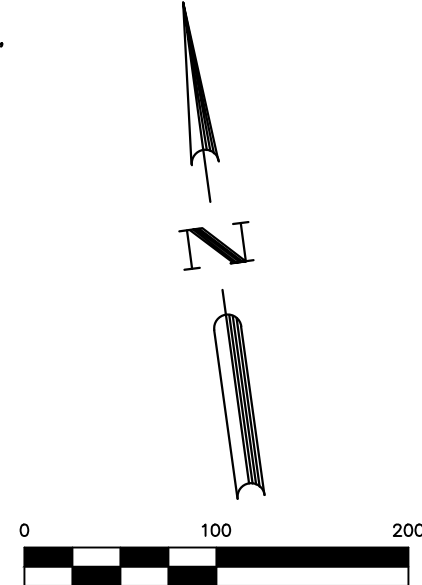
# FINAL PLAT HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN  
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,  
WILLIAMSON COUNTY, TEXAS

MICHAEL W. MAHER, II  
CALLED 2.000 ACRES  
DOC. NO. 2019100609  
O.P.R.W.C.

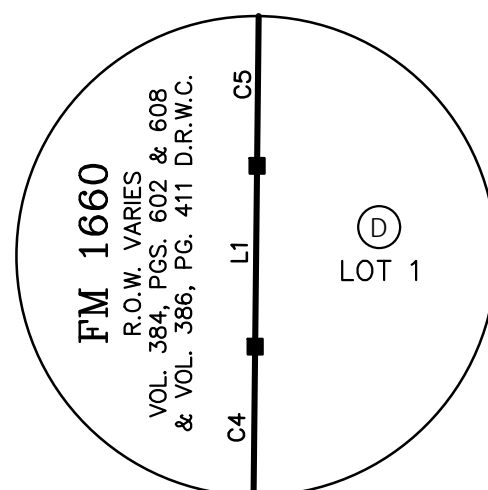
MICHAEL W. MAHER, II  
CALLED 3.616 ACRES  
DOC. NO. 2019100608  
O.P.R.W.C.

DOMAIN TIMBERLAKE MULTISTATE, LLC  
CALLED 271.214 ACRE  
DOC. NO. 2024034490  
O.P.R.W.C.

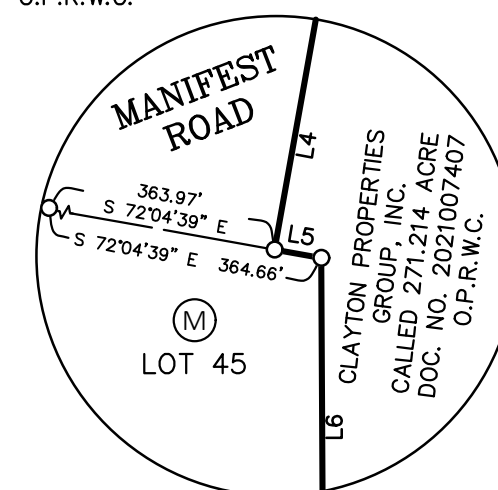


W. GATLIN  
SURVEY NO. 23  
ABSTRACT NO. 271

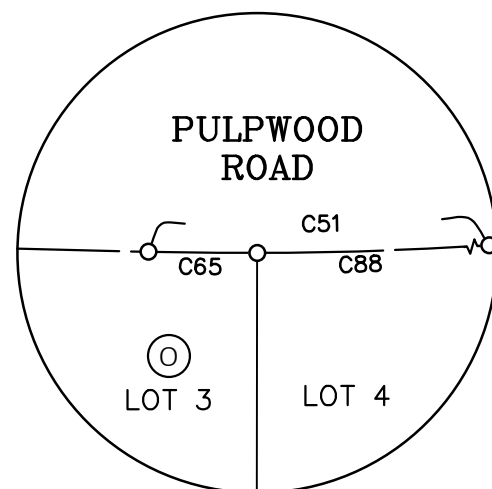
DOMAIN TIMBERLAKE MULTISTATE, LLC  
CALLED 271.214 ACRE  
DOC. NO. 2024034490  
O.P.R.W.C.



