

WILLIAMSON COUNTY
LICENSE AGREEMENT

WILLIAMSON COUNTY, a political subdivision of the State of Texas ("County"), and Highland Six Twenty Residential, Ltd., a Texas Limited Partnership ("Licensee"), enter into this License Agreement ("Agreement") upon the terms and conditions set forth below.

I. **PURPOSE OF LICENSE AGREEMENT**

The County grants to Licensee permission to use the Licensed Property, which is defined hereinbelow, for the following purposes only:

To allow the installation and/or maintenance of landscaping, lighting, fencing, and irrigation (collectively referred to herein as the "Licensee's Improvements") into portions of the right-of-way, *as shown in Exhibit "A"*.

The above-described property, hereinafter referred to as the "Licensed Property," is further described in Exhibit "B" attached to this Agreement and incorporated by reference for all purposes.

The County makes this grant solely to the extent of its right, title and interest in the Licensed Property, without any express or implied warranties.

Licensee agrees that all construction and maintenance permitted by this Agreement shall be done in compliance with all applicable County, State and/or Federal police, traffic, building, health and safety ordinances, laws and regulations existing at the time said construction and maintenance is performed.

II. **ANNUAL FEE**

The County, its governing body, and its respective successors and assigns agree that no annual fee shall be assessed for the license and permission herein granted to Licensee.

III. **COUNTY'S RIGHTS TO LICENSED PROPERTY**

This Agreement is expressly subject and subordinate to the present and future rights of the County, its successors, assigns, lessees, grantees and licensees, to construct, install, establish, maintain, use, operate and renew any public utilities facilities, franchised public utilities,

maintain, use, operate and renew any public utilities facilities, franchised public utilities, roadways or streets on, beneath or above the surface of the Licensed Property described in Article I above.

Nothing in this Agreement shall be construed to limit, in any way, the power of the County to widen, alter or improve the Licensed Property subject to this Agreement pursuant to official action by the governing body of the County or its successors. The County does, however, agree to give Licensee at least thirty (30) days' written notice of such action and shall cooperate with Licensee to effect the relocation and/or removal of Licensee's Improvements, at Licensee's sole cost, in the event of such widening, altering or improvement of the Licensed Property, further, to cooperate with Licensee wherever possible, to effect such widening, altering or improving of the Licensed Property so that Licensee's Improvements and operations on the Licensed Property will not be materially affected thereby.

Notwithstanding any provision in this Agreement to the contrary, the County retains the right to enter upon the Licensed Property, at any time without notice to Licensee, assuming no obligation to Licensee, and remove, without liability to County, any of the Licensee's Improvements thereof whenever such removal is deemed necessary for: (a) exercising the County's rights or duties with respect to the Licensed Property; (b) protecting persons or property; or (c) protecting the public health or safety with respect to the Licensed Property.

IV. INSURANCE

Licensee shall, at its sole expense, provide a commercial general liability insurance policy, written by a company acceptable to the County and licensed to do business in Texas, with a combined single limit of not less than Five Hundred Thousand and No/100 Dollars (\$500,000.00), which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the County as an additional insured. This insurance coverage shall cover all perils arising from the activities

of Licensee, its officers, directors, employees, agents or contractors, relative to this Agreement. Licensee shall be responsible for any deductibles stated in the policy. A true copy of each instrument effecting such coverage shall be delivered to the County on or before the date that Licensee begins construction of Licensee's Improvements contemplated in this Agreement.

So long as Licensee is using the Licensed Property, Licensee shall not cause such insurance to be canceled nor permit such insurance to lapse. All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until thirty (30) days after the County has received written notice as evidenced by a return receipt of registered or certified mail.

V. INDEMNIFICATION

TO THE EXTENT AUTHORIZED BY LAW, LICENSEE SHALL INDEMNIFY AND HOLD HARMLESS THE COUNTY AND ITS OFFICERS, AGENTS AND EMPLOYEES AGAINST ALL CLAIMS, SUITS, DEMANDS, JUDGMENTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, OR OTHER LIABILITY FOR PERSONAL INJURY, DEATH OR DAMAGE TO ANY PERSON OR PROPERTY WHICH IS PROXIMATELY CAUSED BY LICENSEE'S CONSTRUCTION AND LOCATION OF THE LICENSEE'S IMPROVEMENTS ON THE LICENSED PROPERTY, OR LICENSEE'S ACTIONS OR INACTIONS IN MAINTAINING THE LICENSEE'S IMPROVEMENTS LOCATED ON THE LICENSED PROPERTY BY LICENSEE. THIS INDEMNIFICATION PROVISION, HOWEVER, SHALL NOT APPLY TO ANY CLAIMS, SUITS, DAMAGES, COSTS, LOSSES OR EXPENSES (i) FOR WHICH THE COUNTY SHALL HAVE BEEN, OR IS ENTITLED TO BE COMPENSATED BY INSURANCE PROVIDED UNDER ARTICLE IV ABOVE, OR (ii) WHICH ARE PROXIMATELY CAUSED BY THE NEGLIGENT OR WILLFUL ACTS OF THE COUNTY, ITS AGENTS, EMPLOYEES OR CONTRACTORS; PROVIDED, HOWEVER, THAT FOR THE PURPOSES OF THE FOREGOING, THE COUNTY'S ACT OF ENTERING INTO THIS AGREEMENT SHALL NOT BE DEEMED TO BE A "NEGLIGENT OR WILLFUL ACT."

VI. CONDITIONS

A. Licensee's Responsibilities. Licensee will be responsible for any damage to and/or

for the relocation of existing facilities on the Licensed Property. Further, Licensee shall reimburse the County for all costs of replacing or repairing any property of the County or of others which are damaged or destroyed as a result of activities authorized under this Agreement by, or on behalf of, Licensee.

B. Maintenance. Licensee shall maintain the Licensed Property and the Licensee's Improvements by keeping the area free of debris and litter. Removal of dead or dying plants shall also be handled by Licensee at its expense, as required by the County. Such removal of dead or dying plants shall be completed within thirty (30) days following receipt of a written request by the County to do so. If Licensee abandons or fails to maintain the Licensed Property, and the County receives no substantive response within thirty (30) days following written notification to Licensee, then the County may remove and/or replace all of Licensee's Improvements.

C. Removal or Modification. Licensee agrees that removal or modification of any improvements now existing or to be later replaced on the Licensed Property shall be at Licensee's sole expense. Said removal or modification shall be at Licensee's sole discretion, except where otherwise provided by this Agreement.

D. Default. In the event that Licensee fails to maintain the Licensed Property or otherwise comply with the terms or conditions as set forth herein, then the County shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of and, if Licensee does not remedy the same to County's complete satisfaction within the 30-day period, the County may, in addition to other remedies available herein or by law to County, (1) perform the work, (2) contract for the completion of the work, or (3) terminate this Agreement. Licensee agrees to pay, within thirty (30) days of written demand by the County, all costs and expenses incurred by the County in completing the work or contracting for the work to be completed.

VII. COMMENCEMENT: TERMINATION BY ABANDONMENT

This Agreement shall begin on the date set forth above the signature of the parties herein below, and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein. If Licensee abandons the use of all or any part of the Licensed Property for such purposes set forth in this Agreement, then this Agreement, as to such portion or portions abandoned, shall expire and terminate following thirty (30) days' written notice to the Licensee. If such abandonment has not been remedied by Licensee within such period, the County shall thereafter have the same complete title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter on the Licensed Property and terminate the rights of Licensee, its successors and assigns hereunder. All installations of Licensee's Improvements that are not removed prior to County's termination of the license subject of this Agreement shall be deemed property of the County as of the time of County's termination.

VIII. TERMINATION

A. Termination By Licensee. This Agreement, or portion of the Licensed Property, may be terminated by Licensee by delivering written notice of termination to the County not later than thirty (30) days before the effective date of termination. If Licensee so terminates, then Licensee shall, within the 30-day notice period, remove from the Licensed Property, or such other portion thereof that is being terminated, installations of Licensee's Improvements. Any of Licensee's Improvements that are not removed within said period shall become the property of the County. Licensee hereby agrees and acknowledges that Licensee shall be liable to County for any damages caused to the Licensed Property by the removal of Licensee's Improvements.

B. Termination By County. This Agreement may be revoked and terminated at any time by resolution of the Williamson County Commissioners Court if such revocation and termination is reasonably required by the public interest (as hereinafter set forth), after providing thirty (30) days' written notice to the Licensee.

Subject to prior written notification to Licensee or its successors—in—interest, this Agreement is revocable by the County and deemed to be required by the public interest if:

1. the Licensee's Improvements, or a portion of them, interfere with the County's right-of-way;
2. use of the Licensed Property becomes necessary for a public purpose;
3. the Licensee's Improvements, or a portion of them, constitute a danger to the public which the County deems, in its sole discretion, not to be remediable by alteration or maintenance of such improvements;
4. despite thirty (30) days' written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made;
or
5. Licensee fails to comply with the terms and conditions of this Agreement including, but not limited to, any insurance requirements specified herein.

IX. MISCELLANEOUS PROVISIONS

A. Venue And Governing Law. Each party to this Agreement hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Agreement shall lie exclusively in Williamson County, Texas. Furthermore, this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

B. Severability. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the parties shall be construed and enforced in accordance therewith. The parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is the desire and intention of each that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the

intent of this Agreement and be deemed to be validated and enforceable.

C. Covenant Running With Land: Waiver Of Default. This License Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns. Either party may waive any default of the other at any time, without affecting or impairing any right arising from any subsequent or other default.

D. Assignment. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the County, which consent shall not be unreasonably withheld. In the event County agrees to Licensee's assignment of its interest in this Agreement and subject to the assignee's compliance with the insurance requirements set forth herein, if any, Licensee shall furnish to the County a copy of any such assignment or transfer of any of Licensee's rights in this Agreement, including the name, date, address and contact person.

