

FINAL PLAT OF:

HIGHLAND VISTAS

143.33 ACRES OF LAND, MORE OR LESS, OUT OF
THE M. DAVILLA 11 LEAGUE GRANT, ABSTRACT NO. 13,
MILAM COUNTY, TEXAS,

PERIMETER FIELD NOTES:

Being 143.33 acres of land, more or less, out of the M. Davilla 11 League Grant, Abstract No. 13, in Milam County, Texas, being that same tract conveyed to Rocket Point, LLC, Yupel, LLC, and Bebe Enterprises, LLC, by deed recorded in Volume 1329, Page 138, Official Records, Milam County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 13th, 2017, and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with pink cap stamped "TLS INC." set in the south line of County Road 418, the east line of a tract conveyed to Brann Allison Family Unlimited Partnership, by deed recorded in Volume 733, Page 200, of said Official Records, and in the west line of said Rocket Point/Yupel/Bebe Enterprises tract, for the northwest corner of this tract;

THENCE: along the north and east lines of said Rocket Point/Yupel/Bebe Enterprises tract, and in part with the south line of said County Road 418 and in part with the west line of County Road 417 the following five (5) calls:

1) S 72°26'12"E, 1188.89 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for the northeast corner of this tract;

2) S 44°54'51"E, 48.30 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract;

3) S 18°21'19"E, 48.61 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract;

4) S 12°05'26"W, 40.04 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract;

5) S 16°56'51"W, 4745.40 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set in the west line of said County Road 417 and the south line of said Rocket Point/Yupel/Bebe Enterprises tract, marking the northeast corner of a tract conveyed to Bettye A. Leeper, by deed recorded in Volume 1267, Page 106, of said Official Records, for the southeast corner of this tract;

THENCE: N 73°14'24"W, 1309.32 feet with the north line of said Leeper tract to a fence corner post found, marking an angle point of said Leeper tract, for the southwest corner of said Rocket Point/Yupel/Bebe Enterprises tract and this tract;

THENCE: N 17°29'39"E, 4865.03 feet in part with the north line of said Leeper tract to the point of beginning;

FINAL PLAT OF:
HIGHLAND VISTAS

OWNERS: ROCKET POINT, LLC
JORGE A. MARCIAL, MANAGER
1999 BRYAN STREET, SUITE 900
DALLAS, TX 75201

YUPEL, LLC
MICHAEL F. HERZOG, JR., MANAGER
1387 CR-464
THORNDALE, TX 76577

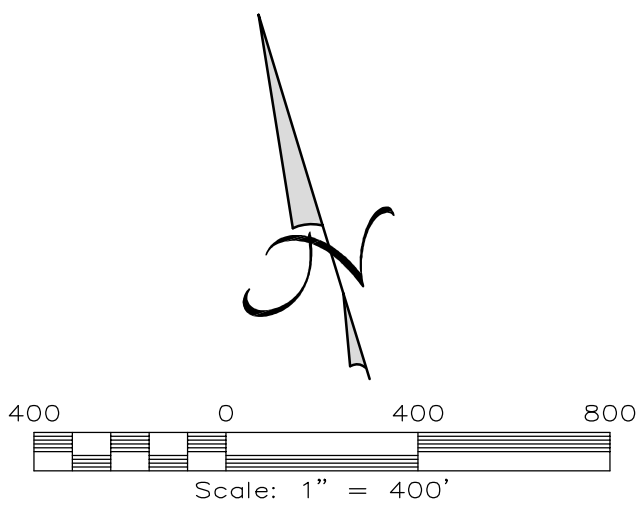
BEBE ENTERPRISES, LLC
KEJDA X. HERZOG, MANAGER
1702 INTERVAIL DRIVE
AUSTIN, TX 78746

