

# STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION

REMAINDER OF 293.52 ACRES  
BRUSHY CREEK LTD  
DOC. NO. 1997031656

5.49 ACRES  
STAR GOLF PARTNERS LTD  
DOC. NO. 2006047704

7.23 ACRES  
STAR GOLF PARTNERS LTD  
DOC. NO. 2006047705

## BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK. DISTANCES SHOWN HEREON ARE BASE ON SURFACE MEASUREMENTS TO COVERT SURFACE MEASUREMENTS TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR OF: 0.999882578

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" SET
- P.O.B. POINT OF BEGINNING
- SIDEWALK

0 50 100 150 200  
1"=100'

7.23 ACRES  
STAR GOLF PARTNERS LTD  
DOC. NO. 2006047705

REMAINING PORTION  
OF 70.8081 ACRES  
"PARCEL E"  
STAR GOLF PARTNERS, LTD.  
DOC. NO. 2004037056

REMAINING PORTION  
OF 6.043 ACRES  
TACK DEVELOPMENT, LTD.  
DOC. NO. 1999069583

## STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION

A 3 LOT SUBDIVISION  
CONSISTING OF 29.990 ACRES  
DATE: OCTOBER 2015  
PREPARED BY:

# BURY

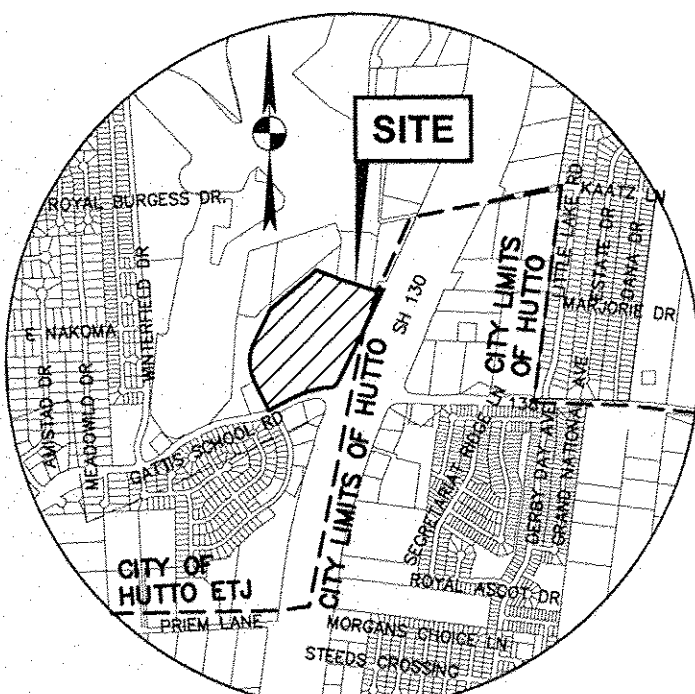
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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## STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION

OWNER: HEB GROCERY COMPANY, L.P.  
ACREAGE: 29.990 ACRES  
SURVEY: H.D. WALLING SURVEY NO. 19  
JAMES H. NEILY SURVEY NO. 30

NO. OF BLOCKS: 1  
NO. OF LOTS: 3  
NEW STREETS: NONE  
DATE: OCTOBER 21, 2015  
SURVEYOR: BURY-AUS, INC.  
ENGINEER: BURY-AUS, INC.

FN15-402(MJJ) Drawn by: MJJ Approved by: MJJ Project No.: R0101869-10005 File: H:\100010\044\100010044PL6.dwg



## VICINITY MAP

N.T.S.