E. Notices. All notices, demands and requests for delivery of documents or information hereunder shall be in writing and shall be deemed to have been properly delivered and received as of the time of delivery if personally delivered, as of the time deposited in the mail system if sent by United States certified mail, return receipt requested, and postage prepaid, or as of the time of delivery to Federal Express (or comparable express delivery system) if sent by such method with all costs prepaid. All notices, demands and requests hereunder shall be addressed:

To Licensee At:

HIGHLAND SIX TWENTY RESIDENTIAL, LTD
211 E. SEVENTH ST. STE 709
AUSTIN, TX 78701

with copies to:

_____, _____

To County At:

Williamson County Judge
Dan A. Gattis (or successor)
301 S.E. Inner Loop, Ste. 109
Georgetown, Texas 78626

with copy to: Williamson County Attorney
Jana Duty (or successor)
405 M.L.K. St., Box #7
Georgetown, Texas 78626

or to such other addresses which either party may so designate by sending notice as aforesaid.

F. No Third Party Beneficiaries. This Agreement is for the sole and exclusive benefit of the parties hereto, and nothing in this Agreement, express or implied, is intended to confer or shall be construed as conferring upon any other person any rights, remedies or any other type or types of benefits.

G. Compliance With Laws. Each party to this Agreement shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement

H. Gender, Number And Headings. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

I. Construction. Each party to this Agreement acknowledges that it and its counsel have reviewed this Agreement and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Agreement.

J. No Waiver Of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to County, its past or present

officers, employees, or agents or employees, nor to create any legal rights or claim on behalf of any third party. County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

K. Entire Agreement. This Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either oral or written. This Agreement may be amended only by written instrument signed by each party to this Agreement. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE COUNTY COMMISSIONERS COURT.

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TERMS AND CONDITIONS ACCEPTED, this the 12th day of MARCH,
2009.

WILLIAMSON COUNTY,
a political subdivision of the State of Texas

By: 

Dan A. Gattis,
Williamson County Judge

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 200__ by Dan A. Gattis, as County Judge of **WILLIAMSON COUNTY**, a political subdivision of the state of Texas on behalf of said political subdivision.

NOTARY PUBLIC, State of Texas

LICENSEE:

Highland Six Twenty Residential, Ltd.
a Texas Limited Partnership

By: HRI-GP No. 1, LLC
A Texas Limited Liability Company
It's General Partner

By: *David Bodenman*

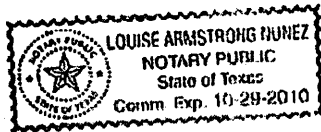
By: David Bodenman, President

ATTEST:

By: *Joan G. Caplan*
Secretary

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the 12th day of March, 2009, by David Bodenman, President of HRI-GP No. 1, on behalf of HRI-GP No.1, and Highland Six Twenty Residential, Ltd.



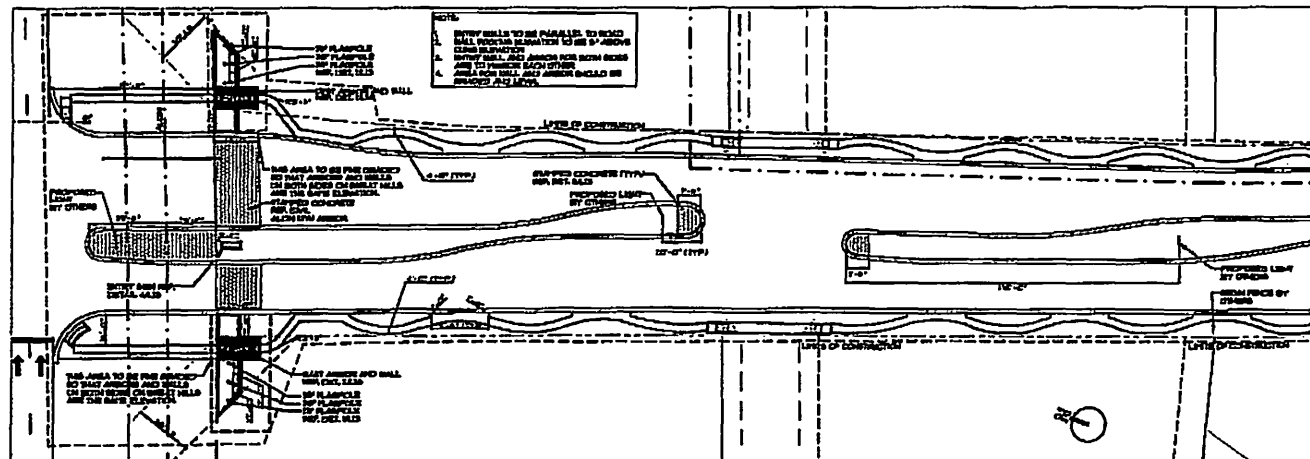
Louise Armstrong Nunez
NOTARY PUBLIC, State of Texas

HIGHLAND HORIZON
GREAT OAKS BLVD AND ENTRANCE

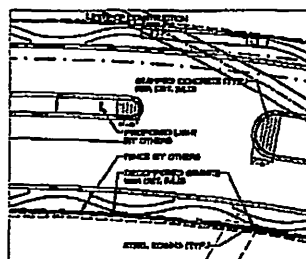
INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
COVER	
101	MANUSCRIPT PLAN
102	LIGHTING, FOUNTAIN AND ELECTRICAL PLAN
111	LANDSCAPE PLAN AND DETAILS
113	LANDSCAPE PLAN
115	LANDSCAPE PLAN
114	SPECIFICATIONS
115	DETAILS
116	DETAILS

LANDSCAPE ARCHITECT
COLEMAN & ASSOCIATES
3930 SILVER MOUNTAIN DRIVE
AUSTIN, TEXAS 78731
(512) 476-2090 (512) 476-2099 FAX

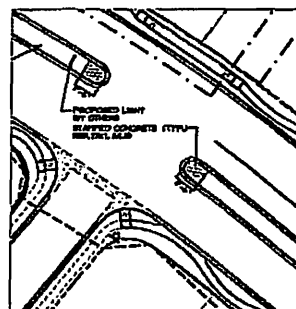
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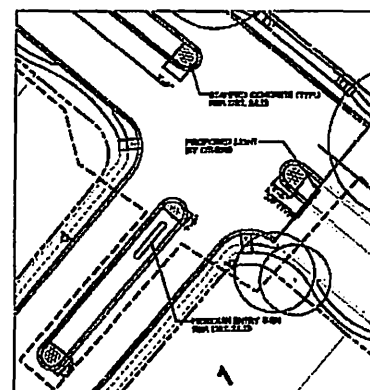
SECTION A



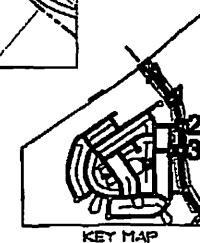
SECTION 1

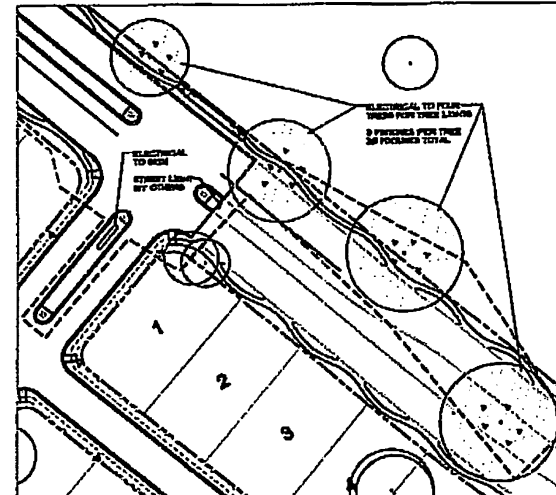
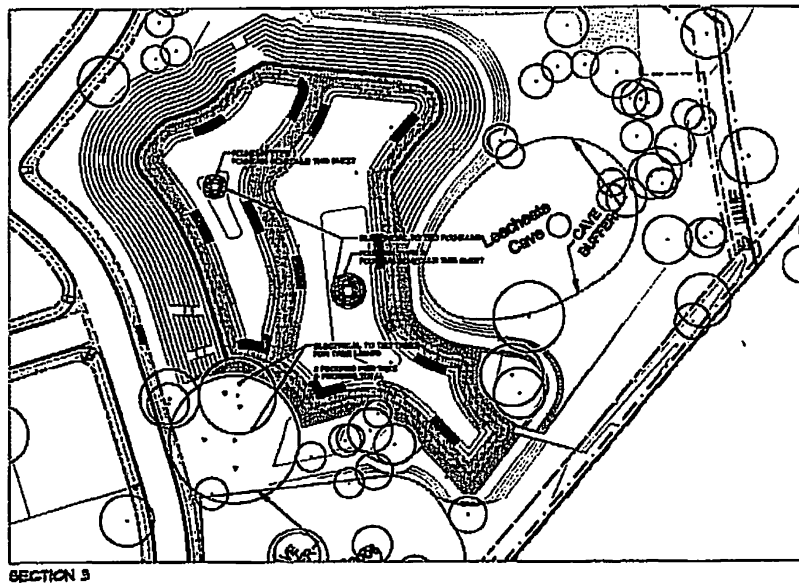
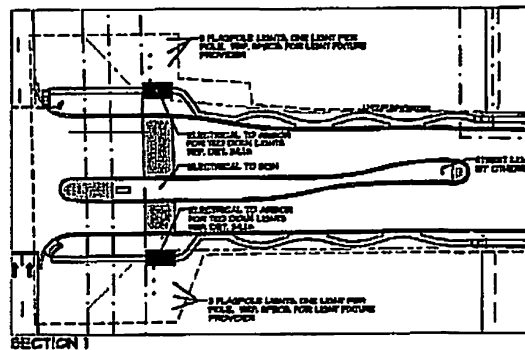


