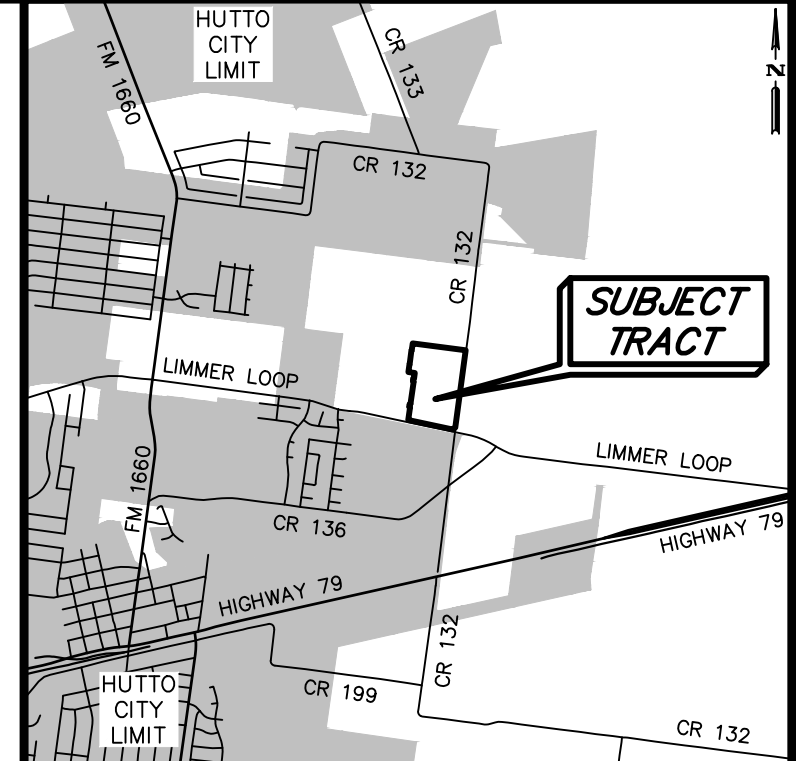
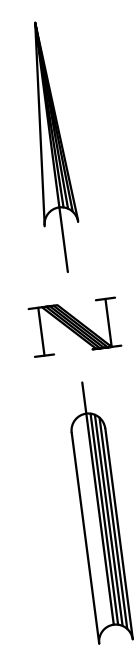




CLIFFORD W. ALBERT AND SHARON E. ALBERT,
TRUSTEES, UNDER THE CLIFFORD W. AND
SHARON E. ALBERT LIVING TRUST
REMAINDER OF A CALLED 88.5 ACRES
(FIRST TRACT)
DOC. NO. 2013029401 O.P.R.W.C.
20' D.E.
DOC. NO. 2005015155
O.P.R.W.C.

PATRICK D.
DAUGHERTY
SURVEY,
A-134



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
CONVEYED SCALE FACTOR = 0.99989742

WILLIAM ERNEST ALBERT AND
FRANCES BUTLER ALBERT,
TRUSTEES OF THE
WILLIAM E. & FRANCES ALBERT
REVOCABLE TRUST
CALLED 2.00 ACRES
DOC. NO. 2023056780
O.P.R.W.C.

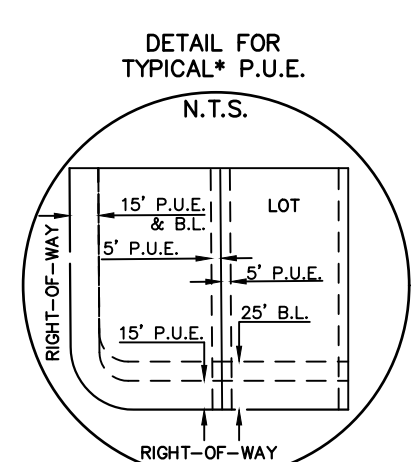
CLIFFORD W. ALBERT AND SHARON E. ALBERT,
TRUSTEES, UNDER THE CLIFFORD W. AND
SHARON E. ALBERT LIVING TRUST
REMAINDER OF A CALLED 88.5 ACRES
(FIRST TRACT)
DOC. NO. 2013029401 O.P.R.W.C.
(AS DESCRIBED IN VOL. 127, PG. 448 D.R.W.C.)

