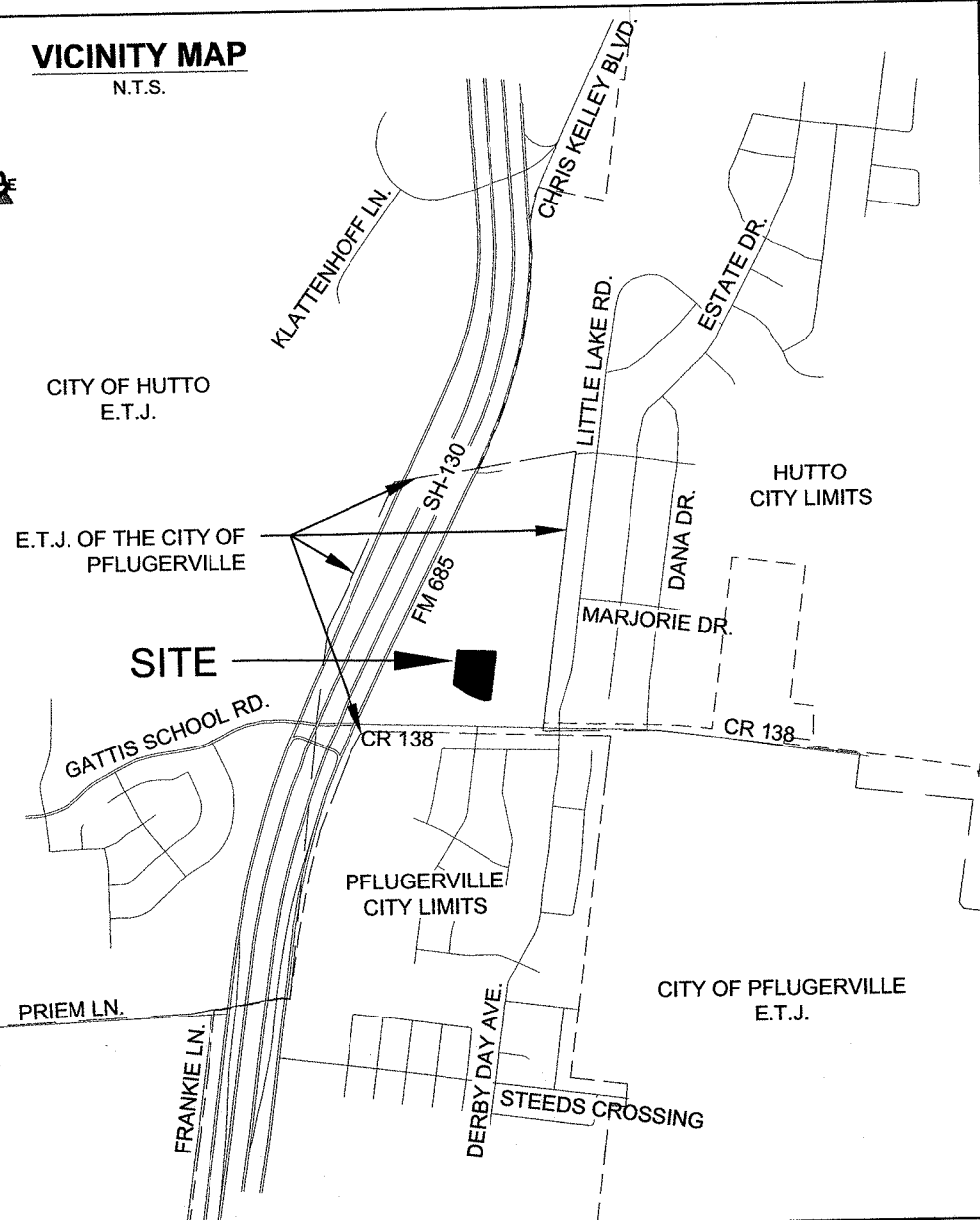


VICINITY MAP
N.T.S.

OWNER: PFLUGERVILLE MOB PARTNERS, LLC

ADDRESS: 7301 RR 620 N., SUITE #155 AND 343
AUSTIN, TEXAS 78726SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

CONTACT: (512) 528-5308

ADDRESS: 1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641ENGINEER: JEFFREY B. SHINDLER
PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 91160
TDI ENGINEERING, LLC.