SECTION 2



SECTION 3



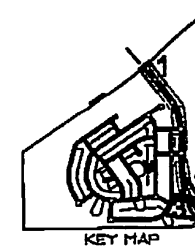


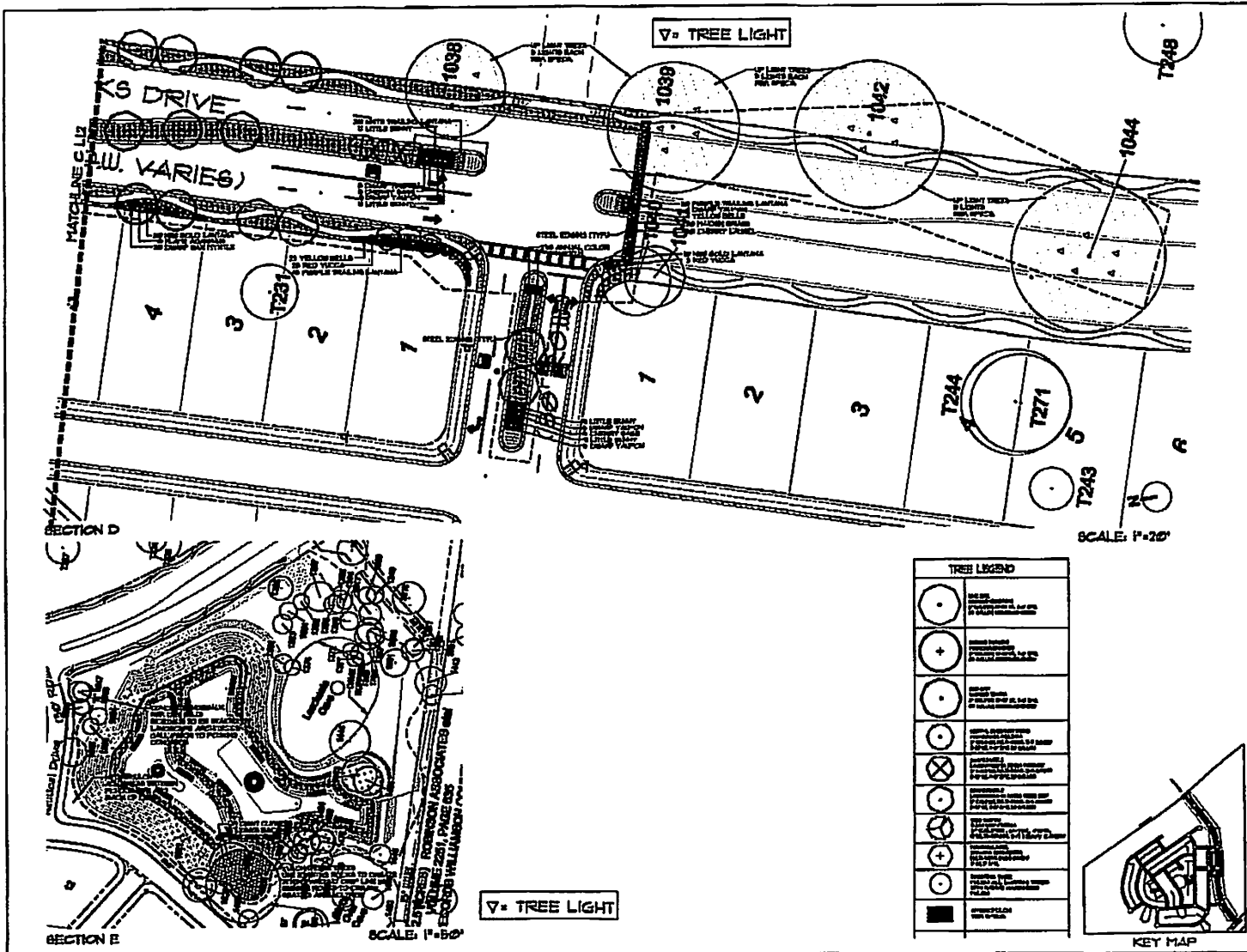
NOTE:

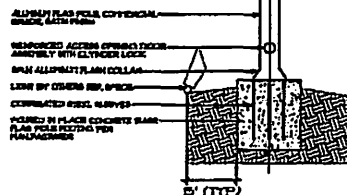
1. CONTRACTOR TO COORDINATE WITH ELECTRICIAN FOR ELECTRICITY TO SIGNS, UP-LIT TREES AND POND FOUNTAINS.
2. ELECTRICIAN TO INSTALL FIXTURES PER MANUFACTURER'S INSTALLATION GUIDELINES.

FOUNTAIN SCHEDULE		
TYPE	QTY	MODEL*
1	1	CROWN 10 X 30, 3 HORSEPOWER
2	1	CROWN 4 GEYSER 5 X 30, 3 HORSEPOWER

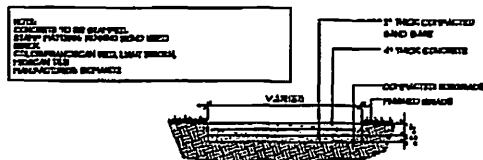
SUPPLIED BY: AQUA MASTER (512) 283-2873.



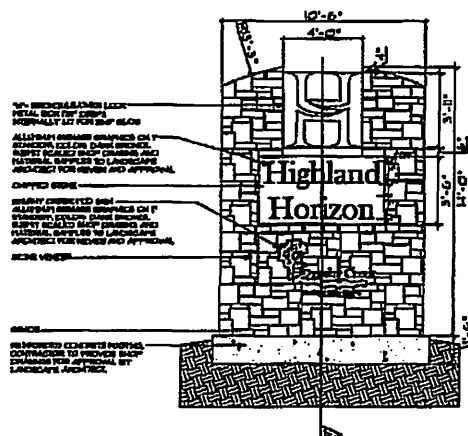




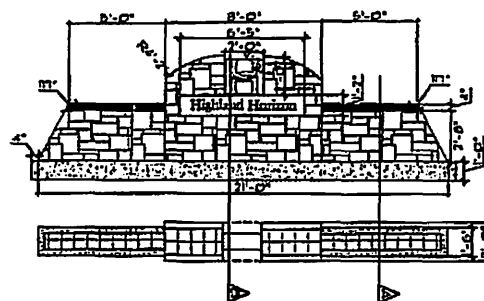
① FLAG POLE



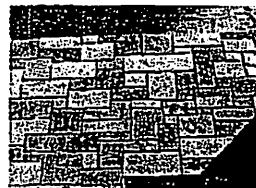
⑤ STAFFED CONCRETE



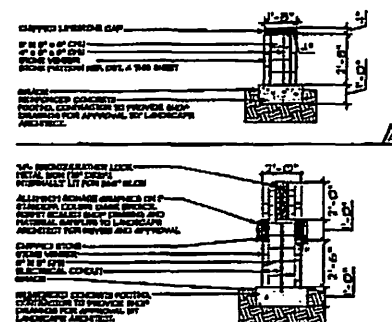
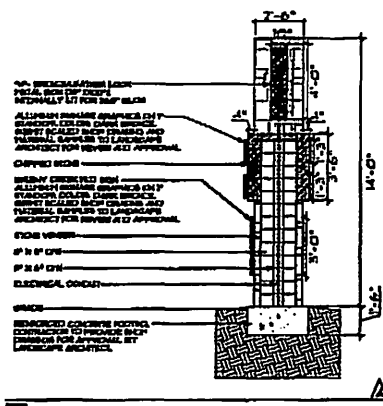
④ ENTRIST SHOW