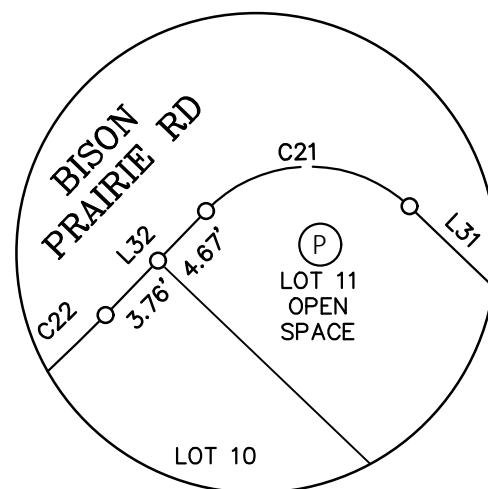
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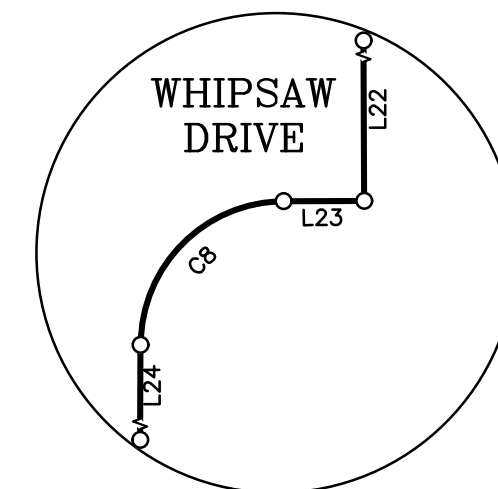
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DETAIL "D"  
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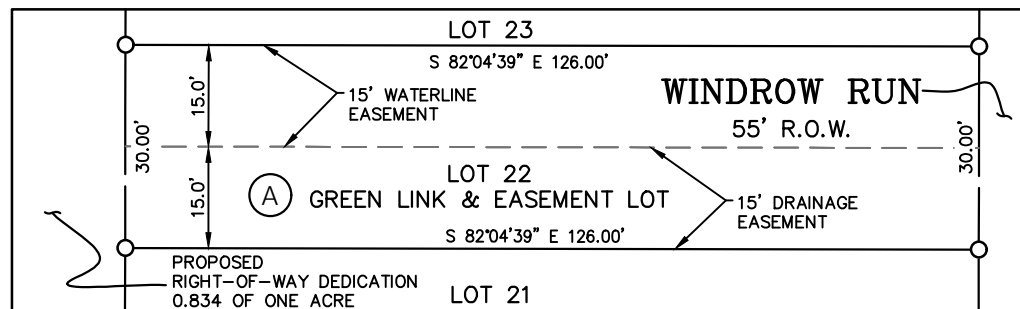


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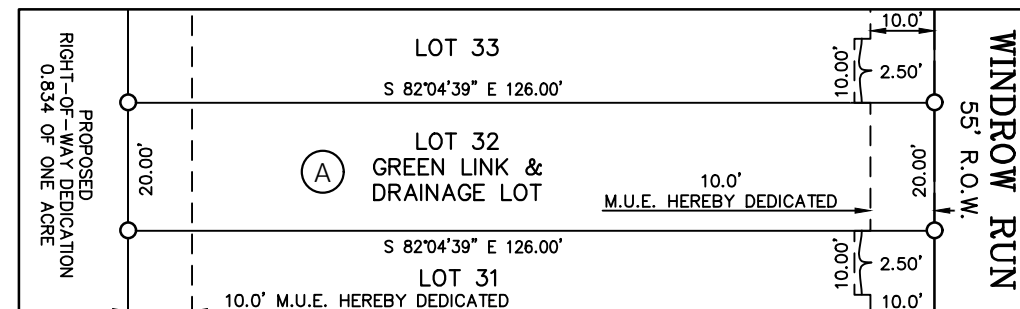


