

VICINITY MAP
N.T.S.

Map showing the location of the site relative to surrounding roads and city limits. The site is located on the intersection of SH 130 and FM 685. The map includes the following roads and landmarks:

- Roads:** KLATTENHOFF LN., CHRIS KELLEY BLVD., LITTLE LAKE RD., ESTATE DR., DANA DR., MARJORIE DR., CR 138, GATTIS SCHOOL RD., PRIEM LN., FRANKIE LN., CHRIS LN., DERBY DAY AVE., STEEDS CROSSING.
- City Limits:** CITY OF HUTTO E.T.J., CITY OF PFLUGERVILLE E.T.J., HUTTO CITY LIMITS, PFLUGERVILLE CITY LIMITS.
- Site:** Indicated by a black arrow pointing to the intersection of SH 130 and FM 685.
- Other Features:** A compass rose in the top left corner indicates North (N), South (S), East (E), and West (W).

SUBDIVISION DETAILS:

TOTAL SUBDIVISION ACREAGE: 5.925 ACRES
TOTAL SUBDIVISION SQUARE FOOTAGE: ± 258,117 Sq. Ft.
TOTAL No. OF LOT(s) : ONE (1)
TOTAL No. OF BLOCK(s): ONE (1)
TOTAL No. OF PARKLAND DEDICATIONS: ZERO (0)
TOTAL No. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: ZERO (0)

SUBDIVISION LOT DETAILS:

LOT 1, BLOCK A (5.925 ACRES, ± 258,117 Sq. Ft.)

DATE OF PREPARATION: JULY 7, 2020

GENERAL NOTES:

<input type="checkbox"/> = Record Line Table			COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
Line #	Length	Direction	2). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
L1	14.96'	N27° 27' 36"E	3). GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET

(L1)

(14.96)

(N27° 27' 33"E)

L2

64.61'

N87° 49' 25"W

(L2)

(64.70')

(N87° 54' 30"W)

L3

67.81'

N27° 27' 36"E

(L3)

(67.81')

(N27° 27' 33"E)

L4

135.01'

N88° 01' 45"W

(L4)

(134.94')

(N87° 59' 56"W)

L5

33.35'

N87° 46' 51"W

L6

82.77'

N27° 27' 36"E

(L6)

(82.77')

(S27° 27' 31"W)

L7

46.13'

S87° 57' 49"E

(L7)

(200.09')

(N87° 57' 54"W)

= Record

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	386.40'	822.00'	26° 56' 01"	N38° 06' 10"W	382.86'
(C1)	(386.43')	(822.00')	(26° 56' 06")	(N38° 05' 15"W)	(382.88')
C2	327.20'	822.00'	22° 48' 23"	N13° 13' 19"W	325.04'
(C2)	(327.17')	(822.00')	(22° 48' 17")	(S13° 13' 33"E)	325.04'
C3	51.93'	822.00'	3° 37' 10"	N19° 37' 17"W	51.92'
C4	221.36'	806.99'	15° 42' 58"	N9° 57' 13"W	220.66'
C5	263.33'	791.99'	19° 03' 03"	S11° 54' 21"E	262.12'
C6	45.82'	822.00'	3° 11' 39"	S23° 01' 45"E	45.82'
C7	229.44'	822.00'	15° 59' 34"	S9° 48' 55"E	228.70'

L8	15.00'	N72° 11' 18"E	
L9	19.44'	S87° 52' 55"E	
L10	15.00'	S2° 07' 05"W	
L11	19.44'	N87° 52' 55"W	
L12	81.61'	N87° 50' 55"W	
L13	30.00'	S68° 34' 08"W	

O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

Direction	Chord Length
06° 10'W	382.86'
05° 15'W(W)	(382.88')
03° 19'W	325.04'
03° 33'E	325.04'
07° 17'W	51.92'
07° 13'W	220.66'
04° 21'E	262.12'
01° 45'E	45.82'
08° 55'E	228.70'

COUNTY ROAD 138
(VARIABLE RIGHT-OF-WAY WIDTH)

70.50' EXISTING PAVEMENT WIDTH

THE RIDGE AT STEEDS CROSSING
SECTION TWO, PHASE B
(DOC. No. 199900231)
O.P.R.T.C.T.

