PLAT 2004086441
4 PGS

PLAT MAP RECORDING SHEET

DEDICATOR:	**KPKM II Ventures, Ltd., a Texas Limited Partnership, owner, acting by and through Russell Parker**
SUBDIVISION NAME	Forest Creek Section 34
PLAT RECORDED IN:	Cabinet Z, Slides 203,204,205 and 206
PROPERTY IS DESCRIBED AS:	27.10 acres E. W. Matthews Survey, Abstract 449 Reference: 199983403
HAND TO:	City of Hutto Matthew or Joan 759-1011
INSTRUMENT DATE:	October 13, 2004
FILE DATE:	November 4, 2004

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004086441
Nancy E. Rister
11/04/2004 12:07 PM
DVITEK $211.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR

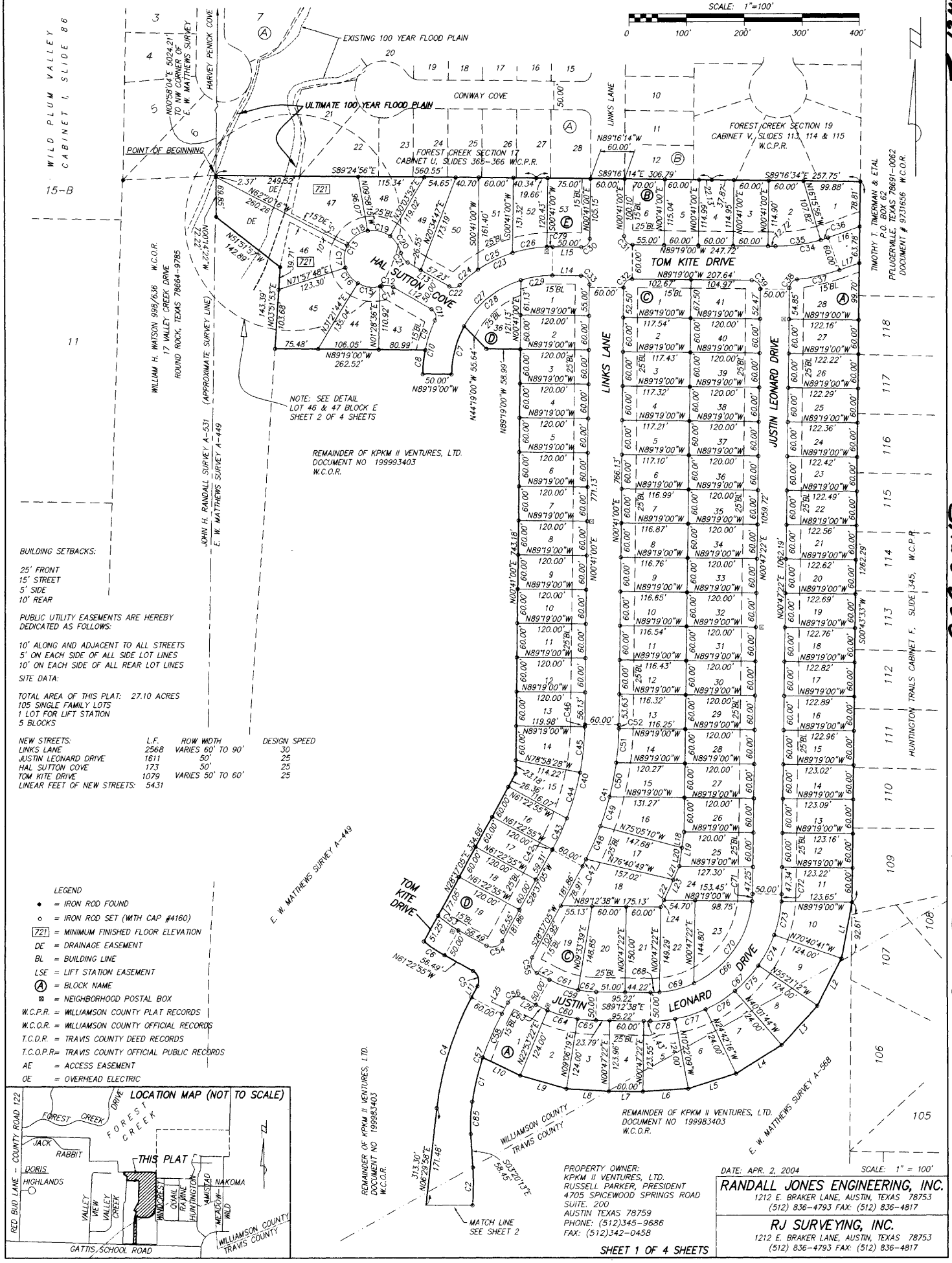
Cabinet Z Slide 203 Doc.# 2004086441

PLAT OF

FOREST CREEK SECTION 34

TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



BUILDING SETBACKS:

25' FRONT
15' STREET
5' SIDE
10' REAR

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS FOLLOWS:

10' ALONG AND ADJACENT TO ALL STREETS
5' ON EACH SIDE OF ALL SIDE LOT LINES
10' ON EACH SIDE OF ALL REAR LOT LINES

SITE DATA:

TOTAL AREA OF THIS PLAT: 27.10 ACRES
105 SINGLE FAMILY LOTS
