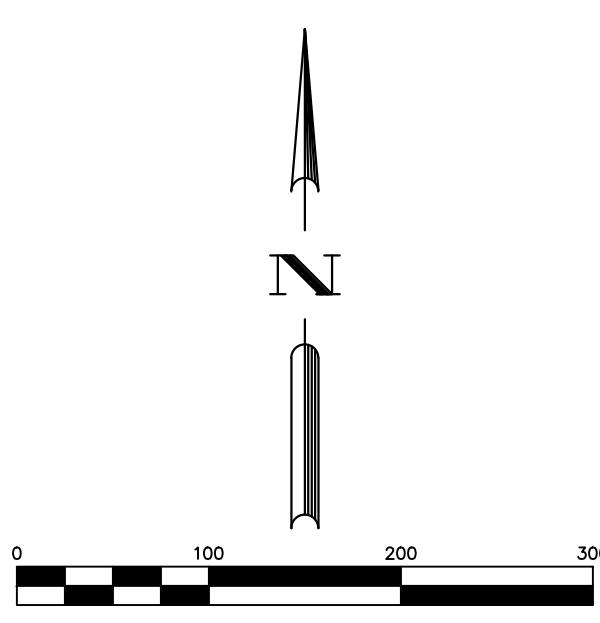
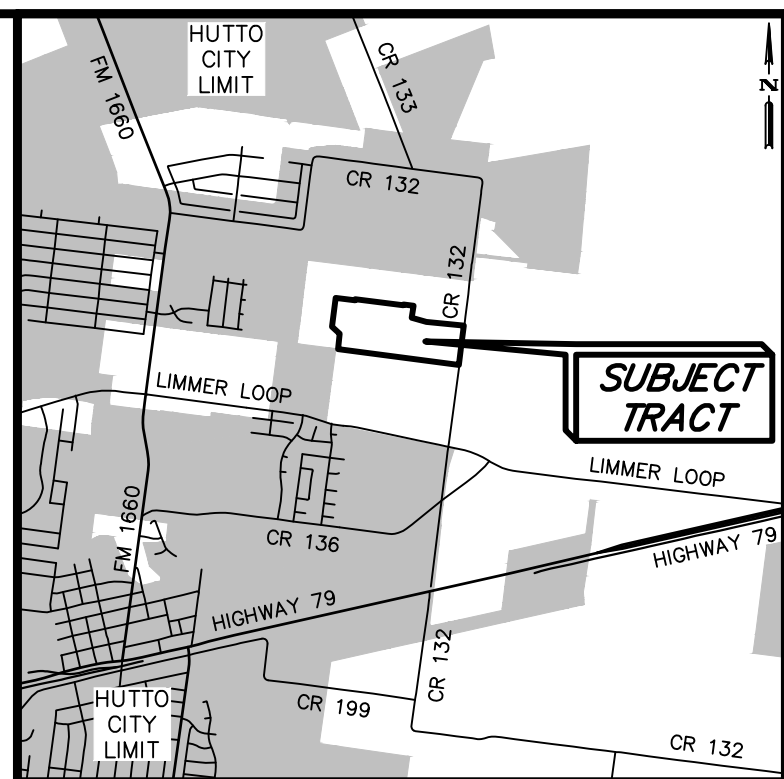
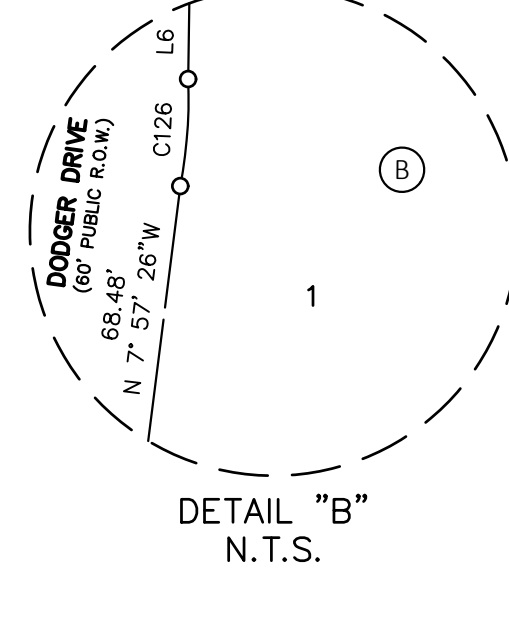