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N75°52'23"W	6.53
L2	N111°54'0"E	50.01'
L3	N72°37'E	50.02'
L4	S81°07'45"E	0.90'
L5	N75°7'26"E	95.23'
L6	N82°33'23"N	134.95'
L7	S82°33'23"E	2.60'
L8	S82°33'23"E	6.61'
L9	S54°26'50"W	67.66'
L10	N70°47'57"W	43.80'
L11	N74°24'08"W	10.87'
L12	S71°9'14"W	20.95'
L13	N82°36'59"N	37.70'
L14	S6°56'07"W	88.80'
L15	N82°33'23"N	5.66'
L16	S70°45'56"W	79.55'

LEGEND

B.L.	BUILDING LINE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.S.	OPEN SPACE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT
□	FOUND ALUMINUM MONUMENT

CITY OF HUTTO LIMITS



UNLESS OTHERWIS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10104400

SHEET 1 OF 3

A SUBDIVISION OF 38.906 ACRES OF LAND
LOCATED IN THE
JOSIAS B. BEALLE SURVEY, A-97
WILLIAMSON COUNTY TEXAS

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	85°49'50"	37.45'	N 34°57'29" W	34.05'
C2	25.00'	94°10'11"	41.09'	N 55°02'31" E	36.62'
C3	25.00'	90°30'49"	39.49'	N 37°17'59" W	35.51'
C4	25.00'	89°29'11"	39.05'	N 52°42'01" E	35.20'
C5	25.00'	90°30'49"	39.49'	N 37°17'59" W	35.51'
C6	25.00'	89°29'11"	39.05'	N 52°42'01" E	35.20'
C7	25.00'	90°30'49"	39.49'	N 37°17'59" W	35.51'
C8	25.00'	89°29'11"	39.05'	N 52°42'01" E	35.20'
C9	25.00'	90°30'49"	39.49'	S 37°17'59" E	35.51'
C10	15.00'	39°42'54"	10.40'	N 77°35'09" E	10.19'
C11	50.00'	169°25'49"	147.86'	S 37°33'23" E	99.57'
C12	15.00'	39°42'54"	10.40'	S 27°18'04" W	10.19'
C13	25.00'	90°00'00"	39.27'	S 37°33'23" E	35.36'
C14	25.00'	89°48'20"	39.19'	S 52°32'26" W	35.30'
C15	25.00'	87°33'35"	38.21'	S 36°08'32" E	34.59'
C16	440.00'	2°18'13"	17.69'	S 81°12'40" E	17.69'
C17	500.00'	4°29'23"	39.18'	S 80°07'05" E	39.17'
C18	495.00'	4°13'01"	36.43'	N 73°55'07" W	36.42'
C19	445.00'	4°00'55"	31.19'	N 74°01'25" W	31.18'
C20	25.00'	94°10'11"	41.09'	S 55°02'31" W	36.62'
C21	25.00'	85°49'49"	37.45'	N 34°57'29" W	34.05'
C22	25.00'	89°29'11"	39.05'	N 52°42'01" E	35.20'
C23	25.00'	90°11'39"	39.35'	S 37°27'34" E	35.42'
C24	25.00'	94°29'21"	41.23'	S 54°52'56" W	36.71'
C25	25.00'	85°30'39"	37.31'	N 35°07'04" W	33.94'
C26	25.00'	89°48'21"	39.19'	N 52°32'26" E	35.30'
C27	25.00'	90°11'39"	39.35'	S 37°27'34" E	35.42'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C28	25.00'	97°57'36"	42.74'	N 56°37'04" E	37.72'
C29	495.00'	3°28'15"	29.99'	N 76°08'16" W	29.98'
C30	25.00'	85°30'39"	37.31'	N 35°07'04" W	33.94'
C31	25.00'	89°48'21"	39.19'	N 52°32'26" E	35.30'
C32	25.00'	90°11'39"	39.35'	S 37°27'34" E	35.42'
C33	25.00'	94°29'21"	41.23'	S 54°52'56" W	36.71'
C34	25.00'	90°30'49"	39.49'	N 37°17'59" W	35.51'
C35	25.00'	89°29'11"	39.05'	N 52°42'01" E	35.20'
C36	25.00'	90°11'39"	39.35'	S 37°27'34" E	35.42'
C37	25.00'	89°48'21"	39.19'	S 52°32'26" W	35.30'
C38	25.00'	90°30'49"	39.49'	N 37°17'59" W	35.51'
C39	25.00'	89°29'11"	39.05'	N 52°42'01" E	35.20'
C40	25.00'	90°00'00"	39.27'	S 37°33'23" E	35.36'
C41	25.00'	90°00'00"	39.27'	S 52°26'37" W	35.36'
C42	25.00'	18°36'38"	8.12'	S 68°34'04" E	8.08'
C43	25.00'	67°13'11"	29.33'	N 25°39'10" W	27.68'
C44	25.00'	60°06'35"	26.23'	N 38°00'43" E	25.04'
C45	25.00'	29°22'36"	12.82'	S 82°45'19" W	12.68'
C46	50.00'	11°42'34"	10.22'	S 63°34'59" W	10.20'
C47	50.00'	157°43'15"	137.64'	N 31°42'06" W	98.12'
C48	495.00'	0°16'55"	2.44'	S 71°57'04" E	2.44'
C49	495.00'	3°56'06"	34.00'	S 74°03'34" E	33.99'
C50	500.00'	2°07'44"	18.58'	S 78°56'15" E	18.58'
C51	500.00'	2°21'39"	20.60'	S 81°10'57" E	20.60'
C52	50.00'	33°58'34"	29.65'	N 30°10'14" E	29.22'