DETAIL "F"  
NOT TO SCALE

DETAIL "H"  
NOT TO SCALE



DETAIL "I"  
NOT TO SCALE



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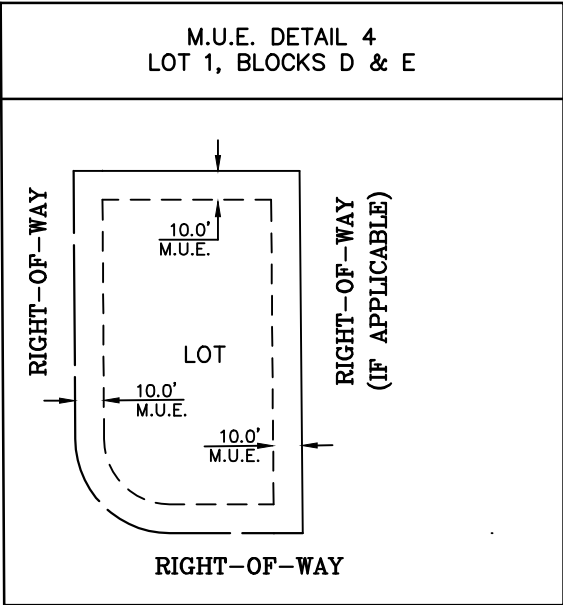
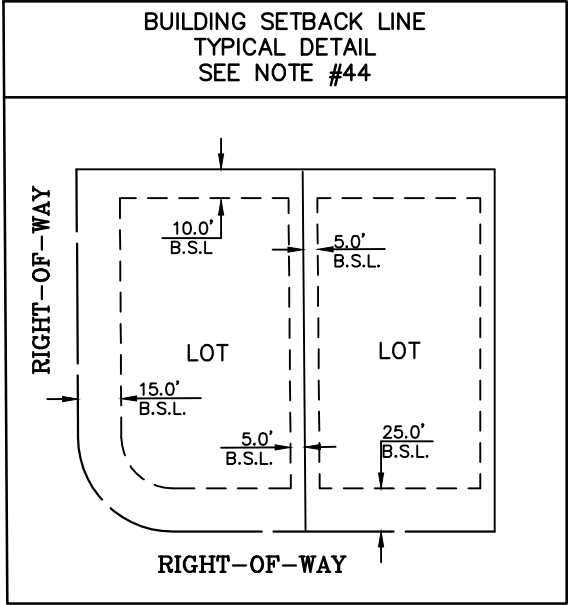
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	405.39'	1,040.00'	22°20'02"	S 44°18'16" E	402.83'
C2	233.27'	1,433.05'	9°19'36"	N 78°27'44" W	233.01'
C3	621.45'	532.96'	66°48'33"	N 37°11'38" W	586.84'
C4	231.43'	1,642.70'	8°04'20"	N 04°21'56" E	231.24'
C5	182.11'	2,011.25'	5°11'17"	N 05°48'27" E	182.05'
C6	250.12'	1,741.28'	8°13'48"	S 78°42'14" E	249.91'
C7	21.41'	277.50'	4°25'15"	N 80°16'34" W	21.41'
C8	23.45'	15.00'	89°35'27"	S 52°43'05" W	21.14'
C9	109.31'	1,040.66'	6°01'07"	S 36°09'00" E	109.26'
C10	144.65'	400.00'	20°43'12"	S 38°38'29" W	143.87'
C11	93.10'	532.96'	10°00'30"	S 64°43'03" E	92.98'
C12	216.31'	420.00'	29°30'33"	S 32°34'07" W	213.93'
C13	30.94'	530.00'	3°20'43"	S 48°59'44" W	30.94'
C14	57.49'	400.00'	8°14'04"	S 12°02'23" W	57.44'
C15	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C16	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C17	20.94'	15.00'	80°00'00"	S 32°04'39" E	19.28'
C18	47.56'	272.50'	10°00'00"	N 77°04'39" W	47.50'
C19	25.90'	15.00'	98°56'03"	S 48°27'20" W	22.80'
C20	434.82'	665.00'	37°27'49"	S 19°44'37" E	427.11'
C21	23.56'	15.00'	90°00'31"	N 83°28'46" W	21.21'
C22	245.01'	302.50'	46°24'23"	N 74°43'10" E	238.37'
C23	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C24	23.67'	15.00'	90°24'33"	S 37°16'55" E	21.29'
C25	23.67'	15.00'	90°24'33"	N 37°16'55" W	21.29'
C26	23.45'	15.00'	89°35'27"	S 52°43'05" W	21.14'
C27	23.67'	15.00'	90°24'33"	S 37°16'55" E	21.29'
C28	23.45'	15.00'	89°35'27"	N 52°43'05" E	21.14'
C29	14.53'	15.00'	55°28'55"	N 19°49'06" W	13.96'
C30	210.45'	60.00'	200°57'50"	S 52°55'21" W	118.00'
C31	14.53'	15.00'	55°28'55"	S 54°20'12" E	13.96'
C32	23.56'	15.00'	90°00'00"	N 52°55'21" E	21.21'
C33	35.34'	22.50'	90°00'00"	S 52°55'21" W	31.82'
C34	23.56'	15.00'	90°00'00"	N 37°04'39" W	21.21'
C35	15.63'	735.00'	1°13'06"	S 07°18'48" W	15.63'
C36	23.88'	15.00'	91°13'06"	N 52°18'48" E	21.44'
C37	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C38	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C39	23.56'	15.00'	90°00'00"	N 37°04'39" W	21.21'
C40	26.18'	15.00'	100°00'00"	N 57°55'21" E	22.98'
C41	57.16'	327.50'	10°00'00"	N 77°04'39" W	57.09'
C42	23.19'	15.00'	88°35'40"	S 37°46'49" E	20.95'
C43	16.31'	665.00'	1°24'20"	S 07°13'11" W	16.31'
C44	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C45	21.54'	15.00'	82°15'54"	N 40°56'42" W	19.73'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C46	197.42'	735.00'	15°23'22"	S 07°30'26" E	196.82'
C47	22.83'	15.00'	87°11'46"	N 28°23'46" E	20.69'
C48	69.01'	152.50'	25°55'42"	N 84°57'30" E	68.42'
C49	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C50	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C51	93.90'	207.50'	25°55'42"	N 84°57'30" E	93.10'
C52	22.60'	15.00'	86°18'24"	N 64°51'09" W	20.52'
C53	193.23'	735.00'	15°03'48"	S 29°13'51" E	192.68'