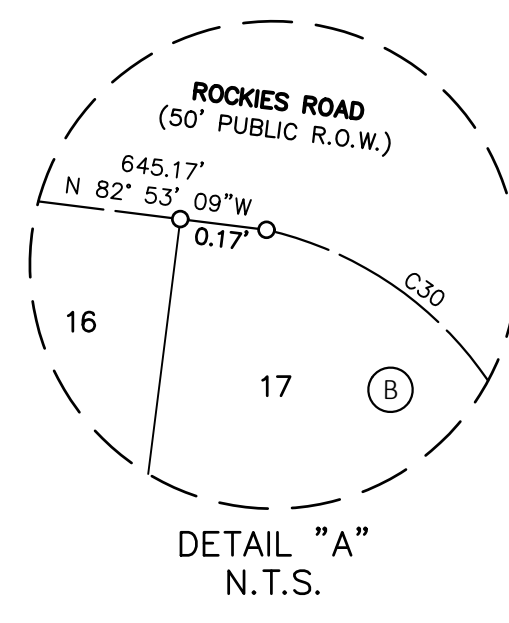
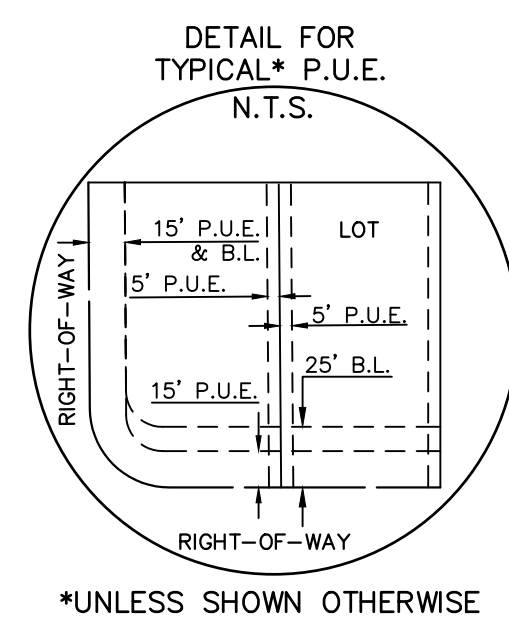
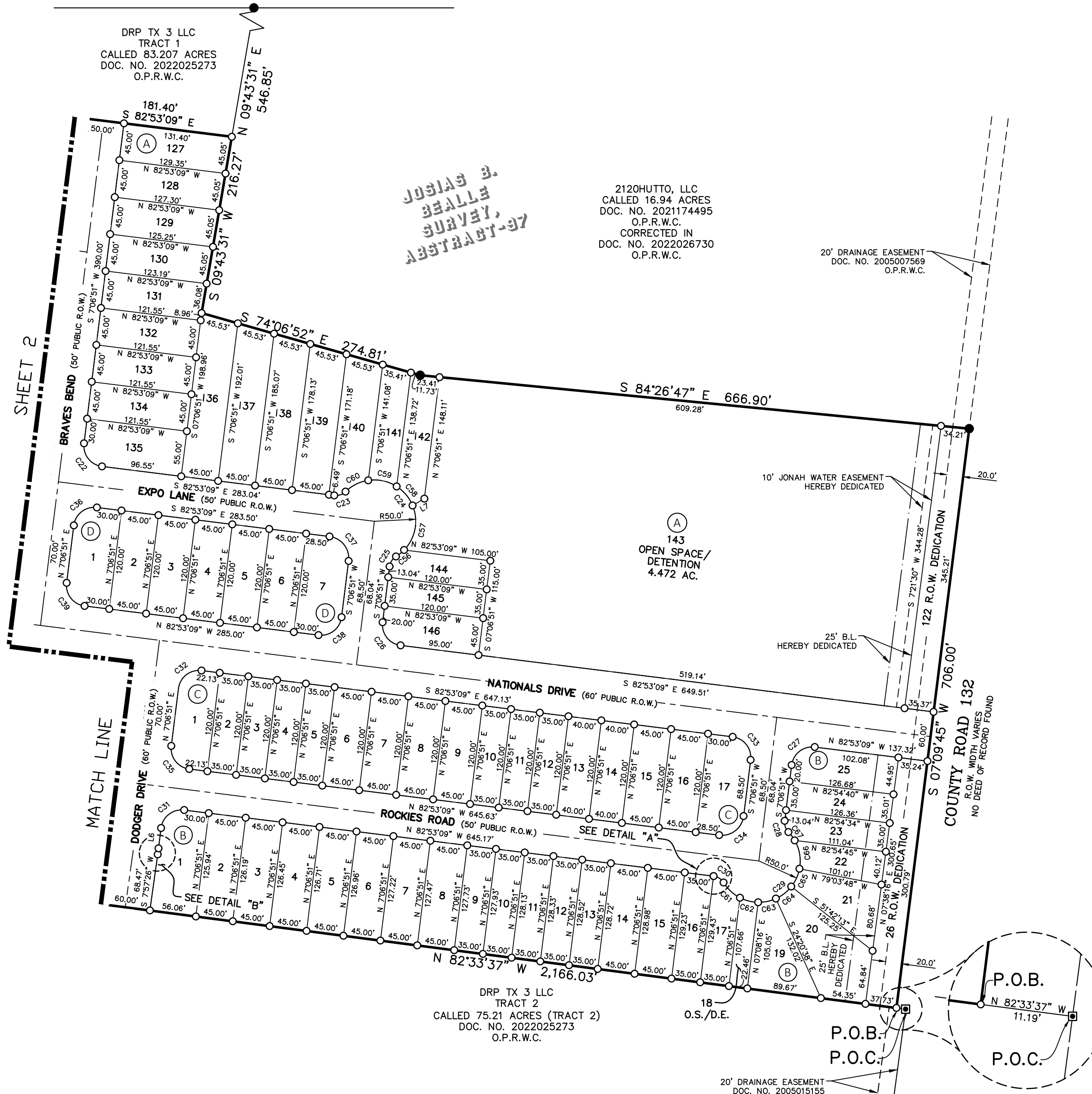


