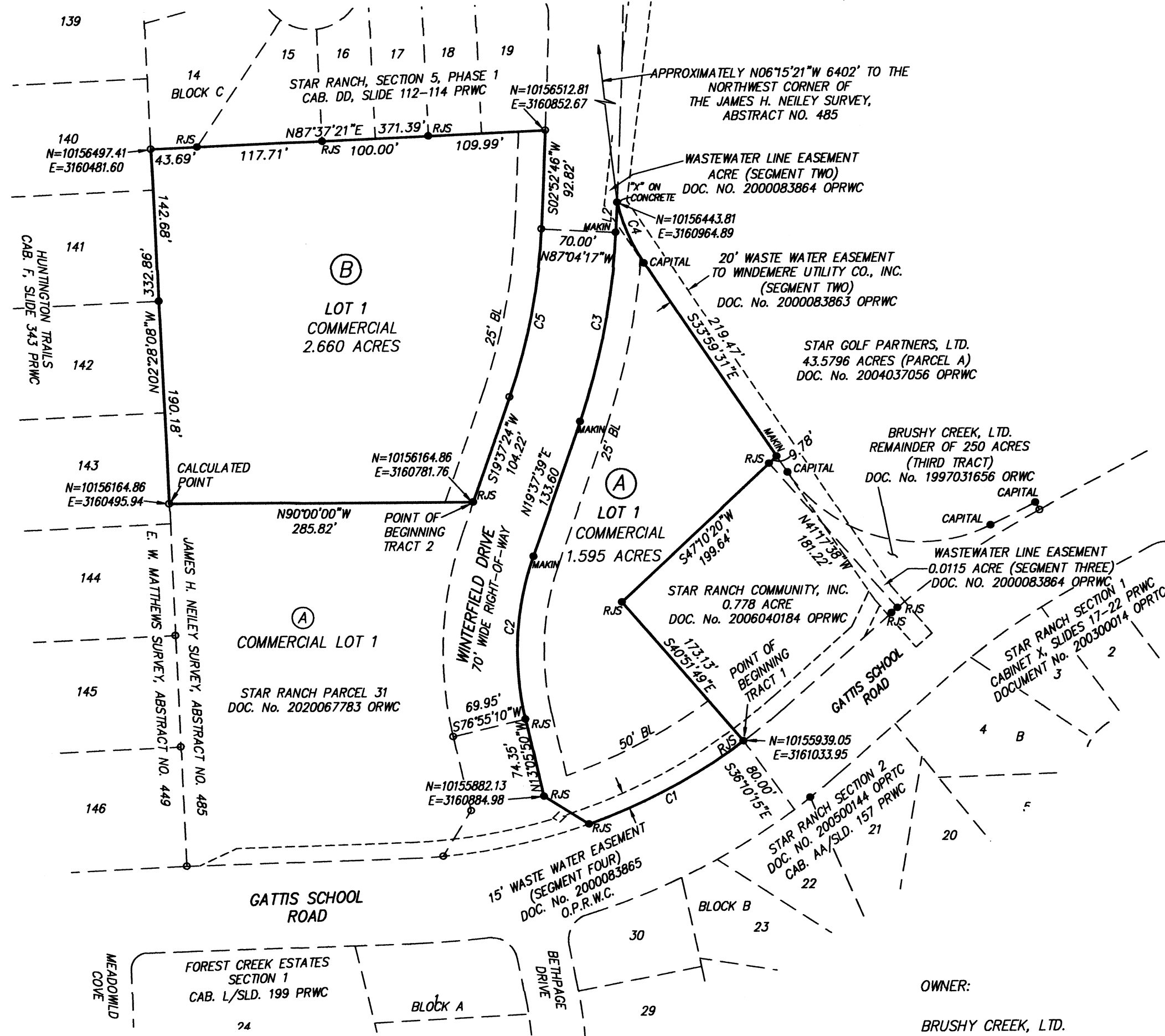


VICINITY MAP  
SCALE: 1" = 2000'

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED ON THE SUBDIVISION SIDE OF GATTIS SCHOOL ROAD AND WINTERFIELD DRIVE.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER OR WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERAL ACCEPTED ENGINEERING STANDARDS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019, AND COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1A.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2003012152, AMENDED BY DOCUMENT NO. 2006036948, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- THE MAXIMUM IMPERVIOUS COVERAGE PER COMMERCIAL LOT IS 65%.
- DRIVEWAYS SHALL CONNECT TO WINTERFIELD DRIVE AND NOT GATTIS SCHOOL ROAD.
- 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 OWNER.

- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - = FOUND 1/2" IRON ROD WITH NO CAP (UNLESS NOTED OTHERWISE)
  - (A) = BLOCK NAME
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
BL = BUILDING SETBACK LINE  
PUE = PUBLIC UTILITY EASEMENT  
MAKIN = MAKIN-HOOVER ENG. & SURVEY  
RJS = RJ SURVEYING

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

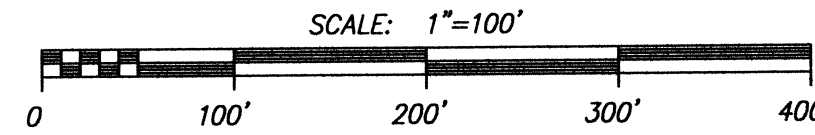


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	165.40'	560.00'	016°55'22"	S62°14'10"W	164.80'
C2	155.00'	271.25'	032°44'27"	N03°15'26"E	152.90'
C3	181.17'	627.00'	016°33'21"	N11°15'19"E	180.54'
C4	62.52'	175.00'	020°28'06"	S23°46'33"E	62.19'
C5	160.73'	550.00'	016°44'39"	S11°15'05"W	160.16'

FINAL PLAT OF

## STAR RANCH PARCEL 32

WILLIAMSON COUNTY, TEXAS



OWNER:

BRUSHY CREEK, LTD.  
230 KLATTENHOFF LANE, SUITE 100  
HUTTO, TEXAS 78634  
TIMOTHY TIMMERMAN

DEVELOPER:

BRUSHY CREEK, LTD.  
230 KLATTENHOFF LANE, SUITE 100  
HUTTO, TEXAS 78634  
TIMOTHY TIMMERMAN

SITE DATA:

TOTAL AREA 4.255 ACRES  
2 BLOCKS

LOT 1 BLOCK A 1.595 ACRES  
LOT 1 BLOCK B 2.660 ACRES

SURVEY: JAMES H. NEILEY SURVEY  
ABSTRACT NO. 485

SHEET 1 OF 2 SHEETS

TRACT 1

THAT PART OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 250 ACRE TRACT (THIRD TRACT) OF LAND CONVEYED TO BRUSHY CREEK, LTD. BY DEED RECORDED IN DOCUMENT NO. 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND ON A CURVING NORTH ARC TO THE RIGHT, OF GATTIS SCHOOL ROAD AT THE SOUTHWEST CORNER OF A 0.778 ACRE TRACT OF LAND CONVEYED TO STAR RANCH COMMUNITY, INC. BY DEED RECORDED IN DOCUMENT NO. 2006040184 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GATTIS SCHOOL ROAD AND ACROSS SAID 250 ACRE TRACT, A DISTANCE OF 165.40 FEET, SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 16°55'22", AND A CHORD BEARING S62°14'10"W, 164.80 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF WINTERFIELD DRIVE;

THENCE ALONG THE EAST LINE OF WINTERFIELD DRIVE AND CONTINUING ACROSS SAID 250 ACRE TRACT THE FOLLOWING SIX COURSES:

- N58°04'18"W A DISTANCE OF 49.67 FEET TO A 1/2" IRON ROD FOUND;
- N13°05'50"W A DISTANCE OF 74.35 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 155.00 FEET, SAID CURVE HAVING A RADIUS OF 271.25 FEET, A CENTRAL ANGLE OF 32°44'27" AND A CHORD BEARING N03°15'26"E, 152.90 FEET TO A 1/2" IRON ROD WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY";
- N19°37'39"E A DISTANCE OF 133.60 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY" AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
- NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 181.17 FEET, SAID CURVE HAVING A RADIUS OF 627.00 FEET, A CENTRAL ANGLE OF 16°33'21" AND A CHORD BEARING N11°15'19"E, 180.54 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY";
- N02°52'47"E A DISTANCE OF 28.07 FEET TO AN "X" SET ON CONCRETE ON A SOUTHERLY LINE OF A 43.5796 ACRE TRACT OF LAND (PARCEL A) CONVEYED TO STAR GOLF PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004037056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT A POINT ON A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE NORTHWEST CORNER OF THE JAMES H. NEILEY SURVEY, ABSTRACT 485 BEARS, APPROXIMATELY N06°15'21"W A DISTANCE OF 6402';

THENCE ALONG THE SOUTHERLY LINE OF SAID 43.5796 ACRE TRACT AND CONTINUING ACROSS SAID 250 ACRE TRACT THE FOLLOWING TWO COURSES:

- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.52 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°28'06" AND A CHORD BEARING S23°46'33"E, 62.19 FEET TO A 1/2" IRON ROD FOUND WITH CAP LABELED "CAPITAL";
- S33°59'31"E A DISTANCE OF 219.47 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY";

THENCE ACROSS SAID 250 ACRE TRACT AND IN PART ALONG THE NORTH AND WEST LINES OF SAID 0.778 ACRE TRACT THE FOLLOWING TWO COURSES:

- S47°10'20"W (PASS AT A DISTANCE OF 9.78 FEET A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.778 ACRE TRACT) IN ALL A TOTAL DISTANCE OF 199.64 FEET TO A 1/2" IRON ROD FOUND;
- S40°51'49"E A DISTANCE OF 173.13 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.595 ACRES, MORE OR LESS.

ALL IRON RODS SET OR FOUND HAVE RJ SURVEYING CAPS, UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

TRACT 2

THAT PART OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 250 ACRE TRACT (THIRD TRACT) OF LAND CONVEYED TO BRUSHY CREEK, LTD. BY DEED RECORDED IN DOCUMENT NO. 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING" ON THE WEST LINE OF WINTERFIELD DRIVE AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, STAR RANCH PARCEL 31, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020067783 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID LOT 1 AND ACROSS SAID 250 ACRE TRACT A DISTANCE OF 285.82 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 1 AND ON THE EAST LINE OF LOT 143 HUNTINGTON TRAILS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 343 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE WEST LINE OF SAID 250 ACRE TRACT OF LAND, ;

THENCE N02°28'08"W ALONG THE EAST LINE OF SAID HUNTINGTON TRAILS SAME BEING THE WEST LINE OF SAID 250 ACRE TRACT (PASS AT A DISTANCE OF 190.18 FEET AN 1/2" IRON ROD FOUND AT THE COMMON EASTERLY CORNERS OF LOT 142 AND LOT 141 OF SAID HUNTINGTON TRAILS) IN ALL A TOTAL DISTANCE OF 332.86 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 14, BLOCK C, STAR RANCH, SECTION 5, PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET DD, SLIDE 112 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N87°37'21"E ALONG A SOUTH LINE OF SAID SECTION 5, PHASE 1 AND ACROSS SAID 250 ACRE TRACT (PASS AT A DISTANCE OF 43.69 FEET A 1/2" IRON ROD FOUND WITH A CAP MARKED "RJ SURVEYING" BEING THE COMMON SOUTHERLY CORNER OF SAID LOT 14 AND LOT 15 OF SAID SECTION 5, PHASE 1, PASS AT DISTANCE OF 161.40 FEET A 1/2" IRON ROD FOUND WITH A CAP MARKED "RJ SURVEYING" AT THE COMMON SOUTHERLY CORNERS OF LOT 15 AND LOT 16 OF SAID SECTION 5, PHASE 1 AND PASS AT A DISTANCE OF 261.40 FEET A 1/2" IRON ROD FOUND WITH A CAP MARKED "RJ SURVEYING") IN ALL A TOTAL DISTANCE OF 371.39 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID WINTERFIELD DRIVE;