C54	23.11'	15.00'	88°16'43"	N 07°22'37" E	20.89'
C55	200.46'	247.50'	46°24'23"	N 74°43'10" E	195.03'
C56	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C57	520.20'	532.96'	55°55'26"	S 31°45'05" E	499.79'
C58	233.27'	1,433.05'	9°19'36"	S 78°27'44" E	233.01'
C59	8.15'	532.96'	0°52'36"	S 70°09'36" E	8.15'
C60	296.08'	1,040.00'	16°18'42"	S 47°18'56" E	295.08'
C61	28.11'	327.50'	4°55'03"	N 74°32'10" W	28.10'
C62	29.05'	327.50'	5°04'57"	N 79°32'10" W	29.04'
C63	27.38'	152.50'	10°17'07"	N 77°08'12" E	27.34'
C64	40.52'	152.50'	15°13'19"	N 89°53'25" E	40.40'
C65	1.12'	207.50'	0°18'35"	S 82°13'56" E	1.12'
C66	1.12'	152.50'	0°25'17"	S 82°17'17" E	1.12'
C67	36.00'	207.50'	9°56'26"	N 82°42'08" E	35.95'
C68	20.78'	207.50'	5°44'16"	N 74°51'47" E	20.77'
C69	69.78'	247.50'	16°09'16"	N 59°35'36" E	69.55'
C70	74.00'	247.50'	17°07'51"	N 76°14'10" E	73.72'
C71	56.68'	247.50'	13°07'15"	S 88°38'17" E	56.55'
C72	63.63'	302.50'	12°03'09"	S 88°06'13" E	63.52'
C73	36.97'	302.50'	7°00'08"	N 82°22'08" E	36.95'
C74	36.97'	302.50'	7°00'08"	N 75°22'00" E	36.95'
C75	36.97'	302.50'	7°00'08"	N 68°21'51" E	36.95'
C76	36.97'	302.50'	7°00'08"	N 61°21'43" E	36.95'
C77	33.50'	302.50'	6°20'41"	N 54°41'18" E	33.48'
C78	29.66'	60.00'	28°19'37"	S 33°23'45" E	29.36'
C79	41.15'	60.00'	39°17'35"	S 00°24'51" W	40.35'
C80	25.57'	60.00'	24°24'52"	S 32°16'04" W	25.37'
C81	35.98'	60.00'	34°21'26"	S 61°39'13" W	35.44'
C82	21.49'	60.00'	20°31'22"	S 89°05'37" W	21.38'
C83	44.33'	60.00'	42°19'47"	N 59°28'48" W	43.33'
C84	12.27'	60.00'	11°43'11"	N 32°27'20" W	12.25'
C85	14.14'	15.00'	54°00'12"	S 70°55'15" W	13.62'
C86	11.76'	15.00'	44°55'51"	S 21°27'13" W	11.46'
C87	220.16'	665.00'	18°58'07"	S 10°29'46" E	219.15'
C88	36.00'	207.50'	9°56'26"	S 87°21'26" E	35.95'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 08°24'06" E	9.46'
L2	N 82°35'02" W	42.60'
L3	S 07°17'18" W	116.81'
L4	S 17°55'21" W	55.00'
L5	S 72°04'39" E	0.69'
L6	S 07°26'57" W	67.63'
L7	S 07°29'37" W	50.00'
L8	S 07°47'41" W	59.20'
L9	S 13°56'32" W	47.10'
L10	S 22°15'55" W	47.10'
L11	S 30°35'18" W	47.10'
L12	S 38°54'41" W	47.10'
L13	S 47°14'32" W	47.19'
L14	S 51°31'30" W	50.00'
L15	S 51°31'29" W	91.54'
L16	S 53°34'16" W	19.67'
L17	S 57°49'13" W	201.22'
L18	N 67°38'19" W	145.75'
L19	N 73°47'09" W	71.70'
L20	S 07°55'21" W	115.71'
L21	N 82°29'12" W	79.50'
L22	S 07°30'48" W	55.00'
L23	N 82°29'12" W	0.61'
L24	S 07°55'21" W	118.90'
L25	S 81°57'09" E	69.92'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L26	N 49°00'04" E	41.79'
L27	S 11°08'44" W	68.72'
L28	S 82°04'39" E	108.14'
L29	N 72°04'39" W	110.58'
L30	S 82°04'39" E	33.21'
L31	S 38°28'31" E	101.70'
L32	N 51°30'58" E	8.43'
L33	S 07°55'21" W	115.79'
L34	S 82°29'12" E	96.00'
L35	N 82°29'12" W	96.00'
L36	N 82°04'39" W	99.70'
L37	S 82°04'39" E	40.90'
L38	N 71°59'39" E	5.85'
L39	S 71°59'39" W	6.51'
L40	N 82°04'39" W	111.50'
L41	S 45°31'30" E	28.35'
L42	S 28°49'37" E	44.82'
L43	N 51°30'58" E	8.78'
L44	N 86°57'35" E	34.61'
L45	S 85°21'07" E	40.07'
L46	N 08°58'40" W	228.96'
L47	N 82°35'02" W	21.41'
L48	N 80°56'09" E	39.55'
L49	N 74°00'55" E	40.61'

