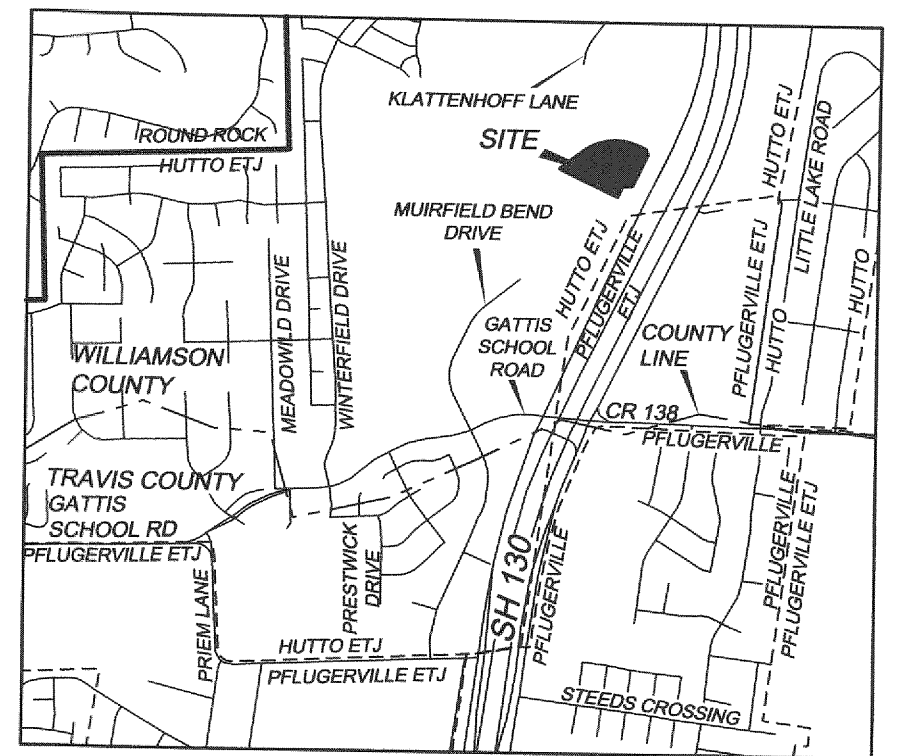


LOT 1, LOT 2 AND LOT 3, BLOCK B OF THE STAR RANCH COMMERCIAL SUBDIVISION



VICINITY MAP
SCALE: 1" = 2000'

LEGEND	
●	1/2" IRON ROD FOUND (OR AS NOTED)
● "RJ"	1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND IN APRIL 2017
● "STANTEC"	1/2" IRON ROD WITH "STANTEC" CAP FOUND
○	1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET
○ TS	1/2" IRON ROD WITH "6614" CAP RESET AT LOCATION OF 1/2" IRON ROD WITH "RJ SURVEYING" CAP PREVIOUSLY FOUND BY THIS SURVEYOR (SINCE OBLITERATED)
✱ CSF	COTTON SPINDLE FOUND
⊗	X IN CONC. FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
J.A.E.	JOINT ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
W.L.E.	WATERLINE EASEMENT
W.W.L.E.	WASTEWATER LINE EASEMENT
()	RECORD INFORMATION
[]	RECORD DATA FROM DOC. 2016058675
{ }	RECORD DATA FROM DOC. 2004008236
<< >>	RECORD DATA FROM DOC. 2017094788

JAMES H. NEILY
SURVEY ABS. 485

N.D. WALLING SURVEY NO. 19
ABS. 675

WILLIAMSON COUNTY, TEXAS TACK DEVELOPMENT, LTD.
(0.479 ACRE)
(2017028229)

KLATTENHOFF LANE

STAR GOLF PARTNERS, LTD.
REM. OF (11.18 ACRES)
(2004037056)

MUIRFIELD BEND DRIVE
(70' R.O.W. WIDTH)
(2017094788)

TACK DEVELOPMENT, LTD.
REM. OF (6.043 ACRES)
(1999069583)

TACK DEVELOPMENT, LTD.
REM. OF (11.18 ACRES)
(2006027467)

MUIRFIELD BEND DRIVE
(70' R.O.W. WIDTH)
(2017094788)

TACK DEVELOPMENT, LTD.
REM. OF (26.1086 ACRES)
(2003031850)

STAR GOLF PARTNERS
(7.23 ACRES)
(2006047705)

MUIRFIELD BEND DRIVE
(70' R.O.W. WIDTH)
(2016020314)

P.O.B.