441.86' EXISTING PAVEMENT WIDTH

COUNTY-BOUNDARY LINE

LOT 1
BLOCK A
GATTIS CROSSING
(DOC. No. 20080079)
O.P.R.T.C.T.
(CAB. EE, SLIDE 228)
P.R.W.C.T.

LOT 7
BLOCK A
GATTIS CROSSING
(DOC. No. 20080079)
O.P.R.T.C.T.

LOT 16
BLOCK E

LOT 17
BLOCK E

LOT 18
BLOCK E

LOT 19
BLOCK E

LOT 20
BLOCK E

LOT 21
BLOCK E

LOT 22
BLOCK E

RIDGE LANE
(VARIABLE RIGHT-OF-WAY WIDTH)

AMENDED FINAL PLAT OF
LOT 45, BLOCK B, LOT 24, BLOCK C, LOT(s) 14, 18 & 22 - 24, BLOCK B
LOT 21 & 22, BLOCK E, LOT 26, BLOCK F, LOT(s) 1 & 2, 5 - 9, 12, 15,
27, 34, 35 & 41 - 43, BLOCK G, LOT(s) 1 - 12, BLOCK H
THE RIDGE AT STEEDS CROSSING, SECTION 2, PHASE B
(DOC. No. 199900323)
O.P.R.T.C.T.

AT OF
CK B
2, 15,
CK H
ASE H
0323)
T.C.T.

REMAINING 3.400 ACRE PORTION
OF A CALLED 3.60 ACRE
TRACT OF LAND
OWNER: ROBERT & SHARON BRIDGES
(VOL. 1747, PAGE 471)
D.R.W.C.T.

02

SHEET

EMAIL: eagle@eecl.us #1019413

T.B.P.L.S. FIRM
#1019413

LEGAL DESCRIPTION:

A DESCRIPTION OF A 5.925 ACRE (APPROX. 258,117 Sq. Ft.) TRACT OF LAND SITUATED IN THE ND WALLING SURVEY No. 19, ABSTRACT No. 675, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPOSED OF FOUR (4) INDIVIDUAL TRACT(S) OF LAND BEING MORE PARTICULARLY DESCRIBED AS A CALLED 3.676 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED AUGUST 10, 2017 AND APPEARING OF RECORD UNDER DOCUMENT No. 2017074340 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A CALLED 0.999 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED AUGUST 10, 2017 AND APPEARING OF RECORD UNDER DOCUMENT No. 2017074281 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THE REMAINING PORTION OF A CALLED 4.819 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED AUGUST 10, 2017 AND APPEARING OF RECORD UNDER DOCUMENT No. 2017074295 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 1.057 ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN EXCHANGE DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED APRIL 27, 2018 AND APPEARING OF RECORD UNDER DOCUMENT No. 2018049918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.925 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING at a found iron rod with plastic cap, stamped "4933" for the southerly most corner of the hereon, described 5.925 Acre tract of land, same being the southerly most corner of the aforementioned 1.057 Acre tract of land, same being the northeasterly (easterly most) corner of the residue of a called 4.63 Acre tract of land being described in that certain Deed, conveyed to Williamson County, Texas, dated January 10, 2017 and appearing of record under Document No. 2017003804 of the Official Public Records of Williamson County, Texas, same being a point of angle along the westerly remaining property line of that certain remaining portion of a called 5.000 Acre tract of land being described in a General Warranty Deed, conveyed to Nelda Carol Phelps, dated May 19, 2000 and appearing of record under Document No. 2000032529 of the Official Public Records of Williamson County, Texas, and from which a found aluminum capped iron rod, stamped "TxDot" bears South 07° 36' 52" West, a distance of 301.61 feet for the common southerly corner of said 4.63 Acre and 5.000 Acre tract(s) of land, same being a point along the current northerly right-of-way line of County Road 138, having a variable right-of-way width;

