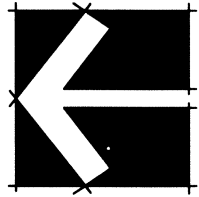


FINAL PLAT OF
STAR RANCH COMMERCIAL LOT 1 BLOCK D

27.203 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675,
WILLIAMSON COUNTY, TEXAS



BEARINGS CITED HEREON BASED ON GRID
NORTH, TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE NAD83(93).

RECORDS BASED ON DOC. NO.
2003031850 O.P.R.W.C. UNLESS NOTED

LEGAL DESCRIPTION:

STAR RANCH - 27.203 ACRES

All that certain tract or parcel of land, out of the James Neiley Survey, Abstract No. 485 and the N.D. Walling Survey, Abstract No. 675 situated in Williamson County, Texas, and being a portion of that tract described as Tract 2, 48.8642 acres in a Warranty Deed with Vendor's Lien granted to Tack Development, Ltd., dated April 4, 2003 and recorded in Document No. 2003031850 Official Public Records Williamson County, Texas and a portion of that tract described as Tract 2, 2.2107 acres in a Warranty Deed granted to Tack Development, Ltd., dated March 3, 2004 and recorded in Document No. 2004019476 said official public records and being a portion of that tract described as 325.34 acres in a Special Warranty Deed with Vendor's Lien granted to Tack Development, Ltd. and Nimbus Development, LLC., dated March 1, 2006 and recorded in Document No. 2006017068 said official public records.

OWNER/SUBDIVIDER:

Tack Development Ltd.
2490 FM 685
Hutto, Texas 78634

SURVEYOR:

CASTLEBERRY SURVEYING, INC.
3613 WILLIAMS DRIVE, STE. 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

LAND USE:

TOTAL ACREAGE: 27.115
TOTAL NO. BLOCKS: 1
TOTAL MULTIFAMILY (MF1) LOTS: 1

**LINEAR FEET
OF NEW STREETS**

STAR RANCH BOULEVARD (80' R.O.W) 1403 L.F. 35 M.P.H.
KLATTENHOFF LANE (70' R.O.W) 1206 L.F. 35 M.P.H.
TOTAL R.O.W. ACREAGE 4.460 AC.

DESIGN SPEED

(325.34 AC.)
TACK DEVELOPMENT LTD.
PO BOX 163061, AUSTIN, TX 78716
& NIMBUS MTN. DEVELOPMENT, LLC.
#2006017068 O.P.R.W.C.

(2.2107 AC.)
TRACT 2
TACK DEVELOPMENT LTD.
#2004019476 O.P.R.W.C.

(70.8081 AC.)
PARCEL "E"
2500 FM 685, HUTTO, TX 78634
STAR GOLF PARTNERS LTD.
#2004025746 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
PO BOX 163061 AUSTIN, TX 78716
TACK DEVELOPMENT LTD.
#2003031850 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
TACK DEVELOPMENT LTD.
PO BOX 163061 AUSTIN, TX 78716
#2003031850 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
PO BOX 163061
AUSTIN, TX 78716
TACK DEVELOPMENT
LTD.
#2003031850
O.P.R.W.C.

TEMPORARY ACCESS EASEMENT
DOC. NO. _____

LEGEND	
●	1/2" IRON PIN FOUND "CAPITAL SURVEYING CO. INC." (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS. LTD"
⊗	CONCRETE MONUMENT FOUND
(A)	BLOCK IDENTIFIER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON COUNTY
(xxx)	RECORD INFORMATION

REVISIONS

NO.	DATE RECEIVED	DATE RESUBMITTED



Castleberry Surveying, Ltd.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.castleberrysurveying.com

