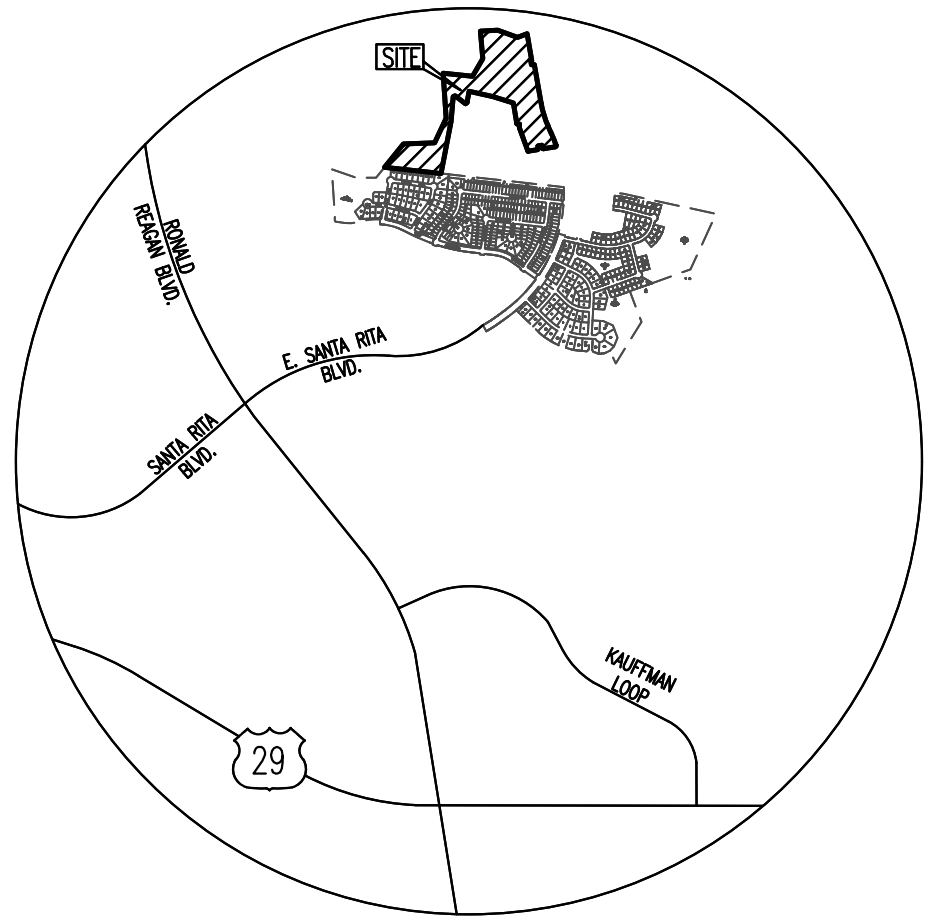
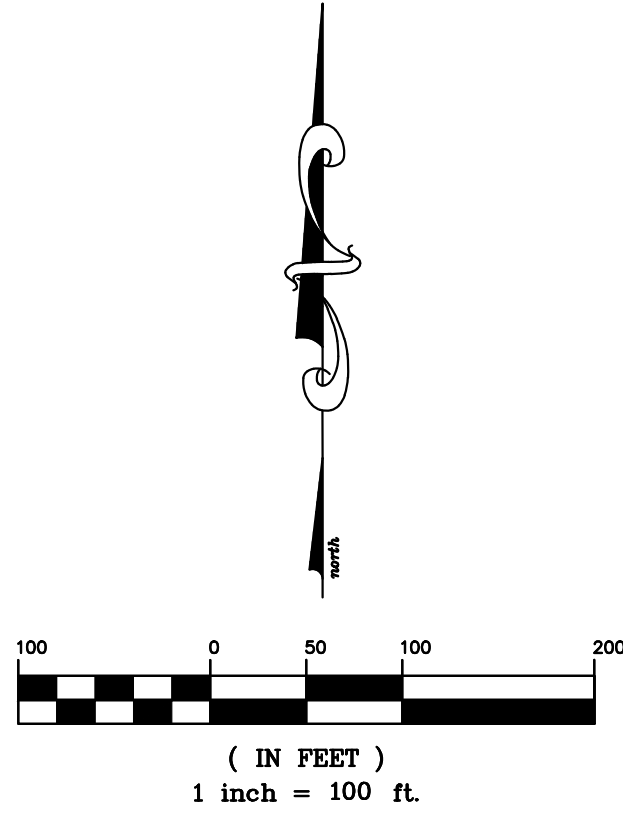