1 LOT FOR LIFT STATION
5 BLOCKS

NEW STREETS:	L.F.	ROW WIDTH	DESIGN SPEED
LINKS LANE	2568	VARIES 60' TO 90'	30
JUSTIN LEONARD DRIVE	1611	50'	25
HAL SUTTON COVE	173	50'	25
TOM KITE DRIVE	1079	VARIES 50' TO 60'	25
LINEAR FEET OF NEW STREETS:	5431		

LEGEND

- ● = IRON ROD FOUND
- ○ = IRON ROD SET (WITH CAP #4160)
- 721 = MINIMUM FINISHED FLOOR ELEVATION
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- LSE = LIFT STATION EASEMENT
- Ⓐ = BLOCK NAME
- ⊠ = NEIGHBORHOOD POSTAL BOX
- W.C.P.R. = WILLIAMSON COUNTY PLAT RECORDS
- W.C.O.R. = WILLIAMSON COUNTY OFFICIAL RECORDS
- T.C.D.R. = TRAVIS COUNTY DEED RECORDS
- T.C.O.P.R.= TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- AE = ACCESS EASEMENT
- OE = OVERHEAD ELECTRIC

LOCATION MAP (NOT TO SCALE)

PROPERTY OWNER:
KPKM II VENTURES, LTD.
RUSSELL PARKER, PRESIDENT
4705 SPICEWOOD SPRINGS ROAD
SUITE 200
AUSTIN TEXAS 78759
PHONE: (512)345-9686
FAX: (512)342-0458

DATE: APR. 2, 2004 SCALE: 1" = 100'

RANDALL JONES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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SHEET 1 OF 4 SHEETS

