

PRELIMINARY PLAT OF:  
HILLTOP VISTA

**OWNERS:** RUDY MCCLELLAN &  
HELGA MCCLELLAN  
3631 WHISPERING BROOK DRIVE  
KINGWOOD, TX  
77345

**ACREAGE:** 13.16 ACRES  
**SURVEY:** A. A. LEWIS SURVEY,  
ABSTRACT NO. 384

**NO. OF BLOCKS:** 1  
**NO. OF LOTS:** 5  
**NEW STREETS:** None  
**SUBMISSION DATE:** 01-12-2017  
**RESUBMISSION DATE:** 08-18-2017  
**3rd SUBMISSION DATE:** 10-11-2017  
**FINAL SUBMISSION DATE:** 3-2-2018

**SURVEYOR:** Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628  
512-930-1600 - phone  
512-930-9389 - fax

**ENGINEER:** Migl Engineering and Consulting  
9600 Escarpment Boulevard, Suite 745-174  
Austin, Texas 78749  
512-750-0440 - phone

**ENGINEER:** WWD Engineering  
9217 West Highway 290, Suite 110  
Austin, Texas 78736  
512-288-2111 - phone

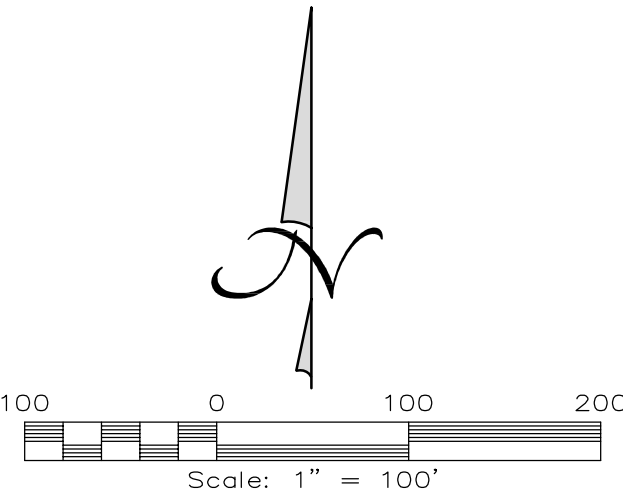
LEGEND	
●	1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
⊗	CONCRETE MONUMENT FOUND
○	2" PIPE FENCE CORNER POST FOUND
○	1/2" IRON ROD SET W/ PLASTIC CAP STAMPED "TLS INC."
+	CALCULATED POINT
///	PAVEMENT
○	UTILITY POLE
—	ELECTRIC LINES
⊙	CLEANOUT
⊙	ELECTRIC
⊙	WATER METER
⊙	APPROXIMATE WELL LOCATION
—	RECORD INFORMATION
B.L.	BUILDING SETBACK LINE
O.S.S.F.	ON SITE SEWAGE FACILITY
F.F.E.	FIRST FLOOR ELEVATION
E.O.A.	EDGE OF ASPHALT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROPOSED CULVERT TABLE		
LOT NO.	CULVERT DIAMETER	CULVERT LENGTH
2A	2 - 35"x24"	22' Minimum
2B	2 - 35"x24"	22' Minimum
3A	18"	22' Minimum
3C	18"	22' Minimum

PRELIMINARY PLAT OF:

HILLTOP VISTA

13.16 ACRES, MORE OR LESS, OUT OF THE A. A. LEWIS SURVEY, ABSTRACT No. 384, IN WILLIAMSON COUNTY, TEXAS.



BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

PERIMETER FIELD NOTES

Being 13.16 acres of land, more or less, out of the A. A. Lewis Survey, Abstract No. 384, Williamson County, Texas, being a tract called 15.14 acres save and except 2 acres per deed recorded in Volume 671, Page 708, Deed Records, Williamson County, Texas, in a deed conveyed to Helga S. McClellan, recorded in Document No. 2006013079, Official Public Records, Williamson County, Texas, and further described by metes and bounds as follows:

**BEGINNING:** at a concrete monument found in the east line of County Road 375, marking the southwest corner of a tract conveyed to Carolyn J. Shatto, by deed recorded in Document No. 2000028252, of said Official Public Records, for the northwest corner of this tract;

