

OWNER LOT 1A: CSW SR HUTTO, LLC

ADDRESS: 1703 W. 5TH STREET, SUITE #850
AUSTIN, TEXAS 78703

OWNER LOT 2A: ARIF-SEKHON PROPERTIES, INC.

ADDRESS: 9010 GABLE GLEN LANE
HOUSTON, TEXAS 77095

OWNER LOT 3A: PS LPT PROPERTIES INVESTORS
C/O PUBLIC STORAGE
ADDRESS: 701 WESTERN AVENUE
GLENDALE, CALIFORNIA 91201

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: ± 258,121 Sq. Ft.
TOTAL No. OF LOT(s) : THREE (3)
TOTAL No. OF BLOCK(s): ONE (1)

SUBDIVISION LOT DETAILS:

LOT 1A, BLOCK A (2.080 ACRES, ± 90,598 Sq. Ft.), COMMERCIAL USE
LOT 2A, BLOCK A (1.500 ACRES, ± 65,345 Sq. Ft.), COMMERCIAL USE
LOT 3A, BLOCK A (2.345 ACRES, ± 102,178 Sq. Ft.), COMMERCIAL USE

DATE OF PREPARATION:

() = Record

Line Table		
Line #	Length	Direction
L1	15.00'	N27° 26' 28"E
(L1)	(14.96')	(N27° 27' 36"E)
L2	33.43'	N87° 31' 27"W
(L2)	(33.35')	(N87° 46' 51"W)
L3	34.75'	N27° 27' 36"E
L4	37.20'	S07° 27' 40"W
L5	46.09'	N07° 28' 23"E
L6	63.19'	N67° 10' 27"E
L7	66.52'	S87° 54' 36"E
(L7)	(66.59')	(N87° 58' 44"W)

() = Record

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	386.19'	822.00'	26° 55' 07"	N38° 06' 16"W	382.65'
(C1)	(386.40')	(822.00')	(26° 56' 01")	(N38° 06' 10"W)	(382.86')
C2	327.16'	822.00'	22° 48' 14"	N13° 13' 36"W	325.00'
(C2)	(327.20')	(822.00')	(22° 48' 23")	(N13° 13' 19"W)	(325.04')
C3	92.66'	822.00'	06° 27' 32"	N21° 23' 42"W	92.62'
C4	234.50'	822.00'	16° 20' 43"	N09° 59' 35"W	233.71'
C5	173.47'	500.00'	19° 52' 40"	N72° 19' 04"W	172.60'
C7	298.99'	822.00'	20° 50' 26"	S62° 00' 20"E	297.34'
(C7)	(299.06')	(822.00')	(20° 50' 43")	(S62° 00' 30"E)	(297.41')

BENCHMARK NOTE

B.M. # 101

CAPPED 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "EECL" 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 NORTHING: 10157631.0600'
GRID EASTING: 3164061.3060'
ELEVATION: 724.26'

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'

SCALE: 1" = 60'



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.