STREET NAMES						
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	OWNERSHIP	DESIGN SPEED	PAVEMENT WIDTH	CLASSIFICATION
MARINER LANE	50 FT.	1,067 FT.	PUBLIC	30	33'	LOCAL
DODGER DRIVE	60 FT.	1,597 FT.	PUBLIC	35	40', 42'	COLLECTOR
RANGERS ROAD	50 FT.	565 FT.	PUBLIC	30	33'	LOCAL
MARLIN LANE	50 FT.	594 FT.	PUBLIC	30	33'	LOCAL
ATHLETICS AVE	50 FT.	823 FT.	PUBLIC	30	33'	LOCAL
ASTRO AVENUE	50/60 FT.	1,121 FT.	PUBLIC	30	33', 40'	COLLECTOR/LOCAL
TWINS TRAIL	50 FT.	912 FT.	PUBLIC	30	33'	LOCAL
BRAVES BEND	50/60 FT.	1,020 FT.	PUBLIC	30	33', 40'	COLLECTOR/LOCAL
TOTAL LINEAR FEET		7,699 FT.				

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
AMENITY CENTER	1	2.591 AC.
RESIDENTIAL	191	21.928 AC.
OPEN SPACE/DRAINAGE	1	0.327 AC.
OPEN SPACE	4	3.207 AC.
RIGHT-OF-WAY DEDICATION	3	1.824 AC.
RIGHT-OF-WAY	—	9.029 AC.
TOTAL	200	38.906 AC.

