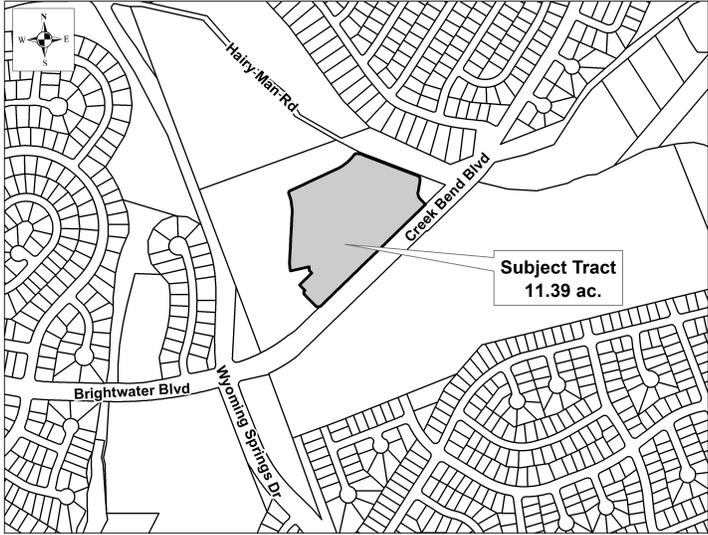


**Hairy Man Subdivision Phase 2
FINAL PLAT FP1903-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

ZONING AT TIME OF APPLICATION: SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 11.39 acres out of the E. McDaniel Survey, Abstract No. 441

CURRENT USE OF PROPERTY:undeveloped

GENERAL PLAN LAND USE DESIGNATION:residential

ADJACENT LAND USE:

- North: Hairy Man Road and SF-2 (Single Family - standard lot) - Creekbend Subdivison
- South: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)
- East: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)
- West: ETJ and Fern Bluff MUD (Municipal Utility District)

PROPOSED LAND USE: single family residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	23	4.44
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	5.82
ROW:	1	1.13
Parkland:	0	0
Other:	0	0
TOTALS:	26	11.39

Owner:
HMNBC Development, LLC
9111 Jollyville Road, Suite 111
Austin, TX 78759

Agent:
BGE, Inc.
RJ Rychlik
7000 North Mopac, Ste. 330
Austin, TX 78731

Hairy Man Subdivision Phase 2 FINAL PLAT FP1903-003

HISTORY: The Planning and Zoning Commission approved a preliminary plat and final plat for the Hairy Man subdivision on November 7, 2018. A revised preliminary plat, with an additional number of lots, was approved by the Commission on February 6, 2019. A final plat for Phase 1 was approved on March 6, 2019.

DATE OF REVIEW: April 3, 2019

LOCATION: Northwest of Creek Bend Blvd. and south of Hairy Man Rd

STAFF REVIEW AND ANALYSIS:

Phase 2: This final plat is the second and final phase of the revised preliminary plat. It contains 11.39 acres of land of the 40.02-acre preliminary plat area. This final plat contains 23 development lots, of which 8 are estate lots, 13 are standard lots and 2 are small lots. With the remaining 79 lots, which are contained in the Phase 1 final plat, there will be a total of 14 estate lots, 45 standard lots and 43 small lots, which represent 14%, 44% and 42% of the total number of lots, respectively.

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. The subdivision must therefore meet the alternative standard in the SF-3 district, providing a connectivity index of 1.4 or greater and including the following design features:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone, the developer, and Williamson County.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing 12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

