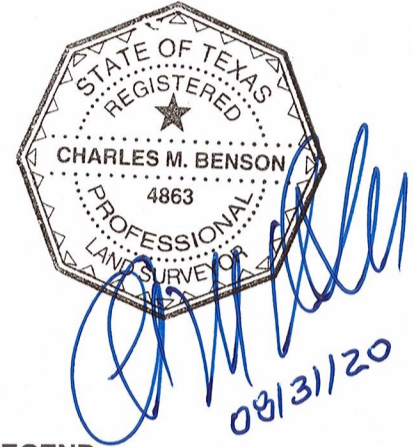
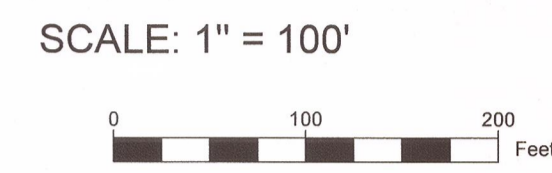


FINAL PLAT OF HUTTO 130 SUBDIVISION



- 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
 - 6' WIDE ALONG STATE HIGHWAY 130
 - 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

OWNER: CSW SR HUTTO, LLC
ADDRESS: 1703 W. 5TH STREET, SUITE #850
 AUSTIN, TEXAS 78703

SURVEYOR: 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 78641

ENGINEER: 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: 5.925 ACRES
 TOTAL SUBDIVISION SQUARE FOOTAGE: ± 258,117 Sq. Ft.
 TOTAL No. OF LOT(S): ONE (1)
 TOTAL No. OF BLOCK(S): ONE (1)
 TOTAL No. OF PARKLAND DEDICATIONS: ZERO (0)
 TOTAL No. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: ZERO (0)

SUBDIVISION LOT DETAILS:

LOT 1, BLOCK A (5.925 ACRES, ± 258,117 Sq. Ft.)

