



GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
512-556-6885 FAX 512-556-6261 jerry@texasps.com
TBPLS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

HIGH CREEK RANCH, PHASE TWO
A SUBDIVISION IN CORYELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CORYELL

KNOW ALL MEN BY THESE PRESENTS, that NEW RC PROPERTIES, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 11601 WEST HIGHWAY 290, SUITE A101, BOX 352, AUSTIN, TEXAS 78737, being the owners of this 718.20 acre tract, being part of the W. J. Wells Survey, Abstract No. 1069, in Coryell County, Texas, and being a called 1019.830 acre tract, of record in a deed to NEW RC PROPERTIES, LLC, recorded in Inst. No. 330336, Deed Records of Coryell County, Texas, which is more fully described in the dedication as shown by the plat hereof, to be known as HIGH CREEK RANCH, PHASE TWO, as a subdivision in Coryell County, Texas, in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF, THE SAID _____ has caused these presents to be executed by its _____, hereunto duly authorized, this the _____ day of _____, 20____.

Attest _____
(Name, Title) (Name, Title)

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument as _____ of _____ and acknowledged to me that he/she, executed the same in such capacity as the act and deed of said corporation for the purposes and consideration therein stated.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

WATER SUPPLY CERTIFICATE

I, _____, am a licensed _____, licensed to practice in the State of Texas, and do hereby certify that adequate ground water is present and available to provide water to each lot in this subdivision.

Name of Engineer or Geoscientist

CERTIFICATE OF COUNTY DESIGNATED REPRESENTATIVE ON OSSF'S

I, _____, Coryell County Designated Representative on OSSF'S, have reviewed the Site Evaluation Letter submitted with the plat, and hereby approve the sewage disposal plan setout herein.

Designated Representative

STATE OF TEXAS
COUNTY OF CORYELL

SWORN TO AND SUBSCRIBED before me by _____ on this the _____ day of _____, 20____.

Notary Public, State of Texas

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGL RP.LS. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE OF DELINEATING LAND BOUNDARIES. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS GRAPHIC WORK. ALL RIGHTS, COPYRIGHT RESERVED BY MIKE W. KRIEGL RP.LS

Surveyed August 2020
Field Crew= EB, IT & HG
Drawn By= DMF

SURVEYORS FIELD NOTES FOR SECTION ONE

BEING 718.20-Acres, more or less, being part of the W. J. WELLS SURVEY, ABSTRACT NO. 1069, in Coryell County, Texas and being a portion of that certain called 1019.830 acre tract of land described in a deed to NEW RC PROPERTIES, LLC, recorded in Inst. No. 330336, Deed Records of Coryell County, Texas. Said 718.20 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with "GOODSONS 4330" cap found, in the east line of said 1019.830 acre tract, same being the west line of that certain tract, recorded in a deed to KATHY J. VAN FLEET, in Inst. No. 309231, Deed Records of Coryell County, Texas, being the southeast corner of HIGH CREEK RANCH, PHASE ONE, SECTION ONE, a subdivision in Coryell County, Texas, according to the plat of record in Slide BBB, Plat Records of Coryell County, Texas, for the northeast corner of this tract, from which a Mag nail found, in the approximate center of HARMON ROAD, being the northeast corner of said 1019.830 acre tract, bears: N 16° 49' 57" E, 1028.95 feet.

THENCE S 16° 49' 57" W, 1661.20 feet, with the east line of said 1019.830 acre tract (deed S 16° 48' 57" W, 2690.14 feet) same being the west line of said VAN FLEET tract, to a 1/2" rebar with "GOODSONS 4330" cap set, being the southwest corner of said VAN FLEET tract, same being an interior corner of said 1019.830 acre tract, for an interior corner of this tract

THENCE with the northeast line of said 1019.830 acre tract, (deed S 61° 51' 30" E, 390.58 feet, S 77° 48' 43" E, 296.58 feet and S 73° 25' 45" E, 118.11 feet) same being the south line of said VAN FLEET tract, for the following THREE (3), courses and distances:

- 1). S 61° 51' 30" E, 390.58 feet, to a 1/2" rebar with "GOODSONS 4330" cap set;
2). S 77° 48' 43" E, 296.68 feet, to a 1/2" rebar with "GOODSONS 4330" cap set; and
3). S 73° 25' 45" E, 118.11 feet, to a 1/2" rebar with "GOODSONS 4330" cap set, being an exterior corner of said 1019.830 acre tract, and being the northwest corner of that certain called 28.341 acre tract, recorded in a deed to SHAWN MICHAEL McCUMBER, in Inst. No. 295998, Deed Records of Coryell County, Texas, being an exterior corner of said 1019.830 acre tract, for an exterior corner of this tract.

THENCE S 20° 38' 30" W, 593.61 feet, with the east line of said 1019.830 acre tract (deed S 20° 38' 30" W, 593.61 feet) same being the west line of said 28.341 acre tract, to a 3/8" rebar found, being a corner of said 1019.830 acre tract, being the southwest corner of said 28.341 acre tract, and being the northwest corner of that certain called 15.000 acre tract, recorded in a deed to VERNALD D. BRANSTAD, in Inst. No. 114067, Deed Records of Coryell County, Texas, for a corner of this tract.

THENCE with the east line of said 1019.830 acre tract (deed S 20° 36' 30" W, 1120.90 feet, S 07° 40' 55" E, 554.25 feet, S 07° 48' 17" E, 1311.01 feet, S 07° 50' 09" E, 1761.74 feet, S 11° 26' 40" E, 148.83 feet and S 02° 28' 42" E, 119.56 feet) for the following SIX (6), courses and distances:

- 1). S 20° 36' 30" W, 1120.90 feet, with the west line of said 15.000 acre tract, to a 1/2" rebar with "GOODSONS 4330" cap set;
2). S 07° 48' 17" E, 1311.01 feet, continuing with the west line of said 15.000 acre tract, and with the west line of that certain called 127.031 acre tract, described in a deed to CHARLES L. SANDERS, recorded in Inst. No. 143697, Deed Records of Coryell County, Texas, to a 1/2" rebar with "GOODSONS 4330" cap set;
3). S 07° 50' 09" E, 1761.74 feet, with the west line of said 127.031 acre tract, to a 1/2" rebar with "GOODSONS 4330" cap set;
4). S 11° 26' 40" E, 148.83 feet, continuing with the west line of said 127.031 acre tract, to a 1/2" rebar with "GOODSONS 4330" cap set;
5). S 02° 28' 29" E, 119.57 feet, to a 1/2" rebar with "GOODSONS 4330" cap set, being the southwest corner of said 127.031 acre tract, same being the most northerly northwest corner of that certain called 773.321 acre tract, described in a deed to BRYAN L. BONNET, recorded in Inst. No. 309646, Deed Records of Coryell County, Texas; and
6). S 16° 29' 33" W, 1313.74 feet, to a 1/2" rebar with "GOODSONS 4330" cap set, being the southeast corner of said 1019.830 acre tract, same being an interior corner of said 773.321 acre tract, for the southeast corner of this tract.

THENCE N 71° 55' 34" W, 2806.28 feet, with the south line of said 1019.830 acre tract (deed N 71° 55' 34" W, 3912.49 feet) same being the north line of said 773.321 acre tract, to a 1/2" rebar with "GOODSONS 4330" cap found, being the southeast corner of HIGH CREEK RANCH, PHASE ONE, SECTION TWO, a subdivision in Coryell County, Texas, according to the plat of record in Slide BBB, Plat Records of Coryell County, Texas, for the southwest corner of this tract, from which a 3/8" rebar found, bears: N 71° 55' 34" W, 1108.21 feet.

CERTIFICATE OF ROAD MAINTENANCE

In approving this plat by the Commissioners Court of Coryell County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Sub-divider and/or subsequent owners of the property. The construction, repair, and maintenance of these roads and any associated drainage improvements will be the sole responsibility of the Sub-divider and/or subsequent owners of the subdivision and will not be the responsibility of Coryell County.