CONTACT: (512) 301-3389

ADDRESS: 5609 OLD FREDERICKSBURG ROAD, SUITE #300
AUSTIN, TEXAS 78749

SUBDIVISION DETAILS:

TOTAL SUBDIVISION ACREAGE: 2.932 ACRES
TOTAL SUBDIVISION SQUARE FOOTAGE: ± 127,733 Sq. Ft.
TOTAL No. OF LOT(s) : ONE (1)
TOTAL No. OF BLOCK(s): ONE (1)

SUBDIVISION LOT DETAILS:

LOT 1, BLOCK A (2.932 ACRES, ± 127,733 Sq. Ft.), COMMERCIAL USE

DATE OF PREPARATION:

Line Table

Line #	Length	Direction
L1	33.43'	S87° 31' 27"E

() = Record

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	61.04'	1122.00'	3° 07' 02"	S85° 09' 45"W	61.03'
(C1)	(61.02')	(1122.00')	(3° 06' 58")	(S85° 09' 29"W)	(61.01')
C2	298.99'	822.00'	20° 50' 26"	N62° 00' 20"W	297.34'
(C2)	(298.99')	(822.00')	(20° 50' 26")	(N62° 00' 20"W)	(297.34')
C3	275.06'	1122.00'	14° 02' 47"	S86° 18' 29"E	274.37'
(C3)	(275.10')	(1122.00')	(14° 02' 54")	(N86° 17' 34"W)	(274.41')
C4	386.20'	822.00'	26° 55' 09"	N38° 06' 28"W	382.66'
(C4)	(386.40')	(822.00')	(26° 56' 01")	(N38° 06' 10"W)	(382.86')

FINAL PLAT OF
HUTTO 130 AT 138 SUBDIVISION

SCALE: 1" = 50'



LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊙ BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- - - ADJOINING TRACTS PROPERTY LINE
- - - - EASEMENT
- PROPOSED SIDEWALK
 - 6' WIDE ALONG COUNTY ROAD 138
- 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 OF 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

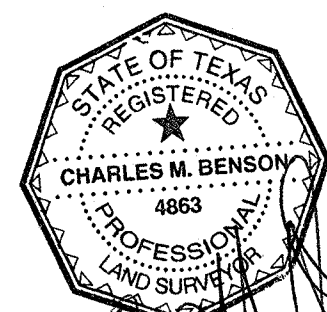
LOT 1
BLOCK A
STAR RANCH-NE
(DOC. No. 2021010103)
O.P.R.W.C.T.
OWNER: PROSE STAR RANCH VENTURE, LP
(DOC. No. 2020105371)
O.P.R.W.C.T."REFERENCE POINT"
ALUM. CAPPED IRON ROD FOUND
STAMPED, "WILLIAMSON COUNTY"
(ROW STATION = 112+41.54, 158.04' LT)

BENCHMARK NOTE

B.M. # A

MAG NAIL SET WITH WASHER SET IN THE
SOUTHEASTERLY CORNER OF AN EXISTING DROP INLET
LOCATED NEAR THE WESTERLY MOST CORNER OF THE
SUBJECT TRACT, LOT 1, BLOCK A, HUTTO 130
SUBDIVISION.GRID NORTHING: 10157496.9250'
GRID EASTING: 3164128.0790'
ELEVATION: 725.93'

B.M. # B

CAPPED 1/2" IRON ROD WITH ALUMINUM DISK SET IN
CONCRETE, ± 78' NORTHWEST OF THE SOUTHEASTERLY
CORNER OF THE SUBJECT TRACT. BEING A FOUND
ALUMINUM CAPPED IRON ROD, STAMPED "WILLIAMSON
COUNTY", ROW STATION = 109+67.19, 165.47' LT.GRID NORTHING: 10156788.2660'
GRID EASTING: 3164667.6890'
ELEVATION: 750.23'1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308WEB: eecul.us
EMAIL: eagle@eecul.usT.B.P.L.S. FIRM
#10194139PROJECT:
HUTTO 130 AT 138
SUBDIVISION
CLIENT:
CSW DEVELOPMENT
DATE: 07/21/2022
SCALE: 1" = 50'
BY: r/cmb
SHEET
01 of 02LOT 1
BLOCK A
HUTTO 130 SUBDIVISION
(DOC. No. 2021033181)
O.P.R.W.C.T.
OWNER: CSW SR HUTTO, LLC
(DOC. No. 2017074340)
(DOC. No. 2017074281)
(DOC. No. 2017074295)
(DOC. No. 2018049918)
O.P.R.W.C.T.LOT 1
BLOCK A
2.932 ACRES
(± 127,733 Sq. Ft.)ALUM CAPPED
IRON ROD FOUND
STAMPED, "WILLIAMSON COUNTY"
(ROW STATION = 106+37.99, 287.62' LT)PROPOSED
SIDEWALK
15' PUBLIC UTILITY EASEMENT
(DEDICATED BY THIS PLAT)50' BUILDING
SETBACK LINE
(DEDICATED BY THIS PLAT)B.M. #B
1/2" IRON ROD SET IN CONCRETE
WITH CAP, STAMPED "ECL"
ELEVATION: 750.23'"POINT OF BEGINNING"
ALUM CAPPED IRON ROD FOUND
STAMPED, "WILLIAMSON COUNTY"
(ROW STATION = 109+67.19, 165.47' LT)ALUM CAPPED
IRON ROD FOUND
STAMPED, "WILLIAMSON COUNTY"
(ROW STATION = 109+06.67, 158.01' LT)ND WALLING SURVEY No. 19
ABSTRACT No. 675
WILLIAMSON COUNTY
TEXASND WALLING SURVEY No. 19
ABSTRACT No. 2722
WILLIAMSON COUNTY
TEXASND WALLING SURVEY No. 19
ABSTRACT No. 2722
TRAVIS COUNTY
TEXASAMENDED 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, 6, 9 - 12, 15,
27, 34, 35 & 41 - 43, BLOCK G, LOT(s) 1 - 12, BLOCK H
THE RIDGE AT STEEDS CROSSING, SECTION 2, PHASE H
(DOC. No. 199900323)
O.P.R.T.C.T.SECRETARIAT RIDGE LANE
(60' RIGHT-OF-WAY WIDTH)THE RIDGE AT STEEDS CROSSING
SECTION TWO, PHASE B
(DOC. No. 199900231)
O.P.R.T.C.T.