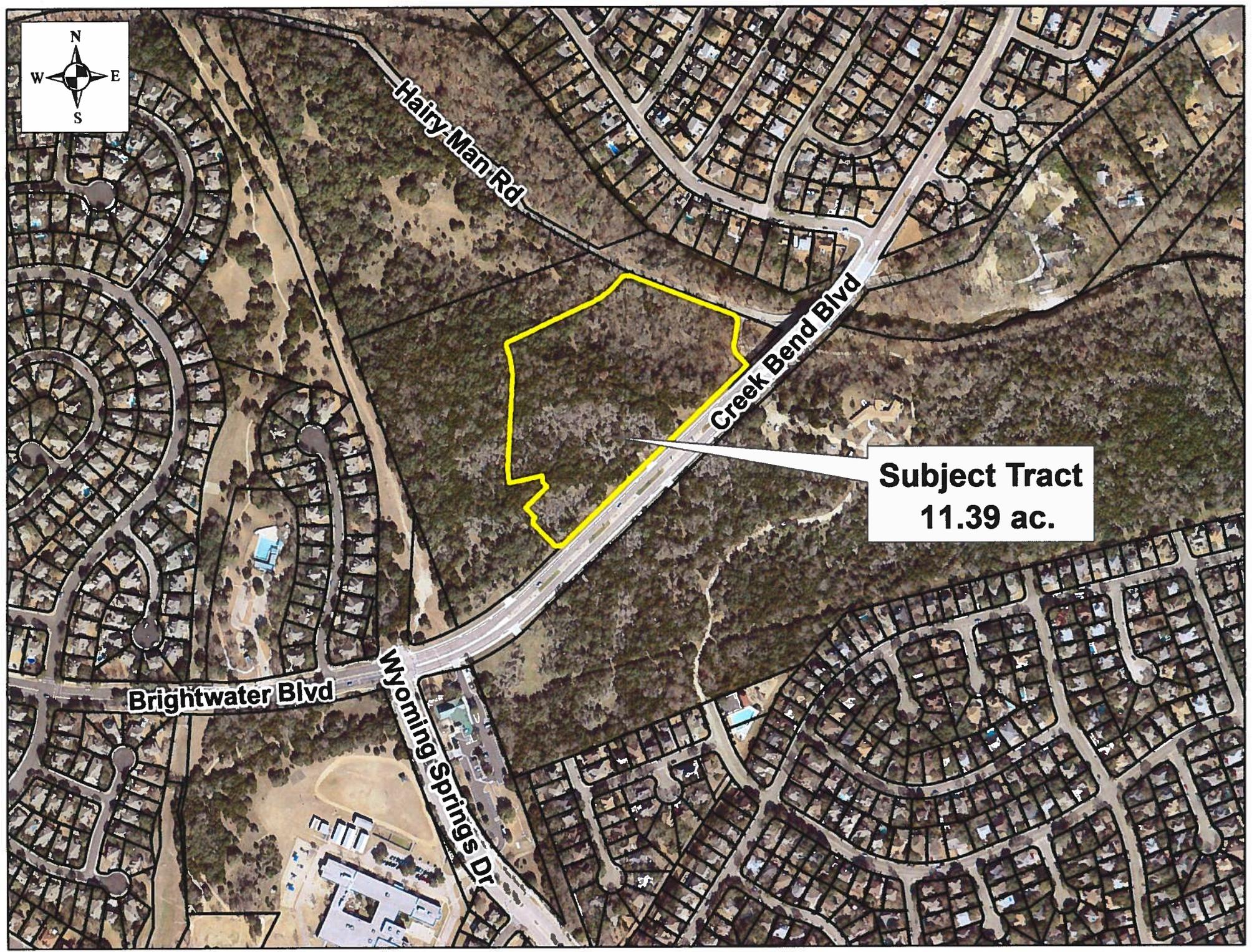
Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

**Hairy Man Subdivision Phase 2
FINAL PLAT FP1903-003**

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide detail at enlarged scale for Boundary Segment C2 at the intersection of Overture Place and Soprano Way and for Boundary Segment C11 along Reprise Bend.
2. Revise Plat Note #8 to include: "A portion of this tract is encroached by the ultimate 1% annual chance floodplain."