STREET NAMES						
STREET	R.O.W. WIDTH	CLASSIFICATION	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	TYPE
BISON PRAIRIE ROAD	55 FT.	LOCAL	33'	485 FT.	25 MPH	PUBLIC
CROWN WHEEL PLACE	55 FT.	LOCAL	33'	692 FT.	25 MPH	PUBLIC
HERITAGE MILL BOULEVARD	VARIES – 70 FT MIN.	COLLECTOR	40'	1,807 FT.	35 MPH	PUBLIC
MANIFEST ROAD	55 FT.	LOCAL	33'	719 FT.	25 MPH	PUBLIC
OUTHAUL DRIVE	55 FT.	LOCAL	33'	720 FT.	25 MPH	PUBLIC
PULPWOOD ROAD	55 FT.	LOCAL	33'	293 FT.	25 MPH	PUBLIC
WHIPSAW DRIVE	55 FT.	LOCAL	33'	43 FT.	25 MPH	PUBLIC
WHIPSAW DRIVE	60 FT.	COLLECTOR	40'	153 FT.	35 MPH	PUBLIC
WINDROW RUN	55 FT.	LOCAL	33'	1,638 FT.	25 MPH	PUBLIC
TOTAL LINEAR FEET				6,550 FT.		



BGE, Inc.

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San Antonio, TX 78216

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TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106500

# FINAL PLAT HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN  
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,  
WILLIAMSON COUNTY, TEXAS

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	A	6,260	R
2	A	5,040	R
3	A	5,040	R
4	A	5,040	R
5	A	5,040	R
6	A	5,040	R
7	A	5,040	R
8	A	5,040	R
9	A	5,040	R
10	A	5,040	R
11	A	5,040	R
12	A	5,040	R
13	A	5,040	R
14	A	5,040	R
15	A	5,040	R
16	A	5,040	R
17	A	5,040	R
18	A	5,040	R
19	A	5,040	R
20	A	5,040	R
21	A	5,040	R
22	A	3,780	GL/E
23	A	5,040	R
24	A	5,040	R
25	A	5,040	R
26	A	5,040	R
27	A	5,040	R
28	A	5,040	R
29	A	5,040	R
30	A	5,040	R
31	A	5,040	R
32	A	2,520	GL/D
33	A	5,040	R
34	A	5,040	R
35	A	5,040	R
36	A	4,623	R
37	A	3,804	R
38	A	3,876	R
39	A	5,185	R
40	A	34,855	OS/D
41	A	3,519	R
42	A	4,508	R
43	A	4,644	R
44	A	4,665	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	B	25,056	OS
2	B	5,347	R
3	B	5,367	R
4	B	5,388	R
5	B	5,409	R
6	B	5,429	R
7	B	5,450	R
8	B	5,471	R
9	B	5,492	R
10	B	5,512	R
11	B	5,533	R
12	B	5,666	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	C	7,330	R
2	C	6,133	R
3	C	6,118	R
4	C	6,104	R
5	C	6,089	R
6	C	6,075	R
7	C	6,061	R
8	C	6,046	R
9	C	6,032	R
10	C	6,018	R
11	C	6,005	R
12	C	11,127	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	D	180,110	M.U.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	E	40,363	M.U.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	F	5,691	R
2	F	4,640	R
3	F	4,640	R
4	F	11,212	OS
5	F	5,200	R
6	F	5,200	R
7	F	5,200	R
8	F	5,200	R
9	F	5,200	R
10	F	5,200	R
11	F	5,200	R
12	F	5,200	R
13	F	5,200	R
14	F	5,902	R
15	F	4,760	R
16	F	4,760	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	G	72,498	P/OS
2	G	4,800	R
3	G	4,800	R
4	G	4,800	R
5	G	4,800	R
6	G	4,800	R
7	G	5,952	R
8	G	6,000	R
9	G	6,000	R
10	G	6,000	R
11	G	6,000	R
12	G	6,000	R
13	G	6,000	R
14	G	6,240	R
15	G	7,712	R
16	G	5,910	R
17	G	5,628	R
18	G	5,346	R
19	G	5,075	R
20	G	4,932	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	L	5,952	R
2	L	4,800	R
3	L	4,800	R
4	L	6,884	OS
5	L	4,723	R
6	L	4,800	R
7	L	4,800	R
8	L	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	M	149,877	AMEN

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	O	5,952	R
2	O	4,800	R
3	O	4,800	R
4	O	5,596	R
5	O	5,539	R
6	O	8,838	OS
7	O	6,419	R
8	O	7,078	R
9	O	6,077	R
10	O	4,846	R
11	O	4,800	R
12	O	4,800	R
13	O	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	P	5,940	R
2	P	4,640	R
3	P	4,640	R
4	P	5,752	R
5	P	10,649	R
6	P	5,258	R
7	P	6,002	R
8	P	5,341	R
9	P	5,014	R
10	P	4,969	R
11	P	2,240	OS

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	Q	6,260	R
2	Q	5,040	R
3	Q	5,040	R