09/08/22

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). NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

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. (WCSD 8.6)

8). IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTNING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

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." 15 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 IS NOT PROVIDED TO THIS LOT IN THE ADJACENT DETENTION POND IN THE "SITE DEVELOPMENT PLANS FOR STAR RANCH MULTIFAMILY". LOT 1 WILL DISCHARGE TO THE EXISTING STORMSEWER STUB IN THESE PLANS BUT WILL PROVIDE ONSITE DETENTION AND NOT PARTICIPATE IN THE SHARED DETENTION POND.

3). THIS SUBDIVISION WAS EXEMPT FROM PROVIDING STORM-WATER MANAGEMENT CONTROLS (DETENTION) AT THE TIME OF FILING THIS PLAT BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.4 PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION, STORM-WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT. CONTACT THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR REVIEW AND APPROVAL OF THE PROPOSED STORM-WATER MANAGEMENT CONTROLS PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION.

LEGAL DESCRIPTION:

A 2.932 ACRE (APPROX. 127,733 Sq. Ft.) TRACT OF LAND SITUATED IN THE ND WALLING SURVEY No. 19, ABSTRACT No. 675, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS 2.933 ACRES IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED NOVEMBER 30, 2020, AND APPEARING OF RECORD UNDER DOCUMENT No. 20200161118 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.932 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING at a found aluminum capped iron rod, stamped "Williamson County" for the southeasterly corner of the hereon, described 2.932 Acre tract of land, same being the southerly most common dividing corner of the aforementioned 2.933 Acre tract of land and Lot 1, Block A, Star Ranch-NE, a subdivision appearing of record under Document No. 2021010103 of the Official Public Records of Williamson County, Texas, same being a point along the curving northerly right-of-way line of County Road 138, having a variable right-of-way width, and from which a found aluminum capped iron rod, stamped "Williamson County", bears southeast along the common dividing line of said Lot 1 and County Road 138, with a curve to the right, having an Arc Length of 275.06 feet, a Radius of 1122.00 feet, a Delta Angle of 14° 02' 47" and a Chord which bears South 86° 18' 29" East, a Distance of 274.37 feet for a point of reverse curve along said common dividing line;

THENCE continuing along the common dividing line of the aforementioned 2.933 Acre tract of land and the aforesaid County Road 138, traversing along the southerly perimeter of the hereon, described 2.932 Acre tract of land with the following Two (2) courses and distances:

1). With a curve to the left, having an Arc Length of 61.04 feet, a Radius of 1122.00 feet, a Delta Angle of 03° 07' 02" and a Chord which bears South 85° 09' 45" West, a Distance of 61.03 feet to a found aluminum capped iron rod, stamped "Williamson County" for a point of reverse curve;

2). With a curve to the right, having an Arc Length of 298.99 feet, a Radius of 822.00 feet, a Delta Angle of 20° 50' 26" and a Chord which bears North 62° 00' 20" West, a Distance of 297.34 feet to a found aluminum capped iron rod, stamped "Williamson County" for the southwesterly corner of the hereon, described 2.932 Acre tract of land, same being the southerly most common dividing corner of said 2.933 Acre tract of land and Lot 1, Block A, Hutto 130 Subdivision, a subdivision appearing of record under Document No. 2021033181 of the Official Public Records of Williamson County, Texas;