PHOTOGRAPHIC MYLAR

Cabinet Z

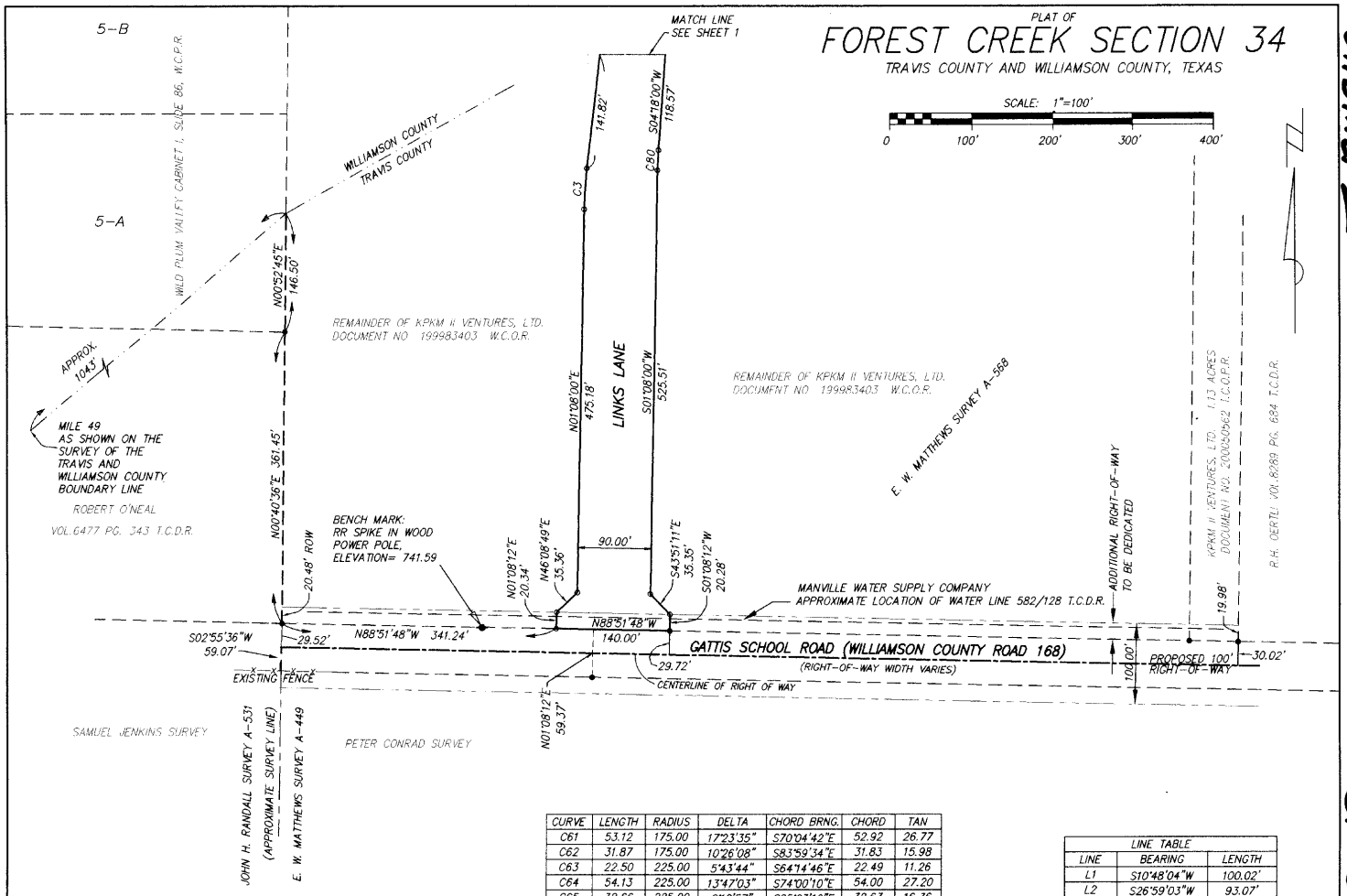
Slide 204

Doc. # 2004086441

PLAT OF FOREST CREEK SECTION 34

TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	79.51	470.00	9°41'35"	S13°33'13"W	79.42	39.85
C2	66.64	500.00	7°38'13"	S00°28'53"W	66.59	33.37
C3	51.04	545.00	5°21'58"	N03°48'59"E	51.02	25.54
C4	204.60	530.00	22°07'08"	S17°33'32"W	203.34	103.59
C5	31.42	20.00	90°00'00"	N16°22'55"W	28.28	20.00
C6	43.79	225.00	11°09'02"	S55°48'24"E	43.72	21.96
C7	88.01	175.00	28°48'53"	S15°05'27"W	87.09	44.96
C8	42.24	225.00	10°45'19"	N06°03'40"E	42.17	21.18
C9	55.16	225.00	14°02'49"	S18°27'44"W	55.02	27.72
C10	97.40	225.00	24°48'09"	S13°05'04"W	96.64	49.47
C11	22.30	15.00	85°11'42"	N17°06'42"W	20.31	13.79
C12	21.03	25.00	48°11'23"	S83°48'14"E	20.41	11.18
C13	241.19	50.00	276°22'46"	S30°17'27"W	66.67	44.72
C14	2.89	50.00	3°18'39"	S73°45'24"W	2.89	1.45
C15	40.10	50.00	45°57'01"	S81°36'46"E	39.03	21.20
C16	35.43	50.00	40°36'04"	S38°20'14"E	34.69	18.50
C17	39.88	50.00	45°41'56"	S04°48'46"W	38.83	21.07
C18	45.70	50.00	52°22'01"	S53°50'44"W	44.12	24.59
C19	41.40	50.00	47°26'21"	S76°15'05"E	40.23	21.97
C20	35.79	50.00	41°00'44"	S32°01'32"E	35.03	18.70
C21	21.03	25.00	48°11'23"	S35°36'52"E	20.41	11.18
C22	19.78	15.00	75°32'53"	N82°31'00"E	18.38	11.62
C23	180.41	225.00	45°56'26"	S67°42'47"W	175.61	95.37
C24	41.81	225.00	10°38'46"	S50°03'57"W	41.75	20.96
C25	67.42	225.00	17°10'05"	S63°58'23"W	67.17	33.96
C26	61.18	225.00	15°34'44"	S80°20'48"W	60.99	30.78
C27	274.89	175.00	90°00'00"	S45°41'00"W	247.49	175.00
C28	130.93	175.00	42°52'03"	S50°55'55"W	127.90	68.70