LEGEND	
AMEN	AMENITY
R	RESIDENTIAL
GL/D	GREENLINK/ DRAINAGE LOT
GL/E	GREENLINK/ EASEMENT LOT
OS/D	OPEN SPACE/ DRAINAGE LOT
MU	MIXED USE
L/D	LANDSCAPE/ DRAINAGE
P/OS	POND/OPEN SPACE

FINAL PLAT

HERITAGE MILL NORTH

SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN  
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,  
WILLIAMSON COUNTY, TEXAS



**BGE, Inc.**  
7330 San Pedro Ave., Suite 301  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500



DESCRIPTION OF A 38.163 ACRE TRACT OF LAND

FIELD NOTES FOR A 38.163 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 5.794 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED UNTO S&H HUTTO INVESTMENTS, LLC IN DOCUMENT NUMBER 2021009582 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PORTION OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO DOMAIN TIMBERLAKE MULTISTATE, LLC IN DOCUMENT NUMBER 2024034490 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 38.163 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

Tract No. 1, 5.794 Acres of Land

BEGINNING at a Texas Department of Transportation (TxDOT) Type II right-of-way monument found on the original north right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Pages 602 & 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the intersection with the current south right-of-way line F.M. 1660 (R.O.W. ~ Varies), as described in Document Numbers 2016064873, 2016064874, 2016064888, 2016075808, and 2016096242 of the Official Public Records of Williamson County, Texas, being the most easterly corner of said 5.794 acre tract, for the east corner and POINT OF BEGINNING of the herein described tract;

THENCE, coincident with the common line of the 5.794 acre tract and said original north right-of-way the following six (6) courses;

- 1) N 83°07'32" W, a distance of 172.79 feet, to a 3/8-inch iron rod found in concrete for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 1,433.05 feet, an arc length of 233.27 feet, a central angle of 09°19'36", a chord bearing of N 78°27'44" W, and a chord distance of 233.01 feet to a 1/2-inch iron rod with a cap stamped 'HALFF ASSOCIATES' found at the end of this curve and the beginning of a non-tangent curve;
- 3) Curving to the right, with a radius of 532.96 feet, an arc length of 621.45 feet, a central angle of 66°48'33", a chord bearing of N 37°11'38" W, and a chord distance of 586.84 feet to a broken Texas Department of Transportation (TxDOT) Type I right-of-way monument found at the end of this curve and the beginning of another non-tangent curve;
- 4) Curving to the right, with a radius of 1,642.70 feet, an arc length of 231.43 feet, a central angle of 08°04'20", a chord bearing of N 04°21'56" E, and a chord distance of 231.24 feet to a TxDOT Type I right-of-way monument found for a point of tangency;
- 5) N 08°24'06" E, a distance of 9.46 feet, to a TxDOT Type I right-of-way monument found for a point of curvature;
- 6) Curving to the left, with a radius of 2,011.25 feet, an arc length of 182.11 feet, a central angle of 05°11'17", a chord bearing of N 05°48'27" E, and a chord distance of 182.05 feet to a 1/2-inch iron rod with a cap stamped 'BGE INC' set on the aforementioned current southwest right-of-way line of F.M.1660, at the end of this curve for the north corner of the 5.794 acre tract and of the herein described tract;

THENCE, S 33°08'26" E, coincident with the common line of the 5.794 acre tract and said current right-of-way line, a distance of 797.21 feet to a TxDOT Type II right-of-way monument found for the beginning of a non-tangent curve of the herein described tract;

THENCE, continuing coincident with said common line, curving to the left, with a radius of 1,040.00 feet, an arc length of 405.39 feet, a central angle of 22°20'02", a chord bearing of S 44°18'16" E, and a chord distance of 402.83 feet to the POINT OF BEGINNING and containing 5.794 acres of land, more or less.

Tract No. 2, 32.369 Acres of Land

BEGINNING at a 1/2-inch iron rod found on the south right-of-way line of FM 1660 (R.O.W. ~ varies) as described in Volume 384, Pages 602 & 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 271.214 acre tract and a called 3.616 acre tract of land as conveyed unto Michael W. Maher, II in Document Number 2019100608 of the Official Public Records of Williamson County, Texas, for northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 08°15'06" W, departing the south right-of-way line of FM 1660, coincident with the common line of 271.214 acre tract and said 3.616 acre tract, a distance of 780.51 feet to a 1/2-inch iron rod found at the southwest corner of said 3.616 acre tract, for an angle point of the herein described tract;

THENCE, departing said common line, over and across the 271.214 acre tract the following twenty-five (25) courses:

- 1) S 07°17'18" W, a distance of 116.81 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 2) S 17°55'21" W, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 3) S 72°04'39" E, a distance of 0.69 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 4) S 07°26'57" W, a distance of 67.63 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 5) S 07°29'37" W, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 6) S 07°47'41" W, a distance of 59.20 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 7) S 13°56'32" W, a distance of 47.10 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. IT IS THE RESPONSIBILITY OF THE MUNICIPAL UTILITY DISTRICT NO. 35, 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.
3. 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.
4. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED. ALL SIDEWALKS SHALL BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 35
5. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0520F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
6. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
7. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, DATED DECEMBER 20, 2019.
8. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROADS
9. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
10. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
11. 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.
12. WATER SERVICE IS PROVIDED BY: CITY OF HUTTO
13. WASTEWATER SERVICE IS PROVIDED BY: CITY OF HUTTO
14. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

