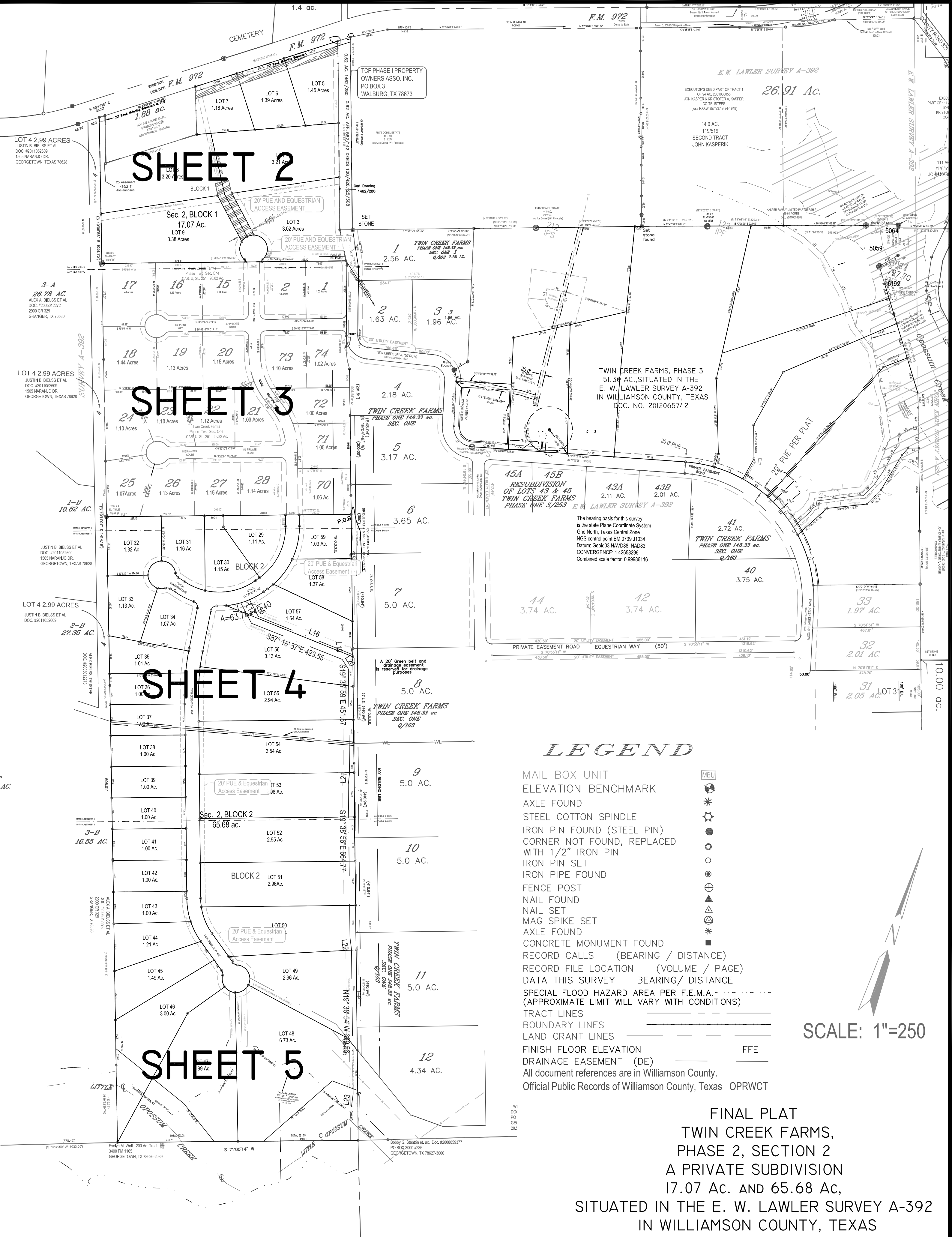
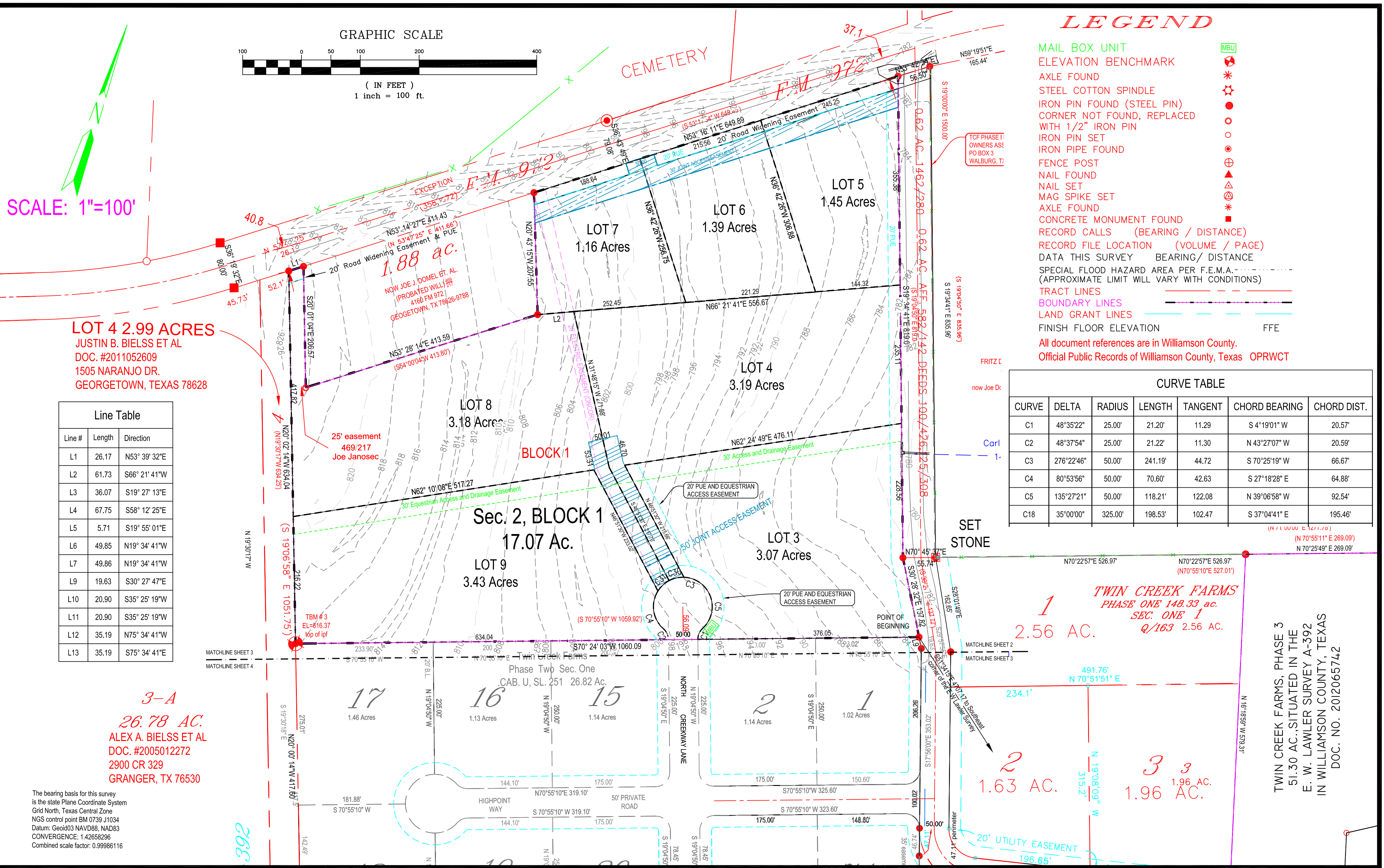






