2022125044 PLAT Total Pages: 5

PLAT MAP RECORDING SHEET

DEDICATOR(s):

CONTINENTAL HOMES OF TEXAS, LP
CHTEX OF TEXAS, INC

SUBDIVISION NAME: ROSENBUSCH RANCH PHASE TWO

PROPERTY IS DESCRIBED AS: 33.15 ACRES, MOSES S HORNSBY SURVEY, ABSTRACT NO 292

SUBMITTED BY: HR GREEN

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022125044

PLAT Fee: $321.00
11/03/2022 04:08 PM DLAM

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc# 2022125044

ROSENBUSCH RANCH
PHASE TWO
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SURVEYOR: HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, STE. 150
AUSTIN, TEXAS 78735
ERNESTO NAVARRETE, R.P.L.S. 6642
512-872-6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM REGISTRATION No. 10194101

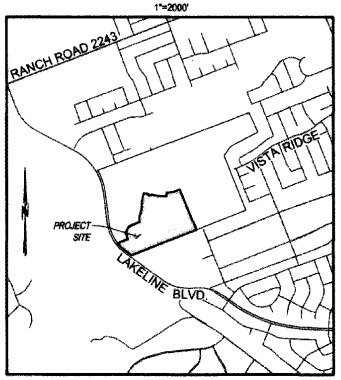
ENGINEER: HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, STE. 150
AUSTIN, TEXAS 78735
XAVIER GARZA, P.E. 135174
512.872.6696
XAVIER.GARZA@HRGREEN.COM
TBPE FIRM NO. F-16384

OWNERS: CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BOULVEVARD, STE. 400
AUSTIN, TX 78750
512-533-1468

DEVELOPER: D.R. HORTON, INC.
RYAN GRAY
10700 PECAN PARK BOULVEVARD, STE. 400
AUSTIN, TX 78750
512-533-1468

SUBMITTAL DATE: NOVEMBER 03, 2020

VICINITY MAP
1"=2000'



AREA:	33.15 ACRES		
PATENT SURVEY:	MOSES S. HORNSBY SURVEY ABSTRACT NO. 292		
TOTAL NUMBER OF BLOCKS:	6		
TOTAL NUMBER OF LOTS:	135		
COMMERCIAL:	0		
SINGLE FAMILY/RESIDENTIAL:	126	20.247 ACRES	
HOA LANDSCAPE LOT:	5	0.261 ACRE	
HOA DRAINAGE EASEMENT LOT:	2	1.560 ACRES	
HOA PARKLAND / DRAINAGE EASEMENT LOT :	1	5.174 ACRES	
HOA P.A.E. & P.U.E. LOT:	1	0.013 ACRE	

LINEAR FEET OF NEW STREETS:	DEERPATH STREET	1,026'
	GHOST RIDER COURT	290'
	TUMBLEWEED HILL COVE	323'
	MAGNOLIA HILL DRIVE	1,463'
	NICKEL CREEK COVE	229'
	PRAIRIE LAKE LANE	146'
	PROMISE LAND COURT	380'
	VISTA RIDGE DRIVE	327'
	TOTAL	4,184'

BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203), NAD 83. COORDINATES SHOWN HERON ARE GRID VALUES, DISTANCES SHOWN HEREON HAVE BEEN SCALED TO SURFACE VALUES BY DIVIDING THE GRID VALUES BY A COMBINED SCALE FACTOR OF 0.999859.

BENCHMARK LIST: NAVD88 (GEOID12B)

BM 3: SQUARE CUT IN CONCRETE CURB ON THE SOUTH SIDE OF THE EASTBOUND LANE OF VISTA RIDGE DRIVE, APPROXIMATELY 10' NORTHWEST OF THE SOUTHWEST TERMINUS OF THE VISTA RIDGE DRIVE RIGHT-OF-WAY, A 70' RIGHT-OF-WAY, AS SHOWN ON THE VISTA RIDGE PHASE FOUR PLAT OF RECORD IN CABINET DD, SLIDE 308, P.R.W.C.TX.

NORTHING: 10,178,840'
EASTING: 3,069,759'
ELEVATION: 1067.20'

BM 68: X CUT IN CONCRETE CURB ON THE EAST SIDE OF THE NORTHBOUND LANE OF LAKELINE BLVD, A 90' RIGHT-OF-WAY, DESCRIBED IN THE DEED TO THE CITY OF LEANDER, TEXAS, OF RECORD IN DOCUMENT NO. 2012000659, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, APPROXIMATELY 345 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK H, AS SHOWN HEREON.