SANTA RITA RANCH PHASE 6, SECTION 3 FINAL PLAT



VICINITY MAP
APPROX. SCALE: 1"=2000'

FINAL PLAT



- LEGEND**
- BENCHMARK
 - CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
 - CAPPED 1/2" CAPPED IRON ROD SET
STAMPED "CBD SETSTONE"
 - 1** LOT NUMBER
 - BLOCK DESIGNATION
 - BSL BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - LSE LANDSCAPE EASEMENT
 - WQE WATER QUALITY EASEMENT
 - OS OPEN SPACE
 - FEMA 100-YEAR FLOODPLAIN
 - PROPOSED 100-YEAR FLOODPLAIN (ATLAS 14)
 - FEMA 100-YEAR FLOODWAY
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

Minimum Finished Floor Elevation (NAVD '88)		
Block	Lot	Min FFE
A	45	985.5'
A	46	985.5'
A	47	985.5'
A	48	985.5'
A	49	985.5'
A	50	985.5'
A	51	985.5'
A	52	985.5'
A	53	985.5'
A	54	985.7'
A	55	985.7'

ORIGINAL SUBMITTAL DATE: MARCH 5, 2024

DATE: MAY 23, 2024

OWNER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE
TOTAL ACREAGE: 29.053 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

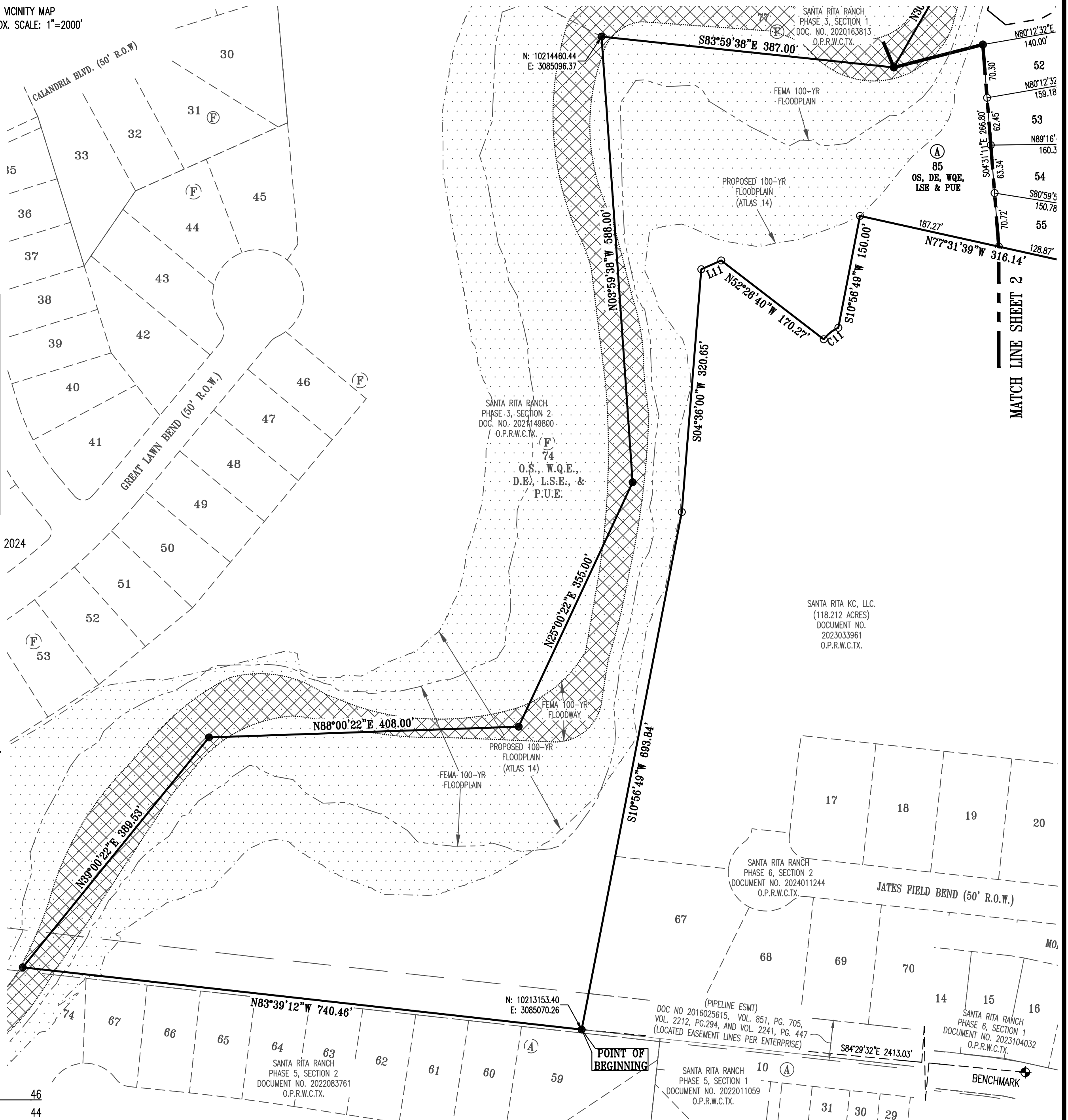
BENCHMARK:
CAPPED IRON ROD SET
STAMPED "CONTROL"
N: 10212921.80
E: 3087472.14
ELEV: 979.79
(NAVD '88)