Sub-divider or representative _____ Date _____

THENCE over and across said 1019.830 acre tract, with the east and north lines of said SECTION TWO, for the following SEVEN (7), courses and distances:

- 1). N 06° 26' 44" W, 638.82 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
2). N 85° 24' 27" E, 154.69 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
3). N 07° 20' 09" W, 341.33 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
4). N 19° 54' 35" W, 659.06 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
5). S 79° 40' 13" W, 522.61 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
6). N 17° 06' 41" W, 239.00 feet, to a 1/2" rebar with "GOODSONS 4330" cap found; and
7). S 78° 39' 34" W, 1116.32 feet, to a 1/2" rebar with "GOODSONS 4330" cap found, in the east line of T ABLE ROCK ROAD, same being the west line of said 1019.830 acre tract, being the northwest corner of said SECTION TWO, for the most westerly southwest corner of this tract.

THENCE N 33° 44' 52" W, 750.51 feet, with the west line of said 1019.830 acre tract (deed N 33° 44' 52" W, 1994.63 feet) same being the east line of said TABLE ROCK ROAD, to a 1/2" rebar with "GOODSONS 4330" cap set, being an exterior corner of said 1019.830 acre tract, and being the most southerly corner of that certain called 207.0 acre tract, described as Parcel No. 150627, in the Coryell County Texas Tax Appraisal District property ownership maps, for an exterior corner of this tract.

THENCE with the west line of said 1019.830 acre tract (deed N 17° 29' 12" E, 2774.62 feet, S 72° 47' 35" E, 1255.98 feet and N 16° 46' 58" E, 1217.35 feet) same being the east line of said 207.0 acre tract, for the following THREE (3), courses and distances:

- 1). N 17° 29' 12" E, 2774.62 feet, to a 1/2" rebar with "GOODSONS 4330" cap set;
2). S 72° 47' 35" E, 1255.98 feet, to a 1/2" rebar with "GOODSONS 4330" cap set; and
3). N 16° 46' 58" E, 1217.35 feet, to a 1/2" rebar with "GOODSONS 4330" cap set, being an interior corner of said 1019.830 acre tract, same being the northeast corner of said 207.0 acre tract, for an interior corner of this tract.

THENCE with the southwest line of said 1019.830 acre tract (deed N 74° 35' 54" W, 1401.29 feet and N 73° 14' 03" W, 1946.28 feet) same being the north line of said 207.0 acre tract, for the following TWO (2), courses and distances:

- 1). N 74° 35' 54" W, 1401.29 feet, to a 1/2" rebar with "GOODSONS 4330" cap set; and
2). N 73° 14' 03" W, 617.22 feet, to a 1/2" rebar with "GOODSONS 4330" cap found, being the southeast corner of RANCH 32 of said HIGH CREEK RANCH, PHASE ONE, for an exterior corner of this tract.

THENCE over and across said 1019.830 acre tract, with the east and south lines of said HIGH CREEK RANCH, PHASE ONE, for the following FOURTEEN (14), courses and distances:

- 1). N 16° 45' 57" E, 576.95 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
2). N 72° 54' 22" W, 137.71 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
3). N 16° 45' 57" E, 187.08 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
4). N 05° 26' 44" W, 503.40 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
5). N 23° 36' 33" E, 296.79 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
6). S 84° 52' 21" E, 271.92 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
7). S 83° 07' 48" E, 1159.72 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
8). S 76° 17' 04" E, 851.49 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
9). S 73° 42' 51" E, 423.97 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
10). S 86° 32' 53" E, 497.43 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
11). N 37° 57' 35" E, 252.43 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
12). N 57° 43' 09" E, 357.95 feet, to a 1/2" rebar with "GOODSONS 4330" cap found;
13). N 13° 23' 06" E, 31.90 feet, to a 1/2" rebar with "GOODSONS 4330" cap found; and
14). S 79° 21' 01" E, 906.77 feet, to the POINT OF BEGINNING and CONTAINING 718.20 ACRES.