\\bgeinc\data\TDC\Projects\Lenora\9729-00-Grainer1_Plan1\Survey\04_Final\Drawings\Plan\9729-00-Grainer1_Plan1\Amended Plat.dwg, 10/05/2025 9:47 AM, rmbialak, 1:0



- LEGEND**
- B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 - ELEC. ELECTRIC EASEMENT
 - ESMT. EASEMENT
 - NO. NUMBER
 - NOS. NUMBERS
 - O.S. OPEN SPACE
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - 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 STAMPED "SAM CONTROL"
 - CITY OF HUTTO LIMITS

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	222	26.493 AC.
OPEN SPACE/DETENTION	1	4.472 AC.
OPEN SPACE/D.E.	2	0.508 AC.
OPEN SPACE/P.U.E.	1	0.088 AC.
RIGHT-OF-WAY DEDICATION	2	0.527 AC.
RIGHT-OF-WAY	-	10.991
TOTAL	228	43.079 AC.

STREET NAMES						
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	PAVEMENT WIDTH	CLASSIFICATION	OWNERSHIP	DESIGN SPEED
BRAVES BEND	50 FT.	607 FT.	33'	LOCAL	PUBLIC	30
DODGER DRIVE	60 FT.	325 FT.	40'	COLLECTOR	PUBLIC	35
EXPO LANE	50 FT.	560 FT.	33'	LOCAL	PUBLIC	30
GIANTS PASS	50 FT.	630 FT.	33'	LOCAL	PUBLIC	30
METS WAY	50 FT.	1,238 FT.	33'	LOCAL	PUBLIC	30
NATIONALS DRIVE	60 FT.	2,377 FT.	40', 42'	COLLECTOR	PUBLIC	35
ORIOLE LOOP	50 FT.	153 FT.	33'	LOCAL	PUBLIC	30
PHILLIES PLACE	50 FT.	370 FT.	33'	LOCAL	PUBLIC	30
ROCKIES ROAD	50 FT.	1,820 FT.	33'	LOCAL	PUBLIC	30
TOTAL LINEAR FEET		8,080 FT.				