LOT 1  
BLOCK "A"  
STAR RANCH  
SECTION 6  
CAB. DD  
SLIDES 59-60

LOT 2  
1589  
ACRES

LOT 1  
27.111 ACRES

BLOCK "A"

LOT 3  
1.154  
ACRES

## BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK

SITE BENCHMARKS:  
TBM 100: PK NAIL WITH BURY WASHER SET IN MEDIAN OF GATTIS SCHOOL ROAD AT THE INTERSECTION OF SH 130, ±105' SOUTHWEST OF SOUTHEASTERLY PROPERTY CORNER OF SUBJECT TRACT, ±60' SOUTH OF A TRAFFIC SIGNAL POLE.  
ELEVATION=778.12'

TBM 101: PK NAIL WITH BURY WASHER SET ±6' FROM BACK OF CURB IN SIDEWALK ON SOUTHERLY SIDE OF GATTIS SCHOOL ROAD ±400' WEST OF THE INTERSECTION WITH SH 130, ±14' WEST OF A STORM SEWER MANHOLE.  
ELEVATION=774.18'

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N63°47'34"E	68.43'
L2	S63°40'53"E	46.57'
L3	S21°26'55"E	79.63'
L4	N63°40'53"W	21.17'
L5	N86°10'53"W	38.70'
L6	N63°40'53"W	94.52'
L7	N71°28'55"W	14.14'
L8	N63°40'54"W	70.00'

SHEET

1

OF 2

## CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	109.22'	100.00'	62°34'39"	S57°38'29"W	103.87'
C2	180.74'	435.00'	23°48'21"	N38°12'42"E	179.44'
C3	400.75'	435.00'	52°47'06"	N00°04'29"W	386.73'
C4	487.50'	1100.00'	25°23'32"	S76°12'16"W	483.52'
C5	174.18'	190.00'	52°31'32"	S89°56'40"E	168.15'
C6	151.58'	240.00'	36°11'14"	S81°46'31"E	149.07'
C7	316.24'	1100.00'	16°28'19"	N71°44'39"E	315.15'

## CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	171.26'	1100.00'	8°55'13"	N84°26'25"E	171.09'
C9	90.51'	230.50'	22°29'53"	N74°55'57"W	89.93'
C10	78.34'	199.50'	22°30'00"	N74°55'53"W	77.84'
C11	14.92'	9.50'	90°00'00"	N18°40'53"W	13.44'
C12	118.29'	698.00'	9°42'36"	S82°26'13"W	118.15'
C13	171.49'	698.00'	14°04'36"	S70°32'37"W	171.06'

FM 685 (SH 130)

(R.O.W. VARIES)

TXDOT CONTROL  
BASELINE OF SH 130

JAMES H. NEILY SURVEY NO. 30,  
ABSTRACT NO. 485

N.D. WALLING  
SURVEY NO. 19,  
ABSTRACT NO. 675

REMAINING PORTION OF  
ELECTRIC TRANSMISSION AND  
COMMUNICATIONS LINE EASEMENT  
DOC. NOS. 9625653 AND 9715356  
(CROSS HATCH AREA)



# STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION

STATE OF TEXAS )

COUNTY OF WILLIAMSON )

KNOW ALL MEN BY THESE PRESENTS )

THAT HEB GROCERY COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TODD A. PILAND, ITS EXECUTIVE VICE PRESIDENT, BEING THE OWNER OF THAT CERTAIN 29.990 ACRE TRACT OF LAND OUT OF THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675 AND THE JAMES H. NEILY SURVEY NO. 30, ABSTRACT NO. 485, SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 29.990 ACRES HAVING BEEN CONVEYED TO HEB GROCERY COMPANY, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2006027468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 29.990 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TODD A. PILAND  
EXECUTIVE VICE PRESIDENT  
HEB GROCERY COMPANY, LP  
646 SOUTH FLORES  
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, BY TODD A. PILAND, EXECUTIVE VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

## FLOOD PLAIN NOTE:

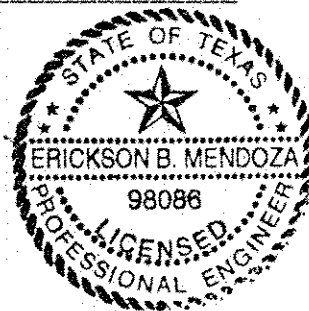
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48491C0515E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

## ENGINEER'S CERTIFICATION:

I, ERICKSON B. MENDOZA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

*Erickson B. Mendoza*  
ERICKSON B. MENDOZA  
TEXAS REGISTRATION NO. 98086  
BURY-AUS, INC.  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

