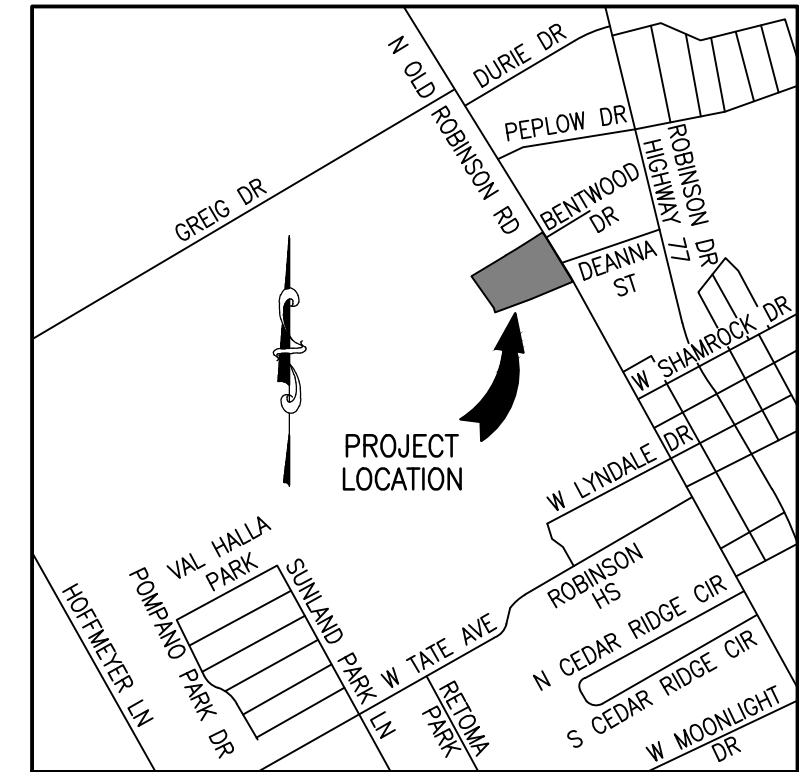


- ALL CORNERS ARE 1/2" IRON ROD WITH CAP MARKED 'TAI' UNLESS NOTED OTHERWISE.
- A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48309C0575D, DATED DECEMBER 20, 2019. THIS STATEMENT DOES NOT CREATE ANY LIABILITY IN SUCH EVENT ON PART OF THIS SURVEYOR OR TURLEY ASSOCIATES INC.
- WATER PROVIDED BY CITY OF ROBINSON.
- SEWER PROVIDED BY CITY OF ROBINSON.
- ELECTRIC SERVICE PROVIDED BY ONCOR.
- BUILDING SETBACK LINES SHALL BE PER CITY OF ROBINSON UNIFIED DEVELOPMENT CODE ORDINANCE NO. 2022-019.
- LOTS 1 AND 2 - UNRESTRICTED USE.
- BASIC EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR OR HIS ASSOCIATES AND ARE SHOWN ON THIS PLAT. ALL OTHER RESEARCH FOR DOCUMENTS SUCH AS, BUT NOT LIMITED TO, EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS, LEASES, ETC. ARE THE RESPONSIBILITY OF THE CLIENT'S TITLE COMPANY OR A THIRD PARTY OTHER THAN THIS SURVEYOR OR COMPANY.
- THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE GRID DISTANCES UNLESS NOTED.

