

PLAT MAP RECORDING SHEET

INSTRUMENT # --

2002069505 2 PGS

DEDICATOR: Centex Homes, through its Managing General Partner Centex Real Estate Corporation, by John Bolt Harris, Division Vice President.

SUBDIVISION NAME: BRUSHY CREEK MEADOWS SECTION 1

PLAT RECORDED IN: Cabinet W, Slides 228 and 229

PROPERTY IS DESCRIBED AS: 32.81 ac. Brown, W.J. Svy., Abst 105

HAND TO: City of Hutto (Melissa Perry 759-1011)

INSTRUMENT DATE: 1 July 2002

FILE DATE: 10 September 2002

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

09-10-2002 01:13 PM 2002069505
HARGETT \$106.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

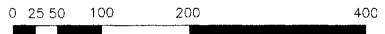
FINAL PLAT BRUSHY CREEK MEADOWS SECTION 1 CITY OF HUTTO, TEXAS

LEGEND:

- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN SET
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- DRNG. ESMT. DRAINAGE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- (B) BLOCK LABEL

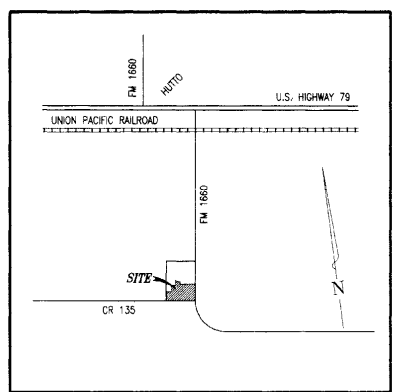
LAND USE SUMMARY:

- NUMBER OF LOTS: 116 SINGLE FAMILY
- 1 PARK
- 1 DRAINAGE
- 118 TOTAL
- 5 BLOCKS



SCALE: 1" = 100'

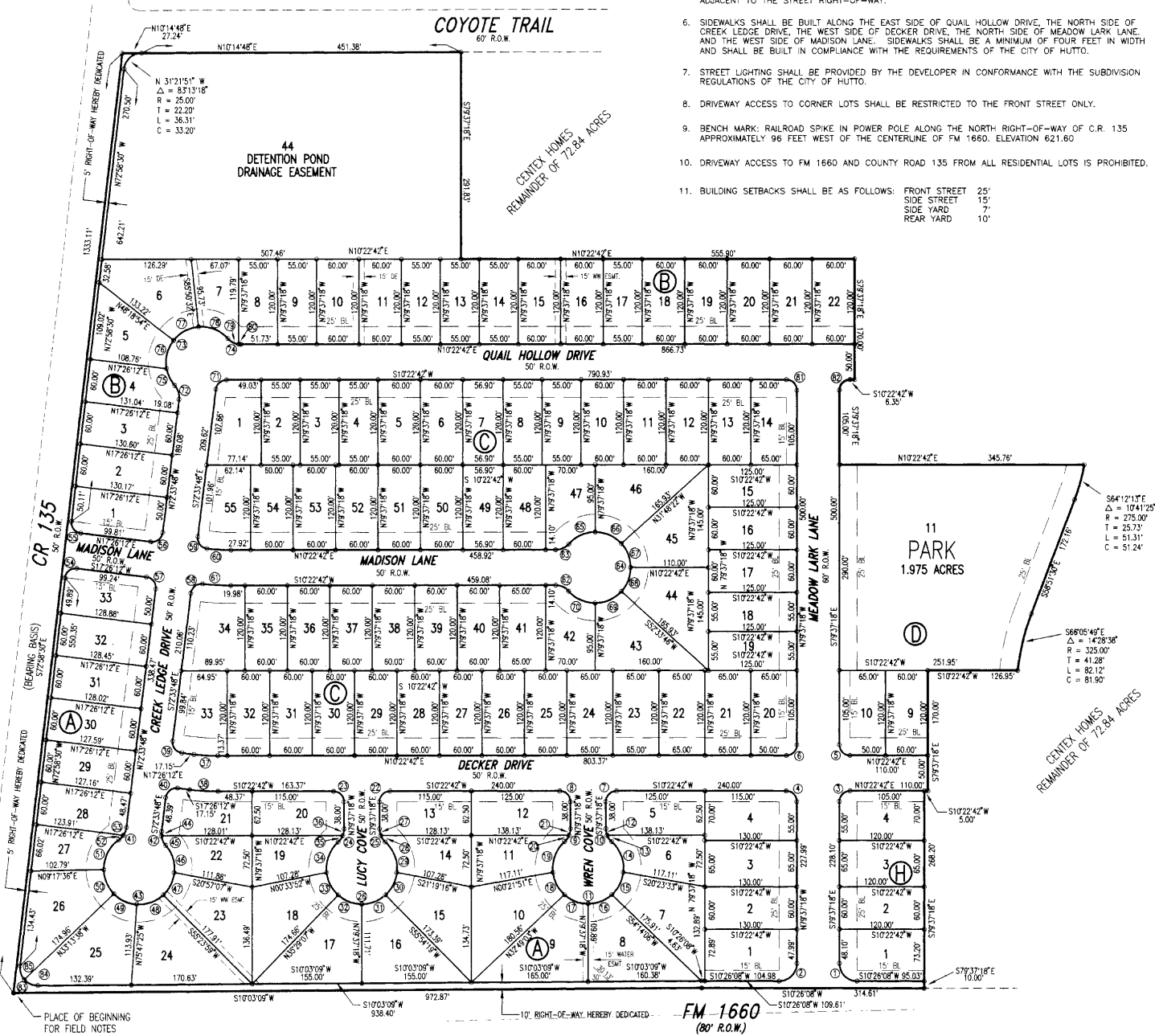
DATE: MAY 10, 2002
 OWNER: CENTEX HOMES
 8140 N. MOPAC
 BUILDING 4 SUITE 150
 AUSTIN, TEXAS 78759
 ENGINEER: NATHAN D. SMITH, P.E.
 1214 WEST FIFTH STREET
 AUSTIN, TEXAS 78703
 SURVEYOR: ROY D. SMITH
 ROY D. SMITH SURVEYORS, P.C.
 1214 WEST FIFTH STREET
 AUSTIN, TEXAS 78703



