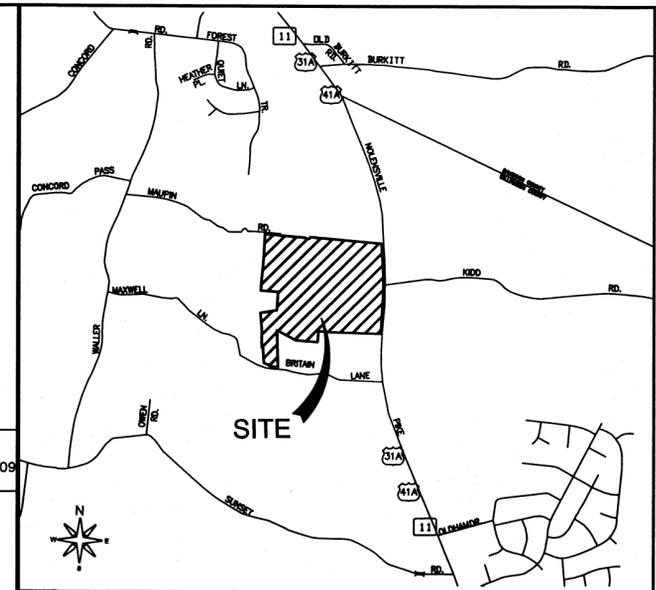
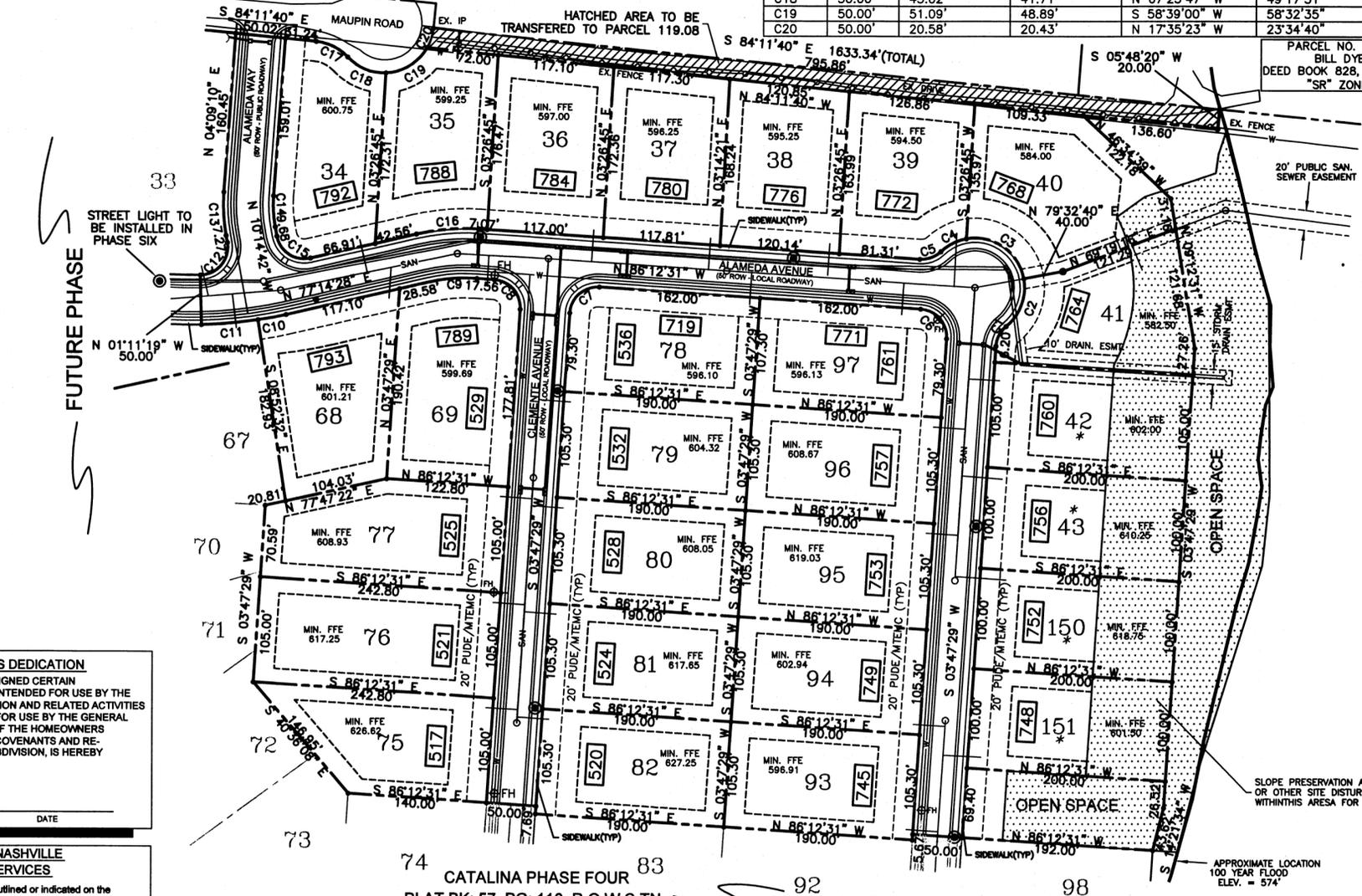