15. HERITAGE MILL NORTH SECTION 1 IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE CONSENT AGREEMENT DOCUMENT NUMBER 2021043665.
16. 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.
17. ALL PUBLIC DEDICATION SHALL BE ACCOMPLISHED FREE OF LIENS. RELEASE OF LIENS SHALL BE PROVIDED BY THE COMMISSIONER'S COURT.
18. A TEN FOOT WIDE MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
19. 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.
20. LOT 1, BLOCK G, IS DESIGNATED AS DETENTION POND, DRAINAGE, AND OPEN SPACE LOT AND SHALL BE DEEDED TO AND MAINTAINED BY WILLIAMSON COUNTY MUD 35.
21. LOTS 22, 32, 40, BLOCK A, ARE DESIGNATED AS GREEN LINK, DRAINAGE, AND OPEN SPACE LOTS AND SHALL BE DEEDED TO AND MAINTAINED BY WILLIAMSON COUNTY MUD 35.
22. LOT 1, BLOCK B, LOT 4, BLOCK F, LOT 4, BLOCK L, LOT 6, BLOCK O, AND LOT 11, BLOCK P ARE DESIGNATED AS OPEN SPACE LOTS AND SHALL TO BE DEDICATED TO THE HOA.
23. LOT 1, BLOCK M IS DESIGNATED AS AN AMENITY CENTER LOT AND SHALL TO BE DEDICATED TO THE HOA.
24. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
25. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
26. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE OUTSIDE OF THE CONSENT AGREEMENT (WILLIAMSON COUNTY MUD NO. 35).
27. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
28. ELECTRIC SERVICE IS PROVIDED BY: ONCOR.
29. GAS SERVICE IS PROVIDED BY: TEXAS GAS SERVICE.
30. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CONSENT AGREEMENT (WILLIAMSON COUNTY MUD NO. 35), CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
31. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2-, 10-, 25-, AND 100-YEAR STORM EVENTS.
32. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

- 8) S 22°15'55" W, a distance of 47.10 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 9) S 30°35'18" W, a distance of 47.10 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 10) S 38°54'41" W, a distance of 47.10 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 11) S 47°14'32" W, a distance of 47.19 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 12) S 51°31'30" W, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 13) S 51°31'29" W, a distance of 91.54 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 14) S 53°34'16" W, a distance of 19.67 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 15) S 57°49'13" W, a distance of 201.22 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a corner of the herein described tract;
- 16) N 67°38'19" W, a distance of 145.75 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 17) N 73°47'09" W, a distance of 71.70 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a re-entrant corner of the herein described tract;
- 18) S 07°55'21" W, a distance of 115.71 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the beginning of a non-tangent curve for an exterior corner of the herein described tract;
- 19) Curving to the left, with a radius of 277.50 feet, an arc length of 21.41 feet, a central angle of 04°25'15", a chord bearing of N 80°16'34" W, and a chord distance of 21.41 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 20) N 82°29'12" W, a distance of 79.50 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a re-entrant corner of the herein described tract;
- 21) S 07°30'48" W, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a corner of the herein described tract;
- 22) N 82°29'12" W, a distance of 0.61 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 23) Curving to the left, with a radius of 15.00 feet, an arc length of 23.45 feet, a central angle of 89°35'27", a chord bearing of S 52°43'05" W, and a chord distance of 21.14 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 24) S 07°55'21" W, a distance of 118.90 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for the southeast corner of the herein described tract; and
- 25) N 82°04'39" W, a distance of 198.81 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the apparent east right-of-way line of County Road 163 (Apparent R.O.W. ~ varies), no deed of record found, and the west line of the 271.214 acre tract for the southwest corner of the herein described tract;

THENCE, N 07°48'41" E, coincident with the common line of the 271.214 acre tract and said apparent right-of-way line, a distance of 1,853.05 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the northeast corner of the apparent right-of-way of said County Road 163, at the northwest corner of the 271.214 acre tract, on the original aforementioned south right of-way line of F.M. 1660, for the northwest corner of the herein described tract, from which a broken TxDOT Type I concrete right-of-way monument found on the east line of a called 15.01 acre tract of land conveyed unto the Hutto Independent School District in Document Number 2006015406 of the Official Public Records of Williamson County, Texas, at the northwest corner of the apparent right-of-way of County Road 163, bears N 82°35'02" W a distance of 42.60 feet;

THENCE, coincident with the common line of the 271.214 acre tract and said south right-of-way line, the following three (3) courses:

- 1) S 82°35'02" E, a distance of 437.93 feet to a TxDOT Type I right-of-way monument found for the beginning of a non-tangent curve of the herein described tract;
- 2) Curving to the left, with a radius of 1,741.28 feet, an arc length of 250.12 feet, a central angle of 08°13'48", a chord bearing of S 78°42'14" E, and a chord distance 249.91 feet to a broken TxDOT Type I right-of-way monument found for a point of tangency of the herein described tract;
- 3) S 82°49'08" E, a distance of 208.63 feet to the POINT OF BEGINNING and containing 32.369 acres of land, more or less.