LEGAL DESCRIPTION

FIELD NOTES FOR FRITZ PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024085317 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED IN DOCUMENT NUMBER 2024102256 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97, WILLIAMSON COUNTY, TEXAS; SAID FRITZ PHASE 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with a cap stamped ‘CAPITAL SURVEY’ found on the north right–of–way line of Limmer Loop (County Road 164) (R.O.W. ~ 90’) as described in Document Numbers 2003091326, 2003112454, 2004013916 of the Official Public Records of Williamson County, Texas at the southwest end of the cutback line from the west right–of–way line County Road 132 (R.O.W. ~ varies) no deed reference found, at the southerly southeast corner of said 75.21 acre tract for the southerly southeast corner and POINT OF BEGINNING of the herein described tract,

THENCE, N 77°59'09" W, coincident with the common line of said Fritz Phase 1 and said right–of–way, a distance of 943.77 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the southwest corner of the herein described tract;

THENCE, departing said common line, with the west line of said Fritz Phase 1 the following seventeen (17) courses:

- N 07°57'26" E, a distance of 249.72 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- Curving to the left, with a radius of 25.00 feet, an arc length of 37.45 feet, a central angle of 85°49'50", a chord bearing of N 34°57'29" W, and a chord distance of 34.05 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;
- N 77°52'23" W, a distance of 6.53 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a west corner of the herein described tract;
- N 11°15'40" E, a distance of 50.01 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for the beginning of a non–tangent curve and west corner of the herein described tract;
- Curving to the left, with a radius of 25.00 feet, an arc length of 41.09 feet, a central angle of 94°10'11", a chord bearing of N 55°02'31" E, and a chord distance of 36.62 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;
- N 07°57'26" E, a distance of 444.69 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- Curving to the left, with a radius of 25.00 feet, an arc length of 39.49 feet, a central angle of 90°30'49", a chord bearing of N 37°17'59" W, and a chord distance of 35.51 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;
- N 07°26'37" E, a distance of 50.02 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a west corner of the herein described tract;
- S 81°07'45" E, a distance of 0.90 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of curvature of the herein described tract;
- Curving to the left, with a radius of 25.00 feet, an arc length of 39.05 feet, a central angle of 89°29'11", a chord bearing of N 52°42'01" E, and a chord distance of 35.20 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a point of tangency of the herein described tract;
- N 07°57'26" E, a distance of 95.23 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a re–entrant corner of the herein described tract;
- N 82°33'23" W, a distance of 134.95 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a west corner of the herein described tract;
- N 07°26'37" E, a distance of 170.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a west corner of the herein described tract;
- S 82°33'23" E, a distance of 2.60 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a re–entrant corner of the herein described tract;
- N 07°26'37" E, a distance of 290.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a corner of the herein described tract;
- S 82°33'23" E, a distance of 6.61 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set for a re–entrant corner of the herein described tract;
- N 07°26'37" E, a distance of 144.93 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC’ set on the common line of said Fritz Phase 1 and Greinert Phase 1, a subdivision recorded in Document Number 2024085318 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract, from which a 1/2–inch iron rod with a cap stamped ‘SAM CONTROL’ found at the northeast corner of Lot 30, Block B of Carol Meadow Section 2, a subdivision recorded in Document Number 2018041702 of the Official Public Records of Williamson County, Texas, bears N 82°33'37" W, a distance of 1,090.14 feet;

THENCE, S 82°33'37" E, coincident with said common line, a distance of 1,112.63 feet to an aluminum monument with a cap stamped ‘SAM CONTROL’ found on the aforementioned west right–of–way line of County Road 132 at the common corner of said Fritz Phase 1 and said Greinert Phase 1, for the northeast corner of the herein described tract;

THENCE, S 07°38'16" W, coincident with the common line of said Fritz Phase 1 and said right–of–way, a distance of 1,623.93 feet to a 1/2–inch iron rod with a cap stamped ‘CAPITAL SURVEY’ found at the northeast end of the aforementioned cutback line from the north right–of–way line of Limmer Loop (County Road 164) for the northerly southeast corner of said Fritz Phase 1 and the herein described tract;

THENCE, S 54°26'50" W, coincident with the common line of said Fritz Phase 1 and said cutback, a distance of 67.66 feet to the POINT OF BEGINNING and containing 38.906 acres of land, more or less.