ACREAGE: 143.33 ACRES
SURVEY: M. DAVILLA 11 LEAGUE GRANT,
ABSTRACT NO. 13

NO. OF BLOCKS: 1
NO. OF LOTS: 25
NEW STREETS: None
SUBMISSION DATE:
RESUBMISSION DATE:
3rd SUBMISSION DATE:
FINAL SUBMISSION DATE:

SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
512-930-1600 — phone
512-930-9389 — fax

ENGINEER: Belton Engineering Inc.
Lina Chtay, P.E., CFM
106 N. East Street
Belton, Texas 76513
Phone: (254) 731-5600



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

LOT SUMMARY TABLE

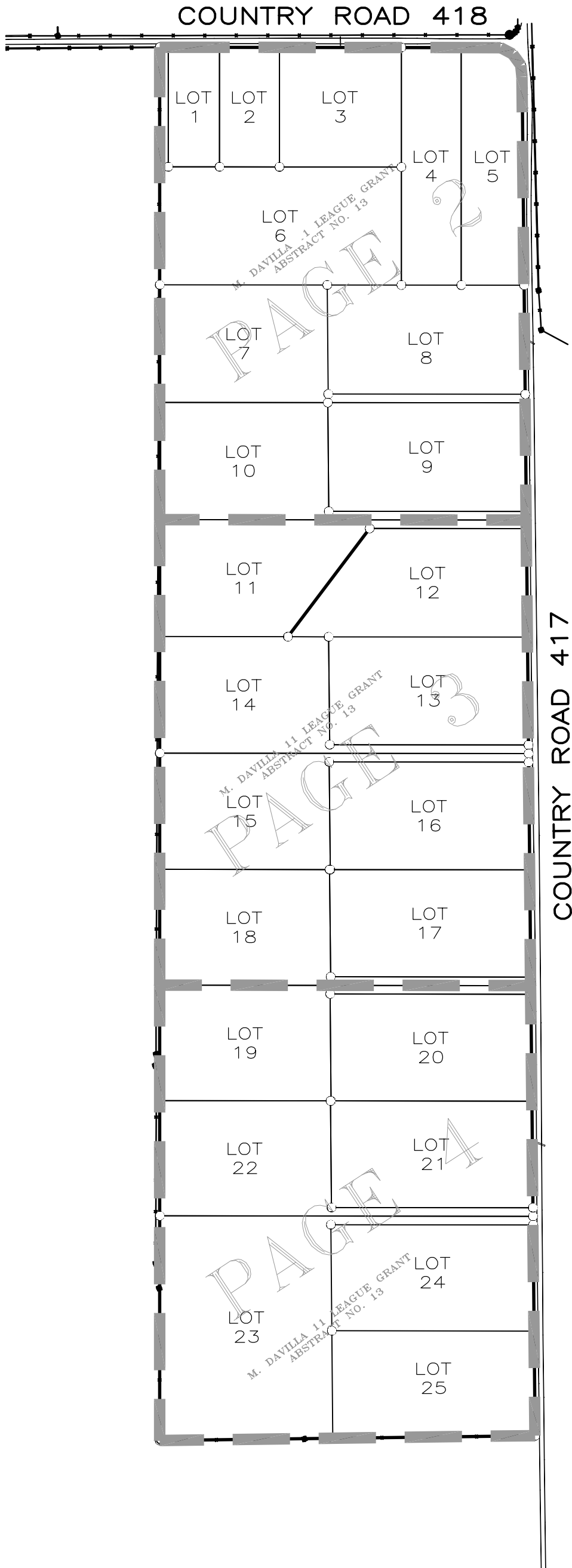
SIZE	NO. OF LOTS
10 ACRES & LARGER	1
5 TO 10 ACRES	19
2 TO 5 ACRES	3
1 TO 2 ACRES	2

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
●	FENCE POST
— X —	WIRE FENCE
O.R.M.C.	OFFICIAL RECORDS OF MILAM COUNTY, TEXAS
()	RECORD INFORMATION
○	8" FENCE CORNER POST FOUND
■	SIGN
R.O.W.	RIGHT-OF-WAY