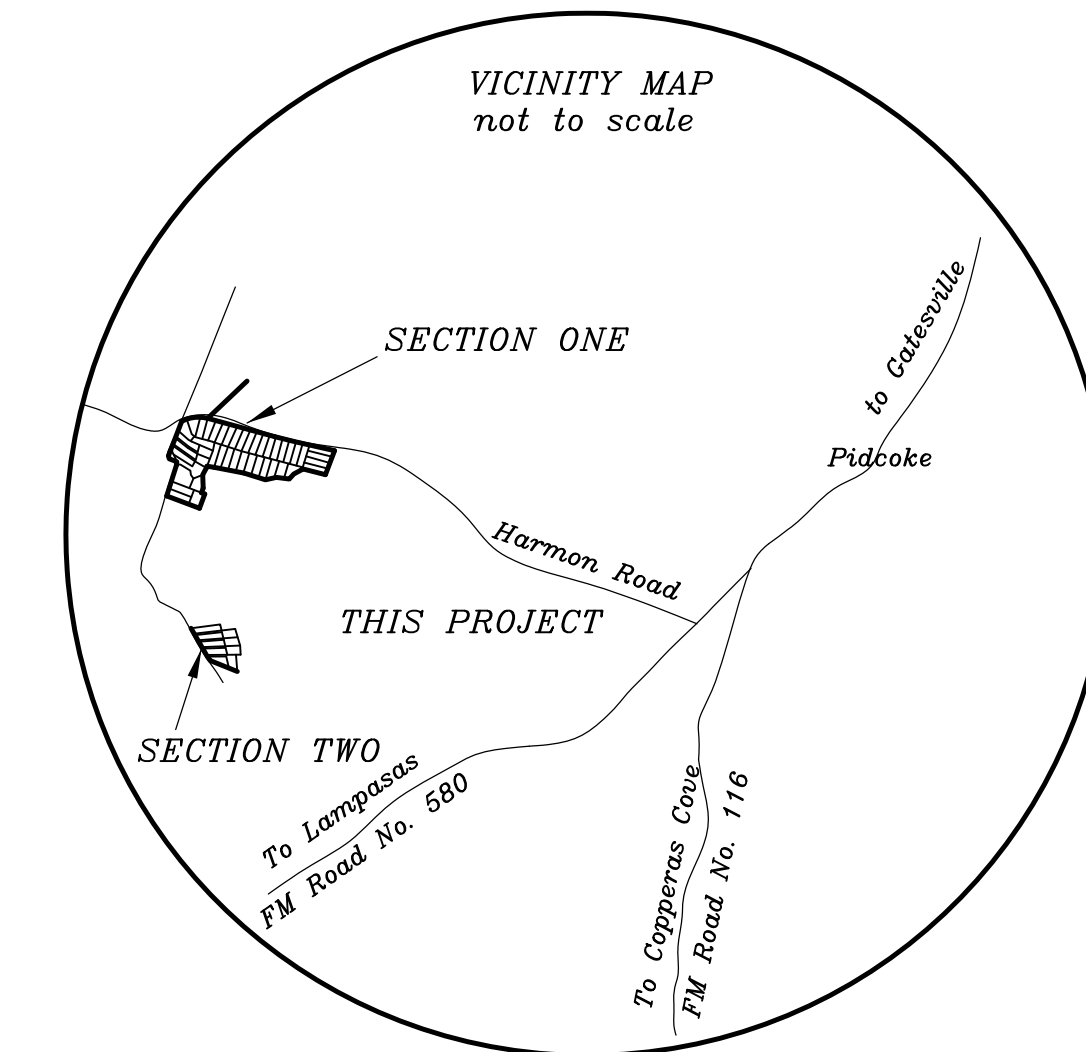
Survey completed on the ground August 2020. Basis of Bearings, as determined by G.P.S. Also reference accompanying Sketch of the Tract described hereon, which is made a part of this.