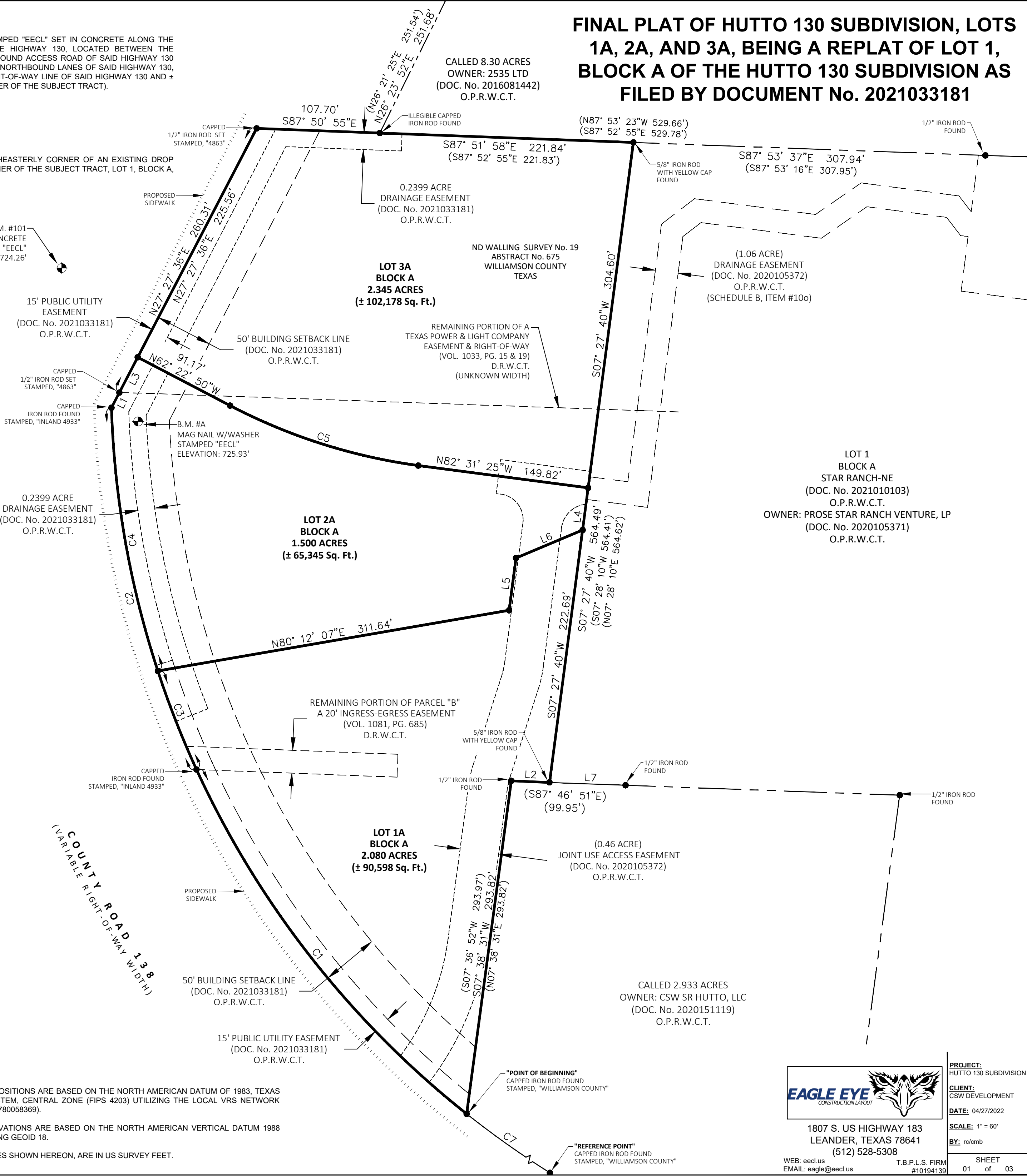
DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

COUNTY ROAD 138
(VARIABLE RIGHT-OF-WAY WIDTH)

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 18.
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.

FINAL PLAT OF HUTTO 130 SUBDIVISION, LOTS 1A, 2A, AND 3A, BEING A REPLAT OF LOT 1, BLOCK A OF THE HUTTO 130 SUBDIVISION AS FILED BY DOCUMENT No. 2021033181



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

WEB: eed.us
EMAIL: eagle@eed.us

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

PROJECT:
HUTTO 130 SUBDIVISION

CLIENT:
CSW DEVELOPMENT

DATE: 04/27/2022

SCALE: 1" = 60'

BY: rc/amb

SHEET
01 of 03

FINAL PLAT OF HUTTO 130 SUBDIVISION, LOTS 1A, 2A, AND 3A,
BEING A REPLAT OF LOT 1, BLOCK A OF THE HUTTO 130
SUBDIVISION AS FILED BY DOCUMENT No. 2021033181

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). A CERTIFICATION OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATION OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 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. (WCSR 8.6)
- 8). DRIVEWAY ACCESS FROM CR 138 TO THIS LOT IS SUBJECT TO THE TERMS, REQUIREMENTS AND OBLIGATIONS OF THE AGREEMENT EXECUTED APRIL 26, 2018 BETWEEN WILLIAMSON COUNTY AND CSW SR HUTTO, LLC.