DATE OF PREPARATION: JULY 7, 2020

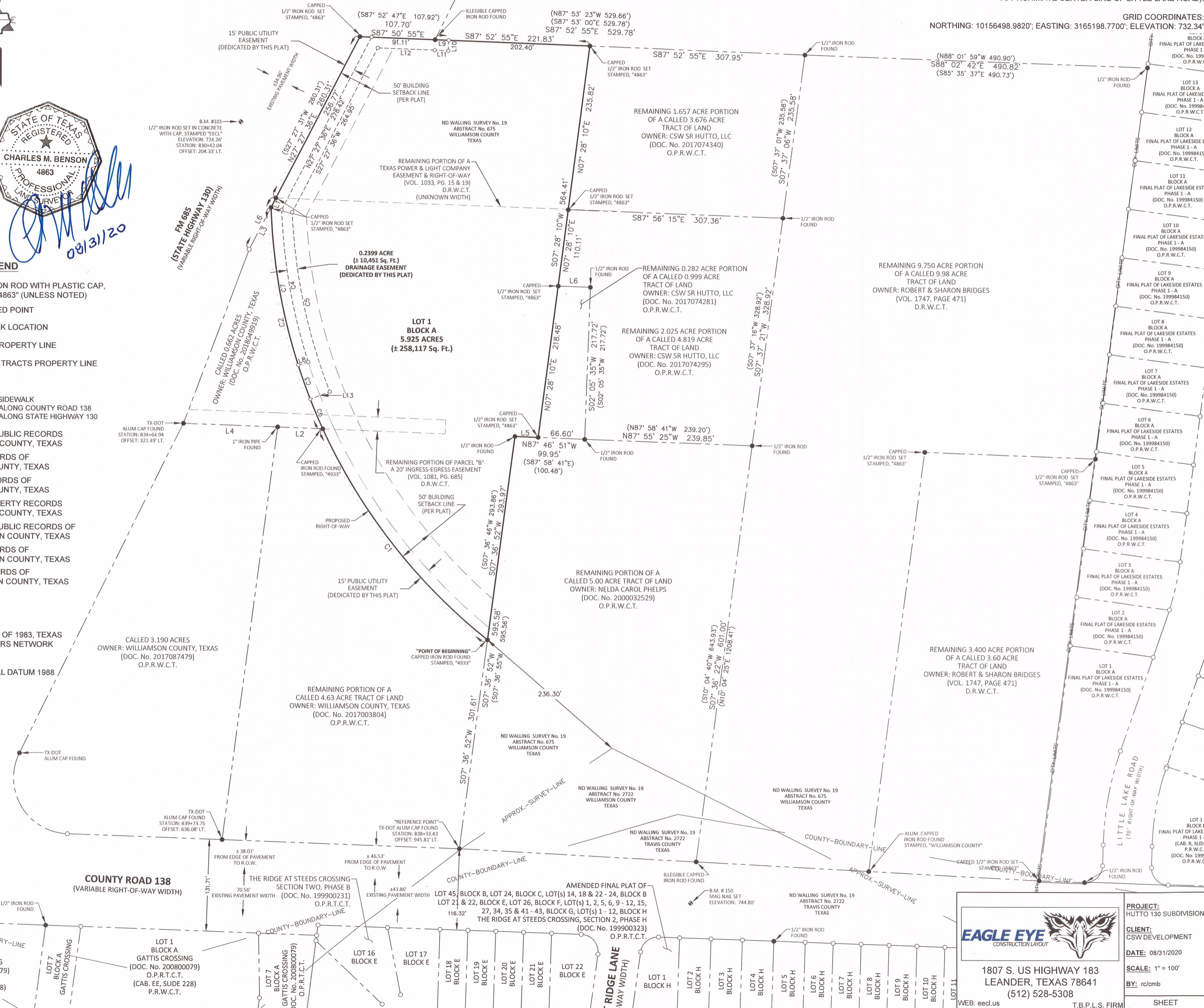
Line Table

Line #	Length	Direction
L1	14.96'	N27° 27' 36"E
(L1)	(14.96')	(N27° 27' 33"E)
L2	64.61'	N87° 49' 25"W
(L2)	(64.70')	(N87° 54' 30"W)
L3	67.81'	N27° 27' 36"E
(L3)	(67.81')	(N27° 27' 33"E)
L4	135.01'	N88° 01' 45"W
(L4)	(134.94')	(N87° 59' 56"W)
L5	33.35'	N87° 46' 51"W
L6	82.77'	N27° 27' 36"E
(L6)	(82.77')	(S27° 27' 31"W)
L7	46.13'	S87° 57' 49"E
(L7)	(200.09')	(N87° 57' 54"W)
L8	15.00'	N27° 11' 18"E
L9	19.44'	S87° 52' 55"E
L10	15.00'	S2° 07' 05"W
L11	19.44'	N87° 52' 55"W
L12	81.61'	N87° 50' 55"W
L13	30.00'	S68° 34' 08"W

- GENERAL NOTES:**
- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
 - VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
 - GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	386.40'	822.00'	26° 56' 01"	N38° 06' 10"W	382.86'
(C1)	(386.43')	(822.00')	(26° 56' 06")	(N38° 05' 15"W)	(382.88')
C2	327.20'	822.00'	22° 48' 23"	N13° 13' 19"W	325.04'
(C2)	(327.17')	(822.00')	(22° 48' 17")	(S13° 13' 33"E)	(325.04')
C3	51.93'	822.00'	3° 37' 10"	N19° 37' 17"W	51.92'
C4	221.36'	806.99'	15° 42' 58"	N9° 57' 13"W	220.66'
C5	263.33'	791.99'	19° 03' 03"	S11° 54' 21"E	262.12'
C6	45.82'	822.00'	3° 11' 39"	S23° 01' 45"E	45.82'
C7	229.44'	822.00'	15° 59' 34"	S9° 48' 55"E	228.70'



BENCHMARK NOTE

B.M. # 101
 CAPPED 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" SET IN CONCRETE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, LOCATED BETWEEN THE WESTERLY EDGE OF PAVEMENT OF THE NORTHBOUND ACCESS ROAD OF SAID HIGHWAY 130 AND THE EASTERLY EDGE OF PAVEMENT OF THE NORTHBOUND LANES OF SAID HIGHWAY 130, (± 95' NORTHWEST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 130 AND ± 210' SOUTHWEST OF THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT).

GRID COORDINATES:
 NORTHING: 10157631.0600'; EASTING: 3164061.3060'; ELEVATION: 724.26'

B.M. # 150
 MAG NAIL SET WITH ORANGE PLASTIC WASHER IN THE APPROXIMATE CENTER-LINE ASPHALT OF COUNTY ROAD 138, (± 50' SOUTH OF AND PARALLEL WITH THE SOUTHEASTERLY CORNER/EASTERLY PROPERTY LINE OF THE SUBJECT TRACT AND ± 131' WEST OF APPROXIMATE CENTER-LINE OF LITTLE LAKE ROAD).

GRID COORDINATES:
 NORTHING: 10156498.9820'; EASTING: 3165198.7700'; ELEVATION: 732.34'

EAGLE EYE CONSTRUCTION LAYOUT

PROJECT: HUTTO 130 SUBDIVISION
CLIENT: CSW DEVELOPMENT
DATE: 08/31/2020
SCALE: 1" = 100'
BY: rc/omb
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

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

SHEET 01 of 02