THENCE with a curve to the right, following along the common dividing line of the aforementioned 1.057 Acre tract of land and the aforesaid 4.63 Acre tract of land, same being the proposed right-of-way line of the aforesaid County Road 138, having an **Arc Length of 386.40 feet**, a **Radius of 822.00'**, a **Delta Angle of 26° 56' 01"** and a **Chord** which bears **North 38° 06' 10" West**, a **Distance of 382.86 feet** to a found iron rod with plastic cap, stamped "4933" for a beginning point of a compound curve along the common dividing line of the hereon, described 5.925 Acre tract of land and said proposed right-of-way line, same being the northwesterly corner of said 1.057 Acre tract of land, same being the northeasterly corner of said 4.63 Acre tract of land and the southeasterly corner of a called 0.662 Acre tract of land being described in that certain Exchange Deed, conveyed to Williamson County, Texas, dated June 4, 2018 and appearing of record under Document No. 2018049919 of the Official Public Records of Williamson County, Texas;

THENCE continuing with a curve to the right, following the common dividing line of the hereon, described 5.925 Acre tract of land and the proposed right-of-way line of the aforesaid County Road 138, same being the common dividing line of the residue of the aforementioned 4.819 Acre tract of land and the aforesaid 0.662 Acre tract of land, having an **Arc Length of 327.20 feet**, a **Radius of 822.00'**, a **Delta Angle of 22° 48' 33"** and a **Chord** which bears **North 13° 13' 19" West**, a **Distance of 325.04 feet** to a set ½-inch iron rod with plastic cap, stamped "4863" for the westerly most corner of the hereon, described 5.925 Acre tract of land, same being the common northerly dividing corner of said 4.819 Acre and 0.662 Acre tract(s) of land, same being the proposed northerly most right-of-way intersecting corner of said County Road 138 and State Highway 130, having a variable right-of-way width;

THENCE North 27° 27' 36" East, along the common dividing line of the residue of the aforementioned 4.819 Acre tract of land and the aforesaid State Highway 130, a distance of **14.96 feet** to a set ½-inch iron rod with plastic cap, stamped "4863" for an angle point along the northwesterly property line of the hereon, described 5.925 Acre tract of land and said Highway 130, same being the westerly common dividing corner of said 4.819 Acre tract of land and the aforementioned 3.676 Acre tract of land;

THENCE North 27° 27' 36" East, along the common dividing line of the aforementioned 3.676 Acre tract of land and the aforesaid State Highway 130, a distance of **260.31 feet** to a set ½-inch iron rod with plastic cap, stamped "4863" for the northwesterly corner of the hereon, described 5.925 Acre tract of land, same being the northwesterly corner of said 3.676 Acre tract of land and an ell-corner along the southeasterly right-of-way line of said State Highway 130;

THENCE South 87° 50' 55" East, continuing along the common dividing line of the aforementioned 3.676 Acre tract of land and the aforesaid State Highway 130, a distance of **107.70 feet** to a found illegible capped iron rod for a point of angle along the northerly most property line of the hereon, described 5.925 Acre tract of land, same being the southerly most common dividing corner of said State Highway 130 and that certain called 8.30 Acre tract of land being described in a Special Warranty Deed, conveyed to 2535 Ltd, dated August 26, 2016 and appearing of record under Document No. 2016081442 of the Official Public Records of Williamson County, Texas;

THENCE South 87° 52' 55" East, along the common dividing line of the aforementioned 3.676 Acre tract of land and the aforesaid 8.30 Acre tract of land, a distance of **221.83 feet** to a set ½-inch iron rod with plastic cap, stamped "4863," for the northeasterly corner of the hereon, described 5.925 Acre tract of land;

