

PLAT MAP RECORDING SHEET

DEDICATOR(s):

MERITAGE HOMES OF TEXAS LLC

SUBDIVISION NAME: VISTA POINTE PHASE ONE

PROPERTY IS DESCRIBED AS: 51.223 ACRES BARNEY C LOW SURVEY
ABSTRACT 385

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017112731

PLAT Fee: \$541.00
12/08/2017 09:48 AM CPHELPS

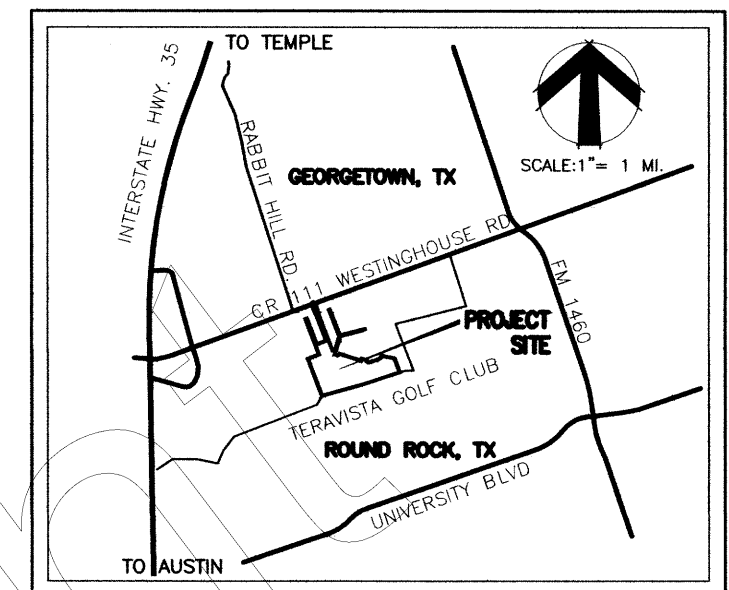


Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

FINAL PLAT

VISTA POINTE SUBDIVISION PHASE ONE

51.223 ACRES
LOCATED IN THE BARNEY C LOW SURVEY A-385
WILLIAMSON COUNTY, TEXAS



LEGEND

- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SIDEWALKS
- ===== MATCH LINE

BENCH MARK

BM#1: MAG NAIL SET IN BACK OF CURB ON THE SOUTH SIDE OF CR 111 (WESTINGHOUSE ROAD) AT NOSE OF ISLAND ENTRANCE TO ANDERSON TRACT ± 360 FT. NORTHEAST OF THE NORTHWEST CORNER OF SAID TRACT;
ELEVATION = 880.64, DATUM NAVD88.

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- SHEET 2 - DIMENSION CONTROL PLAN
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- SHEET 5 - CURVE AND LINE DATA TABLES
- SHEET 6 - GENERAL NOTES, BOUNDARY DESCRIPTION, OWNER AND SITE INFORMATION
- SHEET 7 - DEDICATION & SIGNATURES

TOM GROLL
ENGINEERING

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LAND SURVEYORS - GEOMATIC SPECIALISTS

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FIRM REGISTRATION NO. 10173100