N64°54'03"W 645.53'
(N64°55'35"W 645.04)
(N64°55'35"W 645.41)

BM
SQUARE CUT ON CURB
ELEV. = 750.65'
(NAVD88/GEOD 12B)

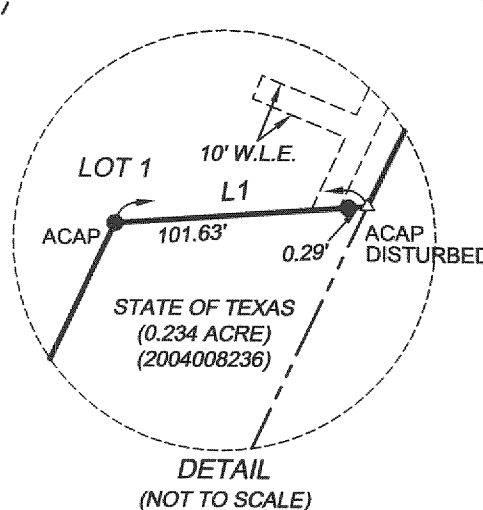
HEB GROCERY COMPANY LP

LOT 1A
AMENDED PLAT OF
STAR RANCH GATTIS
SCHOOL ROAD/SH 130 SUBDIVISION,
LOTS 1A AND 3A
(2017005623)

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.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1965.00'	3°22'31"	115.76'	N51°47'50"E	115.74'
	<<1965.00'>>	<<3°22'34">>	<<115.78">>	<<N51°48'59"E>>	<<115.77">>
C2	530.00'	61°37'31"	570.05'	N84°18'37"E	542.97'
	<<530.00'>>	<<61°36'28">>	<<569.89">>	<<N84°18'30"E>>	<<542.83">>
C5	523.73'	46°01'21"	420.69'	S76°18'13"W	409.47'
C6	530.00'	16°09'09"	149.42'	N72°57'13"W	148.92'
C7	24.50'	84°47'52"	36.26'	N68°43'02"E	33.04'
C8	55.50'	87°10'26"	84.44'	N67°31'45"E	76.53'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°01'15"W	101.92'
	[S85°59'55"W]	[101.87']
	[S85°59'55"W]	[101.72']
L2	S25°01'17"W	114.49'
	[S25°04'25"W]	[114.42']
	[S25°04'25"W]	[114.42']
L3	S25°02'41"W	114.53'
	[S25°04'25"W]	[114.42']
L4	N86°01'27"E	101.86'
	[N85°59'55"E]	[101.84']
	[N85°59'55"E]	[101.72']
L5	N36°29'52"W	70.00'
L6	S64°49'50"E	86.66'
	<<S64°53'16"E>>	<<86.69">>
L7	S19°50'43"E	49.46'
	<<S19°54'09"E>>	<<49.48">>
L8	S01°19'29"W	70.03'
L9	N26°19'07"E	62.15'
L10	N09°17'34"E	92.11'
L11	N26°19'07"E	4.88'

LOT 1, LOT 2 AND LOT 3, BLOCK B
OF THE STAR RANCH COMMERCIAL SUBDIVISION
A THREE LOT SUBDIVISION CONSISTING OF 6.817 ACRES
PREPARED BY:

LOT 1, LOT 2 AND LOT 3, BLOCK B
OF THE STAR RANCH COMMERCIAL SUBDIVISION
OWNER: TACK DEVELOPMENT, LTD.
SURVEY: N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675
JAMES H. NEILY SURVEY, ABSTRACT NO. 485