LOCATION MAP

SCALE: 1"=2000'



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 44°54'51" E	48.30'
L2	S 18°21'19" E	48.61'
L3	S 12°05'26" W	40.04'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	NO RECORD	—
L2	NO RECORD	—
L3	NO RECORD	—

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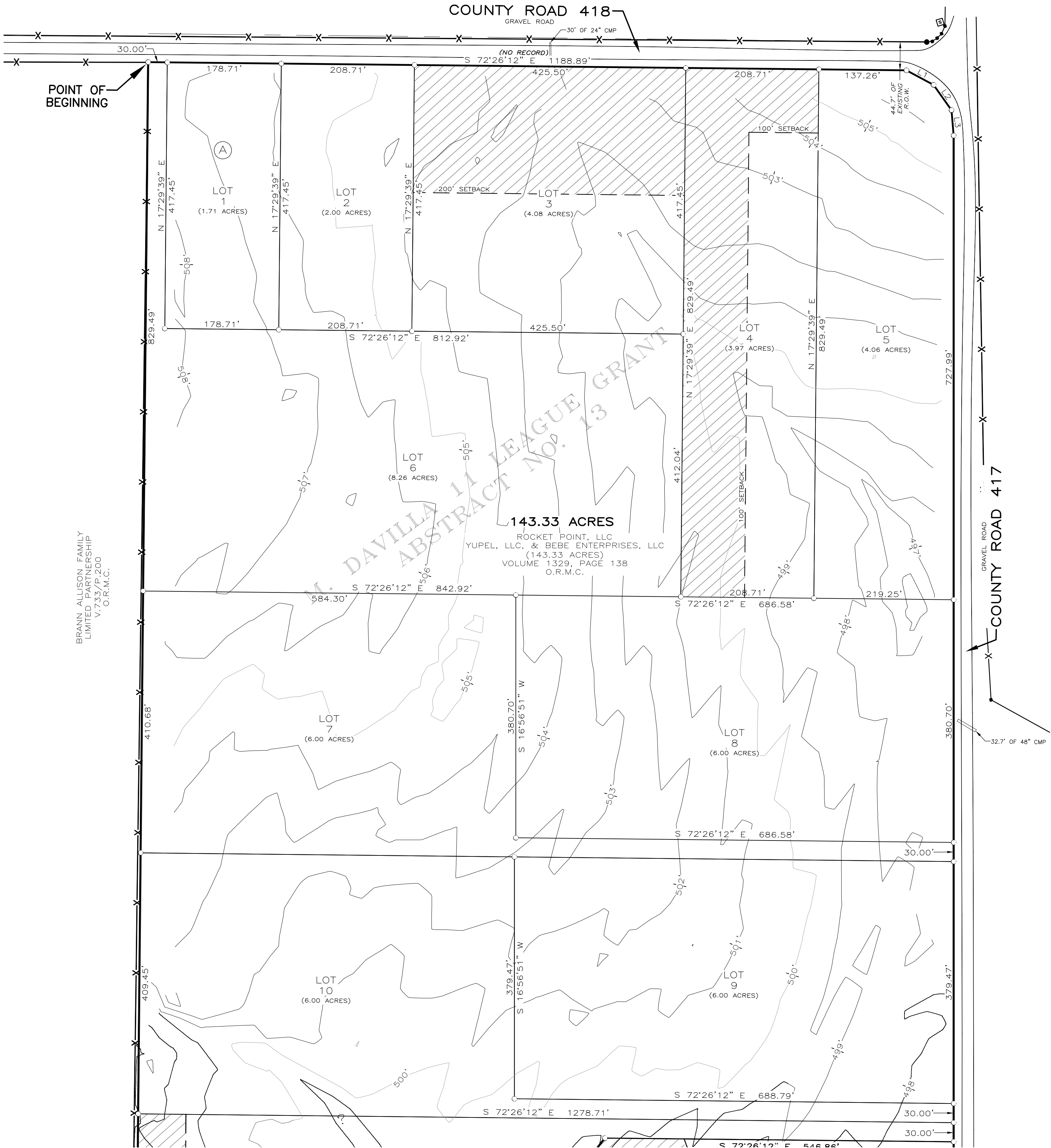
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(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

