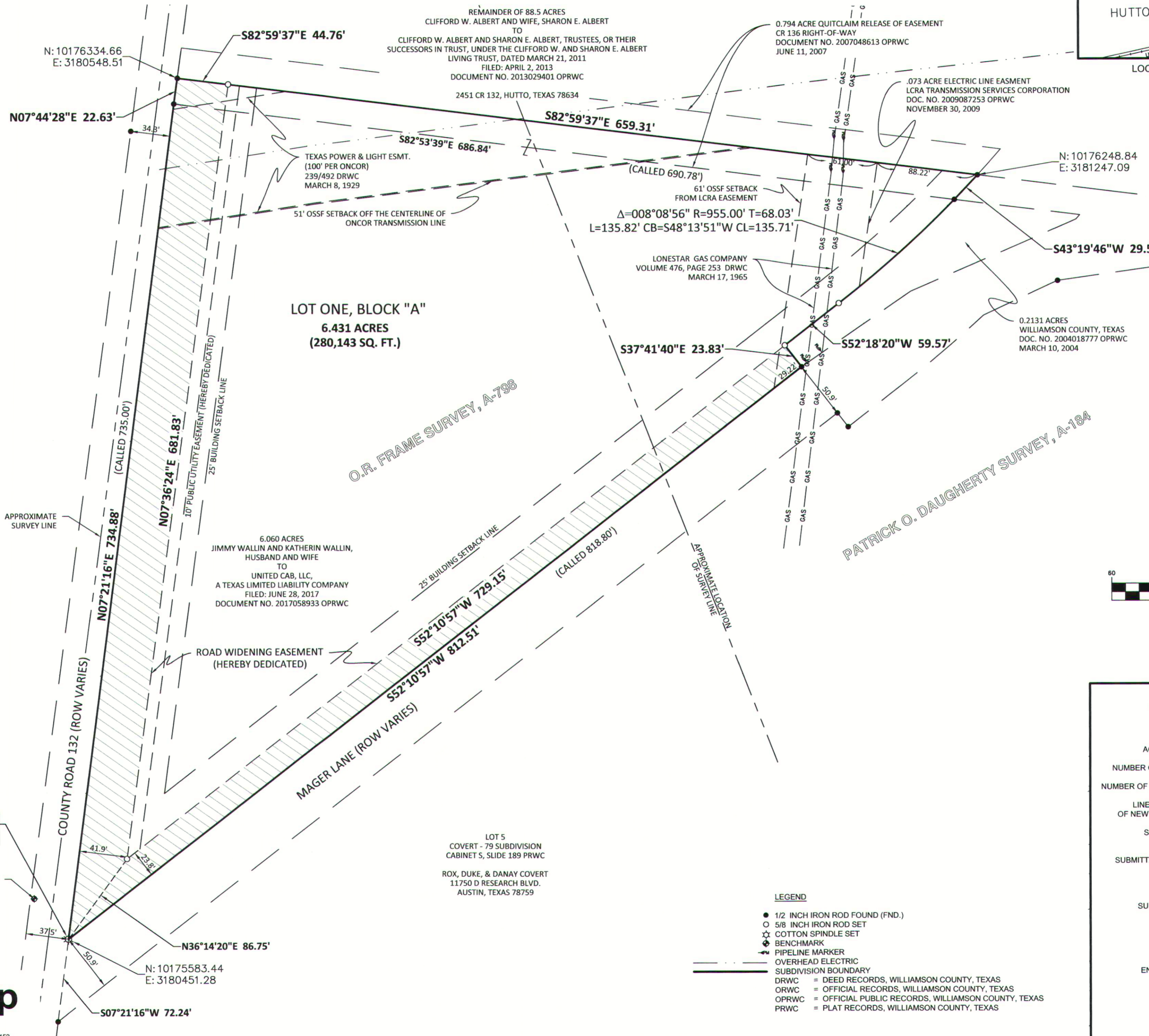
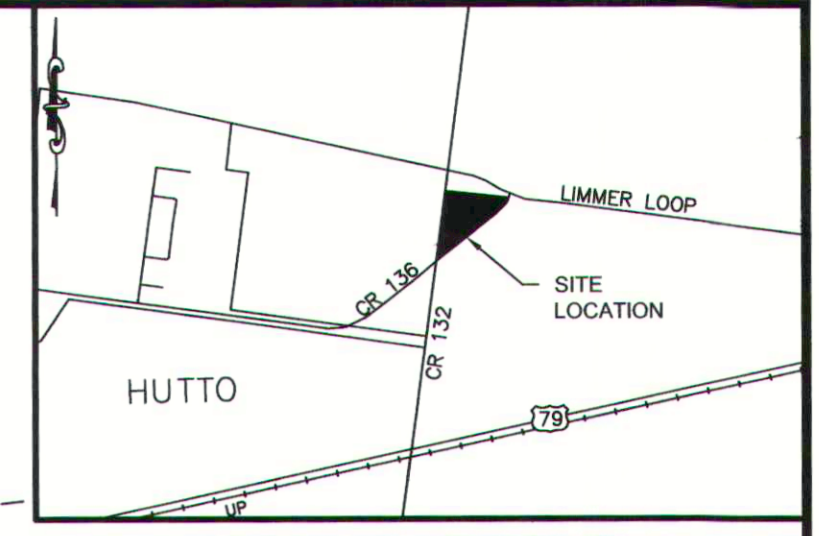