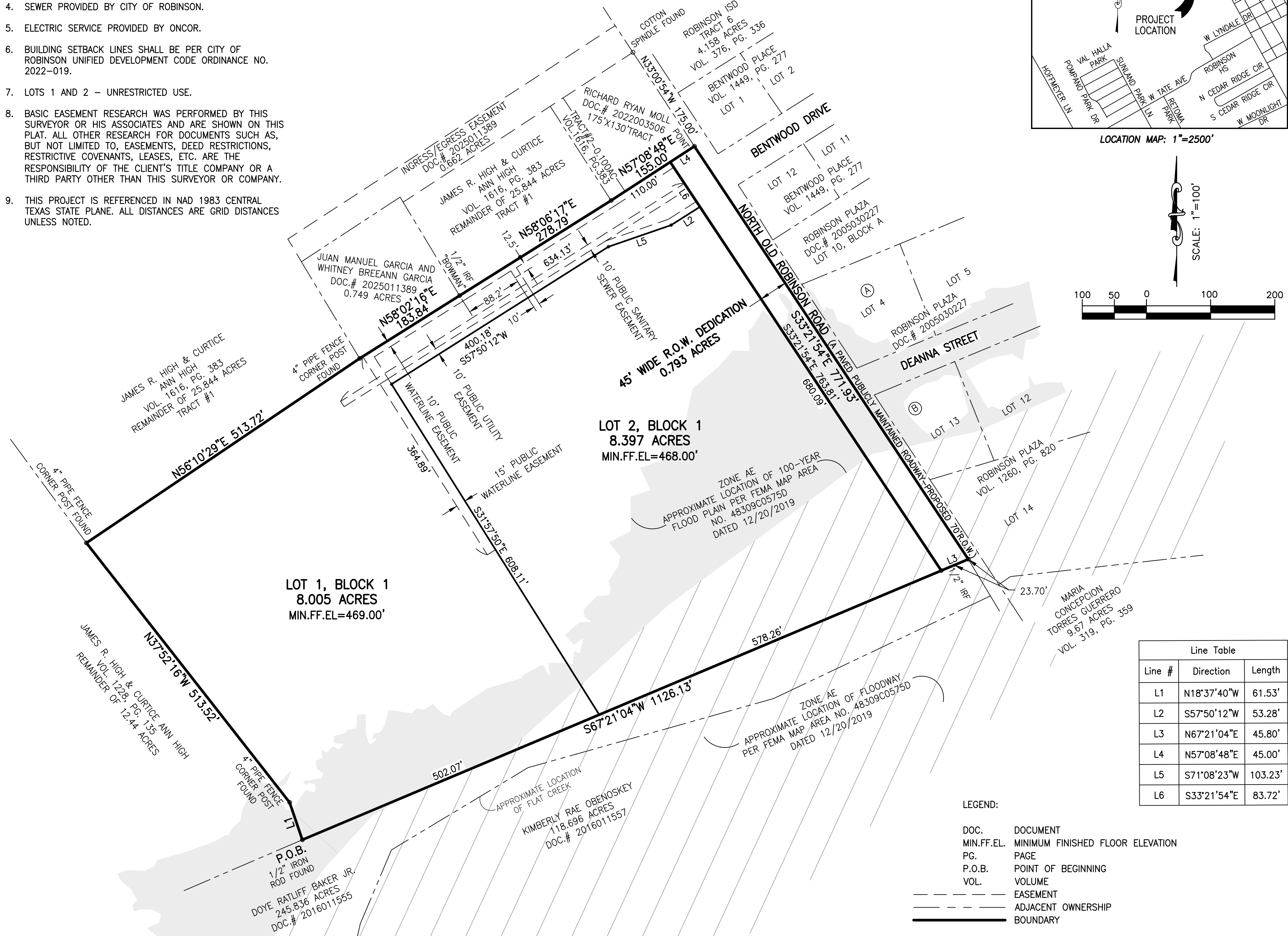
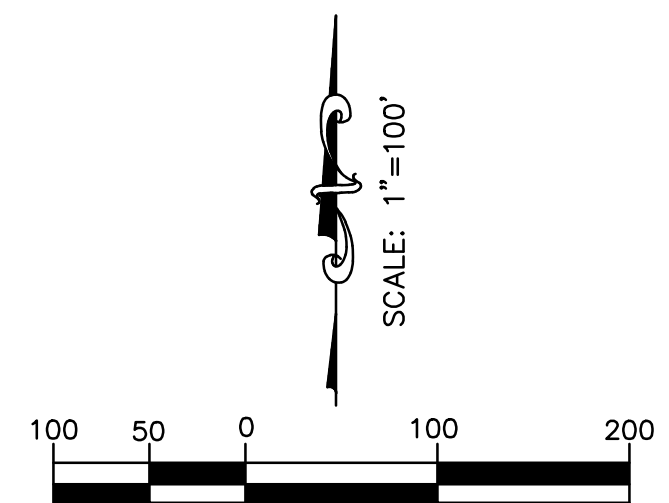
OWNER:
AVANTI LEGACY MEADOWBROOK, LP
3933 STECK AVE, SUITE B120
AUSTIN, TEXAS 78759
512-982-1342
CONTRACT@MADHOUSEDEVELOPMENT.NET