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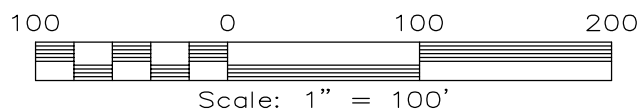
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OF
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HIGHLAND VISTAS
143.33 ACRES OF LAND, MORE OR LESS, OUT OF
THE M. DAVILLA 11 LEAGUE GRANT, ABSTRACT NO. 13,
MILAM COUNTY, TEXAS,



BRANN ALLISON FAMILY
LIMITED PARTNERSHIP
V.733/P.200
O.R.M.C.



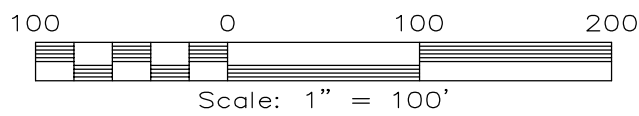
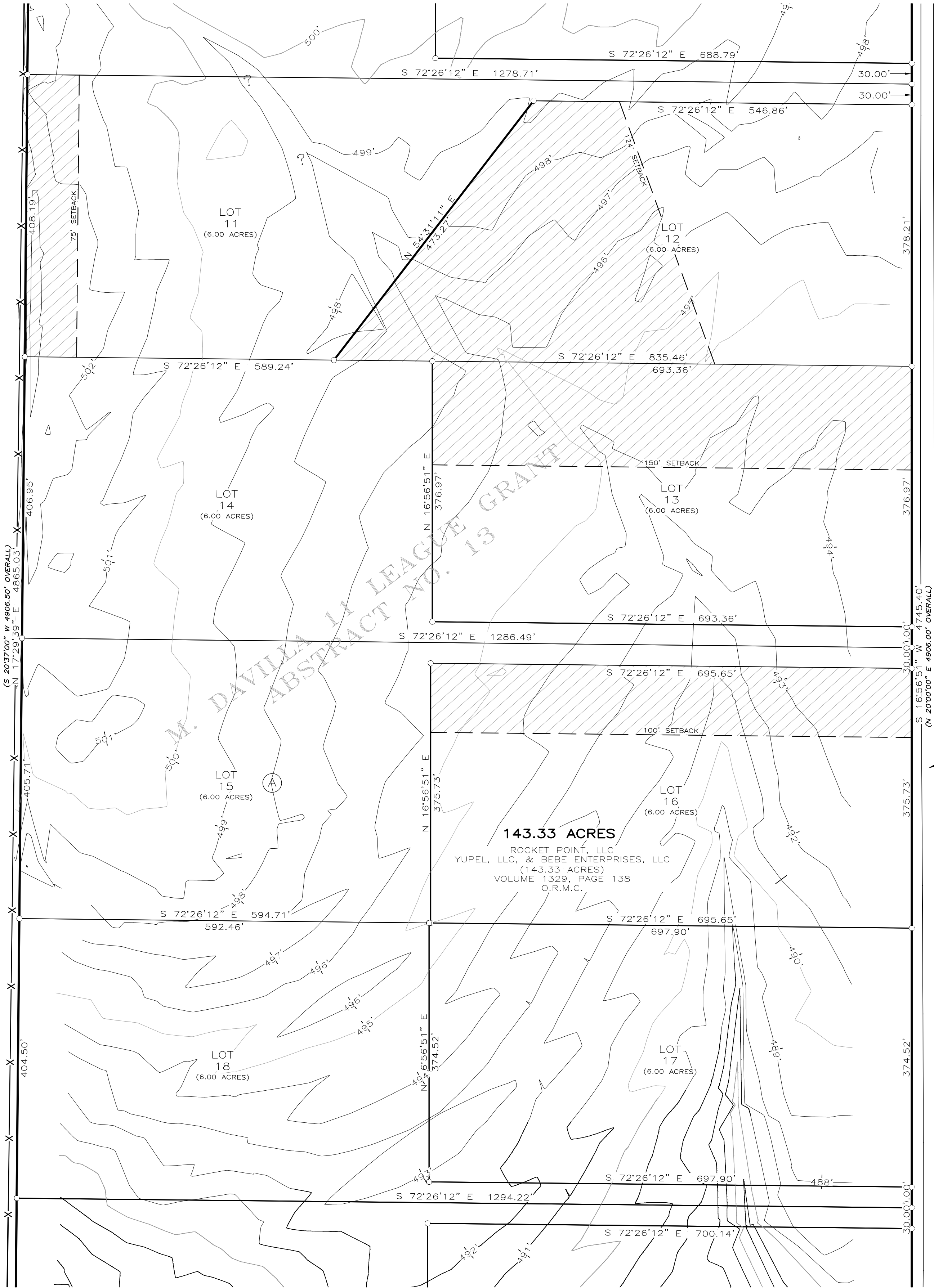
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ZONE, TEXAS NAD 83 (93).



