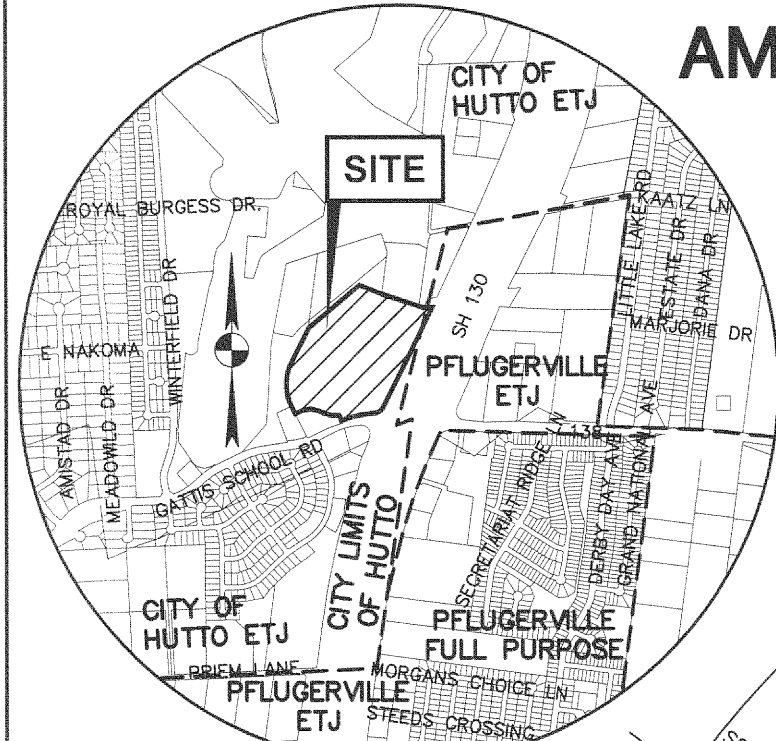


AMENDED PLAT OF STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION, LOTS 1A AND 3A



VICINITY MAP
1"=2000'

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

5.49 ACRES
STAR GOLF PARTNERS LTD
DOC. NO. 2006047704

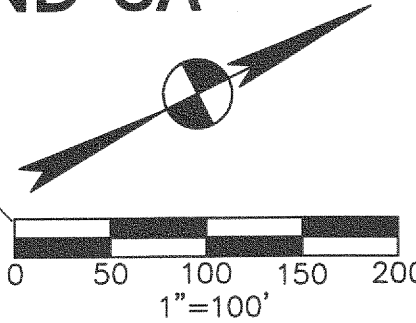
7.23 ACRES
STAR GOLF PARTNERS LTD
DOC. NO. 2006047705

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 W/CAP FOUND (AS NOTED)
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- P.O.B. POINT OF BEGINNING



LOT 1A
26.912 ACRES

BLOCK "A"

REMAINING PORTION OF
26.1086 ACRES
TACK DEVELOPMENT, LTD
DOC. NO. 2003031850
(DOT HATCH AREA)

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

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	N21°26'55"W	79.63'
L2	N63°40'53"W	46.57'
L3	S63°47'34"W	68.43'
L4	N26°28'09"W	103.21'
L5	N85°59'55"E	101.84'
L6	N63°41'37"W	55.33'
L7	N48°17'51"W	13.13'
L8	N26°19'07"E	148.86'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	171.26'	1100.00'	8°55'13"	S84°26'25"W	171.09'
C2	118.29'	698.00'	9°42'36"	S82°26'13"W	118.15'
C3	151.58'	240.00'	36°11'14"	N81°46'31"W	149.07'
C4	174.18'	190.00'	52°31'32"	N89°56'40"W	168.15'
C5	400.75'	435.00'	52°47'06"	N00°04'29"W	386.73'
C6	180.74'	435.00'	23°48'21"	N38°12'42"E	179.44'
C7	109.22'	100.00'	62°34'39"	S57°38'29"W	103.87'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	134.36'	500.00'	15°23'46"	N55°59'44"W	133.95'
C9	121.97'	500.00'	13°58'36"	N55°17'09"W	121.67'
C10	6.96'	4.50'	88°35'33"	N17°58'40"W	6.29'
C11	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