STATE OF TEXAS
COUNTY OF CORYELL

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Coryell County Subdivision Regulations and further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Mike W. Kriegel
Registered Professional Land Surveyor
No. 4330

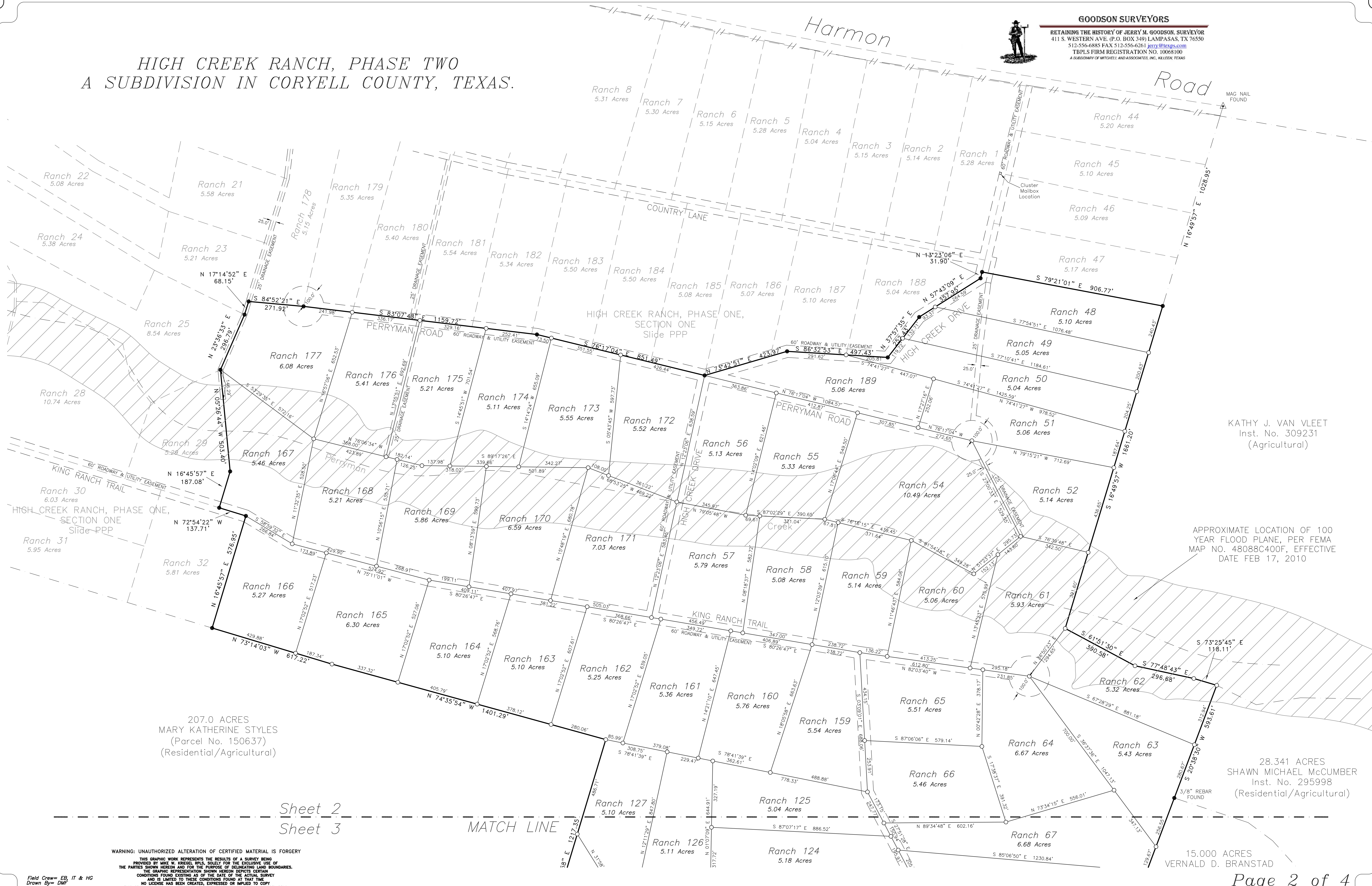
Form for Coryell County Tax Office, including fields for date and instrument number.