NORTHING: 10,177,737'
EASTING: 3,066,985'
ELEVATION: 1082.33'

SUBMITTED: NOVEMBER 03, 2020

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – SUBDIVISION
SHEET 3 – TABLES
SHEET 4 – NOTES

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

Doc# 2022125044

ROSENBUSCH RANCH PHASE TWO FINAL PLAT

WILLIAMSON COUNTY, TEXAS

MOSES S. HORNSBY SURVEY ABSTRACT No. 292

GRAPHIC SCALE: 1" = 100'

LEGEND

	BENCHMARK
	½" IRON ROD FOUND
	IRON ROD FOUND W/CAP (AS LABELED)
"BAKER AICKLEN"	IRON ROD FOUND W/CAP LABELED "BAKER AIKLEN & ASSOC INC. CEDAR PARK, TEXAS"
	IRON PIPE FOUND
	½" IRON ROD SET OR PREVIOUSLY SET W/CAP STAMPED "LANDDEV"
	CALCULATED POINT
P.R.W.C.TX.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
L.E.	LANDSCAPE EASEMENT
TYP	TYPICAL
. . . . .	5 FOOT SIDEWALK (UNLESS OTHERWISE NOTED)

ROSENBUSCH RANCH PHASE ONE FINAL PLAT DOC. NO. 2021092314 O.P.R.W.C.TX.

VISTA RIDGE DR. (70' R.O.W.)

GRID COORDINATES: N: 10,176,905.63 E: 3,067,348.04

ACCESS EASEMENT EXHIBIT A VOL. 263, PG. 675 O.P.R.W.C.TX.

DEERPATH ST. (50' R.O.W.)

ABRUZZI STREET (50' R.O.W.)

BLOCK C

BLOCK G

GRID COORDINATES: N: 10,176,995.18 E: 3,068,168.03

WASTEWATER UTILITY EASEMENT CITY OF LEANDER, TEXAS DOCUMENT NO. 2022019441, O.P.R.W.C.TX.

WASTEWATER UTILITY EASEMENT CITY OF LEANDER, TEXAS DOCUMENT NO. 2022019442, O.P.R.W.C.TX.

VISTA RIDGE PHASE FOUR CABINET DD, SLIDE 308 P.R.W.C.TX.

VISTA RIDGE DRIVE (70' R.O.W.)

BENCHMARK 3 ELEV. = 1087.26 SQUARE W/ CONCRETE

GHOST RIDER CT. (50' R.O.W.)

HOA AMENITY LOT

HOA LANDSCAPE LOT

HOA PARKLAND / DRAINAGE EASEMENT LOT

BUFFER ZONE

5' SIDEWALKS INTERNAL TO SUBDIVISION (TYP)

TUMBLEWEED HILL CV. (50' R.O.W.)

PRAIRIE LAKE LN. (50' R.O.W.)

NICKLE CREEK CV. (50' R.O.W.)

PROMISE LAND CT. (50' R.O.W.)

MAGNOLIA HILL DRIVE (50' R.O.W.)

131.21 ACRES ROSENBUSCH LEANDER, LP SPECIAL WARRANTY DEED DOCUMENT NO. 2020080215 O.P.R.W.C.TX.

ACCESS EASEMENT DOCUMENT NO. 2021177973, O.P.R.W.C.TX.

LAKELINE BLVD. (90' R.O.W.)

CITY OF LEANDER CITY LIMITS

CITY OF LEANDER 3-1/2 MILE AND VOLUNTARY ETJ

BENCHMARK 66 ELEV. = 1092.33 X IN CONCRETE

REMAINDER OF MAX ROSENBUSCH ANNIE ROSENBUSCH CALLED 143 ACRES (FIRST TRACT) VOL. 295, Pg. 521 O.P.R.W.C.T.

GRID COORDINATES: N: 10,175,769.67 E: 3,066,756.94

THE CITY OF LEANDER, TX 4.431 ACRES DOC. NO. 2012000859 O.P.R.W.C.TX.

10' P.U.E., L.E., P.A.E., & SIDEWALK EASEMENT

10' SIDEWALK ALONG LAKELINE BLVD. FRONTAGE

"BAKER AICKLEN"

POINT OF BEGINNING GRID COORDINATES: N: 10,175,495.28 E: 3,067,074.17

S 68°15'28" W 1361.65' (S 68°15'28" W 1361.41')

ROBYN SUMMERLIN etal & GARY SPRING etal 30.05 ACRES DOC. No. 2017089226 as described in Vol. 952 Pg. 333 O.P.R.W.C.TX.

GRID COORDINATES: N: 10,176,081.58 E: 3,066,547.87

S 68°33'04" W 224.75'

N 68°33'04" E 1203.91'

"GEOMATICS 5516"

FALCON OAKS SECTION FOUR CABINET F, SLIDE 351 P.R.W.C.TX.

S 21°57'39" E 693.94'

S 21°26'56" E 172.19'

N 23°16'53" E 166.80'

N 68°16'58" E 277.73'

N 67°57'08" E 250.48'

DETAIL A SCALE: 1" = 10'

DETAIL B SCALE: 1" = 30'

THE CITY OF LEANDER, TX 2.815 ACRES DOC. No. 2013082261 O.P.R.W.C.TX.

LINDA HEIERMAN TRUST 62.062 ACRES VOL. 2317 PG. 117 O.P.R.W.C.TX. VOL. 11937 PG. 556 O.P.R.T.C.TX.