PRELIMINARY PLAT

TWIN CREEK FARMS, PHASE 2, SECTION 2

A PRIVATE SUBDIVISION

17.07 Ac. and 65.68 Ac.,

SITUATED IN THE E. W. LAWLER SURVEY A-392

IN WILLAMSON COUNTY, TEXAS

OWNER:

HB TWIN CREEK II, LLC

DOCUMENT #2010085357

9471 STEEP HOLLOW ROAD

BRYAN, TEXAS 77808

PH. 979-218-0490

FAX 979-774-1662

ENGINEER:

CUNNINGHAM - ALLEN

3103 BEE CAVE ROAD, SUITE 202

AUSTIN, TEXAS 78746

PH. (512) 512-327-2946

TBPE FIRM NO. F-284

Forest Surveying & Mapping Company

1002 Ash St. Georgetown, Texas

phone: 512-930-5927

www.forestsurveying.com

TBPLS FIRM NO. 10002000

DATE: AUGUST 5, 2014

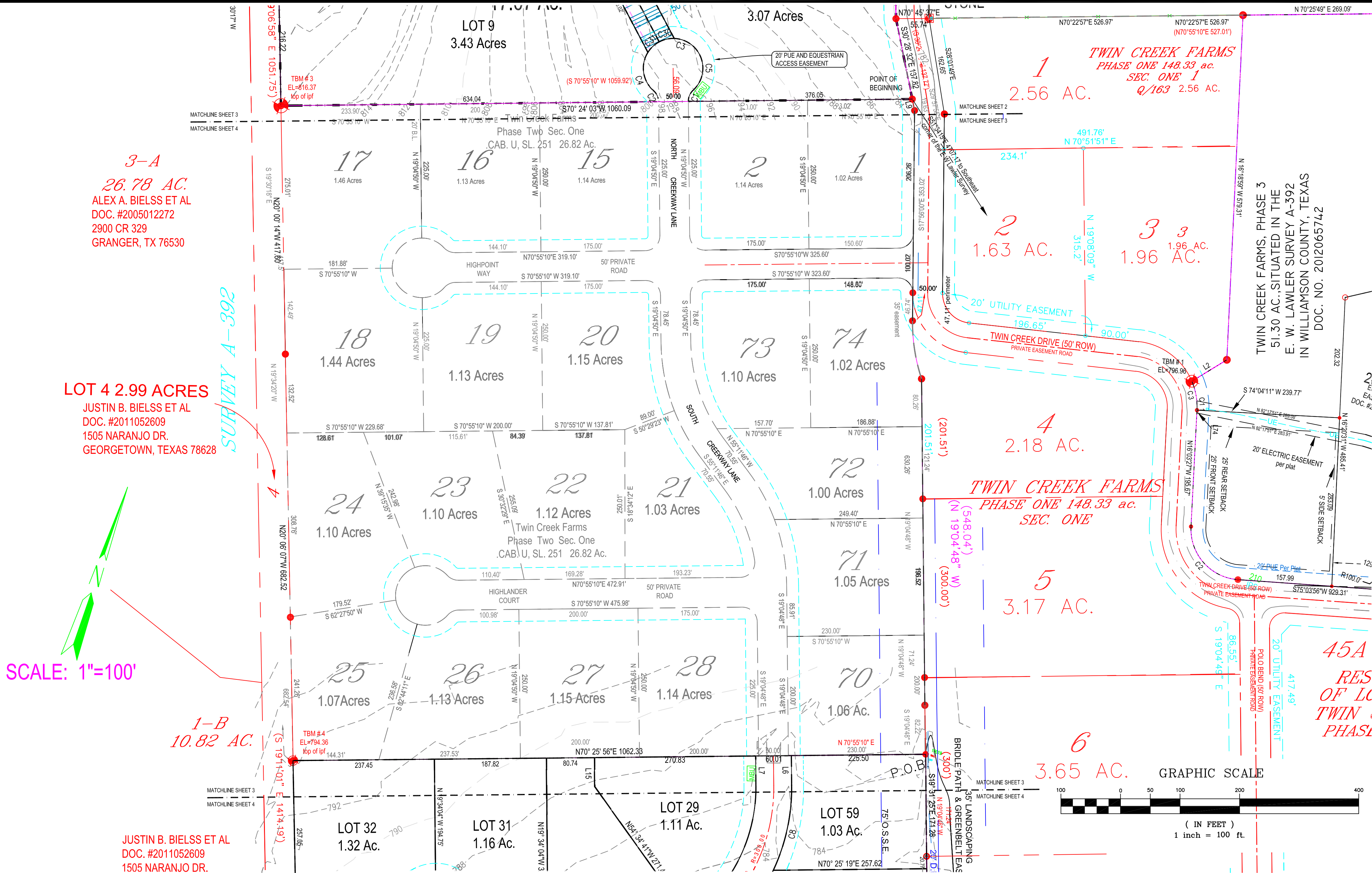
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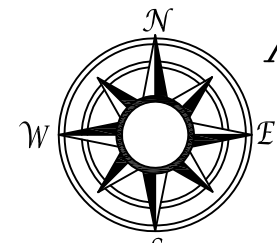
MAP#