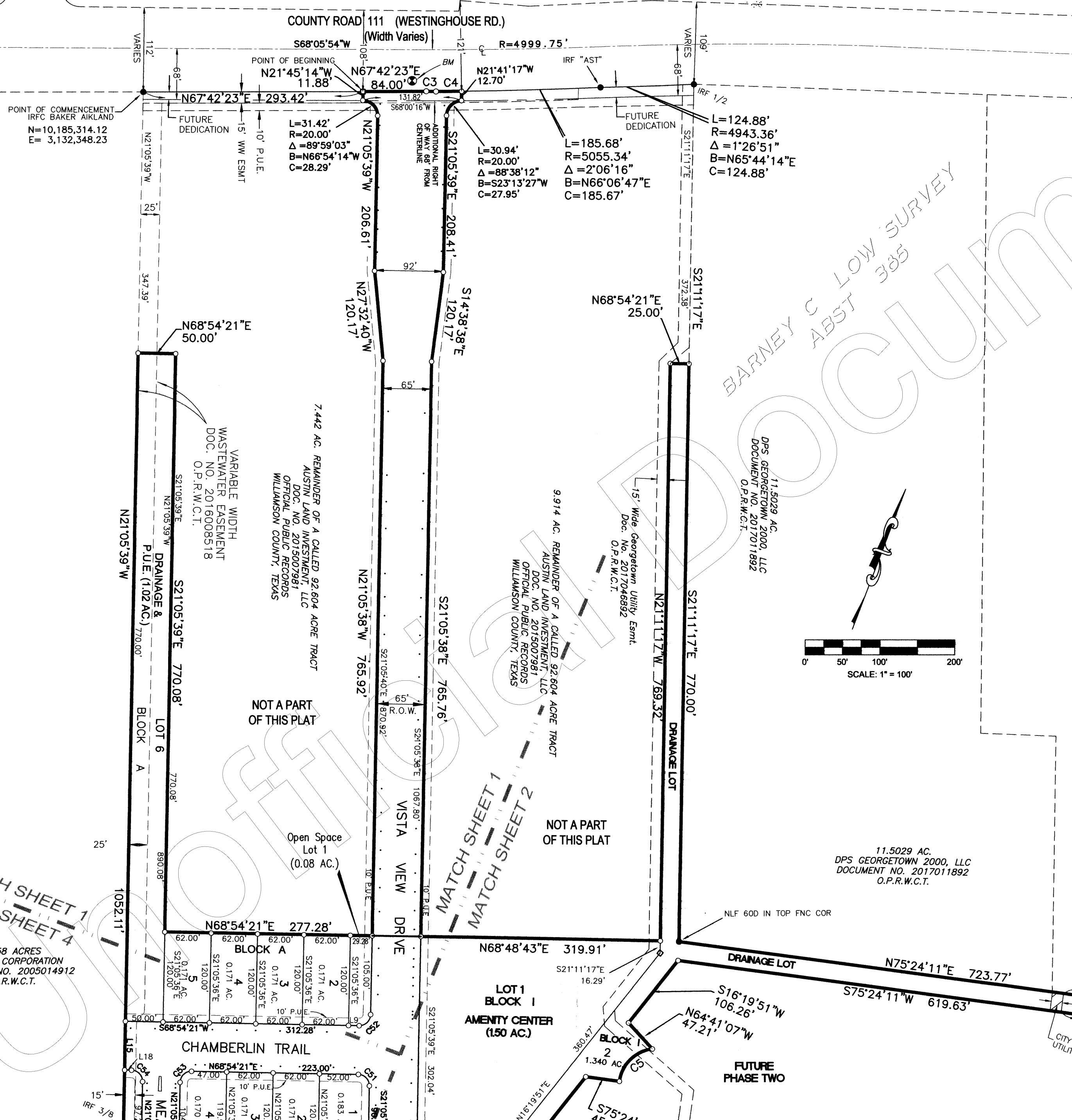


Date: JUNE 2017

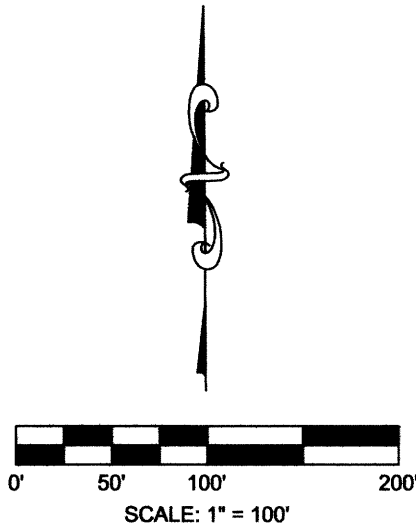
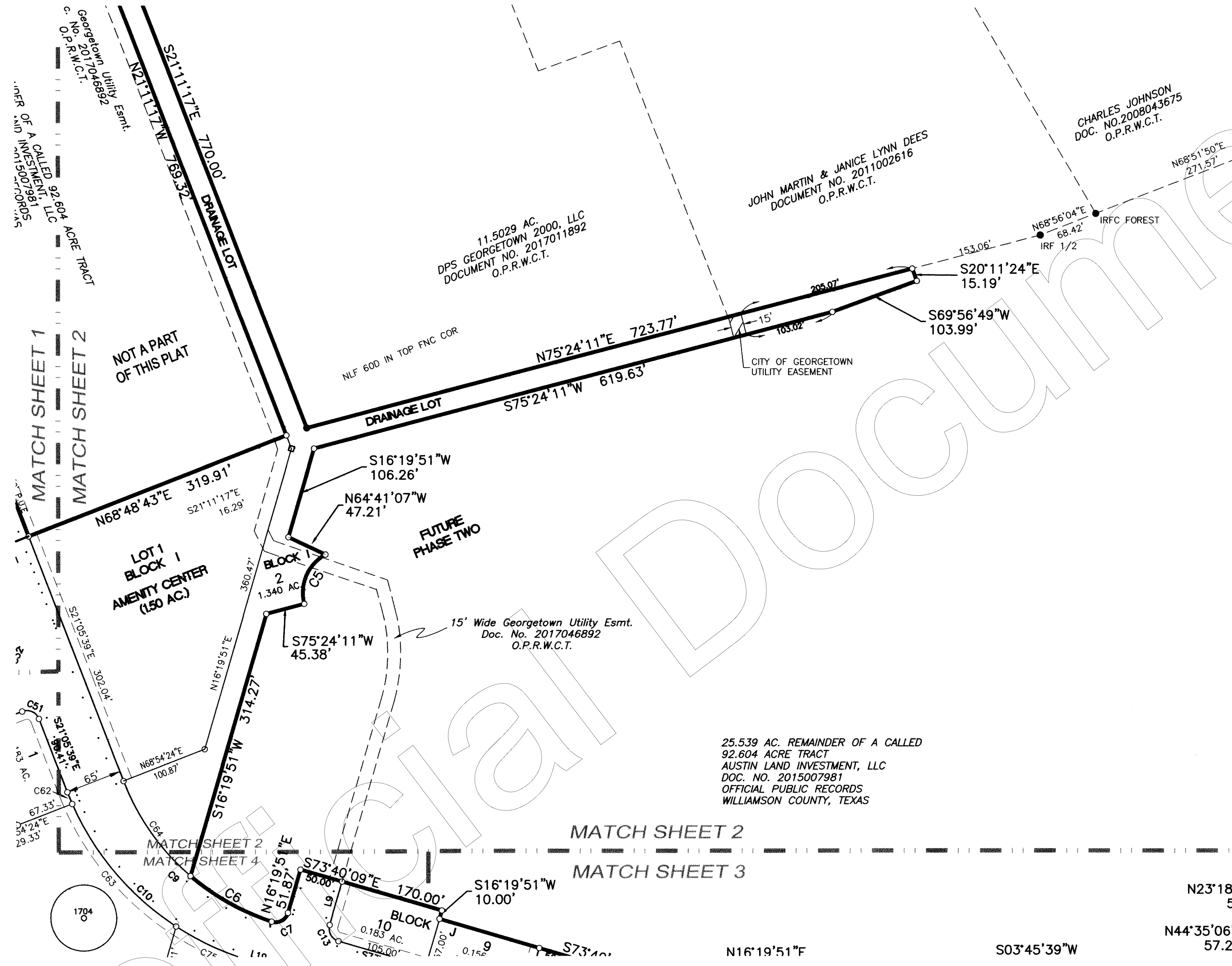
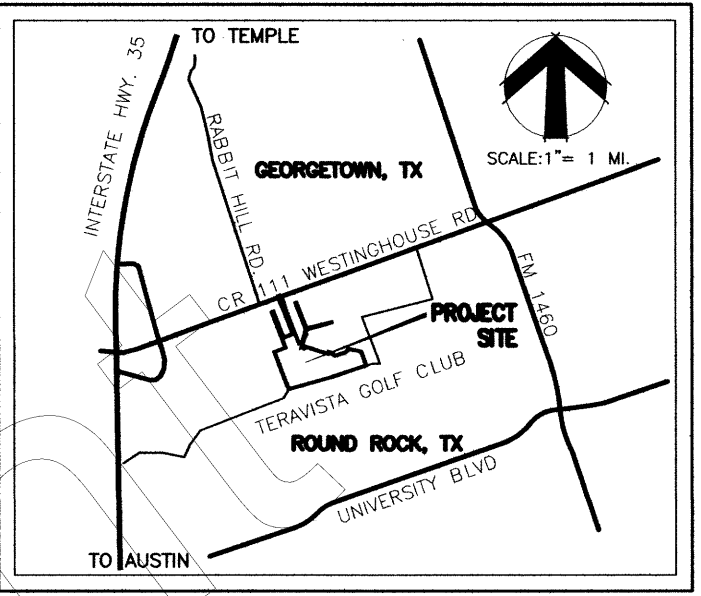
Sheet No. 1 OF 7