SURVEYOR:
TURLEY ASSOCIATES, INC.
301 N 3RD STREET
TEMPLE, TEXAS 76501
254-773-2400
BLITTLE@TURLEY-INC.COM

MINOR PLAT OF:
AVANTI LEGACY MEADOWBROOK
LOTS 1 AND 2, BLOCK 1
17.195 ACRES
OUT OF AND A PART OF THE CARLOS O'CAMPO SURVEY,
ABSTRACT NO. 32
A SUBDIVISION IN THE CITY OF ROBINSON,
MCLENNAN COUNTY, TEXAS



LOCATION MAP: 1"=2500'



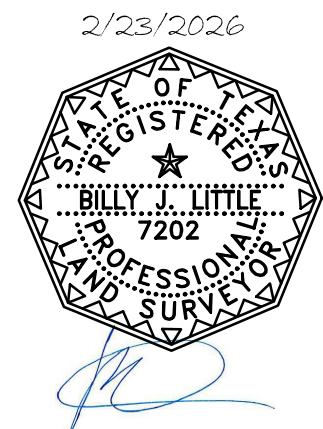
LEGEND:

DOC. DOCUMENT
MIN.FF.EL. MINIMUM FINISHED FLOOR ELEVATION
PG. PAGE
P.O.B. POINT OF BEGINNING
VOL. VOLUME
EASEMENT
ADJACENT OWNERSHIP
BOUNDARY

Line Table		
Line #	Direction	Length
L1	N18°37'40"W	61.53'
L2	S57°50'12"W	53.28'
L3	N67°21'04"E	45.80'
L4	N57°08'48"E	45.00'
L5	S71°08'23"W	103.23'
L6	S33°21'54"E	83.72'

MINOR PLAT OF:
AVANTI LEGACY MEADOWBROOK
CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS

PREPARED FOR:
AVANTI LEGACY MEADOWBROOK, LP
3933 STECK AVE, SUITE B120
AUSTIN, TX 78759



REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:
KFARMER/AMJ
DATE:
1/19/2026
COMPUTER FILE NAME:
26-122 Final Plat-2 lots
REFERENCE DRAWING NUMBERS:
25-308
JOB NUMBER:
26-122
DRAWING NUMBER:
26122-C
PAGE #

BEING A 17.195 ACRE TRACT OF LAND SITUATED IN THE CARLOS O'CAMPO SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 17.193 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 7, 2021 FROM JAMES R. HIGH AND CURTICE ANN HIGH, HUSBAND AND WIFE TO WACO INFINITY PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP AND BEING OF RECORD IN DOCUMENT NO. 2021000848, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE SAID 17.193 ACRE TRACT AND BEING AN EAST CORNER OF THE REMAINDER OF THE THAT CERTAIN 12.44 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED (WITH VENDOR'S LIEN) DATED JUNE 28, 1976 FROM WESLEY ROBINSON AND WIFE, LOLA ROBINSON TO JAMES R. HIGH AND WIFE, CURTICE ANN HIGH AND BEING OF RECORD IN VOLUME 1228, PAGE 135, DEED RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING AN ANGLE CORNER OF THAT CERTAIN CALLED 245.836 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 8, 2016 FROM KIMBERLY RAE OBENOSKEY AND KENNY LYNN BAKER TO DOYE RATLIFF BAKER, JR AND BEING OF RECORD IN DOCUMENT NO. 2016011555, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER;