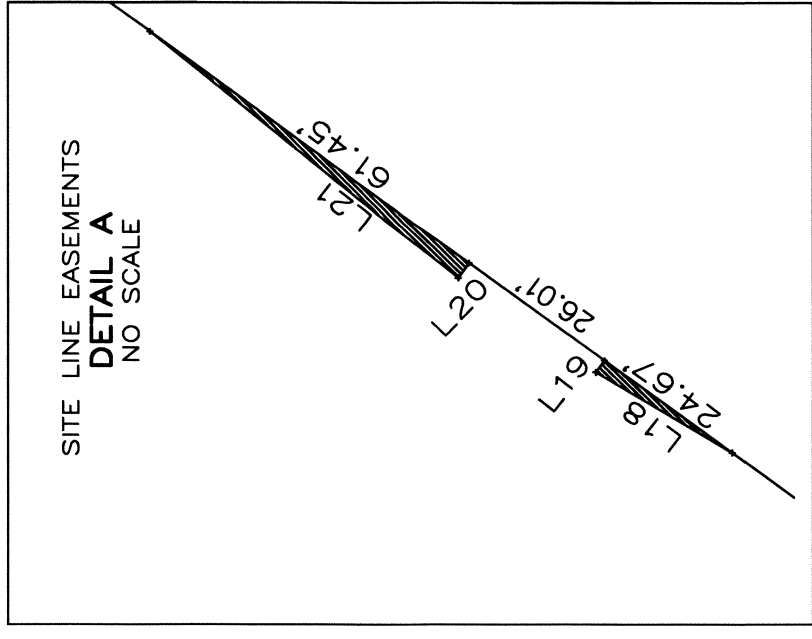
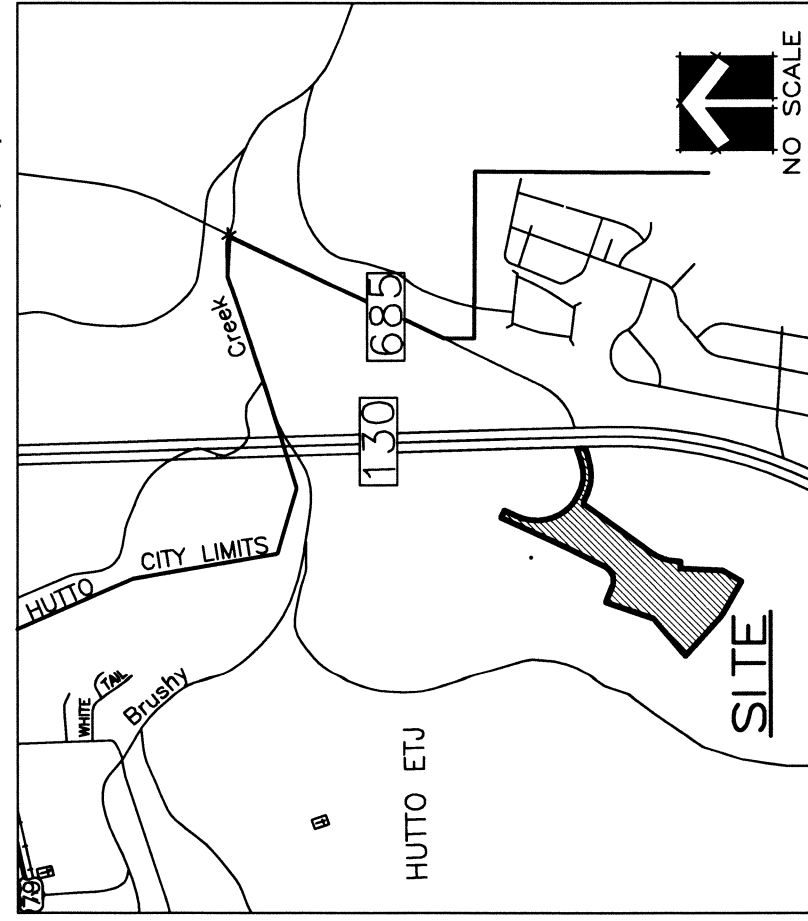
SHEET

1

OF

4

SITE MAP



STATE HIGHWAY. 130

STAR RANCH BLVD.

KLATTENHOFF LANE

LOT 1

27.203 ACRES

SHEET 1
SHEET 2

POINT OF BEGINNING

CONC. MONUMENT FOUND
N: 10162550.205
E: 3163984.998'
EL: 681.71'
BEARS S 24°52'4" E
7.12' FROM FOUND IRON PIN

(S 26°20'49" E 426.18' REC)
18' BUILD LINE
N 26°20'09" E 426.27'

(S 69°07'42" E 174.25' REC)
174.06'
174.06'

(48.8642 AC.)
TRACT 2
PO BOX 163061 AUSTIN, TX 78716
TACK DEVELOPMENT LTD.
#2003031850 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
TACK DEVELOPMENT LTD.
PO BOX 163061 AUSTIN, TX 78716
#2003031850 O.P.R.W.C.

