

## ORDER AUTHORIZING REVISION OF THE PLAT OF TEXAS HORSE COUNTRY

WHEREAS, an application was submitted by Brushy Creek Ranch Investments, Ltd., pursuant to Section 232.009, Texas Government Code, requesting permission to revise the subdivision plat for Lots 1A, 2A, and 3A, of Texas Horse Country, a subdivision in Williamson County, Texas according to the plat recorded in Cabinet D, Slides 364-366, Plat Records of Williamson County, Texas.

WHEREAS, the Commissioners Court has jurisdiction to hear and determine this application for permission to revise the subdivision plat for Texas Horse Country pursuant to the authority of Section 232.009, Texas Government Code, and the following Findings of Fact and Conclusions of Law are appropriate after examining the application and supporting documentation:

### FINDINGS OF FACT

1. Brushy Creek Ranch Investments, Ltd. is the owner of Lots 1A, 2A, and 3A, of Texas Horse Country, as shown in the records of the Williamson Central Appraisal District.
2. The owner of Lot 4A and Brushy Creek Investments, Ltd. are the only owners of lots within Texas Horse Country.
3. Proper notice of the hearing on the application was given pursuant to of Section 232.009, Texas Government Code.
  - a. Proper notice of the application was published on May 16, 2014, May 26, 2014, June 2, 2014, and June 10, 2014, in the Austin American Statesman, a newspaper of general circulation in Williamson County, Texas.
  - b. Proper notice of the application was mailed by certified mail, return receipt requested, to each nondeveloper owner of a lot in Texas Horse Country.
4. Williamson County and Brushy Creek Ranch Investments, Ltd. have executed a Development Agreement, which provides for road and railroad crossing improvements, included construction of portions of the proposed Remington Drive. The construction of the proposed Remington Drive will require the use of portions of the land within Lots 1A and 2A of Texas Horse Country.
5. Revising the subdivision plat for Lots 1A, 2A, and 3A of Texas Horse Country to dedicate the right of way of Remington Drive and to combine the land within the lots with adjacent land will not adversely affect the use and access of Lot 4A of Texas Horse Country, the only other lot within Texas Horse Country.

## CONCLUSIONS OF LAW

1. The Commissioners Court has jurisdiction to consider this application and is authorized to make and enter its Findings of Fact, Conclusions of Law, and Orders with respect to revision of the plat of Texas Horse Country.
2. Revising the subdivision plat for Lots 1A, 2A, and 3A of Texas Horse Country will not interfere with the established rights of the owner of Lot 4A of Texas Horse Country, the only other lot within Texas Horse Country.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS THAT:

1. The Commissioners Court hereby authorizes the revision of the subdivision plat for Lots 1A, 2A, and 3A of Texas Horse Country to dedicate the right of way of Remington Drive and to combine the land within the lots with adjacent land.
2. Brushy Creek Ranch Investments, Ltd. may submit a proposed subdivision plat for review by the County Engineer in accordance with this Order.
3. If any provision, sentence, clause or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

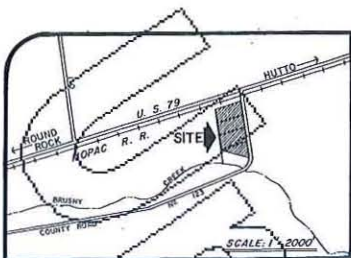
APPROVED on the 17<sup>th</sup> day of June, 2014.

  
\_\_\_\_\_  
Dan A. Gattis  
Williamson County Judge

ATTEST:

  
\_\_\_\_\_  
Nancy E. Rister, County Clerk





SURVEY PLAT OF

# TEXAS HORSE COUNTRY

PLAT PREPARED BY:  
LEPPIN ENGINEERING, INC.  
2803 WILLIAMS DRIVE, SUITE 110  
GEORGETOWN, TEXAS 78626  
PH: 1-512-255-7655 / 1-512-863-8160  
ENGINEERS - SURVEYORS