SHEET 2 OF 4

HRGreen. DEVELOPMENT TX

5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TX 78735 512.872.6696 HRGREEN.COM

TBPE NO: 16384 TBPLS NO: 10194101

Doc # 2022125044

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	955.00' (955.00')	789.39' (789.39')	47°21'36" (47°21'37")	N 30°41'15" W (S 30°41'35" E)	767.11' (767.11')
C2	245.00'	171.96'	40°12'51"	N 00°36'05" E	168.45'
C3	365.00'	136.19'	21°46'09"	N 09°46'56" E	134.38'
C4	345.00'	81.95'	13°36'33"	N 05°40'38" E	81.75'
C5	590.19'	95.14'	9°14'12"	S 84°33'01" E	95.04'
C6	25.00'	39.97'	91°36'27"	S 33°19'29" E	35.86'
C7	25.00'	40.37'	92°31'21"	N 58°24'17" E	36.12'
C8	852.00'	291.81'	19°37'28"	S 85°09'05" E	290.39'
C9	25.00'	23.51'	53°53'00"	N 68°01'18" W	22.65'
C10	955.00'	26.93'	1°36'57"	S 53°33'35" E	26.93'
C11	955.00'	25.00'	1°30'00"	N 52°00'07" W	25.00'
C12	955.00'	219.88'	13°11'23"	N 44°36'25" W	219.36'
C13	945.00'	214.45'	13°00'08"	N 44°44'42" W	213.99'
C14	60.00'	25.28'	24°08'19"	S 56°35'26" E	25.09'
C15	945.00'	26.55'	1°36'35"	N 53°34'05" W	26.55'
C16	25.00'	23.26'	53°18'20"	S 82°28'32" E	22.43'
C17	25.00'	23.18'	53°08'08"	S 78°06'54" W	22.36'
C18	25.00'	16.71'	38°16'07"	S 06°40'19" E	16.40'
C19	25.00'	17.19'	39°23'13"	S 31°50'13" W	16.85'
C20	325.00'	48.66'	8°34'40"	S 08°11'22" W	48.61'
C21	275.00'	51.75'	10°46'55"	N 07°06'14" E	51.67'
C22	15.00'	22.98'	87°47'45"	N 42°12'05" W	20.80'
C23	625.00'	93.57'	8°34'40"	N 81°48'36" W	93.48'
C24	15.00'	15.12'	57°45'54"	S 73°35'30" W	14.49'
C25	60.00'	309.49'	295°32'17"	N 12°28'42" E	64.00'
C26	15.00'	15.12'	57°46'09"	S 48°38'14" E	14.49'
C27	575.00'	86.08'	8°34'39"	N 81°48'36" W	86.00'
C28	15.00'	23.56'	90°00'00"	N 48°54'02" E	21.21'
C29	175.00'	51.29'	16°47'28"	S 12°17'46" W	51.10'
C30	225.00'	65.94'	16°47'28"	N 12°17'46" E	65.70'
C31	225.00'	186.43'	42°32'53"	S 00°29'56" E	182.66'
C32	175.00'	128.45'	42°02'53"	N 00°29'56" W	125.52'
C33	15.00'	23.55'	89°56'23"	N 23°17'44" E	21.21'
C34	15.00'	15.12'	57°46'09"	N 82°50'00" W	14.49'
C35	60.00'	306.51'	291°44'14"	S 19°49'03" E	67.33'
C36	15.00'	15.12'	57°46'09"	S 39°23'52" W	14.49'
C37	15.00'	23.57'	90°01'46"	S 66°42'13" E	21.22'
C38	15.00'	23.55'	89°58'18"	S 23°17'47" W	21.21'
C39	15.00'	23.57'	90°01'42"	N 66°42'13" W	21.22'
C40	15.00'	22.56'	86°10'39"	N 68°37'45" W	20.49'
C41	60.00'	278.74'	266°10'39"	S 21°22'15" W	87.64'
C42	15.00'	23.56'	90°00'00"	S 23°16'56" W	21.21'
C43	15.00'	22.56'	86°10'39"	S 64°48'23" E	20.49'
C44	60.00'	278.74'	266°10'38"	S 25°11'36" W	87.64'
C45	15.00'	23.56'	90°00'00"	N 66°43'04" W	21.21'
C46	15.00'	13.62'	52°01'13"	N 65°42'26" W	13.16'
C47	15.00'	23.71'	90°33'26"	S 23°00'12" W	21.32'
C48	60.00'	169.62'	194°35'53"	N 23°00'13" E	99.19'
C49	15.00'	13.62'	52°01'14"	S 48°17'09" E	13.16'
C50	15.00'	23.78'	90°49'37"	S 23°08'16" W	21.37'
C51	15.00'	23.35'	89°10'24"	N 66°51'44" W	21.06'
C52	60.00'	278.76'	266°11'55"	S 24°38'47" W	87.62'
C53	15.00'	22.56'	86°10'39"	S 65°21'51" E	20.49'
C54	60.00'	47.36'	45°13'36"	S 65°50'23" E	46.14'
C55	60.00'	67.29'	64°15'27"	S 31°05'51" E	63.82'
C56	60.00'	36.00'	34°22'24"	S 18°13'04" W	35.46'
C57	60.00'	20.16'	19°15'18"	S 45°01'56" W	20.07'
C58	60.00'	22.19'	20°11'24"	S 65°15'17" W	22.06'