TEMPORARY ACCESS EASEMENT
DOC. NO. _____

REVISIONS

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SHEET

1

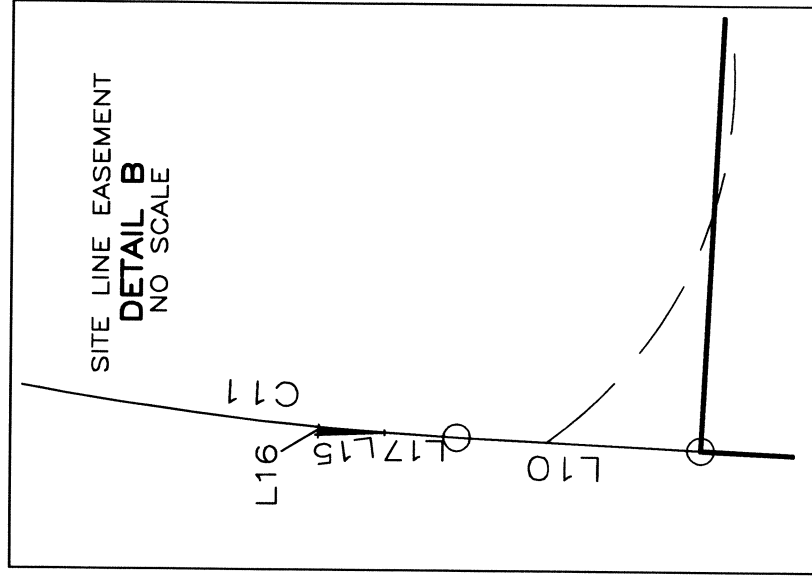
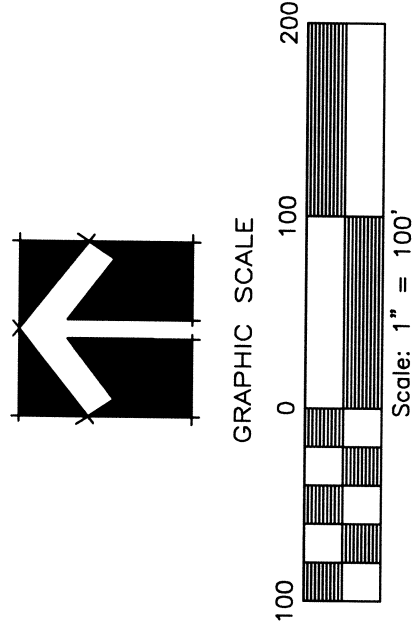
OF

4

27.203 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675, WILLIAMSON COUNTY, TEXAS

STAR RANCH COMMERCIAL LOT 1 BLOCK D

FINAL PLAT OF



CONC. MONUMENT FOUND
N: 10161349.654'
E: 3162886.836'
EL: 695.47'
BEARS S 50°18'34" W
36.08' FROM FOUND IRON
PIN

LINE TABLE

NUMBER	DIRECTION	RADIUS	ARC	CHORD	DIRECTION
L1	S 65°32'44" E	460.00	1084.63	842.43	S 41°50'49" E
L2	S 27°37'05" W	540.00	450.03	437.12	N 84°16'31" W
L3	N 71°51'00" E	25.00	36.78	33.55	S 77°27'04" W
L4	S 01°52'36" E	465.00	268.19	264.49	S 19°16'36" W
L5	S 71°51'00" W	535.00	28.52	28.52	S 00°58'35" W
L6	S 02°45'14" W	150.00	221.21	201.70	N 68°42'47" E
L7	N 87°14'46" W	535.00	308.57	304.31	N 19°16'36" E
L8	S 29°26'04" W	25.00	36.66	33.46	N 06°12'15" W
L9	S 29°59'03" W	540.00	684.84	639.86	N 11°52'34" W
L10	N 02°45'14" E	85.17	64.15	64.15	S 13°47'39" E
L11	N 24°27'21" E	131.15	122.48	122.48	S 10°31'16" W
L12	S 52°43'33" E	81.31	10.31	10.31	N 4°31'21" E
L13	N 82°16'27" E	10.39	11.36	11.36	S 84°55'33" E
L14	N 82°16'27" E	11.36	1.29	1.29	N 30°29'59" E
L15	N 02°22'25" W	24.78	2.29	2.29	S 54°12'01" W
L16	N 03°21'44" E	2.29	61.51	61.51	N 38°29'24" E
L17	S 84°55'33" E	61.51			
L18	N 30°29'59" E				
L19	S 54°12'01" W				
L20	N 54°12'01" W				
L21	N 38°29'24" E				

