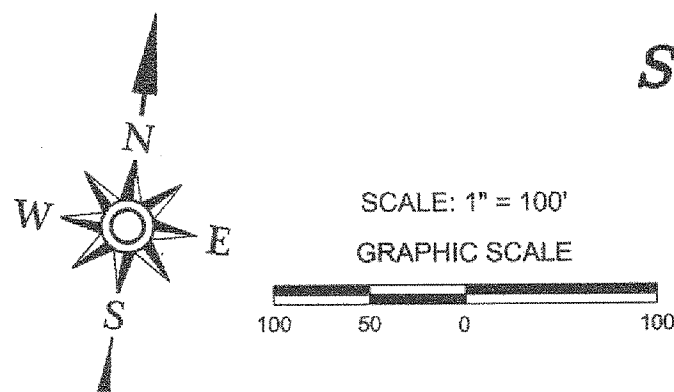
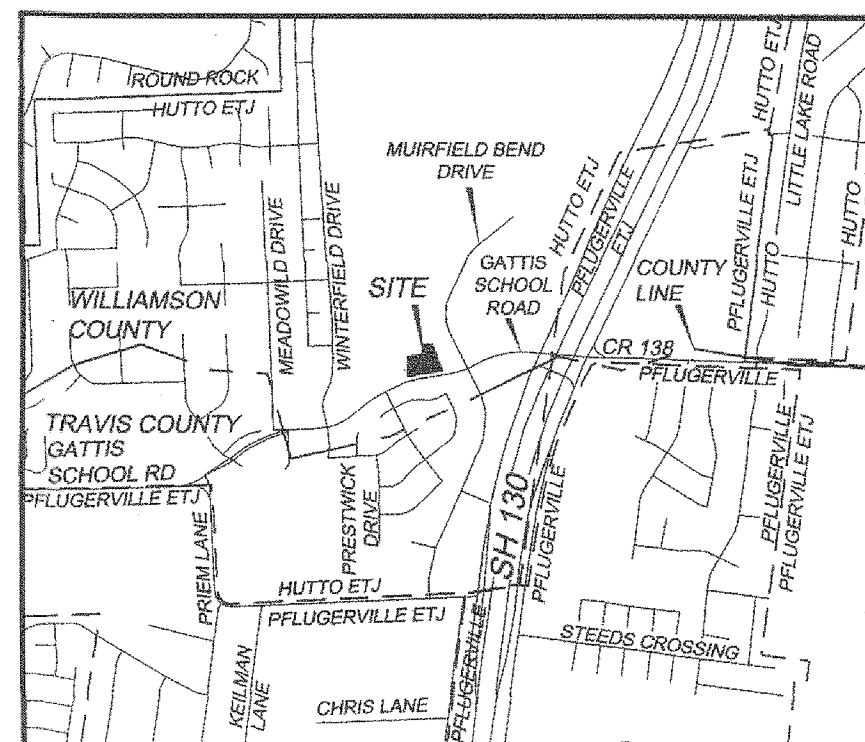