2/29/2016  
DATE

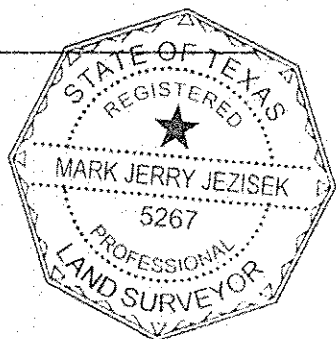


## SURVEYOR'S CERTIFICATION:

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AND ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Mark J. Jezisek*  
MARK J. JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
BURY-AUS, INC.  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

2/29/16  
DATE



## FIELDNOTE DESCRIPTION:

OF 29.990 ACRES OF LAND OUT OF THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 485 AND THE JAMES H. NEILY SURVEY NO. 30, ABSTRACT NO. 485, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 30.00 ACRE TRACT OF LAND CONVEYED TO HEB GROCERY COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2006027468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 29.990 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH TXDOT CAP FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (R.O.W. VARIES - HWY. STA. 843+93.73, 383.90 FEET RIGHT) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD (R.O.W. VARIES), BEING THE SOUTHEASTERLY CORNER OF SAID 30.00 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, ALONG THE NORTHERLY LINE OF GATTIS SCHOOL ROAD, BEING THE SOUTHERLY LINE OF SAID 30.00 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 25°23'32", AN ARC LENGTH OF 487.50 FEET AND A CHORD WHICH BEARS, S76°12'16"W, A DISTANCE OF 483.52 FEET TO A 1/2 INCH IRON ROD WITH TXDOT CAP FOUND FOR THE END OF SAID CURVE;
- 2) S63°34'43"W, A DISTANCE OF 162.49 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF A 293.52 ACRE TRACT OF LAND CONVEYED TO BRUSHY CREEK LTD BY DEED OF RECORD IN DOCUMENT NO. 1997031656 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHWESTERLY CORNER OF SAID 30.00 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, IN PART ALONG THE EASTERLY LINE OF SAID 293.52 ACRE REMAINDER TRACT, IN PART ALONG THE EASTERLY AND SOUTHERLY LINES OF THE REMAINING PORTION OF THAT CERTAIN 26.1086 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2003031850 OF SAID OFFICIAL PUBLIC RECORDS, IN PART ALONG THE SOUTHERLY LINE OF THE REMAINING PORTION OF 70.8081 ACRE TRACT OF LAND CONVEYED TO STAR GOLF PARTNERS, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004037065 OF SAID OFFICIAL PUBLIC RECORDS AND IN PART ALONG THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID 6.043 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED OF RECORD IN DOCUMENT NO. 1999069583 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE WESTERLY AND A PORTION OF THE NORTHERLY LINES OF SAID 30.00 ACRE TRACT, FOR THE WESTERLY AND A PORTION OF THE NORTHERLY LINES HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) N26°28'09"W, A DISTANCE OF 373.01 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 52°47'06", AN ARC LENGTH OF 400.75 FEET AND A CHORD WHICH BEARS, N00°04'29"W, A DISTANCE OF 386.73 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE END OF SAID CURVE;
- 3) N26°19'06"E, A DISTANCE OF 376.24 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 4) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 23°48'21", AN ARC LENGTH OF 180.74 FEET AND A CHORD WHICH BEARS, N38°12'42"E, A DISTANCE OF 179.44 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE END OF SAID CURVE;
- 5) N50°07'44"E, A DISTANCE OF 547.38 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR THE NORTHWESTERLY CORNER OF SAID 30.00 ACRE TRACT AND HEREOF;
- 6) S64°55'35"E, A DISTANCE OF 645.41 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 6.043 ACRE TRACT, BEING AN ANGLE POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, FOR AN ANGLE POINT HEREOF;