C29	55.95	175.00	18°19'04"	S81°31'28"W	55.71	28.21
C30	23.56	15.00	90°00'00"	S45°41'00"W	21.21	15.00
C31	23.56	15.00	90°00'00"	S44°19'00"E	21.21	15.00
C32	23.56	15.00	90°00'00"	S45°41'00"W	21.21	15.00
C33	23.56	15.00	90°00'00"	S44°19'00"E	21.21	15.00
C34	93.24	270.00	19°47'13"	S80°47'24"W	92.78	47.09
C35	79.87	270.00	16°56'56"	S82°12'32"W	79.58	40.23
C36	13.37	270.00	2°50'17"	S72°18'56"W	13.37	6.69
C37	75.69	330.00	13°08'32"	S77°28'03"W	75.53	38.01
C38	21.79	15.00	83°14'57"	S42°24'50"W	19.93	13.33
C39	23.59	15.00	90°06'22"	S44°15'49"E	21.23	15.03
C40	229.15	470.00	27°56'05"	N14°39'03"E	226.89	116.90
C41	258.40	530.00	27°56'05"	N14°39'03"E	255.85	131.82
C42	0.69	470.00	0°05'02"	N28°34'34"E	0.69	0.34
C43	60.17	470.00	7°20'06"	N24°52'00"E	60.13	30.13
C44	83.46	470.00	10°10'25"	N16°06'44"E	83.35	41.84
C45	80.97	470.00	9°52'13"	N06°05'25"E	80.87	40.58
C46	3.87	470.00	0°28'19"	N00°55'10"E	3.87	1.94
C47	13.99	530.00	1°30'43"	N27°51'44"E	13.99	6.99
C48	63.15	530.00	6°49'36"	N23°41'34"E	63.11	31.61
C49	53.67	530.00	5°48'07"	N17°22'43"E	53.65	26.86
C50	61.05	530.00	6°36'01"	N11°10'39"E	61.02	30.56
C51	60.17	530.00	6°30'19"	N04°37'29"E	60.14	30.12
C52	6.37	530.00	0°41'20"	N01°01'40"E	6.37	3.19
C53	43.97	175.00	14°23'49"	S54°11'00"E	43.86	22.10
C54	31.42	20.00	90°00'00"	N73°37'05"E	28.28	20.00
C55	31.42	20.00	90°00'00"	N16°22'55"W	28.28	20.00
C56	31.42	20.00	90°00'00"	N73°37'05"E	28.28	20.00
C57	163.33	470.00	19°54'40"	N18°39'46"E	162.51	82.50
C58	83.82	470.00	10°13'04"	N23°30'33"E	83.71	42.02
C59	85.00	175.00	27°49'44"	S75°17'46"E	84.17	43.35
C60	109.28	225.00	27°49'44"	S75°17'46"E	108.21	55.74