THENCE continuing along the common dividing line of the aforementioned 2.933 Acre tract of land and the aforesaid Lot 1, Block A, Hutto 130 Subdivision, traversing along the perimeter of the hereon, described 2.932 Acre tract of land with the following Two (2) courses and distances:

1). North 07° 38' 31" East, a distance of 293.82 feet to a found ½-inch iron rod for the northwesterly most corner of the hereon, described 2.932 Acre tract of land, same being an ell-corner along said common dividing line;

2). South 87° 31' 27" East, a distance of 33.43 feet to a found 5/8" iron rod with yellow plastic cap for a point of angle along the northerly property line of the hereon, described 2.932 Acre tract of land, same being the southerly most common dividing corner of said Lot 1, Block A, Hutto 130 Subdivision and the aforesaid Lot 1, Block A, Star Ranch-NE;

THENCE continuing along the common dividing line of the aforementioned 2.933 Acre tract of land and the aforesaid Lot 1, Block A, Star Ranch-NE, traversing along the perimeter of the hereon, described 2.932 Acre tract of land with the following Three (3) courses and distances:

1). South 87° 54' 36" East, a distance of 66.52 feet to a found ½-inch iron rod found for a point of angle;

2). South 87° 55' 22" East, a distance of 239.79 feet to a found ½-inch iron pipe for the northeasterly corner of the hereon, described 2.932 Acre tract of land;

3). South 07° 36' 44" West, a distance of 416.74 feet to the POINT OF BEGINNING, containing the hereon, described 2.932 Acre (Approx. 127,733 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.L.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.

JEFFERY B. SHINDLER, P.E.
TEXAS REGISTRATION No. 91160
TDI ENGINEERING, LLC
TX Firm REG. F-8601

WILLIAMSON COUNTY ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15th DAY OF August 2022.

Jeusa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT PFLUGERVILLE MOB PARTNERS, LLC, BEING THE OWNER OF 2.932 ACRES OF LAND OUT OF THE ND WALLING SURVEY No. 19, ABSTRACT No. 675, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED BY DEED RECORDED UNDER DOCUMENT No. 2022079148 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF PFLUGERVILLE, THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF PFLUGERVILLE MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANTY AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR TO THE CITY OF PFLUGERVILLE, AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOW AS:

FINAL PLAT OF HUTTO 130 AT 138 SUBDIVISION
TO CERTIFY WHICH, WITNESS MY HAND, THIS THE 9th DAY OF August, 2022.

PFLUGERVILLE MOB PARTNERS, LLC
BY: DUNN & DRINKARD DEVELOPMENT, LLC
PARKER DUNN -MANAGING MEMBER

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARKER DUNN, 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 9th DAY OF AUGUST, 2022.

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: 07-14-2026

CITY CERTIFICATION

APPROVED THIS THE 6th DAY OF June, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

ROBERT ROMIG, -CHAIRMAN

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

EMILY BARRON, -PLANING DIRECTOR

ATTEST:

TRISTA EVANS, -CITY SECRETARY

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 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

COUNTY CLERK
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 _____, 2022, A.D., AT _____ O'CLOCK ____M., AND DULY

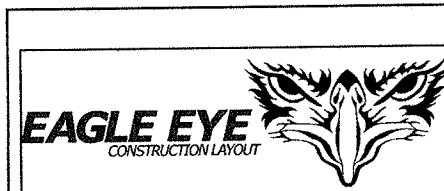
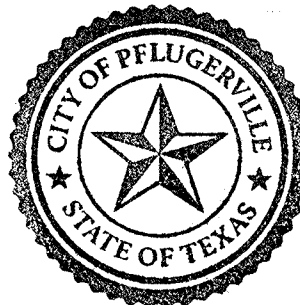
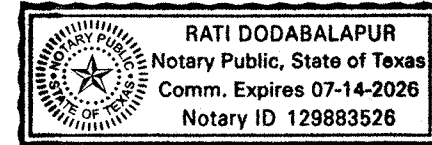
RECORDED THIS THE DAY OF _____, 2022, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL

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
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF
HUTTO 130 AT 138 SUBDIVISION



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

WEB: eecd.us
EMAIL: eagle@eecd.us

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

PROJECT:
HUTTO 130 AT 138
SUBDIVISION
CLIENT:
CSW DEVELOPEMENT
DATE: 07/21/2022
SCALE: N/A
BY: rc/amb
SHEET
02 of 02