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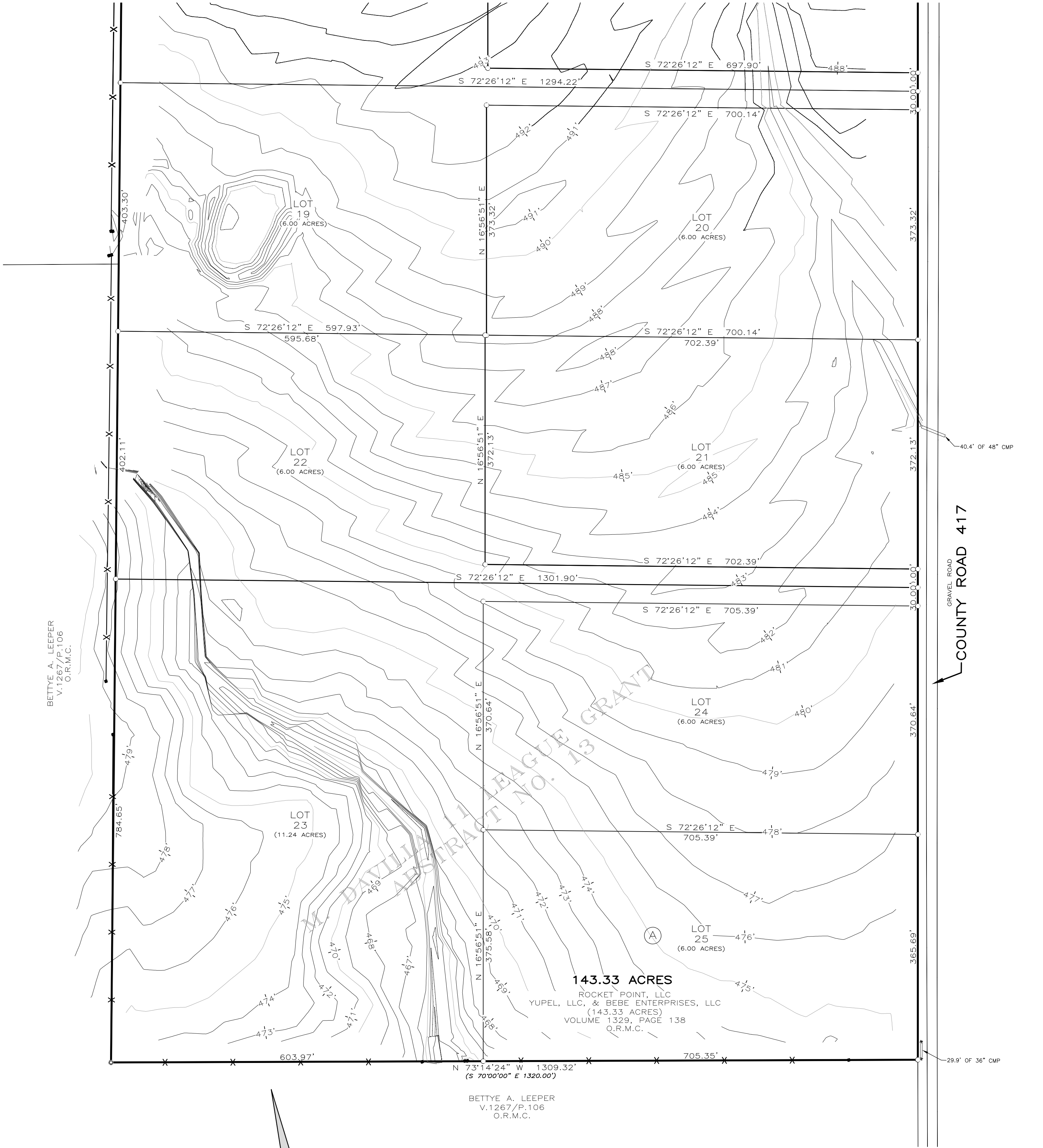
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MILAM COUNTY, TEXAS,