AMENDED PLAT
GREINERT PHASE 1
 A SUBDIVISION OF 43.079 ACRES OF LAND
 LOCATED IN THE
JOSIAS B. BEALLE SURVEY, ABSTRACT-97
 WILLIAMSON COUNTY, TEXAS

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. 10194490

SHEET 1 OF 5

DRP TX 3 LLC
TRACT 1
CALLED 83.207 ACRES
DOC. NO. 2022025273
O.P.R.W.C.

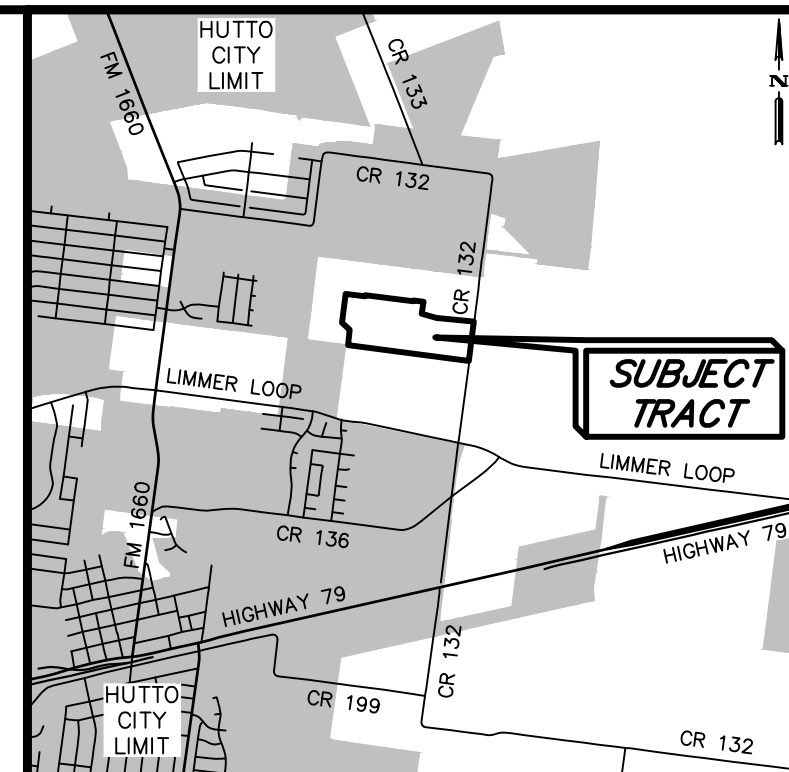
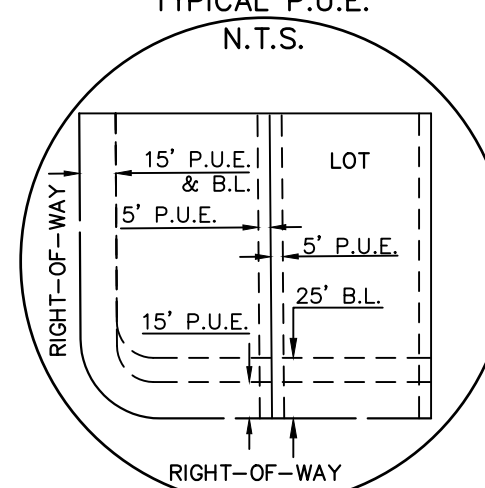
JOSIAS B.
BEALLE
SURVEY,
ABSTRACT-97

DRP TX 3 LLC
TRACT 1
CALLED 83.207 ACRES
DOC. NO. 2022025273
O.P.R.W.C.

