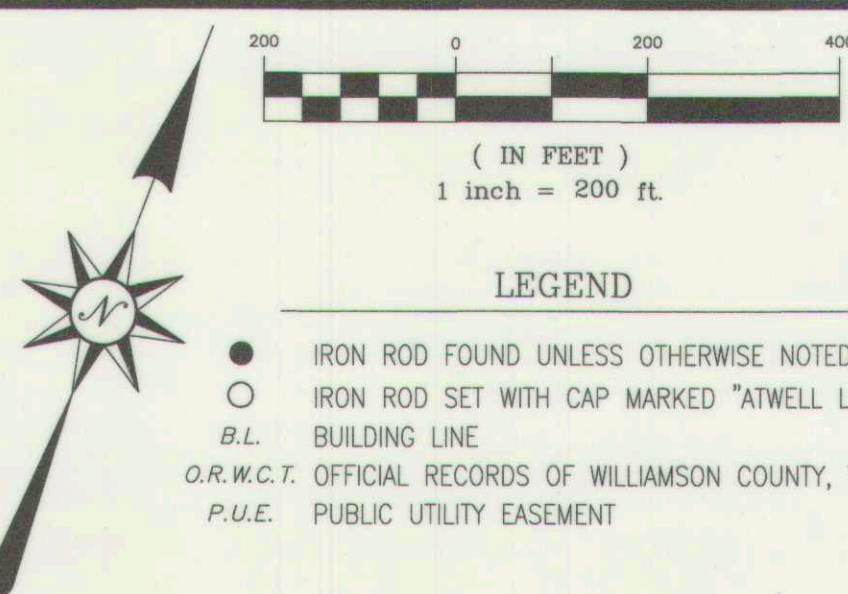




LOCATION MAP
NOT TO SCALE



LEGEND

- IRON ROD FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP MARKED "ATWELL LLC"
- B.L. BUILDING LINE
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT

FINAL PLAT VISTA ACRES SUBDIVISION

A SUBDIVISION OF 143.092 ACRES, MORE OR LESS,
OF LAND AREA IN THE R.E. BOOTH SURVEY,
ABSTRACT NO. 102,
IN WILLIAMSON COUNTY, TEXAS.,

MINIMUM FINISHED FLOOR ELEVATIONS (FFE)		
LOT	FFE (ft msl)	
	NORTH BOUNDARY	SOUTH BOUNDARY
1	506.64	
2	504.77	
11	488.91	499.53
13	485.60	
14	484.17	485.10
15	484.17	488.91
16	488.91	499.53

VISTA ACRES DRIVEWAY TABLE					
CULVERT NUMBER	LOT NUMBER	CULVERT DIA (in)	NUMBER BARRELS	CULVERT LENGTH (FT)	SLOPE (%)
1	28	NONE	-	-	-
2	27	18	1	22	1.0%
3	26	18	1	22	1.0%
4	25	18	1	22	2.6%
5	24	18	1	22	2.1%
6	23	18	2	22	1.5%
7	22	18	2	22	1.0%
8	1	24	2	22	1.0%
9	2	18	1	22	1.0%
10	3	18	1	22	1.0%
11	4	18	1	22	1.0%
12	5	NONE	-	-	-
13	6,7	18	1	22	1.0%
14	8,9	18	2	22	1.0%
15	10	18	2	22	1.0%
16	11,12,13	24	2	22	1.0%
17	14	24	2	22	1.0%
18	15,16	24	2	22	1.0%
19	17	24	2	22	1.0%
20	18	24	2	22	1.0%
21	19,20,21	24	1	22	1.0%

Culvert sizes are based on the 10-yr flows and 20% impervious cover and existing conditions for the properties along CR 451 and CR 455. Hydraflow Express software was used to determine culvert sizes and HGLs.

DESCRIPTION:

A 143.092 ACRE (6,233,065 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE R.E. BOOTH SURVEY, ABSTRACT 102, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A 143.092 ACRE TRACT CONVEYED TO HERCULES ARCHITECTURE LLC IN DOCUMENT NO. 2020116504, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.096 ACRE TRACT CONVEYED TO FABIAN AMADOR AND BLANCA AMADOR IN DOCUMENT NO. 2021000182, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.351 ACRE TRACT CONVEYED TO CHAD KIOUS AND ELIZABETH KIOUS IN DOCUMENT NO. 2021025811, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.110 ACRE TRACT CONVEYED TO JOSE ELIZONDO IN DOCUMENT NO. 2021000311, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.363 ACRE TRACT CONVEYED TO PILAR GONZALEZ-MUNOZ AND LUIS LIRA IN DOCUMENT NO. 2021017134, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 11.954 ACRE TRACT CONVEYED TO JAMES REBER AND ALLISON SLABOTSKY IN DOCUMENT NO. 2020165313, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.623 ACRE TRACT CONVEYED TO BRYAN SLABOTSKY IN DOCUMENT NO. 2020154708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.626 ACRE TRACT CONVEYED TO JAMES NATHAN BELVIN AND CARLY MICHELLE BELVIN IN DOCUMENT NO. 2020138900, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL WITH CAP FOUND IN POWER POLE FOR THE WESTERNMOST CORNER OF SAID 143.092 ACRE TRACT, BEING IN THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 455 (R.O.W. VARIES) AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 451 (R.O.W. VARIES), FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 451, N68°41'38"E, A DISTANCE OF 1181.78 FEET TO AN IRON ROD FOUND FOR THE WESTERNMOST CORNER OF A CALLED 2.998 ACRE TRACT CONVEYED TO JUAN RODRIGUEZ AND CYNTHIA CHAPARRO IN DOCUMENT NO. 2018074152, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH THE SAID 2.998 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- 1.S21°10'36"E, A DISTANCE OF 368.00 FEET TO AN IRON ROD FOUND;
- 2.N68°52'49"E, A DISTANCE OF 354.85 FEET TO A IRON ROD FOUND WITH CAP STAMPED "ATWELL";
- 3.N21°12'58"W, A DISTANCE OF 368.41 FEET TO AN IRON ROD FOUND IN THE SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 451 FOR AN ELL CORNER OF SAID 143.092 ACRE TRACT AND THE NORTHERNMOST CORNER OF SAID 2.998 ACRE TRACT;

THENCE, WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 451, N69°01'30"E, A DISTANCE OF 1490.80 FEET TO A IRON ROD FOUND WITH CAP STAMPED "ATWELL", IN THE WESTERN LINE OF A CALLED 0.326 ACRE TRACT CONVEYED TO HILLTOP RANCHETTES, LLC IN DOCUMENT NO. 2020059589, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID 0.326 ACRE TRACT, S23°01'05"E, A DISTANCE OF 940.73 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "JE GARON RPLS 4303", IN THE WESTERN LINE OF A CALLED 99.782 ACRE TRACT CONVEYED TO HILLTOP RANCHETTES LLC IN DOCUMENT NO. 2020044388, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

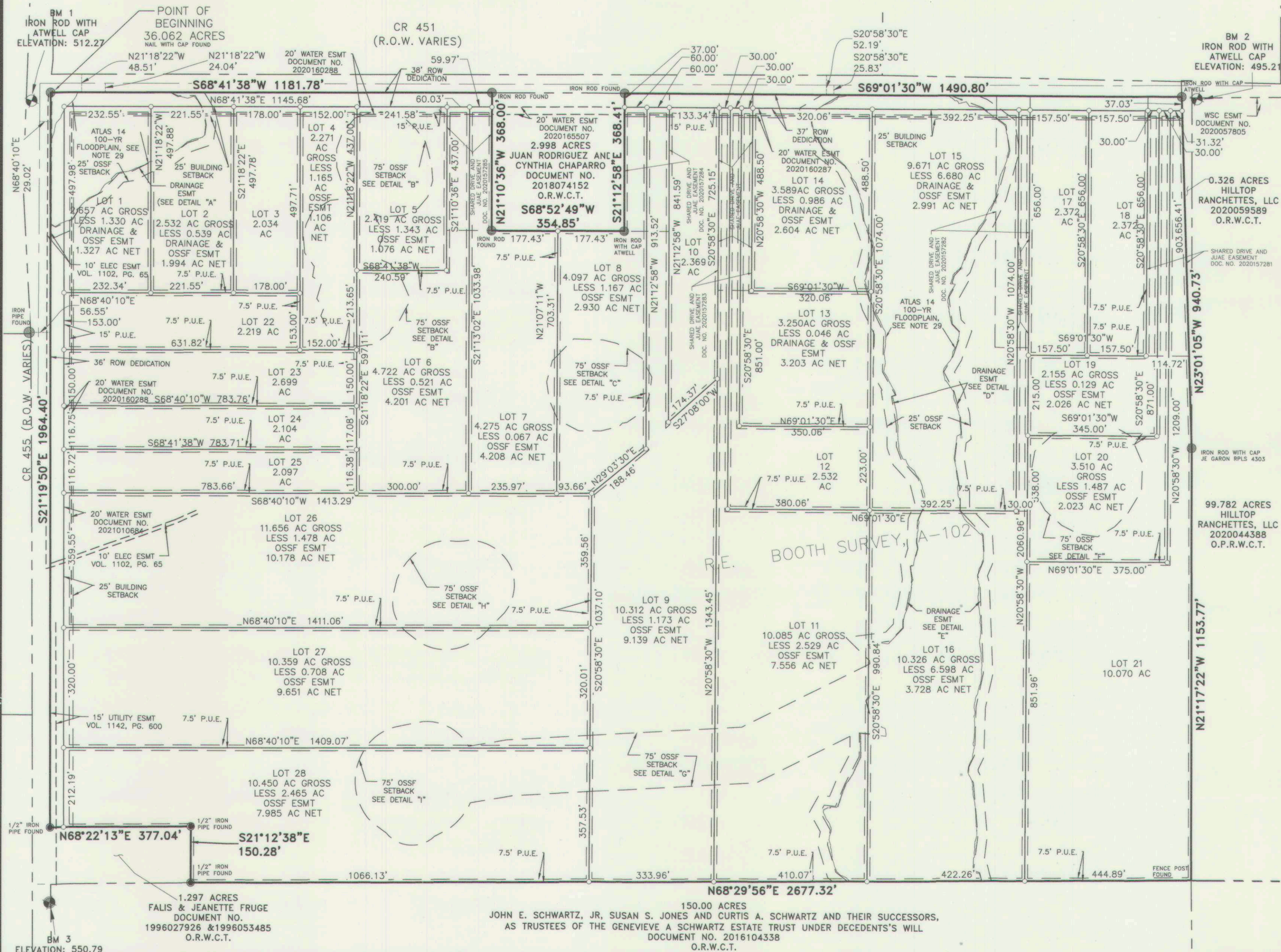
THENCE, WITH THE WESTERN LINE OF SAID 99.782 ACRE TRACT, S21°17'22"E, A DISTANCE OF 1153.77 FEET TO FENCE POST FOUND FOR THE EASTERNMOST CORNER OF SAID 10.096 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 150.00 ACRE TRACT CONVEYED TO JOHN E. SCHWARTZ, JR., SUSAN S. JONES AND CURTIS A. SCHWARTZ AND THEIR SUCCESSORS, AS TRUSTEES OF THE GENEVIEVE A. SCHWARTZ ESTATE TRUST UNDER DECEDENT'S WILL, DOCUMENT NO. 2016104338, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH THE NORTHERN LINE OF SAID 150.00 ACRE TRACT, S68°29'56"W, A DISTANCE OF 2677.32 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEASTERN CORNER OF A 1.297 ACRE TRACT CONVEYED TO FALIS AND JEANETTE FRUGE IN DOCUMENT NOS. 1996053485 AND 1996027926, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