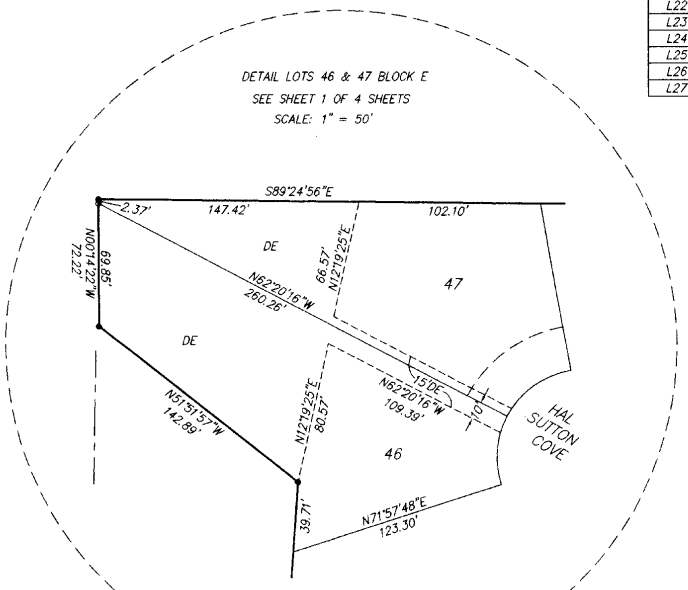
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C61	53.12	175.00	17°23'35"	S70°04'42"E	52.92	26.77
C62	31.87	175.00	10°26'08"	S83°59'34"E	31.83	15.98
C63	22.50	225.00	5°43'44"	S64°14'46"E	22.49	11.26
C64	54.13	225.00	13°47'03"	S74°00'10"E	54.00	27.20
C65	32.66	225.00	8°18'57"	S85°03'10"E	32.63	16.36
C66	274.89	175.00	90°00'00"	N45°47'22"E	247.49	175.00
C67	353.43	225.00	90°00'00"	N45°47'22"E	318.20	225.00
C68	15.80	175.00	5°10'29"	N88°12'08"E	15.80	7.91
C69	62.57	175.00	20°29'12"	N75°22'18"E	62.24	31.62
C70	183.75	175.00	60°09'34"	N35°02'55"E	175.42	101.36
C71	12.77	175.00	4°10'46"	N02°52'45"E	12.76	6.39
C72	12.67	225.00	3°13'33"	N02°24'08"E	12.67	6.34
C73	60.11	225.00	15°18'24"	N11°40'07"E	59.93	30.23
C74	60.18	225.00	15°19'28"	N26°59'03"E	60.00	30.27
C75	60.18	225.00	15°19'28"	N42°18'32"E	60.00	30.27
C76	60.18	225.00	15°19'28"	N57°38'00"E	60.00	30.27
C77	56.29	225.00	14°20'07"	N72°27'47"E	56.15	28.29
C78	43.82	225.00	11°09'31"	N85°12'36"E	43.75	21.98
C79	10.00	225.00	2°32'50"	S89°24'35"W	10.00	5.00
C80	25.15	455.00	3°10'00"	S02°43'00"W	25.14	12.58
C85	56.76	270.00	12°02'39"	N02°41'06"E	56.65	28.48

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°48'04"W	100.02'
L2	S26°59'03"W	93.07'
L3	S42°18'32"W	93.07'
L4	S57°38'00"W	93.07'
L5	S72°27'47"W	87.09'
L6	S86°20'10"W	79.21'
L7	N89°35'49"W	60.00'
L8	N86°24'53"W	74.35'
L9	N74°00'10"W	83.76'
L10	N64°05'24"W	72.51'
L11	N28°37'05"E	22.31'
L12	S59°42'33"E	77.03'
L13	S59°42'33"E	83.78'
L14	S89°19'00"E	50.00'
L15	S89°19'00"E	50.00'
L16	S70°53'47"W	59.19'
L17	S70°53'47"W	37.56'
L18	N07°43'38"E	27.90'
L19	N07°43'38"E	60.46'
L20	N07°43'38"E	32.56'
L21	N24°41'29"E	26.08'
L22	N24°41'29"E	52.69'
L23	N24°41'29"E	65.68'
L24	N24°41'29"E	13.08'
L25	N28°37'05"E	22.31'
L26	N61°22'55"W	25.05'
L27	N61°22'55"W	25.05'

DETAIL LOTS 46 & 47 BLOCK E

SEE SHEET 1 OF 4 SHEETS

SCALE: 1" = 50'



DATE: APR. 2, 2004 SCALE: 1" = 100'