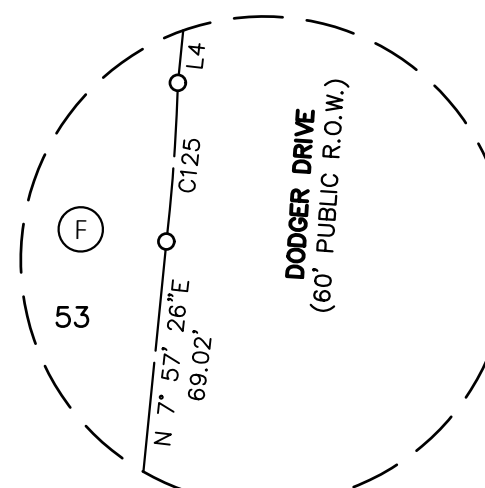
LOT 30
BLOCK "B"
CAROL MEADOWS
SECTION 2
DOC. NO. 2018041702
O.P.R.W.C.

DRP TX 3 LLC
TRACT 2
CALLED 75.21 ACRES
DOC. NO. 2022025273
O.P.R.W.C.

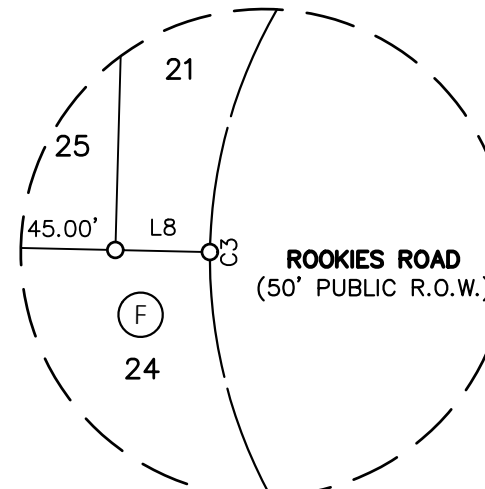
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TYPICAL P.U.E.
N.T.S.



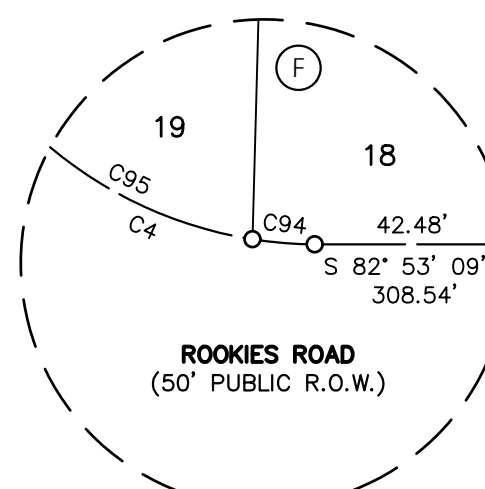
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NOT TO SCALE



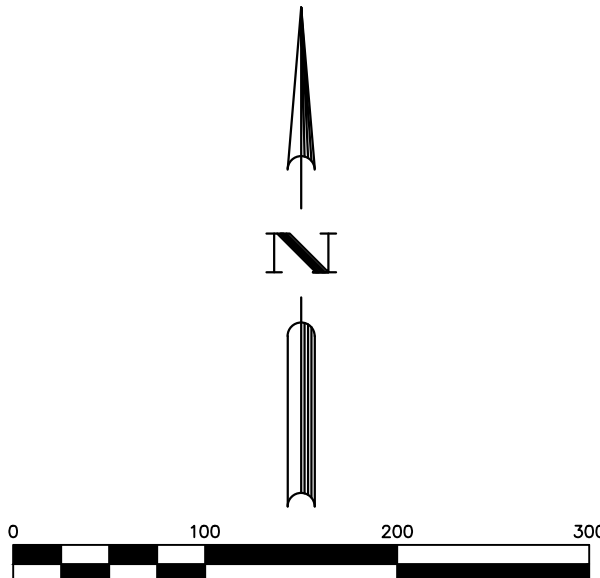
DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



DETAIL "E"
N.T.S.