# SINGH SUBDIVISION

A FINAL PLAT OF 6.431 ACRES OUT OF THE O.R. FRAME SURVEY, A-798  
AND THE PATRICK O. DAUGHERTY SURVEY, A-184  
(DOCUMENT NO. 2017058933 AND DOCUMENT NO. 2007048613 OF THE OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS) CITY OF HUTTO ETJ., WILLIAMSON COUNTY, TEXAS



REMAINDER OF 89.08 ACRES  
YVONNE MARIE FRITZ  
TO  
CHRISTOPHER HENRY FRITZ  
FILED: FEBRUARY 8, 2017  
DOCUMENT NO. 2017012204 OPRWC  
2600 CR 132  
HUTTO, TEXAS 78634

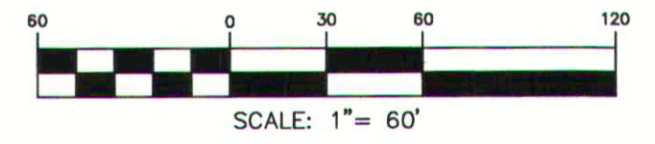
6.060 ACRES  
JIMMY WALLIN AND KATHERIN WALLIN,  
HUSBAND AND WIFE  
TO  
UNITED CAB, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
FILED: JUNE 28, 2017  
DOCUMENT NO. 2017058933 OPRWC

LOT 5  
COVERT - 79 SUBDIVISION  
CABINET S, SLIDE 189 PRWC  
ROX, DUKE, & DANAY COVERT  
11750 D RESEARCH BLVD.  
AUSTIN, TEXAS 78759

PATRICK O. DAUGHERTY SURVEY, A-184

O.R. FRAME SURVEY, A-798

LOT ONE, BLOCK "A"  
6.431 ACRES  
(280,143 SQ. FT.)



### LEGEND

- 1/2 INCH IRON ROD FOUND (FND.)
- 5/8 INCH IRON ROD SET
- ☆ COTTON SPINDLE SET
- ⊕ BENCHMARK
- PIPELINE MARKER
- OVERHEAD ELECTRIC
- SUBDIVISION BOUNDARY
- DRWC = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

OWNER: UNITED CAB, LLC  
18416 DRY BROOK LOOP  
PFLUGERVILLE, TEXAS 76660  
512-820-1697

ACREAGE: 6.431 ACRES (280,143 SQ. FT.)