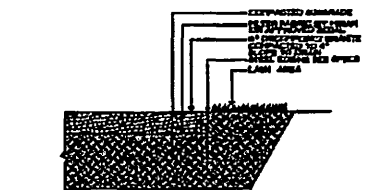
② ENTRY CARD



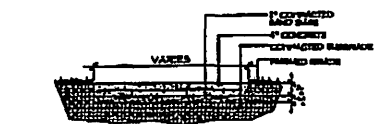
STONE PATTERN



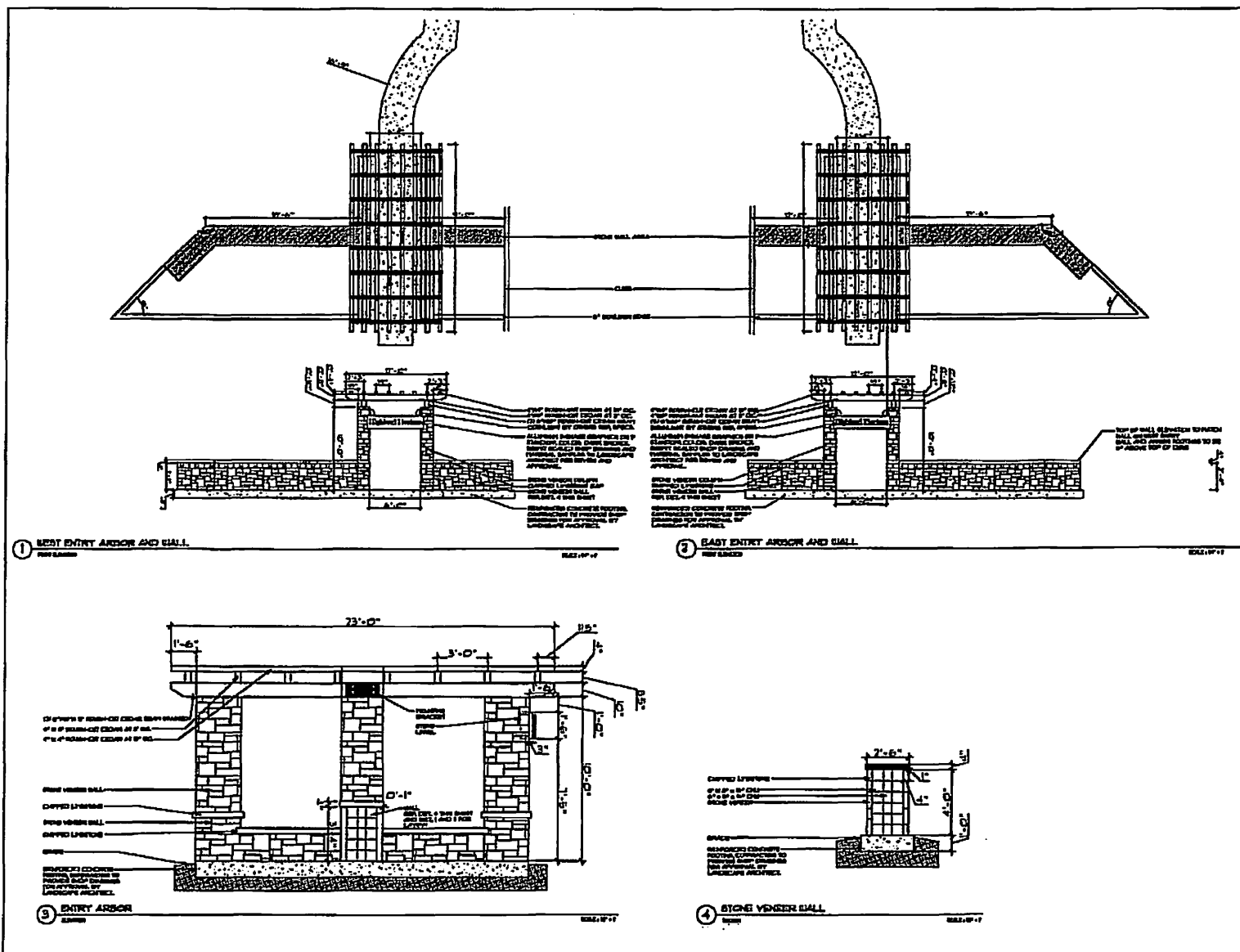
1984年1月



5. DEPOSITED GRANITE



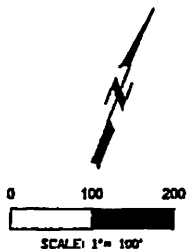
6 CONCRETE SIDEWALK



LOCATION MAP



FINAL PLAT OF
HIGHLAND HORIZON
PHASE I



DIRECTOR: HIGHLAND SIX TWENTY RESIDENTIAL, LTD.
211 E. 27TH STREET, SUITE 709
AUSTIN, TEXAS 78701
PHONE: (512) 474-4481 FAX: (512) 477-2472

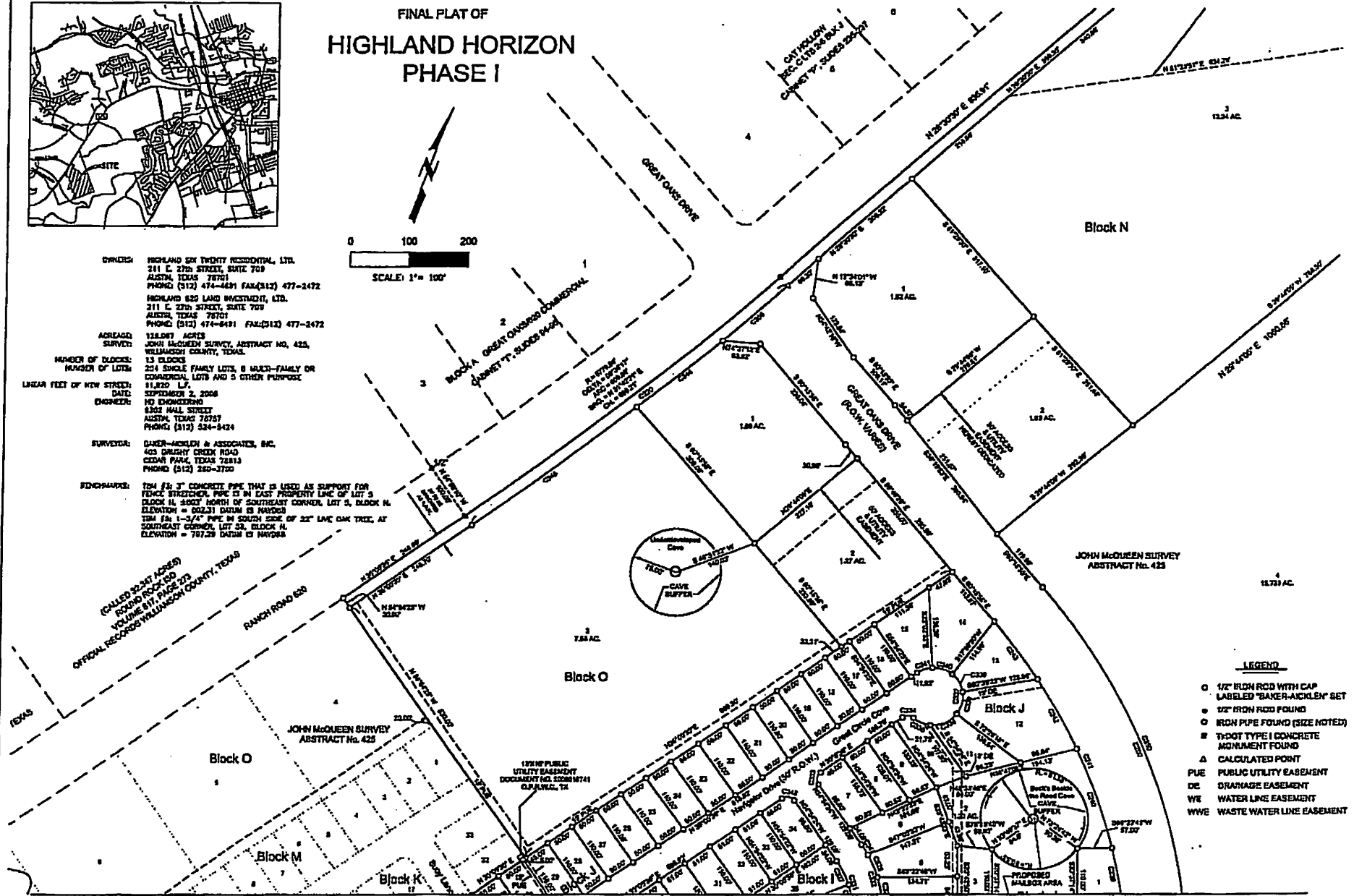
HIGHLAND 630 LAND INVESTMENT, LTD.
211 E. 27TH STREET, SUITE 709
AUSTIN, TEXAS 78701
PHONE: (512) 474-8491 FAX: (512) 477-2472

ADJACENT SURVEY: JOHN McQUEEN SURVEY, ABSTRACT NO. 425,
WILLAMSON COUNTY, TEXAS.
NUMBER OF BLOCKS: 13 BLOCKS
NUMBER OF LOTS: 254 SINGLE FAMILY LOTS, 8 MULTI-FAMILY OR
COMMERCIAL LOTS AND 5 OTHER PURPOSE
LINEAR FEET OF NEW STREET: 11,820 L.F.
DATE: SEPTEMBER 2, 2008
ENGINEER: 6302 HALL STREET
AUSTIN, TEXAS 78757
PHONE: (512) 534-8424

SURVEYOR: BAKER-AICKLEN & ASSOCIATES, INC.
403 BRUNNEN CREEK ROAD
CELANO PARK, TEXAS 78818
PHONE: (512) 350-3700

FINCHAM: TBM (5) 3" CONCRETE PIPE THAT IS USED AS SUPPORT FOR
FENCE STRETCHER, PIPE IS IN EAST PROPERTY LINE OF LOT 5,
BLOCK H, 3000' NORTH OF SOUTHEAST CORNER, LOT 5, BLOCK H.
ELEVATION = 602.31 DATUM IS NAVD83
TBM (5) 1-3/4" PIPE IN SOUTH SIDE OF 32" LANE OAK TREE, AT
SOUTHEAST CORNER, LOT 33, BLOCK H.
ELEVATION = 707.29 DATUM IS NAVD83

(CALLED 32-347 ADDRESS)
HOLMAN ROCK CO.
VOLUME 817 PAGE 273
OFFICIAL RECORDS WILLAMSON COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD WITH CAP LABELED "BAKER-AICKLEN" SET
 - 1/2" IRON ROD FOUND
 - IRON PIPE FOUND (SIZE NOTED)
 - TYPED TYPE I CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - WE WATER LINE EASEMENT
 - WWE WASTE WATER LINE EASEMENT