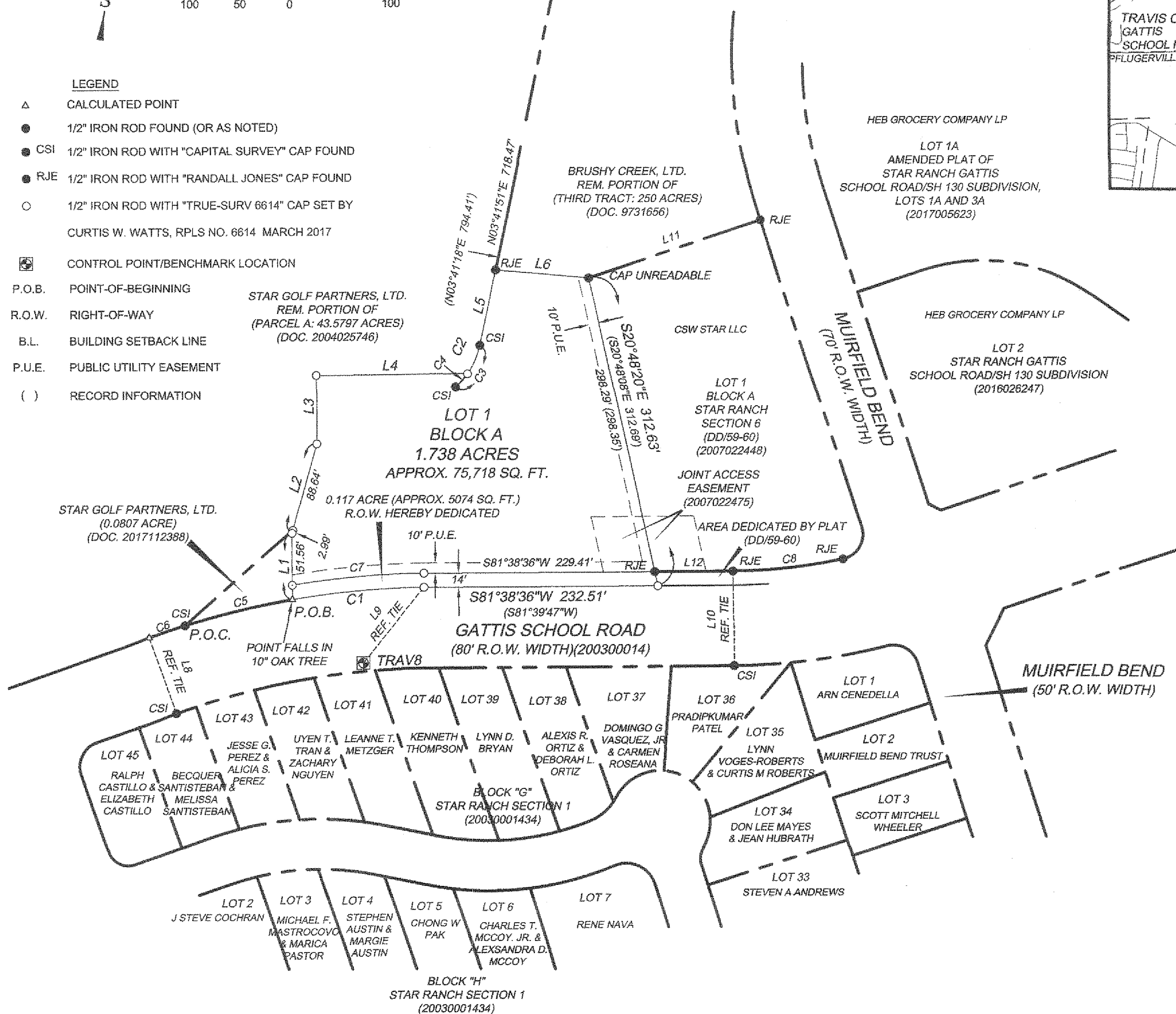


