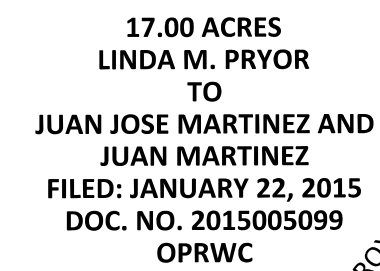
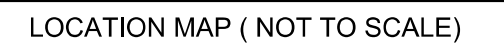


A PRELIMINARY PLAT OF 10.983 ACRES OUT OF THE FRANCIS BRADLEY SURVEY,
ABSTRACT NO. 78 (DOCUMENT NO. 201902152, OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS) WILLIAMSON COUNTY, TEXAS



- 1/2 INCH IRON ROD FOUND (FND.)
- 5/8 INCH IRON ROD FOUND (FND.)
- 5/8 INCH IRON ROD SET
- ◆ BENCHMARK
- 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

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

BLUE BIRD ESTATES
A PRELIMINARY PLAT OF 10.983 ACRES OUT OF THE FRANCIS BRADLEY SURVEY,
ABSTRACT NO. 78 (DOCUMENT NO. 201902152, OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS) WILLIAMSON COUNTY, TEXAS

BEING A 10.983 ACRE (478,414 SQUARE FOOT) TRACT OF LAND OUT OF THE FRANCIS BRADLEY SURVEY, ABSTRACT NO. 78, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME 11.00 ACRE TRACT CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALLEN J. DARR AND CATHERINE H. DARR TO HJD REHAB, LLC, FILED MAY 16, 2019 AS RECORDED IN DOCUMENT NO. 2019042152 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), SAID 10.985 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8 inch diameter iron rod found for the northwest corner of the herein described tract, said iron rod being the northeast corner of a 12.00 acre tract as conveyed in a Warranty Deed with Vendor's Lien from Arthur C. Lopez and wife, Teresa Lopez to Elizabeth Burnett, filed June 20, 2006, as recorded in Document No. 2006050533 of the Official Public Records of Williamson County, Texas, said iron rod also being in the South right-of-way line of County Road 426 (R.O.W. varies);

THENCE, South 74°07'28" East, with the South right-of-way line of County Road 426, a distance of 319.92 feet to a 5/8 inch diameter iron rod found for the northeast corner of the herein described tract;

THENCE, South 28°07'10" East, with the South line of County Road 426, a distance of 69.93 feet to a 5/8 inch diameter iron rod found for an angle point of the herein described tract, said iron rod being in the intersection of the South right-of-way line of County Road 426 and the West right-of-way line of County Road 427;

THENCE, South 16°01'27" West, with the West right-of-way line of County Road 427, a distance of 1,245.34 feet to a 1/2 inch diameter iron rod found for the southeast corner of the herein described tract, said iron rod being the northeast corner of a 17.00 acre tract as conveyed in a General Warranty Deed with Vendor's Lien from Linda M. Pryor to Juan Jose Martinez and Martinez, filed January 22, 2015, as recorded in Document No. 2015005099 of the Official Public Records of Williamson County, Texas;

THENCE, North 73°50'53" West, with the common line of the 17.00 Martinez tract, a distance of 372.27 feet to a 1/2 inch diameter iron rod found with cap stamped "Terra Firma" for the southwest corner of the herein described tract, said iron rod being the northwest corner of the 17.00 acre Martinez tract and in the East line of the 12.00 acre Burnett tract;

THENCE, North 16°11'08" East, with the common line of the 12.00 acre Burnett tract, a distance of 1,293.87 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 10.983 acres (478,414 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 0.999883547461 TO CONVERT TO SURFACE.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SOUTHWEST MILAM WATER SUPPLY CORP.
- 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.
- 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.
- ALL LOT CORNERS ARE 5/8 INCH DIAMETER IRON RODS WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET, UNLESS OTHERWISE NOTED.
- NO LOT SHALL HAVE MORE THAN 20% IMPERVIOUS COVERAGE.

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

I, HJD Rehab, LLC, sole owner of the certain 10.983 acre tract of land shown hereon and described in Document No. 201902152 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 BLUE BIRD ESTATES.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2019.

David Downs (owner)
979 County Road 101
Hutto, Texas 78634

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 ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public printed or typed name SEAL

My commission expires on: _____

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 48491C0375E, effective date September 26, 2008, for Williamson County, Texas, and indicates that part of the subject tract lies within Zone "A".

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
Licensed Professional Engineer No. 82670

Date

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 thereon were properly placed under my personal supervision. The attached Metes and bounds description results in a satisfactory mathematical closure.

Corey Joseph Hall
Registered Professional Land Surveyor 6362

Date

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. Terron Evertson, PE, DR, CFM
County Engineer

Date

Road Name and 911 Addressing Approval:
Road name and address assignments verified this the ____ day of _____, 2019 A.D.

Williamson County Addressing Coordinator

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

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