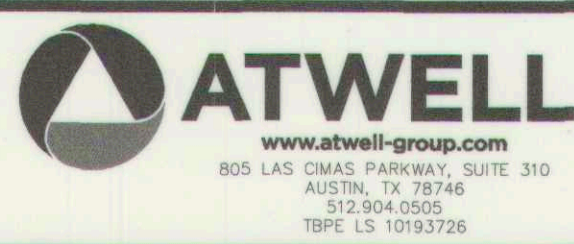
THENCE, WITH THE SAID 1.297 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES;

- 1.N21°12'38"W, A DISTANCE OF 150.28 FEET TO A 1/2" IRON PIPE FOUND;
- 2.S68°22'13"W, A DISTANCE OF 377.04 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWESTERN CORNER OF SAID 1.297 ACRE TRACT, ALSO BEING IN THE EASTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 455;

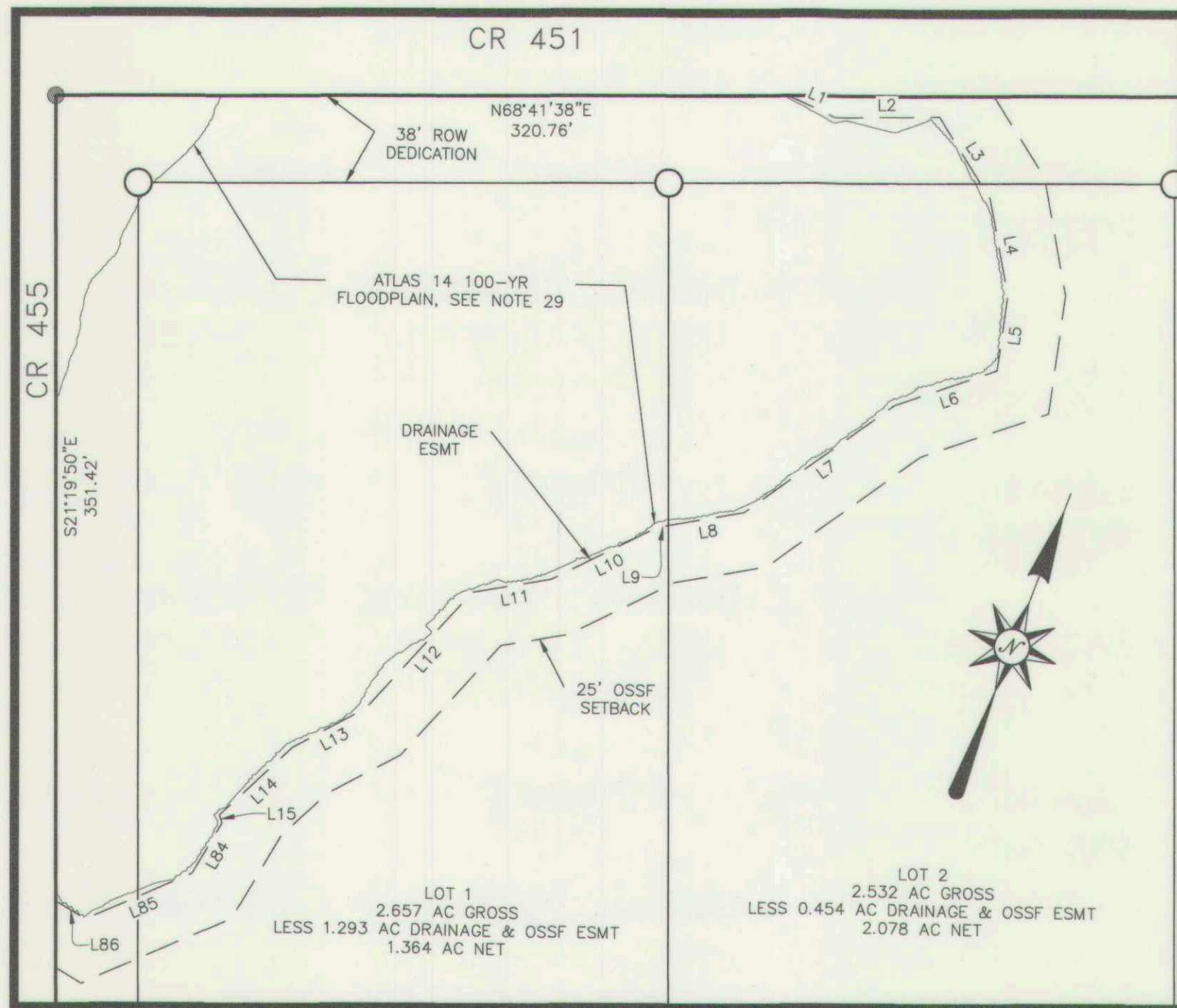
THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 455, N21°19'50"W, A DISTANCE OF 1964.40 FEET TO THE POINT OF BEGINNING; CONTAINING 143.092 ACRES OR 6,233,065 SQUARE FEET, MORE OR LESS.



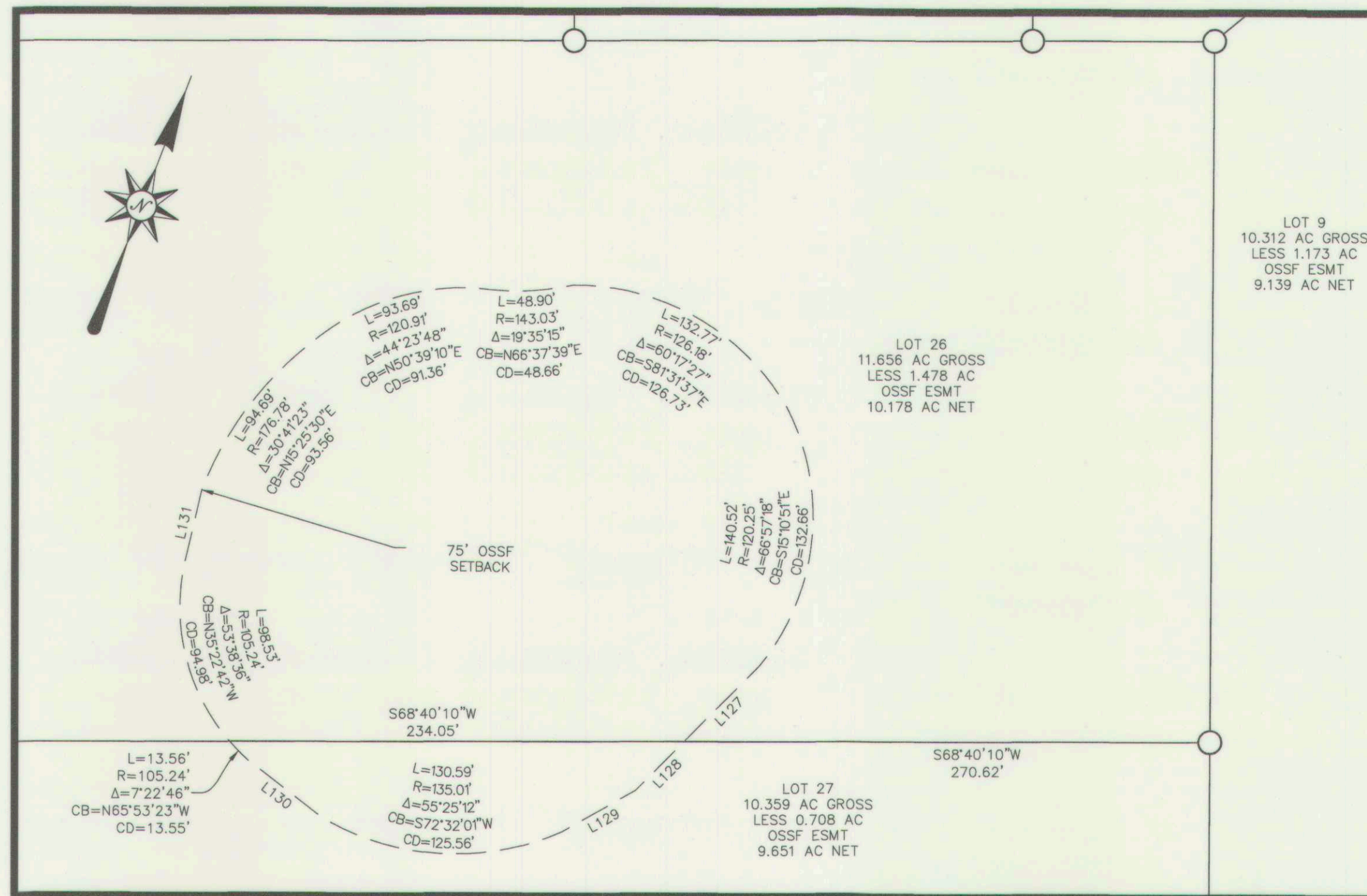
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JOB NUMBER:	20003045
DATE:	JANUARY, 2022
SCALE:	1" = 200'
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	AY