THENCE N. 18° 37' 40" W., 61.53 FEET (CALLS N. 18° 13' 51" W., 61.62 FEET DOCUMENT NO. 2021000848) DEPARTING THE NORTHWEST BOUNDARY LINE OF THE SAID 245.836 ACRE TRACT AND WITH THE SOUTHWEST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH THE NORTHEAST BOUNDARY LINE OF THE SAID REMAINDER OF THE 12.44 ACRE TRACT TO A 4" PIPE FENCE CORNER POST FOUND BEING AN ANGLE CORNER OF THE SAID 17.193 ACRE TRACT AND BEING AN ANGLE CORNER OF THE SAID REMAINDER OF THE 12.44 ACRE TRACT FOR CORNER;

THENCE N. 37° 52' 16" W., 513.52 FEET (CALLS N. 37° 52' 50" W., 513.68 FEET DOCUMENT NO. 2021000848) WITH THE SOUTHWEST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH THE NORTHEAST BOUNDARY LINE OF THE SAID REMAINDER OF THE 12.44 ACRE TRACT TO A 4" PIPE FENCE CORNER POST FOUND BEING THE WEST CORNER OF THE SAID 17.193 ACRE TRACT AND BEING THE SOUTH CORNER OF THE REMAINDER OF THAT CERTAIN 25.844 ACRE TRACT OF LAND (TRACT #1) DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 9, 1987 FROM PEARL GULLEY, L. CARLTON BENSON, MARY ELIZABETH GRISSOM AND E. J. ASKINS TO JAMES R. HIGH AND WIFE, CURTICE ANN HIGH AND BEING OF RECORD IN VOLUME 1616, PAGE 383, DEED RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER;

THENCE N. 56° 10' 29" E., 513.72 FEET (CALLS N. 56° 09' 51" E., 513.50 FEET DOCUMENT NO. 2021000848) DEPARTING THE SAID REMAINDER OF THE 12.44 ACRE TRACT AND WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID REMAINDER OF THE 25.844 ACRE TRACT TO A 4" PIPE FENCE CORNER POST FOUND BEING AN ANGLE CORNER OF THE SAID 17.193 ACRE TRACT AND BEING AN EXTERIOR ELL CORNER OF THE SAID REMAINDER OF THE 25.844 ACRE TRACT AND BEING THE SOUTH CORNER OF THAT CERTAIN 0.749 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED (WITH THIRD PARTY VENDOR'S LIEN) DATED APRIL 16, 2025 FROM CREO INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY TO JUAN MANUEL GARCIA AND WHITNEY BREEANN GARCIA, HUSBAND AND WIFE AND BEING OF RECORD IN DOCUMENT NO. 2025011389, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER;

THENCE N. 58° 02' 16" E., 183.84 FEET (CALLS N. 58° 06' 45" E., 462.55 FEET DOCUMENT NO. 2021000848) DEPARTING THE SAID REMAINDER OF THE 25.844 ACRE TRACT AND WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 0.749 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "BOWMAN" FOUND BEING THE EAST CORNER OF THE SAID 0.749 ACRE TRACT AND BEING AN EXTERIOR ELL CORNER OF THE SAID REMAINDER OF THE 25.844 ACRE TRACT FOR CORNER;