PLAT REVISION DATE: DECEMBER 2, 2017

NO. OF BLOCKS: 1
NO. OF NON-RESIDENTIAL LOTS: 3
NO. OF COMMON AREAS: 1 (DETENTION POND)
NEW STREETS: NONE

DATE OF SURVEY: INITIAL SURVEY JANUARY 31, 2017 BY THIS SURVEYOR UNDER FIRM
NAME OF TRUE-SURV (FORMER COMPANY OF THIS SURVEYOR, SINCE CLOSED);
ADDED EASEMENTS NOVEMBER 14, 2017

SURVEYOR: ALL COUNTY SURVEYING, INC.
1102 S. AUSTIN AVENUE, SUITE 100
GEORGETOWN, TX 78626

ENGINEER: CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660



1102 South Austin Avenue
Georgetown, Texas 78626
254-778-2272 Killeen 254-634-4636
Fax 254-774-7608
Tx. Firm License No. 10194304

**LOT 1, LOT 2 AND LOT 3, BLOCK B OF THE
STAR RANCH COMMERCIAL SUBDIVISION**

PERIMETER BOUNDARY AND LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°01'15"W	101.92'
L2	S25°01'17"W	114.49'
L3	S25°02'41"W	114.53'
L4	N86°01'27"E	101.86'
L5	N36°25'52"W	70.00'
L6	S64°49'50"E	86.66'
L7	S19°50'43"E	49.46'
L8	S01°19'29"W	70.03'
L9	N26°19'07"E	62.15'
L10	N09°17'34"E	91.57'
L11	N26°19'07"E	4.88'

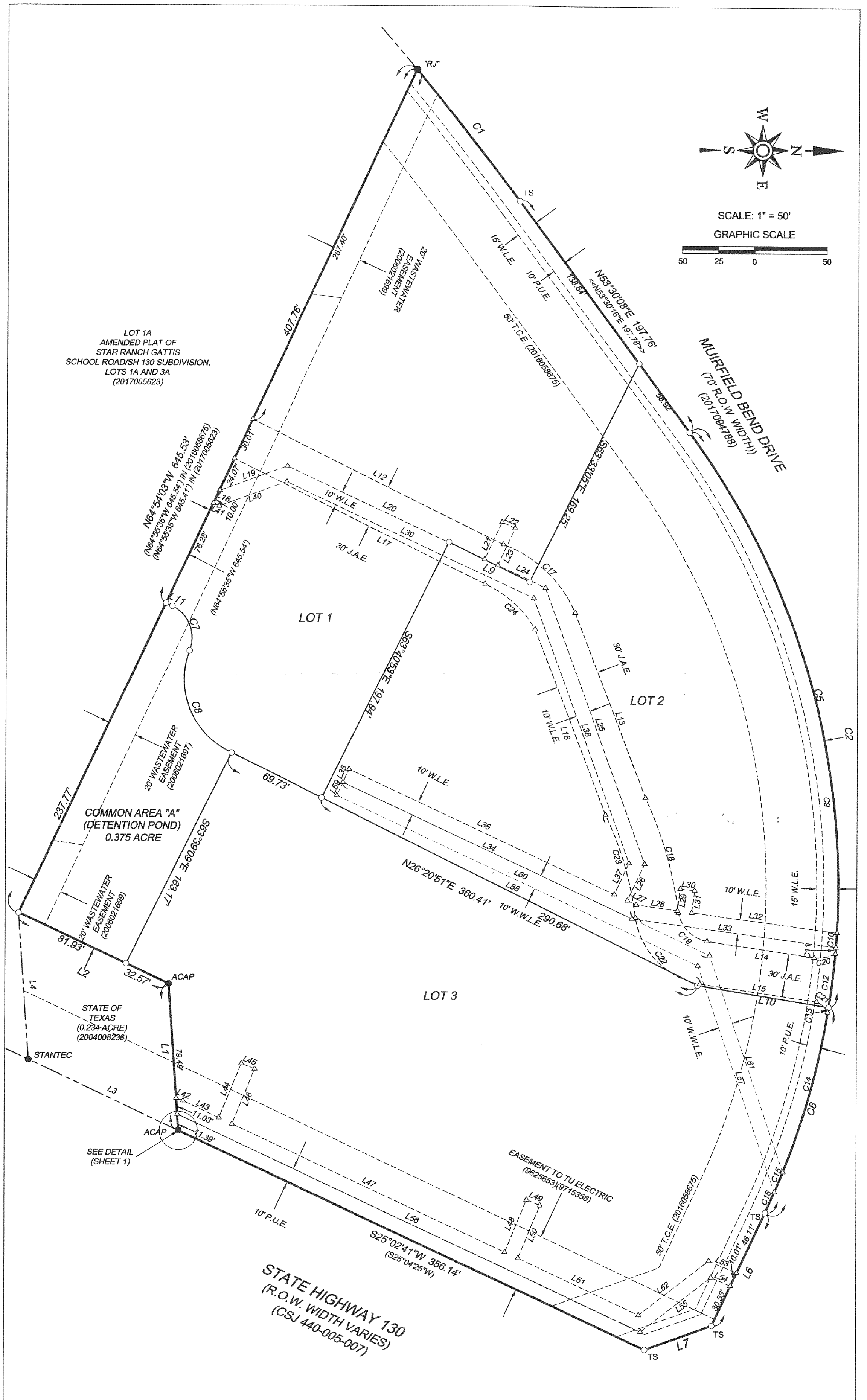
JOINT ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L12	N26°19'13"E	194.32'
L13	N69°02'23"E	137.06'
L14	N08°25'36"E	75.08'
L15	S08°25'36"W	81.76'
L16	S69°02'18"W	137.39'
L17	S26°19'07"W	194.33'