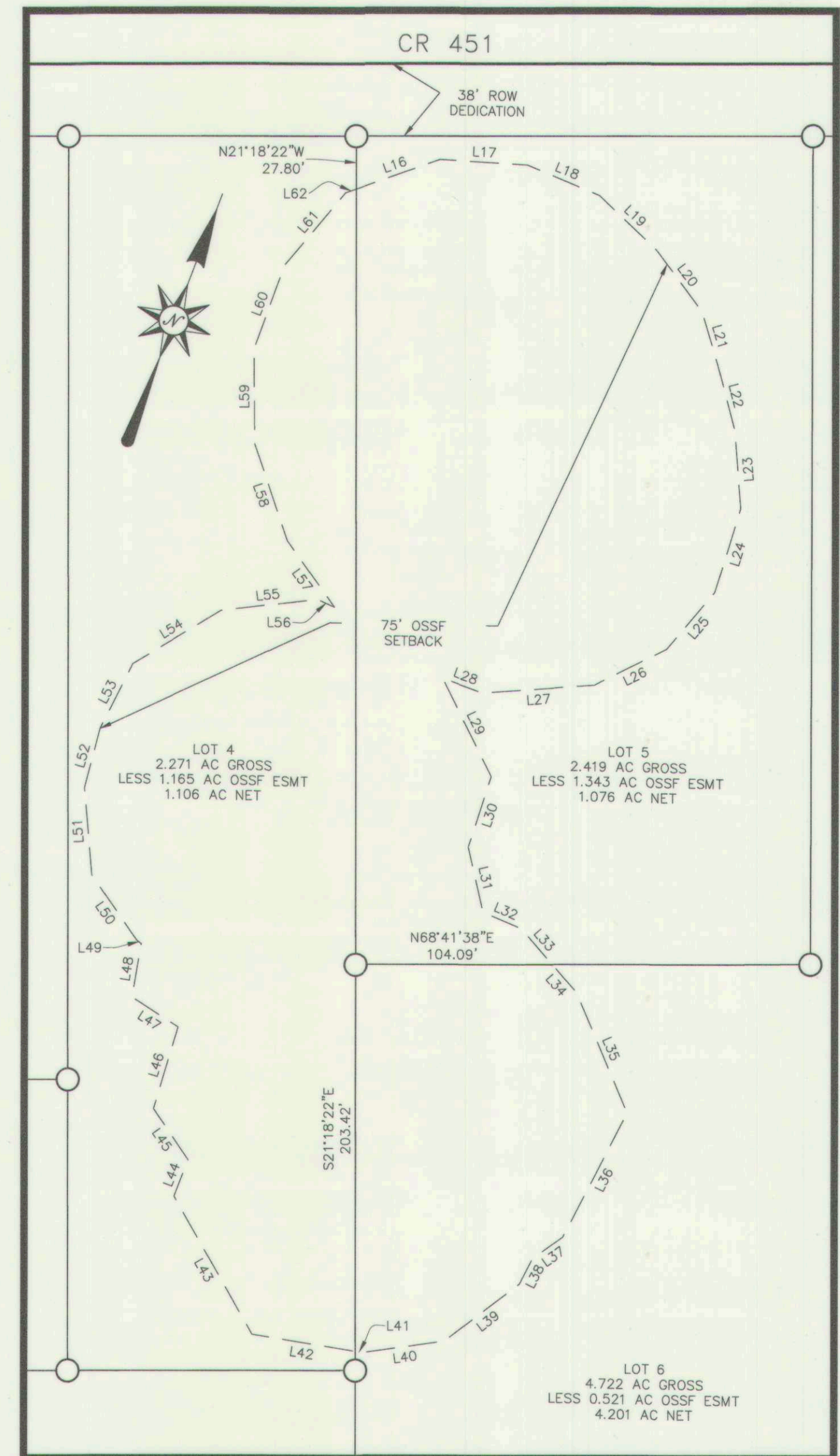
FINAL PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS



DETAIL "A"



DETAIL "B"



DETAIL "H"

PROJECT: VISTA ACRES SUBDIVISION

JOB NUMBER: 20003045

DATE: JANUARY, 2022

SCALE: 1" = 200'

SURVEYOR: ROBERT GERTSON, RPLS 6367

TECHNICIAN: AY

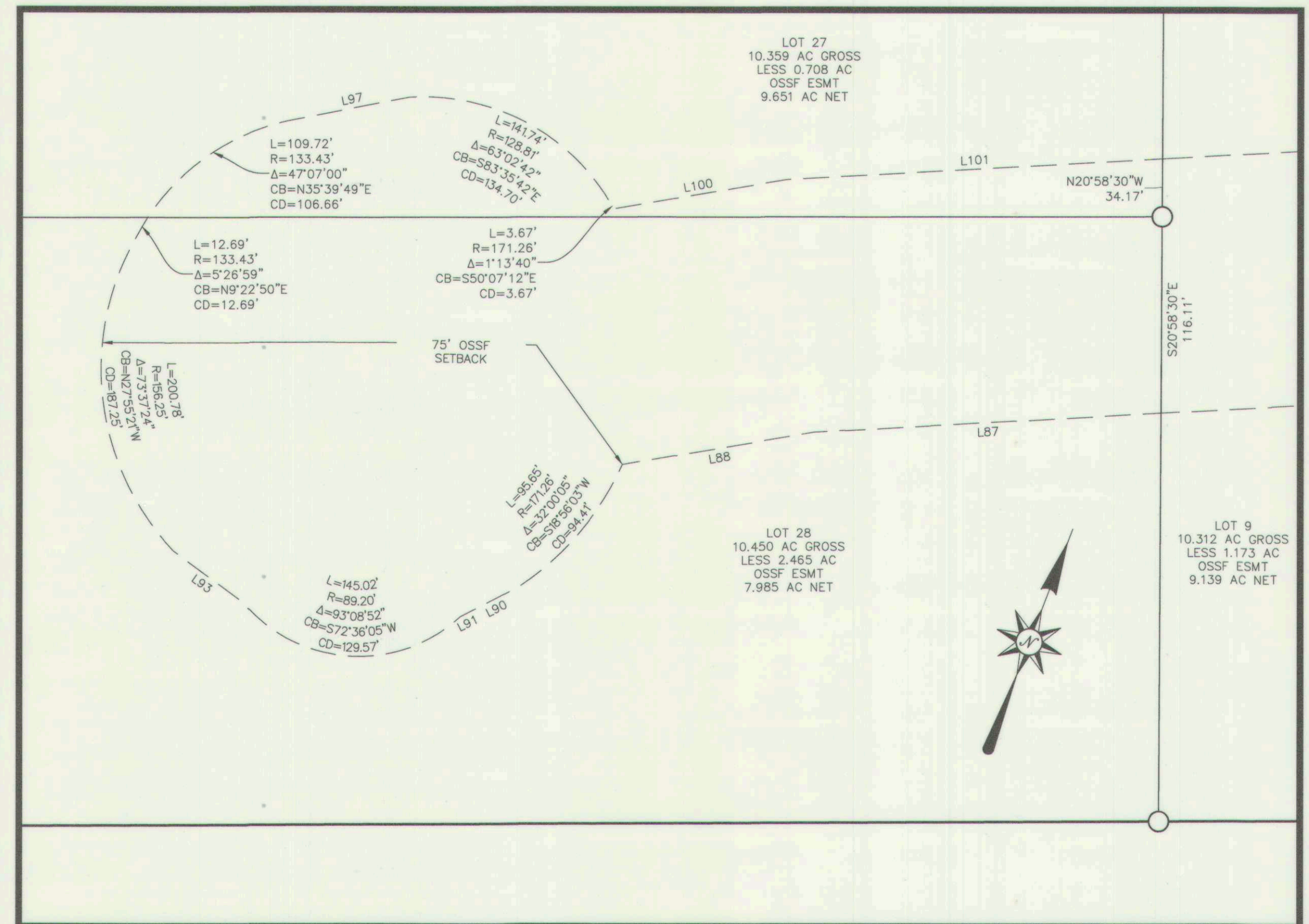
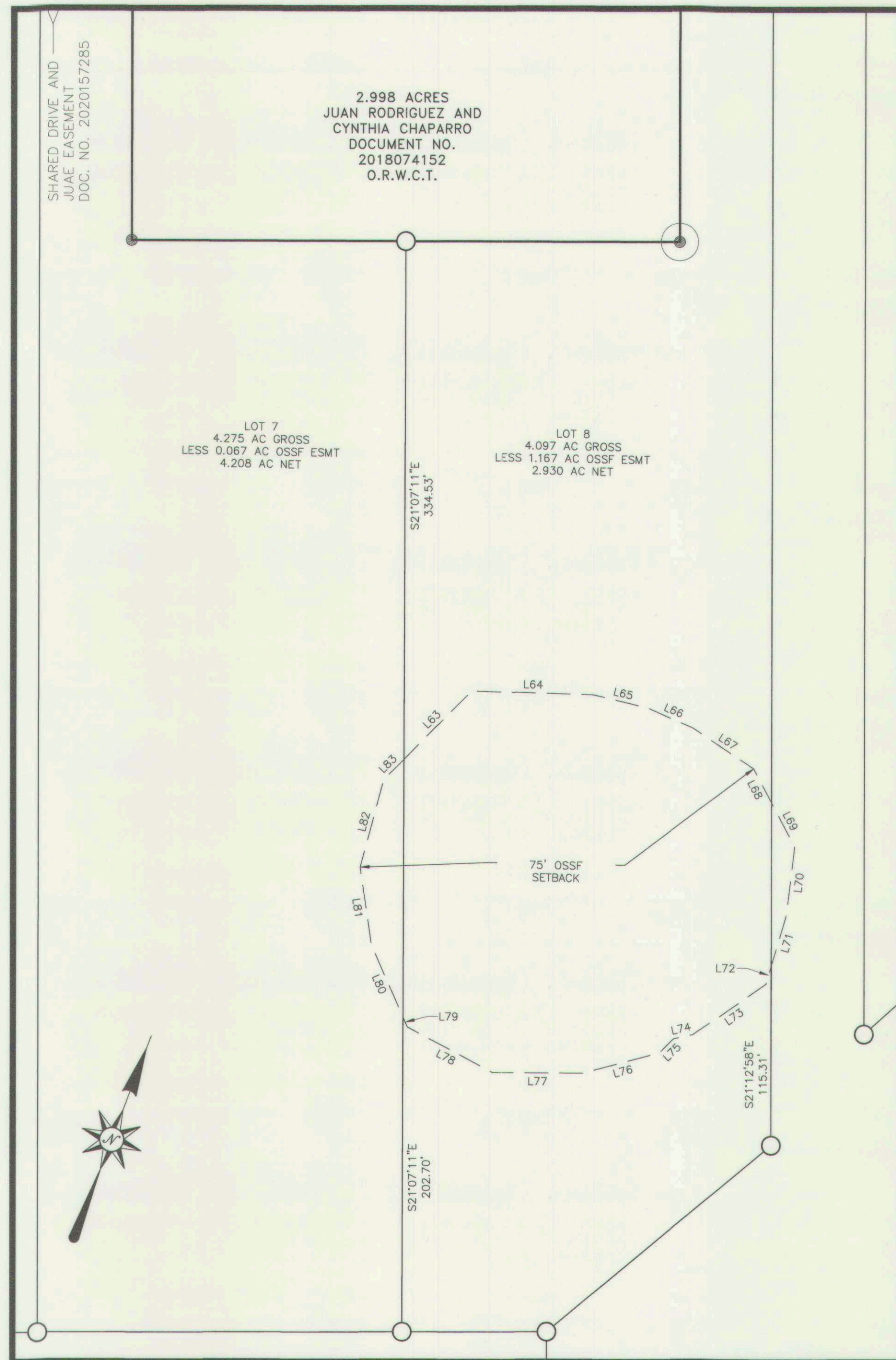
ATWELL