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." 85 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 CAPACITY TO BE PROVIDED FOR 80% IMPERVIOUS COVER FOR THE HUTTO 130 SUBDIVISION BY OFF-SITE DETENTION AND STORMWATER IMPROVEMENTS WITH THE STAR RANCH - NE SUBDIVISION PER "SITE DEVELOPMENT PLANS FOR STAR RANCH MULTIFAMILY." SOME STORMWATER WILL BY-PASS THE DETENTION POND WHICH WILL OVERDETAIN FOR THIS BY-PASS DRAINAGE AREA.
- 3). DETENTION AND DRAINGE PLANS TO BE REVIEWED AT SITE DEVELOPMENT PERMITTING. EACH LOT GRADING SHOULD MATCH THE DRAINAGE AREA IN THE ORIGINAL APPROVED POND DESIGN PLANS REFERENCED IN NOTE 2 ABOVE. LOT 1 - DISCHARGE TO THE EXISTING STORMSEWER STUB IN THE PLANS REFERENCED ABOVE. LOT 2 - SPLIT DISCHARGE PER THE DESIGN PLANS LISTED ABOVE WITH SOME DISCHARGE TO THE POND AND SOME TO THE BYPASS. LOT 3 - DISCHARGE DIRECTLY NORTH BYPASSING THE DETENTION POND.

LEGAL DESCRIPTION:

A DESCRIPTION OF A 5.925 ACRE (APPROX. 258,121 Sq. Ft.) TRACT OF LAND SITUATED IN THE ND WALLING SURVEY No. 19, ABSTRACT No. 675, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF LOT 1, BLOCK A, HUTTO 130 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT No. 2021033181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING COMPOSED OF FOUR (4) INDIVIDUAL TRACT(S) OF LAND BEING MORE PARTICULARLY DESCRIBED AS A CALLED 3.676 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED AUGUST 10, 2017 AND APPEARING OF RECORD UNDER DOCUMENT No. 2017074340 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A CALLED 0.999 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED AUGUST 10, 2017 AND APPEARING OF RECORD UNDER DOCUMENT No. 2017074281 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THE REMAINING PORTION OF A CALLED 4.819 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED AUGUST 10, 2017 AND APPEARING OF RECORD UNDER DOCUMENT No. 2017074295 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 1.057 ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN EXCHANGE DEED, CONVEYED TO CSW SR HUTTO, LLC., DATED APRIL 27, 2018 AND APPEARING OF RECORD UNDER DOCUMENT No. 2018049918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.925 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING a found iron rod with plastic cap, stamped "Williamson County", for the southerly most corner of the hereon, described 5.925 Acre tract of land, same being the southerly most corner of the aforementioned Lot 1, Block A, same being the southwesterly most corner of a called 2.933 Acre tract of land being described in that certain Special Warranty Deed, conveyed to CSW SR Hutto, LLC., dated November 30, 2020 and appearing of record under Document No. 2020151119 of the Official Public Records of Williamson County, Texas, same being a point along the curving northerly most right-of-way line of County Road 138, having a variable right-of-way width, and from which a found iron rod with plastic cap, stamped "Williamson County", bears southeast along the common dividing line of said 2.933 Acre tract of land and County Road 138 with a curve to the left, 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 South 62° 00' 20" East, a Distance of 297.34 feet for a point of angle along said common dividing line; **THENCE** continuing along the common dividing line of the aforementioned Lot 1, Block A, and the aforesaid County Road 138, traversing along the perimeter of the hereon, described 5.925 Acre tract of land with the following Two (2) courses and distances:

- 1). With a curve to the right, having an **Arc Length of 386.19 feet, a Radius of 822.00 feet, a Delta Angle of 26° 55' 07"** and a **Chord** which bears **North 38° 06' 16" West, a Distance of 382.65 feet** to a found iron rod with plastic cap, stamped "Inland 4993" for a point of compound curve along the southwesterly property line of the hereon, described 5.925 Acre tract of land;
- 2). With a curve to the right, having an **Arc Length of 327.16 feet, a Radius of 822.00 feet, a Delta Angle of 22° 48' 14"**, and a **Chord** which bears **North 13° 13' 36" West, a Distance of 325.00 feet** to a found iron rod with plastic cap, stamped "Inland 4993" for the westerly most corner of the hereon, described 5.925 Acre tract of land and said Lot 1, Block A, same being the northerly most common intersecting right-of-way corner of said County Road 138 and State Highway 130 (A.K.A. FM 685), having a variable right-of-way width;

THENCE North 27° 26' 28" East, along the common dividing line of the aforementioned Lot 1, Block A, and the aforesaid State Highway 130, traversing along the perimeter of the hereon, described 5.925 Acre tract of land with the following Three (3) courses and distances:

- 1). **North 27° 26' 28" East**, a distance of **15.00 feet** to a previously set ½-inch iron rod with plastic cap, stamped "4963";
- 2). **North 27° 27' 36" East**, a distance of **260.31 feet** to a previously set ½-inch iron rod with plastic cap, stamped "4963" for the northwesterly most corner of the hereon, described 5.925 Acre tract of land, same being the northwesterly corner of said Lot 1, Block A, same being an ell-corner along the southeasterly right-of-way line of said State Highway 130;
- 3). **South 87° 50' 55" East**, a distance of **107.70 feet** to a found iron rod with illegible plastic cap for a point of angle along the northerly most property line of the hereon, described 5.925 Acre tract of land, same being the southwesterly corner of that certain called 8.30 Acre tract of land being described in a Special Warranty Deed, conveyed to 2535 Ltd, dated August 26, 2016 and appearing of record under Document No. 2016081442 of the Official Public Records of Williamson County, Texas;

THENCE South 87° 51' 58" East, along the common dividing line of the aforementioned Lot 1, Block A, and the aforesaid 8.30 Acre tract of land, a distance of **221.84 feet** to a found 5/8" iron rod with yellow plastic cap, for the northeasterly corner of the hereon, described 5.925 Acre tract of land, same being the northerly most common dividing lot corner of said Lot 1, Block A, Hutto 130 Subdivision 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;

THENCE South 07° 27' 40" West, along the common dividing lot line of the aforementioned Lot 1, Block A, Hutto 130 Subdivision and the aforesaid Lot 1, Block A, Star Ranch-NE, a distance of **564.49 feet** to a found 5/8" iron rod with yellow plastic cap, for an ell-corner along the southeasterly property line of the hereon, described 5.925 Acre tract of land and said Lot 1, Block A, Hutto 130 Subdivision, same being the southwesterly lot corner of said Lot 1, Block A, Star Ranch-NE, same being a point along the northerly property line of the aforesaid 2.933 Acre tract of land;

THENCE continuing along the common dividing line of the aforementioned Lot 1, Block A, Hutto 130 Subdivision, and the aforesaid 2.933 Acre tract of land, traversing along the perimeter of the hereon, described 5.925 Acre tract of land with the following Two (2) courses and distances:

- 1). **North 87° 31' 27" West**, a distance of **33.43 feet** to a found ½-inch iron rod for an ell-corner along the southeasterly property line of the hereon, described 5.925 Acre tract of land and said Lot 1, Block A, same being the northwesterly most corner of said 2.933 Acre tract of land;
- 2). **South 07° 38' 31" West**, a distance of **293.82 feet** to the **POINT OF BEGINNING**, containing the hereon, described 5.925 Acre (Approx. 258,121 Sq. Ft.) tract of land, more or less.