HIGH CREEK RANCH, PHASE TWO A SUBDIVISION IN CORYELL COUNTY, TEXAS.



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 TBPLS FIRM REGISTRATION NO. 10068100
 A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., ALLEEN, TEXAS



207.0 ACRES
 MARY KATHERINE STYLES
 (Parcel No. 150637)
 (Residential/Agricultural)

KATHY J. VAN VLEET
 Inst. No. 309231
 (Agricultural)

APPROXIMATE LOCATION OF 100
 YEAR FLOOD PLANE, PER FEMA
 MAP NO. 48088C400F, EFFECTIVE
 DATE FEB 17, 2010

28.341 ACRES
 SHAWN MICHAEL McCUMBER
 Inst. No. 295998
 (Residential/Agricultural)

15.000 ACRES
 VERNALD D. BRANSTAD

Sheet 2
 Sheet 3

MATCH LINE

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Field Crew= EB, IT & HG
 Drawn By= DMF



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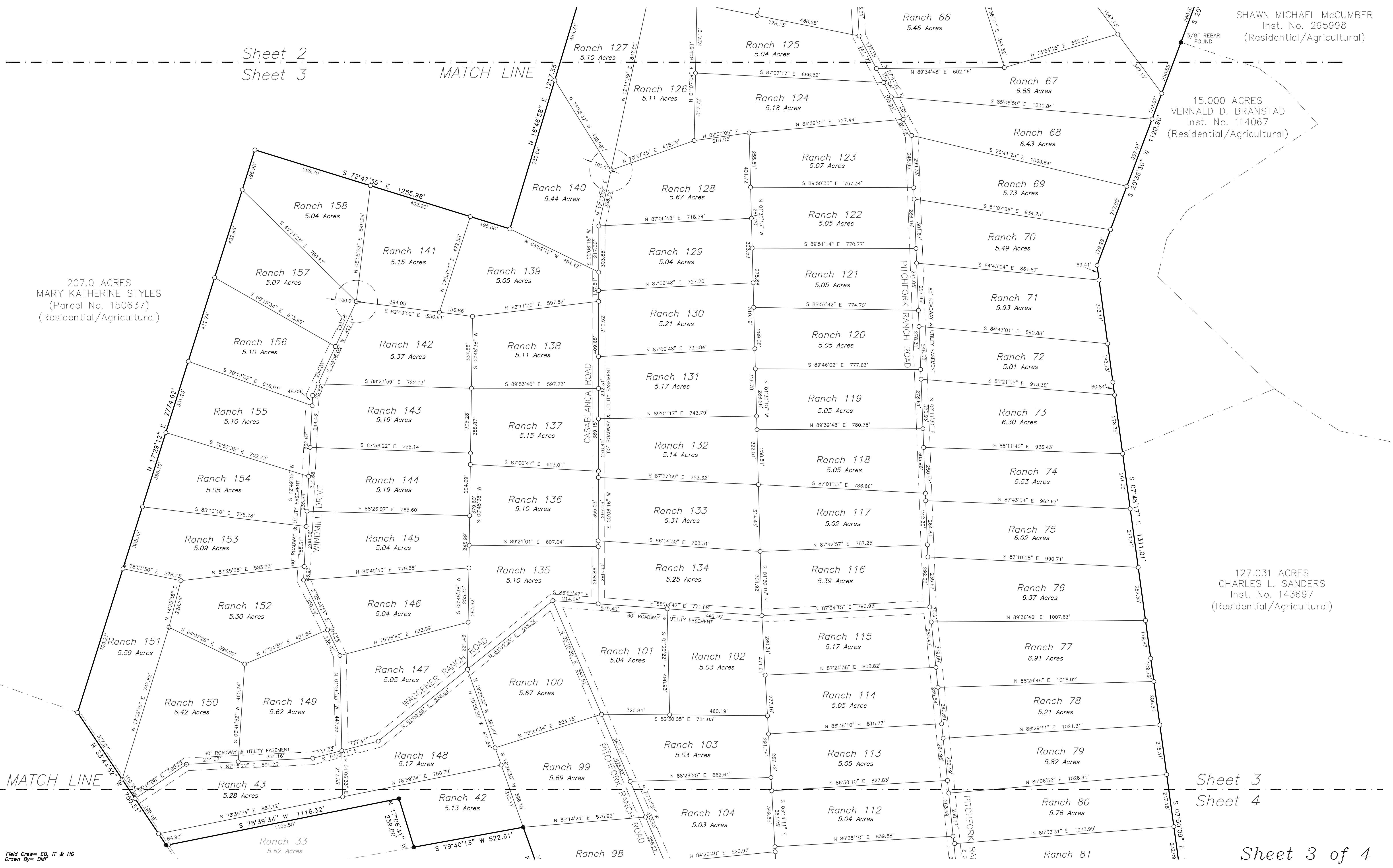
**HIGH CREEK RANCH, PHASE TWO
A SUBDIVISION IN CORYELL COUNTY, TEXAS.**