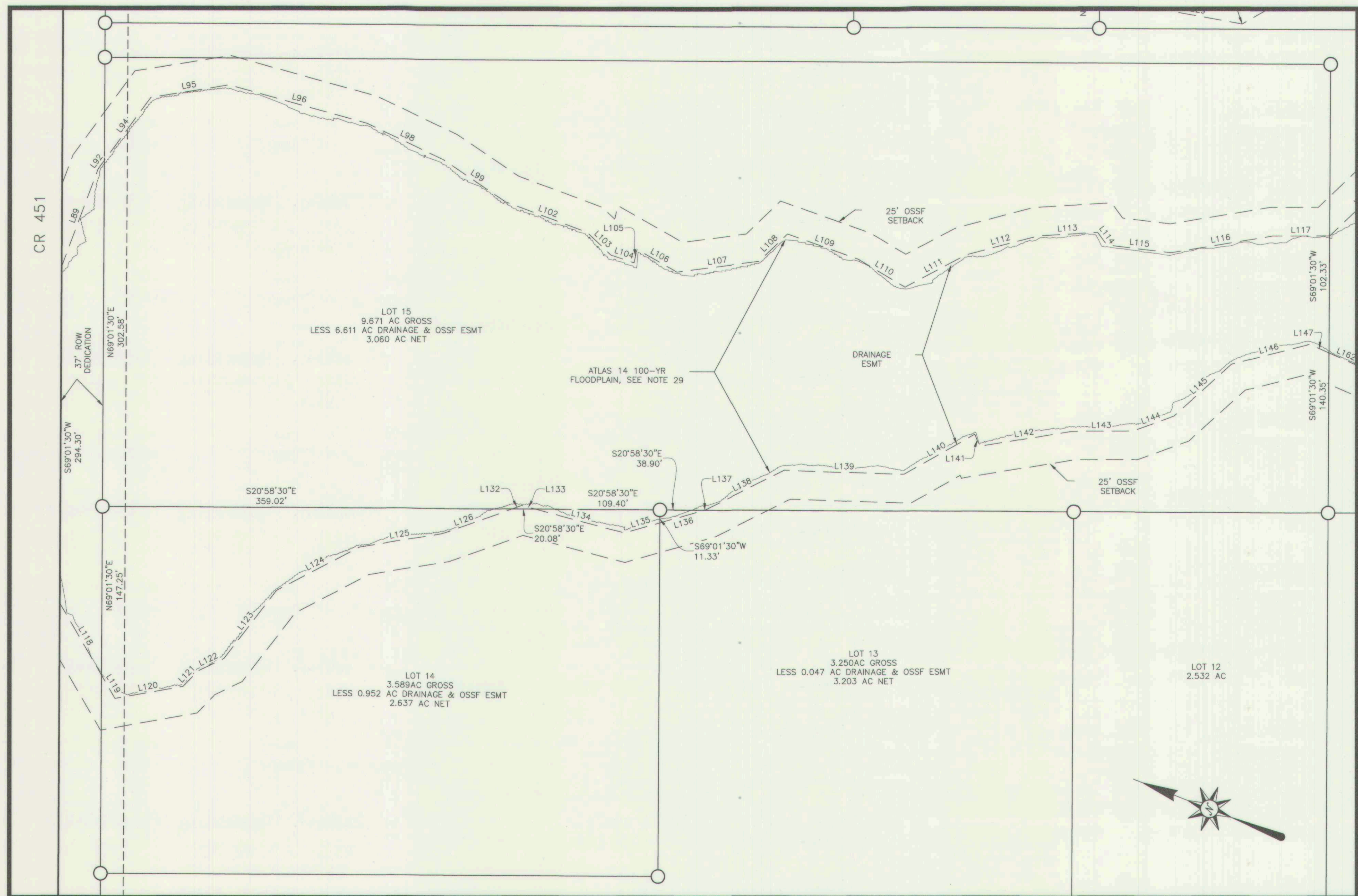
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AUSTIN, TX 78746
512.904.0505
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FINAL PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS

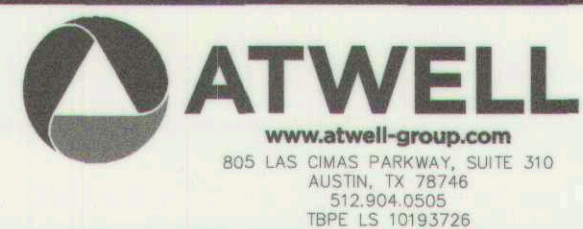
SHEET
2
OF 10





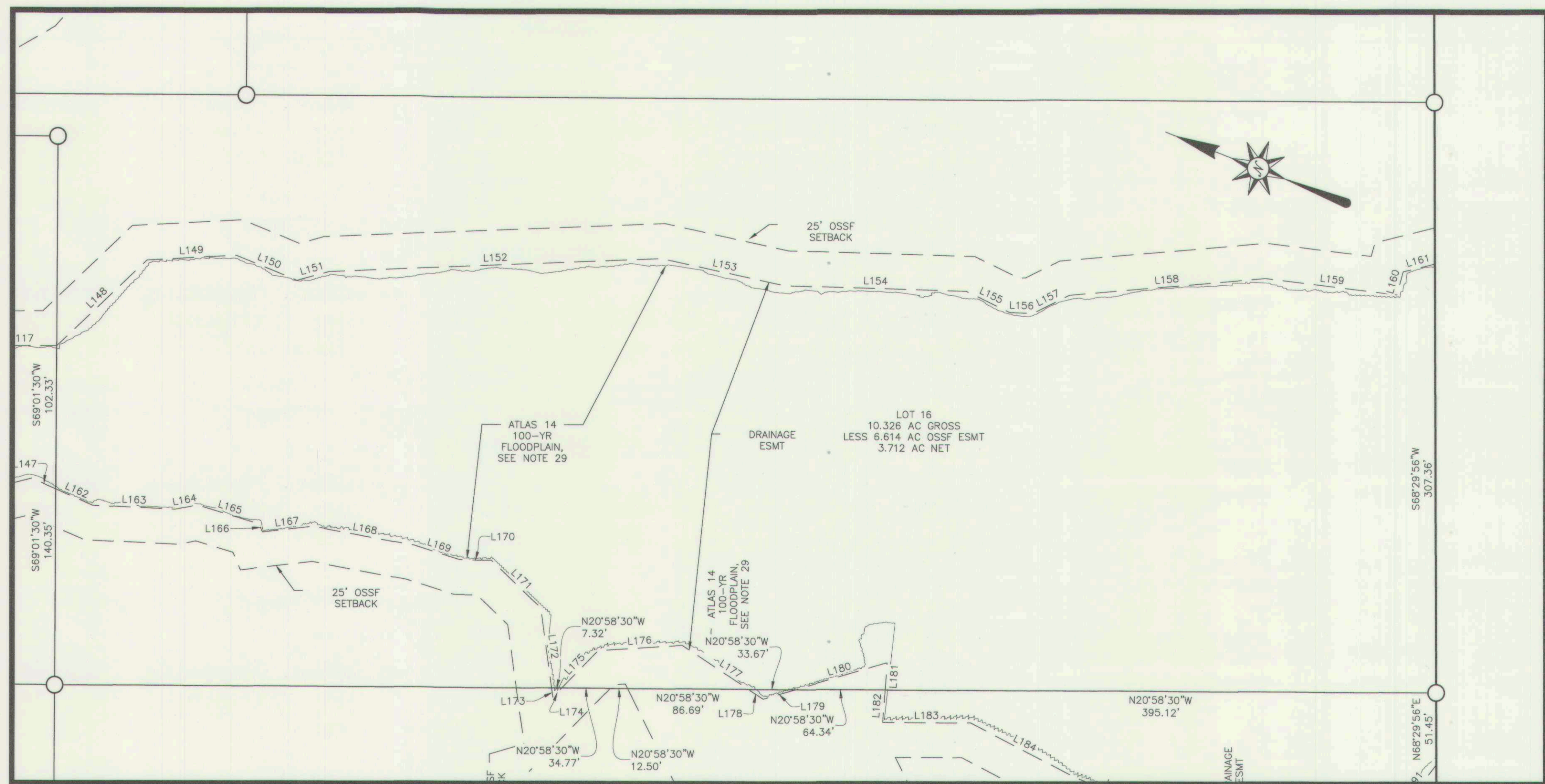
DETAIL "D"

PROJECT: VISTA ACRES SUBDIVISION
 JOB NUMBER: 20003045
 DATE: JANUARY, 2022
 SCALE: 1" = 200'
 SURVEYOR: ROBERT GERTSON, RPLS 6367
 TECHNICIAN: JAY



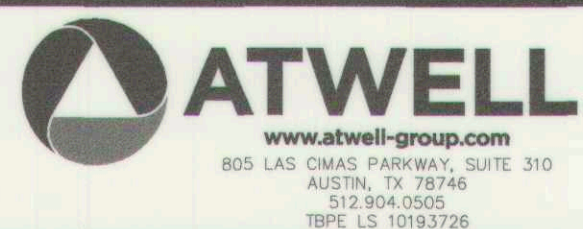
FINAL PLAT OF
 VISTA ACRES SUBDIVISION
 RE BOOTH SURVEY ABSTRACT NO. 102
 WILLIAMSON COUNTY, TEXAS

SHEET
 4
 OF 10



DETAIL "E"

PROJECT:	VISTA ACRES SUBDIVISION
JOB NUMBER:	20003045
DATE:	JANUARY, 2022
SCALE:	1" = 200'
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	AY



FINAL PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S86°43'25"E	22.51'
L2	N67°59'38"E	45.88'
L3	S53°12'07"E	42.09'
L4	S31°31'24"E	43.33'
L5	S13°08'07"E	32.78'
L6	S50°00'59"W	47.69'
L7	S33°12'25"W	80.53'
L8	S59°05'19"W	33.52'
L9	S59°05'19"W	5.03'
L10	S42°42'10"W	51.71'
L11	S59°15'11"W	34.99'
L12	S21°22'30"W	69.15'
L13	S40°50'55"W	36.12'
L14	S25°55'30"W	43.36'
L15	S37°42'47"E	3.83'
L16	N49°25'07"E	46.97'
L17	N72°18'41"E	46.27'
L18	S88°34'08"E	41.31'
L19	S67°50'52"E	42.12'
L20	S57°47'22"E	40.17'
L21	S37°45'58"E	29.17'
L22	S35°49'19"E	36.08'
L23	S25°37'02"E	40.79'
L24	S4°11'00"E	46.23'
L25	S19°04'16"W	39.31'
L26	S42°09'25"W	42.81'
L27	S64°45'41"W	59.49'
L28	S89°12'56"W	22.17'
L29	S47°30'32"E	58.08'
L30	S3°19'48"E	39.08'
L31	S34°06'11"E	35.16'
L32	S88°03'35"E	22.11'
L33	S62°02'13"E	25.22'
L34	S62°02'13"E	19.61'
L35	S44°12'46"E	68.88'
L36	S6°12'28"W	73.51'
L37	S33°21'33"W	19.73'
L38	S6°10'28"W	14.96'
L39	S31°37'31"W	49.69'
L40	S60°46'05"W	43.25'
L41	S77°54'50"W	4.31'
L42	S77°54'50"W	55.26'
L43	N51°01'43"W	83.35'
L44	N0°00'00"E	20.46'
L45	N55°27'23"W	32.72'

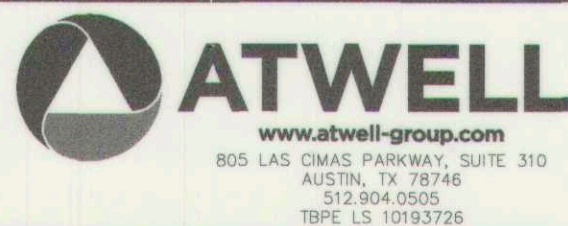
LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L46	N4°29'16"W	44.92'
L47	N78°24'58"W	29.05'
L48	N11°34'01"W	28.74'
L49	N73°11'22"W	3.23'
L50	N55°54'14"W	41.59'
L51	N26°04'12"W	46.37'
L52	N6°47'39"W	32.25'
L53	N5°21'40"E	38.45'
L54	N37°38'42"E	54.41'
L55	N62°00'27"E	51.36'
L56	S87°11'12"E	9.93'
L57	N56°49'15"W	42.95'
L58	N40°05'33"W	53.87'
L59	N21°48'54"W	49.95'
L60	N1°03'40"W	47.09'
L61	N18°51'52"E	49.85'
L62	N49°25'07"E	5.94'
L63	N23°22'41"E	62.28'
L64	N70°31'21"E	79.86'
L65	N82°26'57"E	35.41'
L66	S86°53'32"E	32.11'
L67	S77°50'08"E	46.84'
L68	S49°08'52"E	24.89'
L69	S49°08'52"E	32.18'
L70	S14°14'22"E	45.14'
L71	S4°36'35"E	33.57'
L72	S4°36'35"E	12.04'
L73	S34°06'40"W	57.41'
L74	S56°19'43"W	12.77'
L75	S24°23'24"W	13.09'
L76	S54°09'27"W	50.98'
L77	S68°56'48"W	58.32'
L78	N83°22'22"W	62.59'
L79	N45°01'03"W	6.93'
L80	N45°01'03"W	50.80'
L81	N29°35'08"W	50.54'
L82	N6°13'41"W	58.34'
L83	N23°22'41"E	18.59'
L84	S9°34'40"W	25.65'
L85	S45°20'09"W	50.68'
L86	N80°06'44"W	15.43'
L87	S65°33'35"W	205.85'
L88	S59°06'50"W	115.17'
L89	N89°17'53"E	91.26'
L90	S41°27'47"W	35.65'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L91	S42°45'11"W	3.31'
L92	S74°43'08"E	9.10'
L93	N74°47'36"W	51.03'
L94	S74°43'08"E	68.28'
L95	S30°16'02"E	69.46'
L96	S5°52'43"E	125.15'
L97	N57°43'03"E	66.61'
L98	S4°00'36"W	74.08'
L99	S12°41'33"W	65.73'
L100	N59°06'50"E	103.60'
L101	N65°33'35"E	223.38'
L102	S1°01'24"E	76.13'
L103	S22°01'50"W	29.05'
L104	S2°34'25"E	21.20'
L105	N81°34'43"E	12.07'
L106	S8°00'21"W	40.19'
L107	S28°35'41"E	72.60'
L108	S65°00'04"E	34.36'
L109	S1°50'39"E	65.58'
L110	S9°32'28"W	47.82'
L111	S48°57'28"E	60.33'
L112	S36°02'03"E	65.17'
L113	S24°40'48"E	52.43'
L114	S32°48'10"W	13.74'
L115	S14°28'33"E	56.48'
L116	S30°34'37"E	90.10'
L117	S21°27'01"E	50.28'
L118	S38°26'02"W	72.71'
L119	S38°26'02"W	23.59'
L120	S31°19'47"E	60.53'
L121	S67°08'20"E	18.68'
L122	S46°35'16"E	25.19'
L123	S73°32'35"E	75.38'
L124	S48°47'01"E	81.86'
L125	S30°33'35"E	73.02'
L126	S40°43'21"E	65.45'
L127	S23°30'47"W	55.03'
L128	S23°30'47"W	35.30'
L129	S39°28'15"W	43.55'
L130	N73°34'53"W	45.99'
L131	N8°06'03"W	37.82'
L132	S40°43'21"E	8.94'
L133	S6°27'58"E	12.05'
L134	S6°27'58"E	81.12'
L135	S37°13'09"E	32.14'