The resultant net acreage being 38.163 acres of land, more or less.

33. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
34. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL AND NON-RESIDENTIAL LOTS SHALL BE BASED ON THE DRAINAGE REPORT.
35. A PORTION OF THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.
36. NO CONSTRUCTION, PLANTING, OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
37. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
38. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
39. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (PER DECEMBER 7, 2021, REGULATIONS), ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
40. 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.
41. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. 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 BFE.
42. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
43. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
44. LOT 1, BLOCKS D AND E, SHALL INCLUDE A 50-FOOT BUILDING SETBACK ADJACENT TO FM 1660, 25-FOOT BUILDING SETBACK ADJACENT TO HERITAGE MILL BOULEVARD, AND 20-FOOT BUILDING SETBACK ADJACENT TO CR 163.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 301  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500

FINAL PLAT  
HERITAGE MILL NORTH  
SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS

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

THAT DOMAIN TIMBERLAKE MULTISTATE, LLC, ACTING HEREBY AND THROUGH, HOUDIN HONARVAR, ACTING MANAGER, THE OWNER OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024034490 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON, COUNTY, TEXAS, AND THAT S&H HUTTO INVESTMENTS, LLC, ACTING HEREBY AND THROUGH JOE STRAUB, MANAGER, THE OWNER OF A CALLED 5.794 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021009582 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, BEING IN THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271 LOCATED IN WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 38.163 ACRES OF LAND AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 38.163 ACRES OF LAND AS SHOWN HEREON, DO HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC FOR SUCH PURPOSES AS WILLIAMSON COUNTY, TEXAS 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:

HERITAGE MILL NORTH SECTION 1

WITNESS MY HAND, THIS THE 14<sup>th</sup> DAY OF May, 2025 A.D.

DOMAIN TIMBERLAKE MULTISTATE 2, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

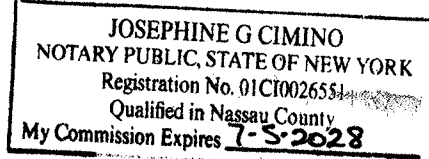
Houdin Honarvar  
HOUDIN HONARVAR, ACTING MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOUDIN HONARVAR, ACTING MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Josephine G. Cimino  
NOTARY PUBLIC, STATE OF TEXAS New York

5-14-2025  
DATE



Josephine G. Cimino  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 7-5-2028

WITNESS MY HAND, THIS THE 29<sup>th</sup> DAY OF July, 2025 A.D.

S&H HUTTO INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY  
4408 SPICEWOOD SPRINGS  
AUSTIN, TEXAS 78759

BY: JOE STRAUB,  
MANAGER

Joe Straub  
JOE STRAUB, MANAGER

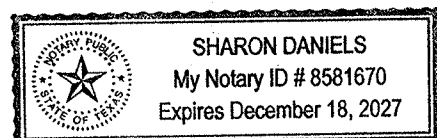
STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOE STRAUB, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Sharon Daniels  
NOTARY PUBLIC, STATE OF TEXAS

7-29-25  
DATE

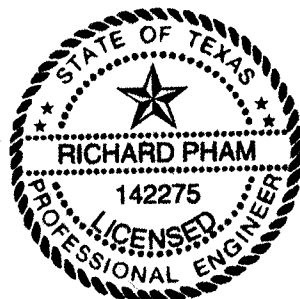
Sharon Daniels  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 12-18-27



I, RICHARD PHAM, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard Pham  
RICHARD PHAM, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 142275  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728

5/5/2025  
DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY, BY EMPLOYEES OF BGE INC. ON JANUARY 2020.

Dion P. Albertson  
DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE., SUITE 301  
SAN ANTONIO, TEXAS 78216

4/30/25  
DATE



ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 5<sup>th</sup> DAY OF September, 2025 A.D.

Teresa Baker Teresa Baker  
WILLIAMSON COUNTY ADDRESS COORDINATOR

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE 6 DAY OF May, 2025

Richard Hudson  
PLANNING AND ZONING COMMISSION CHAIR

9-2-25  
DATE

Ashley Bailey  
ASHLEY BAILEY, AICP  
DEVELOPMENT SERVICES DIRECTOR

9-2-25  
DATE

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 WORKS 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, STEVEN SNELL, 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.

Steven Snell  
STEVEN SNELL, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

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

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, 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  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## FINAL PLAT HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN  
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,  
WILLIAMSON COUNTY, TEXAS



BGE, Inc.  
7330 San Pedro Ave., Suite 301  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106500