

# HILLTOP VISTA

FINAL PLAT OF:  
HILLTOP VISTA

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
CO	UTILITY POLE
—	ELECTRIC LINES
⊖	CLEANOUT
⊖	ELECTRIC
⊖	WATER METER
○	APPROXIMATE WELL LOCATION
BL	RECORD INFORMATION BUILDING SETBACK LINE
O.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

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

*Texas Land Surveying, Inc.*

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
[www.texas-ls.com](http://www.texas-ls.com)

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

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 Public Records of Williamson County, Texas, do hereby subdivide said tract as shown hereon, 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 25<sup>th</sup> day of AUGUST, 2018.

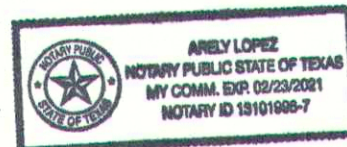
Rudy McClellan  
Rudy McClellan  
3631 Whispering Brook Drive  
Kingwood, TX 77345

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

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 25<sup>th</sup> day of August, 2018.

Arbely Lopez  
Notary Public in and for the State of Texas  
My Commission expires on: 02/23/2021

**OWNER'S CERTIFICATION:**

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

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 Public 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 25<sup>th</sup> day of August, 2018.

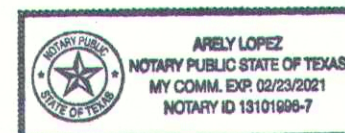
Helga McClellan  
Helga McClellan  
3631 Whispering Brook Drive  
Kingwood, TX 77345

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

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 25<sup>th</sup> day of August, 2018.

Arbely Lopez  
Notary Public in and for the State of Texas  
My Commission expires on: 02/23/2021

**PLAT NOTES:**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. A de facto certificate of compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as F.E.M.A. revises or newly adopts floodplain boundaries in this area.
8. 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.
9. Landscaping is prohibited within the County Road right-of-way.
10. Water service for this subdivision will be provided by a private water well.
11. Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
12. Improvements within the County road right-of-way including, but not limited to, landscaping, irrigation, lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.
13. All sidewalks are to be maintained by each of the adjacent property owners.

**SURVEYOR'S CERTIFICATION**

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

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 monuments shown thereon were properly placed under my supervision.

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

Texas, this 5<sup>th</sup> day of September, 2018.

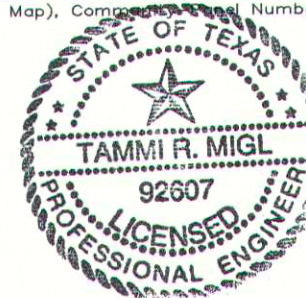
Kenneth Louis Crider  
Kenneth Louis Crider  
Registered Professional Land Surveyor No. 5624  
State of Texas

**ENGINEER'S CERTIFICATION:**

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

I, Tammi Migl, Registered Professional Engineer in the State of Texas, do hereby certify that this tract 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), Commission Number 48491C0150 E, effective date September 26, 2008.

Tammi Migl  
Tammi Migl  
Licensed Professional Engineer No. 92607  
State of Texas

**WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES APPROVAL**

Based upon the 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 within it.

J. Terron Evertson  
J. Terron Evertson, PE, DR, CFM  
County Engineer

9/6/18  
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 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  
Dan A. Gattis, County Judge  
Williamson County, Texas

**COUNTY CLERK'S APPROVAL:**

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 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

**ROAD NAME AND 911 ADDRESSING APPROVAL**

Road name and address assignments verified this 28<sup>th</sup> day of August, 2018 A.D.

Teresa Baker  
Teresa Baker  
Williamson County Addressing Coordinator

**SHEET**

2 OF 2

*Texas Land Surveying, Inc.*

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
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TBPLS FIRM NO.10056200

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