





**PLAT MAP RECORDING SHEET**

**DEDICATOR: BEAU'S SPECIALTY MEATS, LP  
GARY BARTLETT, OWNER**

**SUBDIVISION NAME: MEGEE'S FIRST ADDITION, REVISED, AMENDED  
PLAT OF LOTS 1 – 10, BLOCK 2 AND A 20 FOOT  
ALLEY**

**PROPERTY IS DESCRIBED AS: 0.81 ACRES OUT OF THE WILLIAM J.  
BROWN SURVEY, ABSTRACT NUMBER 105, IN  
WILLIAMSON COUNTY, TEXAS, BEING LOTS 1 –  
10, BLOCK 2, OF MEGEE'S FIRST ADDITION,  
REVISED, TO THE TOWN OF HUTTO.**

**Reference: VOLUME 53, PAGE 112 (189024349DR)  
2013022971**

**HAND TO: CITY OF HUTTO; YVETTE GLOVER, (512) 759-5964**

**INSTRUMENT DATE: FEBRUARY 19, 2014**

**FILE DATE: FEBRUARY 20, 2014**

**DIGITALLY RECORDED**

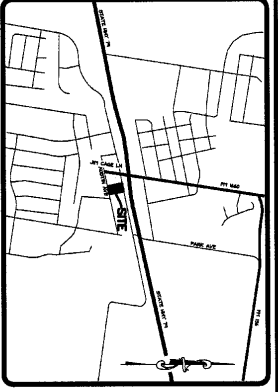
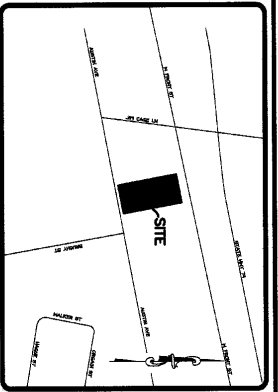
**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS 2014011385**

02/20/2014 11:42 AM

WEHLING \$91.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS



OWNERS CERTIFICATION

STATE OF TEXAS  
COUNTY OF WILLAMSON

Whereas Beaus Specialty Meats LP is the owner of all that certain lot, tract or parcel of land located in the William J. Brown Survey, Abstract No. 105, Williamson County, Texas, same being described in deed to Beaus Specialty Meats LP, recorded in Instrument No. 2013022771, Official Public Records, Williamson County, Texas, and being lots 1 through 10, Block 2, of Megees First Addition, revised to the Town of Hutto, Williamson County, Texas, as recorded in Volume 55, Page 112, Deed Records, Williamson County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a found 1/2 inch iron rod at the intersection of the North line of East Austin Avenue (called 90' right-of-way) and the East line of a called 20' alley, being the Southwest corner of said Block 2;

COUNTY CLERK CERTIFICATION:

State of Texas § § KNOWN ALL MEN BY THESE PRESENTS:  
County of Williamson § §

I, Nancy E. Rieker, 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 20th day of February, 2014, at 10:45 A.M., at the City of Hutto, Texas, and duly recorded the 25th day of February, 2014, at 10:45 A.M., in the Official Public Records of said County, in Instrument No. 2014011385 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.