MATCH LINE SHEET 2

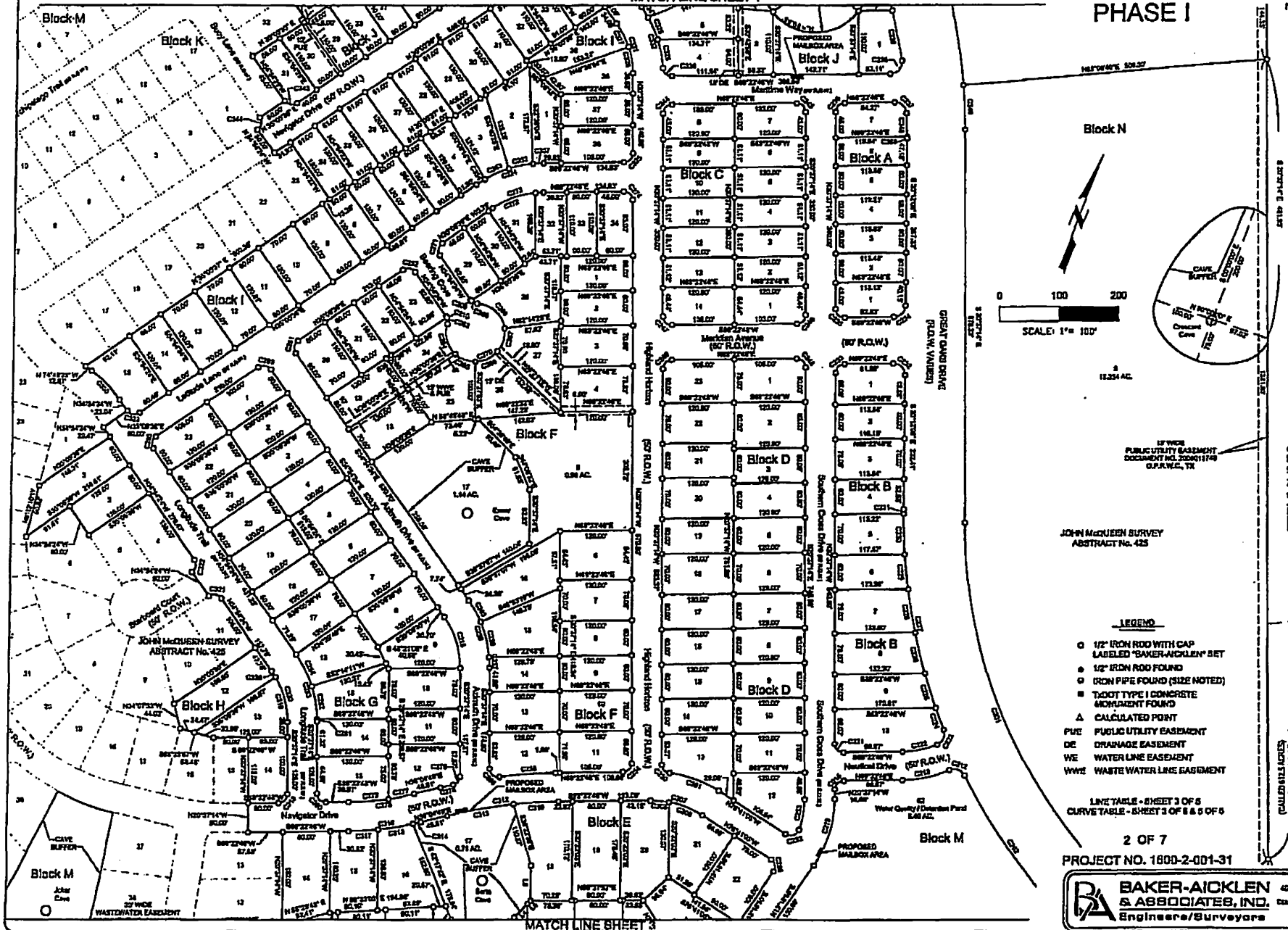
LINE TABLE - SHEET 3 OF 6
CURVE TABLE - SHEET 3 OF 5 & 6 OF 8

1 OF 7
PROJECT NO. 1800-2-001-31

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
403 BRUNNEN CREEK ROAD
CELANO PARK, TEXAS 78818
(512) 350-3700

FINAL PLAT OF HIGHLAND HORIZON PHASE I

MATCH LINE SHEET 1

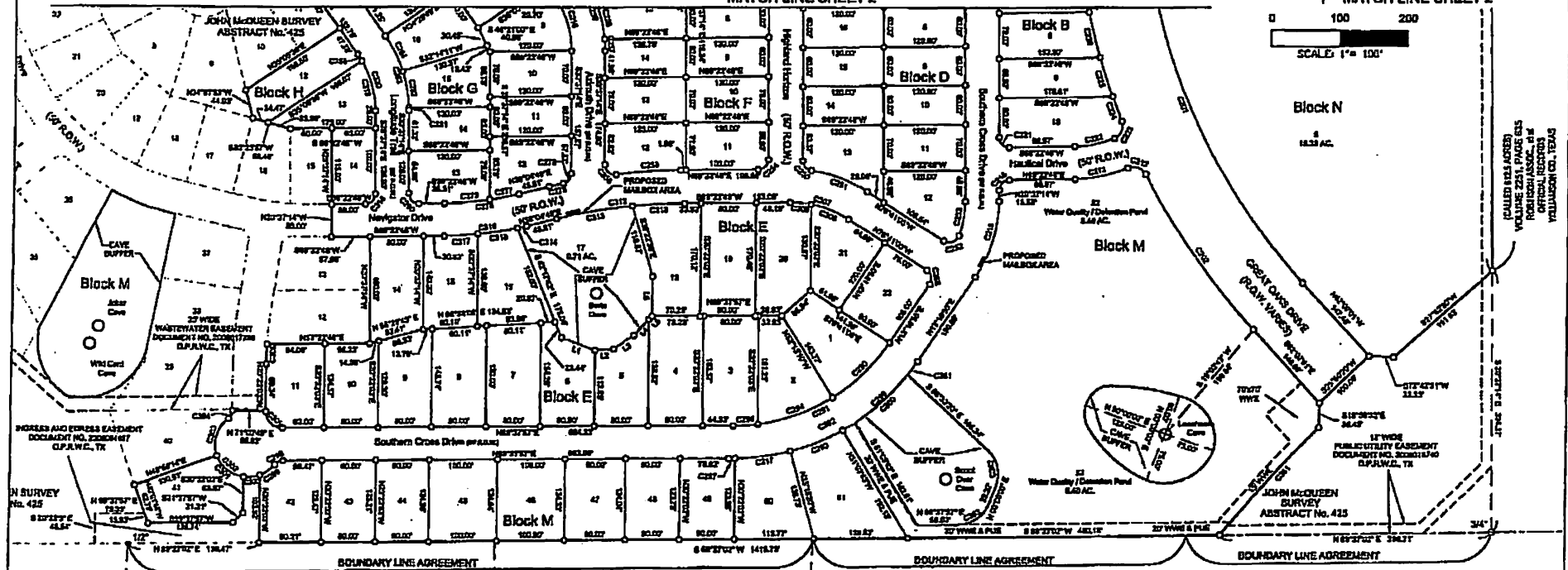
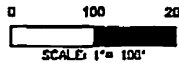


FINAL PLAT OF HIGHLAND HORIZON PHASE I

MATCH LINE SHEET 2

MATCH LINE SHEET 2

MATCH LINE SHEET 2



DRISBY
No. 281

DOCUMENT 2007048678
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

(CALLED 812.4 ACRES)
GENE ALLEN TAYLOR
VOLUME 2542, PAGE 896
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

(CALLED 812.4 ACRES)
ROCKMAN ASSOCIATES et al
VOLUME 2251, PAGE 831
OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

DOCUMENT 2007057521
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

DOCUMENT 2007057522
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

MALCOLM M. HORNSBY
SURVEY
ABSTRACT No. 281

Line Table

Line #	Length	Direction
L1	53.57	S89°29'00"E
L2	55.07	N00°15'00"E
L3	23.57	N00°00'00"E
L4	33.86	N02°40'00"E
L5	6.57	N02°40'00"E
L6	56.57	S02°22'00"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C001	718.57	1340.07	33°34'11"	N07°29'30"W	783.37
C002	698.87	1810.07	41°29'47"	S01°32'00"E	644.37
C003	233.98	1940.07	16°39'36"	S04°12'00"E	233.98
C004	2.48	13.07	0°02'00"	N00°00'00"W	2.48
C005	2.48	13.07	0°02'00"	S00°00'00"E	2.48
C006	30.36	23.07	80°00'00"	N00°00'00"W	31.87
C007	61.72	23.07	22°00'00"	N07°29'30"E	61.72
BLANK ON PURPOSE					
C008	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C009	23.78	13.07	54°17'00"	S02°40'00"E	21.38
C010	61.07	23.07	14°17'22"	N01°00'00"E	60.89
C011	121.42	23.07	32°00'00"	N07°29'30"E	118.87
BLANK ON PURPOSE					
C012	871.86	678.86	9°22'13"	N01°42'00"E	821.87
C013	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C014	60.37	13.07	20°22'22"	S00°00'00"E	60.37

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C015	20.87	23.87	87°31'07"	N07°29'30"E	21.87
C016	20.87	1340.07	3°02'11"	S00°00'00"E	20.86
C017	62.37	1940.07	16°39'36"	S04°12'00"E	62.37
C018	71.86	1340.07	16°39'36"	S04°12'00"E	71.86
C019	20.87	1340.07	3°02'11"	S00°00'00"E	20.86
C020	20.87	1340.07	3°02'11"	S00°00'00"E	20.86
C021	7.48	1340.07	0°00'00"	S04°12'00"E	7.48
C022	21.86	23.87	87°31'07"	N07°29'30"E	21.86
C023	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C024	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C025	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C026	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C027	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C028	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C029	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C030	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C031	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C032	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C033	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C034	23.86	14.07	80°00'00"	S04°12'00"W	21.27

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C035	64.57	860.07	8°17'00"	S02°00'00"E	64.77
C036	144.18	860.07	16°34'00"	S04°00'00"E	143.87
C037	62.36	860.07	21°00'00"	N04°17'00"E	62.36
C038	122.28	860.07	42°00'00"	S04°17'00"E	122.18
C039	122.18	860.07	42°00'00"	S04°17'00"E	122.18
C040	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C041	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C042	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C043	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C044	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C045	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C046	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C047	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C048	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C049	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C050	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C051	60.22	860.07	22°00'00"	N04°17'00"E	60.22
C052	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C053	64.57	860.07	8°17'00"	N02°00'00"E	64.77
C054	23.86	14.07	80°00'00"	S04°12'00"W	21.27