AMENDED PLAT

FRITZ PHASE 1

A SUBDIVISION OF 38.906 ACRES OF LAND
LOCATED IN THE
JOSIAS B. BEALLE SURVEY, A–97
WILLIAMSON COUNTY, TEXAS

R – RESIDENTIAL

O.S. – OPEN SPACE

D.E. – DRAINAGE EASEMENT

AMENITY – AMENITY

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	A	4,576	O.S.
2	A	5,408	R
3	A	4,400	R
4	A	4,400	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	5,960	R
2	G	4,800	R
3	G	4,800	R
4	G	4,800	R
5	G	4,800	R
6	G	4,800	R
7	G	4,800	R
8	G	4,800	R
9	G	4,800	R
10	G	4,800	R
11	G	4,800	R
12	G	8,410	R
13	G	9,559	R
14	G	4,800	R
15	G	4,800	R
16	G	4,800	R
17	G	4,800	R
18	G	4,800	R
19	G	4,800	R
20	G	4,800	R
21	G	4,800	R
22	G	4,800	R
23	G	4,800	R
24	G	6,007	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
23	I	4,800	R
24	I	4,800	R
25	I	6,522	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	N	4,385	O.S.
2	N	4,800	R
3	N	4,800	R
4	N	4,800	R
5	N	4,800	R
6	N	4,800	R
7	N	4,800	R
8	N	4,800	R
9	N	4,800	R
10	N	4,800	R
11	N	4,800	R
12	N	4,800	R
13	N	4,800	R
14	N	4,800	R
15	N	4,800	R
16	N	4,800	R
17	N	4,800	R
18	N	4,800	R
19	N	4,800	R
20	N	4,800	R
21	N	6,917	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	H	6,078	R
2	H	4,800	R
3	H	4,800	R
4	H	4,800	R
5	H	4,800	R
6	H	4,800	R
7	H	4,800	R
8	H	4,800	R
9	H	4,800	R
10	H	4,800	R
11	H	4,800	R
12	H	4,800	R
13	H	6,342	R
14	H	6,316	R
15	H	4,800	R
16	H	4,800	R
17	H	4,800	R
18	H	4,800	R
19	H	4,800	R
20	H	4,800	R
21	H	4,800	R
22	H	4,800	R
23	H	4,800	R
24	H	4,800	R
25	H	4,800	R
26	H	7,232	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	F	6,766	O.S.
2	F	5,876	R
3	F	4,800	R
4	F	4,800	R
5	F	4,800	R
6	F	4,800	R
7	F	4,800	R
8	F	4,800	R
9	F	4,800	R
10	F	4,800	R
11	F	4,800	R
12	F	4,800	R
13	F	6,755	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	O	123,962	O.S.
2	O	4,800	R
3	O	4,800	R
4	O	4,800	R
5	O	4,800	R
6	O	4,800	R
7	O	4,800	R
8	O	4,800	R
9	O	4,800	R
10	O	4,759	R
11	O	4,588	R
12	O	4,432	R
13	O	4,400	R
14	O	4,400	R
15	O	4,400	R
16	O	4,400	R
17	O	4,400	R
18	O	4,400	R
19	O	4,400	R
20	O	4,525	R
21	O	4,611	R
22	O	6,942	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	J	5,933	R
2	J	4,800	R
3	J	4,800	R
4	J	4,800	R
5	J	4,800	R
6	J	4,800	R
7	J	4,800	R
8	J	4,800	R
9	J	4,800	R
10	J	4,800	R
11	J	4,800	R
12	J	4,800	R
13	J	4,800	R
14	J	4,800	R
15	J	4,800	R

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

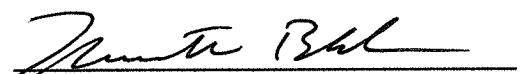
KNOW ALL MEN BY THESE PRESENTS:

THAT MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF FRITZ PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024085317 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED IN DOCUMENT NUMBER 2024102256 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97, WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY AMEND SAID FRITZ PHASE 1 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, FOR THE SOLE PURPOSE OF REMOVING A SIDEWALK NOTE (NOTE 7), AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAY EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

AMENDED PLAT OF FRITZ PHASE 1

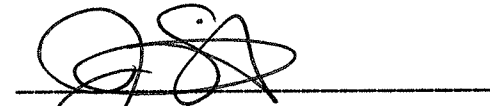
AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 10th DAY OF September, 2025 A.D.