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L18	N24°51'02"E	0.39'
L19	N19°55'22"W	49.81'
L20	N25°04'38"E	151.24'
L21	N64°55'22"W	28.28'
L22	N25°04'38"E	10.00'
L23	S64°55'22"E	28.28'
L24	N25°04'38"E	36.26'
L25	N70°04'38"E	203.16'
L26	S64°55'22"E	28.03'
L27	N25°04'38"E	6.80'
L28	N07°43'52"E	28.81'
L29	N82°41'55"W	15.32'
L30	N07°18'05"E	10.00'
L31	S82°41'55"E	15.40'
L32	N07°43'51"E	101.53'
L33	S07°43'51"W	142.54'
L34	S25°04'38"W	221.11'
L35	N64°55'22"W	10.00'
L36	N25°04'38"E	202.78'
L37	N64°55'22"W	23.88'
L38	S70°04'38"W	194.88'
L39	S25°04'38"W	189.21'
L40	S19°55'22"E	49.79'
L41	S24°51'02"W	4.55'
L42	N21°00'46"E	5.02'
L43	N25°02'19"E	27.44'
L44	N67°45'44"W	40.55'
L45	N22°14'16"E	10.00'
L46	S67°45'14"E	41.04'
L47	N25°02'19"E	208.63'
L48	N67°35'25"W	39.16'
L49	N22°24'35"E	10.00'
L50	S67°35'25"E	39.62'
L51	N25°02'19"E	92.04'
L52	N37°49'29"W	61.55'
L53	N23°10'16"E	20.96'
L54	S23°10'16"W	14.72'
L55	S37°49'29"E	61.77'
L56	S23°02'19"W	353.90'

LINE	BEARING	DISTANCE
L57	S71°08'14"W	165.39'
L58	S25°04'38"W	276.21'
L59	N64°55'22"W	10.00'
L60	N25°04'38"E	280.46'
L61	N71°08'14"E	158.33'

CURVE TABLE - LOTS/ALONG PERIMETER BOUNDARY					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1965.00'	3°22'31"	115.76'	N51°47'50"E	115.74'
C2	530.00'	61°37'31"	570.05'	N84°18'37"E	542.97'
C5	523.73'	46°01'12"	420.69'	S76°18'13"W	409.47'
C6	530.00'	16°09'09"	149.42'	N72°57'13"W	148.92'
C7	24.50'	84°47'52"	36.26'	N68°43'02"E	33.04'
C8	55.50'	87°10'26"	84.44'	N67°31'145"E	76.53'
C9	530.00'	39°51'09"	368.64'	N73°25'26"E	361.26'
C10	530.00'	1°05'01"	10.02'	S86°06'30"E	10.02'
C11	530.00'	0°28'20"	4.37'	S85°19'49"E	4.37'
C12	530.00'	4°03'52"	37.60'	S83°03'43"E	37.59'
C13	530.00'	0°09'49"	1.51'	S80°56'53"E	1.51'
C14	530.00'	12°39'33"	117.12'	S74°32'09"E	116.88'
C15	530.00'	1°37'57"	15.10'	S67°23'21"E	15.10'
C16	530.00'	1°41'45"	15.69'	S65°43'31"E	15.69'