FP-2017-009

PARK CENTER
BOULEVARD



FINAL PLAT
VISTA POINTE SUBDIVISION PHASE ONE
51.223 ACRES
LOCATED IN THE BARNEY C LOW SURVEY A-385
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BENCH MARK
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LEGEND

□	CONCRETE MONUMENT SET
■	CONCRETE MONUMENT FOUND
●	IRON ROD FOUND (AS NOTED)
○	IRON ROD WITH CAP STAMPED "AST" SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
---	SIDEWALKS
---	MATCH LINE



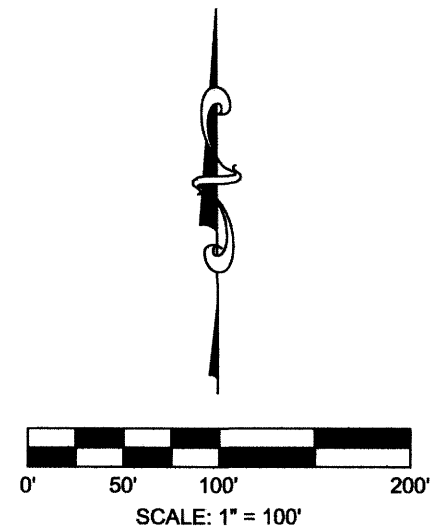
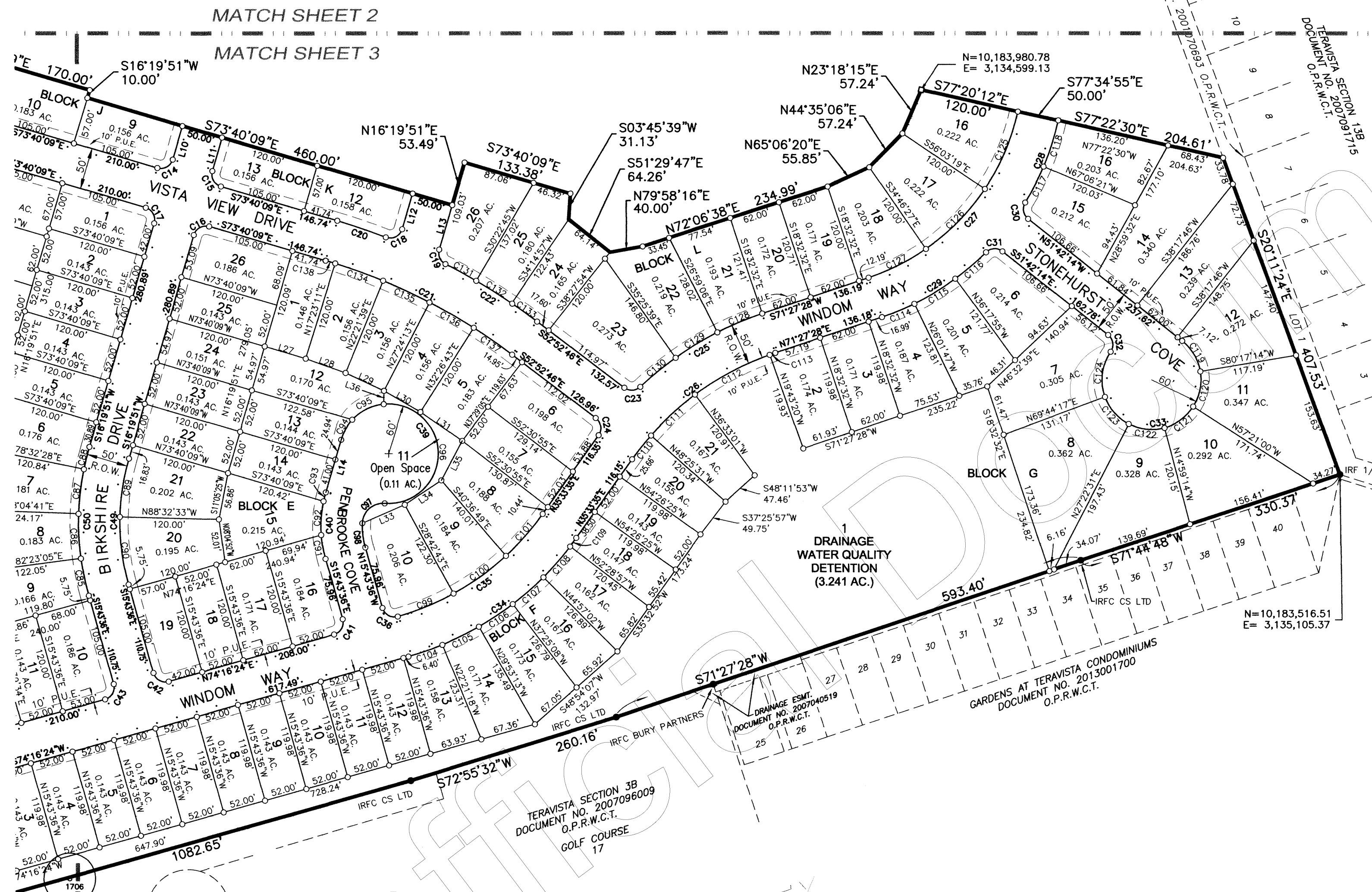
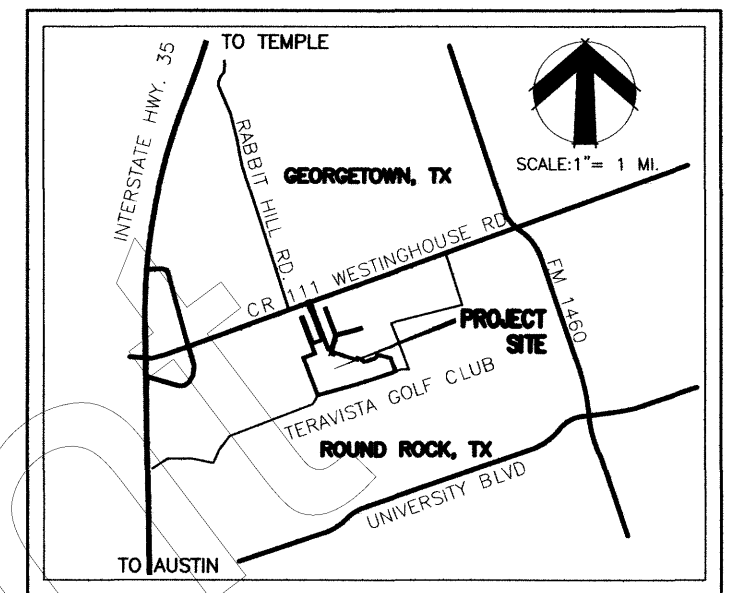
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IRREF LIST
No. 1706
SIZE TYPE
31" LIVE OAK
STEM SIZES
24 14