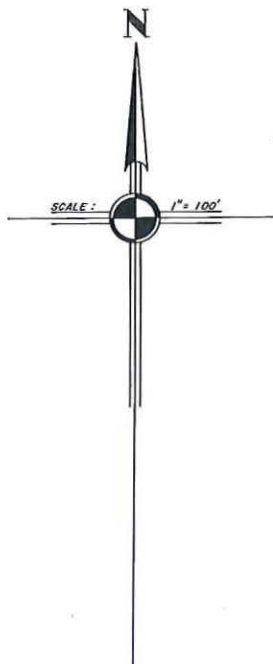
A SUBDIVISION OF 20.00 ACRES OF LAND IN THE  
ROBERT M<sup>C</sup>NUTT SURVEY, ABSTRACT N<sup>o</sup> 422, IN  
WILLIAMSON COUNTY, TEXAS.

HUTTO - 2.3 MILES

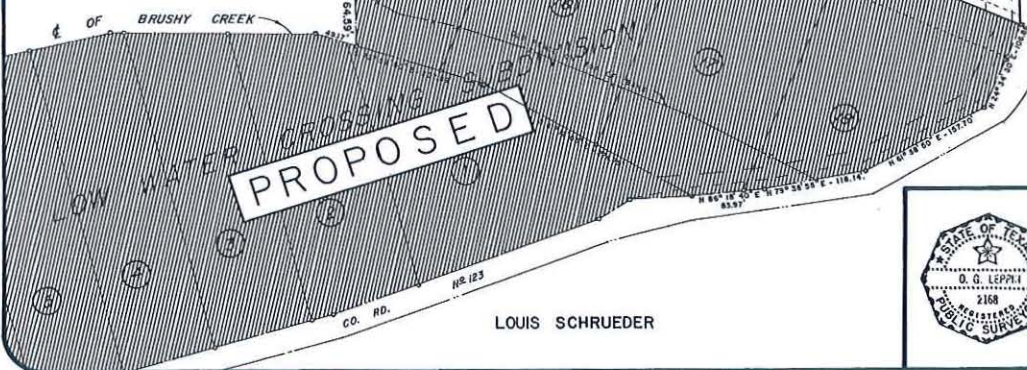
W.F.T. CORPORATION  
554 / 25

FILED FOR RECORD  
FEB 9 1981  
JAMES N. BOYDSTON  
Cert. County Clerk, Williamson Co., Tex.  
By: [Signature]

7187



MARGARET NADINE NELSON  
514 / 296



STATE OF TEXAS  
COUNTY OF WILLIAMSON, I KNOW ALL MEN BY THESE PRESENTS

I, O. G. LEPPIN, REGISTERED PUBLIC SURVEYOR  
NO. 2168, DO HEREBY CERTIFY THAT THIS SURVEY  
PLAT CORRECTLY REPRESENTS AN ACTUAL SURVEY  
OF THIS SUBDIVISION MADE ON THE GROUND; I  
FURTHER CERTIFY THAT ALL CORNERS HAVE BEEN  
MARKED WITH IRON PINS OR AS INDICATED HEREON.