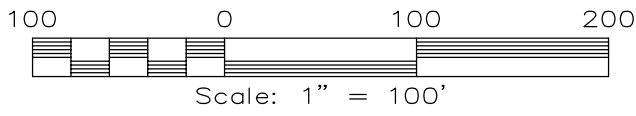


BETTYE A. LEEPER
V.1267/P.106
O.R.M.C.

143.33 ACRES

ROCKET POINT, LLC
YUPEL, LLC, & BEBE ENTERPRISES, LLC
(143.33 ACRES)
VOLUME 1329, PAGE 138
O.R.M.C.

BETTYE A. LEEPER
V.1267/P.106
O.R.M.C.



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MILAM COUNTY, TEXAS,

OWNER'S CERTIFICATION:

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

I, Jorge A. Marcial, co-owner of the certain tract of land shown hereon and described in a deed recorded in Volume 1329, Page 138 of the Official Records, Milam County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon. This subdivision is to be known as **HIGHLAND VISTAS**

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____

ROCKET POINT, LLC
Jorge A. Marcial, Manager
1999 Bryan Street, Suite 900
Dallas, TX 75201

STATE OF MISSOURI §
COUNTY OF § KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appeared Jorge A. Marcial, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 20____

Notary Public in and for the State of Texas
My Commission expires on: _____.

OWNER'S CERTIFICATION:

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

I, Michael F. Herzog, Jr., co-owner of the certain tract of land shown hereon and described in a deed recorded in Volume 1329, Page 138 of the Official Records, Milam County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon. This subdivision is to be known as **HIGHLAND VISTAS**

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____

YUPEL, LLC
Michael F. Herzog, Jr., Manager
1387 CR--464
Thorndale, TX 76577

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

Before me, the undersigned authority, on this day personally appeared Michael F. Herzog, Jr., known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 20____

Notary Public in and for the State of Texas
My Commission expires on: _____.

OWNER'S CERTIFICATION:

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

I, Kejda X. Herzog, co-owner of the certain tract of land shown hereon and described in a deed recorded in Volume 1329, Page 138 of the Official Public Records, Milam County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon. This subdivision is to be known as **HIGHLAND VISTAS**

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____

BEBE ENTERPRISES, LLC
Kejda X. Herzog, Manager
1702 Intervall Drive
Austin, TX 78746

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

Before me, the undersigned authority, on this day personally appeared Kejda X. Herzog, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 20____

Notary Public in and for the State of Texas
My Commission expires on: _____.