**THENCE:** N 68°41'22" E, 661.15 feet in part with the south line of said Shatto tract to a 1/2 inch iron rod found in the south line of a tract conveyed to Randall Tomlinson, by deed recorded in Document No. 2012003152, of said Official Public Records, marking the northwest corner of a tract conveyed to George Maurice Fox, by deed recorded in Volume 864, Page 165, of said Deed Records, for the northeast corner of this tract;

**THENCE:** S 21°32'05" E, 996.54 feet with the west line of said Fox tract to a 1/2 inch iron rod with pink cap stamped "TLS INC." found in the north line of County Road 311, marking the southwest corner of said Fox tract, for the southeast corner of this tract;

**THENCE:** S 68°51'04" W, 444.34 feet with the north line of said County Road 311 to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking the southeast corner of Windy Hill Subdivision, said plat recorded in Cabinet I, Slide 179, Plat Records, Williamson County, Texas, for an angle point of this tract;

**THENCE:** N 21°34'10" W, 397.13 feet with the east line of said Windy Hill Subdivision to a 1/2 inch iron rod found, marking the northeast corner of said Windy Hill Subdivision, for an angle point of this tract;

**THENCE:** S 68°54'55" W, 219.51 feet with the north line of said Windy Hill Subdivision to a 1/2 inch iron rod found in the east line of said County Road 375, marking the northwest corner of said Windy Hill Subdivision, for the southwest corner of this tract;

**THENCE:** N 21°15'13" W, 597.29 feet with the east line of said County Road 375 to the Point of Beginning.

SHEET

1 OF 2

Texas Land Surveying, Inc.

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

www.texas-ls.com  
TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

PRELIMINARY PLAT OF:

HILLTOP VISTA

13.16 ACRES, MORE OR LESS, OUT OF THE A. A. LEWIS SURVEY, ABSTRACT No. 384, IN WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

I, Rudy McClellan, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2006013079 of the Official Records of Williamson County, Texas, do hereby subdivide said tract as shown, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as HILLTOP VISTA

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Rudy McClellan 3631 Whispering Brook Drive Kingwood, TX 77345

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

Before me, the undersigned authority, on this day personally appeared Rudy McClellan, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas My Commission expires on: \_\_\_\_\_.

OWNER'S CERTIFICATION:

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

I, Helga McClellan, co-owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2006013079 of the Official Records of Williamson County, Texas, do hereby subdivide said tract as shown, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as HILLTOP VISTA

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Helga McClellan 3631 Whispering Brook Drive Kingwood, TX 77345

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

Before me, the undersigned authority, on this day personally appeared Helga McClellan, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas My Commission expires on: \_\_\_\_\_.

PLAT NOTES:

- 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 attributed 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.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas. Said Commissioner's Court assumes no obligation to build any of the 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.
- 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 covered 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.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Williamson County Floodplain Administrator.
- 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.
- Landscaping is prohibited within the County Road right-of-way.
- Water service for this subdivision will be provided by a private water well.
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities.

SURVEYOR'S CERTIFICATION

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

I, Kenneth Louis Crider, 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, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monument shown thereon were properly placed under my supervision in accordance with the City of Georgetown Regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County,

Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Kenneth Louis Crider Registered Professional Land Surveyor No. 5624 State of Texas

ENGINEER'S CERTIFICATION:

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

I, Tammi Migl, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is not located within the Edwards Aquifer Recharge Zone and is not encroached by a Special Flood Hazard Area Inundated by 100 year Flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community-Panel Number 48491C0150 E, effective date September 26, 2008.

Tammi Migl Registered Professional Engineer No. 92607 State of Texas

ROAD NAME AND 911 ADDRESSING APPROVAL

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

Teresa Baker Williamson County Addressing Coordinator

FLOODPLAIN ADMINISTRATOR APPROVAL

Based upon the above representations of the Engineer of Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. 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 within it.

J. Terron Evertson, County Engineer Williamson County Floodplain Administrator

HEALTH DISTRICT APPROVAL

Based upon the above representations of the Engineer of Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District (WCCHD) and Williamson County disclaim and 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.

Deborah L. Marlow, RS, OS0029596 Director, Environmental Health Services, WCCHD

Date

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 of 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

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 \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_ o'clock, \_\_\_\_M., and duly recorded in the Official Public Records of said County under 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.

\_\_\_\_\_, Clerk County Court of Williamson County, Texas

SHEET

2 OF 2

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628 (512) 930-1600/(512) 930-9389 fax www.texas-ls.com TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.