TOM GROLL
ENGINEERING

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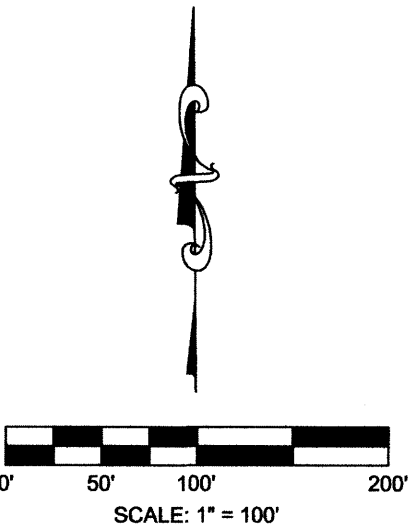
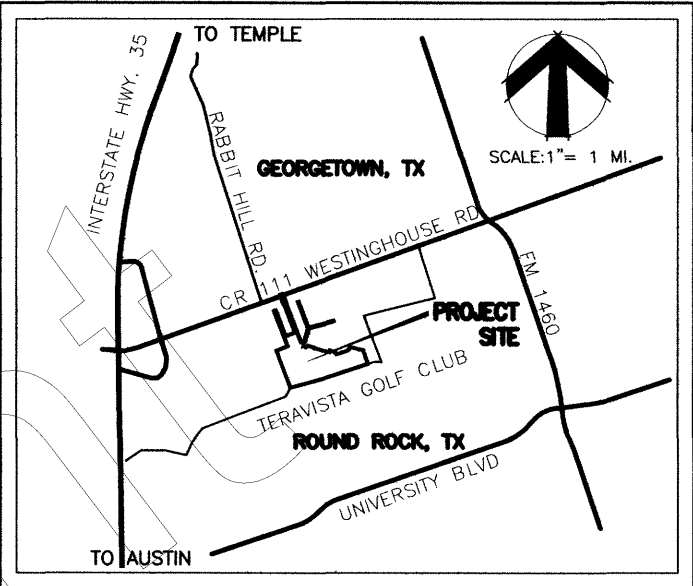
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Date: JUNE 2017

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FP-2017-009

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Date: JUNE 2017

REMAINDER OF 110.849 ACRES
TOOLMAN CORPORATION
DOCUMENT NO. 2005014912
O.P.R.W.C.T.

MATCH SHEET 1
MATCH SHEET 4

11.058 ACRES
TOOLMAN CORPORATION
DOCUMENT NO. 2005014912
O.P.R.W.C.T.

N=10,183,886.74
E= 3,132,536.95

BARNEY C LOW SURVEY
ABST 385

TREE LIST

No.	SIZE	TYPE	STEM SIZES
1704	38"	OAK	18 15 15 10
1705	35"	LIVE OAK	18 14 12 9
1707	28"	LIVE OAK	12 10 9 8
1708	31"	LIVE OAK	17 15 14
1709	32"	LIVE OAK	15 10 10 8 6 (REMOVAL OF HERITAGE TREE)
1710	27"	LIVE OAK	14 11 8 7
1296	27"	LIVE OAK	15 15 10
1197	56"	LIVE OAK	15 12 11 11 10 10 3

HORIZONTAL DISTANCE
CALCULATED 94.184 ACRES
WESTINGHOUSE 201610055989
DOCUMENT O.P.R.W.C.T.

N=10,182,854.51
E= 3,132,938.20

13
DRAINAGE
WATER QUALITY
DETENTION
(4.71 AC.)

18
PUBLIC PARKLAND
DEDICATED TO THE
CITY OF
GEORGETOWN
(5.00 AC.)
DOC. 2017109959

17
(0.95 AC.)
P.U.E.
D.E.

BLOCK C
CITY OF GEORGETOWN
UTILITY EASEMENT

TERAVISTA SECTION 3B
DOCUMENT NO. 2007096009
O.P.R.W.C.T.
OPEN SPACE
18

MATCH SHEET 4
MATCH SHEET 3

FINAL PLAT
VISTA POINTE SUBDIVISION PHASE ONE
51.223 ACRES
LOCATED IN THE BARNEY C LOW SURVEY A-385
WILLIAMSON COUNTY, TEXAS