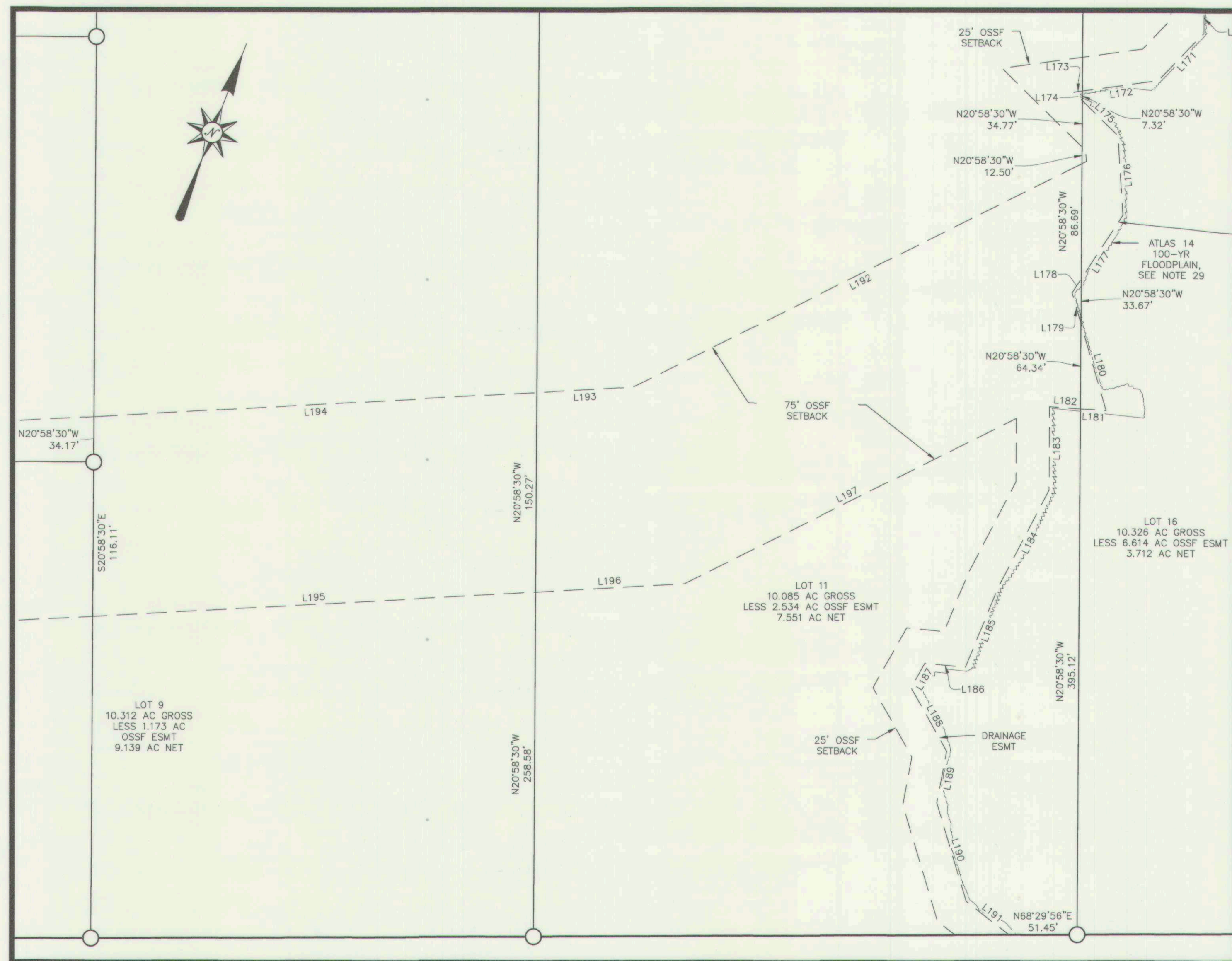
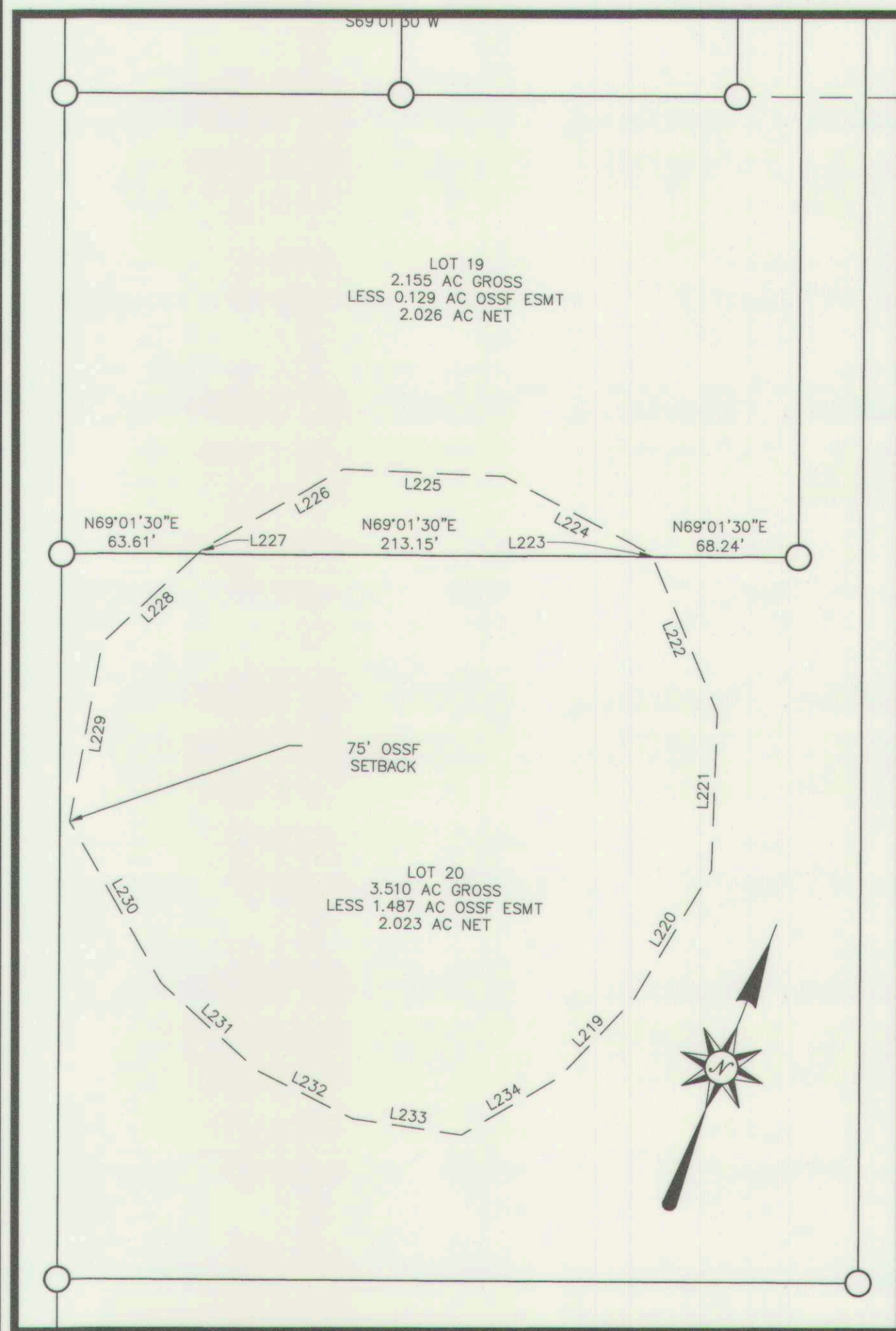
LINE DATA TABLE		
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L136	S37°13'09"E	40.51'
L137	S37°13'09"E	0.87'
L138	S47°42'49"E	77.41'
L139	S19°18'57"E	104.66'
L140	S50°39'53"E	71.32'
L141	S47°15'54"W	11.37'
L142	S30°39'18"E	80.91'
L143	S21°24'05"E	53.93'
L144	S41°18'34"E	39.01'
L145	S63°22'20"E	67.83'
L146	S35°30'26"E	70.60'
L147	S2°33'50"W	18.70'
L148	S64°46'59"E	89.23'
L149	S24°16'38"E	64.28'
L150	S1°01'39"W	46.87'
L151	S36°22'55"E	24.04'
L152	S23°33'18"E	238.78'
L153	S8°58'32"E	90.17'
L154	S19°32'34"E	130.36'
L155	S4°35'45"W	34.73'
L156	S19°24'38"E	16.49'
L157	S47°46'33"E	29.02'
L158	S26°10'59"E	141.30'
L159	S14°15'11"E	94.83'
L160	N84°03'26"E	17.07'
L161	S35°12'55"E	23.44'
L162	S2°33'50"W	28.84'
L163	S18°28'51"E	59.24'
L164	S32°20'40"E	16.49'
L165	S4°21'32"E	45.87'
L166	S45°45'59"W	6.65'
L167	S27°51'20"E	36.85'
L168	S10°37'16"E	73.59'
L169	S3°48'08"E	34.13'
L170	S20°44'22"E	22.74'
L171	S22°40'56"W	49.20'
L172	S60°56'50"W	57.91'
L173	S60°56'50"W	6.67'
L174	S66°57'05"E	9.18'
L175	S66°57'05"E	37.62'
L176	S24°54'42"E	60.05'
L177	S12°04'42"W	57.16'
L178	S12°04'42"W	12.55'
L179	S37°27'20"E	24.14'
L180	S37°27'20"E	68.50'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L181	S72°59'18"W	19.48'
L182	S72°59'18"W	23.37'
L183	S21°03'16"E	63.07'
L184	S6°20'03"W	83.11'
L185	S1°09'56"W	64.44'
L186	S74°30'38"W	30.64'
L187	S8°08'09"W	21.18'
L188	S50°38'45"E	54.86'
L189	S10°25'52"E	39.23'
L190	S38°00'40"E	77.23'
L191	S73°22'17"E	40.89'
L192	S42°15'47"W	378.33'
L193	S65°33'35"W	72.38'
L194	S65°33'35"W	334.56'
L195	N65°33'35"E	334.56'
L196	N65°33'35"E	112.39'
L197	N42°15'47"E	279.51'
L219	N22°32'04"E	51.06'
L220	N9°57'26"E	69.84'
L221	N19°08'45"W	73.61'
L222	N43°49'06"W	79.12'
L223	N43°49'06"W	1.02'
L224	N83°19'48"W	78.45'
L225	S71°02'31"W	75.31'
L226	S39°20'31"W	74.48'
L227	S25°42'15"W	4.53'
L228	S25°42'15"W	61.26'
L229	S11°03'51"E	84.34'
L230	S50°53'00"E	87.07'
L231	S69°08'03"E	60.16'
L232	S84°48'33"E	50.39'
L233	N77°08'01"E	51.30'
L234	N38°28'24"E	52.61'