AMENDED PLAT OF STAR RANCH GATTIS SCHOOL
ROAD/SH 130 SUBDIVISION, LOTS 1A AND 3A

OWNER: HEB GROCERY COMPANY, L.P.
ACREAGE: 28.264 ACRES
SURVEY: H.D. WALLING SURVEY NO. 19
JAMES H. NEILY SURVEY NO. 30
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
DATE: JUNE 23, 2016
SURVEYOR: STANTEC CONSULTING, LLC
ENGINEER: STANTEC CONSULTING, LLC

AMENDED PLAT OF STAR RANCH
GATTIS SCHOOL ROAD/SH 130
SUBDIVISION, LOTS 1A AND 3A

A 2 LOT SUBDIVISION
CONSISTING OF 28.264 ACRES
DATE: JUNE 23, 2016
PREPARED BY:



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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AMENDED PLAT OF STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION, LOTS 1A AND 3A

STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS)

COUNTY OF WILLIAMSON)

THAT HEB GROCERY COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TODD A. PILAND, ITS EXECUTIVE VICE PRESIDENT, BEING THE OWNERS OF THAT CERTAIN 28.264 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 28.264 ACRES BEING A PORTION OF THAT CERTAIN 30.00 ACRE TRACT OF LAND CONVEYED TO HEB GROCERY COMPANY, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2006027468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.264 ACRES ALSO BEING LOTS 1 AND 3, BLOCK "A" STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016026247 OF SAID OFFICIAL PUBLIC RECORDS; SAID SUBDIVISION HAVING BEEN APPROVED FOR AMENDMENT PURSUANT TO CHAPTER 212.016 OF THE LOCAL GOVERNMENT CODE, DO HEREBY AMEND SAID LOTS 1 AND 3 STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "AMENDED PLAT OF STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION, LOTS 1A AND 3A", 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: Todd A. Piland DATE
TODD A. PILAND
EXECUTIVE VICE PRESIDENT
HEB GROCERY COMPANY, LP
646 SOUTH FLORES
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS §

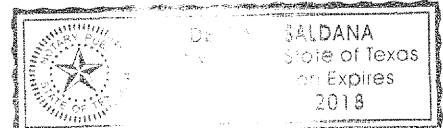
COUNTY OF BEAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF November 2016 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 OF SAID PERSON STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF November 2016 A.D.

Debra L. Saldana
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, SARAH E. SHEPARD, 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.

S. Shepard 11/10/16 DATE
SARAH E. SHEPARD
TEXAS REGISTRATION NO. 122095
STANTEC CONSULTANTS, LLC
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

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 11/10/16 DATE
MARK J. JEZISEK, R.P.L.S.
TEXAS REGISTRATION NO. 5267
STANTEC CONSULTANTS, LLC
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



FIELDNOTE DESCRIPTION:

