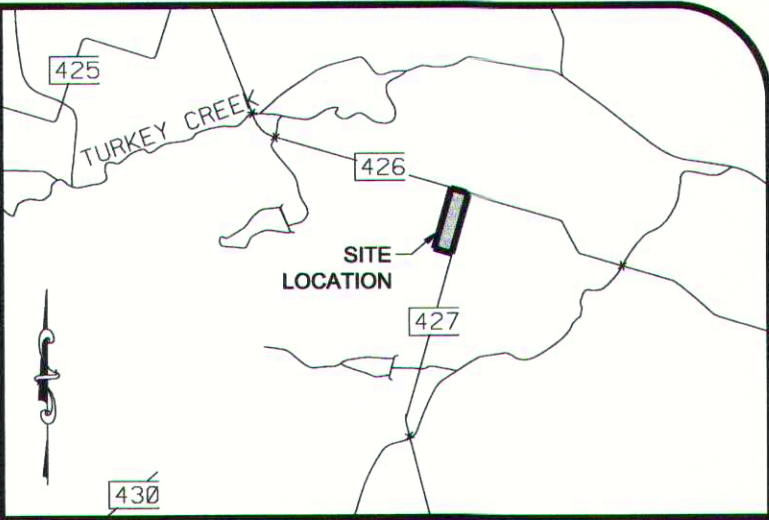
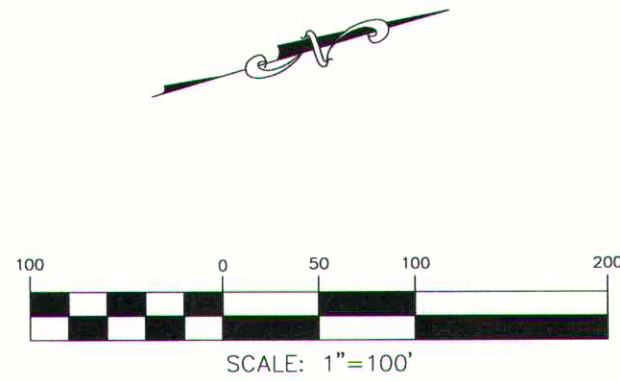
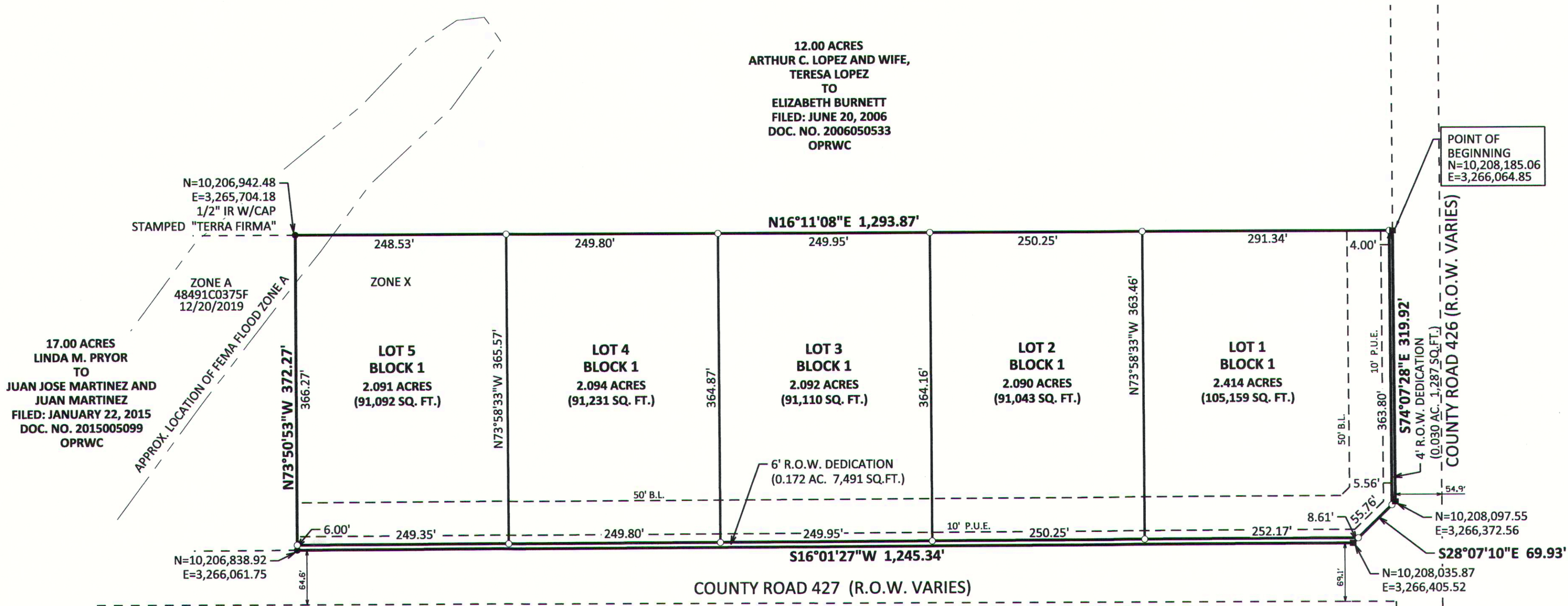


BLUE BIRD ESTATES
A FINAL PLAT OF 10.983 ACRES OUT OF THE FRANCIS BRADLEY SURVEY,
ABSTRACT NO. 78 (DOCUMENT NO. 201902152, OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS) WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)



GRADES NOT TO EXCEED 15%

DRIVEWAY CULVERTS	
LOT 1	DIP TYPE
LOT 2	DIP TYPE
LOT 3	DIP TYPE
LOT 4	DIP TYPE
LOT 5	DIP TYPE

LEGEND

- 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

OWNER: HJD REHAB, LLC
DAVID DOWNS - OWNER
979 COUNTY ROAD 101
HUTTO, TEXAS 78634

ACREAGE: 10.983 ACRES (478,414 SQ. FT.)

NUMBER OF LOTS: 5

NUMBER OF BLOCKS: 1

LINEAR FEET
OF NEW STREET: NONE

SURVEY: FRANCIS BRADLEY SURVEY, A-78

SUBMITTAL DATE: DECEMBER 20, 2019

RESUBMITTAL DATE:

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

BLUE BIRD ESTATES

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 (OPRWCC), SAID 10.985 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 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 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.


1. 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 SURFACE VALUE. USE A SCALE FACTOR OF 0.999883547461 TO CONVERT TO GRID.
2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SOUTHWEST MILAM WATER SUPPLY CORP.
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES.
5. ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAN ARE FREE OF LIENS.
6. 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.
7. RURAL MAILBOXES SHALL BE SET THREE (3) FEET FROM THE EDGE OF THE PAVEMENT OR BEET 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.
8. 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.
9. 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.
10. 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.
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 SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
13. ALL LOT CORNERS ARE 5/8 INCH DIAMETER IRON RODS WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET, UNLESS OTHERWISE NOTED.
14. NO LOT SHALL HAVE MORE THAN 20% IMPERVIOUS COVERAGE.
15. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOT 5. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
16. ALL PUBLIC ROWWAYS AND EASEMENTS AS SHOWN ON THIS PLAN ARE FREE OF LIENS.
17. LOT 5 IS ENCRANCED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDAED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0375F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
18. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK 1 LOT 5, PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

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, do hereby replot said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, 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 BLUE BIRD ESTATES.

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

Before me, the undersigned authority, on this day personally appeared David Deans 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 5th day of February, 20 .

Margda Rogers
Notary Public printed or typed name



 MAGDA ROGERS
 Notary Public, State of Texas
 Comm. Expires 05-26-2020
 Notary ID 13067850-5

I, Rodney Morales, Trustee, Lien Holder 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, do hereby replat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, 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 BLUE BIRD ESTATES.

Rodney Morales, Trusee (Lien Holder)
R Bank, A Texas State Bank
3600 E Palm Valley Blvd.
Round Rock, Texas 78665

Before me, the undersigned authority, on this day personally appeared Rebecca Morales 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 5th day of February, 2020.

Maria Rogers
Notary Public printed or typed name

 **MAGDA ROGERS**
Notary Public, State of Texas
Comm. Expires 05-26-2020
Notary ID 13067850-5

One lot in this subdivision is encroached by a 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 48491C0375F, effective date December 20, 2019, for Williamson County, Texas, and indicates that part of the subject tract lies within Zone "A".

Leon E. Hoch
Licensed Professional Engineer No. 82670



2/4/2020

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

Teresa Baker Teresa Baker
Williamson County Addressing Coordinator

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.

Date _____

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 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.

By: _____, Deputy