JOINT ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C17	86.09'	46°46'01"	70.27'	N43°27'04"E	68.34'
C18	258.52'	18°23'19"	82.97'	N73°47'23"E	82.61'
C19	25.00'	68°01'17"	29.68'	N44°47'28"E	27.97'
C20	25.00'	34°45'36"	15.17'	N10°48'54"W	14.94'
C21	26.03'	21°43'58"	9.87'	S33°33'03"W	9.81'
C22	54.90'	71°11'16"	68.21'	S45°34'29"W	63.91'
C23	228.52'	18°39'42"	74.40'	S73°39'11"W	74.10'
C24	76.54'	35°33'25"	47.53'	S42°11'53"W	46.74'



LOT 1, LOT 2 AND LOT 3, BLOCK B OF THE STAR RANCH COMMERCIAL SUBDIVISION

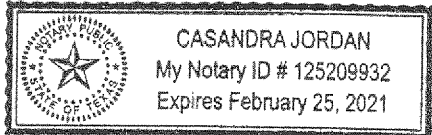
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

THAT TACK DEVELOPMENT, LTD., ACTING BY AND THROUGH ITS PRESIDENT, TIM TIMMERMAN, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS OF RECORD IN DOCUMENT NO. 1999069583, DOCUMENT NO. 2006027467, AND DOCUMENT NO. 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO, TEXAS AND WILLIAMSON COUNTY, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

LOT 1, LOT 2 AND LOT 3, BLOCK B OF THE STAR RANCH COMMERCIAL SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4 DAY OF January, 2018.

TIM TIMMERMAN, PRESIDENT
TACK DEVELOPMENT, LTD.
2490 FM 685
AUSTIN, TEXAS 78634
(512) 784-3362



STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

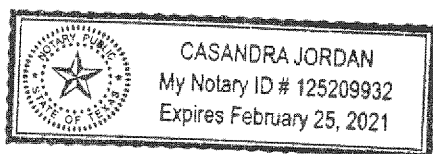
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF January, 2018.

Casandra Jordan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Casandra Jordan
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: 2/25/21

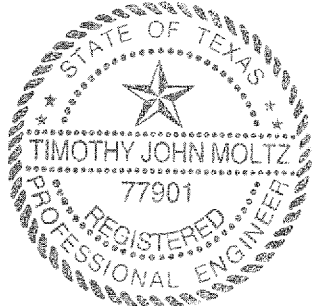


ENGINEER'S CERTIFICATION:

I, TIMOTHY J. MOLTZ, 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 CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

TIMOTHY J. MOLTZ
TEXAS REGISTRATION NO. 77901
CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660

01/04/18
DATE

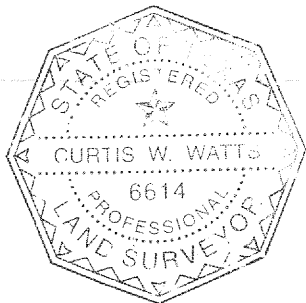


SURVEYOR'S CERTIFICATION:

I, CURTIS W. WATTS, REGISTERED PUBLIC LAND SURVEYOR NO. 6614, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2017.

CURTIS W. WATTS
TEXAS REGISTRATION NO. 6614
ALL COUNTY SURVEYING, INC.
1102 S. AUSTIN AVENUE, SUITE 100
GEORGETOWN, TX 78626

01/04/18
DATE



CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 10TH DAY OF January, 2018.

CAROLYN HORNER, AICP, DIRECTOR

1/10/18
DATE

CITY MAYOR AND CITY SECRETARY SIGNATURES

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE 21ST DAY OF December, 2017.