PROJECT:	VISTA ACRES SUBDIVISION
JOB NUMBER:	20003045
DATE:	JANUARY, 2022
SCALE:	1" = 200'
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	AY



FINAL PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS



GENERAL NOTES:

1. THIS PLAT LIES IN WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT 10.
2. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ. 25' BUILDING SETBACK LINES ALONG COUNTY ROAD 455 AND COUNTY ROAD 451.
4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITH 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.
5. WATER SERVICE IN THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
6. SEWAGE SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
7. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
9. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
10. 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
11. DRIVEWAY CULVERTS SHALL HAVE A MINIMUM INTERIOR DIAMETER OF 18" OR EQUAL AND A MINIMUM LENGTH OF 22 FEET, AND SHALL INCLUDE A CONCRETE APRON SAFETY TREATMENT IN ACCORDANCE WITH CITY OF AUSTIN STANDARD DETAIL 508S-20, "STORMDRAIN OUTFALL PROTECTION CULVERT UNDER ROADWAY/INLINE". LARGER OR LONGER CULVERTS SHALL BE INSTALLED IF NECESSARY TO ACCOMMODATE DRAINAGE BASED UPON A 10-YEAR FLOW FREQUENCY. ALL DRIVEWAY CULVERTS SHALL HAVE SAFETY END TREATMENTS WITH CONCRETE APRONS. THE DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER B11.3 AND B11.4.
12. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
13. 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.
14. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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.
15. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
16. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) 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 ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR 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.
17. 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.
18. J.U.A.E. MAINTENANCE: IN CONSIDERATION FOR THE GRANT OF RIGHTS UNDER THE EASEMENT, EACH LOT OWNER IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND REPAIR OF THE EASEMENT, INCLUDING:
 - A) COOPERATING WITH OTHER LOT OWNERS TO CONTRIBUTE, ON A PRO RATA BASIS WITH OTHER LOT OWNERS, ANY MONIES NECESSARY TO MAINTAIN, IMPROVE, AND REPAIR THE EASEMENT SO THAT IT SHALL REMAIN AT ALL TIMES IN A GOOD AND PASSABLE CONDITION, TO ALLOW FOR CONVENIENT AND SAFE VEHICULAR INGRESS AND EGRESS TO AND FROM THE LOTS. DECLARANT SHALL HAVE NO FUTURE RESPONSIBILITY FOR THE MAINTENANCE, IMPROVEMENT, REPAIR OR REPAVING OF THE EASEMENT.
 - B) KEEP THE EASEMENT FREE AND CLEAR OF ANY CONSTRUCTION, FENCING AND LANDSCAPING EQUIPMENT OR MATERIALS, VEHICLE PARKING IS NOT ALLOWED ON THE EASEMENT. NO LOT OWNER SHALL CAUSE OR P PERMIT ANY OBSTRUCTION ON THE EASEMENT.
 - C) KEEP HIS OR HER LOT MOWED, MAINTAINED AND FREE OF TRASH OR DEBRIS.
19. J.U.A.E. ENFORCEMENT: THE DECLARANT AND EACH LOT OWNER SHALL HAVE THE RIGHT TO ENFORCE, BY ANY PROCEEDING AT LAW OR IN EQUITY, ALL CONDITIONS AND RESERVATIONS IMPOSED BY THIS DECLARATION. DECLARANT SHALL NOT HAVE AN OBLIGATION TO ENFORCE ANY OF THESE PROVISIONS AT LAW OR IN EQUITY, AND NOTHING HEREIN SHALL BE CONSTRUED AS COMPELLING THE DECLARANT TO ENFORCE ANY OF THESE PROVISIONS. FAILURE TO ENFORCE ANY OF THESE PROVISIONS SHALL NOT BE DEEMED A WAIVER OF THE RIGHT OF ENFORCEMENT EITHER WITH RESPECT TO THE VIOLATION IN QUESTION OR ANY OTHER VIOLATION. ANY WAIVER OF A RIGHT UNDER THIS DOCUMENT MUST BE IN WRITING AND SIGNED BY THE PARTY TO BE BOUND IN ORDER TO BE ENFORCED.
20. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
21. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.
22. THIS PLAT WILL BE DEVELOPED AS SINGLE-FAMILY LOTS GREATER THAN 2.0 ACRES, NO DETENTION WILL BE REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1.3.
23. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
24. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

25. LOTS 6 AND 7, LOTS 8 AND 9, LOTS 11, 12 AND 13, LOTS 15 AND 16, AND LOTS 19, 20 AND 21 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
26. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
27. 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.
28. FEMA FLOOD NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0575F DATED 12/20/2019.
29. FLOODPLAIN STUDY NOTE: THE FLOODPLAIN DELINEATION WAS CALCULATED BASED ON THE DRAINAGE AND FLOODPLAIN REPORT FOR VISTA ACRES FINAL PLAT, PREPARED FOR WILLIAMSON COUNTY, AND PREPARED BY ATWELL, LLC DATED DECEMBER 21, 2021.
30. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1, 2, 11, 13, 14, 15, AND 16 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.
31. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BASED ON THE DRAINAGE AND FLOODPLAIN REPORT FOR VISTA ACRES FINAL PLAT, PREPARED FOR WILLIAMSON COUNTY, AND PREPARED BY ATWELL, LLC DATED DECEMBER 21, 2021.
32. BENCHMARK:
BM 1: IRON ROD WITH ATWELL CAP, ELEVATION: 512.27'
BM 2: IRON ROD WITH ATWELL CAP ELEVATION: 495.21'

VISTA ACRES FINAL PLAT – OWNER INFORMATION

LOTS: 1-8 & 22-25
WCAD PARCEL NUMBER: R018823
SITE ADDRESS: 2151 CR 455, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667
OWNER EMAIL: RUSSELLSPILLERS@GMAIL.COM
OWNER TELEPHONE: (512) 814-7357

LOT: 9
WCAD PARCEL NUMBER: R613494
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: PILAR GONZALEZ-MUNOZ & LUIS LIRA
OWNER ADDRESS: 4904 SAVOREY LN, AUSTIN, TX 78744
OWNER EMAIL: PILY_GEE@YAHOO.COM
OWNER TELEPHONE: (512) 739-1116

LOT: 10
WCAD PARCEL NUMBER: R613495
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667
OWNER EMAIL: RUSSELLSPILLERS@GMAIL.COM
OWNER TELEPHONE: (512) 814-7357

LOT: 11
WCAD PARCEL NUMBER: R605616
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: JOSE ELIZONDO
OWNER ADDRESS: 14108 SLEEPY HOLLOW DR, PFLUGERVILLE, TX 78660
OWNER EMAIL: JOSECARLOSELIZONDO@GMAIL.COM
OWNER TELEPHONE: (512) 502-4139

LOTS: 12-15
WCAD PARCEL NUMBER: R605617
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667
OWNER EMAIL: RUSSELLSPILLERS@GMAIL.COM
OWNER TELEPHONE: (512) 814-7357

LOT: 16
WCAD PARCEL NUMBER: R613500
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: CHAD KIOUS & ELIZABETH KIOUS
OWNER ADDRESS: 2108 PEARSON WAY, ROUND ROCK, TX 78665
OWNER EMAIL: CHAD@KIOUS.US
OWNER TELEPHONE: (214) 354-3550

LOTS: 17-20
WCAD PARCEL NUMBER: R613501
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667
OWNER EMAIL: RUSSELLSPILLERS@GMAIL.COM
OWNER TELEPHONE: (512) 814-7357

LOT: 21
WCAD PARCEL NUMBER: R605618
SITE ADDRESS: 634 CR 451, COUPLAND, TX 78615
OWNER: FABIAN AMADOR & BLANCA AMADOR
OWNER ADDRESS: 11826 TOBLER TRL, AUSTIN, TX 78753
OWNER EMAIL: TWS.AMADOR@GMAIL.COM
OWNER TELEPHONE: (210) 275-0356

LOT: 26
WCAD PARCEL NUMBER: R605615
SITE ADDRESS: 2151 CR 455, COUPLAND, TX 78615
OWNER: BRYAN SLABOTSKY & ALMA ALICIA POWELL
OWNER ADDRESS: PO BOX 292, TAYLOR, TX 76574
OWNER EMAIL: BDSLAB@HOTMAIL.COM
OWNER TELEPHONE: (405) 315-6594

LOT: 27
WCAD PARCEL NUMBER: R603554
SITE ADDRESS: 2189 CR 455, COUPLAND, TX 78615
OWNER: BRYAN SLABOTSKY
OWNER ADDRESS: PO BOX 292, TAYLOR, TX 76574
OWNER EMAIL: BDSLAB@HOTMAIL.COM
OWNER TELEPHONE: (405) 315-6594

LOT: 28
WCAD PARCEL NUMBER: R601911
SITE ADDRESS: 2225 CR 455, COUPLAND, TX 78615
OWNER: JAMES NATHAN BELVIN & CARLY MICHELLE BELVIN
OWNER ADDRESS: 1428 WINDCREST DR, ROUND ROCK, TX 78664
OWNER EMAIL: JNBELVIN@YAHOO.COM
OWNER TELEPHONE: (512) 517-0530

PROJECT: VISTA ACRES SUBDIVISION

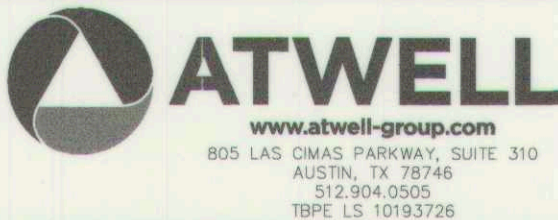
JOB NUMBER: 20003045

DATE: JANUARY, 2022

SCALE: 1" = 200'

SURVEYOR: ROBERT GERTSON, RPLS 6367

TECHNICIAN: AY



FINAL PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS

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

THAT, HERO ARCHETYPE LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2020116504 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF August 2022

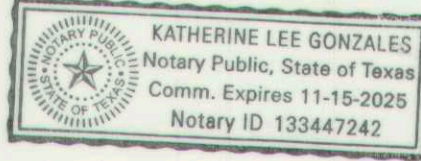
RUSSELL SPILLERS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF August 2022, BY Russell Spillers.

