

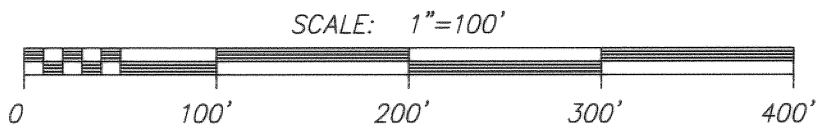
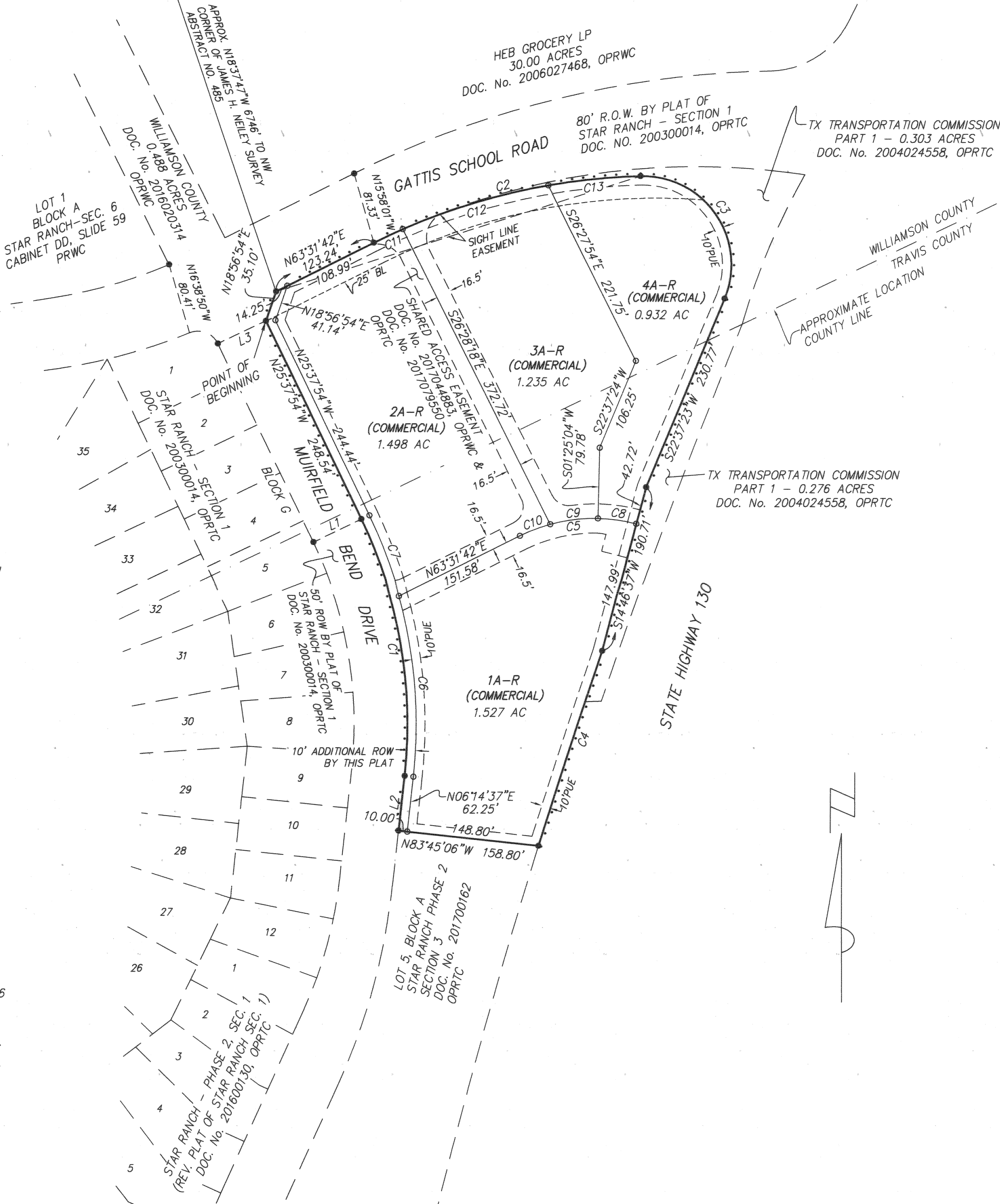
STAR RANCH SECTION 4 BLOCK A, LOTS 1A-R - 4A-R

(BEING A REPLAT OF STAR RANCH SECTION 4 REVISED PLAT
RECORDED IN DOCUMENT No. 2017041809 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS)

LOCATION MAP
SCALE: 1"= 2000'