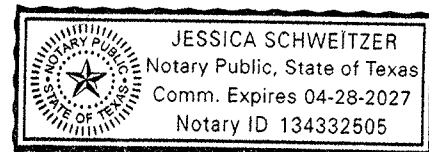

KENNETH BLAKER, AUTHORIZED SIGNATORY
MILLROSE PROPERTIES TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
13620 N. FM 620, BUILDING B, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS
COUNTY OF WILLIAMSON

ON THE 10th DAY OF September IN THE YEAR 2025 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KENNETH BLAKER, AUTHORIZED SIGNATORY, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE INDIVIDUAL(S) WHOSE NAME(S) [IS/ARE] SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT [HE/SHE/THEY] EXECUTED THE SAME IN [HIS/HER/THEIR] CAPACITY(IES), AND THAT BY [HIS/HER/THEIR] SIGNATURE(S) ON THE INSTRUMENT, THE INDIVIDUAL(S), OR THE PERSON UPON BEHALF OF WHICH THE INDIVIDUAL(S) ACTED, EXECUTED THE INSTRUMENT.


NOTARY PUBLIC STATE OF TEXAS

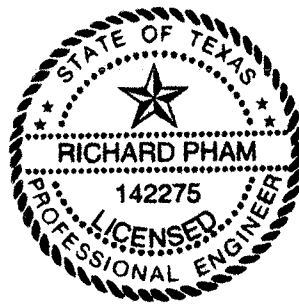
MY COMMISSION EXPIRES: 4-28-2027



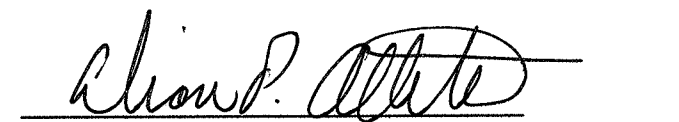
I, RICHARD PHAM, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.


RICHARD PHAM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 142275
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

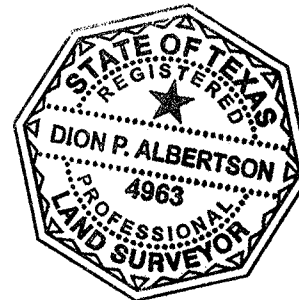
8/20/2025
DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.


DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

7/30/2025
DATE



GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988342
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF THE INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR (1% ANNUAL CHANCE) FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) NUMBER 48491C0520F, REVISED ON DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

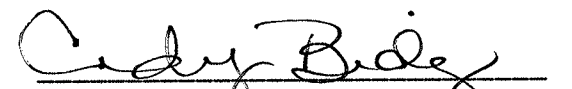
AMENDED PLAT

FRITZ PHASE 1

A SUBDIVISION OF 38.906 ACRES OF LAND
LOCATED IN THE
JOSIAS B. BEALLE SURVEY, A-97
WILLIAMSON COUNTY, TEXAS

- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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.
- WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER SERVICE IS PROVIDED BY: CITY OF HUTTO
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- 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.
- 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.
- MAXIMUM OF 60% 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.
- NO LOTS WITHIN THIS SUBDIVISION EXCEPT LOT 16, BLOCK M, LOT 1, BLOCK O AND LOT 1, BLOCK F MAY BE FURTHER SUBDIVIDED.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO C.R. 132 OR LIMMER LOOP, THE ADJACENT COUNTY ROADS.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- THIS PLAT DOES NOT REQUIRE SIDEWALKS TO BE CONSTRUCTED, RATHER, IF THEY ARE CONSTRUCTED, ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 17 DAY OF September, 2025 A.D.


WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bridges

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 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 AND STREETS.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

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

THAT 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 ON THE ____DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

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

BY: _____
DEPUTY



BGE, Inc.
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San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490