RANDALL JONES ENGINEERING, INC.
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SHEET 2 OF 4 SHEETS

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PHOTOGRAPHIC MYLAR

Cabinet Z Slide 205 Doc. # 2004086441

PLAT OF

FOREST CREEK SECTION 34

TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS

DEDICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT KPKM II VENTURES, A TEXAS LIMITED PARTNERSHIP ORGANIZED UNDER THE EXISTING LAWS OF THE STATE OF TEXAS, ACTING BY AND THROUGH MR. RUSSELL PARKER, PRESIDENT AND BEING THE OWNER OF THE CERTAIN 62.88 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 199983403 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.12 ACRES OUT OF SAID TRACT AND DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "FOREST CREEK SECTION 34" AND FURTHER ACKNOWLEDGE THAT 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

RUSSELL PARKER, PRESIDENT
KPKM II VENTURES, LTD.
12416 HYMEADOW, STE. 101
AUSTIN, TEXAS 78750

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, Christine Rohlack A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Russell Parker, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF _____) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF April, A.D., 2000 2004.

NOTARY PUBLIC SIGNATURE

CHRISTINE ROHLACK
Notary Public
State of Texas
My Commission Expires
MARCH 30, 2005

NOTARY PUBLIC PRINTED OR TYPED NAME SEAL

MY COMMISSION EXPIRES: 3-30-05

STATE OF TEXAS
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT BANK ONE, TEXAS N.A., THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 199983403 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOW AS "FOREST CREEK SECTION 34".

BANK ONE
BY:
BRIAN J. TUERFF, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN TUERFF KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE LEGAL REPRESENTATIVE OF THE LIEN HOLDER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC SIGNATURE

MICHELLE POWELL
Notary Public, State of Texas
My Comm. Expires 11-03-2007
SEAL

MICHELLE POWELL
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 11/29/07

SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

J. KENNETH WEIGAND DATE
R.P.L.S. NO. 5741
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JOHN KENNETH WEIGAND
5741
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0335, EFFECTIVE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP #48453C0075 E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

I, J. KEITH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

J. KEITH COLLINS DATE
REGISTERED PROFESSIONAL ENGINEER NO. 80579

STATE OF TEXAS
REGISTERED
J. KEITH COLLINS
80579
PROFESSIONAL ENGINEER

I, JOHN DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, THAT FOREST CREEK SECTION 34, HAVING BEEN DULY REPRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND SAID PLAT AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

JOHN DOERFLER, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT
I, NANCY E. RISTER, CLERK OF WILLIAMSON COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 4th DAY OF NOV, 2004 A.D., AT 10:30 O'CLOCK A .M., IN THE PLAT RECORDS OF SAID COURT IN CABINET Z, SLIDES 203, 204, 205 and 206

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLATS AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO DATE
DIRECTOR OF ENVIRONMENTAL SERVICES
WILLIAMSON COUNTY & CITIES HEALTH DISTRICT

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT 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 COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN 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 COUNTY.

APPROVAL
CITY OF HUTTO

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY COUNCIL THIS 5th DAY OF February 20 05

MAYOR, CITY OF HUTTO DATE CITY SECRETARY DATE

THIS SUBDIVISION IS LOCATED WITHIN THE 1 MILE ETJ LIMITS OF THE CITY OF HUTTO, THIS 7th DAY OF October 2004.

DIRECTOR OF PLANNING JOAN B. Hardy

STREET NAMES APPROVED

DATE: 4/22/04

WILLIAMSON COUNTY ADDRESSING COORDINATOR

COMMISSIONERS COURT

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE OF TRAVIS COUNTY, TEXAS, OR ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAMES SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMITS, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20____, A.D. AT _____ O'CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ___M., IN DOCUMENT NUMER_____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____ 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____ A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, OF SAID COUNTY, THE _____ DAY OF _____ 20 __ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

DATE: APR. 2, 2004 SCALE: 1" = 100'

RANDALL JONES ENGINEERING, INC.
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PLAT OF