NUMBER OF LOTS: 1  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREET: NONE

SURVEYS: O.R. FRAME SURVEY, A-798  
PATRICK O. DAUGHERTY SURVEY, A-184

SUBMITTAL DATE: JANUARY 18, 2018

SURVEYOR: COREY JOSEPH HALL, RPLS  
CIVILCORP, LLC.  
116 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664  
(512) 828-0406 / (512) 828-0429 fax

ENGINEER: LEON E. HOCH, PE  
CIVILCORP, LLC.  
116 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664  
(512) 828-0406 / (512) 828-0429 FAX

**SINGH SUBDIVISION**  
**A FINAL PLAT OF 6.431 ACRES OUT OF THE O.R. FRAME SURVEY, A-798**  
**AND THE PATRICK O. DAUGHERTY SURVEY, A-184**  
**(DOCUMENT NO. 2017058933 AND DOCUMENT NO. 2007048613 OF THE OFFICIAL PUBLIC RECORDS OF**  
**WILLIAMSON COUNTY, TEXAS) CITY OF HUTTO ETJ., WILLIAMSON COUNTY, TEXAS**

BEING A 6.431 ACRE (280,143 SQUARE FOOT) TRACT OF LAND OUT OF THE O.R. FRAME SURVEY, ABSTRACT NO. 798 AND THE PATRICK O. DAUGHERTY (SOMETIMES CALLED O'DAUGHERTY) SURVEY, ABSTRACT NO. 184, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME 6.060 ACRE TRACT CONVEYED IN A GENERAL WARRANTY DEED FROM JIMMY WALLIN AND KATHERINE WALLIN TO UNITED CAB, LLC, FILED JUNE 28, 2017 AS RECORDED IN DOCUMENT NO. 2017058933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND THE SOUTHERN PORTION OF A 0.794 ACRE TRACT IN A QUITCLAIM RELEASE OF EASEMENT (COUNTY ROAD 136 RIGHT-OF-WAY), FILED JUNE 11, 2007 AS RECORDED IN DOCUMENT NO. 2007048613 OPRWC, SAID 6.431 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a cotton spindle set for the South corner of the herein described tract, said cotton spindle being the South corner of said 6.060 acre tract, and being at the intersection of the North line of County Road 136 and the East line of County Road 132 from which a 1/2 inch diameter iron rod found for the Northwest corner of Lot 5 of the Covert - 79 Subdivision as recorded in Cabinet S, Slide 189 of the Plat Records of Williamson County bears South 07°21'16" West, a distance of 72.24 feet;

**THENCE**, North 07°21'16" East, with the West line of the said 6.060 acre tract and the East line of said County Road 132, a distance of 734.88 feet (deed call 735.00 feet) to a 1/2 inch diameter iron rod found for the North corner of said 6.060 acres, for the Southwest corner of said 0.794 acre tract, said iron rod being the North corner of said 6.060 acre tract and in the South line of the old North fork of County Road 136 (not in use);

**THENCE**, North 07°44'28" East, continuing along the East line of County Road 132, a distance of 22.63 feet, to a 1/2 inch diameter iron rod found for an angle point in the West line of said 0.794 acre tract, for the North corner of the herein described tract;

**THENCE**, South 82°59'37" East, through said County Road 136 (not in use), a distance of 672.40 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for a point in the North line of the herein described tract;

**THENCE**, South 82°59'37" East, a distance of 12.42 feet to a 1/2 inch diameter iron rod found for an angle point in the East line of said 0.794 acre tract, said iron rod being the East corner of the herein described tract;

**THENCE**, South 43°19'46" West, with the East line of said 0.794 acre tract, a distance of 29.57 feet, to a 1/2 inch iron rod with an aluminum cap found for the Northwest corner of a 0.2131 acre tract as conveyed in a special warranty deed from Jimmy Wallin, et ux to Williamson County, filed March 12, 2004, as recorded in Document No. 2004018777 OPRWC, for the East corner of said 6.060 acres and a point in the East line of the herein described tract;