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.00'	275.29'	22°28'38"	S60°35'25"E	107.31'
C2	24.04'	15.00'	91°49'36"	N62°14'39"E	21.55'
C3	13.66'	5055.34'	0°09'17"	N68°00'40"E	13.66'
C4	34.18'	5055.34'	0°23'15"	N67°21'32"E	34.18'
C5	66.49'	50.00'	76°11'35"	N23°29'58"E	61.70'
C6	108.00'	275.29'	22°28'38"	S60°35'25"E	107.31'
C7	24.04'	15.00'	91°49'36"	N62°14'39"E	21.55'
C8	3.12'	275.00'	0°38'58"	S21°25'08"E	3.12'
C9	243.57'	275.00'	50°44'54"	S46°28'06"E	235.69'
C10	298.22'	325.00'	52°34'30"	S47°22'54"E	287.87'
C11	23.56'	15.00'	90°00'00"	S28°40'09"E	21.21'
C12	23.56'	15.00'	90°00'00"	N61°19'51"E	21.21'
C13	23.56'	15.00'	90°00'00"	S28°40'09"E	21.21'
C14	23.56'	15.00'	90°00'00"	N61°19'51"E	21.21'
C15	23.56'	15.00'	90°00'00"	S28°40'09"E	21.21'
C16	23.56'	15.00'	90°00'00"	N61°19'51"E	21.21'
C17	23.56'	15.00'	90°00'00"	S28°40'09"E	21.21'
C18	24.80'	15.00'	94°44'36"	N63°42'09"E	22.07'
C19	20.74'	15.00'	79°12'24"	S23°16'21"E	19.12'
C20	62.09'	750.00'	4°44'36"	S71°17'51"E	62.07'
C21	254.00'	700.00'	20°47'23"	S63°16'27"E	252.60'
C22	130.86'	750.00'	9°59'48"	S57°52'40"E	130.69'
C23	21.06'	15.00'	80°26'41"	N86°53'54"E	19.37'
C24	23.15'	15.00'	88°26'20"	S08°39'36"E	20.92'
C25	173.01'	400.00'	24°46'54"	N59°04'01"E	171.66'
C26	219.29'	350.00'	35°53'53"	N53°30'31"E	215.72'
C27	282.17'	275.00'	58°47'26"	N42°03'31"E	269.96'
C28	107.27'	325.00'	18°54'42"	S22°04'53"W	106.79'
C29	149.80'	325.00'	26°24'29"	S58°15'13"W	148.47'
C30	21.80'	15.02'	83°07'20"	S10°06'29"E	19.93'
C31	21.80'	15.02'	83°09'34"	S86°41'33"W	19.93'
C32	22.56'	15.00'	86°10'39"	S08°36'54"E	20.49'
C33	278.74'	60.00'	266°10'39"	N81°23'06"E	87.64'
C34	253.38'	375.00'	38°42'50"	S54°55'00"W	248.59'
C35	219.07'	325.00'	38°37'13"	S54°52'11"W	214.94'
C36	23.59'	15.00'	90°05'37"	N60°46'24"W	21.23'
C37	53.15'	95.00'	32°03'26"	N00°18'07"E	52.46'
C39	270.54'	60.00'	258°20'35"	S34°29'52"E	93.03'
C40	81.13'	145.00'	32°03'26"	S00°18'07"W	80.07'
C41	23.56'	15.00'	90°00'00"	S29°16'24"W	21.21'
C42	23.56'	15.00'	90°00'00"	N60°43'36"W	21.21'
C43	23.56'	15.00'	90°00'00"	S29°16'24"W	21.21'
C44	120.59'	50.00'	138°11'23"	N36°37'54"W	93.42'
C45	23.56'	15.00'	90°00'00"	N60°43'36"W	21.21'
C46	21.03'	25.00'	48°11'23"	N08°22'06"E	20.41'
C47	276.96'	495.00'	32°03'26"	N00°18'08"E	273.36'
C48	248.98'	445.00'	32°03'26"	N00°18'08"E	245.75'
C49	153.86'	275.00'	32°03'26"	N00°18'08"E	151.86'
C50	181.84'	325.00'	32°03'26"	N00°18'08"E	179.48'
C51	23.56'	15.00'	90°00'00"	N66°05'39"W	21.21'
C52	23.56'	15.00'	90°00'00"	S23°54'21"W	21.21'
C53	23.56'	15.00'	89°59'57"	S23°54'23"W	21.21'
C54	23.56'	15.00'	90°00'03"	S66°05'37"E	21.21'
C55	20.87'	25.00'	47°49'37"	S45°22'07"E	20.27'
C56	162.65'	50.00'	186°22'48"	N23°54'23"E	99.85'
C57	21.02'	25.00'	48°10'05"	N86°59'15"W	20.40'
C58	23.56'	15.00'	89°59'35"	S23°54'36"W	21.21'
C61	23.56'	15.00'	90°00'00"	N23°54'24"E	21.21'
C62	14.60'	325.00'	2°34'24"	S22°22'51"E	14.60'
C63	187.84'	325.00'	33°06'55"	S40°13'30"E	185.24'
C64	135.58'	275.00'	28°14'50"	S35°13'04"E	134.21'
C65	37.70'	49.78'	43°23'27"	S47°38'27"E	36.80'
C66	87.95'	50.00'	100°46'54"	S24°18'27"W	77.04'
C67	37.00'	50.00'	42°23'52"	N84°06'09"W	36.16'