PROJECT NAME: Beard2

Dwg: Twin Creek Ph2 Sec2.dwg

Sheet Two of Seven



PRELIMINARY PLAT TWIN CREEK FARMS, PHASE 2, SECTION 2 A PRIVATE SUBDIVISION 17.07 Ac. and 65.68 Ac., SITUATED IN THE E. W. LAWLER SURVEY A-392 IN WILLIAMSON COUNTY, TEXAS	OWNER: HB TWIN CREEK II, LLC DOCUMENT #2010085357 9471 STEEP HOLLOW ROAD BRYAN, TEXAS 77808 PH. 979-218-0490 FAX 979-774-1662 ENGINEER: CUNNINGHAM - ALLEN 3103 BEE CAVE ROAD, SUITE 202 AUSTIN, TEXAS 78746 PH. (512) 512-327-2946 TBPE FIRM NO. F-284	 Forest Surveying & Mapping Company 1002 Ash St. Georgetown, Texas phone: 512-930-5927 www.forestsurveying.com TBPLS FIRM NO. 10002000	DATE: AUGUST 5, 2014 FILE # MAP# PROJECT NAME: Beard2 TWIN CREEK PH4 Prelim.dwg Sheet Three of Seven
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Line Table		
Line #	Length	Direction
L1	26.17	N53° 39' 32"E
L2	61.73	S66° 21' 41"W
L3	36.07	S19° 27' 13"E
L4	67.75	S58° 12' 25"E
L5	5.71	S19° 55' 01"E
L6	49.85	N19° 34' 41"W
L7	49.86	N19° 34' 41"W
L9	19.63	S30° 27' 47"E

The bearing basis for this survey is the state Plane Coordinate System Grid North, Texas Central Zone NGS control point BM 0739 J1034 Datum: Geoid03 NAVD88, NAD83 CONVERGENCE: 1.42658296 Combined scale factor: 0.99986116

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	48°35'22"	25.00'	21.20'	11.29	S 4°19'01" W	20.57'
C2	48°37'54"	25.00'	21.22'	11.30	N 43°27'07" W	20.59'
C3	276°22'46"	50.00'	241.19'	44.72	S 70°25'19" W	66.67'
C4	80°53'56"	50.00'	70.60'	42.63	S 27°18'28" E	64.88'
C5	135°27'21"	50.00'	118.21'	122.08	N 39°06'58" W	92.54'
C6	55°14'54"	330.00'	318.21'	172.70	N 7°47'52" E	306.02'
C7	55°00'00"	270.00'	259.18'	140.55	N 7°55'19" E	249.34'
C8	25°46'54"	330.00'	148.49'	75.52	N 6°56'08" W	147.24'
C9	23°47'36"	330.00'	137.04'	69.52	N 17°51'07" E	136.06'
C10	5°40'24"	330.00'	32.68'	16.35	N 32°35'07" E	32.66'
C11	69°00'00"	271.45'	326.90'	186.56	N 69°55'19" E	307.50'
C12	37°23'45"	331.45'	216.33'	112.18	N 54°07'12" E	212.51'
C13	13°51'00"	331.45'	80.12'	40.26	S 82°30'11" E	79.93'
C14	279°21'34"	60.00'	292.54'	50.92	S 14°25'19" W	77.65'
C15	12°05'11"	909.58'	191.87'	96.29	S 13°32'05" E	191.52'
C16	12°05'11"	969.58'	204.53'	102.65	S 13°32'05" E	204.15'
C17	35°00'00"	265.00'	161.88'	83.55	S 37°04'41" E	159.37'
C18	35°00'00"	325.00'	198.53'	102.47	S 37°04'41" E	195.46'
C19	18°01'39"	325.00'	102.26'	51.55	S 28°35'30" E	101.84'
C20	16°58'21"	325.00'	96.27'	48.49	S 46°05'30" E	95.92'
C21	8°02'46"	265.00'	37.21'	18.64	S 23°36'04" E	37.18'
C22	27°14'54"	262.19'	124.69'	63.55	S 41°06'04" E	123.52'
C23	49°40'47"	25.00'	21.68'	11.57	N 29°44'17" W	21.00'
C24	49°40'47"	25.00'	21.68'	11.57	S 79°25'05" E	21.00'
C25	279°21'34"	60.00'	292.54'	50.92	N 35°25'19" E	77.65'
C26	112°12'18"	60.00'	117.50'	89.30	N 48°09'19" W	99.60'
C27	66°11'08"	60.00'	69.31'	39.10	N 41°02'24" E	65.52'
C28	51°14'27"	60.00'	53.66'	28.77	S 80°14'48" E	51.89'
C29	49°43'56"	60.00'	52.08'	27.81	S 29°45'52" E	50.46'
C30	29°25'37"	50.00'	25.68'	13.13	S 58°25'41" W	25.40'
C31	30°00'00"	50.00'	26.18'	13.40	S 28°08'30" W	25.88'

GRAPHIC SCALE

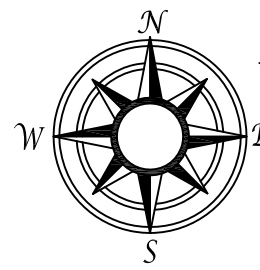


(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT
TWIN CREEK FARMS, PHASE 2, SECTION 2
A PRIVATE SUBDIVISION, 17.07 Ac. and 65.68 Ac.,
SITUATED IN THE E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS

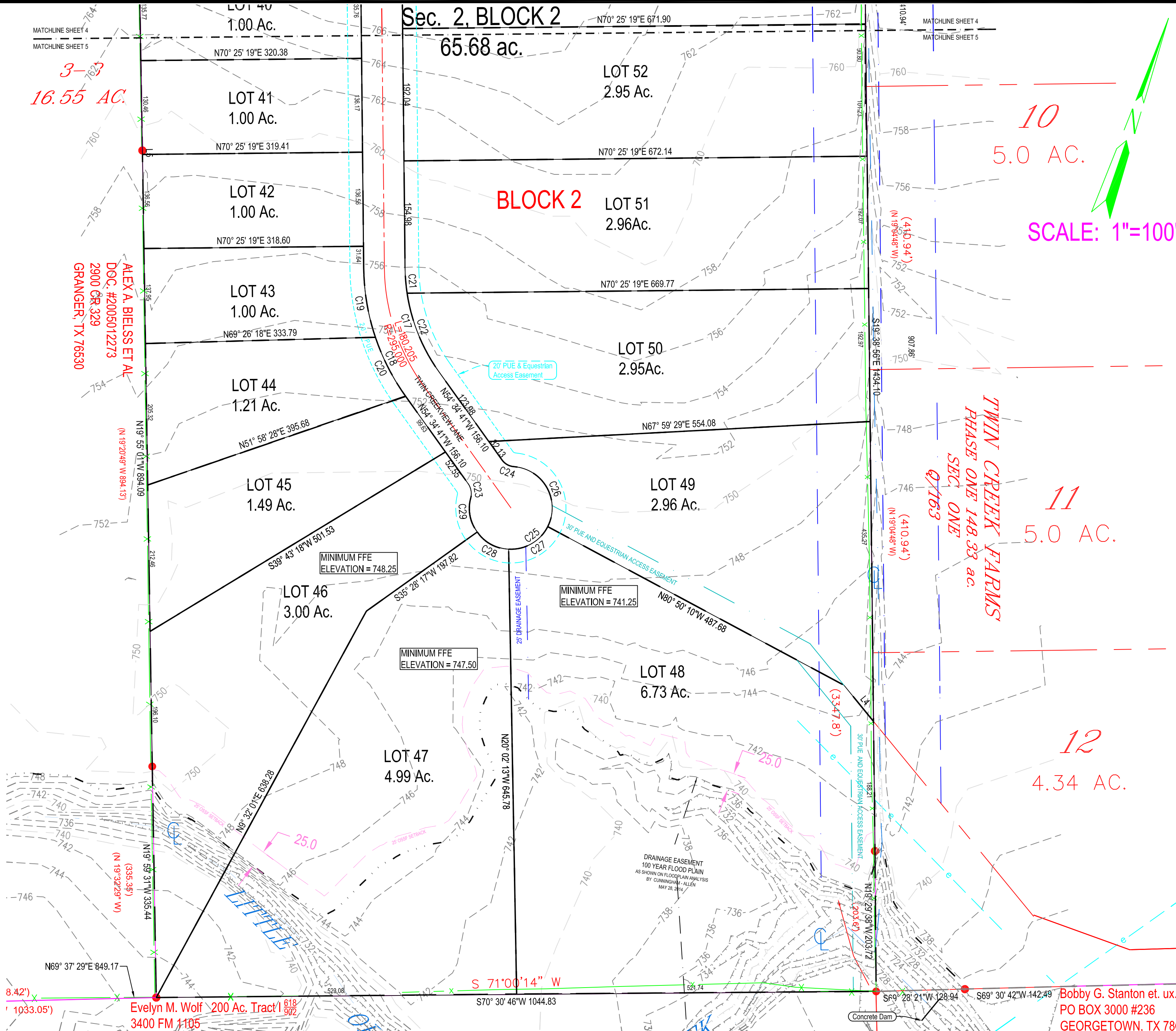
OWNER:
HB TWIN CREEK II, LLC
DOCUMENT #2010085357
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
PH. 979-218-0490
FAX 979-774-1662

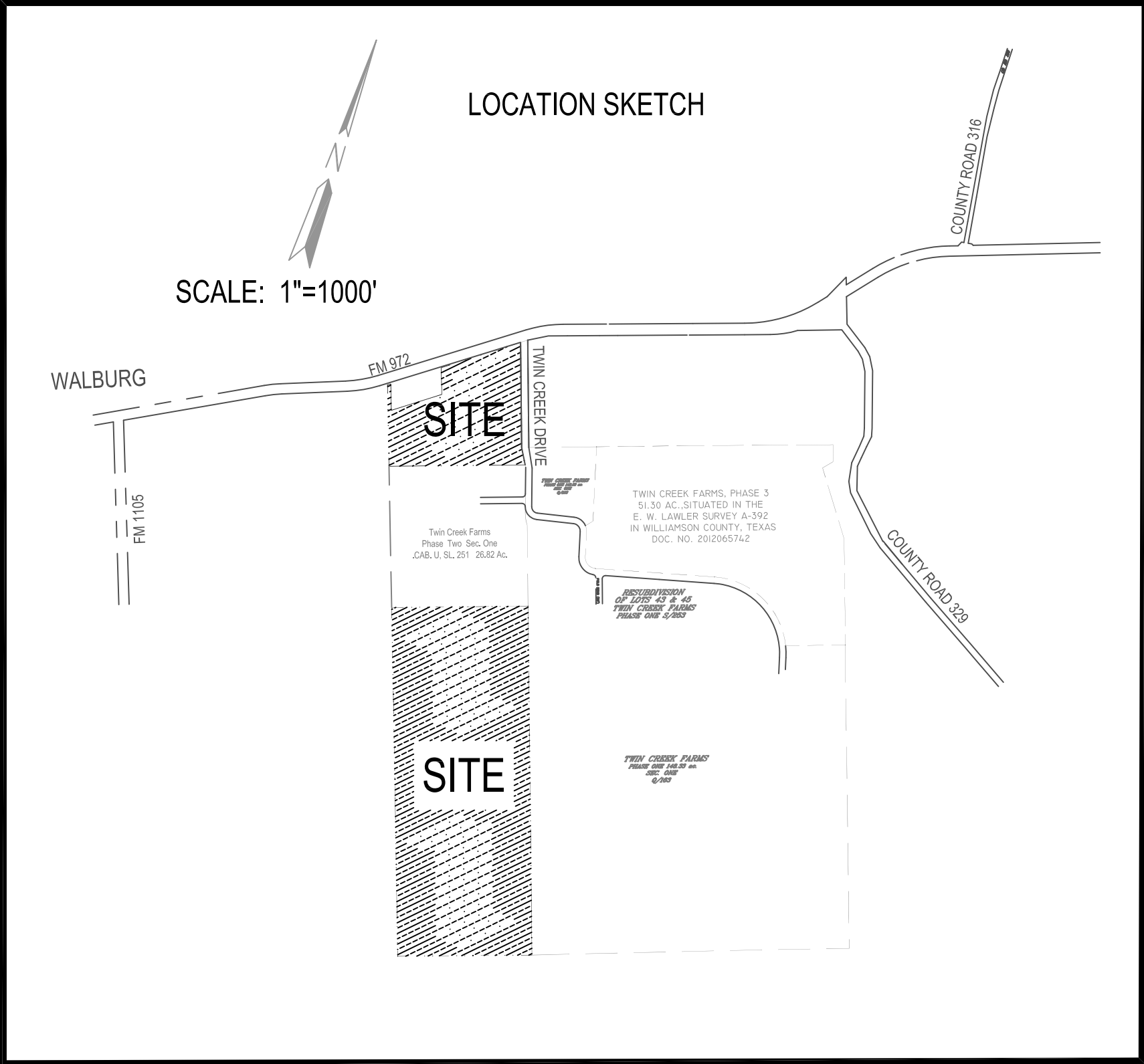
ENGINEER:
CUNNINGHAM - ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2973
TBPE FIRM NO. F-284



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www.forestsurveying.com
TBPLS FIRM NO. 10002000

DATE: JULY 16, 2014
MAP#
PROJECT NAME: Beard2
TWIN CREEK PH2 SEC2 2014.dwg
Sheet Five of Seven