LOCATION MAP
NOT TO SCALE

NOTES:

1. NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48491C0335 DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
3. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A 5' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF ALL SIDE LOT LINES.
5. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT LOT LINE OF EACH LOT ADJACENT TO THE STREET RIGHT-OF-WAY.
6. SIDEWALKS SHALL BE BUILT ALONG THE EAST SIDE OF QUAIL HOLLOW DRIVE, THE NORTH SIDE OF CREEK LEDGE DRIVE, THE WEST SIDE OF DECKER DRIVE, THE NORTH SIDE OF MEADOW LARK LANE, AND THE WEST SIDE OF MADISON LANE. SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH AND SHALL BE BUILT IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF HUTTO.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO.
8. DRIVEWAY ACCESS TO CORNER LOTS SHALL BE RESTRICTED TO THE FRONT STREET ONLY.
9. BENCH MARK: RAILROAD SPIKE IN POWER POLE ALONG THE NORTH RIGHT-OF-WAY OF C.R. 135 APPROXIMATELY 96 FEET WEST OF THE CENTERLINE OF FM 1660. ELEVATION 621.60
10. DRIVEWAY ACCESS TO FM 1660 AND COUNTY ROAD 135 FROM ALL RESIDENTIAL LOTS IS PROHIBITED.
11. BUILDING SETBACKS SHALL BE AS FOLLOWS: FRONT STREET 25'
SIDE STREET 15'
SIDE YARD 7'
REAR YARD 10'



FINAL PLAT BRUSHY CREEK MEADOWS SECTION 1 CITY OF HUTTO, TEXAS

PASSED AND APPROVED ON THE 1ST DAY OF July 2002 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

Mike Fowler, Mayor, City of Hutto, Texas

Melissa L. Perry, City Secretary, City of Hutto, Texas

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, ORGANIZED UNDER THE LAWS OF THE STATE OF NEVADA, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ITS MANAGING GENERAL PARTNER CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION BY JOHN BOLT HARRIS, DIVISION VICE PRESIDENT, BEING THE OWNER OF 72.84 ACRES OF LAND OUT OF THE W. J. BROWN SURVEY, ABSTRACT NO. 105 IN WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2002052122 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A 32.81 ACRE PORTION OF THE SAID 72.84 ACRE TRACT IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS BRUSHY CREEK MEADOWS SECTION 1 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 28 DAY OF August 2002 A.D.