C59	60.00'	13.61'	12°59'58"	S 82°20'56" W	13.58'
C60	60.00'	35.09'	33°30'36"	N 74°23'45" W	34.59'
C61	60.00'	37.08'	35°23'12"	N 39°56'51" W	36.47'
C62	50.00'	45.93'	52°36'12"	N 47°58'36" W	44.34'
C63	50.00'	34.94'	40°02'18"	N 01°38'23" W	34.23'
C64	50.00'	35.00'	40°06'25"	N 38°25'56" E	34.29'
C65	50.00'	53.94'	61°48'58"	N 89°23'40" E	51.37'
C66	15.00'	4.99'	19°03'44"	N 69°13'43" W	4.97'
C67	15.00'	8.63'	32°57'29"	S 84°45'40" W	8.51'
C68	60.00'	9.28'	8°51'36"	N 26°08'53" W	9.27'
C69	60.00'	48.01'	45°50'42"	N 53°30'02" W	46.74'
C70	60.00'	36.98'	35°17'41"	S 85°56'46" W	36.38'
C71	60.00'	15.16'	14°28'39"	S 61°02'36" W	15.12'
C72	60.00'	14.17'	13°32'02"	S 47°02'16" W	14.14'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C73	60.00'	48.50'	46°18'37"	S 17°08'56" W	47.19'
C74	60.00'	52.31'	49°56'56"	S 31°00'50" E	50.67'
C75	60.00'	54.36'	51°54'25"	S 81°56'30" E	52.52'
C76	60.00'	37.87'	36°09'46"	N 43°37'19" W	37.24'
C77	60.00'	58.56'	55°57'13"	N 89°40'49" W	56.29'
C78	60.00'	66.58'	63°34'51"	S 30°33'09" W	63.22'
C79	60.00'	45.33'	43°16'59"	S 22°52'47" E	44.26'
C80	60.00'	45.09'	43°03'29"	N 89°48'40" E	44.04'
C81	60.00'	21.24'	20°17'10"	N 64°05'31" W	21.13'
C82	60.00'	68.69'	65°36'24"	S 72°56'12" W	65.00'
C83	60.00'	44.68'	42°39'44"	S 18°50'38" W	43.65'
C84	60.00'	43.25'	41°18'10"	S 23°09'19" E	42.32'
C85	60.00'	41.62'	39°44'54"	S 63°39'50" E	40.79'
C86	60.00'	45.06'	43°02'00"	N 74°58'43" E	44.01'
C87	60.00'	44.94'	42°54'56"	N 31°58'15" E	43.90'
C88	225.00'	40.38'	10°17'00"	S 16°32'52" E	40.33'
C89	225.00'	30.98'	7°53'16"	S 07°27'43" E	30.95'
C90	225.00'	39.27'	9°59'56"	S 01°28'56" W	39.22'
C91	225.00'	50.34'	12°49'06"	S 12°53'28" W	50.23'
C92	225.00'	5.46'	1°23'29"	S 19°59'46" W	5.46'
C93	580.18'	24.13'	2°23'00"	N 79°09'28" W	24.13'
C94	345.00'	9.95'	1°39'11"	N 11°39'18" E	9.95'
C95	345.00'	50.10'	8°19'15"	N 06°40'06" E	50.06'
C96	345.00'	21.89'	3°38'07"	N 00°41'28" E	21.89'
C97	355.00'	26.09'	4°12'39"	N 00°58'41" E	26.08'
C98	355.00'	50.12'	8°05'22"	N 07°07'41" E	50.08'
C99	25.00'	13.29'	30°27'10"	N 68°46'25" E	13.13'
C100	370.00'	50.04'	7°44/53"	N 14°45'02" E	50.00'
C101	370.00'	13.35'	2°04'00"	N 19°39'30" E	13.35'
C102	230.00'	63.66'	15°51'22"	S 12°45'50" W	63.45'
C103	230.00'	97.30'	24°14'15"	S 07°16'58" E	96.57'
C104	225.00'	50.87'	12°56'08"	N 14°14'27" E	50.56'
C105	225.00'	15.27'	3°53'20"	N 05°50'42" E	15.27'
C106	575.00'	25.54'	2°32'41"	S 84°46'37" E	25.54'
C107	575.00'	50.10'	4°59'30"	S 81°03'31" E	50.08'
C108	575.00'	10.46'	1°02'27"	S 78°02'32" E	10.45'
C109	60.00'	10.00'	9°33'03"	S 24°31'41" E	9.99'
C110	60.00'	56.27'	55°38'37"	S 57°07'31" E	56.01'
C111	60.00'	41.62'	39°44'29"	N 75°10'56" E	40.79'
C112	60.00'	15.16'	14°28'39"	N 46°04'22" E	15.12'
C113	60.00'	15.16'	14°28'39"	N 33°35'43" E	15.12'
C114	60.00'	29.07'	27°45'32"	N 12°28'37" E	28.79'
C115	60.00'	33.78'	32°15'17"	N 17°31'47" W	33.33'
C116	60.00'	33.00'	31°30'46"	N 49°24'49" W	32.59'
C117	60.00'	73.43'	70°07'15"	S 79°48'11" W	68.93'
C118	625.00'	28.25'	2°35'22"	N 78°48'59" W	28.25'
C119	625.00'	50.20'	4°36'06"	N 82°24'43" W	50.18'
C120	625.00'	15.12'	1°23'11"	N 85°24'22" W	15.12'
C121	772.00'	243.64'	18°04'57"	N 77°29'40" E	242.63'