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

WEB: eecd.us
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T.B.P.L.S. FIRM
#10194139

PROJECT:
HUTTO 130 SUBDIVISION

CLIENT:
CSW DEVELOPMENT

DATE: 04/27/2022

SCALE: NTS

BY: rc/cmb

SHEET
02 of 03

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT CSW SR HUTTO, LLC., BEING THE OWNER OF 2.080 ACRES OF LAND OUT OF THE ND WALLING SURVEY No. 19, ABSTRACT No. 675, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED BY DEED(s) RECORDED UNDER DOCUMENT No.(s) **2017074340, 2017074281, 2017074295** AND **2018049918** OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON, DO HEREBY RESUBDIVIDE 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:

REPLAT OF HUTTO 130 SUBDIVISION, LOT 1, BLOCK A

TO CERTIFY WHICH, WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

CSW SR HUTTO, LLC
KEVIN HUNTER -MANAGER

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN HUNTER, 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 _____ DAY OF _____, 2022.

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT ARIF-SEKHON PROPERTIES, INC., BEING THE OWNER OF 1.500 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. **2022027166** OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON, DO HEREBY RESUBDIVIDE 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:

REPLAT OF HUTTO 130 SUBDIVISION, LOT 1, BLOCK A

TO CERTIFY WHICH, WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

ARIF-SEKHON PROPERTIES, INC.,
MOHAMMAD ABAR ARIF, PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD ABAR ARIF, 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 _____ DAY OF _____, 2022.

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, ONE WORLD BANK, LIEN HOLDER OF THE CERTAIN 1.500 ACRE TRACT OF LAND SHOWN HEREON, AND DESCRIBED IN A DEED RECORDED UNDER DOCUMENT No. 2022027166 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TOT HE RESUBDIVISION OF SAID TRACT AS SHOWN HEREON, DO FURTHER HEREBY RESUBDIVIDE 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:

REPLAT OF HUTTO 130 SUBDIVISION, LOT 1, BLOCK A

TO CERTIFY WHICH, WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

ONE WORLD BANK

2449 WALNUT HILL LANE
DALLAS, TEXAS 75229

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____, 2022.

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT PS LPT PROPERTIES INVESTORS, BEING THE OWNER OF 2.346 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. **2022016469** OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON, DO HEREBY RESUBDIVIDE 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:

REPLAT OF HUTTO 130 SUBDIVISION, LOT 1, BLOCK A

TO CERTIFY WHICH, WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

PS LPT PROPERTIES INVESTORS
SHARON LINDER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHARON LINDER, 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 _____ DAY OF _____, 2022.

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES: _____

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.

DATE: _____
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.

DATE: _____
JEFFERY B. SHINDLER, P.E.
TEXAS REGISTRATION No. 91160
TDI ENGINEERING, LLC

FINAL PLAT OF HUTTO 130 SUBDIVISION, LOTS 1A, 2A, AND 3A,
BEING A REPLAT OF LOT 1, BLOCK A OF THE HUTTO 130
SUBDIVISION AS FILED BY DOCUMENT No. 2021033181

CITY CERTIFICATION

APPROVED THIS THE _____ DAY OF _____, 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.

JEREMY FRAZZELL, -PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, -CITY SECRETARY

WILLIAMSON COUNTY ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2022.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

DATE _____
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.

BY: _____
NANCY RISTER
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS
CONNIE PHELPS, DEPUTY



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

WEB: eecd.us T.B.P.L.S. FIRM #10194139
EMAIL: eagle@eecd.us

PROJECT:
HUTTO 130 SUBDIVISION

CLIENT:
CSW DEVELOPMENT

DATE: 04/27/2022

SCALE: NTS

BY: rcl/cmb

SHEET
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