Hairy Man Rd

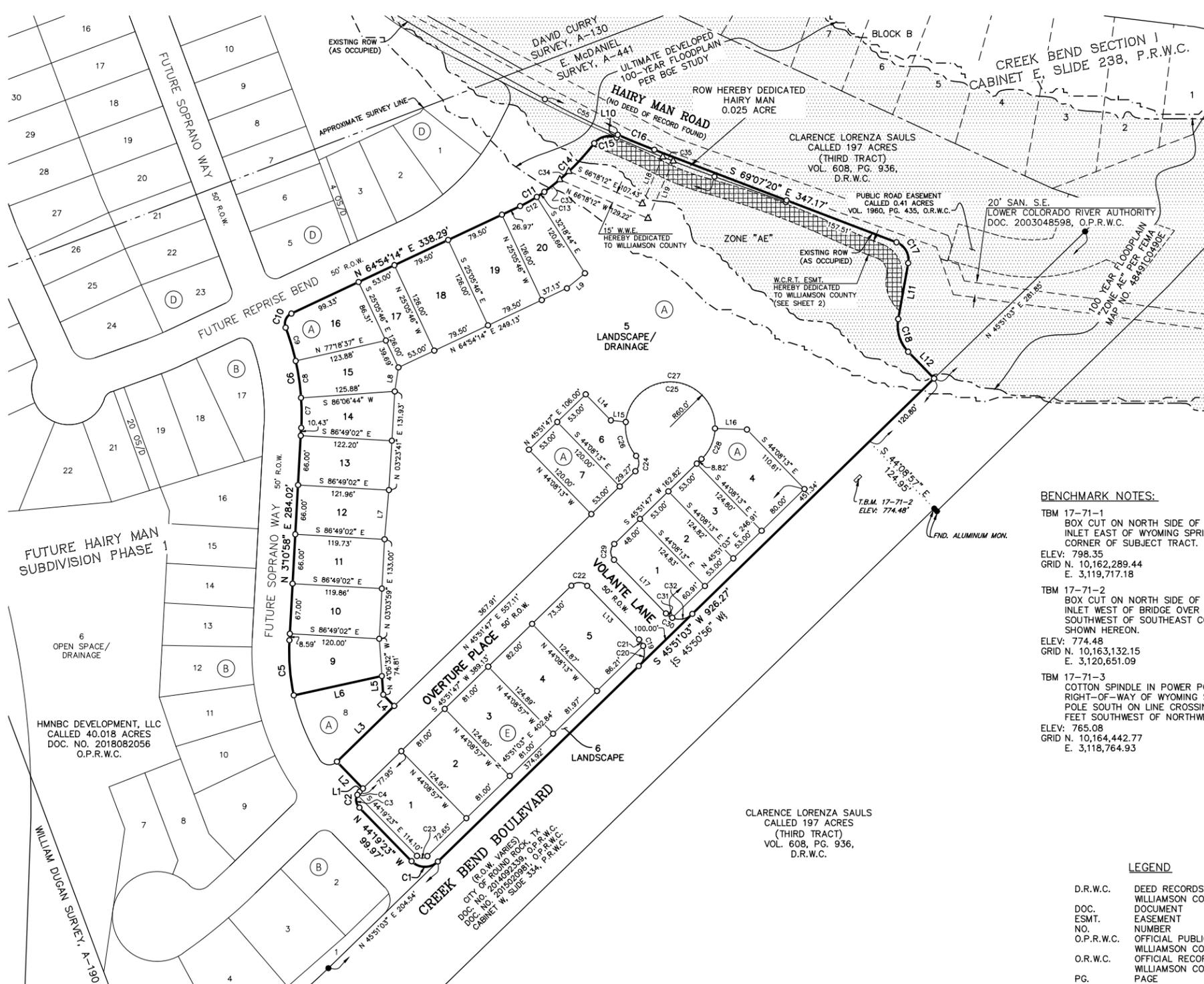
Creek Bend Blvd

Brightwater Blvd

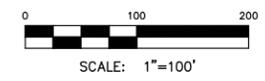
Wyoming Springs Dr

**Subject Tract
11.39 ac.**

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VICINITY MAP
NOT TO SCALE



SCALE: 1"=100'

BENCHMARK NOTES:

- TBM 17-71-1
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD, FIRST INLET EAST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT.
ELEV: 798.35 NAVD 88 (GEOID 12B)
GRID N. 10,162,289.44
E. 3,119,717.18
- TBM 17-71-2
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD, FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD, ~170 FEET SOUTHWEST OF SOUTHWEST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.
ELEV: 774.48 NAVD 88 (GEOID 12B)
GRID N. 10,163,132.15
E. 3,120,651.09
- TBM 17-71-3
COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD, ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT.
ELEV: 765.08 NAVD 88 (GEOID 12B)
GRID N. 10,164,442.77
E. 3,118,764.93