LEGEND

- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
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- FOUND ALUMINUM MONUMENT STAMPED "SAM CONTROL"
- CITY OF HUTTO LIMITS

AMENDED PLAT GREINERT PHASE 1

A SUBDIVISION OF 43.079 ACRES OF LAND
LOCATED IN THE
JOSIAS B. BEALLE SURVEY, ABSTRACT-97
WILLIAMSON COUNTY, TEXAS

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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

LEGAL DESCRIPTION

FIELD NOTES FOR A 43.079 ACRE TRACT OF LAND IN THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 83.207 ACRE TRACT OF LAND (TRACT 1) AS CONVEYED UNTO DRP TX 3, LLC IN DOCUMENT NUMBER 2022025273 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 43.079 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT STAMPED 'SAM CONTROL' FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD (C.R.) 132 (R.O.W. ~ VARIES), NO REFERENCE FOUND, AT THE NORTHEAST CORNER OF A CALLED 75.21 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED UNTO DRP TX 3, LLC IN SAID DOCUMENT NUMBER 2022025273; THENCE, N 82°33'37" W, COINCIDENT WITH THE NORTH LINE OF SAID 75.21 ACRE TRACT, A DISTANCE OF 11.19 FEET TO A 1/2-INCH IRON ROD WITH A 'BGE INC' CAP SET AT THE SOUTHEAST CORNER OF SAID 83.207 ACRE TRACT, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 82° 33' 37" W, COINCIDENT WITH THE COMMON LINE OF THE 83.207 ACRE TRACT AND SAID 75.21 ACRE TRACT, A DISTANCE OF 2,166.03 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN ALUMINUM MONUMENT STAMPED 'SAM CONTROL' FOUND AT THE NORTHWEST CORNER OF THE 75.21 ACRE TRACT BEARS N 82° 33' 37" W, A DISTANCE OF 25.55 FEET;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 83.207 ACRE TRACT THE FOLLOWING TEN (10) COURSES:

- 1) N 07° 06' 51" E, A DISTANCE OF 118.48 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;
- 2) N 82° 53' 09" W, A DISTANCE OF 5.75 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) N 07° 06' 51" E, A DISTANCE OF 157.27 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 47° 22' 48" W, A DISTANCE OF 184.26 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) N 07° 06' 51" E, A DISTANCE OF 515.71 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) S 82° 53' 09" E, A DISTANCE OF 350.00 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;
- 7) N 07° 06' 51" E, A DISTANCE OF 20.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) S 82° 53' 09" E, A DISTANCE OF 862.55 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;
- 9) N 07° 06' 51" E, A DISTANCE OF 15.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 10) S 82° 53' 09" E, A DISTANCE OF 181.40 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET ON THE COMMON LINE OF THE 83.207 ACRE TRACT AND A CALLED 16.94 ACRE TRACT OF LAND AS CONVEYED UNTO 2120HUTTO, LLC IN DOCUMENT NUMBER 2021174495 AND CORRECTED IN DOCUMENT NUMBER 2022026730 BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON FOUND AT THE COMMON NORTH CORNER OF THE 83.207 ACRE TRACT AND SAID 16.94 ACRE TRACT, BEARS N 09° 43' 31" E, A DISTANCE OF 546.85 FEET;

THENCE, COINCIDENT WITH THE COMMON LINE OF THE 83.207 ACRE TRACT AND SAID 16.94 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- 1) S 09° 43' 31" W, A DISTANCE OF 216.27 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;
- 2) S 74° 06' 52" E, A DISTANCE OF 274.81 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) S 84° 26' 47" E, A DISTANCE OF 666.90 FEET TO A 1/2-INCH IRON ROD FOUND ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 AT THE COMMON CORNER OF THE 83.207 ACRE TRACT AND THE 16.94 ACRE TRACT FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07° 09' 45" W, COINCIDENT WITH THE COMMON LINE OF THE 83.207 ACRE TRACT AND SAID RIGHT-OF-WAY A DISTANCE OF 706.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.079 ACRES OF LAND, MORE OR LESS.