THENCE, N85°59'55"E, LEAVING THE SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 6.043 ACRE TRACT, ALONG A PORTION OF THE WESTERLY LINE OF STATE HIGHWAY 130, BEING A PORTION OF THE NORTHERLY LINE OF SAID 30.00 ACRE TRACT AND HEREOF, A DISTANCE OF 101.84 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR THE NORTHEASTERLY CORNER OF SAID 30.00 ACRE TRACT AND HEREOF;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, BEING THE EASTERLY LINE OF SAID 30.00 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S26°19'07"W, A DISTANCE OF 1160.46 FEET TO A 1/2 INCH IRON ROD WITH TXDOT CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 62°34'39", AN ARC DISTANCE OF 109.22 FEET AND A CHORD WHICH BEARS, S57°38'29"W, A DISTANCE OF 103.87 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 29.990 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

## GENERAL NOTES:

1. A 10' P.U.E. IS DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
2. ALL PUBLIC ROADWAYS AND EASEMENTS AS DEDICATED ON THIS PLAT ARE FREE OF LIENS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. SIDEWALKS AND STREET TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THE SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO COMMERCIAL USE, UNLESS OTHERWISE INDICATED.
6. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3 AFTER THE APPROPRIATED WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THE SITE. THE WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
7. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS
8. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
9. A DE FACTO CERTIFICATE OF COMPLIANCE IS HERE BY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
10. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY LANDOWNER UNTIL 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 EASEMENT, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO THE PROPERTY DEFECTS AND NEGLIGENCE NOT ATTRIBUTABLE TO THEM AN ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PLACEMENT OF THE IMPROVEMENT.

11. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
12. FRONT YARD SETBACK SHALL BE A MINIMUM OF 10 FT AND REAR YARD SETBACK SHALL BE A MINIMUM OF 25 FT. SIDE YARD SETBACK SHALL BE MINIMUM OF 10 FT OR 0 FT FOR COMMON WALLS.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO 2002 SUBDIVISION CODE AS ADOPTED BY CITY OF HUTTO ORDINANCE NO. 12-16-02 AND ORDINANCE NO. 5-17-04, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS.
15. THE SURFACE OF ALL PUBLICLY DEDICATED EASEMENTS AREAS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

## GENERAL NOTES:

16. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
ELECTRIC: ONCOR ELECTRIC DELIVERY 350 TEXAS AVENUE  
GAS: ATMOS ENERGY CORP. 3110 NORTH IH-35  
ROUND ROCK, TEXAS 78664  
PAUL LEMONS  
PHONE 512-244-5693  
ROBERT FERGUSON, MURFEE ENGINEERING  
PHONE 512-327-9204

WATER/ WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3  
WASTEWATER: 1101 CAPITAL OF TEXAS HIGHWAY, SUITE D110  
AUSTIN, TEXAS 78746  
ROBERT FERGUSON, MURFEE ENGINEERING  
PHONE 512-327-9204

17. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

18. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND CONVEYED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY. 19. ANY EASEMENTS AND SETBACKS SHOWN HEREON THAT ARE CREATED BY A SEPARATE INSTRUMENT SHALL BE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT, AND THE LOCATIONS OF SUCH EASEMENTS DEPICTED HEREON ARE APPROXIMATE WITH THE EXACT LOCATIONS SET FORTH IN SUCH SEPARATELY RECORDED INSTRUMENT.

## CITY APPROVAL:

APPROVED AND AUTHORIZED FOR FILING WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, BY THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

DEBBIE HOLLARD  
MAYOR

DATE

CHRISTINE MARTINEZ  
CITY SECRETARY

DATE

## WILLIAMSON COUNTY 911 ADDRESSING:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

STATE OF TEXAS )

COUNTY OF WILLIAMSON )

KNOW ALL MEN BY THESE PRESENTS

I, \_\_\_\_\_, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

## COUNTY CLERK CERTIFICATION

STATE OF TEXAS )

COUNTY OF WILLIAMSON )

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET \_\_\_\_\_, SLIDE(S) \_\_\_\_\_

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

DATE: OCTOBER 2015  
PREPARED BY:

STAR RANCH GATTIS SCHOOL  
ROAD/SH 130 SUBDIVISION

A 3 LOT SUBDIVISION  
CONSISTING OF 29.990 ACRES

**BURY**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
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TBPE # F-1048 TBPLS # F-10107500  
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SHEET

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OF 2