# LOT 1, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION



- LEGEND**
- △ CALCULATED POINT
  - 1/2" IRON ROD FOUND (OR AS NOTED)
  - CSI 1/2" IRON ROD WITH "CAPITAL SURVEY" CAP FOUND
  - RJE 1/2" IRON ROD WITH "RANDALL JONES" CAP FOUND
  - 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET BY CURTIS W. WATTS, RPLS NO. 6614 MARCH 2017
  - CONTROL POINT/BENCHMARK LOCATION
  - P.O.B. POINT-OF-BEGINNING
  - R.O.W. RIGHT-OF-WAY
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ( ) RECORD INFORMATION



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CONTROL POINT "TRAV8" SHOWN HEREON.

TRAV 8  
MAG NAIL WITH WASHER SET IN SIDEWALK

SURFACE COORDINATES:  
N 10157418.29  
E 3162118.98

TEXAS STATE PLANE COORDINATES:  
N 10156281.57  
E 3161765.11

ELEVATION = 747.36'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.99988809  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00011192252525  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 01°24'54"

**SITE DATA:**

TOTAL AREA OF THIS PLAT: 1.855 ACRES  
1 NON-RESIDENTIAL LOT = 1.738 ACRES  
RIGHT-OF-WAY DEDICATED = 0.117 ACRE

BEING 1.855 ACRES (APPROX. 80,792 SQ. FT.) IN THE JAMES NEILEY SURVEY, ABSTRACT NO. 485, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 1.855 ACRE TRACT OF LAND CONVEYED TO SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY IN DOCUMENT NO. 2017027541 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.855 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH "CAPITAL SURVEY" CAP FOUND IN THE CURVING NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD (80' RIGHT-OF-WAY WIDTH) AS DESCRIBED IN DOCUMENT NO. 200300014 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF A 0.0807 ACRE TRACT OF LAND CONVEYED TO STAR GOLF PARTNERS, LTD. IN DOCUMENT NO. 2017112388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A COMMON CORNER WITH PARCEL A, A 43.5797 ACRE TRACT OF LAND CONVEYED TO STAR GOLF PARTNERS, LTD. IN DOCUMENT NO. 2004025746 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE CURVING NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, BEING THE SOUTH LINE OF THE SAID 0.0807 ACRE STAR GOLF PARTNERS, LTD. TRACT, HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 07°42'50", AN ARC LENGTH OF 110.40 FEET AND CHORD BEARING NORTH 68°35'11" EAST, A DISTANCE OF 110.31 FEET TO A CALCULATED POINT IN OAK TREE FOR THE SOUTHWEST CORNER OF THE SAID 1.855 ACRE TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF THE SAID 0.0807 ACRE TRACT;

THENCE NORTH 08°21'24" WEST, WITH THE EASTERLY LINE OF THE SAID 0.0807 TRACT, BEING THE WEST LINE OF THE SAID 1.855 ACRE TRACT, A DISTANCE OF 65.74 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV" CAP SET FOR AN ANGLE POINT HEREOF;

THENCE NORTH 07°16'40" EAST, CONTINUING WITH THE WEST LINE OF THE SAID 1.855 ACRE TRACT AND THE EASTERLY LINE OF THE SAID 0.0807 ACRE TRACT, PASSING A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET AT A DISTANCE OF 2.99 FEET AT THE NORTHEAST CORNER OF THE SAID 0.0807 ACRE TRACT, BEING A COMMON CORNER OF SAID PARCEL A, CONTINUING WITH THE COMMON LINE OF THE SAID 1.855 ACRE TRACT AND SAID PARCEL A, IN ALL, A DISTANCE OF 91.63 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV" CAP SET FOR AN ANGLE POINT HEREOF;

THENCE CONTINUING WITH THE COMMON LINES OF THE SAID 1.855 ACRE TRACT AND SAID PARCEL A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 08°06'06" WEST, A DISTANCE OF 67.91 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET;
2. NORTH 81°38'36" EAST, A DISTANCE OF 150.12 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET;
3. WITH A CURVE, TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 23°46'47", AN ARC LENGTH OF 31.13 FEET, AND CHORD BEARING NORTH 15°35'25" EAST, A DISTANCE OF 30.90 FEET TO A 1/2" IRON ROD WITH "CAPITAL SURVEY" CAP FOUND;
4. NORTH 03°41'51" EAST, A DISTANCE OF 75.90 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET FOR THE NORTHWEST CORNER OF THE SAID 1.855 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT OF LAND, BEING A SOUTHWEST CORNER OF A REMAINING PORTION OF THE SAID 250 ACRE TRACT;

THENCE NORTH 86°54'52" EAST, WITH THE NORTH LINE OF THE SAID 1.855 ACRE TRACT, BEING A SOUTHERLY LINE OF A REMAINING PORTION OF THE SAID 250 ACRE TRACT, A DISTANCE OF 92.89 FEET TO A 1/2" IRON ROD WITH ILLEGIBLE CAP FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK A OF STAR RANCH SECTION 6, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 59-60 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DULY RECORDED IN DOCUMENT NO. 2007022448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A CORNER OF A REMAINING PORTION OF THE SAID 250 ACRE TRACT;

