



# PLAT MAP RECORDING SHEET

DEDICATOR(s):

MREC MAG MORNINGSTAR LLC

SUBDIVISION NAME: MORNINGSTAR PHASE 3 SECTION 2A

PROPERTY IS DESCRIBED AS: 18.0435 ACRES GREENLEAF FISK SURVEY  
ABSTRACT NO 5

SUBMITTED BY: LANDDEV CONSULTING LLC

DIGITALLY RECORDED

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2019041490

PLAT Fee: \$241.00  
05/14/2019 02:59 PM BMCKENZIE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

**[A]** CALLED 0.50 ACRE  
 SANTA RITA CT INVESTMENTS, LLC  
 DOC. NO. 2013061332  
 O.P.R. W.C.T.  
 (DESCRIBED IN DOC. NO. 2011084946)

**[B]** CALLED 0.50 ACRE  
 OMEGA RANCH, LLC  
 DOC. NO. 2009000750  
 O.P.R. W.C.T.

**[C]** REMAINDER OF  
 CALLED 137.49 ACRES  
 TRACT 3  
 WILCO LAND INVESTMENTS, LLC  
 DOC. NO. 2014003388  
 O.P.R. W.C.T.

**[D]** CALLED 0.50 ACRE  
 SANTA RITA CT INVESTMENTS, LLC  
 DOC. NO. 2013061332  
 O.P.R. W.C.T.  
 (DESCRIBED IN DOC. NO. 2011084946)

**[E]** CALLED 0.50 ACRE  
 SANTA RITA CT INVESTMENTS, LLC  
 DOC. NO. 2013061332  
 O.P.R. W.C.T.

**[F]** CALLED 204.423 ACRES  
 TRACT 1  
 SANTA RITA CT INVESTMENTS, LLC  
 DOC. NO. 2013061332  
 O.P.R. W.C.T.

**[G]** CALLED 0.50 ACRE  
 SANTA RITA CT INVESTMENTS, LLC  
 DOC. NO. 2013061332  
 O.P.R. W.C.T.  
 (DESCRIBED IN DOC. NO. 2011084946)

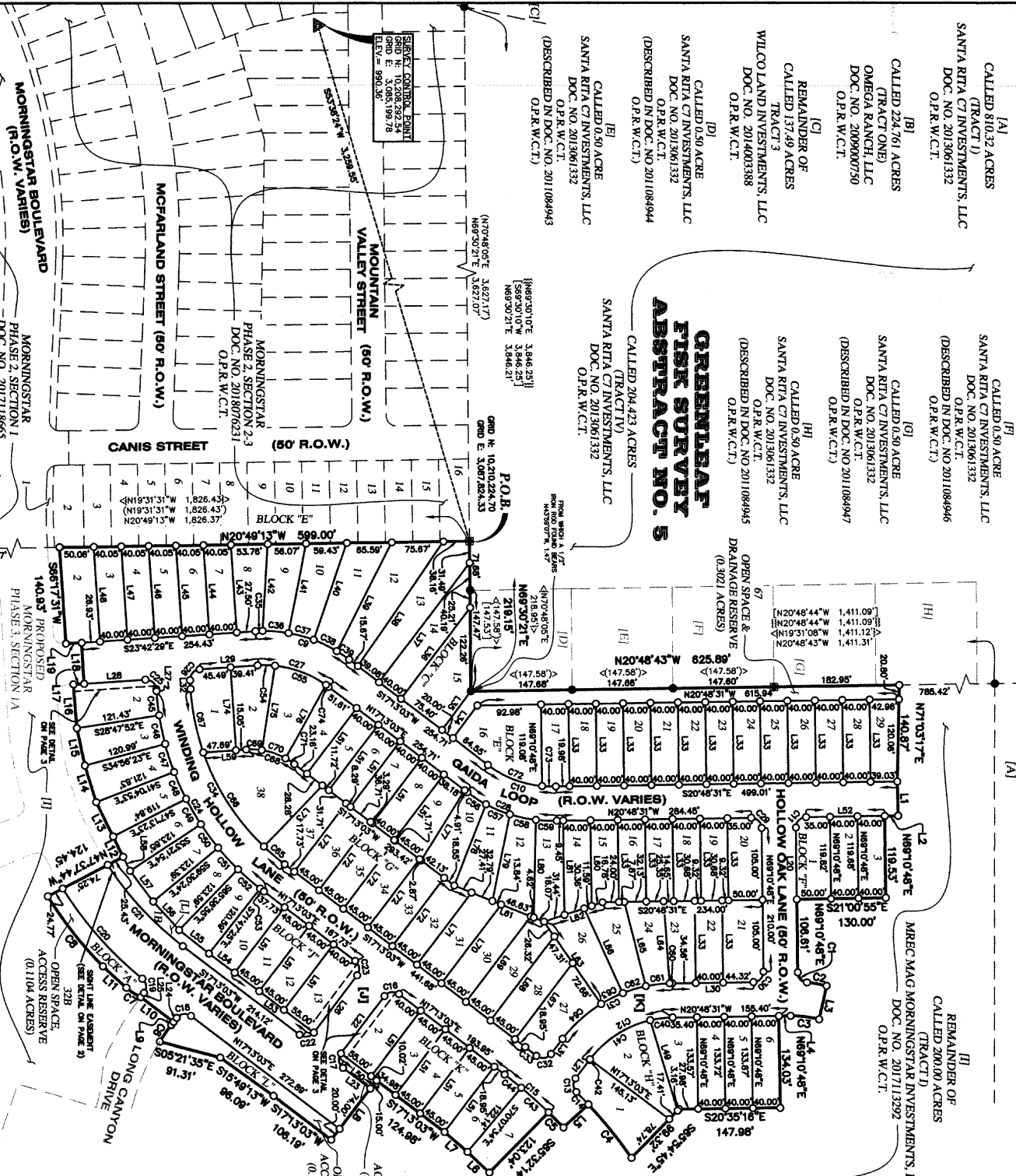
**[H]** CALLED 0.50 ACRE  
 SANTA RITA CT INVESTMENTS, LLC  
 DOC. NO. 2013061332  
 O.P.R. W.C.T.