THENCE N. 58° 06' 17" E., 278.79 FEET (CALLS N. 58° 06' 45" E., 462.55 FEET DOCUMENT NO. 2021000848) DEPARTING THE SAID 0.749 ACRE TRACT AND WITH THE SAID NORTHWEST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH A SOUTHEAST BOUNDARY LINE OF THE SAID REMAINDER OF THE 25.844 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "TAI" SET BEING AN ANGLE CORNER OF THE SAID 17.193 ACRE TRACT AND BEING AN EXTERIOR ELL CORNER OF THE SAID REMAINDER OF THE 25.844 ACRE TRACT AND BEING THE SOUTH CORNER OF THAT CERTAIN TRACT #2: 0.100 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 1616, PAGE 383, DEED RECORDS OF MCLENNAN COUNTY, TEXAS FOR CORNER:

THENCE N. 57° 08' 48" E., 155.00 FEET (CALLS N. 57° 06' 14" E., 155.00 FEET DOCUMENT NO. 2021000848) DEPARTING THE SAID REMAINDER OF THE 25.844 ACRE TRACT AND WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH A SOUTHEAST BOUNDARY LINE OF THE SAID TRACT #2: 0.100 ACRE TRACT AND CONTINUING WITH THE SOUTHEAST BOUNDARY LINE OF THAT CERTAIN 175 FOOT X 130 FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JANUARY 26, 2022 FROM RICHARD M. MOLL AND LINDA A. MOLL TO RICHARD RYAN MOLL AND BEING OF RECORD IN DOCUMENT NO. 2022003506, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS TO A POINT IN THE CENTER OF OLD ROBINSON ROAD (A PAVED PUBLICLY MAINTAINED ROADWAY) BEING THE NORTH CORNER OF THE SAID 17.193 ACRE TRACT AND BEING THE EAST CORNER OF THE SAID MOLL TRACT AND FROM WHICH A COTTON SPINDLE FOUND BEING THE NORTH CORNER OF THE SAID MOLL TRACT BEARS, FOR REFERENCE N. 33° 00' 54" W., 175.00 FEET FOR CORNER;

THENCE S. 33° 21' 54" E., 771.93 FEET (CALLS S. 33° 21' 42" E., 772.05 FEET DOCUMENT NO. 2021000848) DEPARTING THE SAID MOLL TRACT AND WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH THE CENTERLINE OF OLD ROBINSON ROAD TO A POINT BEING THE EAST CORNER OF THE SAID 17.193 ACRE TRACT AND BEING AN EXTERIOR ELL CORNER OF THE SAID CALLED 245.836 ACRE TRACT FOR CORNER;

THENCE S. 67° 21' 04" W. (CALLS S. 67° 21' 16" W. DOCUMENT NO. 2021000848) DEPARTING THE CENTERLINE OF OLD ROBINSON ROAD AND WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 17.193 ACRE TRACT AND WITH A NORTHWEST BOUNDARY LINE OF THE SAID 245.836 ACRE TRACT AT 23.70 FEET (CALLS 23.78 FEET DOCUMENT NO. 2021000848) PASSING A REFERENCE 1/2" IRON ROD FOUND AND A TOTAL DISTANCE OF 1126.13 FEET (CALLS 1126.13 FEET DOCUMENT NO. 2021000848) TO THE POINT OF BEGINNING AND CONTAINING 17.195 ACRES OF LAND.