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER.
- ELECTRIC PROVIDER FOR THIS DEVELOPMENT: ONCOR.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY TRAVIS COUNTY FIRM MAP No. 48453C0280J (REVISED AUGUST 18, 2014) AND WILLIAMSON COUNTY FIRM MAP No. 48491C0515E (REVISED SEPTEMBER 26, 2008).
- WATER AND WASTEWATER WILL BE PROVIDED BY WWSID No. 3.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USES.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- SHARED ACCESS EASEMENTS WILL BE MAINTAINED BY THE OWNERS OF EACH LOT.
- LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS AS RECORDED IN DOCUMENT No.'s 2017079550 AND 2017080099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY & DOCUMENT No.'s 2017044883 AND 2017045187 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY.
- WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- PUBLIC SIDEWALKS, BUILT TO CITY OF HUTTO STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MUIRFIELD BEND DRIVE, GATTIS SCHOOL ROAD AND SH130 (PENDING TXDOT APPROVAL). THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- ALL DEVELOPMENT SHALL CONFORM TO THE APPLICABLE DEVELOPMENT AGREEMENT.
- THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF STAR RANCH SECTION 4, RECORDED IN CABINET DD, SLIDES 149-150 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS & DOCUMENT No. 200700096 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY 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.
- THE MINIMUM LOWEST 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.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE 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 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 SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- IT IS THE RESPONSIBILITY OF THE ENGINEER FOR EACH LOT WITHIN THIS FINAL PLAT TO ENSURE THE IMPROVEMENTS DO NOT CREATE AN ADVERSE IMPACT DOWNSTREAM. ONSITE STORAGE MAY BE REQUIRED TO OFFSET THE IMPACTS OF DEVELOPMENT ON THESE LOTS. THE ENTIRE DRAINAGE BASIN SHALL BE TAKEN INTO ACCOUNT FOR EACH SITE PLAN.
- DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- NO BUILDING, FENCES, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENTS UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO, TRAVIS COUNTY AND WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 (WCSID No. 3).
- WCSID No. 3 SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND WCSID No. 3 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	297.68'	535.00'	31°52'48"	N09°41'30"W	293.86'
C2	312.35'	715.00'	25°01'47"	N76°02'20"E	309.87'
C3	199.09'	100.00'	114°04'10"	S34°24'42"E	167.80'
C4	231.36'	7694.44'	1°43'22"	S18°04'27"W	231.35'
C5	134.89'	187.33'	41°15'21"	S84°09'22"W	131.99'
C6	205.83'	545.00'	21°38'19"	N04°34'33"W	204.61'
C7	97.40'	547.99'	10°11'03"	N20°30'04"W	97.28'
C8	43.70'	187.33'	13°21'59"	N81°53'57"W	43.60'
C9	54.45'	187.33'	16°39'14"	S83°05'27"W	54.26'
C10	36.73'	187.33'	11°14'08"	S69°08'46"W	36.68'
C11	36.10'	715.00'	2°53'34"	S64°58'13"W	36.10'
C12	171.67'	715.00'	13°45'23"	S73°17'42"W	171.26'
C13	104.58'	715.00'	8°22'50"	S84°21'49"W	104.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°22'10"E	59.99'
L2	N06°14'54"E	62.24'
L3	N64°46'32"E	60.02'

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- AC = ACRES
- ROW = RIGHT-OF-WAY
- BL = BUILDING SETBACK LINE
- = SIDEWALK

OWNER & DEVELOPER:

TIM TIMMERMAN
STAR GOLF DEVELOPMENT, INC.
2490 FM 685
HUTTO, TRAVIS COUNTY, TEXAS 78634

LOT AREA TABLE:

1A	1.527 AC
2A	1.498 AC
3A	1.235 AC
4A	0.932 AC
10' ADD. ROW	0.149 AC
TOTAL	5.341 AC

AREA OF PLAT: 5.341 ACRES

4 COMMERCIAL LOTS
1 BLOCK

DATE: SEPT. 6, 2017

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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F-10015400

STAR RANCH SECTION 4 BLOCK A, LOTS 1A-R - 4A-R

(BEING A REPLAT OF STAR RANCH SECTION 4 REVISED PLAT
RECORDED IN DOCUMENT No. 2017041809 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS)

DESCRIPTION:

THAT PART OF THE JAMES NEILEY SURVEY, ABSTRACT NO. 591 IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4, BLOCK A, STAR RANCH SECTION 4, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET DD, SLIDE 149 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT No. 200700096 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF STATE HIGHWAY 130 FOR THE SOUTHEAST CORNER OF SAID LOT 4, SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK A;

THENCE N.83°45'06"W. WITH THE SOUTH LINE OF SAID BLOCK A, A DISTANCE OF 158.80 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF MUIRFIELD BEND DRIVE FOR THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK A;

THENCE WITH THE WEST LINE OF SAID BLOCK A AND THE EAST LINE OF SAID MUIRFIELD BEND DRIVE THE FOLLOWING FOUR (4) COURSES:

1. N.06°14'54"E. A DISTANCE OF 62.24 FEET TO AT 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
2. NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 297.68 FEET, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°52'48", AND A CHORD BEARING N.09°41'30"W., 293.86 FEET TO A FOUND 1/2" IRON ROD;
3. N.25°37'54"W. A DISTANCE OF 248.54 FEET TO A FOUND 1/2" IRON ROD;
4. N.18°56'54"E. A DISTANCE OF 35.10 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF GATTIS SCHOOL ROAD FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID BLOCK A;

THENCE WITH THE NORTH LINE OF SAID BLOCK A AND THE SOUTH LINE OF SAID GATTIS SCHOOL ROAD THE FOLLOWING THREE (3) COURSES:

1. N.63°31'42"E. A DISTANCE OF 123.24 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
2. EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 312.35 FEET, SAID CURVE HAVING A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 25°01'47", AND A CHORD BEARING N.76°02'20"E., 309.87 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;
3. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 199.09 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 114°04'10", AND A CHORD BEARING S.34°24'42"E., 167.80 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID STATE HIGHWAY 130 FOR THE EAST CORNER OF SAID LOT 2, SAME BEING THE EAST CORNER OF SAID BLOCK A;

THENCE WITH THE EAST LINE OF SAID BLOCK A, SAME BEING THE WEST LINE OF SAID STATE HIGHWAY 130 THE FOLLOWING THREE (3) COURSES:

1. S.22°37'23"W. A DISTANCE OF 230.77 FEET TO A FOUND 1/2" IRON ROD;
2. S.14°46'37"W. A DISTANCE OF 190.71 FEET TO A 12" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
3. SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 231.36 FEET, SAID CURVE HAVING A RADIUS OF 7,694.44 FEET, A CENTRAL ANGLE OF 01°43'22", AND A CHORD BEARING S.18°04'27"W., 231.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.341 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT STAR GOLF DEVELOPMENT, INC., ACTING BY AND THROUGH TIM TIMMERMAN, BEING THE OWNER OF A TRACT OF LAND OUT OF THE JAMES NEILEY SURVEY, ABSTRACT No. 591, DESCRIBED AS LOTS 1 THROUGH 4, BLOCK A, STAR RANCH, SECTION 4, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET DD, SLIDES 149-150 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN DOCUMENT No. 200700096 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO IT BY ASSUMPTION WARRANTY DEED RECORDED IN DOCUMENT No. 2017028228 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN ACCORDANCE WITH CHAPTERS 212 AND 232.009 OF THE TEXAS LOCAL GOVERNMENT CODE, THE OWNER DOES HEREBY SUBDIVIDE 5.341 ACRES TO BE KNOWN AS "STAR RANCH SECTION 4 BLOCK A, LOTS 1A-R - 4A-R", (BEING A REPLAT OF STAR RANCH SECTION 4 REVISED PLAT RECORDED IN DOCUMENT No. 2017041809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS) AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 2nd DAY OF October, 2017

BY: STAR GOLF DEVELOPMENT, INC.

TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TRAVIS COUNTY, TEXAS 78634

ACKNOWLEDGMENT:

STATE OF TEXAS

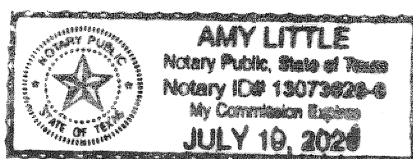
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF October, 2017

SEAL

AMY LITTLE
NOTARY PUBLIC, STATE OF TEXAS



ROAD NAME AND 911 ADDRESSING APPROVAL:

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS 15th DAY OF October, 2017 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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 PRESENTED TO THE COMMISSIONERS' 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

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF WILLIAMSON 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. ____ AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____ A. D. ____ AT ____ O'CLOCK ____ M IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT No.

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

NANCY RISTER, COUNTY CLERK,
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS 19th DAY OF October, 2017.

APPROVAL
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE 19th DAY OF October, 2017

DOUG GAUL
MAYOR, CITY OF HUTTO DATE
10-27-17

SETH GIPSON
CITY SECRETARY DATE
10-27-17

COMMISSIONERS COURT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND / OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY, STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____ 20____ A. D.. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE ____ DAY OF _____, 20____ A. D..

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A. D.. AT ____ O'CLOCK ____ M AND DULY RECORDED ON THE ____ DAY OF _____, 20____ A. D.. AT ____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____ A. D..

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: SEPT. 6, 2017

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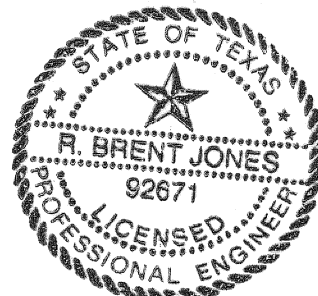
F-10015400

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBERS 48491C0515E AND 48491C0675E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBERS 48453C0280J AND 48453C0140H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R.B. Jones
R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



THAT I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND COMPLIES WITH CHAPTER 82 TRAVIS COUNTY SUBDIVISION ORDINANCE.

J. Kenneth Weigand
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741
STATE OF TEXAS