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	132°36'21"	460.00	1084.63	842.43	S 41°50'49" E
C2	47°44'59"	540.00	450.03	437.12	N 84°16'31" W
C3	84°18'06"	25.00	36.78	33.55	S 77°27'04" W
C4	33°02'46"	465.00	268.19	264.49	S 19°16'36" W
C5	03°03'16"	535.00	28.52	28.52	S 00°58'35" W
C6	84°29'48"	150.00	221.21	201.70	N 68°42'47" E
C7	33°02'46"	535.00	308.57	304.31	N 19°16'36" E
C8	84°00'29"	25.00	36.66	33.46	N 06°12'15" W
C9	72°39'51"	540.00	684.84	639.86	N 11°52'34" W
C10	18°04'52"	540.00	170.41	169.70	S 13°47'39" E
C11	01°08'15"	535.00	10.31	10.31	N 4°31'21" E

RECORD CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C6	84°31'30"	150.00	221.29	201.76	N 68°36'33" E

LEGEND
● 1/2" IRON PIN FOUND "CAPITAL SURVEYING CO. INC." (UNLESS OTHERWISE NOTED)
○ 1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
⊗ BRASS DISK IN CONCRETE FOUND
Ⓐ BLOCK IDENTIFIER
O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS WILLIAMSON COUNTY
(XXX) RECORD INFORMATION

NO.	REVISIONS	
	DATE RECEIVED	DATE RESUBMITTED



Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78626
(512) 930-1600/(512) 930-9389 fax
www.castleberysurveying.com

SHEET

2

OF 4

FINAL PLAT OF

STAR RANCH COMMERCIAL LOT 1 BLOCK D

27.203 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675,
WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION:

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

That Tack Development, Ltd., acting herein by and through Timothy Timmerman, President being the owner of 48,8642 acres of land out of the N.D. Walling Survey, Abstract No. 675 and the James Neiley Survey Abstract No. 485, Williamson County, Texas, as conveyed by deed recorded in Document No. 2003031850, and owner of 2,2107 acres of land out of the N.D. Walling Survey, Abstract No. 675 and the James Neiley Survey, Abstract No. 485 as conveyed by deed recorded in Document No. 2004019476, and owner of 325.34 acres out of the N.D. Walling Survey, Abstract No. 675, and the James Neiley Survey, Abstract No. 485 as conveyed by deed recorded in Document No. 2006017068, all of the Official Records of Williamson County, Texas, do hereby subdivide 27.203 acres of land and does hereby dedicate to the public the streets and easements as shown hereon, unless otherwise indicated, as per Chapter 212, of the Texas Local Government Code, in this plat to be known **STAR RANCH COMMERCIAL LOT 1 BLOCK D**. It is the responsibility of the owner(s), not the County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, state Aquifer Relatulations, and Municipal Watershed ordinances.

Timothy Timmerman, President
Tack Development, Ltd.
a Texas Limited Partnership
By: Commerce Texas Properties, Inc.
a Texas Corporation
its General Partner

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

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 and acknowledge 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 this the _____ day of _____, 200__ A. D.

Notary Public in and for the State of Texas

Star Ranch Apartments Limited Partnership
By: SCA 108 Development 2006 GP LLC,
a Delaware Limited Liability Company,
its General Partner

By: _____
Name: _____
Title: _____

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

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 and acknowledge 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 this the _____ day of _____, 200__ A. D.

Notary Public in and for the State of Texas

ENGINEER'S CERTIFICATION

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

No. portion of this tract is within the boundaries of the 100-year flood plain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48491C0335 C, dated September 27, 1991, for Travis County, Texas and the drainage easements contain the 100 year – storm. This tract is not located within the Edwards Aquifer Recharge Zone.

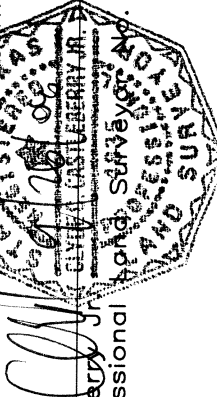
James A. Huffcutt, Jr.
Registered Professional Engineer No. 55253
State of Texas

Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd.
Suite 220 West
Austin, Texas 78757
(512) 454-8711

SURVEYOR'S CERTIFICATION:

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

I, Clyde C. Castleberry Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place except as shown on the accompanying plat, and that the corner monuments shown thereon were erected under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas.