LIEN HOLDER'S CERTIFICATION:

STATE OF MISSOURI §
COUNTY OF ST. LOUIS § KNOW ALL MEN BY THESE PRESENTS:

That Rocket Point, LLC, the lien holder of that certain tract of land granted to Rocket Point, LLC, Yupel, LLC and Bebe Enterprises, LLC, by Deed recorded as Volume 1329, Page 138 of the Official Records of Milam County, Texas, do hereby consent to subdivision of that certain tract of land situated in Milam County, Texas, as shown hereon, to be known as **HIGHLAND VISTAS**

Jorge A. Marcial, Manager

On _____, 2018, before me appeared _____, to me personally known, who did say that he/she/they is/are the Manager of Rocket Point, LLC successor in interest by purchase from William L. Davis, III and the the instrument was signed on behalf of the corporation (or association), by the authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

WITNESS my hand and notary seal on this _____ day of _____, 20____

Signature, Notary Public

Printed Name, Notary Public

Date Notary Commission Expires

County of Residence

PLAT NOTES:

- No fill shall be placed within any of the existing channel boundaries.
- No construction shall occur within existing channel boundaries.
- Refer to detailed drainage analysis study completed for Highland Vistas for additional information and location of existing channel boundaries.

SURVEYOR'S CERTIFICATION

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

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do 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, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monument shown thereon were properly placed under my supervision in accordance with the City of Georgetown Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this ____ day of _____, 20____.

Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas

ENGINEER'S CERTIFICATION:

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

I, Lina Chtay, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is not located within the Edwards Aquifer Recharge Zone and FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. .

Lina Chtay, P.E.
Registered Professional Engineer No. 107211
State of Texas

FLOODPLAIN ADMINISTRATOR APPROVAL

Based upon the above representations of the Engineer of Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Milam County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Milam County disclaims 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 within it.

Jay Beathard,
Milam County Floodplain Administrator

COUNTY JUDGE'S APPROVAL

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

I Dave Barkemeyer, County Judge of Milam County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioner's Court of Milam County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Milam County, Texas.

Dave Barkemeyer, County Judge
Milam County, Texas

COUNTY CLERK'S APPROVAL:

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

I, Barbara Vansa, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, A.D., at _____ o'clock, ____M., and duly recorded in the Official Public Records of said County under Document No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Cameron, Texas, the date last shown above written.