DOUG GAUL, MAYOR

1/12/18
DATE

LUCRETIA ALVAREZ, CITY SECRETARY

1/12/18
DATE

METES AND BOUNDS DESCRIPTION

BEING A 6.817 ACRE (296,961 SQUARE FEET) TRACT OUT THE JAMES H. NEILY SURVEY ABS. 485 AND THE H.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF AND A PORTION OF THE FOLLOWING TRACTS OF LAND CONVEYED TO TACK DEVELOPMENT, LTD.:

6.043 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 30, 1999 AND RECORDED IN DOCUMENT NO. 1999069583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

11.18 ACRES DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 28, 2006 AND RECORDED IN DOCUMENT NO. 2006027467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

26.1086 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 4, 2003 AND RECORDED IN DOCUMENT NO. 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

SAID 6.817 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with "RJ Surveying" cap found by this surveyor in April 2017 in the south right-of-way line of Muirfield Bend Drive (70' right-of-way width) described in deeds to Williamson County, Texas, recorded in Document No. 2016020314 and Document No. 2017094788 of the Official Public Records of Williamson County, Texas, being the most northerly corner of Lot 1A of the Amended Plat of Star Ranch Gattis School Road/SH 130 Subdivision, Lots 1A and 3A, a subdivision of record in Document No. 2017005623 of the Official Public Records of Travis County, Texas, at a corner of a remaining portion of the said 26.1086 acre, for the most westerly corner of the herein described tract of land;

THENCE crossing the said 26.1086 acre, said 11.18 acre and 6.043 acre tracts, with the south right-of-way line of Muirfield Bend Drive, being the north line of the herein described tract of land, the following five (5) courses and distances:

- with a curve to the right, having a radius of 1965.00 feet, a delta angle of 03°22'31", an arc length of 115.76 feet, and a chord bearing North 51°47'50" East, a distance of 115.74 feet to a 1/2" iron rod with "True-Surv 6614" cap set having replaced the 1/2" inch iron rod with "RJ Surveying" cap found by this surveyor in April 2017;
- North 53°30'08" East, a distance of 197.76 feet to a 1/2" iron rod with "True-Surv 6614" cap set for point of curvature;
- with a curve to the right, having a radius of 530.00 feet, a delta angle of 61°37'31", at an arc length of 376.66 feet passing a 1/2" iron rod with "RJ Surveying" cap found in the common line of said 11.18 acre and said 6.043 acre tracts, in all, an arc length of 570.05 feet, and a chord bearing North 84°18'37" East, a distance of 542.97 feet to a 1/2" iron rod with "True-Surv 6614" cap set, having replaced a 1/2" iron rod with "RJ Surveying" cap found by this surveyor in April 2017;
- South 64°49'50" East, a distance of 86.66 feet to a 1/2" iron rod with "True-Surv 6614" cap set, having replaced a 1/2" iron rod with "RJ Surveying" cap found by this surveyor in April 2017;
- South 19°50'43" East, a distance of 49.46 feet to a 1/2" iron rod with "True-Surv 6614" cap set having replaced the 1/2" iron rod with "RJ Surveying" cap found by this surveyor in April 2017, in the west right-of-way line of State Highway 130 (right-of-way width varies) for the northeast corner of the herein described tract of land;

THENCE South 25°02'41" West, with the west right-of-way line of State Highway 130, being the east line of the herein described tract of land, a distance of 356.14 feet to a calculated point at the northeast corner of the 0.234 acre tract conveyed to the State of Texas in Document No. 2004008236 of the Official Public Records of Williamson County, Texas, at the southeast corner of a remaining portion of the said 6.043 acre tract, for an angle point in the west right-of-way line of State Highway 130 and the southeast corner of the herein described tract of land, from which a 1/2" iron rod with "Stantec" cap found at an angle point in the west right-of-way line of State Highway 130, being the southeast corner of said 0.234 acre tract, also being the northeast corner of said Lot 1, bears South 25°02'41" West, a distance of 114.53 feet;