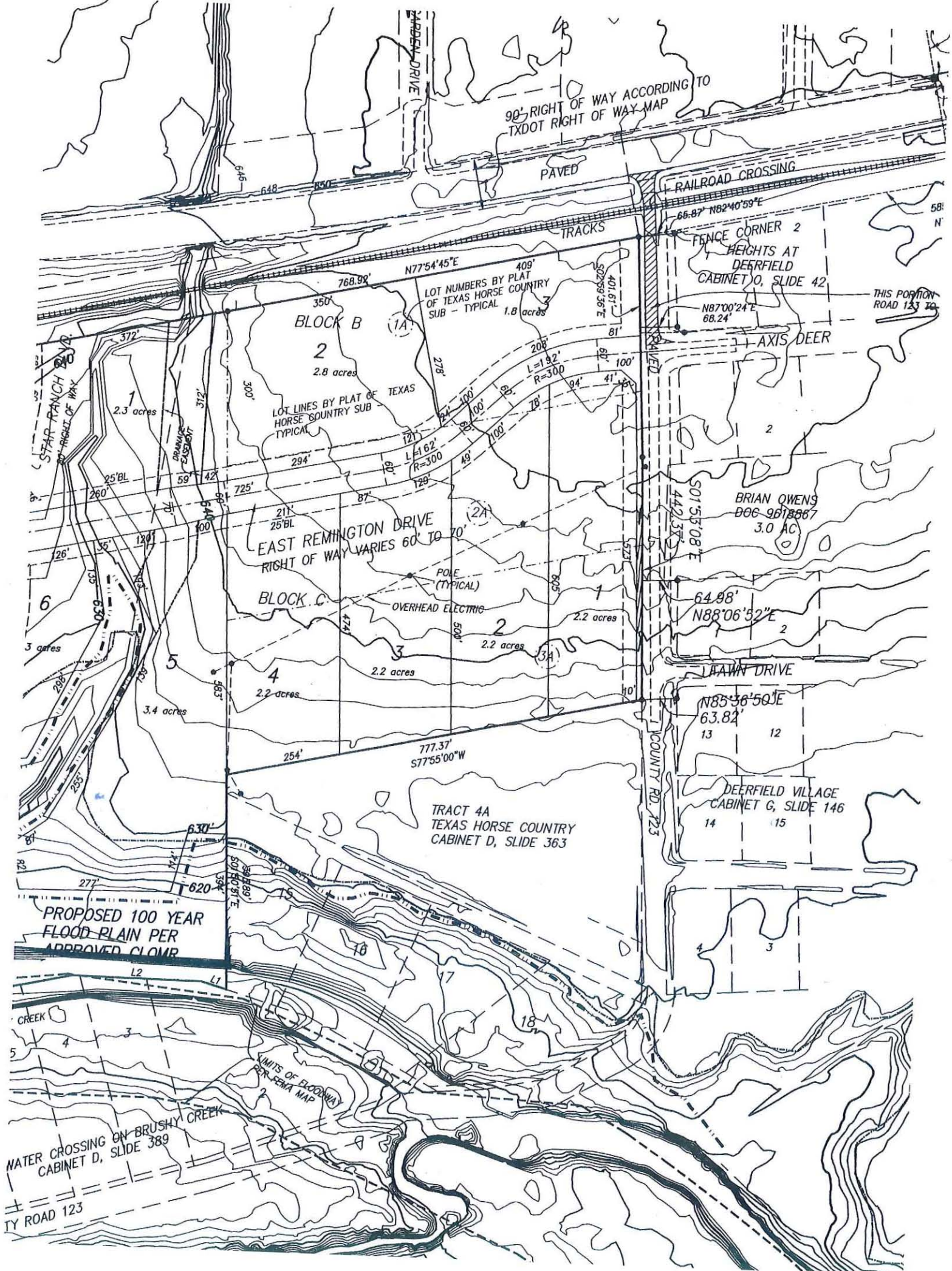
WITNESS MY HAND AND SEAL ON THIS 4TH DAY  
OF JUNE, 1980.



[Signature]  
O. G. LEPPIN,  
REGISTERED PUBLIC SURVEYOR  
NO. 2168

LOUIS SCHRUEDE





90' RIGHT OF WAY ACCORDING TO  
TXDOT RIGHT OF WAY MAP

PAVED

RAILROAD CROSSING

66.87° N82°40'59"E

FENCE CORNER 2  
HEIGHTS AT  
DEERFIELD  
CABINET O, SLIDE 42

THIS PORTION  
ROAD 123 TO

AXIS DEER

BRIAN OWENS  
DOB 9/18/87  
3.0 AC

64.98°  
N88°06'52"E

LAWN DRIVE

N85°36'50"E  
63.82°

DEERFIELD VILLAGE  
CABINET G, SLIDE 146

TRACT 4A  
TEXAS HORSE COUNTRY  
CABINET D, SLIDE 363

PROPOSED 100 YEAR  
FLOOD PLAIN PER  
APPROVED CLOMR

WATER CROSSING ON BRUSHY CREEK  
CABINET D, SLIDE 389

TY ROAD 123