F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS	46
SINGLE FAMILY LOTS:	44
O.S., D.E., L.S.E. & P.U.E. LOTS:	1
O.S., D.E., W.Q.E., L.S.E., & P.U.E. LOTS:	1

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
IRVINE PASS	1,089'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
JATES FIELD BEND	158'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
KISER ROAD	850'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,097'					



SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

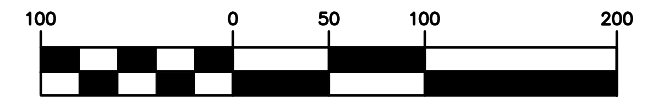
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 6, SECTION 3 FINAL PLAT



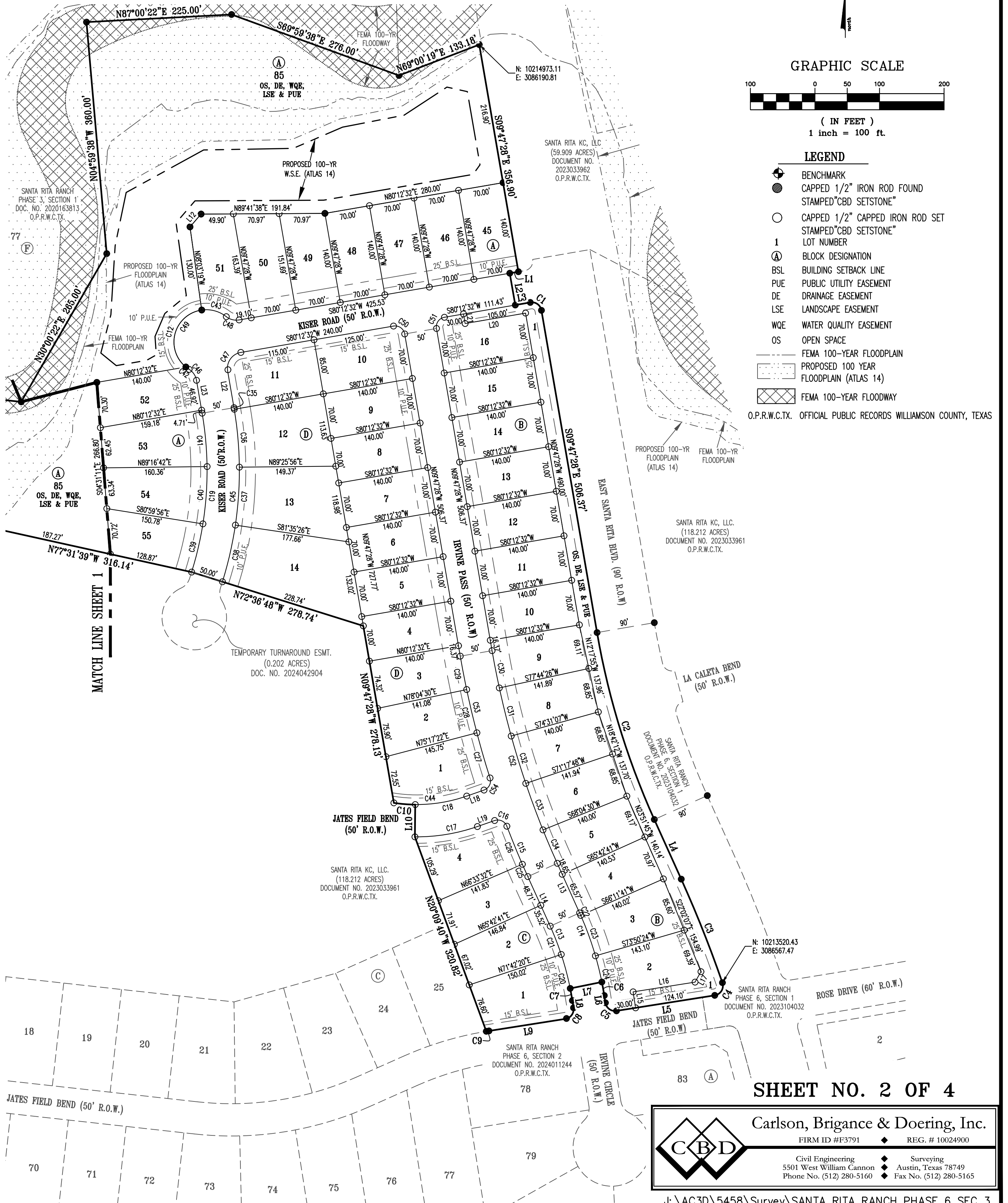
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- BENCHMARK
 - CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
 - CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
 - 1** LOT NUMBER
 - (A)** BLOCK DESIGNATION
 - BSL BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - LSE LANDSCAPE EASEMENT
 - WQE WATER QUALITY EASEMENT
 - OS OPEN SPACE
 - FEMA 100-YEAR FLOODPLAIN
 - PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
 - FEMA 100-YEAR FLOODWAY
- O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