MINOR PLAT OF:
AVANTI LEGACY MEADOWBROOK

LOTS 1 AND 2, BLOCK 1
17.195 ACRES

OUT OF AND A PART OF THE CARLOS O'CAMPO SURVEY,
ABSTRACT NO. 32

A SUBDIVISION IN THE CITY OF ROBINSON,
MCLENNAN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MCLENNAN

AVANTI LEGACY MEADOWBROOK, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOT AND BLOCK, DOES HEREBY ADOPT THE PLAT ATTACHED HERETO AND TITLED: "MINOR PLAT, AVANTI LEGACY MEADOWBROOK TO THE CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS AND BEING ALL OF A 17.193 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO WACO INFINITY PROPERTIES, LTD RECORDED IN DOCUMENT NO. 2021000848, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS" AS MY LEGAL SUBDIVISION OF SAME. I DO HEREBY DEDICATE ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON FOR THE USE OF THE PUBLIC AND FOR THE PURPOSES HEREIN STATED. ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THOSE EASEMENTS OR RIGHT-OF-WAY SHALL BE PLACED THERE AT NO RISK OR OBLIGATION TO THE PUBLIC OR THE CITY OF ROBINSON, TRUSTEE FOR THE PUBLIC, TO HOLD THOSE EASEMENTS, AND THE CITY OF ROBINSON SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE EASEMENTS OR RIGHT-OF-WAY. THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE IN ACCORDANCE THERewith, SUBJECT TO ALL RESTRICTIONS AND CONDITIONS RECORDED IN MCLENNAN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS PERTAINING TO THIS SUBDIVISION.

BY AVANTI LEGACY MEADOWBROOK GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY MADHOUSE DEVELOPMENT, INC.
A TEXAS CORPORATION
ITS MANAGING MEMBER

BY ENRIQUE FLORES, IV
PRESIDENT

STATE OF TEXAS

COUNTY OF MCLENNAN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE____DAY OF_____, 2026, BY ENRIQUE FLORES, IV, PRESIDENT OF AVANTI LEGACY MEADOWBROOK GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY MADHOUSE DEVELOPMENT, INC. A TEXAS CORPORATION, ITS MANAGING MEMBER, ON BEHALF OF AVANTI LEGACY MEADOWBROOK, LP, A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF MCLENNAN

THIS MINOR PLAT WAS APPROVED BY THE CITY OF ROBINSON, TEXAS ON THE____DAY OF_____, 2026.

DAVID HARRELL, PLANNING AND DEVELOPMENT DIRECTOR
CITY OF ROBINSON, TEXAS

ATTEST:

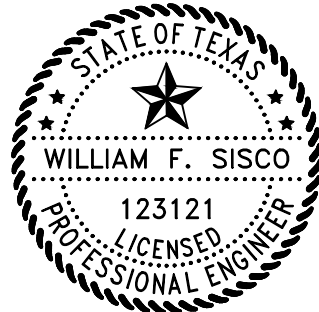
MISTY CRYER, CITY SECRETARY

STATE OF TEXAS

COUNTY OF BELL

I, WILLIAM F. SISCO, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES ADOPTED BY THE CITY OF ROBINSON, TEXAS

WILLIAM F. SISCO, P.E. NO. 123121



STATE OF TEXAS

COUNTY OF MCLENNAN

THE DEED OF TRUST HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE REVIEWED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION AND ARE FAMILIAR WITH THE EFFECT OF THAT SUBDIVISION UPON PROPERTY ON WHICH THEY HOLD A DEED OF TRUST. THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

CADENCE BANK
COMPLETE ADDRESS
COMPLETE ADDRESS

BY: _____
NAME OF SIGNER, TITLE

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NAME OF SIGNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY OF_____, 2026.

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF BELL KNOW ALL MEN BY THESE PRESENTS

THAT I, BILLY J. LITTLE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROBINSON, TEXAS AND STANDARDS AS PRESCRIBED BY TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

BILLY J. LITTLE R.P.L.S. NO. 7202



TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501
WWW.TURLEY-INC.COM
254-773-2400
ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10194869

MINOR PLAT OF:
AVANTI LEGACY MEADOWBROOK
CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS

PREPARED FOR:
AVANTI LEGACY MEADOWBROOK, LP
3933 STECK AVE. SUITE B120
AUSTIN, TX 78759

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:
KFARMER/AMJ
DATE:
1/19/2026
COMPUTER FILE NAME:
26-122 Final Plat
REFERENCE DRAWING NUMBERS:
25-308

JOB NUMBER:
26-122
DRAWING NUMBER:
26122-C
PAGE #
2