FOREST CREEK SECTION 34

TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS

Cabinet Z

Slide 206

Doc. # 2004086442

FIELD NOTES

THAT PART OF THE E. W. MATTHEWS SURVEY ABSTRACT 449 IN WILLIAMSON COUNTY, TEXAS AND A PART OF THE E.W. MATTHEWS SURVEY ABSTRACT 568 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 62.88 ACRE TRACT CONVEYED TO KPRM II VENUTURES, LTD. BY A DEED RECORDED IN DOCUMENT NUMBER 199983403 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT AN IRON ROD FOUND IN THE SOUTH LINE OF THAT 100.1880 ACRE TRACT OF LAND CONVEYED TO KPKW II VENTURES, LTD., BY DEED RECORDED IN DOCUMENT NUMBER 9814652 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE SAID 62.88 ACRE TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID E.W. MATTHEW SURVEY BEARS NORTH 00°58'04" EAST, A DISTANCE OF 5024.21 FEET;

THENCE ALONG THE NORTH LINE OF THE SAID 62.88 ACRE TRACT AND THE SOUTH LINE OF THE SAID 100.1880 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. S.89°24'56"E., 560.55 FEET TO AN IRON ROD FOUND;
2. S.89°16'14"E., 306.79 FEET TO AN IRON ROD FOUND;
3. S.89°16'34"E., 257.75 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 62.88 ACRE TRACT IN THE EAST LINE OF THAT TRACT CONVEYED TO TIMOTHY TIMMERMAN, ET AL BY DEED RECORDED IN DOCUMENT NUMBER 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS;

THENCE S.00°43'33"W., ALONG THE EAST LINE OF THE SAID 62.88 ACRE TRACT, THE SAME BEING THE WEST LINE OF SAID TIMMERMAN TRACT AND THE WEST LINE OF THE PLAT OF HUNTINGTON TRAILS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 345 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 1262.29 FEET TO AN IRON ROD AND CAP SET;

THENCE CROSSING THE SAID 62.88 ACRE TRACT THE FOLLOWING 19 COURSES:

1. S.10°48'04"W., 100.02 FEET TO AN IRON ROD AND CAP SET,
2. S.26°59'03"W., 93.07 FEET TO AN IRON ROD AND CAP SET;
3. S.42°18'32"W., 93.07 FEET TO AN IRON ROD AND CAP SET;
4. S.57°38'00"W., 93.07 FEET TO AN IRON ROD AND CAP SET;
5. S.72°27'47"W., 87.09 FEET TO AN IRON ROD AND CAP SET;
6. S.86°20'10"W., 79.21 FEET TO AN IRON ROD AND CAP SET;
7. N.89°35'49"W., 60.00 FEET TO AN IRON ROD AND CAP SET;
8. N.86°24'53"W., 74.35 FEET TO AN IRON ROD AND CAP SET;
9. N.74°00'10"W., 83.76 FEET TO AN IRON ROD AND CAP SET;
10. N.64°05'24"W., 72.51 FEET TO AN IRON ROD AND CAP SET;
11. 79.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 9°41'35" AND A CHORD BEARING S.13°33'13"W., 79.42 FEET TO AN IRON ROD AND CAP SET AND TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT;
12. 56.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 12°02'39" AND A CHORD BEARING S.02°41'06"W., 56.65 FEET TO AN IRON ROD AND CAP SET;
13. S. 03°20'13"E., 58.45 FEET TO AN IRON ROD AND CAP SET;
14. 66.64 FEET AND THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 07°28'53" AND A CHORD BEARING S.00°28'53"W., 66.59 FEET TO AN IRON ROD AND CAP SET;
15. S.04°18'00"W., 118.57 FEET TO AN IRON ROD AND CAP SET;
16. 25.15 FEET AND THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 03°10'00" AND A CHORD BEARING S.02°43'00"W., 25.14 FEET TO AN IRON ROD AND CAP SET;
17. S. 01°08'00"W., 525.51 FEET TO AN IRON ROD AND CAP SET;
18. S.43°51'11"E., 35.35 FEET TO AN IRON ROD AND CAP SET;
19. S.01°08'12"W., 20.28 FEET TO AN IRON ROD AND CAP SET IN THE SOUTH LINE OF THE SAID 62.88 ACRE TRACT AND THE NORTH INE OF GATTIS SCHOOL ROAD (COUNTY ROAD 168);

THENCE N.88°51'48"W., ALONG SAID SOUTH LINE, 140.00 FEET TO AN IRON ROD AND CAP SET;