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827235

LEGEND

- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. DOCUMENT
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PG. PAGE
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SAN. SANITARY
- S.E. SEWER EASEMENT
- STM. STORM
- VOL. VOLUME
- W.C.R.T. WILLIAMSON COUNTY REGIONAL TRAIL
- W.W.E. WASTEWATER EASEMENT
- ▲ CALCULATED POINT
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- { } RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
- 100' FLOODPLAIN PER FEMA MAP NO. 4849160490E
- LIMITS OF ZONE "AE"
- LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY
- WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT
- ▨ AREA OF RIGHT-OF-WAY DEDICATION

FINAL PLAT HAIRY MAN SUBDIVISION PHASE 2

A SUBDIVISION OF 11.386 ACRES OF LAND
LOCATED IN THE
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

OWNER: HMNBC DEVELOPMENT, LLC
ACREAGE: 11.386 ACRES
PATENT SURVEY: E. McDANIEL SURVEY, A-441
NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREETS: 832 FT.
SUBMITTAL DATE: FEBRUARY 5, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW: MARCH 6, 2019
NUMBER OF LOTS BY TYPE:
HAIRY MAN ROAD R.O.W. DEDICATION: 1 LOT/0.025 ACRE
ROW: 1.104 ACRES
DEVELOPMENT: 23 LOTS/4.438 ACRES
-ESTATE LOTS: 8
-STANDARD LOTS: 13
-SMALL LOTS: 2
LANDSCAPE/DRAINAGE: 1 LOT/5.651 ACRES
LANDSCAPE: 1 LOT/0.168 ACRE

SURVEYOR/ENGINEER:
BGE, INC.



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.19'	25.00'	89°49'34"	N 89°14'10" W	35.30'
C2	23.61'	15.00'	90°11'10"	N 00°46'12" E	21.25'
C3	18.46'	15.00'	70°31'44"	S 09°03'31" E	17.32'
C4	5.15'	15.00'	19°39'26"	S 36°02'04" W	5.12'
C5	74.02'	275.00'	15°25'15"	N 04°31'39" W	73.79'
C6	136.36'	325.00'	24°02'24"	N 08°50'14" W	135.36'
C7	40.11'	325.00'	7°04'14"	S 00°21'09" E	40.08'
C8	49.93'	325.00'	8°48'07"	S 08°17'19" E	49.88'
C9	46.33'	325.00'	8°10'03"	S 16°46'24" E	46.29'
C10	22.45'	15.00'	85°45'40"	N 22°01'24" E	20.41'
C11	37.67'	200.00'	10°47'26"	N 59°30'32" E	37.61'
C12	25.51'	200.00'	7°18'34"	S 61°14'58" W	25.50'
C13	12.15'	200.00'	3°28'52"	S 55°51'15" W	12.15'
C14	93.53'	327.25'	16°22'31"	N 45°55'33" E	93.21'
C15	33.13'	25.00'	75°55'31"	N 75°42'03" E	30.76'
C16	52.90'	1,200.00'	2°31'32"	S 67°51'33" E	52.89'
C17	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C18	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C19	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C20	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C21	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C22	23.56'	15.00'	90°00'00"	N 89°08'13" W	21.21'
C23	15.68'	10.00'	89°49'34"	S 89°14'10" E	14.12'
C24	22.56'	15.00'	86°10'34"	N 02°46'25" E	20.49'
C25	278.74'	60.00'	266°10'39"	S 87°13'32" E	87.64'
C26	48.67'	60.00'	46°28'26"	N 17°04'39" W	47.34'
C27	184.19'	60.00'	175°53'06"	S 85°53'53" E	119.92'
C28	45.89'	60.00'	43°49'07"	S 23°57'14" W	44.78'
C29	23.56'	15.00'	90°00'00"	S 00°51'47" W	21.21'
C30	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C31	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C32	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C33	26.40'	327.25'	4°37'21"	N 51°48'08" E	26.39'
C34	16.47'	327.25'	2°52'59"	N 48°02'58" E	16.47'
C35	15.01'	2,022.79'	0°25'31"	S 68°27'05" E	15.01'
C36	141.21'	2,023.00'	3°59'58"	N 68°20'11" W	141.18'
C37	3.94'	327.25'	0°41'22"	N 38°04'59" E	3.94'
C38	21.69'	25.00'	49°42'52"	N 62°35'41" E	21.02'
C39	8.42'	321.61'	1°30'03"	S 69°00'22" E	8.42'
C40	68.80'	615.59'	6°24'12"	S 65°17'13" E	68.76'
C41	67.11'	299.96'	12°49'04"	S 68°29'39" E	66.97'
C42	165.55'	1,124.87'	8°25'57"	S 70°41'12" E	165.40'
C43	20.87'	1,427.33'	0°50'16"	S 66°03'06" E	20.87'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C44	65.34'	1,274.85'	2°56'12"	S 67°06'04" E	65.34'
C45	55.15'	40.00'	79°00'05"	S 29°04'08" E	50.88'
C46	18.69'	30.00'	35°41'39"	S 07°24'55" E	18.39'
C47	53.25'	50.00'	61°01'36"	N 20°04'54" W	50.77'
C48	27.57'	20.00'	79°00'05"	N 29°04'08" W	25.44'
C49	66.37'	1,294.85'	2°56'12"	N 67°06'04" W	66.36'
C50	20.58'	1,407.33'	0°50'16"	N 66°03'06" W	20.58'
C51	162.61'	1,104.87'	8°25'57"	N 70°41'12" W	162.46'
C52	71.58'	319.96'	12°49'04"	N 68°29'39" W	71.43'
C53	66.35'	595.59'	6°22'58"	N 65°16'36" W	66.31'
C54	23.58'	341.61'	3°57'19"	N 67°44'28" W	23.58'
C55	108.54'	1,200.00'	5°10'56"	S 64°00'19" E	108.50'