THENCE SOUTH 20°48'20" EAST, WITH THE SOUTHWEST LINE OF SAID LOT 1, BEING THE EAST LINE OF THE SAID 1.855 ACRE TRACT, AT A DISTANCE OF 298.29 FEET PASSING A 1/2" IRON ROD WITH "RJE" CAP FOUND AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, IN ALL, A DISTANCE OF 312.63 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV" CAP AT ANOTHER ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, FOR THE SOUTHEAST CORNER OF THE SAID 1.855 ACRE TRACT AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, BEING THE SOUTH LINE OF THE SAID 1.855 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 81°38'36" WEST, A DISTANCE OF 232.51 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET FOR POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 09°11'06", AN ARC LENGTH OF 131.45 FEET, AND A CHORD BEARING SOUTH 77°02'09" WEST, A DISTANCE OF 131.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1.855 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CONTROL POINT "TRAV8".

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°21'24"W	65.74'
L2	N07°16'40"E	91.63'
L3	N08°06'06"W	67.91'
L4	N81°38'36"E	150.12'
L5	N03°41'51"E	75.90'
L6	N86°54'52"E	92.89'
L7	S20°48'20"E	14.34'
	(S20°48'08"E)	(14.34')
L8	S27°53'53"E	80.00'
L9	S31°14'03"W	96.06'
L10	N08°22'23"W	94.02'
L11	N63°34'30"E	180.05'
	(N63°31'21"E)	(180.00')
L12	N81°43'10"E	78.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	820.00'	9°11'06"	131.45'	S77°02'09"W	131.31'
	(75.00')				
C2	75.00'	23°46'47"	31.13'	N15°35'25"E	30.90'
C3	75.00'	37°22'27"	48.92'	N22°23'16"E	48.06'
	(75.00')		(48.66')	(N22°18'33"E)	(47.81')
C4	75.00'	13°35'40"	17.80'	S34°16'39"W	17.75'
C5	820.00'	7°42'50"	110.40'	N68°35'11"E	110.31'
	(820.00')				
C6	820.00'	2°37'39"	37.60'	S63°24'56"W	37.60'
C7	834.00'	9°01'45"	131.43'	S77°06'49"W	131.29'
C8	546.00'	11°31'59"	109.91'	N75°57'14"E	109.72'

**LOT 1, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION**  
OWNER: SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY  
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485

PLAT REVISION DATE: MAY 22, 2018

NO. OF BLOCKS: 1  
NO. OF LOTS: 1  
NEW STREETS: NONE  
DATE OF SURVEY: MARCH 23, 2017.

SURVEYOR:  
ALL COUNTY SURVEYING, INC.  
205 EAST UNIVERSITY, SUITE 167  
GEORGETOWN, TX 78628

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

SHEET 1 OF 2



4330 S. 5th Street  
Temple, Texas 76504  
254-778-2272  
Georgetown, Texas 512-688-5485  
Killeen, Texas 254-634-4636  
Fax 254-774-7608  
Tx. Firm Lic. No. 10023600

Plot Date: 05-22-2018  
Survey completed: 03-23-2017  
Scale: 1" = 100'  
Job No.: 170414  
Dwg No.: 170414  
Drawn by: CWM/MDH  
Surveyor: CGL #4636

# LOT 1, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION

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

THAT SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS PRESIDENT, TIM TIMMERMAN, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2017027541 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, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23<sup>rd</sup> DAY OF May, 2018

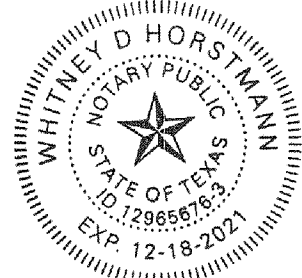
Tim Timmerman  
TIM TIMMERMAN, PRESIDENT  
SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY  
2490 FM 685  
HUTTO, TEXAS 78634  
(512) 784-3362

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 23<sup>rd</sup> DAY OF May, 2018

Whitney D Horstmann  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Whitney D Horstmann  
NOTARY PUBLIC PRINTED OR TYPED NAME  
MY COMMISSION EXPIRES ON: 12-18-2021



CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 30<sup>th</sup> DAY OF May, 2018.