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
122	A	11,991
127	A	5,867
128	A	5,775
129	A	5,682
130	A	5,590
131	A	5,499
132	A	5,470
133	A	5,470
134	A	5,470
135	A	6,551
136	A	8,797

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
137	A	8,484
138	A	8,172
139	A	7,859
140	A	7,097
141	A	4,821
142	A	5,191
143	A	194,777
144	A	4,076
145	A	4,200
146	A	5,266

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	6,822
2	B	5,673
3	B	5,684
4	B	5,696
5	B	5,707
6	B	5,719
7	B	5,731
8	B	5,742
9	B	4,474
10	B	4,481
11	B	4,488
12	B	4,495
13	B	4,502

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
14	B	5,798
15	B	5,810
16	B	4,527
17	B	4,167
18	B	2,371
19	B	6,102
20	B	8,495
21	B	5,484
22	B	3,801
23	B	4,293
24	B	4,428
25	B	5,572

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	C	5,388
2	C	4,200
3	C	4,200
4	C	4,200
5	C	4,200
6	C	5,400
7	C	5,400
8	C	5,400
9	C	5,400
10	C	4,200
11	C	4,200
12	C	4,200
13	C	4,800
14	C	4,800
15	C	5,400
16	C	5,400
17	C	6,315

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	D	6,332
2	D	5,400
3	D	5,400
4	D	5,400
5	D	5,400
6	D	5,400
7	D	6,315

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	E	6,332
2	E	5,400
3	E	5,400
4	E	5,400
5	E	5,400
6	E	5,400
7	E	5,400
8	E	6,332

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	F	6,823
2	F	7,443
3	F	8,036
4	F	5,541
5	F	4,832
6	F	5,493
7	F	5,552
8	F	5,290
9	F	6,256
10	F	7,429
11	F	9,559
12	F	7,659
13	F	5,400
14	F	5,407
15	F	5,519
16	F	5,816
17	F	6,305
18	F	7,001
19	F	6,735
20	F	5,016

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
21	F	5,735
22	F	6,445
23	F	5,414
24	F	5,398
25	F	3,846
26	F	5,371
27	F	5,401
28	F	5,497
29	F	4,402
30	F	3,754
31	F	3,913
32	F	4,227
33	F	4,236
34	F	4,243
35	F	4,250
36	F	4,257
37	F	4,874
38	F	4,883
39	F	4,280
40	F	4,287

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
41	F	4,294
42	F	4,301
43	F	4,308
44	F	4,315
45	F	4,322
46	F	4,329
47	F	4,989
48	F	4,965
49	F	4,351
50	F	4,358
51	F	4,365
52	F	4,372
53	F	5,559

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
14	G	6,466
15	G	5,404
16	G	6,444
17	G	6,805
18	G	8,004
19	G	9,750
20	G	6,899
21	G	7,216
22	G	6,489
23	G	5,079
24	G	5,185
25	G	5,171
26	G	4,464
27	G	5,608

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
75	J	6,466
76	J	5,400

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
11	K	5,400
12	K	6,332

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
24	M	5,266
25	M	4,506
26	M	4,800
27	M	4,200
28	M	4,200
29	M	4,200
30	M	4,200
31	M	4,200
32	M	4,200
33	M	4,200
34	M	4,800
35	M	4,800

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
36	M	4,200
37	M	4,200
38	M	4,800
39	M	4,800
40	M	4,200
41	M	4,200
42	M	4,800
43	M	4,800
44	M	4,200
45	M	4,200
46	M	5,266

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	5,866
2	N	4,200
3	N	4,800
4	N	4,200
5	N	4,800
6	N	4,200
7	N	4,800
8	N	4,800
9	N	4,800
10	N	5,266
11	N	5,266
12	N	4,800
13	N	4,800
14	N	4,200
15	N	4,800
16	N	4,800
17	N	4,200
18	N	4,800
19	N	4,200
20	N	5,866