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C055	61.57	678.07	6°00'00"	S00°00'00"E	61.77
C056	23.17	12.87	80°00'00"	S00°00'00"E	23.17
C057	13.04	23.07	0°00'00"	S00°00'00"E	13.07
C058	62.42	238.07	17°00'00"	S04°22'00"E	62.18
C059	122.67	238.07	34°00'00"	N07°43'00"E	120.87
C060	42.87	238.07	11°47'00"	S00°00'00"E	43.17
C061	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C062	23.86	14.07	80°00'00"	S04°12'00"W	21.27
C063	11.18	13.07	0°00'00"	N04°17'00"E	11.18
C064	64.78	860.07	8°17'00"	N02°00'00"E	64.77

- LEGEND**
- 1/2" IRON ROD WITH CAP LABELED "BAKER-AICKLEN" SET
 - 1/2" IRON ROD FOUND
 - IRON PIPE FOUND (SIZE NOTED)
 - TIGHT TYPE I CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - WUE WATER LINE EASEMENT
 - WWE WASTE WATER LINE EASEMENT

ADDITIONAL
CURVE TABLE
SHEETS 5 OF 5

PROJECT NO. 1600-2-001-31

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors

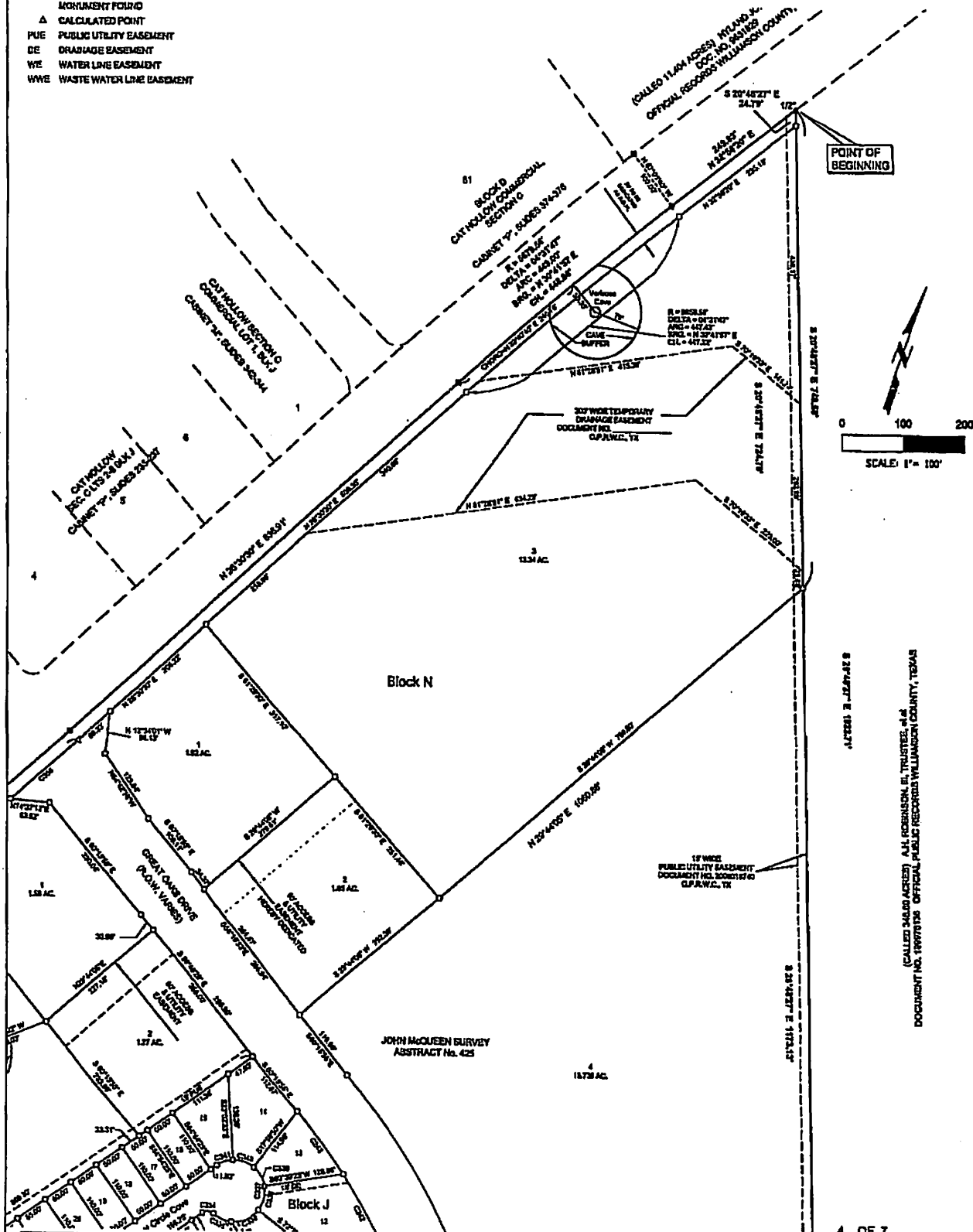
405 Bailey Street
Dallas, Texas 75213
(214) 242-3700

BY ELECTRONIC SIGNATURE OF ARCHITECT: [Signature] PLAT FILED FOR PUBLIC RECORDS: [Signature] [Date] [Time] [Location]

FINAL PLAT OF HIGHLAND HORIZON PHASE I

LEGEND

- 1/2" IRON ROD WITH CAP
LABELED "BAKER-AICKLEN" SET
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND (SIZE NOTED)
- TADOT TYPE I CONCRETE
MONUMENT FOUND
- △ CALCULATED POINT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER LINE EASEMENT
- WWE WASTE WATER LINE EASEMENT



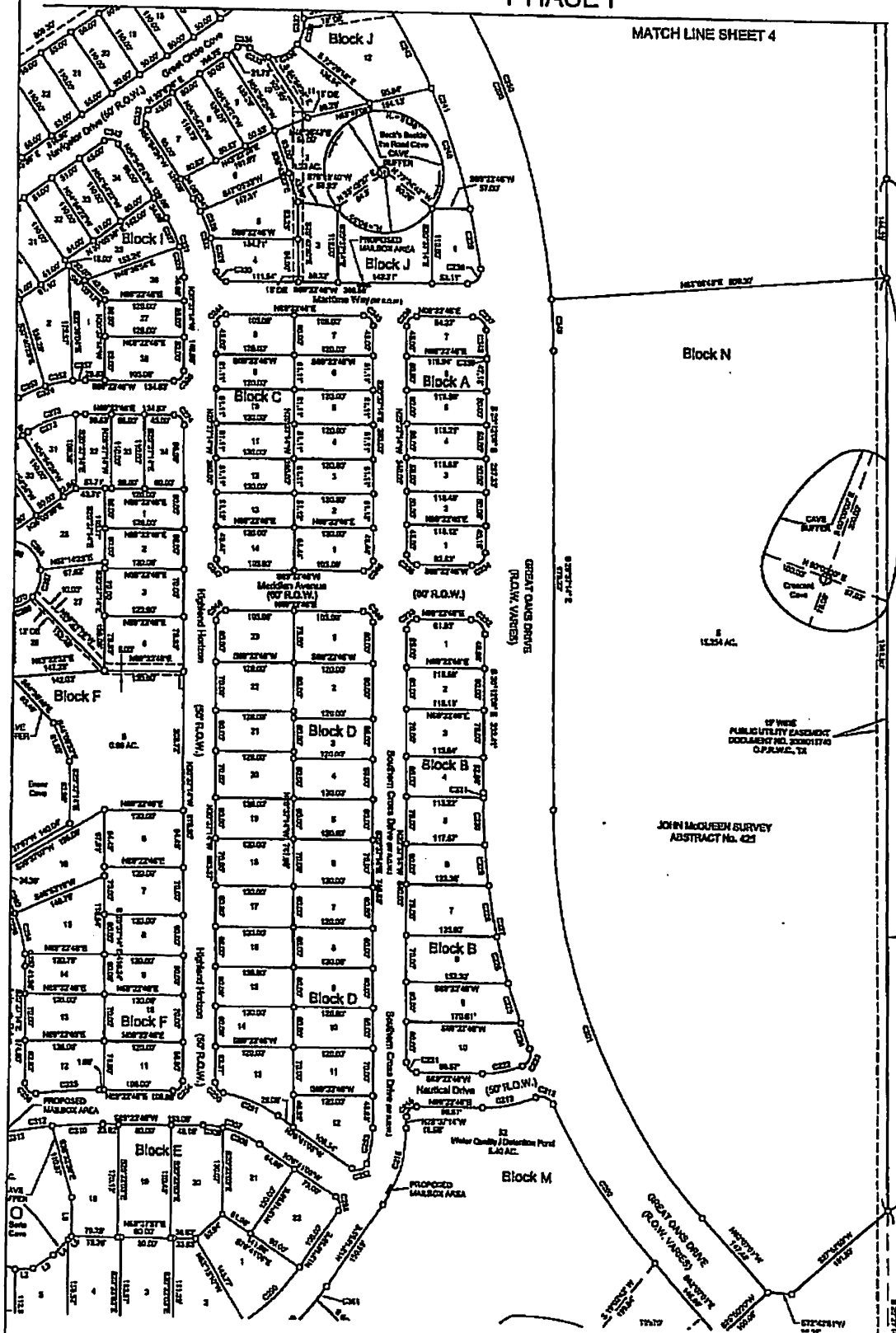
(CALLED 3480 ACRES) A.J. ROBINSON & TRUSTEE, d/b/a
DOCUMENT NO. 16007536 OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS

FINAL PLAT OF HIGHLAND HORIZON PHASE I

MATCH LINE SHEET 4

LEGEND

- 1/2" IRON ROD WITH CAP LABELED "BAKER-AICKLEN" SET
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND (SIZE NOTED)
- TIE-OUT TYPE I CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER LINE EASEMENT
- WWE WASTE WATER LINE EASEMENT



(CALLED 24.66 ACRES) A.H. ROBINSON, II, TRUSTEE, et al
DOCUMENT NO. 19878780 OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS

(CALLED 812.4 ACRES)
VOLUME 2511, PAGE 103
OFFICIAL RECORDS
WILLAMSON CO., TEXAS

FINAL PLAT OF HIGHLAND HORIZON PHASE I

OWNERS: HIGHLAND SIX TWENTY RESIDENTIAL, LTD.
211 E. 27th STREET, SUITE 709
AUSTIN, TEXAS 78701
PHONE (512) 474-4891 FAX (512) 477-2472
HIGHLAND 820 LAND INVESTMENT, LTD.
211 E. 27th STREET, SUITE 709
AUSTIN, TEXAS 78701
PHONE (512) 474-4891 FAX (512) 477-2472

ACREAGE: 128.815 ACRES
SURVEY: JOHN McQUEEN SURVEY, ABSTRACT NO. 423,
WILLIAMSON COUNTY, TEXAS.
13 BLOCKS
204 SINGLE FAMILY LOTS, 1 MULTI-FAMILY LOT,
8 COMMERCIAL AND 5 OTHER PURPOSE

NUMBER OF BLOCKS: 13
NUMBER OF LOTS: 204
LINEAR FEET OF NEW STREET: 11,920 L.F.
DATE: SEPTEMBER 18, 2008
SURVEYOR & ENGINEER: BAKER-AICKLEN & ASSOCIATES, INC.
507 WEST LIBERTY AVENUE
ROBLOO ROCK, TEXAS 78854
PHONE (512) 244-9550
FAX (512) 244-9523

BENCHMARKS: TBM #3: 3" CONCRETE PIPE THAT IS USED AS SUPPORT
FOR FENCE STRETCHER. PIPE IS IN EAST PROPERTY LINE
OF LOT 5, BLOCK N, 3803' NORTH OF SOUTHEAST CORNER,
LOT 5, BLOCK N.
ELEVATION = 802.31 DATUM IS NAVD83
TBM #3: 1-3/4" PIPE IN SOUTH SIDE OF 22' LIVE OAK
TREE, AT SOUTHEAST CORNER, LOT 59, BLOCK N.
ELEVATION = 797.25 DATUM IS NAVD83

GENERAL NOTES

- 1) BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT BUILDING LINES ARE TWENTY (20) FEET. SIDE BUILDING LINES FOR STREET SIDE SETBACKS ARE TEN (10) FEET. SIDE BUILDING SETBACK LINES FOR INTERIOR LOTS ARE FIVE (5) FEET. REAR BUILDING LINES ARE TEN (10) FEET.
- 2) NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 3) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION WILL BE EASEMENT WITH THE FINAL PLAT EXCEPT IN CASE BUFFER AREAS AND ALONG THE SINGLE-FAMILY PORTION OF GREAT OAKS.
- 4) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
- 5) THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED BY THE DISTRICT.
- 6) THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT (MAU CONSENT AGREEMENT) AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT. IN ACCORDANCE WITH THE MAU CONSENT AGREEMENT, RESTRICTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT THE TIME OF FINAL PLAT.
- 7) DRIVEWAY ACCESS IS PROHIBITED TO GREAT OAKS DRIVE FROM ALL SINGLE FAMILY LOTS.
- 8) THIS TRACT LIES IN THE LAKE CREEK WATERSHED.
- 9) THIS TRACT LIES OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
- 10) ALL CONTINGENT INTERSECTIONS ARE SO DESIGNATED EXCEPT THOSE NOTED.

THAT I, PARKER J. GRAHAM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
STATE OF TEXAS



WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

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 EASEMENTS 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 TESTS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAWING 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 BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. THE STREETS IN THE SUBDIVISION HAVE BEEN FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DANA GATTE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COUNTY COUNCIL CONSIDERED, MORE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE RECORDED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

HONORABLE DANA GATTE, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY AND CITY HEALTH DEPARTMENT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS ATTACHED HEREON, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS OF EDWARDS AQUIFER RECHARGE ZONE FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD REGULATIONS, AND WILLIAMSON COUNTY ON-LOT SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE HELD UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITY HEALTH DEPARTMENT AND WILLIAMSON COUNTY COUNCIL ASSUME ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

PAUL FINGO
DIRECTOR OF ENVIRONMENTAL SERVICES

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE _____ DAY OF _____ 2008

WILLIAMSON COUNTY ADDRESS COORDINATOR _____ DATE _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, H.A. ROYE, DO HEREBY CERTIFY:

1. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
2. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (CEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP).
3. NO STRUCTURE OR LAND ON THIS SURVEY SHALL, HEREINAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A "CERTIFICATE OF COMPLIANCE" APPLICATION FORM TO WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATION.
4. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS BANGATED BY A 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 484100030-0, DATED JANUARY 3, 1997.
5. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.

H. A. ROYE
LICENSED PROFESSIONAL ENGINEER NO. 86302
STATE OF TEXAS



THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
THAT HIGHLAND SIX TWENTY RESIDENTIAL, LTD. OWNER OF 21.582 ACRES OF LAND OUT OF AND A PART OF THE JOHN McQUEEN SURVEY, ABSTRACT NO. 423 SITUATED IN WILLIAMSON COUNTY, TEXAS, DEEDS 58.582 ACRES OF LAND OUT OF A CALLED 82.135 ACRES TRACT OF LAND AS DESCRIBED IN THAT DEED TO HIGHLAND SIX TWENTY RESIDENTIAL, LTD. RECORDED AS DOCUMENT NO. 2006018322 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND HIGHLAND 820 LAND INVESTMENT, LTD. OWNER OF 68.475 ACRES OF LAND OUT OF AND A PART OF THE JOHN McQUEEN SURVEY, ABSTRACT NO. 423 SITUATED IN WILLIAMSON COUNTY, TEXAS, DEEDS 68.475 ACRES OF LAND OUT OF A CALLED 101.358 ACRES TRACT OF LAND AS DESCRIBED IN THAT DEED TO HIGHLAND 820 LAND INVESTMENT, LTD. RECORDED AS DOCUMENT NO. 2006018311 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY PLAT 13 BLOCKS ACRES OF LAND, DOES HEREBY JOHN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON DOES HEREBY APPROVE THE RECONSTRUCTION OF THIS SUBDIVISION PLAT, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE SUBDIVISION PLAT AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. HIGHLAND SIX TWENTY RESIDENTIAL, LTD. ACKNOWLEDGES THAT 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 ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE ADULTER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. HIGHLAND SIX TWENTY RESIDENTIAL, LTD. AND HIGHLAND 820 LAND INVESTMENT, LTD.

WITNES MY HAND THIS _____ DATE OF _____ 2008 A.D.

HIGHLAND SIX TWENTY RESIDENTIAL, LTD.
A TEXAS LIMITED PARTNERSHIP
211 E. 27th STREET, SUITE 709
AUSTIN, TX 78701

BY: H&CP NO. 1, L.L.C.
A TEXAS LIMITED LIABILITY CORPORATION,
ITS SOLE GENERAL PARTNER

BY: DAVID C. BODENHORN, PRESIDENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2008.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES: _____

HIGHLAND 820 LAND INVESTMENT, LTD.
A TEXAS LIMITED PARTNERSHIP
211 E. 27th STREET, SUITE 709
AUSTIN, TX 78701

BY: H&CP NO. 2, L.L.C.
A TEXAS LIMITED LIABILITY CORPORATION,
ITS SOLE GENERAL PARTNER

BY: DAVID C. BODENHORN, PRESIDENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2008.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT TEXAS CAPITAL BANK, THE LEND HOLDER OF THAT CERTAIN 10.835 ACRES TRACT OF LAND BEING A 13.852 ACRES PORTION OF A CALLED 25.835 ACRES TRACT OF LAND AS DESCRIBED IN THAT DEED TO HIGHLAND SIX TWENTY RESIDENTIAL, LTD. RECORDED AS DOCUMENT NO. 2006018322 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND A 68.475 ACRES TRACT OF LAND AS DESCRIBED IN THAT DEED TO HIGHLAND 820 LAND INVESTMENT, LTD. RECORDED AS DOCUMENT NO. 2006018311 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOHN, APPROVE, AND CONSENT TO THE RECONSTRUCTION OF THE SUBDIVISION AS SHOWN HEREON.

TEXAS CAPITAL BANK
BY: DOUGLAS A. COTNER, SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2008, BY DOUGLAS A. COTNER, FOR TEXAS CAPITAL BANK.

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

I, HANCO E. ROSTER, 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 _____ 2008, A.D. AT _____ O'CLOCK, _____ A.M. AND WAS RECORDED THE DAY OF _____ 2008, A.D. AT _____ O'CLOCK, _____ A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CASE NO. _____ SLIDE _____

TO CERTIFY WHICH, WITHIN MY HAND AND SEAL, AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE LAST DATE SHOWN ABOVE.

