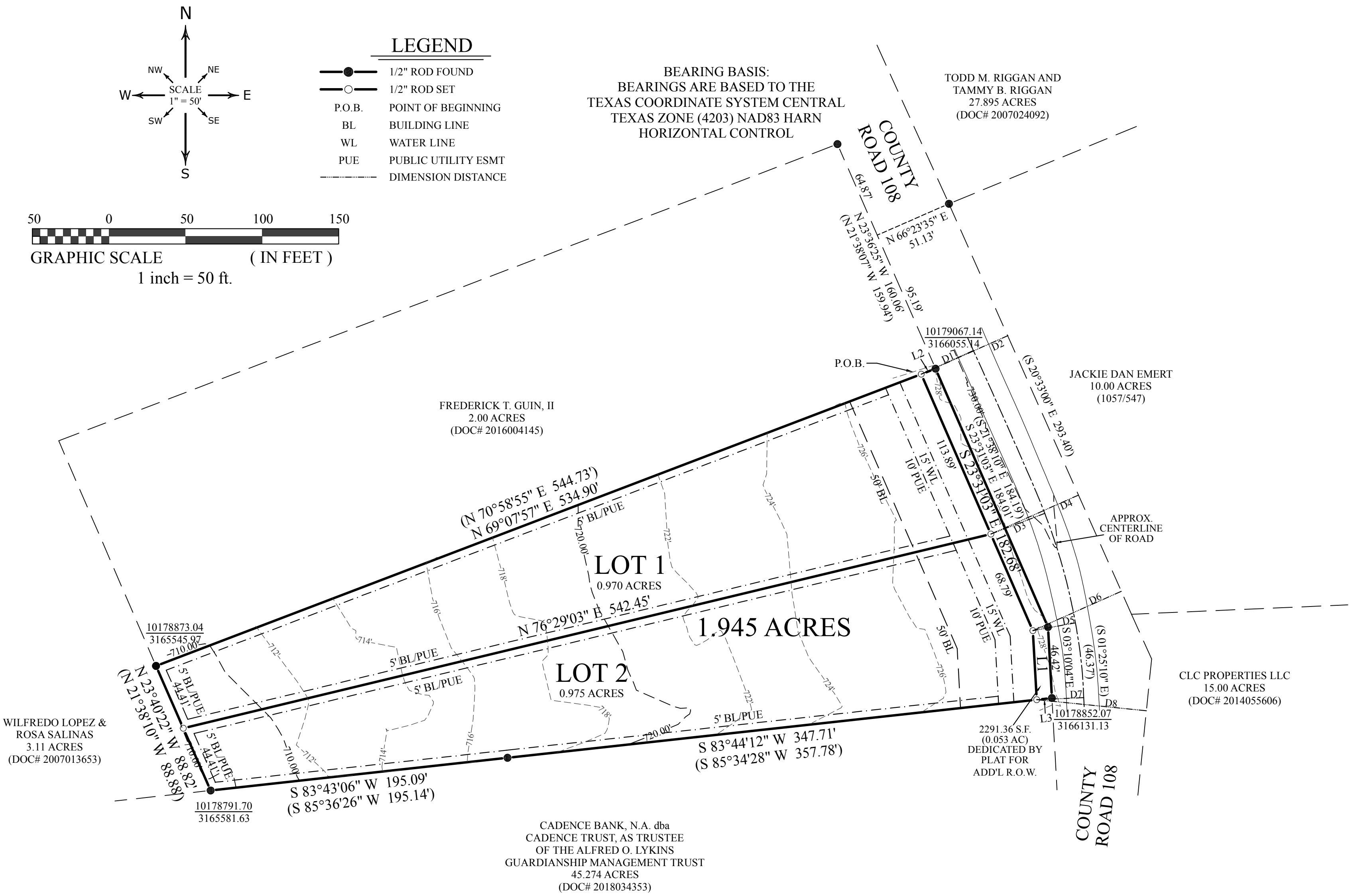


PRELIMINARY PLAT OF GONZALEZ 108 SUBDIVISION



BEING A 1.945 ACRE TRACT OF LAND SITUATED IN THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO GUADALUPE GONZALEZ, AS RECORDED IN DOCUMENT NO. 2019014469, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 1.945 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" iron rod set in the south line of that certain 2.00 acre tract of land described in a General Warranty Deed to Frederick T. Guin, II, as recorded in Document No. 2016004145, of said Official Public Records, for the northwest corner of a proposed 0.053 acre right-of-way tract dedicated by the accompanying plat, and for the northeast corner of said 1.945 acre tract, from which a 1/2" iron rod found in the west right-of-way line of County Road 108, for the southeast corner of said 2.00 acre Guin tract, same being the northeast corner of said 2.000 acre Gonzalez tract, and also for the northeast corner of said proposed 0.053 acre right-of-way dedication bears, North 69°07'57" East, a distance of 10.01 feet, and also from which a 1/2" iron rod found in said west right-of-way line of County Road 108, for the northeast corner of said 2.00 acre Guin tract bears, North 23°36'25" West, a distance of 160.06 feet;