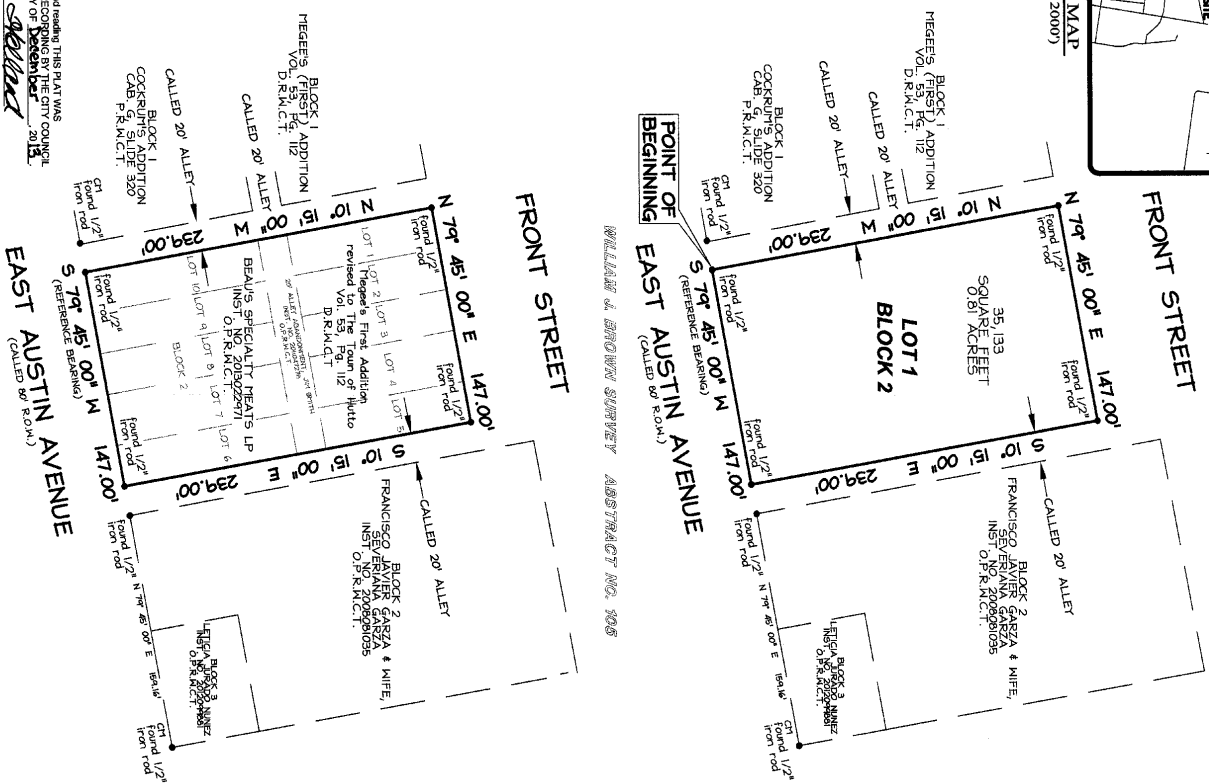
Nancy E. Rieker, Clerk County Court of Williamson County, Texas  
By: *[Signature]*  
MICHAEL COULTER

LEGEND:

- 0. R.M.C.T. = OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- 1. P.L.M.C.T. = PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- 2. D.R.W.C.T. = DEED RECORDS OF WILLAMSON COUNTY, TEXAS
- 3. C.A.P. = COUNCIL APPROVED PLANS OF WILLAMSON COUNTY, TEXAS
- 4. R.O.W. = RIGHT-OF-WAY
- 5. N.O.L. = NO LOT
- 6. INST. NO. = INSTRUMENT NUMBER
- 7. CAB. = CABINET
- 8. CON. = CONSTRUCTION
- 9. C.M. = COMMUNITY DEVELOPMENT

APPROVAL:

CITY OF HULLTO and reading THIS PLAT WAS APPROVED AND ADOPTED BY THE CITY COUNCIL OF HULLTO TEXAS ON THE 19th DAY OF FEBRUARY 2014.  
*[Signature]*  
CITY SECRETARY



OWNERS DEDICATION

STATE OF TEXAS  
COUNTY OF WILLAMSON

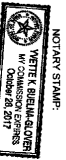
THAT BEAUS SPECIALTY MEATS LP, ACTING BY AND THROUGH ITS AUTHORIZED AGENT, OWNER GARY HEGGES, FIRST ADDITION, BEING THE FIRST ADDITION, REVISION TO THE TOWN OF HULLTO, WILLAMSON COUNTY, TEXAS, AND DO HEREBY DEDICATE THE SAME TO THE PUBLIC USE FOR WATER MAINS, STREETS, RIGHTS-OF-WAY, ALLEYS, AND ALL STORM WATER MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE ANY PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY ENGINEER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS AND EGRESS TO AND FROM AND ACROSS THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, AND USING SUCH SYSTEMS AND UTILITIES. THIS DEDICATION IS SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS AND RESOLUTIONS OF THE CITY OF HULLTO, TEXAS. THERE ARE NO LENS AGAINST THIS PROPERTY.