Clyde C. Castleberry Jr.
Registered Professional Land Surveyor No. 4835
State of Texas

HEALTH DISTRICT:

Based on the representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by said Engineer or Surveyor I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations, and the Williamson County On-site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Paulo Pinto
Director of Environmental Services

Date

NO.	REVISIONS	
	DATE RECEIVED	DATE RESUBMITTED



Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1800/(512) 930-9389 fax
www.castleberrysurveying.com

SHEET

3

OF 4

PERIMETER FIELD NOTES

Beginning at a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found in the west line of this tract for the northeast corner of that tract described as Parcel E, 70.8081 acres and the southeast corner of that tract described as Parcel D, 26.2193 acres in a Special Warranty Deed granted to Star Golf Partners, Ltd., dated March 31, 2004, and recorded in Document No. 2004025746 Official Public Records, Williamson County, Texas, for the southwest corner of said 2,2107 acre Tack Development tract and the northwest corner of said 48.8642 acre Tack Development tract from which a 1" iron pipe found for the most northerly northeast corner of said 48.8642 acre Tack Development tract bears N 87°24'03" E 253.04 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." for the southeast corner of said 2,2107 acre Tack Development tract and N 88°26'56" E 229.77 feet;

THENCE: N 24°27'21" E with the east line of said Parcel D, Star Golf Partners tract and the west line of said 2,2107 acre Tack Development tract and this tract at 569.45 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set, in all 750.97 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the northwest corner of this tract from which a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found in the west line of said 325.34 acre Tack Development tract and the east line of said Parcel D, Star Ranch Golf Tract for the most northerly corner of said 2,2107 acre Tack Development tract bears N 24°27'21" E 103.90 feet;

THENCE: with the north line of this tract over and across said 2,2107 acre Tack Development tract, said 48.8642 acre Tack Development tract and said 325.34 acre Tack Development tract, in the following four (4) courses:

1. S 65°32'44" E 90.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set for an exterior ell corner of this tract,
2. S 27°37'05" W 181.29 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set,
3. 1064.63 feet along a curve to the left, concave to the northeast, (delta=132°36'21", r=460.00 feet, lc bears S 41°50'49" E 842.43 feet), to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set,
4. N 71°51'00" E 116.39 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set in the west margin of State Highway 130 and the east line of said 325.34 acre Tack Development tract for the most easterly northeast corner of this tract;

THENCE: S 01°52'36" E 83.34 feet with the west margin of State Highway 130 and the east line of said 325.34 acre Tack Development tract and this tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set,

THENCE: continuing with the east line of this tract, over and across said 325.34 acre Tack Development tract and said 48.8642 acre Tack Development tract in the following eleven (11) courses:

1. S 71°51'00" W 93.04 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set,
2. 450.03 feet along a curve to the right, concave to the north, (r=540.00 feet, (delta=47°44'59", lc bears N 84°16'31" W 437.12 feet), to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
3. 36.78 feet along a curve to the left, concave to the southeast, (r=25.00 feet, (delta=84°18'06", lc bears S 77°27'04" W 33.55 feet to ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
4. S 35°47'59" W 817.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
5. 268.19 feet along a curve to the left, concave to the southeast, (r=465.00 feet, (delta=33°02'46", lc bears S 19°16'36" W 264.49 feet), to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
6. S 02°45'14" W 38.21 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set from which a 1/2" iron pin found for the northwest corner of said 238.73 acre Klattennhoff tract and an interior ell corner of said 48.8642 acre Tack Development tract bears S 58°20'28" W 1.77 feet,
7. N 87°14'46" W 70.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS,LTD" set,
8. S 02°45'14" W 394.99 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
9. 28.52 feet, along a curve to the left, concave to the east, (delta=03°03'16", r=535.00 feet, lc bears S 00°58'35" W 28.52 feet), to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
10. S 29°26'04" W 131.15 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
11. S 29°59'03" W 85.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the east line of said Parcel E, Star Golf Partners tract and the south line of said 48.8642 acre Tack Development tract for the southeast corner of this tract, from which a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found for an angle point in the east line of said Parcel E, Star Golf Partners tract bears S 60°00'14" E 294.33 feet;