**AREA TABLE**

LOT NO.	ACRES	SQ. FT.
34	0.48	20,830
35	0.46	20,024
36	0.47	20,407
37	0.46	20,010
38	0.46	20,007
39	0.46	20,001
40	0.58	25,378
41	0.46	20,126
42	0.48	21,000
43	0.46	20,000
68	0.52	22,777
69	0.57	24,675
75	0.46	20,097
76	0.58	25,494
77	0.54	23,429
78	0.46	20,219
79	0.46	20,007
80	0.46	20,007
81	0.46	20,007
82	0.46	20,007
93	0.46	20,007
94	0.46	20,007
95	0.46	20,007
96	0.46	20,007
97	0.46	20,219
150	0.46	20,000
151	0.46	20,000



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE THIRTY ONE (27) SINGLE FAMILY LOTS AS SHOWN HERON.
  - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY DESIGN OR CONSTRUCTION.
  - THIS PLAT PREPARED FROM CURRENT PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
  - BEARINGS BASED ON PLAT OF CATALINA PHASE ONE, AS RECORDED IN BK. 48, PG. 56 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. PHASE FOUR BEING A PORTION OF PARCEL 116.03, ON TAX MAP 33.
  - OWNER OF RECORD BEING: D. R. HORTON
  - EXISTING ZONING: SR W/ABO (SUBURBAN RESIDENTIAL WITH ANNEXATION BUFFER OVERLAY)
  - TOTAL SITE AREA = 15.77 ACRES
  - DETENTION PONDS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - MINIMUM BUILDING SETBACKS:  
FRONT: 40'  
REAR: 20'  
SIDE: 15'
  - ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY PROVIDER.
  - DEVELOPER: D.R. HORTON, INC.  
8800 ROSWELL ROAD  
BLDG. B, SUITE 100  
SANDY SPRINGS, GA, 30350
  - A REVIEW OF FIRM MAP NUMBER 47187C0235F, REVISED 09-29-2006, WILLIAMSON COUNTY, TENNESSEE AND UNINCORPORATED AREAS, REVEALED THAT A PORTION OF CATALINA PHASE FIVE LIES WITHIN 100 YEAR FLOOD PLAIN.
  - ALL HOUSES WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED PER TOWN OF NOLENSVILLE CODE.
  - ALL ROADWAYS IN PHASE (FIVE) ARE 50' RIGHT-OF-WAY LOCAL ROADWAYS.
  - THE \* INDICATES A CRITICAL LOT; PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE TOWN ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES, SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND / OR TO DIRECT OR RE-DIRECT STORM WATER RUN-OFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISH FLOOR ELEVATIONS AND FINISH GRADES OF PAVEMENT AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION FEATURES. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE TOWN ENGINEER.