RIGHT-OF-WAY DEDICATION - HAIRY MAN		
PART	BLOCK	SQUARE FEET
1	ROW DEDICATION	1,073

LINEAR FEET OF NEW STREETS		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
OVERTEUR PLACE	50 FT.	667 FT.
VOLANTE LANE	50 FT.	165 FT.
TOTAL LINEAR FEET		832 FT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 45°51'47" E	6.12'
L2	N 44°08'13" W	50.00'
L3	N 45°51'47" E	106.93'
L4	N 44°08'13" W	21.07'
L5	N 04°06'32" W	24.81'
L6	S 77°45'43" W	120.79'
L7	S 05°07'10" W	66.04'
L8	S 08°41'57" W	32.46'
L9	S 50°19'17" W	31.45'
L10	N 23°24'13" E	4.11'
L11	S 10°07'11" W	76.00'
L12	S 44°08'57" E	49.74'
L13	N 44°08'13" W	99.86'
L14	S 44°08'13" E	48.45'
L15	S 83°50'26" E	20.00'
L16	S 87°57'20" E	42.81'
L17	S 44°08'13" E	99.83'
L18	N 23°41'48" E	68.09'
L19	S 23°41'48" W	83.65'
L20	S 19°39'51" W	2.72'
L21	N 70°20'09" W	101.63'
L22	S 10°07'11" W	26.24'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	A	7,809
2	A	6,616
3	A	6,615
4	A	10,238
5	A	246,161
6	A	6,218
7	A	6,360
9	A	8,057
10	A	8,035
11	A	7,907
12	A	7,976
13	A	8,057
14	A	7,168
15	A	7,730
16	A	8,512
17	A	6,678
18	A	10,017
19	A	10,017
20	A	7,524

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	E	10,323
2	E	10,118
3	E	10,117
4	E	10,238
5	E	10,970
6	E	7,336

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HERINAbove DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

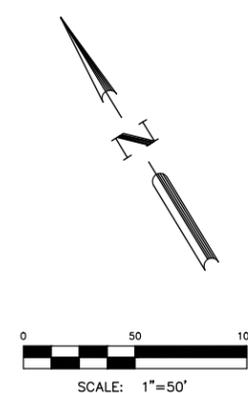
GRANTEE HEREBY COVENANTS AND AGREES:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

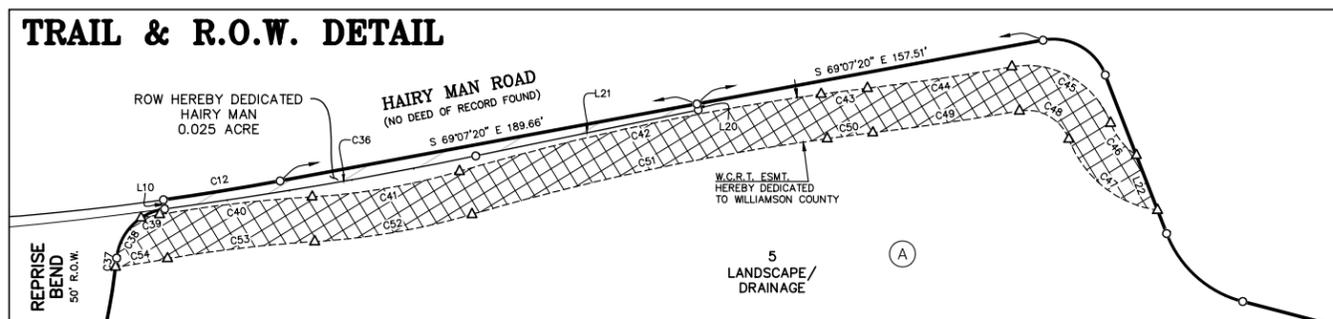
GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.



FINAL PLAT HAIRY MAN SUBDIVISION PHASE 2

A SUBDIVISION OF 11.386 ACRES OF LAND
LOCATED IN THE
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

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

THAT HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GARRETT S. MARTIN, MANAGER, OWNER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 11.386 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS **HAIRY MAN SUBDIVISION PHASE 2** AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759

BY: MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

GARRETT S. MARTIN, MANAGER

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

THAT I, RICHARD L. RYCHLIK, JR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

RICHARD L. RYCHLIK, JR. P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

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

THAT I, JONATHAN O. NOBLES, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

APPROVED THIS THE ____ DAY OF _____, 20____, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

FINAL PLAT HAIRY MAN SUBDIVISION PHASE 2

A SUBDIVISION OF 11.386 ACRES OF LAND
LOCATED IN THE
E. MCDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 11.386 ACRES OF LAND OUT OF THE E. MCDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 40.018 ACRE TRACT OF LAND AS CONVEYED TO HMNBC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.386 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE at an aluminum capped monument found on the north right-of-way line of Creek Bend Boulevard (variable width right-of-way) as recorded under Document No. 2014092339 of the Official Public Records of Williamson County, Texas, at the most northerly corner of a called 0.034 acre tract of land conveyed as right-of-way by instrument recorded in Document No. 2015020981 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remaining portion of Lot 1, Block A, Fern Bluff Community Center, a subdivision as recorded in Cabinet W, Slides 334 & 335 of the Plat Records of Williamson County, Texas, at the most southerly corner of the above described HMNBC 40.018 acre tract; Thence, with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 208.08 feet, having a radius of 935.00 feet, a central angle of 12°45'03" and a chord which bears N 57°23'50" E a distance of 207.65 feet to a 1/2-inch iron rod with cap stamped 'BGE' set at an angle point; Thence, continuing with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, N 55°43'08" E a distance of 47.14 feet to a 1/2-inch iron rod found at an angle point; Thence, continuing with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 37.49 feet, having a radius of 940.00 feet, a central angle of 02°17'06" and a chord which bears N 47°03'22" E a distance of 37.49 feet to a 1/2-inch iron rod found at an angle point; Thence, continuing with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, N 45°51'03" E a distance of 204.54 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the north right-of-way line of said Creek Bend Boulevard and over and across said HMNBC 40.018 acre tract, along a curve to the right, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89°49'34" and a chord which bears N 89°14'10" W a distance of 35.30 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 44°19'23" W a distance of 99.97 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 23.61 feet, having a radius of 15.00 feet, a central angle of 90°11'10" and a chord which bears N 00°46'12" E a distance of 21.25 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 45°51'47" E a distance of 6.12 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 44°08'13" W a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 45°51'47" E a distance of 106.93 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 44°08'13" W a distance of 21.07 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an angle point;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 04°06'32" W a distance of 24.81 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 77°45'43" W a distance of 120.79 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along a curve to the right, an arc distance of 74.02 feet, having a radius of 275.00 feet, a central angle of 15°25'15" and a chord which bears N 04°31'39" E a distance of 73.79 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 03°10'58" E a distance of 284.02 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 136.36 feet, having a radius of 325.00 feet, a central angle of 24°02'24" and a chord which bears N 08°50'14" W a distance of 135.36 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 22.45 feet, having a radius of 15.00 feet, a central angle of 85°45'40" and a chord which bears N 22°01'24" E a distance of 20.41 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 64°54'14" E a distance of 338.29 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 37.67 feet, having a radius of 200.00 feet, a central angle of 10°47'26" and a chord which bears N 59°30'32" E a distance of 37.61 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of compound curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 93.53 feet, having a radius of 327.25 feet, a central angle of 16°22'31" and a chord which bears N 45°55'33" E a distance of 93.21 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 33.13 feet, having a radius of 25.00 feet, a central angle of 75°55'31" and a chord which bears N 75°42'03" E a distance of 30.76 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 23°24'13" E a distance of 4.11 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set on the occupied south right-of-way line of County Road 174 (Hairy Man Road) (No record right-of-way information found) and the north line of said HMNBC 40.018 acre tract, for the most northerly corner of the herein described tract;

THENCE, with the occupied south right-of-way line of County Road 174 (Hairy Man Road), generally as fenced, and the north line of said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 52.90 feet, having a radius of 1,200.00 feet, a central angle of 02°31'32" and a chord which bears S 67°51'33" E a distance of 52.89 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

THENCE, continuing with the occupied south right-of-way line of County Road 174 (Hairy Man Road), generally as fenced, and the north line of said HMNBC 40.018 acre tract, S 69°07'20" E a distance of 347.17 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of curvature of a curve to the right;

THENCE, leaving the occupied south right-of-way line of County Road 174 (Hairy Man Road), generally as fenced, and with the easterly lines of said HMNBC 40.018 acre tract the following four (4) courses:

1) Along said curve to the right, an arc distance of 34.58 feet, having a radius of 25.00 feet, a central angle of 79°14'30" and a chord which bears S 29°30'04" E a distance of 31.89 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

2) S 10°07'11" W a distance of 76.00 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of curvature of a curve to the left;

3) Along said curve to the left, an arc distance of 47.36 feet, having a radius of 50.00 feet, a central angle of 54°16'08" and a chord which bears S 17°00'53" E a distance of 45.61 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set for a point of tangency;

4) S 44°08'57" E a distance of 49.74 feet to a 1/2-inch iron rod with cap stamped 'BGE' Inc' set on the north right-of-way line of said Creek Bend Boulevard, for the most easterly corner of the herein described tract;

THENCE, with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract, S 45°51'03" W a distance of 926.27 feet to the POINT OF BEGINNING and containing 11.386 acres (495,953 square feet) of land, more or less.

NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 6, 2019.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPERTY ANALYSIS.
- WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT IS HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.

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

THAT PIONEER BANK, SSB, A TEXAS SAVING BANK, ACTING HEREIN BY AND THROUGH DONNA DAY, SENIOR VICE PRESIDENT, LIEN HOLDER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER 2018082057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THIS SUBDIVISION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

BY: PIONEER BANK, SSB, A TEXAS SAVING BANK

DONNA DAY, SENIOR VICE PRESIDENT
P.O. BOX 300279
AUSTIN, TEXAS 78703

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DONNA DAY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

THAT I, NANCY 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 ON THE ____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT

NO. _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
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TBPLS Licensed Surveying Firm No. 10106502