THENCE South 07° 28' 10" West, over and across the aforementioned Three (3) individual tracts of land being described as called 3.676 Acre, 4.819 Acre, and 0.999 Acre tract(s) of land, a distance of **564.41 feet** to a set ½-inch iron rod with plastic cap, stamped "4863," for the southeasterly corner of the hereon, described 5.925 Acre tract of land, same being a point along the common dividing line of the said 0.999 Acre tract of land and the aforesaid 5.000 Acre tract of land;

THENCE North 87° 46' 51" West, along the common dividing line of the aforementioned 0.999 Acre tract of land and the aforesaid 5.000 Acre tract of land, a distance of **33.35 feet** to a found ½-inch iron rod for the interior ell-corner along the easterly property line of the hereon, described 5.925 Acre tract of land, same being the common northerly dividing corner of the aforementioned 1.057 Acre tract of land and said 5.000 Acre tract of land, same being a point of angle along the southerly property line of said 0.999 Acre tract of land;

THENCE South 07° 36' 52" West, along the common dividing line of the aforementioned 1.057 Acre tract of land and the aforesaid 5.000 Acre tract of land a distance of **293.97 feet** to the **POINT OF BEGINNING**, containing the hereon, described 5.925 Acre (Approx. 258,117 Sq. Ft.) tract of land, more or less.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, CHARLES M. BENSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT ALL CORNERS MONUMENTS SHOWN THEREON, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

CHARLES M. BENSON, R.P.E.S.
TEXAS REGISTRATION No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

ENGINEER'S FLOODPLAIN CERTIFICATION
STATE OF TEXAS

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL No. 48491C0515F, DATED DECEMBER 20, 2019.

JEFFREY B. SHINDLER, P.E.
TEXAS REGISTRATION No. 91160
TDI ENGINEERING, LLC
FIRM REG. F-8601

DATE: 1 Sep 20

CITY OF PFLUGERVILLE GENERAL PLAT NOTES:

1). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF PFLUGERVILLE, ETJ.

2). WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION, WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

3). A 15-FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).

4). EASEMENTS DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED, PER ORDINANCE No. 1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.

5). NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

6). THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES AND RELATED APPURTENANCES.

7). A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

8). THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATING TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.

9). THE COMMUNITY IMPACT FEE RATE FOR WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO CITY OF PFLUGERVILLE ORDINANCE No. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

10). THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR AND 100-YEAR STORM EVENTS.

11). ALL ELECTRIC UTILITY STRUCTURES INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE VISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.

12). THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.

13). CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND WCESD #3, PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

14). SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND WCESD #3, PRIOR TO ANY CONSTRUCTION, AS APPLICABLE.

15). ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.

16). WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

WILLIAMSON COUNTY GENERAL NOTES:

1). 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.

2). 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.

3). 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.

4). MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE LAND OWNER.

5). A CERTIFICATION OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATION OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

6). EXCEPT WHERE REQUIRED BY ADA CRITERIA, THE MINIMUM FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE AT LEAST 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). ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. (WCSR 8.6)

8). DRIVEWAY ACCESS FROM CR 138 TO THIS LOT IS SUBJECT TO THE TERMS, REQUIREMENTS AND OBLIGATIONS OF THE AGREEMENT EXECUTED APRIL 26, 2018 BETWEEN WILLIAMSON COUNTY AND CSW SR HUTTO, LLC.