C122	580.18'	24.13'	2°23'00"	N 79°09'28" W	24.13'
C123	25.00'	9.90'	22°40'57"	N 86°40'31" W	9.83'
C124	-	-	-	-	-
C125	862.00'	44.41'	2°57'07"	S 76°48'55" E	44.40'
C126	862.00'	50.55'	3°21'37"	S 79°58'17" E	50.55'
C127	862.00'	51.33'	3°24'43"	S 83°21'26" E	51.32'
C128	862.00'	102.72'	6°49'40"	S 88°28'38" E	102.66'
C129	862.00'	48.79'	3°14'35"	N 86°29'15" E	48.79'
C130	862.00'	297.81'	19°47'41"	S 85°14'12" E	296.33'
C131	355.00'	58.98'	09°31'09"	N 15°55'56" E	58.91'
C132	370.00'	63.38'	09°48'55"	N 15°47'03" E	63.31'
C133	230.00'	160.95'	40°05'36"	S 00°36'43" W	157.68'
C134	955.00'	271.76'	16°18'20"	N 46°12'53" W	270.86'
C135	955.00'	517.61'	31°03'16"	N 22°32'05" W	511.30'
C136	200.00'	147.94'	42°22'53"	N 00°29'56" W	144.59'
C137	200.00'	58.61'	16°47'28"	N 12°17'46" E	58.40'
C138	300.00'	44.91'	8°34'40"	N 08°11'22" E	44.87'
C139	852.00'	291.81'	19°37'28"	S 85°09'05" E	290.39'
C140	852.00'	246.80'	16°35'00"	N 76°44'42" E	245.74'
C141	782.00'	226.34'	16°35'00"	N 76°44'42" E	225.55'
C142	617.00'	236.47'	16°35'00"	N 76°44'42" E	235.64'
C143	25.00'	19.74'	45°13'56"	S 72°20'50" E	19.23'
C144	25.00'	3.77'	8°38'04"	S 45°24'20" E	3.77'
C145	325.00'	1.35'	0°14'17"	S 04°01'11" W	1.35'
C146	325.00'	47.30'	8°20'22"	S 08°18'31" W	47.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°22'03" W	149.69'
L2	N 21°43'04" W	142.95'
L3	N 20°41'31" E	54.29'
L4	N 01°07'39" W	52.30'
L5	S 77°49'05" E	50.00'
L6	S 75°20'22" E	40.06'
L7	N 04°57'48" W	70.00'
L8	N 68°27'12" E	30.92'
L9	S 22°16'32" E	10.00'
L10	S 35°18'36" E	54.86'
L11	N 12°28'45" E	52.35'
L12	N 12°28'42" E	52.61'
L13	N 86°05'58" W	23.45'
L14	S 77°31'18" E	73.32'
L15	N 77°31'18" W	73.32'
L16	S 86°05'58" E	23.65'
L17	S 20°41'31" W	52.32'
L18	N 20°41'31" E	52.32'
L19	S 21°41'22" E	64.84'
L20	S 79°26'35" E	64.95'
L21	N 68°27'12" E	59.87'
L22	S 21°26'56" E	12.92'
L23	S 21°26'56" E	25.25'
L24	S 20°41'31" W	17.00'
L25	S 20°41'31" W	37.30'
L26	S 68°02'18" W	99.46'
L27	N 01°07'39" W	24.04'
L28	N 01°07'39" W	28.26'
L29	N 12°28'44" E	14.45'
L30	S 75°20'22" E	54.45'
L31	S 75°20'22" E	5.60'
L32	S 19°22'31" E	10.32'
L33	S 77°31'18" E	33.43'
L34	S 77°31'18" E	39.89'
L35	S 21°43'04" E	8.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L36	S 49°43'45" E	15.00'
L37	N 21°43'04" W	51.21'
L38	S 13°34'37" W	15.00'
L39	N 49°43'29" W	94.76'
L40	N 10°32'34" W	23.46'
L41	N 32°21'33" E	17.75'
L42	N 22°16'32" W	50.15'
L43	S 22°16'32" E	15.03'
L44	S 21°32'46" E	70.00'
L45	N 21°43'04" W	68.12'
L46	N 76°02'34" W	103.81'
L47	N 49°09'58" W	98.51'
L48	S 49°09'58" E	93.48'
L49	S 76°02'34" E	4.72'
L50	N 76°02'34" W	94.62'
L51	N 49°43'29" W	96.42'
L52	N 49°43'29" W	105.74'
L53	S 21°57'39" E	12.61'
L54	N 87°28'56" W	19.05'
L55	N 22°16'32" W	2.17'
L56	N 22°16'32" W	4.93'
L57	N 22°16'32" W	45.22'
L58	S 30°18'43" W	90.12'
L59	N 20°41'31" E	52.32'
L60	N 03°54'02" E	275.10'
L61	N 12°28'42" E	52.46'
L62	S 86°05'58" E	63.65'
L63	S 77°31'18" E	136.76'
L64	S 68°33'04" W	146.43'
L65	N 67°43'28" E	35.00'
L66	N 68°16'56" E	35.00'
L67	S 21°43'04" E	35.00'
L68	N 81°18'28" E	51.03'
L69	N 81°18'28" E	108.77'
L70	N 68°27'12" E	31.05'
L71	S 18°11'40" E	21.05'
L72	S 43°38'52" W	22.46'
L73	S 58°28'09" W	6.44'

Parcel Table		
Lot	Block	Sq. Ft.
1	L	6,796
2	L	6,810
3	L	6,094
4	L	6,117
5	L	6,091
6	L	7,274
7	L	7,171
8	L	6,178
9	L	6,118
10	L	6,118
11	L	6,167
12	L	7,456
13	L	8,089
14	L	8,009
15	L	18,716
16	L	13,267
17	L	6,264
18	L	7,257

Parcel Table		
Lot	Block	Sq. Ft.
1	M	42,691
2	M	1,545
3	M	12,175
4	M	6,000
5	M	6,000
6	M	6,000
7	M	6,000
8	M	6,000
9	M	6,000
10	M	6,000
11	M	6,000
12	M	6,000
13	M	6,000
14	M	6,000
15	M	6,000
16	M	6,000
17	M	6,000
18	M	6,000
19	M	6,000

Parcel Table		
Lot	Block	Sq. Ft.
20	M	6,000
21	M	6,000
22	M	6,000
23	M	6,000
24	M	6,000
25	M	6,000
26	M	6,000
27	M	6,000
28	M	6,000
29	M	6,000
30	M	6,000
31	M	9,696
32	M	9,576
33	M	6,032
34	M	6,013
35	M	6,027
36	M	6,147
37	M	7,218

Parcel Table		
Lot	Block	Sq. Ft.
5	G	2,700

Parcel Table		
Lot	Block	Sq. Ft.
1	I	1,393
2	I	8,066
3	I	6,124
4	I	6,431
5	I	6,703
6	I	6,653
7	I	6,447
8	I	6,417
9	I	7,579
10	I	6,508
11	I	7,956
12	I	8,121
13	I	24,911
14	I	7,203
15	I	6,000
16	I	6,000
17	I	6,000
18	I	6,000
19	I	7,980
20	I	9,144
21	I	11,673
22	I	14,720
23	I	7,068

Parcel Table		
Lot	Block	Sq. Ft.
24	I	6,909
25	I	6,000
26	I	6,000
27	I	6,000
28	I	7,161
29	I	7,154
30	I	6,000
31	I	6,000
32	I	6,000
33	I	6,000
34	I	6,000
35	I	6,000
36	I	6,000
37	I	6,000
38	I	6,000
39	I	8,398
40	I	5,978
41	I	6,022
42	I	10,833
43	I	2,232
44	I	555

Parcel Table		
Lot	Block	Sq. Ft.
1	J	3,489
2	J	7,542
3	J	6,062
4	J	6,040
5	J	6,289
6	J	9,558
7	J	8,755
8	J	7,797
9	J	9,166
10	J	11,040
11	J	6,093
12	J	7,429
13	J	7,153
14	J	6,717
15	J	7,432
16	J	7,429
17	J	6,676
18	J	6,164
19	J	6,321
20	J	225,371

Parcel Table		
Lot	Block	Sq. Ft.
1	K	6,245
2	K	6,247
3	K	6,248
4	K	6,249
5	K	7,754
6	K	7,200
7	K	6,000
8	K	6,000
9	K	6,000
10	K	6,000
11	K	6,000
12	K	8,990
13	K	8,269
14	K	6,123
15	K	6,864

ROSENBUSCH RANCH
PHASE TWO
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 3 OF 4

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

L:\Projects\1045-041 Horizon Urban\1045-Bunny\800\CADD\Final Plat - Phase 2\NCAD\1045-Rosenbusch_Surf_v3D_Final_Plat_Ph2-Model.dwg
PLOT DATE: Sep 14,2022-11:26am

Doc # 2022125044

ROSENBUSCH RANCH
PHASE TWO
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

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

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF 33.15 ACRES OF LAND OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, SAME BEING A PORTION OF THAT CERTAIN 71.02 ACRE TRACT OF LAND CONVEYED FROM ROSENBUSCH LEANDER, L.P. TO CONTINENTAL HOMES OF TEXAS, L.P. BY SPECIAL WARRANTY DEED AND RECORDED IN DOCUMENT NO. 2021005381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO ALL PLAT NOTES AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON.

THIS SUBDIVISION IS TO TO BE KNOWN AS **ROSENBUSCH RANCH PHASE TWO.**

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13 DAY OF June, 2022.

CONTINENTAL HOMES OF TEXAS, L.P., TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____
JOHN SPARROW, ASSISTANT SECRETARY

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN SPARROW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF June, 2022.

NOTARY PUBLIC - STATE OF Texas

PRINTED NAME: Rachel Baring
MY COMMISSION EXPIRES: 06-30-25

RACHEL BARING
Notary ID #131157861
My Commission Expires
June 30, 2025

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, XAVIER GARZA-ROBLEDO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

9/19/2022
DATE

XAVIER GARZA-ROBLEDO
REGISTERED PROFESSIONAL ENGINEER
NO. 135174 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
(512) 872-6696
XAVIER.GARZA@HRGREEN.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS
XAVIER GARZA-ROBLEDO
135174
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE 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 ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY STEWART TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE T-7, GF NO. 1800741.20, EFFECTIVE DATE JUNE 29, 2020 AND ISSUED JUNE 10, 2020 HAVE BEEN SHOWN OR NOTED HEREON.

9/14/2022
DATE

ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6942 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
(512) 872-6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

STATE OF TEXAS
REGISTERED
ERNESTO NAVARRETE
6942
PROFESSIONAL
LAND SURVEYOR

APPROVED THIS THE 27 DAY OF October, 2022 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

JOHN CISGROVE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10')FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5')FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F FOR WILLIAMSON CO., EFFECTIVE 12/20/2019.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH ORDINANCE NO. 20-042-00 OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN ORDINANCE NO. 20-042-00.
10. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF DEERPATH STREET, TUMBLEWEED HILL COVE, GHOST RIDER COURT, MAGNOLIA HILL DRIVE, NICKLE CREEK COVE, PROMISE LAND COURT, PRAIRIE LAKE LANE, VISTA RIDGE DRIVE, AND THE SUBDIVISION SIDE OF LAKELINE BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 2, 2020.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS. THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE PONDS ARE NOT PROPERLY MAINTAINED.

SINGLE-FAMILY & TWO FAMILY PLAT NOTES:

1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
2. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS:

BLOCK	LOTS
G	5
I	1, 13, 43, 44
J	1, 20
M	1, 2

3. THE HOA IS FILED WITH THE TEXAS OFFICE OF THE SECRETARY OF STATE AS "ROSENWOOD RESIDENTIAL COMMUNITY, INC." FILE NUMBER 803968875.
4. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
5. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
6. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

LANDSCAPE LOTS: BLOCK	LOTS
G	5
I	1, 43
J	1
M	2

7. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED.

FIELD NOTES DESCRIPTION

DESCRIPTION OF 33.15 ACRES OF LAND IN THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 71.02 ACRE TRACT DESCRIBED IN THE DEED TO CONTINENTAL HOMES OF TEXAS, L.P. OF RECORD IN DOCUMENT NO. 2021005381, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 33.15 ACRES AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod found in the east right-of-way line of Lakeline Boulevard, 80-foot right-of-way, in the north line of a certain called 30.05 acre tract described in the deed to J. E. Spring and M. I. Summerlin, trustees, of record in Volume 952, Page 333, Official Public Records, Williamson County, Texas, at the northeast corner of a certain called 2.816 acre tract described in the Donation Special Warranty Deed to the City of Leander, Texas, of record in Document No. 2013062261, Official Public Records of Williamson County, Texas, and the southeast corner of a certain called 4.431 acre tract described in the Special Warranty Deed to the City of Lesnder, Texas, of record in Document No. 2012000659, Official Public Records of Williamson County, Texas, same being the southerly southwest corner of the said 71.02 acre tract, for the southwest corner and POINT OF BEGINNING of the tract described herein;

THENCE with the east right-of-way line of said Lakeline Boulevard, with the east line of the said 4.431 acre tract, with the west line of the said 71.02 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 54° 22' 03" W, a distance of 146.89 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set at a point-of-curvature, from which a ½-inch iron rod with a plastic cap stamped "BAKER AICKLEN" found in the west right-of-way line of said Lakeline Boulevard bears, S 30° 18' 43" W, a distance of 80.12 feet, and
2. With the arc of a curve to the right, having a radius of 955.00 feet, an arc distance of 271.78 feet, and a chord which bears, N 46° 12' 53" W, a distance of 270.86 feet to a ½ inch iron rod with cap stamped "LANDDEV" set;

THENCE leaving east right-of-way line of said Lakeline Boulevard, with the west line of the said 71.02 acre tract, the following ten (10) courses and distances:

1. N 67° 57' 08" E, a distance of 260.48 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
2. N 21° 43' 04" W, a distance of 142.95 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
3. N 23° 16' 53" E, a distance of 166.80 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
4. N 66° 16' 58" E, a distance of 277.73 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
5. With the arc of a curve to the right, having a radius of 245.00 feet, an arc distance of 171.96 feet, and a chord which bears, N 00° 35' 05" E, a distance of 168.45 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
6. N 20° 41' 31" E, a distance of 54.29 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
7. With the arc of a curve to the left, having a radius of 355.00 feet, an arc distance of 135.19 feet, and a chord which bears, N 09° 46' 56" E, a distance of 134.38 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
8. N 01° 07' 39" W, a distance of 52.30 feet to a ½ inch iron rod with cap stamped "LANDDEV" set,
9. With the arc of a curve to the right, having a radius of 345.00 feet, an arc distance of 81.96 feet, and a chord which bears, N 05° 40' 36" E, a distance of 81.75 feet to a ½ inch iron rod with cap stamped "LANDDEV" set, and
10. N 12° 28' 44" E, a distance of 172.08 feet to a ½ inch iron rod with cap stamped "LANDDEV" set in the south right-of-way line of Vista Ridge Drive, a 70-foot right-of-way, as shown on the Rosenbusch Ranch Phase One subdivision plat of record in Document No. 2021092314, Official Public Records of Williamson County, Texas;