HANCO E. ROSTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

6 OF 7
PROJECT NO. 1600-2-001-31

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers/Surveyors
428 Brushy Creek Road
Cedar Park, Texas 78613
6121 340-7700

FINAL PLAT OF HIGHLAND HORIZON PHASE I

72.14.54P BE 34" W A DISTANCE OF 80.00 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;
72.14.55P BE 32" W A DISTANCE OF 81.41 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;
72.14.56P BE 32" W A DISTANCE OF 80.63 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;
72.14.57P BE 30" W A DISTANCE OF 84.21 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;
72.14.58P BE 30" W A DISTANCE OF 84.21 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;
72.14.59P BE 30" W A DISTANCE OF 84.21 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;
72.14.60P BE 30" W A DISTANCE OF 84.21 FEET TO A 1/2" FROM RWD WITH CAP BEZ, LABELED "BAKER-AUGLEY,
PORTLAND AIRPORT" HORIZON;

32. N 33° OF S 1/4 A DISTANCE OF 95.50 FEET TO A 12" IRON ROD WITH CAP SET, LABELED "BAXEN-MOYLEY, FOR AN IRON POLE HEREBY.

33. N 64° 49' 30" W A DISTANCE OF 52.04 FEET TO A 12" IRON ROD WITH CAP SET, LABELED "BAXEN-MOYLEY, FOR A POINT OF CURVATURE HEREBY.

34. WITH THE END OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 71.36 FEET, AND A CHORD BEING 66.00 FEET, BEARING S 84° 51' 30" W, A DISTANCE OF 107.00 FEET TO A 120" IRON ROD WITH CAP SET, LABELED "BAXEN-MOYLEY, FOR AN IRON POLE HEREBY.

ROAD WITH CAP SET, LABELED "BAKER-MORLEY", FOR A POINT OF TANGENCY HEREBY.
23.14 61' 61" IN A DISTANCE OF 12.51 FEET TO A 1/2" FROM ROAD WITH CAP SET, LABELED "BAKER-MORLEY",
FOR AN ANGLE OF 152.51 DEGREES.
23.14 29' 51" IN A DISTANCE OF 62.06 FEET TO A 1/2" FROM ROAD WITH CAP SET, LABELED "BAKER-MORLEY",
FOR AN ANGLE OF 152.51 DEGREES.
23.14 29' 51" IN A DISTANCE OF 62.06 FEET TO A 1/2" FROM ROAD WITH CAP SET, LABELED "BAKER-MORLEY",
FOR AN ANGLE OF 152.51 DEGREES.

FOR AN ANGLE OF 25 DEGREES.
 3. 8" 3/4" 3/4" W/ A DISTANCE OF 2 1/2 FEET TO A 1/2" IRON ROD WITH CAP SET, LABELED "BANGER-HOLE".
 FOR AN ANGLE OF 25 DEGREES.
 4. 8" 3/4" 3/4" W/ A DISTANCE OF 2 1/2 FEET TO A 1/2" IRON ROD WITH CAP SET, LABELED "BANGER-HOLE".
 FOR AN ANGLE OF 25 DEGREES.

REVIEWED BY: JACOB A. HANSEN, JR., DISTRICT ATTORNEY
CONTROL OF 100' OF AN ACQUIRED WATERS BEANS IN THE 14.23' W. A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP SET, LABELED "BACKER-ACKLEY", FOR AN ANGLE POINT HEREIN.
41. H. 20' OF 30' EA DISTANCE OF 68.65 FEET TO A 1/2" IRON ROD WITH CAP SET, LABELED "BACKER-ACKLEY", FOR AN ANGLE POINT HEREIN.
42. H. 20' OF 30' EA DISTANCE OF 68.65 FEET TO A 1/2" IRON ROD WITH CAP SET, LABELED "BACKER-ACKLEY", FOR AN ANGLE POINT HEREIN.

THENCE WITHIN PART, THE NORTH BOUNDARY LINE OF SAID 85.00 ACRES TRACT, SAME BEING THE SOUTH

THE SOUTHWEST CORNER OF SAID 10.516 ACRE TRACT AND, IN PART, THROUGH THE INTERIOR OF SAID 10.516 ACRE TRACT, IN 84° 40' 00" IN A DISTANCE OF 300.00 FEET TO A 12" IRON ROD WITH CAP SET, LABELED "TAKEN-ACROSS", ON A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID RANCH ROAD 630, FOR THE MOST WESTERLY NORTHWEST CORNER HERETO;

THENCE WITH THE NORTHWEST BOUNDARY LINE OF SAID 10.516 ACRE TRACT AND THE SOUTHEAST

FROM THE ONLY LINE OF SAID MAIN ROAD E23, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N 30° 15' 36" E A DISTANCE OF 348.89 FEET TO A 12" IRON PEG WITH CAP SET, LABELED "BANK-A-ROCK", FOR A POINT OF CURVATURE INTERIOR.
2. WITH THE BEARING OF A CURVE TO THE LEFT HAVING A RADIUS OF 8773.91 FEET, AN ARC LENGTH OF 962.83 FEET, A CENTRAL ANGLE OF 80° 38' 57" AND A CHORD WHICH BEARS N 31° 42' 31" E A DISTANCE OF 962.81 FEET TO A

12. INCH ROD WITH CAP SET, LABELED "BAGGER-ANCHOR", FOR A POINT OF TANGENCY HEREIN,
 3. IN 20° 27' 30" IS A DISTANCE OF 50.011 FEET TO A POINT OF CURVATURE HEREIN,
 4. WITH THE ARC OF A CURVE TO THE POINT HAVING A RADIUS OF 100.000 FEET, AN ARC LENGTH OF 10.440 FEET,
 A CENTRAL ANGLE OF 59° 41' 47" AND A CHORD WHICH BEARS IN 20° 41' 47" IS A DISTANCE OF 44.018 FEET TO A
 12. INCH ROD WITH CAP SET, LABELED "BAGGER-ANCHOR", FOR A POINT OF TANGENCY HEREIN,
 3. IN 20° 27' 30" IS A DISTANCE OF 50.011 FEET TO THE POINT OF BEGINNING HEREIN AND CONTINUES

136.617 ACRES OF LAND.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD RAD.	CHORD DEL.
C019	114.47	525.07	7°36'45"	106°12'15"	114.34°
C014	53.87	525.07	1°23'25"	106°47'32"	73.86°
C015	53.87	525.07	0°39'02"	106°47'32"	58.67°
C016	107.74	525.07	0°39'02"	106°47'32"	131.55°
C017	46.94	525.07	0°23'27"	106°47'32"	68.33°
C018	38.34	13.07	0°00'00"	84°32'49"	51.31°
C019	38.34	13.07	3°44'50"	83°37'30"	79.87°
C020	61.77	130.07	3°47'17"	107°45'49"	91.26°
C021	23.89	13.07	0°00'00"	106°33'59"	51.31°
C022	23.89	13.07	0°00'00"	106°34'19"	21.31°
C023	38.34	12.07	0°00'00"	106°33'59"	51.31°
C024	121.67	302.07	3°47'17"	107°45'49"	102.65°
C025	23.89	13.07	0°00'00"	107°22'44"	71.31°
C026	23.89	133.07	0°00'00"	106°17'29"	43.57°
C027	46.94	133.07	1°00'34"	106°17'29"	48.30°
C028	46.94	133.07	1°17'25"	106°33'59"	42.11°
C029	93.87	202.07	1°40'59"	107°22'44"	58.37°
C030	23.89	13.07	0°34'22"	84°30'03"	23.76°
C031	23.89	13.07	3°47'17"	107°45'49"	91.56°
C032	113.99	202.07	3°17'33"	107°45'49"	112.85°
C033	23.89	11.07	0°00'00"	85°54'36"	51.31°
C034	29.67	11.07	7°39'22"	85°22'59"	18.81°
C035	29.67	60.07	3°17'59"	84°37'33"	37.79°
C036	49.11	60.07	2°49'28"	84°37'33"	47.15°
C037	223.89	60.07	2°58'27"	84°37'33"	73.45°
C038	49.89	98.07	0°23'17"	85°27'39"	46.87°
C039	98.37	98.07	0°10'00"	85°27'39"	33.71°
C040	58.67	98.07	0°10'00"	84°33'56"	33.71°
C041	77.67	60.07	2°19'15"	84°19'15"	22.69°
C042	13.89	16.07	0°00'00"	86°00'00"	51.31°
C043	13.89	16.07	0°00'00"	86°00'00"	51.31°
C044	13.89	15.07	0°00'00"	86°00'00"	51.31°
C045	344.12	679.98	7°23'39"	107°19'16"	344.07°
C046	122.60	679.98	1°43'00"	107°19'16"	122.40°
C047	71.25	263.87	0°54'00"	106°13'22"	71.24°
C048	41.77	60.07	2°28'00"	85°19'56"	40.77°
C049	77.67	1046.67	4°16'38"	102°19'17"	77.67°
C050	141.15	1046.67	3°25'34"	84°23'47"	141.08°
C051	111.89	202.07	2°32'00"	83°47'39"	111.79°
C052	42.99	202.07	1°16'41"	84°19'00"	42.81°
C053	44.63	222.07	1°28'19"	84°00'00"	44.51°
C054	77.67	222.07	4°28'19"	83°29'17"	77.67°
C055	77.67	222.07	0°54'00"	84°13'25"	77.67°
C056	143.57	679.98	1°28'19"	107°29'16"	143.54°
C057	14.43	138.07	0°00'00"	85°00'00"	15.43°
C058	12.83	153.07	0°19'14"	85°27'49"	12.83°
C059	2.87	882.07	0°00'00"	85°17'17"	2.87°
C060	100.67	222.07	1°20'24"	84°19'16"	100.58°
C061	24.34	222.07	0°19'00"	84°19'16"	24.34°
C062	48.68	60.07	0°00'00"	83°19'45"	54.87°
C063	19.15	60.07	0°07'17"	83°19'45"	17.09°