OTHER NOTES:

1). GRAVITY WASTEWATER LINES TO BE PROVIDED TO THE SUBDIVISION BOUNDARY FOR WASTEWATER SERVICE FROM THE STAR RANCH - NE SUBDIVISION PUBLIC INFRASTRUCTURE PLANS, CALLED "CIVIL CONSTRUCTION PLANS (PUBLIC) FOR STAR RANCH MULTIFAMILY." SOME LUE(S) OF CAPACITY WILL BE PROVIDED TO THIS SUBDIVISION FROM LIFT STATION AND WASTEWATER INFRASTRUCTURE TO BE PROVIDED WITH THE STAR RANCH - NE SUBDIVISION PUBLIC INFRASTRUCTURE PLANS.

2). DETENTION CAPACITY TO BE PROVIDED FOR 80% IMPERVIOUS COVER FOR THE HUTTO 130 SUBDIVISION BY OFF-SITE DETENTION AND STORMWATER IMPROVEMENTS WITH THE STAR RANCH - NE SUBDIVISION PER "SITE DEVELOPMENT PLANS FOR STAR RANCH MULTIFAMILY." SOME STORMWATER WILL BY-PASS THE DETENTION POND WHICH WILL OVERDETAIN FOR THIS BY-PASS DRAINAGE AREA.

FINAL PLAT OF
HUTTO 130 SUBDIVISION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT CSW SR HUTTO, LLC., BEING THE OWNER OF 5.925 ACRES OF LAND OUT OF THE ND WALLING SURVEY No. 19, ABSTRACT No. 675, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED BY DEED(S) RECORDED UNDER DOCUMENT No.(s) 2017074340, 2017074281, 2017074295 AND 2018049918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DOES HEREBY SUBDIVIDE SAID TRACT SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN AS DEDICATED HEREON, 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:

FINAL PLAT OF
HUTTO 130 SUBDIVISION

TO CERTIFY WHICH, WITNESS MY HAND THIS THE 1 DAY OF September, 2020.

CSW SR HUTTO, LLC

KEVIN HUNTER
MANAGER
1703 WEST 5TH STREET, SUITE 850, AUSTIN, TX 78703

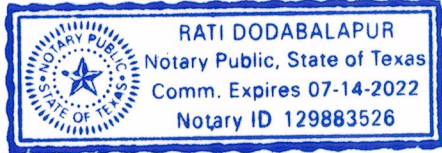
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN HUNTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREON STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 1 DAY OF SEPTEMBER, 2020.

Rati Dodabalapur
NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: 07-14-2022



CITY CERTIFICATION

APPROVED THIS THE 21 DAY OF September, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

PAT EPSTEIN, CHAIRMAN

9/21/20
DATE

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

EMILY BARRON, PLANNING DIRECTOR

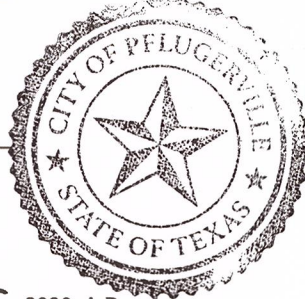
9/21/20
DATE

ATTEST:

Karen Thompson

KAREN THOMPSON, CITY SECRETARY

9/21/20
DATE



WILLIAMSON COUNTY ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 and DAY OF September, 2020, A.D..

Seresia Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

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 COMMISSIONERS 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

COUNTY CLERK RECORDATION CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

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 _____, 2020.

AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, TEXAS UNDER

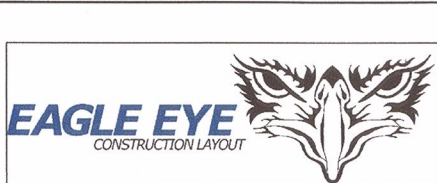
DOCUMENT No. _____

DULY RECORDED ON THE _____ DAY OF _____, 2020 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, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

NAME: _____



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

WEB: eed.us
EMAIL: eagle@eed.us

T.B.P.L.S. FIRM
#10194139

PROJECT:
HUTTO 130 SUBDIVISION

CLIENT:
CSW DEVELOPMENT

DATE: 08/31/2020

SCALE: NTS

BY: rc/cmb

SHEET
01 of 02