CURVE DATA TABLE

C75	95.79'	325.00'	16°53'12"	S65°13'33"E	95.44'
C76	59.52'	495.00'	6°53'22"	S07°41'25"W	59.48'
C77	59.52'	495.00'	6°53'22"	S00°48'03"W	59.48'
C78	59.52'	495.00'	6°53'22"	S06°05'19"E	59.48'
C79	53.51'	495.00'	6°11'36"	S12°37'48"E	53.48'
C80	9.92'	50.00'	11°22'06"	S26°46'44"W	9.90'
C81	60.34'	445.00'	7°46'09"	S12°26'46"W	60.30'
C82	79.76'	445.00'	10°16'08"	S03°25'37"W	79.65'
C83	79.76'	445.00'	10°16'08"	S06°50'31"E	79.65'
C84	29.13'	445.00'	3°45'00"	N13°51'05"W	29.12'
C85	46.01'	325.00'	8°06'41"	N11°40'15"W	45.97'
C86	54.10'	325.00'	9°32'14"	N02°50'48"W	54.04'
C87	54.10'	325.00'	9°32'14"	N06°41'25"E	54.04'
C88	27.63'	325.00'	4°52'19"	N13°53'42"E	27.63'
C89	71.39'	275.00'	14°52'24"	S08°53'39"W	71.19'
C90	82.48'	275.00'	17°11'03"	S07°08'04"E	82.17'
C91	29.24'	145.00'	11°33'16"	N09°56'58"W	29.19'
C92	40.88'	145.00'	16°09'07"	N03°54'14"E	40.74'
C93	11.01'	145.00'	4°21'03"	N14°09'19"E	11.01'
C94	28.08'	60.00'	26°48'46"	N29°44'14"E	27.82'
C95	43.33'	60.00'	41°22'44"	N63°49'59"E	42.40'
C96	199.13'	60.00'	190°09'05"	S00°24'07"E	119.53'
C97	40.33'	25.00'	92°25'23"	S48°27'44"W	36.10'
C98	29.52'	95.00'	17°48'05"	N06°49'33"W	29.40'
C99	73.13'	325.00'	12°53'30"	N67°44'03"E	72.97'
C100	78.43'	325.00'	13°49'34"	N54°22'30"E	78.24'
C101	67.51'	325.00'	11°54'09"	N41°30'39"E	67.39'
C102	8.95'	50.00'	10°15'10"	S79°23'59"W	8.94'
C103	101.73'	50.00'	116°34'07"	N37°11'22"W	85.07'
C104	43.38'	375.00'	6°37'43"	N70°57'33"E	43.36'
C105	49.30'	375.00'	7°31'55"	N63°52'44"E	49.26'
C106	49.30'	375.00'	7°31'55"	N56°20'50"E	49.26'
C107	49.30'	375.00'	7°31'55"	N48°48'55"E	49.26'
C108	49.30'	375.00'	7°31'55"	N41°17'00"E	49.26'
C109	12.81'	375.00'	1°57'28"	N36°32'19"E	12.81'
C110	36.74'	350.00'	6°00'55"	N38°34'02"E	36.73'
C111	72.54'	350.00'	11°52'29"	N47°30'44"E	72.41'
C112	102.79'	347.09'	16°58'03"	N61°54'16"E	102.41'
C113	7.21'	78.04'	5°17'47"	S70°16'40"W	7.21'
C114	42.52'	325.98'	7°28'27"	N67°42'45"E	42.49'
C115	58.24'	326.07'	10°14'02"	N58°49'50"E	58.16'
C116	49.03'	325.79'	8°37'23"	N49°21'53"E	48.99'
C117	49.04'	327.47'	8°34'47"	N27°13'53"E	48.99'
C118	58.24'	326.54'	10°13'07"	N17°44'43"E	58.16'
C119	43.97'	60.00'	41°59'28"	S30°42'30"E	43.00'
C120	44.36'	60.00'	42°21'46"	S11°28'07"W	43.36'
C121	44.36'	60.00'	42°21'46"	S53°49'53"W	43.36'
C122	44.36'	60.00'	42°21'46"	N83°48'22"W	43.36'
C123	44.36'	60.00'	42°21'46"	N41°26'36"W	43.36'
C124	57.32'	60.00'	54°44'08"	N07°06'21"E	55.16'
C125	102.14'	275.00'	21°16'52"	S23°18'14"W	101.56'
C126	102.14'	275.00'	21°16'52"	S44°35'07"W	101.56'
C127	77.89'	275.00'	16°13'41"	S63°20'24"W	77.63'
C128	58.94'	400.00'	8°26'34"	S67°14'11"W	58.89'
C129	58.94'	400.00'	8°26'34"	S58°47'37"W	58.89'
C130	55.13'	400.00'	7°53'47"	S50°37'27"W	55.08'
C131	42.61'	750.00'	3°15'19"	S61°14'54"E	42.60'
C132	50.66'	750.00'	3°52'12"	S57°41'09"E	50.65'
C133	37.59'	750.00'	2°52'17"	S54°18'54"E	37.58'
C134	61.69'	700.00'	5°02'59"	S70°08'53"E	61.67'
C135	61.69'	700.00'	5°02'59"	S65°05'54"E	61.67'
C136	61.69'	700.00'	5°02'59"	S60°02'55"E	61.67'
C137	56.74'	700.00'	4°38'39"	S55°12'05"E	56.72'
C138	12.17'	700.00'	0°59'46"	S73°10'16"E	12.17'
C139	44.89'	495.00'	05°11'45"	N13°43'58"E	44.87'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N16°19'51"E	51.87'
L2	S16°19'51"W	10.00'
L3	S03°45'39"W	31.13'
L4	S51°29'47"E	64.26'
L5	N79°58'16"E	40.00'
L6	N72°06'38"E	234.99'
L7	N44°35'06"E	57.24'
L8	N23°18'15"E	57.24'
L9	S16°19'51"W	52.00'
L10	N16°19'51"E	42.00'
L11	N16°19'51"E	42.00'
L12	N16°19'51"E	44.62'
L13	N16°19'51"E	55.53'
L14	N16°19'51"E	65.94'
L15	N21°05'39"W	65.00'
L16	S21°05'18"E	23.49'
L17	S66°15'20"E	35.11'
L18	S68°54'21"W	9.27'
L19	N73°40'09"W	10.59'
L20	N03°37'47"W	36.07'
L21	N03°37'47"W	50.40'
L22	N03°37'47"W	14.32'
L23	N05°15'50"E	9.81'
L24	N05°15'50"E	43.87'
L25	N05°15'50"E	40.59'
L26	N13°58'55"E	52.87'
L27	S73°40'09"E	51.70'
L28	S70°09'23"E	51.26'
L29	S65°05'42"E	51.12'
L30	S60°02'38"E	51.12'
L31	S55°00'31"E	61.12'
L32	S55°00'31"E	48.29'
L33	S66°35'31"W	55.99'
L34	N56°23'20"E	53.11'
L35	N27°59'02"E	53.66'
L36	S00°53'23"W	16.15'
L37	S21°05'11"E	35.08'
L38	S68°54'50"W	30.00'
L39	N21°05'11"W	68.27'
L40	N66°15'20"W	45.41'
L41	N23°44'40"E	25.40'
L42	N68°54'28"E	7.05'



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FIRM REGISTRATION NO. 10173100

FINAL PLAT
VISTA POINTE SUBDIVISION PHASE ONE
51.223 ACRES
LOCATED IN THE BARNEY C LOW SURVEY A-385
WILLIAMSON COUNTY, TEXAS

PROPERTY DESCRIPTION

CITY OF GEORGETOWN GENERAL NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: ONCOR ELECTRIC.
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOOD PLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0485E EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. NO FLOODPLAIN DEVELOPMENT PERMITS WILL BE REQUIRED. THERE IS NO 100 YEAR FLOODPLAIN ON THIS TRACT.
5. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
6. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY DEDICATION OF THE 5 ACRES CONTAINED WITHIN LOT 18, BLOCK B OF THIS PRELIMINARY PLAT.
7. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN, AND APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
8. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
9. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
10. IMPERVIOUS COVERAGE PLAT NOTES:
 - a.) THE MAXIMUM IMPERVIOUS COVERAGE FOR RESIDENTIAL LOT IS 45%.
 - b.) THE MAXIMUM IMPERVIOUS COVERAGE FOR LOT 1, BLOCK I (AMENITIES CENTER) IS 48.7%.
 - c.) THE COMBINED ALLOWABLE IMPERVIOUS COVERAGE FOR LOT 1, BLOCK M; LOT 1, BLOCK N; LOT 1 BLOCK O; AND LOT 1 BLOCK P SHALL NOT EXCEED 386,094 SQ. FT. (8.86 ACRES)
11. 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 CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS 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 CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
12. 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 CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY 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. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
13. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
14. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN UDC.
15. A PORTION OF THIS SUBDIVISION LIES OVER STHE EDWARDS AQUIFER RECHARGE ZONE. WATER QUALITY BEST MANAGEMENT PRACTICES SHALL CONFORM TO 30 TAC CHAPTER 213 AND THE REQUIREMENTS OF THE CITY OF GEORGETOWN.
16. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
17. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
18. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON JUNE 9, 2014. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
19. THE EMERGENCY SERVICES ACCESS SHOWN ON LOT 6, BLOCK F, MUST BE CONSTRUCTED TO GEORGETOWN FIRE DEPARTMENT STANDARDS BEFORE CONSTRUCTION BEGINS ON THE 31ST LOT UNLESS ANOTHER CONNECTION ACCEPTABLE TO THE GEORGETOWN FIRE DEPARTMENT IS PROVIDED.
20. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
21. ALL WATER QUALITY, SEDIMENTATION, FILTRATION, WATERQUALITY, DETENTION, AND/OR RETENTION BASINS, FEATURES, AND RELATED APPURTENANCES SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT, DRAINAGE LOT OR AS SHOWN ON SITE PLAN. THE OWNERS, HOA OR ITS ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION AND WATER QUALITY FACILITIES SHALL MAINTAIN AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP.