THENCE ALONG THE WEST LINE OF SAID WINTER FIELD DRIVE AND ACROSS SAID 250 ACRE TRACT THE FOLLOWING THREE COURSES:

- S02°52'46"W A DISTANCE OF 92.82 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- SOUTHERLY, ALONG THE ARC OF A CURVE A DISTANCE OF 160.73 FEET, SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 16°44'39", AND A CHORD BEARING S11°15'05"W, 160.16 FEET TO A 1/2" IRON ROD SET;
- S19°37'24"W A DISTANCE OF 104.22 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 2.660 ACRES, MORE OR LESS, AS SHOWN ON THE SKETCH ATTACHED.

DATE: 12 DECEMBER 2020

SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

F-10015400

FINAL PLAT OF  
**STAR RANCH PARCEL 32**  
WILLIAMSON COUNTY, TEXAS

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

WE, BRUSHY CREEK, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 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 AND TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "STAR RANCH PARCEL 32".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7 DAY OF April, 2021.

BRUSHY CREEK, LTD., A TEXAS LIMITED PARTNERSHIP

BY: COMMERCE TEXAS PROPERTIES, INC., A TEXAS CORPORATION,  
GENERAL PARTNER OF BRUSHY CREEK, LTD.

BY: Timothy Timmerman  
TIMOTHY TIMMERMAN, PRESIDENT  
BRUSHY CREEK, LTD.  
230 KLATTENHOFF LANE, SUITE 100  
HUTTO, TEXAS 78634

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

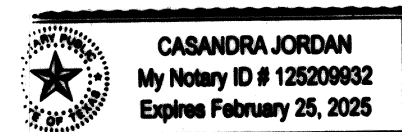
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF April, 2021.

BY: Cassandra Jordan  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Cassandra Jordan

MY COMMISSION EXPIRES: 2/25/25



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

I, ISRAEL RAMIREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON, TEXAS, THIS 5 DAY OF APRIL, 2021.

Israel Ramirez  
ISRAEL RAMIREZ  
LICENSED PROFESSIONAL ENGINEER No. 114495  
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
2900 JAZZ STREET  
ROUND ROCK, TX 78664  
PHONE (512) 836-4793  
FIRM NO. 9784



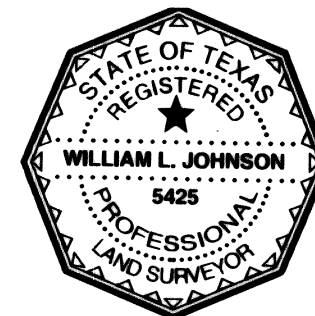
STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS

I, WILLIAM L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5425, IN THE STATE OF TEXAS, HEREBY CONFIRM THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 5 JANUARY 2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 5 DAY OF APRIL, 2021.

William L. Johnson  
WILLIAM L. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425  
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES  
2900 JAZZ STREET, ROUND ROCK, TX 78664  
PHONE (512) 836-4793  
FIRM NO. 10015400



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 18 DAY OF March, 2021.

Mike Snyder Holly Nagy  
MAYOR, MIKE SNYDER DATE HOLLY NAGY, CITY SECRETARY 5/6/21

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 15 DAY OF April, 2021.

Ashley Lumpkin 4/19/21  
ASHLEY LUMPKIN, AICP, EXECUTIVE DIRECTOR DATE



IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON 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.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF 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 AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE 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 Gravel Jr.  
BILL GRAVELL JR., COUNTY JUDGE DATE  
WILLIAMSON COUNTY, TEXAS

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

I, NANCY E. 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 \_\_\_\_\_, 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 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.

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

BY: \_\_\_\_\_  
DEPUTY

DATE: 16 DECEMBER 2020

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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