THENCE over and across said 2.000 acre Gonzalez tract, with the west line of said proposed 0.053 acre right-of-way dedication, for the east lines of said 1.945 acre tract, the following two (2) courses:

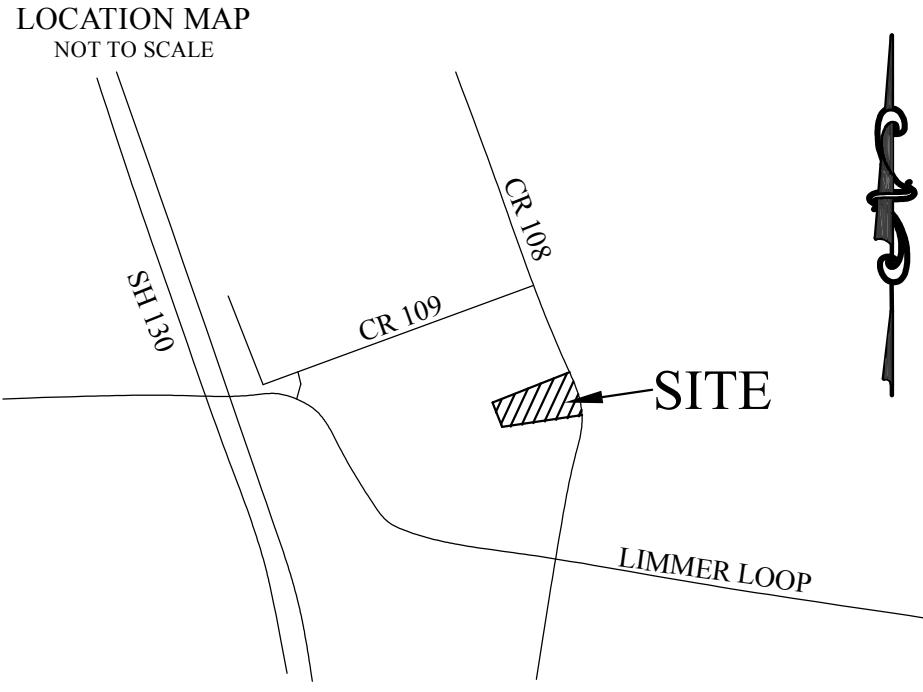
- South 23°31'03" East, a distance of 182.68 feet to a 1/2" iron rod set for an angle point;
- South 03°10'04" East, a distance of 45.16 feet to a 1/2" iron rod set in the north line of the remaining portion of a 98-54/100 acre tract of land recorded in Document No. 2018034353, of said Official Public Records, same being the south line of said 2.000 acre Gonzalez tract, for the southeast corner of said 1.945 acre tract, and for the southwest corner of said proposed 0.053 acre right-of-way dedication, from which a 1/2" iron rod found in the west right-of-way line of County Road 108, for the northeast corner of said 98-54/100 acre remainder tract, same being the southeast corner of said 2.000 acre Gonzalez tract, and for the southeast corner of said proposed 0.053 acre right-of-way dedication bears, South 83°44'12" West, a distance of 10.01 feet;

THENCE with the common line of said 98-54/100 acre remainder tract, and said 2.000 acre Gonzalez tract, for the south lines of said 1.945 acre tract, the following two (2) courses:

- South 83°44'12" West, a distance of 347.71 feet to a 1/2" iron rod found for an angle point;
- South 83°43'06" West, a distance of 195.09 feet to a 1/2" iron rod found for the southeast corner of that certain 3.11 acre tract of land described in a Reinstatement and Modification Agreement to Wilfredo Lopez and Rosa Salinas, as recorded in Document No. 2007013653, of said Official Public Records, same being the southwest corner of said 2.000 acre Gonzales tract, for the southwest corner of said 1.945 acre tract;

THENCE with the common line of said 3.11 acre tract and said 2.000 acre Gonzalez tract, for the west line of said 1.945 acre tract, North 23°40'22" West, a distance of 88.82 feet to a 1/2" iron rod found for the southwest corner of said 2.00 acre Guin tract, same being the northwest corner of said 2.000 acre Gonzalez tract, for the northwest corner of said 1.945 acre tract;

THENCE with the common line of said 2.00 acre Guin tract and said 2.000 acre Gonzalez tract, for the north line of said 1.945 acre tract, N 69°07'57" E, a distance of 534.90 feet to the POINT OF BEGINNING, containing approximately 84,738 square feet or 1.945 acres of land.



PRELIMINARY PLAT OF
GONZALEZ 108 SUBDIVISION

SCALE 1"=50'



STATE OF TEXAS
COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

MIRZA TAHIR BAIG, P.E. NO. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
2205 W. PARMER LN., STE. 201
AUSTIN, TEXAS 78727 (512) 238-6422

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

I, GUADALUPE GONZALEZ, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED DOCUMENT NO. 2019014469 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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: "GONZALEZ 108 SUBDIVISION"

WITNESS HEREON MY HANDS THIS THE DAY OF , 2019, A.D.

GUADALUPE GONZALEZ
15601 TACON LANE
PFLUGERVILLE, TX 78660

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2019, A.D.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

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

I, DAVID ZALMAN, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED DOCUMENT NO. 2019014469 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY FURTHER HEREBY JOIN, APPROVE AND 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. THIS SUBDIVISION IS TO BE KNOWN AS: "GONZALEZ 108 SUBDIVISION"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE DAY OF , 2019, A.D.

DAVID ZALMAN, TRUSTEE
PROSPERITY BANK
4295 SAN FELIPE
HOUSTON, TX 77027

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2019, A.D.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

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

BASED ON 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 THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLEY 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. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

NOTES:

- 1. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
2. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
3. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A CONNECTION IS MADE TO A PUBLIC WATER SYSTEM SUITABLE FOR HUMAN CONSUMPTION AND AN ON-SITE SEWAGE FACILITY APPROVED BY WILLIAMSON COUNTY.
5. WATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH ON-SITE SEWAGE FACILITIES AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
6. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER: ON-SITE SEWAGE FACILITIES; AND ELECTRIC: ONCOR.
7. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.
8. 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.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. ALL DRAINAGE LOTS SHALL BY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. 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.
12. ALL LOT OWNERS IN THIS SUBDIVISION WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY OSSF PROGRAM PRIOR TO CONSTRUCTION. THE SUBDIVISION DEVELOPER WILL BE HELD RESPONSIBLE TO NOTIFY BUILDERS AND LOT OWNERS OF THIS REQUIREMENT.
13. 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:

"THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE".

APPROVED THIS THE DAY OF , 2019 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

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

I, BILL GRAVELL, JR., 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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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

THAT I, NANCY 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 A.D., 20 , AT O'CLOCK M. AND DULY RECORDED ON THE DAY OF A.D., 20 AT O'CLOCK M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET , SLIDE(S) . WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS.

BY:
DEPUTY