John Bolt Harris

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER BY: JOHN BOLT HARRIS, DIVISION VICE PRESIDENT 8140 N. MOPAC BUILDING 4 SUITE 150 AUSTIN, TEXAS 78759

STATE OF TEXAS COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28th DAY OF August 2002 A.D. BY JOHN BOLT HARRIS, DIVISION VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Emily Kattler Stohel, Notary Public in and for the State of Texas, My Commission expires: 2/25/2006



STATE OF TEXAS COUNTY OF WILLIAMSON

I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

Roy D. Smith, Registered Professional Surveyor No. 4094, 1214 W. 5th Street - Suite A, Austin, Texas 78703



STATE OF TEXAS COUNTY OF WILLIAMSON

I, NATHAN D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO.

Nathan D. Smith, Registered Professional Engineer No. 54456, 1214 W. 5th Street, Austin, Texas 78703



STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF SEPTEMBER 2002 A.D. AND DULY RECORDED ON THE 10 DAY OF SEPTEMBER 2002 A.D. AT 11:15 O'CLOCK P.M. IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS IN CABINET W, SLIDE(S) 228, 229.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10 DAY OF SEPTEMBER 2002 A.D. NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

Nancy E. Rister, Deputy



FIELD NOTES FOR 32.81 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE W.J. BROWN SURVEY, ABSTRACT NO. 105 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 72.84 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES BY DEED RECORDED IN DOCUMENT NO. 2002052122 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Southeast corner of said 72.84 acre tract, being at the intersection of the North r.o.w. line of County Road 135 and the West r.o.w. line of F.M. 1660, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said 72.84 acre tract, being along the North r.o.w. line of County Road 135, N 72°58'30" W for a distance of 1333.11 feet to a 1/2 inch capped iron pin set at the Southwest corner of said 72.84 acre tract, being at the intersection of the North r.o.w. line of County Road 135 and the East r.o.w. line of Coyote Trail, for the Southwest corner hereof;

THENCE along the West line of said 72.84 acre tract, being along the East r.o.w. line of Coyote Trail, N 10°14'48" E for a distance of 478.62 feet to a 1/2 inch capped iron pin set for a Westerly corner hereof;

THENCE along the Westerly line of the herein described tract for the following courses:

- S 79°37'18" E for a distance of 291.83 feet to a 1/2 inch capped iron pin set
N 10°22'42" E for a distance of 555.90 feet to a 1/2 inch capped iron pin set
S 79°37'18" E for a distance of 170.00 feet to a 1/2 inch capped iron pin set
S 10°22'42" W for a distance of 8.35 feet to a 1/2 inch capped iron pin set at a point of curve
Along a curve to the left whose radius is 15.00 feet, whose arc is 23.56 feet and whose chord bears
S 34°37'18" E for a distance of 21.21 feet to a 1/2 inch capped iron pin set
S 79°37'18" E for a distance of 105.00 feet to a 1/2 inch capped iron pin set
N 10°22'42" E for a distance of 345.76 feet to a 1/2 inch capped iron pin set for the most Northerly corner hereof;

THENCE along the Northerly line of the herein described tract for the following courses:

- Along a curve to the right whose radius is 275.00 feet, whose arc is 51.31 feet and whose chord bears S 64°12'13" E for a distance of 51.24 feet to a 1/2 inch capped iron pin set
S 58°51'30" E for a distance of 172.16 feet to a 1/2 inch capped iron pin set at a point of curve
Along a curve to the left whose radius is 325.00 feet, whose arc is 82.12 feet and whose chord bears S 66°05'49" E for a distance of 81.90 feet to a 1/2 inch capped iron pin set
S 10°22'42" W for a distance of 126.95 feet to a 1/2 inch capped iron pin set
S 79°37'18" E for a distance of 170.00 feet to a 1/2 inch capped iron pin set
S 10°22'42" W for a distance of 5.00 feet to a 1/2 inch capped iron pin set
S 79°37'18" E for a distance of 278.20 feet to a 1/2 inch capped iron pin set in the East line of said 72.84 acre tract, being in the West r.o.w. line of F.M. 1660, for the Northeast corner hereof;

THENCE along the East line of said 72.84 acre tract, being along the West r.o.w. line of F.M. 1660, S 10°26'08" W for a distance of 314.61 feet to a 1/2 inch capped iron pin set and S10°03'09" W for a distance of 972.87 feet to the PLACE OF BEGINNING and containing 32.81 acres of land, more or less.

CURVE DATA

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 30 rows of curve data.

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CABINET W SLIDE # 229