_____, Clerk
County Court of Milam County, Texas

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SHEET

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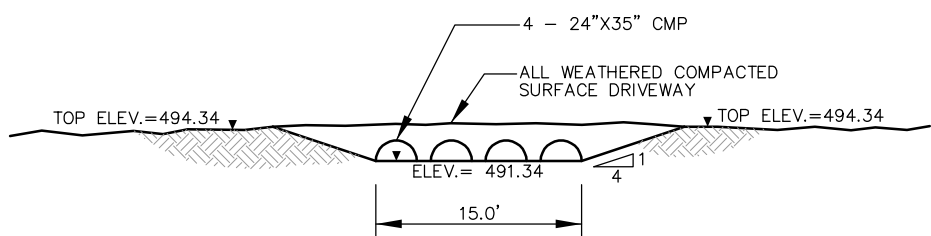
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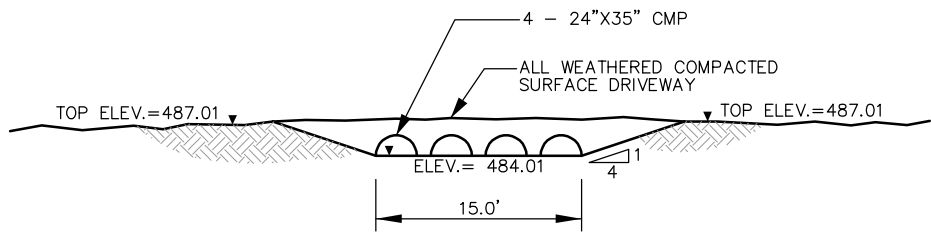
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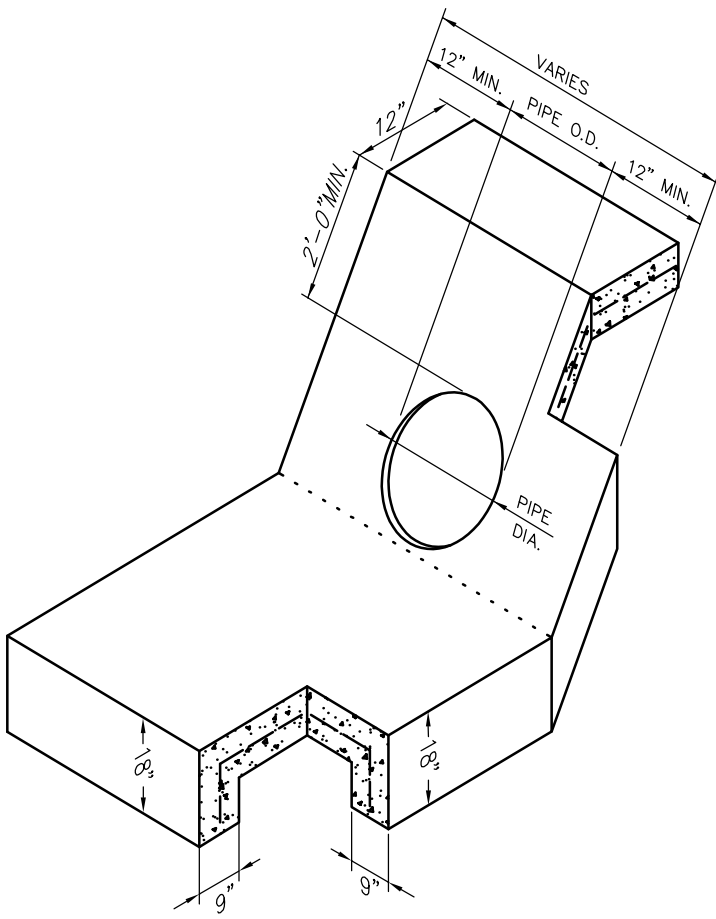
DRIVEWAY CROSSING MODIFIED CHANNEL-1 (LOTS 14&15)

- HEADWALL MUST BE ADDED AS PER DETAIL A THIS SHEET ON BOTH ENDS OF ALL CMP PIPES
- HEADWALL MUST BE ADDED AS PER DETAIL A THIS SHEET ON BOTH ENDS OF ALL CMP PIPES
 - PIPES MUST HAVE 12" MINIMUM COVER



DRIVEWAY CROSSING MODIFIED CHANNEL-2 (LOTS 18 & 19)

- HEADWALL MUST BE ADDED AS PER DETAIL A THIS SHEET ON BOTH ENDS OF ALL CMP PIPES
- PIPES MUST HAVE 12" MINIMUM COVER



DETAIL A

FINISH FLOOR ELEVATION TABLE

LOT NO.	MINIMUM FINISHED FLOOR ELEVATION
1	507.0
2	506.0
3	504.5
4	503.3
5	502.0
6	505.0
7	505.0
8	500.75
9	502.0
10	502.6
11	502.5 (W) * 501.0 (E)
12	498.5
13	497.5 (W) * 496.0 (E)
14	499.0
15	498.5
16	494.0
17	490.5
18	495.0
19	489.0
20	488.3
21	485.0
22	480.0
23	475.0
24	480.0
25	476.0

*(W)(E) INDICATED FINISHED FLOOR ELEVATIONS FOR WESTERLY AND EASTERLY PORTIONS OF CERTAIN LOTS

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