SHAWN MICHAEL McCUMBER
Inst. No. 295998
(Residential/Agricultural)

15,000 ACRES
VERNALD D. BRANSTAD
Inst. No. 114067
(Residential/Agricultural)

127.031 ACRES
CHARLES L. SANDERS
Inst. No. 143697
(Residential/Agricultural)

207.0 ACRES
MARY KATHERINE STYLES
(Parcel No. 150637)
(Residential/Agricultural)



Sheet 2
Sheet 3

MATCH LINE

MATCH LINE

Sheet 3
Sheet 4

Sheet 3 of 4

Field Crew= EB, IT & HG
Drawn By= DMF



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HIGH CREEK RANCH, PHASE TWO A SUBDIVISION IN CORYELL COUNTY, TEXAS.



Sheet 3
Sheet 4

127.031 ACRES
CHARLES L. SANDERS
Inst. No. 143697
(Residential/Agricultural)

773.321 ACRES
BRYAN L. BONNET
Inst. No. 309646
(Agriculture)

773.321 ACRES
BRYAN L. BONNET
Inst. No. 309646
(Agriculture)

OWNER: NEW RC PROPERTIES, LLC (INST NO. 330336)
11601 WEST HIGHWAY 290, SUITE A101, BOX 352, AUSTIN,
TEXAS 78737
DEVELOPER: NEW RC PROPERTIES, LLC, 11601 WEST
HIGHWAY 290, SUITE A101, BOX 352, AUSTIN, TEXAS 78737
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL AREA: 1019.83 ACRES
TOTAL NO. OF LOTS: 189
LENGTH OF ROADWAYS:
COUNTRY LANE - 3740'
HIGH CREEK DRIVE - 3728'
PERRYMAN ROAD - 3368'
KING RANCH TRAIL - 5323'
PITCHFORK RANCH ROAD - 9712'
WAGGENER RANCH ROAD - 4311'
CASABLANCA ROAD - 2046'
WINDMILL ROAD - 2198'
ALL ROADWAYS ARE PRIVATE ROADWAYS MAINTAINED BY
THE HOMEOWNERS ASSOCIATION. CORYELL COUNTY ACCEPTS
NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID
ROADWAYS.
WATER SERVICE IS BY PRIVATE WATER WELL. WATER WELLS
TO BE A MINIMUM 300' APART.
WASTEWATER SERVICE PROVIDED BY PRIVATE OSSF
THIS PROJECT IS NOT LOCATED WITHIN THE CITY LIMIT
BOUNDARIES OF ANY INCORPORATED CITY.

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Drawn By= DMF