THENCE CROSSING THE SAID 62.88 ACRE TRACT THE FOLLOWING 18 COURSES:

1. N.01°08'12"E., 20.34 FEET TO AN IRON ROD AND CAP SET;
2. N.46°08'49"E., 35.36 FEET TO AN IRON ROD AND CAP SET;
3. N.01°08'00"E. 475.18 FEET TO AN IRON ROD AND CAP SET;
4. 51.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 05°21'58" AND A CHORD BEARING N.03°48'59"E., 51.02 FEET TO AN IRON ROD AND CAP SET;
5. N.06°29'58"E., 313.30 FEET TO AN IRON ROD AND CAP SET;
6. 204.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 22°07'08" AND A CHORD LENGTH OF 203.34 FEET BEARING N.17°33'32"E. TO AN IRON ROD AND CAP SET;
7. N.28°37'05"E., 22.31 FEET TO AN IRON ROD AND CAP SET;
8. 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD LENGTH OF 28.28 FEET BEARING N.16°22'55"W. TO AN IRON ROD AND CAP SET;
9. N.61°22'55"W., 56.49 FEET TO AN IRON ROD AND CAP SET;
10. 43.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 11°09'02" AND A CHORD LENGTH OF 43.72 FEET BEARING N.55°48'24"W. TO AN IRON ROD AND CAP SET;
11. N.28°37'05"E., 334.66 FEET TO AN IRON ROD AND CAP SET;
12. N.00°41'00"E., 743.18 FEET TO AN IRON ROD AND CAP SET;
13. N.89°19'00"W., 58.99 FEET TO AN IRON ROD AND CAP SET;
14. N.44°19'00"W., 55.64 FEET TO AN IRON ROD AND CAP SET;
15. 88.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 28°48'53" AND A CHORD LENGTH OF 87.09 FEET BEARING S.15°05'27"W. TO AN IRON ROD AND CAP SET;
16. N.89°19'00"W., 50.00 FEET TO AN IRON ROD AND CAP SET;
17. 42.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10°45'19" AND A CHORD LENGTH OF 42.17 FEET BEARING N.06°03'40"E. TO AN IRON ROD AND CAP SET;
18. N.89°19'00"W., 262.52 FEET TO AN IRON ROD AND CAP SET IN THE WEST LINE OF THE SAID 62.88 ACRE TRACT;

THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:

1. N.03°51'53"E., 143.39 FEET TO AN IRON ROD AND CAP SET;
2. N.51°51'57"W., 142.89 FEET TO AN IRON ROD AND CAP SET;
3. N.00°14'22"W., 72.22 FEET TO AN IRON ROD AND CAP SET;

CONTAINING 27.10 ACRES, MORE OR LESS.

TRAVIS COUNTY NOTES:

1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF HUTTO.
3. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION, OR MAINTENANCE OF SAID EASEMENT.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
5. DEVELOPMENT WHICH EXCEEDS 20% IMPERVIOUS COVER, WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORMWATER.
6. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
9. WATER AND WASTEWATER WILL BE PROVIDED BY WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, DISTRICT NUMBER 3. (WSID#3)
10. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
11. THIS PLAT CANNOT BE RECORDED UNTIL ALL BOUNDARY STREET FISCAL FOR GATTIS SCHOOL ROAD (THE AMOUNT OF WHICH IS BASED UPON AN ESTIMATE APPROVED BY TRAVIS COUNTY) HAS BEEN POSTED WITH TRAVIS COUNTY.
12. SIDEWALKS SHALL BE CONSTRUCTED ON THE SUBDIVISION SIDE OF EACH STREET.
13. LOT 47, BLOCK E IS FOR LIFT STATION AND DRAINAGE EASEMENT USE ONLY

WILLIAMSON COUNTY NOTES:

1. NO STRUCTURE OR LAND IN THIS SUBDIVISION SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LINES.
3. BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
6. THIS SUBDIVISION IS SUBJECT TO CONVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN VOLUME 2252, PAGE 310 OF THE WILLIAMSON COUNTY PUBLIC RECORDS, AND AS AMENDED IN DOCUMENT NO. 9823619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
7. THIS SUBDIVISION IN SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2004086442 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

DATE: APR. 2, 2004 SCALE: 1" = 100'

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