WITNESS OUR HANDS AT Hutto, Texas THIS 19th DAY OF February 2014.  
OWNER *[Signature]*

NOTARY CERTIFICATE

STATE OF TEXAS  
COUNTY OF WILLAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARY BARTLETT, THE AUTHORIZED OWNER OF BEAUS SPECIALTY MEATS LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND KNOWN TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSENTS TO THE SAME, AND I HAVE EXPRESSED AND IN THE DAY NEXT THEREON, 19th DAY OF February 2014, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF February 2014.



SURVEYORS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

I, ROBERT T. PAUL, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE TOWN OF HULLTO, DATED THE 12th DAY OF FEBRUARY 2014.

*[Signature]*  
ROBERT T. PAUL, JR.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1984

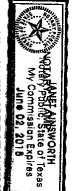
NOTARY CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT T. PAUL, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND KNOWN TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSENTS TO THE SAME, AND I HAVE EXPRESSED AND IN THE CAPACITY THEREIN STATED AND GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF February 2014.



*[Signature]*  
NOTARY SIGNATURE



NOTES:

1. SETBACKS AND EASEMENTS ON THIS ADDITION ARE SHOWN AS A PORTION OF THE CITY SUBDIVISION ORDINANCE AND STATE AND FEDERAL LAWS.
2. THE CITY OF HULLTO PRESERVES THE RIGHT TO REQUIRE MINIMUM LOT AREA COVERAGE ON ANY LOT CONTAINED IN THIS ADDITION. THE MINIMUM LOT AREA COVERAGE IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS OTHER THAN THOSE SHOWN MAY ALSO BE SUBJECT TO MINIMUM LOT AREA COVERAGE.
3. COMPATIBLE WITH THE PROVISIONS OF THE CITY'S STORM DRAINAGE SYSTEM, THE CITY ENGINEER HAS THE RESPONSIBILITY TO DETERMINE WHETHER ANY STORM DRAINAGE STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE DISTRICT UNLESS EXPRESSLY FORBIDDEN BY THE CITY OF HULLTO.
4. NO NEW OR EXISTING LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE DISTRICT UNLESS EXPRESSLY FORBIDDEN BY THE CITY OF HULLTO.
5. BUILDING SETBACK LINES SHALL CONFORM TO DRAINAGE DISTRICT REGULATIONS.
6. A FIVE FOOT UTILITY EASEMENT ALONG AND ADJACENT TO ALL STREETS SAID PROPERTY LINES IS HEREBY DEDICATED.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

AMENDED PLAT OF  
LOTS 1-10, BLOCK 2 AND 20 FOOT  
ALLEY OF MEGEE'S FIRST ADDITION  
REVISED TO THE TOWN OF HULLTO, A SUBDIVISION OF WILLAMSON COUNTY,  
TEXAS, BEING 0.81 ACRES IN THE WILLIAM J. BROWN SURVEY,  
ABSTRACT NO. 105, WILLAMSON COUNTY, TEXAS,  
SAME BEING LOTS 1 THROUGH 10, BLOCK 2.

OWNER:  
BEAUS SPECIALTY MEATS, LP  
151 FACILITY LANE, MALDEN, TX 76041  
PRECISE LAND SURVEYING, INC.  
4625 HUNTERS RIVER, AUSTIN, TEXAS 78746  
(972) 352-7222 FAX (972) 352-0275  
FILED: 2014 FEB 20 10:51 AM BY SHERI L. DILLARD