Ashley Lumpkin  
ASHLEY LUMPKIN, AICP, EXECUTIVE DIRECTOR  
OF BUSINESS & DEVELOPMENT SERVICES

5/30/18  
DATE

CITY MAYOR AND CITY SECRETARY SIGNATURES

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE 19<sup>th</sup> DAY OF April, 2018.

Doug Gaul  
DOUG GAUL, MAYOR

5/25/18  
DATE

Lisa L. Brown  
LISA L. BROWN, CITY SECRETARY

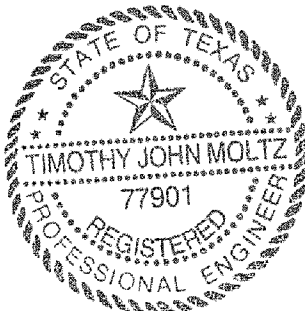
5/25/18  
DATE

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

5-23-18  
DATE

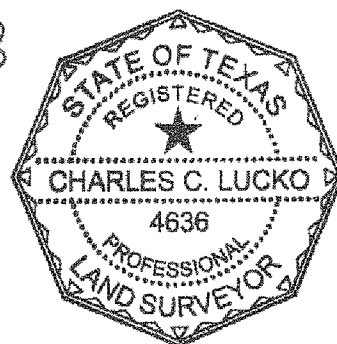


SURVEYOR'S CERTIFICATION:

I, CHARLES C. LUCKO, 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 THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

Charles C. Lucko  
CHARLES C. LUCKO  
TEXAS REGISTRATION NO. 4636  
ALL COUNTY SURVEYING, INC.  
205 EAST UNIVERSITY, SUITE 167  
GEORGETOWN, TX 78626

5.22.2018  
DATE



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.

WILLIAMSON COUNTY 911 ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 23<sup>rd</sup> DAY OF May, 2018

Cindy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
Cindy Bridges

5-23-18  
DATE

GENERAL NOTES

1. A 10' P.U.E. IS DEDICATED ALONG AND ADJACENT TO ALL STREET PROPERTY LINES.
2. ALL RIGHT-OF-WAYS AND EASEMENTS TO BE PUBLICALLY DEDICATED 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 THE PROPERTY OWNER.
5. THIS SUBDIVISION IS 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 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.
8. 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.
9. 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.
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 WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3.
12. THE SETBACK ALONG GATTIS SCHOOL ROAD 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.
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 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.
15. THE SURFACE OF ALL PUBLICLY DEDICATED EASEMENT AREAS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

ELECTRIC:	GAS:	WATER/WASTEWATER:
ONCOR ELECTRIC DELIVERY 350 TEXAS AVENUE ROUND ROCK, TEXAS 78664 PAUL LEMONS PHONE: 512-244-5693	ATMOS ENERGY CORP. 3110 NORTH IH-35 ROUND ROCK, TEXAS 78664 BRAD CROSSWHITE PHONE: 512-310-3801	WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 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.
19. 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.
20. 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.

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOWN 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  
DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

COUNTY CLERK CERTIFICATION

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOWN 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  
NANCY E. RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



4330 S. 5th Street  
Temple, Texas 76504  
254-778-2272  
Georgetown, Texas 512-688-5485  
Killeen, Texas 254-634-4636  
Fax 254-774-7608  
Tx. Firm Lic. No. 10023600

Plot Date: 05-22-2018
Survey completed _____
Scale: _____
Job No. _____
Dwg No. _____
Drawn by _____
Surveyor _____