NOTARY PUBLIC, STATE OF TEXAS

Katherine Lee Gonzales
PRINTED NAME
MY COMMISSION EXPIRES 11/15/2025



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

WE, FABIAN AMADOR AND BLANCA AMADOR, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2021000182 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF August 2022

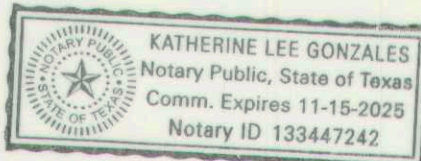
FABIAN AMADOR

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF August 2022, BY Fabian Amador.

NOTARY PUBLIC, STATE OF TEXAS

Katherine Lee Gonzales
PRINTED NAME
MY COMMISSION EXPIRES 11/15/2025



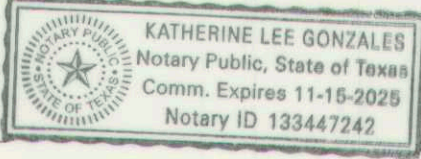
Blanca Amador
BLANCA AMADOR

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF August 2022, BY Blanca Amador.

NOTARY PUBLIC, STATE OF TEXAS

Katherine Lee Gonzales
PRINTED NAME
MY COMMISSION EXPIRES 11/15/2025



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

WE, CHAD KIOUS AND ELIZABETH KIOUS, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2021025811 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF August 2022, BY Chad Kious.

CHAD KIOUS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF August 2022, BY CHAD KIOUS.

NOTARY PUBLIC, STATE OF TEXAS

Kiane Smith
PRINTED NAME
MY COMMISSION EXPIRES 10/07/2024



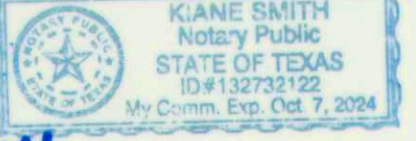
ELIZABETH KIOUS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF August 2022, BY ELIZABETH KIOUS.

NOTARY PUBLIC, STATE OF TEXAS

Kiane Smith
PRINTED NAME
MY COMMISSION EXPIRES 10/07/2024



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

I, JOSE ELIZONDO, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2021000311 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF August 2022

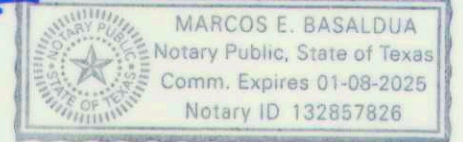
JOSE ELIZONDO

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August 2022, BY JOSE ELIZONDO.

NOTARY PUBLIC, STATE OF TEXAS

Marcos E. Basaldua
PRINTED NAME
MY COMMISSION EXPIRES 01/08/2025



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

WE, PILAR GONZALEZ-MUNOZ AND LUIS LIRA, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2021017134 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 06 DAY OF August 2022

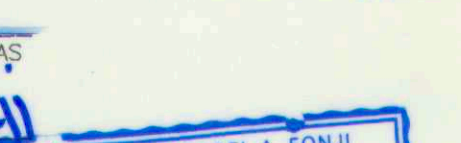
PILAR GONZALEZ-MUNOZ

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 06 DAY OF August 2022, BY PILAR GONZALEZ-MUNOZ.

NOTARY PUBLIC, STATE OF TEXAS

Mirabel A Fonji
PRINTED NAME
MY COMMISSION EXPIRES 10/07/2024



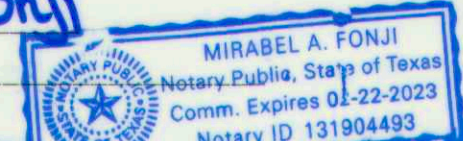
LUIS LIRA

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 06 DAY OF August 2022, BY LUIS LIRA.

NOTARY PUBLIC, STATE OF TEXAS

Mirabel A Fonji
PRINTED NAME
MY COMMISSION EXPIRES 02/22/2023



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

WE, BRYAN SLABOTSKY AND ALMA ALICIA POWELL, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2021186985 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF August 2022

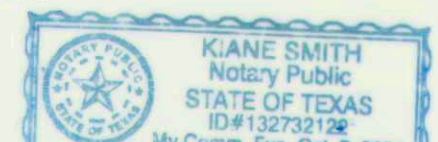
BRYAN SLABOTSKY

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF August 2022, BY BRYAN SLABOTSKY.

NOTARY PUBLIC, STATE OF TEXAS

Kiane Smith
PRINTED NAME
MY COMMISSION EXPIRES 10/07/2024



ALMA ALICIA POWELL

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF August 2022, BY ALMA ALICIA POWELL.

NOTARY PUBLIC, STATE OF TEXAS

Kiane Smith
PRINTED NAME
MY COMMISSION EXPIRES 10/07/2024



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

I, BRYAN SLABOTSKY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2020154708 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF August 2022

BRYAN SLABOTSKY

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF August 2022, BY BRYAN SLABOTSKY.

NOTARY PUBLIC, STATE OF TEXAS

Kiane Smith
PRINTED NAME
MY COMMISSION EXPIRES 10/07/2024



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

WE, JAMES NATHAN BELVIN AND CARLY MICHELLE BELVIN, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2020138900 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS COUNTY OF WILLIAMSON MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA ACRES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 06 DAY OF August 2022

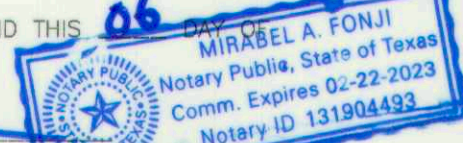
JAMES NATHAN BELVIN

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 06 DAY OF August 2022, BY NATHAN BELVIN.

NOTARY PUBLIC, STATE OF TEXAS

Mirabel A Fonji
PRINTED NAME
MY COMMISSION EXPIRES 02/22/2023



Carly Michelle Belvin
CARLY MICHELLE BELVIN

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 06 DAY OF August 2022, BY CARLY MICHELLE BELVIN.

NOTARY PUBLIC, STATE OF TEXAS

Mirabel A Fonji
PRINTED NAME
MY COMMISSION EXPIRES 02/22/2023



PROJECT: VISTA ACRES SUBDIVISION

JOB NUMBER: 20003045
DATE: JANUARY, 2022
SCALE: 1" = 200'
SURVEYOR: ROBERT GERTSON, RPLS 6367
TECHNICIAN: JAY

ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

FINAL PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS

SHEET
9
OF 10

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 PLAT 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 PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

For Adam D. Boatright 08/28/2022
J. TERRON EVERTSON, PE, DR, CFM Adam D. Boatright DATE
COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11 DAY OF August, 2022 A.D.

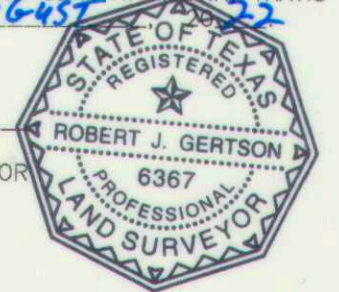
Cindy Bridges
CINDY BRIDGES
WILLIAMSON COUNTY ADDRESSING COORDINATOR

SURVEYOR'S CERTIFICATE

I, ROBERT J. GERTSON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT, THIS PLAT IS A TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OR THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS PLACE, EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS THIS 11 DAY OF August, 2022

Robert J. Gertson
ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6367



ENGINEER'S CERTIFICATION

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE, FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0575F EFFECTIVE 12/20/2019 LOCATED IN ZONE "X". THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT, AUSTIN, TRAVIS COUNTY, TEXAS, THIS 11 DAY OF August, 2022

Steph R. Delgado
STEPHEN R. DELGADO
REGISTERED PROFESSIONAL ENGINEER
NO. 99342 STATE OF TEXAS

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

I, BILL GRAVEL, 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 GRAVEL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS;
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 ____ 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 DOCUMENT NO. ____

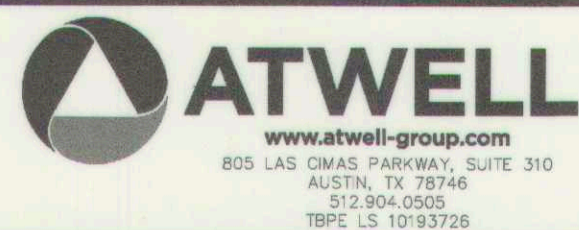
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS BY:

BY: _____ DEPUTY

PROJECT: VISTA ACRES SUBDIVISION

JOB NUMBER: 20003045
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RE BOOTH SURVEY ABSTRACT NO. 102
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