**[I]** REMAINDER OF  
 CALLED 200.00 ACRES  
 TRACT 1  
 MREC MAG MORNINGSTAR INVESTMENTS, LLC  
 DOC. NO. 2017113292  
 O.P.R. W.C.T.

**[J]** OPEN SPACE, ACCESS RESERVE (0.1487 ACRES)  
 OAKSTONE DRIVE (60' R.O.W.)

**[K]** OPEN SPACE, ACCESS RESERVE (0.1487 ACRES)  
 WOODSTREAM DRIVE (60' R.O.W.)

**GREENLEAF FISK SURVEY NO. 5 ABSTRACT NO. 5**



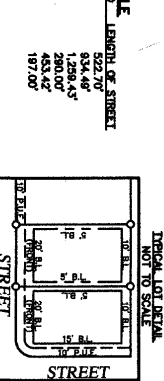
**BEARING BASE:** ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4303), MANS. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A CORRECTION FACTOR OF 1.000149239865.

**SURVEY CONTROL:** STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH WARD WATERS SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATE OBSERVATIONS ON 11/26/2016. SURVEY POINTS WERE ADJUSTED TO THE STATE PLANE GRID USING THE WARD WATERS SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON. ELEVATION OF N 10208.48271 E, S 10732.92191 E, ELEV. 982.15'.

**BENCHMARK NOTE:** THE SURVEY POINT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF MORNINGSTAR BLVD. BEING 433.3' FROM THE WEST END OF MORNINGSTAR BLVD. IS A BENCH MARK. ELEVATION = 979.52'.

**STREET TABLE**

STREET NAME	SECTION	LENGTH OF STREET
MORNINGSTAR BOULEVARD	35	522.70'
WINDING HOLLOW LANE	23	534.94'
HOLLOW OAK LANE	23	280.00'
OAKSTONE DRIVE	23	453.42'
WOODSTREAM DRIVE	23	191.00'



**MORNINGSTAR PHASE 3, SECTION 2A**  
 Williamson County, Texas

**AWARD**  
 Land Survey Company

Date: 2/20/2019  
 Project: 00540  
 Scale: 1" = 100'  
 Author: JTB  
 Title: L/S  
 Drawn: JTB  
 Check: JTB  
 Survey Date: MAR. 2018  
 WMA# 44191, CUBIN 78709  
 WMA# 44191, CUBIN 78709  
 TRP. S. TRIM #101480

**LEGEND**

○	PROPERTY LINE
○	EXISTING EASEMENTS
○	1/2" IRON ROD WITH WARD WATERS CAP SET
○	1/2" IRON ROD WITH TORRENT 184"
○	1/2" IRON ROD FOUND
○	SURVEY CONTROL POINT
○	P.O.B.
○	POINT OF BEGINNING
○	DOCUMENT NUMBER
○	DEPT. OF PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
○	RECORD INFORMATION PER DOC. NO. 2017113292
○	RECORD INFORMATION PER DOC. NO. 201081332
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