BEING 51.223 ACRES OF LAND LOCATED IN THE BARNEY C. LOW SURVEY, ABSTRACT 385, WILLIAMSON COUNTY, TEXAS AND BEING A POTION OF A 92.604 ACRE TRACT DESCRIBED IN A DEED TO AUSTIN LAND INVESTMENTS, LLC IN DOCUMENT NO. 2015007981 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SAID 49.720 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 4203.

COMMENCING at an iron rod with cap stamped "Baker Aikland" located on the southerly right of way line of County Road 111 (Westinghouse Road width varies) and in the east line of a called 11.058 acre tract described in a deed recorded in Document No. 2005014912 of said Official Public Records same being the northwest corner of said 92.604 acre tract and the northwest corner of the herein described tract;

THENCE, with said southerly right of way line N67°42'23"E, 293.42 POINT OF BEGINNING of the herein described tract;

THENCE, continuing with said southerly right of way line the following courses and distances:

1. N67°42'23"E, 84.00 feet to the beginning of a curve to the left;
2. With the arc of a curve to the left 13.66 feet having a radius of 5055.34 feet, a central angle of 00°09'17" and a chord bearing and distance of N68°00'40"E, 13.66 feet to a Mag Nail found;
3. Continuing with the arc of said curve to the left 34.18 feet having a radius of 5055.34 feet, a central angle of 00°23'15" and a chord bearing and distance of N67°21'32"E, 34.18 feet to a ½-inch iron rod with cap stamped "AST" set at the beginning of a compound curve to the left;
- THENCE, leaving said southerly right of way line and crossing said 92.604 acre tract the following courses and distances:
 1. S21°41'17"E, 12.70 feet;
 2. with a curve to the left, 30.94 feet, having a radius of 20.00 feet, a central angle of 88°38'12" and a chord bearing and distance of S23°13'27"W, 27.95 feet;
 3. S21°05'39"E, 208.41 feet;
 4. S14°38'38"E, 120.17 feet;
 5. S21°05'38"E, 765.76 feet;
 6. N68°48'43"E, 319.91 feet;
 7. N21°11'17"W, 769.32 feet;
 8. N68°54'21"E, 25.00 feet to the westerly line of a called 11.5029 acre tract described in a deed to DPS GEORGETOWN and recorded in Document No. 2017011892 of said Official Public Records same being the easterly line of said 92.604 acre tract;
 - THENCE, with the westerly line of said 11.5029 acre tract, same being the easterly line of said 92.604 acre tract, S21°11'17"E, 770.00 feet to a nail in a fence post at the southwest corner of said 11.5029 acre tract, being an interior ell corner of said 92.604 acre tract;
 - THENCE, with the southerly line of said 11.5029 acre tract, same being the northerly line of said 92.604 acre tract, N75°24'11"E, 723.77 feet;
 - THENCE, leaving the southerly line of said 11.5029 acre tract, and crossing said 92.604 acre tract the following courses and distances:
 1. S20°11'24"E, 15.19 feet;
 2. S69°56'49"W, 104.00 feet;
 3. S75°24'11"W, 619.62 feet;
 4. S16°19'51"W, 106.26 feet;
 5. S73°40'09"E, 47.21 feet to the beginning of a non-tangent curve to the left;
 6. with a curve to the left, 66.49 feet, having a radius of 50.00 feet, a central angle of 76°11'35" and a chord bearing and distance of S23°29'58"W, 61.70 feet;
 7. S75°24'11"W, 45.38 feet;
 8. S16°19'51"W, 314.26 feet to the beginning of a non-tangent curve to the left;
 9. with said curve to the left, 108.00 feet, having a radius of 275.29 feet, a central angle of 22°28'38" and a chord bearing and distance of S60°35'25"E, 107.31 feet to a point of compound curvature;
 10. with said compound curve to the left, 24.04 feet, having a radius of 15.00 feet, a central angle of 91°49'36" and a chord bearing and distance of N62°14'39"E, 21.55 feet;
 11. N16°19'51"E, 51.87 feet;
 12. S73°40'09"E, 170.00 feet;
 13. S16°19'51"W, 10.00 feet;
 14. S73°40'09"E, 460.00 feet;
 15. N16°19'51"E, 53.49 feet;
 16. S73°40'09"E, 133.36 feet;
 17. S03°45'39"W, 31.13 feet;
 18. S51°39'35"E, 64.14 feet;
 19. N79°58'16"E, 40.00 feet;
 20. N72°06'38"E, 33.45 feet;
 21. N72°06'38"E, 45.11 feet;
 22. N72°06'38"E, 32.42 feet;
 23. N72°06'38"E, 44.74 feet;
 24. N72°06'38"E, 17.27 feet;
 25. N72°06'38"E, 62.00 feet;
 26. N65°06'20"E, 55.85 feet;
 27. N44°35'06"E, 57.24 feet;
 28. N23°18'15"E, 57.24 feet;
 29. S77°20'12"E, 120.00 feet;
 30. S77°34'55"E, 50.02 feet;
 31. S77°22'30"E, 204.61 feet to the westerly line of Lot 1, Block "1" Terra Vista Section 13B, a subdivision of record Document No. 2007091715 of said Official Public Records;

THENCE, with the easterly line of said 92.604 acre tract, same being the westerly line of said Lot 1, S20°11'24"E, 407.53 feet to a ½-inch iron rod found at the southeast corner of said 92.604 acre tract and being the most northerly northeast corner of the Gardens at Teravista a Condominium Regime of record in Document No. 2013001700 of said Official Public Records;

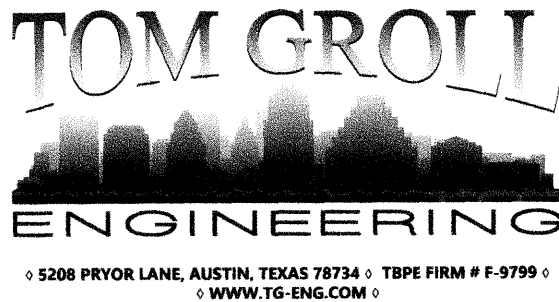
THENCE, with the southerly line of said 92.604 acre tract the following courses and distances:

1. S71°44'48"W, 330.37 feet to a ½-inch iron rod with cap stamped "CS LTD" for angle point;
2. S71°27'28"W, passing at 469.18 feet an iron rod with cap stamped "BURY PARTNERS" at the northwest corner of said Gardens at Teravista Condominiums, same being the northeast corner of Lot 17 Teravista Section 3B, a subdivision of record in Document No. 2007096009 of said Official Public Records, and continuing for a total distance of 593.40 feet to a ½-inch iron rod with cap stamped "CS LTD" for angle point;
3. S72°55'32"W, passing at 227.85 feet the common northerly corner of Lots 17 and 18 of said Section 3B and continuing for a total distance of 260.16 feet to a ½-inch iron rod with cap stamped "CS LTD" for angle point and;
4. S74°16'29"W, 1082.65 feet to the southwest corner of said 92.604 acre tract and being on the easterly line of a called 94.387 acre tract described in a deed to Horizontal Westinghouse Investors, LLC and recorded in Document No. 2015005809 of said Official Public Records, same being the northwest corner of said Lot 18, Teravista Section 3B ;
- THENCE, with the westerly line of said 92.604 acre tract, same being the easterly line of said 94.387 acre tract the following two (2) courses and distances:
 1. N21°54'30"W, 203.45 feet to an iron rod with cap stamped "CS LTD" for angle point and;
 2. N21°05'32"W, passing the most easterly northeast corner of said 94.387 acre tract at 883.95 feet and continuing for a total distance of 904.04 feet to a ½-inch iron rod found for the southwest corner of said 11.058 acre tract;
 - THENCE, Leaving said 94.387 acre tract and continuing with the westerly line of said 92.604 acre tract and the south and easterly lines of said 11.058 acre tract the following two (2) courses and distances:
 1. N68°53'29"E, 337.63 feet to a 3/8-inch iron rod found for the southeast corner of said 11.058 acre tract and;
 2. N21°05'39"W, 1052.11 feet;
 - THENCE, leaving said westerly line and once again crossing said 92.604 acre tract,
 1. S21°05'39"E, 60.00 feet;
 2. S21°05'39"E, 770.00 feet;
 3. N68°54'21"E, 277.27 feet;
 4. N21°05'38"W, 765.92 feet;
 5. N27°32'40"W, 120.17 feet;
 6. N21°05'39"W, 206.61 feet to the beginning of a curve to the left;
 7. with a curve to the left, 31.42 feet, having a radius of 20.00 feet, a central angle of 89°59'03" and a chord bearing and distance of N66°54'14"W, 28.29 feet;
 8. N21°45'14"W, 11.88 feet to the POINT OF BEGINNING and containing 51.223 acres of land, more or less.

OWNER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE , SUITE 350
AUSTIN, TEXAS 78759

TOTAL LENGTH OF STREETS:	7489 LF
SINGLE FAMILY LOTS	130 23.49 ACRES
LANDSCAPE LOTS:	2 0.19 ACRES
PARKLAND LOT:	1 5.00 ACRES
AMENITY LOT:	1 1.50 ACRES
DRAINAGE/UTILITIES LOT:	5 11.26 ACRES
PHASE 1 TOTAL ACREAGE	51.22 ACRES

PHASE 1 TOTAL LOTS: 139
PHASE 1 TOTAL BLOCKS: 11



AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYORS - GEOMATIC SPECIALISTS

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FIRM REGISTRATION NO. 10173100

Date: JUNE 2017

Sheet No. 6 OF 7

FP-2017-009

FINAL PLAT

VISTA POINTE SUBDIVISION PHASE ONE

51.223 ACRES
LOCATED IN THE BARNEY C LOW SURVEY A-385
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, MATTHEW SCRIVENER, ON BEHALF OF MERITAGE HOMES OF TEXAS, LLC, SOLE OWNER OF THE CERTAIN 51.223 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017061903 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS VISTA POINTE PHASE ONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20th DAY OF JUNE, 2017.

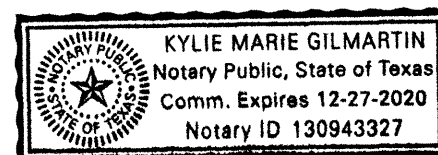
Matthew Scrivener
MATTHEW SCRIVENER, V.P. LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF JUNE, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 12-27-2020

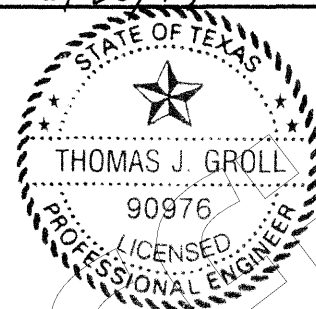


STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS {

I, THOMAS J. GROLL, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS PARTIALLY WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND PARTIALLY WITHIN THE EDWARDS AQUIFER TRANSITION ZONE, AND IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, TEXAS, THIS 20TH DAY OF JUNE, 2017.

Thomas J. Groll, P.E.
THOMAS J. GROLL, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90976
STATE OF TEXAS

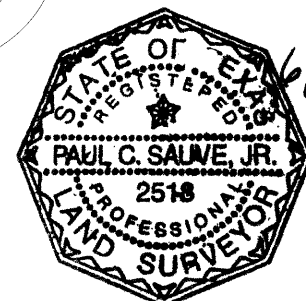


STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, PAUL C. SAUVE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, TEXAS, THIS 20TH DAY OF JUNE, 2017.

Paul C. Sauve, Jr.
PAUL C. SAUVE, JR.
REGISTERED PROFESSIONAL SURVEYOR NO. 2518
STATE OF TEXAS



CITY OF GEORGETOWN CERTIFICATIONS

CITY FLOODPLAIN COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Glen Halecomb 11-9-2017
CITY OF GEORGETOWN
Glen Halecomb, Building Official

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

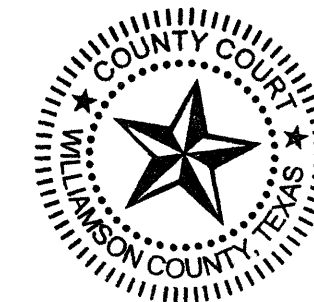
Sofia Nelson 11-15-2017
SOFIA NELSON, PLANNING DIRECTOR DATE

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF Dec, 2017, A.D., AT 9:20 O'CLOCK A.M. AND DULY RECORDED ON THE 8th DAY OF Dec, 2017, A.D., AT 9:49 O'CLOCK A.M. AS DOCUMENT NO. 2017112731 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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.

Connie Phelps CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
Connie Phelps



TOM GROLL
ENGINEERING

5208 PRYOR LANE, AUSTIN, TEXAS 78734 • TBPE FIRM # F-9799 •
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AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYORS - GEOMATIC SPECIALISTS

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FIRM REGISTRATION NO. 10173100

Date: JUNE 2017

Sheet No. 7 OF 7

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