OF 28.264 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 THE REMAINING PORTION OF THAT CERTAIN 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 28.264 ACRES ALSO BEING LOTS 1 AND 3, BLOCK "A" STAR RANCH GATTIS SCHOOL ROAD/SH130 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016026247 OF SAID OFFICIAL PUBLIC RECORDS; SAID 28.264 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 LOT 1, FOR A PORTION OF 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 8°55'13", AN ARC LENGTH OF 171.26 FEET AND A CHORD WHICH BEARS, S84°26'25"W, A DISTANCE OF 171.09 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 2) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 698.00 FEET, A CENTRAL ANGLE OF 9°42'36", AN ARC LENGTH OF 118.29 FEET AND A CHORD WHICH BEARS, S82°26'13"W, A DISTANCE OF 118.15 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE, BEING THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK "A" OF SAID STAR RANCH GATTIS SCHOOL ROAD/SH 130 SUBDIVISION AND A SOUTHERLY CORNER OF SAID LOT 1;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD ALONG THE COMMON LINES OF SAID LOT 1 AND LOT 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N21°26'55"W, A DISTANCE OF 79.63 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 36°11'14", AN ARC LENGTH OF 151.58 FEET AND A CHORD WHICH BEARS, N81°46'31"W, A DISTANCE OF 149.07 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE;
- 3) N63°40'53"W, A DISTANCE OF 46.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 4) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 52°31'32", AN ARC LENGTH OF 174.18 FEET AND A CHORD WHICH BEARS, N89°56'40"W, A DISTANCE OF 168.15 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE;
- 5) S63°47'34"W, A DISTANCE OF 68.43 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1 ALSO BEING IN THE EASTERLY LINE OF MUIRFIELD BEND DRIVE (70' R.O.W.), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHWESTERLY CORNER OF SAID LOT 2, ALONG THE EASTERLY LINE OF MUIRFIELD BEND DRIVE, BEING THE WESTERLY LINE OF SAID LOT 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N26°28'09"W, A DISTANCE OF 103.21 FEET TO A 1/2 INCH IRON ROD WITH "DOUCET" CAP FOUND FOR 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 "DOUCET" 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 "DOUCET" CAP FOUND FOR 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 "DOUCET" 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 "STANTEC" CAP SET FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S64°55'35"E, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MUIRFIELD BEND DRIVE, ALONG THE NORTHERLY LINE OF SAID LOT 1, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 645.41 FEET TO A 1/2 INCH IRON ROD WITH TXDOT CAP FOUND, FOR AN ANGLE POINT HEREOF;

THENCE, N85°59'55"E, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 101.84 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING IN THE RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 130, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S26°19'07"W, ALONG THE WESTERLY LINE OF STATE HIGHWAY 130, BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 1160.46 FEET TO AN 1/2 INCH IRON ROD WITH TXDOT CAP FOUND, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 62°34'39", AN ARC LENGTH 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 28.264 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 RIGHT-OF-WAYS AND EASEMENTS TO BE PUBLICLY DEDICATED BY OWNER AS DEPICTED 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 SHALL BE CONSTRUCTED ON STREETS 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 AND 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. 1216-02 AND ORDINANCE NO. 5-17-04, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE THE POST-DEVELOPMENT PEAK RATES OF STORM WATER DISCHARGE FROM THE SUBJECT PROPERTY OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS UNDER DEVELOPED CONDITIONS TO THAT OF THE EXISTING PRE-DEVELOPMENT PEAK RATES, AS CALCULATED DURING THE SITE PLAN REVIEW PROCESS AND BASED ON STANDARD ENGINEERING PRACTICE.
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
ROUND ROCK, TEXAS 78664
PAUL LEMONS
PHONE 512-244-5693
GAS: ATMOS ENERGY CORP.
3110 NORTH IH-35
ROUND ROCK, TEXAS 78664
BRAD CROSSWHITE
PHONE 512-310-3801

WATER/ WASTEWATER: WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3
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.

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO,

THIS DAY 14th DAY OF December A.D., 2016.

Helen Ramirez 12/14/16 DATE
HELEN RAMIREZ, AICP, DIRECTOR

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 13th DAY OF October 2016 A.D.

Doug Gaul 12-15-16 DATE
MAYOR DOUG GAUL
Seth Gipson 12-15-16 DATE
CITY SECRETARY SETH GIPSON

WILLIAMSON COUNTY 911 ADDRESSING::

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 28th DAY OF November 2016 A.D.

Jeresa Bak 11/28/16 DATE
WILLIAMSON COUNTY ADDRESSING COORDINATOR JERESA BAK

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 DATE
WILLIAMSON COUNTY, TEXAS

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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, DOCUMENT NO. _____ TO CERTIFY

WHICH 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: JUNE 23, 2016
PREPARED BY:

AMENDED PLAT OF STAR RANCH
GATTIS SCHOOL ROAD/SH 130
SUBDIVISION, LOTS 1A AND 3A

A 2 LOT SUBDIVISION
CONSISTING OF 28.264 ACRES

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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