**THENCE**, with the West line of said 0.2131 acre tract along a non-tangent curve to the right having a radius of 955.00 feet, a central angle of 08°08'56", an arc length of 135.82 feet, a tangent of 68.03 feet, and with a chord that bears South 48°13'51" West, a distance of 135.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the point of terminus of said curve;

**THENCE**, South 52°18'20" West, continuing with the West line of said 0.2131 acre tract, a distance of 59.57 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract, said iron rod being the West corner of said 0.2131 acre tract;

**THENCE**, South 37°41'40" East, with the South line of said 0.2131 acre tract, a distance of 23.83 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being the South corner of said 0.2131 acre tract in the North line of County Road 136 and the South line of said 6.060 acre tract;

**THENCE**, South 52°10'57" West, with the North line of County Road 136 and the South line of said 6.060 acre tract, a distance of 812.51 feet (deed call 818.80 feet) to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 6.431 acres (280,143 square feet) of land, more or less.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUE. USE A SCALE FACTOR OF 0.9998840902 TO CONVERT TO SURFACE.
  - ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

**BENCHMARK:**  
 TBM "A" = COTTON SPINDLE SET IN POWER POLE (INVENTORY NO. AZ117004) LOCATED 46 FEET NORTHWEST OF THE SOUTH CORNER OF SUBJECT PROPERTY IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132. ELEVATION = 674.84"

- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF HUTTO.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES.
- ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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.
- RURAL MAILBOXES SHALL BE SET THREE (3) 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.
- 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.
- 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.
- 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, AND CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

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

I, United Cab, LLC, sole owner of the certain 6.060 acre tract of land shown hereon and described in a deed recorded in Document No. 2017058933 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 replat 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 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 SINGH SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 17<sup>th</sup> day of May, 2018.

*MS*  
 Major Singh (owner)  
 18416 Dry Brook Loop  
 Pflugerville, Texas 78660

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this 17<sup>th</sup> day of May, 2018.

*Cynthia Walton*  
 Notary Public in and for the State of Texas  
 Notary Public printed or typed name



My commission expires on: 02/27/2021

**FLOOD NOTE:**

**This tract is not located within the Edwards Aquifer Recharge Zone.**

No lot in this subdivision is encroached by any special flood hazard area inundated by the 100 year flood as identified by the U.S. Federal Emergency Management Agency (F.E.M.A.) flood insurance rate map, community panel number 48491C0175E, effective date September 26, 2008, for Williamson County, Texas, and indicates that the subject tract lies within Zone "X" unshaded (areas determined to be outside the 0.2% annual chance floodplain).

That I, Leon E. Hoch, do hereby certify that the information contained on this plat complies with the subdivision ordinances adopted by Williamson County, Texas.

*Leon E. Hoch*  
 Leon E. Hoch  
 Licensed Professional Engineer No. 82670



**SURVEYOR'S CERTIFICATION:**

That I, Corey Joseph Hall, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision. The attached Metes and bounds description results in a satisfactory mathematical closure.

*Corey Joseph Hall*  
 Corey Joseph Hall  
 Registered Professional Land Surveyor 6362



Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey 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 Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

*J. Ferron Evertson*  
 J. Ferron Evertson, PE, DR, CFM  
 County Engineer  
 Date 5/23/18

Road Name and 911 Addressing Approval:

Road name and address assignments verified this the 17<sup>th</sup> day of May, 2018 A.D.

*Teresa Baker*  
 Teresa Baker  
 Williamson County Addressing Coordinator

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

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 certificate of authentication was filed for record in my office on the \_\_\_ day of \_\_\_, 20\_\_ A.D., at \_\_\_ o'clock, \_\_ M., and duly recorded this the day of \_\_\_, 20\_\_ A.D., at \_\_\_ o'clock, \_\_ M., in the Official Public Records of said County in Instrument 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 Rister, Clerk County Court  
 of Williamson County, Texas  
 By: \_\_\_\_\_, Deputy