LEGEND

MAIL BOX UNIT
ELEVATION BENCHMARK
AXLE FOUND
STEEL COTTON SPINDLE
IRON PIN FOUND (STEEL PIN)
CORNER NOT FOUND, REPLACED
WITH 1/2" IRON PIN
IRON PIN SET
IRON PIPE FOUND
FENCE POST
NAIL FOUND
NAIL SET
MAG SPIKE SET
AXLE FOUND
CONCRETE MONUMENT FOUND
RECORD CALLS (BEARING / DISTANCE)
RECORD FILE LOCATION (VOLUME / PAGE)
DATA THIS SURVEY BEARING/ DISTANCE
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
TRACT LINES
BOUNDARY LINES
LAND GRANT LINES
FINISH FLOOR ELEVATION FFE
DRAINAGE EASEMENT (DE)
All document references are in Williamson County.
Official Public Records of Williamson County, Texas OPRWCT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	48°14'42"	15.22'	12.82'	6.82	S 4°31'24" W	12.44'
C2	48°06'43"	15.28'	12.83'	6.82	N 43°39'39" W	12.45'
C3	276°23'17"	60.00'	289.43'	53.66	S 70°25'03" W	79.99'
C4	86°18'19"	60.00'	90.38'	56.25	S 24°37'26" E	82.07'
C5	140°49'31"	60.00'	147.47'	168.62	N 41°48'36" W	113.06'
C6	55°14'54"	330.00'	318.21'	172.70	N 7°47'52" E	306.02'
C7	55°00'00"	270.00'	259.18'	140.55	N 7°55'19" E	249.34'
C8	25°46'54"	330.00'	148.49'	75.52	N 6°56'08" W	147.24'
C9	23°47'36"	330.00'	137.04'	69.52	N 17°51'07" E	136.06'
C10	5°40'24"	330.00'	32.68'	16.35	N 32°35'07" E	32.66'
C11	69°00'00"	271.45'	326.90'	186.56	N 69°55'19" E	307.50'
C12	37°23'45"	331.45'	216.33'	112.18	N 54°07'12" E	212.51'
C13	13°51'00"	331.45'	80.12'	40.26	S 82°30'11" E	79.93'
C14	279°21'34"	60.00'	292.54'	50.92	S 14°25'19" W	77.65'
C15	12°05'11"	909.58'	191.87'	96.29	S 13°32'05" E	191.52'
C16	12°05'11"	969.58'	204.53'	102.65	S 13°32'05" E	204.15'
C17	35°00'00"	265.00'	161.88'	83.55	S 37°04'41" E	159.37'
C18	35°00'00"	325.00'	198.53'	102.47	S 37°04'41" E	195.46'
C19	18°01'39"	325.00'	102.26'	51.55	S 28°35'30" E	101.84'
C20	16°58'21"	325.00'	96.27'	48.49	S 46°05'30" E	95.92'
C21	8°02'46"	265.00'	37.21'	18.64	S 23°36'04" E	37.18'
C22	27°14'54"	262.19'	124.69'	63.55	S 41°06'04" E	123.52'
C23	49°40'47"	25.00'	21.68'	11.57	N 29°44'17" W	21.00'
C24	49°40'47"	25.00'	21.68'	11.57	S 79°25'05" E	21.00'
C25	279°21'34"	60.00'	292.54'	50.92	N 35°25'19" E	77.65'
C26	112°12'18"	60.00'	117.50'	89.30	N 48°09'19" W	99.60'
C27	66°11'08"	60.00'	69.31'	39.10	N 41°02'24" E	65.52'
C28	51°14'27"	60.00'	53.66'	28.77	S 80°14'48" E	51.89'
C29	49°43'56"	60.00'	52.08'	27.81	S 29°45'52" E	50.46'
C30	24°37'37"	60.00'	25.79'	13.10	S 55°27'54" W	25.59'
C31	29°59'55"	60.00'	31.41'	16.08	S 28°09'10" W	31.06'
C32	4°21'30"	909.58'	69.19'	34.61	S 9°40'15" E	69.17'
C33	7°43'41"	909.58'	122.69'	61.44	S 15°42'50" E	122.59'
C34	0°42'43"	969.58'	12.05'	6.02	S 7°50'51" E	12.05'
C35	5°41'18"	969.58'	96.26'	48.17	S 11°04'38" E	96.22'
C36	5°39'24"	969.58'	95.72'	47.90	S 16°44'59" E	95.69'
C37	49°40'47"	25.00'	21.68'	11.57	S 50°44'17" E	21.00'
C38	49°40'47"	25.00'	21.68'	11.57	S 79°34'55" W	21.00'
C39	83°40'10"	60.00'	87.62'	53.71	N 67°43'59" W	80.04'
C40	90°04'46"	60.00'	94.33'	60.08	S 25°23'33" W	84.91'
C41	71°02'39"	60.00'	74.40'	42.83	S 55°38'49" E	69.72'
C42	34°05'20"	60.00'	35.70'	18.39	N 71°47'12" E	35.17'
C43	20°26'09"	271.45'	96.82'	48.93	S 85°47'46" E	96.31'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C44	48°33'51"	271.45'	230.08'	122.46	N 59°42'14" E	223.26'
C45	81°56'11"	25.00'	35.75'	21.71	N 48°27'35" W	32.78'
C46	80°18'34"	25.00'	35.04'	21.09	S 32°39'47" W	32.24'
C47	7°08'39"	331.45'	41.33'	20.69	N 69°14'45" E	41.30'
C48	30°15'06"	331.45'	175.00'	89.59	N 50°32'52" E	172.98'

Lot Number	Q (cfs) max.	Culvert size (in)	Number of culverts
29	31.26	43x27 Arch	1
30	16.46	18	2
31	2.77	18	1
32	2.77	18	1
33	0.00	18	1
34	1.44	18	1
35	2.92	18	1
36	3.96	18	1
37	4.64	18	1
38	5.00	18	1
39	5.40	18	1
40	5.80	18	1
41	6.20	18	1
42	6.60	18	1
43	6.95	18	1
44	7.19	18	1
45	7.45	18	1
46	7.86	18	1
47	8.07	18	1
48	15.01	18	2
49	14.81	18	2
50	12.75	18	2
51	8.25	18	1
52	5.45	18	1
53	3.13	18	1
54	3.13	18	1
55	1.51	18	1
56	0.81	18	1
57	2.19	18	1
58	1.82	18	1
59	1.46	18	in

New Street Information			
Street Name	Length	Design Speed	Designation
North Creekway Lane	56.09	30MPH	Private
South Creekway Lane	821.77	30MPH	Private
Twin Creekview Lane	1712.06	30MPH	Private

FINAL PLAT

TWIN CREEK FARMS, PHASE 2, SECTION 2

A PRIVATE SUBDIVISION

17.07 Ac. and 65.68 Ac.,

SITUATED IN THE E. W. LAWLER SURVEY A-392

IN WILLIAMSON COUNTY, TEXAS

OWNER:

HB TWIN CREEK II, LLC

DOCUMENT #2010085357

9471 STEEP HOLLOW ROAD

BRYAN, TEXAS 77808

PH. 979-218-0490

FAX 979-774-1662

ENGINEER:

CUNNINGHAM - ALLEN

3103 BEE CAVE ROAD, SUITE 202

AUSTIN, TEXAS 78746

PH. (512) 512-327-2946

TBPE FIRM NO. F-284

Forest Surveying & Mapping Company

1002 Ash St. Georgetown, Texas

phone: 512-930-5927

www.forestsurveying.com

TBPLS FIRM NO. 10002000

DATE: March 10, 2015

FILE #

MAP#

PROJECT NAME: Beard2

Dwg: Twin Creek Ph2 Sec2.dwg

Sheet Six of Seven

DESCRIPTION FOR HB TWIN CREEK II, LLC

BLOCK ONE

BEING 17.07 ACRES OF THE E.W. LAWLER SURVEY, ABSTRACT NO. 392, IN WILLIAMSON COUNTY, TEXAS. THIS PROPERTY WAS CONVEYED TO HB TWIN CREEK II, LLC (CALLED 17.06 AC. PHASE 2, SEC. 5) AS DESCRIBED IN A DEED WHICH IS RECORDED IN DOC. 2010085357, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT). THIS PROPERTY WAS SIGNED ON THE GROUND UNDER THE DIRECTION OF Wm. F. FOREST JR., R.P.L.S. NO. 1847, IN MARCH AND APRIL OF 2014. SURVEY NOTE: THE BEARING BASE FOR THIS DESCRIPTION IS THE STATE PLANE COORDINATE SYSTEM, GRID NORTH, TEXAS CENTRAL ZONE.

BEGINNING AT AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE SAID TRACT CALLED 17.06 ACRES, IN THE WEST LINE OF THE 50 FOOT WIDE PRIVATELY MAINTAINED ROADWAY THAT IS KNOWN AS TWIN CREEK DRIVE, AS DESCRIBED ON THE RECORD PLAT OF THE SUBDIVISION THAT IS KNOWN AS TWIN CREEK FARMS, PHASE ONE, SEC. ONE, AS FILED IN CABINET Q, SLIDE 163, PLAT RECORDS. THIS CORNER EXISTS AT THE NORTHEAST CORNER OF LOT 1 OF TWIN CREEK FARMS, PHASE TWO, SECTION ONE, AS FILED IN CABINET U, SLIDE 251, PLAT RECORDS. ACCORDING TO RECORD INFORMATION THE SOUTHEAST CORNER OF THE E.W. LAWLER SURVEY STANDS S 51°34'15" E 4707.17 FEET, MORE OR LESS.

THENCE WITH THE NORTH LINE OF SAID TWIN CREEK FARMS, PHASE TWO, SECTION ONE, S 70°24'03" W 1060.09 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF LOT 17 OF TWIN CREEK FARMS PHASE TWO SECTION ONE.

THENCE WITH THE WEST BOUNDARY OF THE SAID 17.06 ACRES, AND THE EAST BOUNDARY OF THE PROPERTY CALLED 2.99 AC. AS DESCRIBED IN THE DEED TO JUSTIN E. BIELLS, ET. AL. (DOC. 201052609), N 20°42'14" W 634.04 FEET TO AN IRON PIN WHICH WAS FOUND IN THE SOUTH LINE OF F.M. 972, AT THE NORTHWEST CORNER OF THE SAID 17.06 ACRE TRACT.

THENCE WITH THE BOUNDARY OF THE 17.06 ACRES, AND THE SOUTH LINE OF F.M. 972, (L.I.) N 53°19'32" E 26.17 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF THE PROPERTY OF JOE C. JANOSSE (2 AC., VOL. 469, PG. 27, NOW JOE J. DOWD, ET. AL. 1698).

THENCE CONTINUING WITH THE BOUNDARY OF THE 17.06 ACRES, ALONG THE EAST LINE OF A 25 FOOT WIDE EASEMENT (VOL. 469, PG. 217), FOLLOWING THE WEST LINE OF THE JANOSSE TRACT, S 20°40'04" E 206.57 FEET TO AN IRON PIN WHICH WAS SET BY AN OLD CEDAR POST; N 53°28'14" E 415.59 FEET TO AN IRON PIN WHICH WAS FORGED; AND N 20° 43'15" W 207.55 FEET TO AN IRON PIN WHICH WAS FOUND.

THENCE WITH THE NORTH BOUNDARY OF THE 17.06 ACRE TRACT AND THE SOUTH LINE OF F.M. 972, S 53°16'11" E 649.89 FEET TO AN IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF TWIN CREEK FARMS PHASE ONE, SEC. ONE (PLAT FILED CAB. Q, SLIDE 163).

THENCE WITH THE WEST BOUNDARY OF THE SAID TWIN CREEK FARMS, PHASE ONE, SEC. ONE, AND THE EAST BOUNDARY OF THE SAID 17.06 ACRES, S 19°34'41" E 819.04 FEET TO AN IRON PIN WHICH WAS FORGED; AND N 30°28'32" E 137.82 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR HB TWIN CREEK II, LLC

BLOCK TWO

BEING 65.68 ACRES OF THE E.W. LAWLER SURVEY, ABSTRACT NO. 392, IN WILLIAMSON COUNTY, TEXAS. THIS PROPERTY WAS CONVEYED TO HB TWIN CREEK II, LLC (THREE TRACTS CALLED 28.86 AC., 22.71 ACRES AND 14.03 AC., ROADWAY ETC.) AS DESCRIBED IN A DEED WHICH IS RECORDED IN DOC. 2010085357, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT). THIS PROPERTY WAS SIGNED ON THE GROUND UNDER THE DIRECTION OF Wm. F. FOREST JR., R.P.L.S. NO. 1847, IN MARCH AND APRIL OF 2014. SURVEY NOTE: THE BEARING BASE FOR THIS DESCRIPTION IS THE STATE PLANE COORDINATE SYSTEM, GRID NORTH, TEXAS CENTRAL ZONE.

BEGINNING AT AN IRON PIN (STEEL REBAR) WHICH WAS FOUND AT THE NORTHEAST CORNER OF THE 28.86 ACRE PROPERTY THAT WAS DESCRIBED IN THE SAID DEED TO HB TWIN CREEK II, LLC, IN THE WEST LINE OF LOT 6 OF TWIN CREEK FARMS, PHASE ONE, SEC. ONE, AS FILED IN CABINET Q, SLIDE 163, PLAT RECORDS. THIS CORNER EXISTS AT THE SOUTHEAST CORNER OF LOT 7 OF TWIN CREEK FARMS, PHASE TWO, SECTION ONE, AS FILED IN CABINET U, SLIDE 251, PLAT RECORDS.

THENCE WITH THE WEST BOUNDARY OF THE SAID TWIN CREEK FARMS, PHASE ONE, SEC. ONE, FOLLOWING IRON PINS AS FOLLOWS: S 19°31' 25" E 171.28 FEET TO THE COMMON WEST CORNER OF LOTS 6 AND 7 OF TWIN CREEK FARMS, PHASE ONE, SEC. ONE, S 19°45'00" E 411.01 FEET TO THE COMMON WEST CORNER OF LOTS 7 AND 8; (L.I.) S 19°27'13" E 36.07 FEET; AND S 19°26'28" E 375.22 FEET TO THE COMMON WEST CORNER OF LOTS 8 AND 9; S 20° 15'28" E 86.63 FEET; S 19°38'59" E 1434.10 FEET; AND S 19°29'38" E 203.72 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE 14.03 ACRE TRACT THAT WAS DESCRIBED IN THE SAID DEED TO HB TWIN CREEK II, LLC. THIS CORNER EXISTS AT THE NORTHWEST CORNER OF THE PROPERTY THAT IS DESCRIBED IN A DEED TO BOBBY G. STANTON, ET. AL. (DOC. 2008059377) CONVEYS AN UNDIVIDED INTEREST IN 50.36 AC., PART OF 250.36 AC. AS SET OUT IN DOC. 2005098426, LESS 39 AC. AS SET OUT IN DOC. 2007073259) AND AT THE NORTHEAST CORNER OF THE PROPERTY THAT WAS CONVEYED TO KENNEY AND EVELYN M. WOLF AS DESCRIBED IN VOL. 610, PG. 902.

THENCE WITH THE COMMON BOUNDARY OF THE WOLF PROPERTY AND THE PROPERTY OF HB TWIN CREEK II, LLC, WITH A BOUNDARY THAT CROSSES AND RE-CROSSES LITTLE OPOSSUM CREEK AND A LINE THAT DEPARTS THE FENCE, S 70°30'46" W 1044.83 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ALEX A. BIELLS ET. AL. TRUSTEES (DOC. 2005012273, 16.55 AC.).

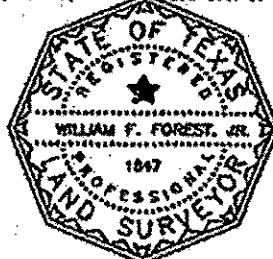
THENCE WITH THE EAST BOUNDARY OF THE SAID 16.55 ACRES, AND THE WEST BOUNDARY OF THE PROPERTY OF HB TWIN CREEK II, LLC, FOLLOWING IRON PINS AS FOLLOWS: N 19°59'31" W 535.44 FEET; N 19°55'01" W 894.09 FEET; AND N 19°59'18" W 754.80 FEET TO AN IRON PIN FOUND IN THE EAST LINE OF A 2.99 ACRE EASEMENT AND ACCESS ROAD WHICH WAS CONVEYED TO JUSTIN BIELLS, ET. AL., AS DESCRIBED IN DOC. 201052609; CONTINUING WITH THE COMMON BOUNDARY OF BIELLS AND HB TWIN CREEK II, N 20°07'29" W 732.32 FEET TO AN IRON PIN WHICH WAS FOUND AT THE SOUTHWEST CORNER OF TWIN CREEK FARMS PHASE 2, SECTION ONE AS FILED IN CAB. U, SLIDE 251.

THENCE WITH THE NORTH BOUNDARY OF THE 28.86 ACRES OF HB TWIN CREEK II, AND THE SOUTH BOUNDARY OF TWIN CREEK FARMS PHASE 2, SEC. ONE, N 70°25'50" E 1062.33 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO APPARENT DISCREPANCIES, OR CONFLICTS, EXCEPT AS SHOWN HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS 20th DAY OF MAY, 2014.

WILLIAM F. FOREST JR., R.P.L.S. #1847
FOREST SURVEYING AND MAPPING CO.
1002 ASH STREET
GEORGETOWN, TEXAS 78626
(512) 930-5927 PH. (512) 868-0605 FAX
www.forestsurveying.com
TBPLS FIRM NO. 10002000



PLAT NOTES:

1. TOTAL ACRES: 82.44 AC.
2. NUMBER OF LOTS: 38
3. AREA OF SMALLEST LOT: 1.00 acres (43560 SQ. FT.)
4. BENCHMARK #1
SOUTHEAST CORNER OF BLOCK 1
TOP OF IRON PIN FOUND EL=782.30
5. BENCHMARK #2
NORTHEAST CORNER OF BLOCK 2
TOP OF IRON PIN FOUND EL=784.17
6. BENCHMARK #3
SOUTHWEST CORNER OF BLOCK 1
TOP OF IRON PIN FOUND EL=816.37
7. BENCHMARK #4
NORTHWEST CORNER OF BLOCK 2
TOP OF IRON PIN FOUND EL=794.38

GENERAL NOTES:

1. All roads which provide access in this subdivision are private and will not be maintained by Williamson County, Texas. Each roadway easement, shall be used as a public utility easement and as a drainage easement. Every deed within this subdivision shall contain notice that all roads within this subdivision are private. Williamson County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance. The roads within this subdivision shall be maintained to such a standard that will allow emergency vehicles access for the roadway design speed in perpetuity by the homeowners association.
2. Sewer service for this property will be provided by approved private sewage facilities. Any future construction of any private sewage facility must be in conformance with County standards.
3. The water service provider is the Jonah Water Supply Special Utility District.
4. Electrical service in this area is provided by Oncor.
5. 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.
6. A 20' wide public utility easement is reserved adjacent to all streets.
7. All structures/obstructions are prohibited in drainage easements shown hereon.
8. The minimum front building setback shall be 50' of all lots. The minimum side setback shall be 25' on all lots. The minimum rear building setback shall be 25' from the flood plain and drainage easement on Lots 46, 47 and 48; the minimum rear setback on all other lots shall be 25'.
9. 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 Williamson County, Texas. Williamson County does not assume any obligation to build any of the streets, roads, or other public thoroughfares as shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Williamson County assumes no responsibility for drainage ways or easements in this subdivision, other than those draining or protecting the road system and streets in its jurisdiction.
10. Williamson County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain 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.
11. No structure or land on lots 46, 47 and 48 shall hereafter be located or altered without first submitting a certificate of compliance to the Williamson County flood plain administrator.
12. The minimum finished floor elevations shown for lots 46, 47 and 48 were determined by adding 1 foot to the base flood elevation (BFE) as determined by a study prepared for Twin Creek Farms Phase 2 Section 2 by Cunningham-Allen, Inc., dated May, 2014.
13. Lot 8 may not be further subdivided.
14. The owner shall create a mandatory homeowners association that shall be responsible for the maintenance of the road within this subdivision. This homeowners association shall have assessment authority to insure the proper funding for maintenance, and membership in this association shall be mandatory for all lot owners.
15. A driveway permit must be obtained from local for any driveway having direct access onto FM 972. Driveway locations for lots 6 and 7 shall utilize the 30-foot joint access easement shown hereon. Lot 5 may utilize the access easement shown or may directly access twin creek drive at a point not less than 50 feet from the FM 972 intersection.
16. A de facto certificate of compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES BEARD, PARTNER OF HB TWIN CREEK II, LLC, OWNER OF THE 17.07 ACRES AND 65.68 ACRES AS SHOWN HEREON, WHICH WAS CONVEYED TO HB TWIN CREEK II, LLC BY DEED AS FILED IN DOC. 2010085357, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT); THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LIENHOLDER OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE RECORDATION OF THIS PLAT ON BEHALF OF THE OWNERS AND DEDICATES TO THE PUBLIC ANY STREET EASEMENTS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON.

WITNESS MY HAND THIS 25th DAY OF March, 2015 A.D.

JAMES BEARD
MANAGING PARTNER OF HB TWIN CREEK II, LLC
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of March, 2015.

Sandra Hanlon PRINTED NAME OF NOTARY AND SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, CURTIS L. MORRIS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY AN IDENTIFIED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #484910025E, EFFECTIVE DATE SEPT. 26, 2008. THE LOTS HEREON CONFORM TO THE FLOOD DAMAGE PREVENTION REQUIREMENTS OF WILLIAMSON COUNTY. THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE ADEQUATE TO CONTAIN THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, TEXAS, THIS 22nd DAY OF March, 2015.

CURTIS L. MORRIS P.E. #86337 (State of Texas)
CUNNINGHAM ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2946
TBPE FIRM NO. F-284

APPROVAL OF ADDRESS COORDINATOR

ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

3/25/15 DATE OF SIGNATURE

APPROVAL OF WILLIAMSON COUNTY & CITIES HEALTH DISTRICT:

1. SEWER SERVICE FOR THIS PROPERTY WILL BE PROVIDED BY APPROVED PRIVATE SEWAGE FACILITIES IN CONFORMANCE WITH COUNTY STANDARDS AS REVISED PURSUANT TO STATUTE. WATER SERVICE IS TO BE PROVIDED FOR THIS AREA BY JONAH WATER S.U.D.
2. DRAINAGE PLANS: SURFACE DRAINAGE IN AREAS ADJACENT TO ANY ON-SITE SEWAGE FACILITY WILL BE DESIGNED TO MAINTAIN FAVORABLE DRAINAGE PATTERNS SO THAT FAVORABLE DRAINAGE WILL CONTINUE THROUGHOUT THE PROPERTY. DRAINAGE IMPROVEMENTS WILL BE MADE IF DRAINAGE PROBLEMS BECOME APPARENT. RAINWATER RUNOFF SHALL BE DIVERTED AWAY FROM THE DRAINFIELD AREAS HEREON BY BERMS OR SWALES. DRAINAGE PATTERNS SHALL NOT BE MODIFIED IN A MANNER THAT WILL NEGATIVELY IMPACT OR EFFECT THE PROPER FUNCTION OF THE EXISTING ON-SITE SEWAGE FACILITIES AND/OR PROPOSED FACILITIES TO BE DESIGNED AND/OR OPERATED HEREON. ANY CHANGES TO BE MADE TO EXISTING SURFACE DRAINAGE PATTERNS WILL REQUIRE APPROVAL OF THE APPROPRIATE REGULATORY AUTHORITY. BEST MANAGEMENT PRACTICES, INCLUDING SILT FENCING AND/OR OTHER OPTIONS FOR EROSION PREVENTION SHALL BE EMPLOYED DURING DEVELOPMENT TO PROTECT DOWN-SLOPED/DOWNSTREAM PROPERTIES AND RETAIN TOPSOIL.

BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS PRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS SURVEY PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND THE WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIM 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.

Deborah L. Marlow, R.S. 03/25/2015
DEBORAH L. MARLOW, R.S. 03022958 DATE
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCOHD

APPROVAL OF POSTMASTER

THE LOCATION OF MAILBOX CLUSTERS DESIGNATED HEREON HAVE BEEN APPROVED BY THE UNDERSIGNED.

POSTMASTER
5/25/2015 DATE OF SIGNATURE

COMMISSIONERS' COURT 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 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 OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT THE STREETS, ROADS AND OTHER THOROUGHFARES SHOWN HEREON ARE PRIVATE ROADS. THE COUNTY ASSUMES NO RESPONSIBILITY OR OBLIGATION FOR CONSTRUCTION OR MAINTENANCE. FURTHER, RESPONSIBILITY FOR MAINTENANCE FOR ALL ROADS AND DRAINAGE WAYS WITHIN THIS SUBDIVISION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND ARCHITECTURAL CONTROL COMMITTEE.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, DAN GATTIS, 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 COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 25th day of March, 2015 A.D., at o'clock P.M., and duly recorded this the 25th day of March, 2015 A.D., at o'clock P.M. in the Plat Records of said County in Cabinet _____ Slides _____

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.

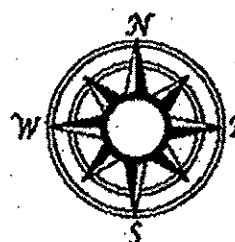
Nancy Rister, Clerk County Court of Williamson County, Texas

By: _____ DEPUTY

FINAL PLAT
TWIN CREEK FARMS, PHASE 2, SECTION 2
A PRIVATE SUBDIVISION
17.07 Ac. and 65.68 Ac.,
SITUATED IN THE E. W. LAWLER SURVEY A-392
IN WILLIAMSON COUNTY, TEXAS

OWNER:
HB TWIN CREEK II, LLC
DOCUMENT #2010085357
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
PH. 979-218-0490
FAX 979-774-1662

ENGINEER:
CUNNINGHAM - ALLEN
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH. (512) 512-327-2946
TBPE FIRM NO. F-284



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO. 10002000

DATE: March 10, 2015

FILE #

MAP#

PROJECT NAME: Beand2

Dwg: Twin Creek Ph2 Sec2.dwg

Sheet Seven of Seven