FINAL PLAT
GARLIC CREEK WEST PHASE III
SECTION 6A

17.17 ACRES OUT OF THE PHILLIP J. ALLEN LEAGUE NO. 5 ABSTRACT NO. 1
CITY OF BUDA, HAYS COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH DALE THORNTON, ITS DIVISION VICE PRESIDENT BEING THE OWNER OF A 25.03 ACRE TRACT OF LAND OUT OF THE PHILLIP J. ALLEN LEAGUE NO. 5 ABSTRACT NO. 1 IN HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED RECORDED IN OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND THAT GCWN–04, LTD. ACTING HEREIN BY AND THROUGH B&W DEVELOPMENT, LTD. ACTING HEREIN BY AND THROUGH FOUR SEASONS LAND AND DEVELOPMENT, LLC ACTING HEREIN BY AND THROUGH SHAWN BREEDLOVE, PRESIDENT, BEING THE OWNER OF THE REMAINDER OF A 208.852 ACRE TRACT OF LAND OUT OF THE PHILLIP J. ALLEN LEAGUE NO. 5 ABSTRACT NO. 1 AND THE S.V.R. EGGLESTON LEAGUE NO. 3 ABSTRACT NO. 5 IN HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 2581 PAGE 335 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY. TEXAS DO HEREBY SUBDIVIDE A 17.17 ACRE PORTION OF THE 25.03 ACRE TRACT AND THE REMAINDER PORTION OF THE 208.852 ACRE TRACT IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS GARLIC CREEK WEST PHASE III SECTION 6A AND DOES 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 _____ DAY OF _____ , _____, A.D.

_____
MERITAGE HOMES OF TEXAS, LLC
BY: DALE THORNTON, DIVISION VICE PRESIDENT
8920 BUSINESS PARK DRIVE
SUITE 250
AUSTIN, TEXAS 78759

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ , _____ , A.D. BY DALE THORNTON, 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.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission expires: _____

WITNESS MY HAND THIS THE _____ DAY OF _____ , _____, A.D.

_____
GCWN–04, LTD.
BY: B&W DEVELOPMENT, LTD.
BY: FOUR SEASONS LAND AND DEVELOPMENT, LLC
BY: SHAWN BREEDLOVE, PRESIDENT
1709 MANANA STREET
AUSTIN, TEXAS 78730

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ , _____ , A.D. BY SHAWN BREEDLOVE, 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.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission expires: _____

THAT I, TIMOTHY A. LENZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON–THE GROUND SURVEY OF THE PROPERTY, AND THAT ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION.

_____
TIMOTHY A. LENZ, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704

THAT I, NATHAN D. SMITH, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

_____
NATHAN D. SMITH DATE
REGISTERED PROFESSIONAL ENGINEER NO. 54456
FIRM F–1455
106 WEST FIRST STREET
ELGIN, TEXAS 78621

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF GARLIC CREEK WEST PHASE III SECTION 6A IN THE CITY OF OF BUDA, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BUDA ON THE _____ DAY OF _____ , _____. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA, TEXAS.

_____
CITY SECRETARY

STATE OF TEXAS)
COUNTY OF HAYS)

I, LIZ Q. GONZALES, COUNTY CLERK OF HAYS 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 _____ DAY OF _____ , _____, A.D. AND DULY RECORDED ON THE _____ DAY OF _____ , _____ A.D. AT _____ O'CLOCK___.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN BOOK _____ PAGE _____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , _____ , A.D.

_____
LIZ Q. GONZALES, COUNTY CLERK, HAYS COUNTY, TEXAS

NOTES

1. THIS PROJECT DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE.
2. THIS DEVELOPMENT IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
3. ALL STREETS SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF BUDA.
4. RESIDENTIAL LOTS ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
5. STORM WATER RUNOFF FROM THE FULLY DEVELOPED 100 YEAR STORM EVENT WILL BE CONTAINED WITHIN DRAINAGE EASEMENTS.
6. IN ADDITION TO THE EASEMENTS SHOWN, THE FOLLOWING EASEMENTS ARE ALSO PROPOSED FOR EACH LOT:
   FRONT– 15' PUBLIC UTILITY EASEMENT (PARALLEL TO ALL R.O.W.)
   SIDE – 2.5' PUBLIC UTILITY EASEMENT
7. IN ACCORDANCE WITH THE GARLIC CREEK WEST PRELIMINARY PLAN AND DEVELOPMENT AGREEMENT, THE FOLLOWING BUILDING SETBACK LINES ARE HEREBY DESIGNATED FOR EACH LOT:
   FRONT : 25'
   SIDE : 5'
   REAR : 10'
   SIDE CORNER : 15'
8. UTILITY PROVIDERS:
   WATER: CITY OF BUDA
   WASTEWATER: CITY OF BUDA
   ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
   CABLE TELEVISION: TIME WARNER CABLE
   TELEPHONE SERVICE: VERIZON
   GAS: CENTERPOINT ENERGY
9. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION.
10. THERE ARE NO ENVIRONMENTALLY SENSITIVE FEATURES LOCATED ON THIS SITE.
11. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C 0280F FOR HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.
12. THIS PROJECT LIES WITHIN THE CITY OF BUDA CITY LIMITS.
13. PARKLAND DEDICATED TO THE CITY OF BUDA IS SUBJECT TO A PARKLAND MAINTENANCE AGREEMENT REQUIRING THAT THE HOMEOWNERS' ASSOCIATION MAINTAIN THE LANDSCAPING OF ALL AREAS IN THE DEVELOPED AREA OF A PUBLIC PARK.
14. THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF BUDA FLOOD DAMAGE PREVENTION ORDINANCE.
15. MINIMUM FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION AND ARE HEREBY ESTABLISHED AS FOLLOWS:

LOT	BLOCK	MIN. FF ELEVATION
5	I	741.5
6	I	741.2
7	I	740.9
8	I	740.7
9	I	740.4