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	O	19,745
2	O	4,121
3	O	4,600
4	O	4,025
5	O	4,600
6	O	4,025
7	O	4,014
8	O	4,600
9	O	4,600
10	O	4,025
11	O	4,025
12	O	4,600
13	O	4,600
14	O	4,025
15	O	5,041
16	O	5,477

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
17	O	4,025
18	O	4,025
19	O	4,600
20	O	4,600
21	O	4,025
22	O	4,025
23	O	4,025
24	O	6,722
25	O	6,001
26	O	5,144
27	O	3,888
28	O	4,680
29	O	4,790
30	O	4,200
31	O	4,200
32	O	5,587



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AMENDED PLAT
GREINERT PHASE 1

A SUBDIVISION OF 43.079 ACRES OF LAND
 LOCATED IN THE
 JOSIAS B. BEALLE SURVEY, ABSTRACT-97
 WILLIAMSON COUNTY, TEXAS

\\bgeinc\data\TDC\Projects\Lennar\9739-00-GreinerT_Phase 1 Amended Plat.dwg, 10/03/2025 9:47 AM, mmisbak, 1:0

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 GREINERT PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024085318 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 GREINERT PHASE 1 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, FOR THE SOLE PURPOSE OF REMOVING A SIDEWALK NOTE (NOTE 8) AND ADDING A SIDEWALK NOTE (NOTE 27), 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 GREINERT PHASE 1

WITNESS MY HAND, THIS THE 22 DAY OF April, 2026 A.D.

MILLROSE PROPERTIES TEXAS LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
ITS AGENT, UNDER POWER OF ATTORNEY
DATED EFFECTIVE APRIL 16, 2025

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP

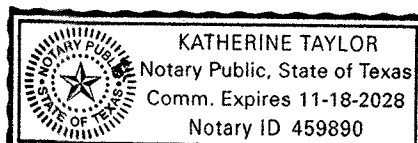
BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: [Signature]
NAME: RICHARD MOTT
TITLE: VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

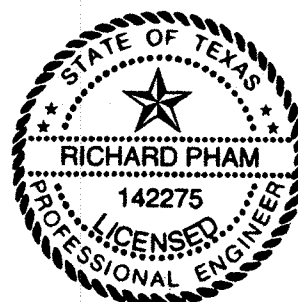
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2026, BY RICHARD MOTT, VICE PRESIDENT OF U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, IN HIS CAPACITY AS AGENT OF MILLROSE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, UNDER POWER OF ATTORNEY DATED EFFECTIVE APRIL 16, 2025.

NOTARY PUBLIC SIGNATURE [Signature]
NOTARY COMMISSION EXPIRES: 11-18-2028



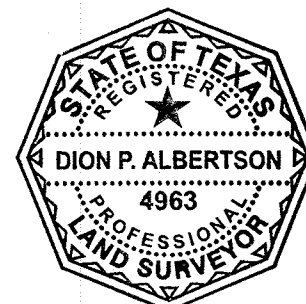
I, RICHARD PHAM, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

[Signature] 4/14/2026
RICHARD PHAM, P.E.
DATE
LICENSED PROFESSIONAL ENGINEER NO. 142275
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



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.

[Signature] 4/10/2026
DION P. ALBERTSON, R.P.L.S.
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 102
SAN ANTONIO, TEXAS 78216



GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988342
- MONUMENTATION AS SHOWN HEREON.
- 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 INUNDED BY THE 100-YEAR (1% ANNUAL CHANCE) FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) NUMBERS 48491C0510F AND 48491C0520F, BOTH 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.
- 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.
- ALL LOTS WITHIN THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 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, THE ADJACENT COUNTY ROAD.
- 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 28 DAY OF April, 2023 A.D.

[Signature]
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.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

AMENDED PLAT
GREINERT PHASE 1
A SUBDIVISION OF 43.079 ACRES OF LAND
LOCATED IN THE
JOSIAS B. BEALLE SURVEY, ABSTRACT-97
WILLIAMSON COUNTY, TEXAS

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