

**FINAL PLAT  
GARLIC CREEK WEST PHASE III  
SECTION 6B**

**6.84 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. EGLESTON 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 6.84 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 6B 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 6B IN THE CITY 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. NO 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
1	I	742.6
2	I	742.3
3	I	742.0
4	I	741.6