THENCE: with the east line of said Parcel E, Star Golf Partners tract and the south line of said 48.8642 acre Tack Development tract and this tract in the following two (2) courses:

1. N 60°00'14" W 370.61 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
2. N 47°58'43" W 553.35 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found for the southwest corner of said 48.8642 acre Tack Development tract and this tract;

THENCE: with the west line of said 48.8642 acre Tack Development tract and this tract and continuing with the east line of said Star Golf Partners tract in the following five (5) courses:

1. N 49°09'47" E 488.42 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
2. N 18°33'37" E 497.11 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
3. S 69°10'32" E 174.06 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
4. 221.21 feet along a curve to the left, concave to the northwest, (delta=84°29'48", r=150.00 feet, lc bears N 68°42'47" E 201.70 feet), to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
5. N 26°20'09" E 426.27 feet to the point of Beginning and containing 27.203 acres of land within these metes and bounds.

27.203 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675,
WILLIAMSON COUNTY, TEXAS

STAR RANCH COMMERCIAL LOT 1 BLOCK D

FINAL PLAT OF

COMMISSIONER'S COURT APPROVAL

In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares, and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build or maintain any of the streets, roads or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements shown in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

WILLIAMSON COUNTY 911 ADDRESSING:

Road name and address assignments verified this day of 20 A.D.

Williamson County Address Coordinator

COUNTY JUDGE'S APPROVAL

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

I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat with field notes hereon, that a subdivision having been fully represented to the Commissioner's Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Dan A. Gattis, County Judge Williamson County, Texas	APPROVED	SIGNED
---	----------	--------

This Subdivision is located within the Extra Territorial Jurisdiction of the City of Hutto, this day of 200 A.D.

Joan Hardy, AICP
Planning Manager
Community Development Department
City of Hutto.

APPROVAL CITY OF HUTTO:

This Plat was approved for recording by the City of Hutto City Council on the day of 200 A.D.

Mayor Kenneth L. Love Date	Date	City Secretary Debbie Chelf
-------------------------------	------	-----------------------------

MAYOR'S APPROVAL:

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

I hereby certify that the plat hereon on the day of 200 A.D. has been approved by the City Council of Hutto, Texas. The County Clerk of Williamson county is hereby authorized to accept this plat for filing.

Kenneth L. Love, Mayor City of Hutto, Texas	Date
--	------

Melissa Perry, City Secretary	Date
-------------------------------	------

PLAT NOTES:

- No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by Williamson County.
- A 10 foot PUE is dedicated on each side of all side and rear lot lines and along the frontage of all public roadways.
- No lot in this subdivision shall be occupied until connection is made to public water and wastewater facilities adequate to serve the development.
- Street lighting in accordance with City ordinances shall be provided by the developer at time of street construction.
- Sidewalks meeting City of Hutto regulations shall be constructed on each side of each street within the subdivision.
- The developer shall provide for the construction of sidewalks on both sides of all streets in the subdivision.
- All lots in this subdivision are restricted to multi-family residential use unless otherwise noted on the plat.
- The Basis of Bearings of the survey is Texas State Plane Coordinate System (Central Zone)
- The boundary information shown hereon is based on an on the ground survey completed by Castleberry Surveying, Ltd., during the month of May, 2007.
- Benchmark located at concrete monument found at the most westerly corner of subject tract with Elevation 681.71 feet at coordinates shown.
- Water and sewer service for this subdivision will be provided by WC-WSIDD#3.
- No structure of land on this survey shall hereafter be located or altered without first submitting a certificate of compliance application form to the Williamson County Floodplain Administration.

WILLIAMSON COUNTY NOTES:

ROAD WIDENING:

Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the county, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.

LIEN FREE RIGHT OF WAY:

The all public roadways and easements as shown on this plat are free of liens.

OWNERS RESPONSIBILITY:

In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

COUNTY CLERK'S APPROVAL:

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 200 A. D., at

A. D., at o'clock M., and duly recorded this day of 200 A. D., at o'clock M., in the Plat Records of said County in Cabinet , Slide .

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 of Williamson County

By: Deputy

REVISIONS			
NO.	DATE RECEIVED	DATE RESUBMITTED	



Castleberry Surveying, Ltd.
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