THENCE continuing across the said 6.043 acre tract, with the west right-of-way line of State Highway 130, common with the north and west lines of the said 0.234 acre tract and the southerly lines of the remaining portion of the said 6.043 acre tract, the following two (2) courses and distances:

- South 86°01'15" West, at a distance of 0.29 feet passing a 1/2" iron rod with a disturbed "TXDOT" aluminum cap found, in all, a distance of 101.92 feet to a 1/2" iron rod with "TXDOT" aluminum cap found for a corner;
- South 25°01'17" West, a distance of 114.49 feet to a 1/2" iron rod with "TXDOT" aluminum cap found at an angle point in the north line of said Lot 1A, at the southwest corner of the said 0.234 acre tract, for the most southerly corner of the said 6.986 acre tract, from which the aforementioned 1/2" iron rod with "Stantec" cap found at an angle point in the west right-of-way line of State Highway 130 bears North 86°01'27" East, a distance of 101.86 feet;

THENCE North 64°54'03" West, with the north line of said Lot 1A, being the southerly lines of remaining portions of the said 6.043 acre, said 11.18 acre and said 26.1086 acre tracts, a distance of 645.53 feet to the POINT OF BEGINNING, containing 6.817 acres of land, more or less.

GENERAL NOTES

- A 10' P.U.E. IS DEDICATED ALONG AND ADJACENT TO ALL STREET PROPERTY LINES.
- ALL RIGHT-OF-WAYS AND EASEMENTS TO BE PUBLICALLY DEDICATED ON THIS PLAT ARE FREE OF LIENS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON STREETS BOUNDING THE SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- THIS SUBDIVISION IS RESTRICTED TO COMMERCIAL USE, UNLESS OTHERWISE INDICATED.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0515E, EFFECTIVE DATE OF SEPTEMBER 2008.
- A DEFACIO CERTIFICATE OF COMPLIANCE IS HERE BY ISSUED FOR THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 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 FO 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.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- THE SETBACK ALONG MUIRFIELD BEND DRIVE SHALL BE A MINIMUM OF 25 FEET, THE SETBACK ALONG S.H. 130 SHALL BE A MINIMUM OF 50 FEET AND THE REAR YARD SETBACK SHALL BE A MINIMUM OF 25 FEET. SIDEYARD SETBACK SHALL BE A MINIMUM OF 10 FEET OR 0 FEET FOR COMMON WALLS.
- 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.
- STORM WATER DISCHARGE FROM THE SUBJECT PROPERTY OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS UNDER DEVELOPED CONDITIONS MAY EXCEED THAT OF THE EXISTING PRE-DEVELOPMENT PEAK RATES, AS CALCULATED DURING THE SITE PLAN REVIEW PROCESS AND BASED ON STANDARD ENGINEERING PRACTICE, WITH THE APPROVAL OF THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3. AS LONG AS THE OVERALL DRAINAGE RELEASED FROM BLOCK B DOES NOT EXCEED THAT OF THE EXISTING PRE-DEVELOPMENT PEAK RATES AS CALCULATED DURING THE SITE PLAN REVIEW PROCESS AND BASED ON STANDARD ENGINEERING PRACTICE.
- THE SURFACE OF ALL PUBLICLY DEDICATED EASEMENT AREAS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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 AND DRAINAGE DISTRICT NO. 3 1101 CAPITAL OF TEXAS HIGHWAY, SUITE D110, AUSTIN, TEXAS 78748 ROBERT FERGUSON, MURFEE ENGINEERING PHONE 512-327-9204
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- 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.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS FO 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.
- 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.
- COMMON AREA "A" SHOWN HEREON WILL BE MAINTAINED BY THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3.
- ALL JOINT ACCESS EASEMENTS ON THIS PLAT WILL BE MAINTAINED BY THE OWNERSHIP OF EACH LOT.

WILLIAMSON COUNTY 911 ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 5th DAY OF Jan, 2018

Indy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

1/5/18
DATE

COUNTY JUDGE'S APPROVAL

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, 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.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

COUNTY CLERK CERTIFICATION

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

I, NANCY E. 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 _____, 20____, A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED THIS ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY