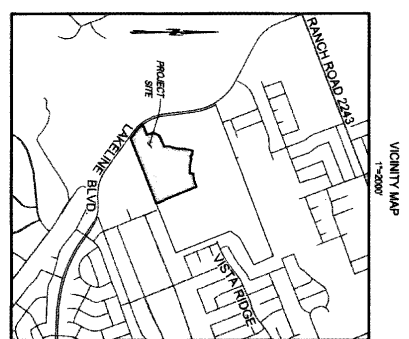


# ROSENBUSCH RANCH PHASE TWO FINAL PLAT

WILLIAMSON COUNTY, TEXAS



AREA: 23.15 ACRES  
 PATENT SURVEY: MOSES S. HORNBSY  
 SURVEY ABSTRACT NO. 292

TOTAL NUMBER OF LOTS: 6  
 TOTAL NUMBER OF ACRES: 136  
 COMMERCIAL: 0  
 SINGLE FAMILY/RESIDENTIAL: 126  
 HOA LANDSCAPE LOT: 5  
 HOA DRAINAGE EASEMENT LOT: 2  
 HOA PARGLAND / DRAINAGE EASEMENT LOT: 1  
 HOA P.A.E. & P.U.E. LOT: 1

LINEAR FEET OF NEW STREETS:

DEERPATH STREET	1,026'
GHOST RIDER COURT	297'
TUMBLEWEED HILL COVE	323'
MAGNOLIA HILL DRIVE	1,463'
MICHEL GREEN COVE	229'
ROSE LAKEN DRIVE	286'
PROSE LAKEN COURT	382'
VISTA RIDGE DRIVE	327'
<b>TOTAL</b>	<b>4,194'</b>

SHEET INDEX	SHEET 1 - COVER SHEET
	SHEET 2 - SUBDIVISION
	SHEET 3 - TABLES
	SHEET 4 - NOTES

SUBMITTAL DATE: NOVEMBER 03, 2020

DEVELOPER: D.A. HORTON, INC.  
 RYAN GRAY  
 10700 PECAN PARK BOULEVARD, STE. 400  
 AUSTIN, TX 78750  
 512-533-1488

ENGINEER: HR GREEN DEVELOPMENT TX, LLC  
 5508 HWY 290 WEST, STE. 150  
 AUSTIN, TEXAS 78735  
 512-872-8688  
 ERNESTO.NAVARRETE@HRCGREEN.COM  
 TBR'S FIRM REGISTRATION NO. 10194101

OWNERS: CONTINENTAL HOMES OF TEXAS, L.P.  
 10700 PECAN PARK BOULEVARD, STE. 400  
 AUSTIN, TX 78750  
 512-533-1488

BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203) NAD 83 COORDINATES SHOWN  
 HEREON ARE GRID VALUES, DISTANCES SHOWN HEREON HAVE BEEN SCALED TO SURFACE VALUES BY  
 DIVIDING THE GRID VALUES BY A COMBINED SCALE FACTOR OF 0.999989

BENCHMARK LIST: NAVD88 (GEOID128)

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 7' 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: 3,089,759  
 ELEVATION: 1067.20'

BM 88: X CUT IN CONCRETE CURB ON THE EAST SIDE OF THE NORTHBOUND LANE OF LAKELINE BLVD, A 6'  
 RIGHT-OF-WAY, A 7' RIGHT-OF-WAY, AS SHOWN ON THE SOUTH PLAT OF RECORD IN CABINET DD, SLIDE  
 308, P.R.W.C.TX. THE SOUTH PLAT OF RECORD OF WILLIAMSON COUNTY, TEXAS  
 APPROXIMATELY 346 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK H, AS SHOWN  
 HEREON.

NORTHING: 10,177,737  
 EASTING: 3,088,985  
 ELEVATION: 1082.33'

SHEET 1 OF 4

**HRGreen.**  
 DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
 SUITE 150  
 AUSTIN, TX 78735  
 TEL: 512-872-8688  
 HRCGREEN.COM

TBR'S NO.: 16394  
 TBR'S NO.: 10194101



LINE	BEARING	DISTANCE
L1	N 54°22'00"E	144.69
L2	N 21°43'04"W	144.89
L3	N 21°43'04"W	144.89
L4	N 01°07'28"W	52.30
L5	S 71°46'05"E	50.00
L6	S 75°20'22"E	44.95
L7	N 04°57'48"W	70.00
L8	N 20°27'12"E	30.92
L9	S 21°32'40"E	10.00
L10	S 51°18'36"E	54.35
L11	N 20°28'42"E	52.61
L12	N 88°00'58"W	44.01
L13	N 88°00'58"W	44.01
L14	S 77°31'18"E	73.32
L15	N 73°11'18"W	73.32
L16	N 73°11'18"W	73.32
L17	S 20°27'12"E	23.65
L18	N 04°13'15"E	52.32
L19	S 21°41'22"E	64.84
L20	S 75°20'22"E	64.89
L21	N 88°00'58"W	64.89
L22	S 21°32'40"E	25.25
L23	S 21°32'40"E	25.25
L24	S 21°41'22"E	17.00
L25	N 03°54'02"E	37.30
L26	S 88°00'18"W	89.48
L27	N 01°07'28"W	24.04
L28	N 01°07'28"W	28.28
L29	N 12°28'44"E	14.45
L30	S 75°20'22"E	35.00
L31	S 75°20'22"E	5.80
L32	S 18°22'21"E	10.32
L33	S 21°31'18"E	38.89
L34	S 21°41'22"E	38.89
L35	S 21°41'22"E	8.95

LINE	BEARING	DISTANCE
L36	S 49°43'45"E	15.00
L37	N 21°43'04"W	51.21
L38	S 13°34'37"E	15.00
L39	N 49°43'28"W	24.78
L40	N 10°32'34"W	23.46
L41	N 30°21'53"E	17.75
L42	N 22°16'32"W	50.15
L43	S 22°16'32"E	15.00
L44	S 21°32'40"E	70.00
L45	N 21°43'04"W	63.12
L46	N 70°20'24"W	103.81
L47	N 49°09'58"W	98.51
L48	S 49°09'58"E	93.48
L49	S 78°02'34"E	4.72
L50	N 70°20'24"W	94.62
L51	N 49°43'28"W	96.42
L52	N 49°43'28"W	105.74
L53	N 21°43'04"E	12.61
L54	N 87°28'58"W	19.05
L55	N 22°16'32"W	2.17
L56	N 88°00'58"W	4.93
L57	N 22°16'32"W	4.92
L58	S 30°18'43"W	90.12
L59	N 20°41'51"E	52.32
L60	N 03°54'02"E	27.61
L61	N 12°28'42"E	52.48
L62	S 88°00'18"W	63.65
L63	S 77°31'18"E	15.76
L64	S 88°00'18"W	148.43
L65	N 87°43'28"E	35.00
L66	N 88°16'36"E	35.00
L67	N 81°18'28"E	51.03
L68	N 81°18'28"E	108.77
L69	N 81°18'28"E	108.77
L70	S 18°11'40"E	21.05
L71	S 18°11'40"E	21.05
L72	S 43°38'52"E	22.48
L73	S 88°28'09"W	6.44

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	L	6,798	1	M	42,881	20	M	6,800	1	K	6,246
2	L	6,810	2	M	1,945	21	M	6,800	2	K	6,547
3	L	6,804	3	M	16,175	22	M	6,800	3	K	6,246
4	L	6,117	4	M	6,800	23	M	6,800	4	K	6,246
5	L	6,091	5	M	6,000	24	M	6,800	5	K	6,246
6	L	7,274	6	M	6,000	25	M	6,800	6	K	6,246
7	L	7,171	7	M	6,000	26	M	6,800	7	K	6,246
8	L	6,178	8	M	6,000	27	M	6,800	8	K	6,246
9	L	6,118	9	M	6,000	28	M	6,800	9	K	6,246
10	L	6,118	10	M	6,000	29	M	6,800	10	K	6,246
11	L	6,187	11	M	6,000	30	M	6,800	11	K	6,246
12	L	7,458	12	M	6,000	31	M	6,800	12	K	6,246
13	L	6,889	13	M	6,000	32	M	6,800	13	K	6,246
14	L	6,898	14	M	6,000	33	M	6,800	14	K	6,246
15	L	18,718	15	M	6,000	34	M	6,800	15	K	6,246
16	L	13,827	16	M	6,000	35	M	6,800	16	K	6,246
17	L	6,294	17	M	6,000	36	M	6,800	17	K	6,246
18	L	7,237	18	M	6,000	37	M	6,800	18	K	6,246

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
19	J	558	19	J	2,232	20	J	228,371	19	J	558

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	L	6,800	1	L	6,800	1	L	6,800	1	L	6,800
2	L	6,800	2	L	6,800	2	L	6,800	2	L	6,800
3	L	6,800	3	L	6,800	3	L	6,800	3	L	6,800
4	L	6,800	4	L	6,800	4	L	6,800	4	L	6,800
5	L	6,800	5	L	6,800	5	L	6,800	5	L	6,800
6	L	6,800	6	L	6,800	6	L	6,800	6	L	6,800
7	L	6,800	7	L	6,800	7	L	6,800	7	L	6,800
8	L	6,800	8	L	6,800	8	L	6,800	8	L	6,800
9	L	6,800	9	L	6,800	9	L	6,800	9	L	6,800
10	L	6,800	10	L	6,800	10	L	6,800	10	L	6,800
11	L	6,800	11	L	6,800	11	L	6,800	11	L	6,800
12	L	6,800	12	L	6,800	12	L	6,800	12	L	6,800
13	L	6,800	13	L	6,800	13	L	6,800	13	L	6,800
14	L	6,800	14	L	6,800	14	L	6,800	14	L	6,800
15	L	6,800	15	L	6,800	15	L	6,800	15	L	6,800
16	L	6,800	16	L	6,800	16	L	6,800	16	L	6,800
17	L	6,800	17	L	6,800	17	L	6,800	17	L	6,800
18	L	6,800	18	L	6,800	18	L	6,800	18	L	6,800

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	L	6,800	1	L	6,800	1	L	6,800	1	L	6,800
2	L	6,800	2	L	6,800	2	L	6,800	2	L	6,800
3	L	6,800	3	L	6,800	3	L	6,800	3	L	6,800
4	L	6,800	4	L	6,800	4	L	6,800	4	L	6,800
5	L	6,800	5	L	6,800	5	L	6,800	5	L	6,800
6	L	6,800	6	L	6,800	6	L	6,800	6	L	6,800
7	L	6,800	7	L	6,800	7	L	6,800	7	L	6,800
8	L	6,800	8	L	6,800	8	L	6,800	8	L	6,800
9	L	6,800	9	L	6,800	9	L	6,800	9	L	6,800
10	L	6,800	10	L	6,800	10	L	6,800	10	L	6,800
11	L	6,800	11	L	6,800	11	L	6,800	11	L	6,800
12	L	6,800	12	L	6,800	12	L	6,800	12	L	6,800
13	L	6,800	13	L	6,800	13	L	6,800	13	L	6,800
14	L	6,800	14	L	6,800	14	L	6,800	14	L	6,800
15	L	6,800	15	L	6,800	15	L	6,800	15	L	6,800
16	L	6,800	16	L	6,800	16	L	6,800	16	L	6,800
17	L	6,800	17	L	6,800	17	L	6,800	17	L	6,800
18	L	6,800	18	L	6,800	18	L	6,800	18	L	6,800

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	L	6,800	1	L	6,800	1	L	6,800	1	L	6,800
2	L	6,800	2	L	6,800	2	L	6,800	2	L	6,800
3	L	6,800	3	L	6,800	3	L	6,800	3	L	6,800
4	L	6,800	4	L	6,800	4	L	6,800	4	L	6,800
5	L	6,800	5	L	6,800	5	L	6,800	5	L	6,800
6	L	6,800	6	L	6,800	6	L	6,800	6	L	6,800
7	L	6,800	7	L	6,800	7	L	6,800	7	L	6,800
8	L	6,800	8	L	6,800	8	L	6,800	8	L	6,800
9	L	6,800	9	L	6,800	9	L	6,800	9	L	6,800
10	L	6,800	10	L	6,800	10	L	6,800	10	L	6,800
11	L	6,800	11	L	6,800	11	L	6,800	11	L	6,800
12	L	6,800	12	L	6,800	12	L	6,800	12	L	6,800
13	L	6,800	13	L	6,800	13	L	6,800	13	L	6,800
14	L	6,800	14	L	6,800	14	L	6,800	14	L	6,800
15	L	6,800	15	L	6,800	15	L	6,800	15	L	6,800
16	L	6,800	16	L	6,800	16	L	6,800	16	L	6,800
17	L	6,800	17	L	6,800	17	L	6,800	17	L	6,800
18	L	6,800	18	L	6,800	18	L	6,800	18	L	6,800

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	L	6,800	1	L	6,800	1	L	6,800	1	L	6,800
2	L	6,800	2	L	6,800	2	L	6,800	2	L	6,800
3	L	6,800	3	L	6,800	3	L	6,800	3	L	6,800
4	L	6,800	4	L	6,800	4	L	6,800	4	L	6,800
5	L	6,800	5	L	6,800	5	L	6,800	5	L	6,800
6	L	6,800	6	L	6,800	6	L	6,800	6	L	6,800
7	L	6,800	7	L	6,800	7	L	6,800	7	L	6,800
8	L	6,800	8	L	6,800	8	L	6,800	8	L	6,800
9	L	6,800	9	L	6,800	9	L	6,800	9	L	6,800
10	L	6,800	10	L	6,800	10	L	6,800	10	L	6,800
11	L	6,800	11	L	6,800	11	L	6,800	11	L	6,800
12	L	6,800	12	L	6,800	12	L	6,800	12	L	6,800
13	L	6,800	13	L	6,800	13	L	6,800	13	L	6,800
14	L	6,800	14	L	6,800	14	L	6,800	14	L	6,800
15	L	6,800	15	L	6,800	15	L	6,800	15	L	6,800
16	L	6,800	16	L	6,800	16	L	6,800	16	L	6,800
17	L	6,800	17	L	6,800	17	L	6,800	17	L	6,800
18	L	6,800	18	L	6,800	18	L	6,8			