THENCE crossing the said 71.02 acre tract, with the south right-of-way line of said Vista Ridge Drive, with the north line of the tract described herein, the following six (6) courses and distances:

1. With the arc of a curve to the right, having a radius of 890.18 feet, an arc distance of 66.14 feet, and a chord which bears S 84°33'01" E, a distance of 66.04 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of compound-curvature,
2. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 39.97 feet, and a chord which bears S 33°19'29" E, a distance of 35.85 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
3. S 77°46'05" E, a distance of 50.00 feet to a non-tangent point-of-curvature,
4. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 40.37 feet, and a chord which bears N 58°24'17" E, a distance of 36.12 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
5. S 75°20'22" E, a distance of 40.06 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
6. With the arc of a curve to the left, having a radius of 892.00 feet, an arc distance of 291.81 feet, and a chord which bears S 85°09'05" E, a distance of 290.39 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve, at the southeast terminus of said Vista Ridge Drive;

THENCE N 04°57'48" W, continuing across the said 71.02 acre tract, with the east terminus of said Vista Ridge Drive, with the west line of the tract described herein, a distance of 70.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the northeast terminus of said Vista Ridge Drive, for a non-tangent point-of-curvature of the tract described herein;

THENCE continuing across the said 71.02 acre tract, with the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 23.91 feet, and a chord which bears N 68°01'16" W, a distance of 22.65 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the southwest corner of Lot 4, Block G, said Rosenbusch Ranch Phase One;

THENCE continuing across the said 71.02 acre tract, with the south line of said Lot 4 Block G, Rosenbusch Ranch Phase One, with the north line of the tract described herein, the following two (2) courses and distances:

1. With the arc of a curve to the left, having a radius of 772.00 feet, an arc distance of 243.84 feet, and a chord which bears N 77°26'40" E, a distance of 242.83 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency, and
2. N 68°27'12" E, a distance of 30.92 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the southeast corner of said Lot 4, Block G, Rosenbusch Ranch Phase One, and the south corner of Lot 18, Block F, said Rosenbusch Ranch Phase One;

THENCE leaving the south line of said Lot 4, Block G and said Lot 18, Block F, Rosenbusch Ranch Phase One, continuing across the said 71.02 acre tract, with the north line of the tract described herein, the following two (2) courses and distances:

1. S 22°16'32" E, a distance of 10.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set, and
2. N 68°27'12" E, a distance of 59.87 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point in the east line of the said 71.02 acre tract, for the northeast corner of the tract described herein;

THENCE with the east line of the said 71.02 acre tract, with the east line of the tract described herein, the following four (4) courses and distances:

1. S 21° 32' 48" E, a distance of 70.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. S 21° 57' 39" E, a distance of 693.94 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. S 35° 16' 36" E, a distance of 54.66 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and
4. S 21° 26' 58" E, a distance of 172.19 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the north line of Lot 1, Block L, of Falcon Oaks Section Four, a subdivision of record in Cabinet F, Slide 351, Plat Records, Williamson County, Texas, for the southeast corner of the said 71.02 acre tract, from which a ½-inch iron rod stamped "Geomatics 5516" found at the southeast corner of a certain called 131.21 acre described in the deed to Rosenbusch Leander LP of record in Document No. 2020082215, Official Public Records of Williamson County, Texas, bears N 68° 33' 04" E, a distance of 1,203.92 feet;

THENCE S 68° 33' 04" W, the north line of said Lot 1, Block L, and the south line of the said 71.02 acre tract, with the south line of the tract described herein, a distance of 224.75 feet to a ½-inch iron pipe found at the northwest corner of said Lot 1, Block L, of Falcon Oaks Section Four and the northeast corner of the said 30.05 acre tract;

THENCE S 68°15'28" W, with the north line of the said 30.05 acre tract and the south line of the said 71.02 acre tract, a distance of 1361.65 feet to the POINT OF BEGINNING and containing 33.15 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, Central Zone (4203) NAD83, Grid.

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

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 DAY OF November, 2022, AD, AT 3:45 O'CLOCK, P. M, AND DULY RECORDED THIS THE DAY OF November, 2022, AD, AT 4:00 O'CLOCK P. M, IN THE PLAT RECORDS OF SAID COUNTY IN ~~CABINET~~ SLIDE ~~NO.~~ INSTRUMENT NO. 2022125044.

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

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PLAT PREPARATION DATE: OCTOBER, 2020
APPLICATION SUBMITTAL DATE: NOVEMBER 03, 2020

SHEET 4 OF 4

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

L:\Projects\1348-DR Horton Signor\1348-Survey\6927-CAD\Final Plat - Phase 2\ACAD-1348-Rosenbusch_SurV_USD_Final_Plat_PH2-Model.dwg
Plotted: Jul 27, 2022 - 12:12pm