**CERTIFICATE OF COMMON AREAS DEDICATION**

D.R. HORTON, INC. IN RECORDING THIS PLAT HAS DESIGNED CERTAIN AREAS OF LAND SHOWN HERON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN CATALINA PH. 5, FOR RECREATION AND RELATED ACTIVITIES THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE NAMED SUBDIVISION. "DECLARATION OF COVENANTS AND RESTRICTIONS", APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWER SERVICES**

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled CATALINA PHASE 5, have been installed in accordance with Metro Department of Water and Sewer Services standards and specifications and/or state government requirements, or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water and Sewer Services to assure completion of all required sanitary sewer improvements in case of default.

Sewer System: \_\_\_\_\_ Date: \_\_\_\_\_  
Name, Title and Agency of Approving Agent \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled CATALINA PHASE 5, have been installed in accordance with current, local, and/or state government requirements, or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also I certify that the hydraulic design criteria specified in Section 5.5 and 5.6 of the Town of Nolensville Subdivision Regulations have been met.

Water System: \_\_\_\_\_ Date: \_\_\_\_\_  
Name, Title and Agency of Approving Agent \_\_\_\_\_

**CERTIFICATE OF ELECTRICAL PROVIDER**

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR THE ELECTRICAL PROVIDER NAMED BELOW. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

ELECTRICAL PROVIDER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY: (1) THAT ALL THE STREETS AND DRAINAGE FACILITIES DESIGNATED ON THIS FINAL PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF NOLENSVILLE ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 5988, Page 807, R.O.W.C., TN, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Nolensville Planning Commission and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 4542, Page 857-884, R.O.W.C., TN., running with the title to the property.

Owner Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ADDRESSES**

I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE TOWN OF NOLENSVILLE.

DATE \_\_\_\_\_  
AUTHORIZED APPROVING AGENT \_\_\_\_\_ TITLE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES**

SUBDIVISION NAME AND STREET NAMES APPROVED BY WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS.

AUTHORIZED APPROVING AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the Town of Nolensville, Tennessee, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.

Secretary, Planning Commission \_\_\_\_\_ Date: \_\_\_\_\_

**WILLIAMSON COUNTY REGISTER OF DEEDS STAMP**

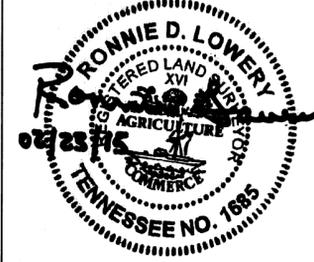
**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Town of Nolensville Planning Commission, and that the monuments have or will be placed as shown hereon, to the specifications of the subdivision regulations, as approved by the town Engineer.

Name: DELTA ASSOCIATES INC.  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

**FINAL PLAT  
PHASE FIVE  
CATALINA SUBDIVISION**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE  
17TH CIVIL DISTRICT



**DELTA ASSOCIATES, INC.**  
Land Design & Surveying  
7121 Crossroads Blvd.  
Brentwood, TN 615-850-3501

**FINAL PLAT**

TOWN OF NOLENSVILLE, WILLIAMSON TENNESSEE  
PLANNING COMMISSION

TOTAL ACRES: 15.77	TOTAL LOTS: 27
ACRES NEW STREET: 2.49	DATE: 1-27-16
CIVIL DISTRICT: 17TH	CLOSURE ERROR: 1:10,000+
SQ. FT. NEW STREETS: 108,348	SCALE: 1" = 100'

OWNER:  
D.R. HORTON, INC.  
8800 ROSWELL ROAD  
BLDG. B, SUITE 100  
SANDY SPRINGS, GA, 30350

SHEET 1 OF 1