SHEET NO. 2 OF 4

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 6, SECTION 3

FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 29.053 ACRE TRACT OR PARCEL OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 118.212 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2023033961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 29.053 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID 118.212 ACRE TRACT, AND BEING ON THE NORTH LINE OF LOT 59, BLOCK A, SANTA RITA RANCH PHASE 5, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022083761, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N83°39'12"W, WITH THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 2, A DISTANCE OF 740.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF LOT 74, BLOCK A, SAID SANTA RITA RANCH PHASE 5, SECTION 2, ON THE SOUTHEAST LINE OF LOT 74, BLOCK F, SANTA RITA RANCH PHASE 3, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 118.212 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 118.212 ACRE TRACT OF LAND, AND FOLLOWING THE SOUTHEAST LINE OF LOT 74, BLOCK F, OF SAID SANTA RITA RANCH PHASE 3, SECTION 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) N39°00'22"E, A DISTANCE OF 389.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N88°00'22"E, A DISTANCE OF 408.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N25°00'22"E, A DISTANCE OF 355.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N03°59'38"W, A DISTANCE OF 588.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF LOT 74, BLOCK F, OF SAID SANTA RITA RANCH PHASE 3, SECTION 2, AND ON THE SOUTH LINE OF LOT 77, BLOCK F OF SANTA RITA RANCH PHASE 3, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020163813, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE SOUTH LINE OF SAID LOT 77, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S83°59'38"E, A DISTANCE OF 387.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N37°00'22"E, A DISTANCE OF 265.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N04°59'38"W, A DISTANCE OF 360.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 4) N87°00'22"E, A DISTANCE OF 225.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 5) S69°59'38"E, A DISTANCE OF 276.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID LOT 77, BEING ON THE WEST LINE OF A CALLED 59.909 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED IN DOCUMENT NUMBER 2023033962, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE WEST LINE OF SAID 59.909 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N69°00'19"E, A DISTANCE OF 133.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) S09°47'28"E, A DISTANCE OF 356.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID 59.909 ACRE TRACT OF LAND, AND ON THE NORTH LINE OF SANTA RITA RANCH PHASE 6, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING ON THE NORTH RIGHT-OF-WAY LINE OF KISER ROAD (50' R.O.W.), FOR CORNER,

THENCE, ALONG THE WEST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) S80°12'32"W, A DISTANCE OF 13.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE NORTH TERMINUS OF SAID KISER ROAD,
- 2) S09°47'28"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE SOUTH TERMINUS OF SAID KISER ROAD,
- 3) N87°12'32"E, A DISTANCE OF 23.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S54°47'28"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING ON THE WEST RIGHT OF WAY LINE OF EAST SANTA RITA BOULEVARD (90' R.O.W.), SAME BEING ON THE WEST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1,

THENCE, ALONG THE WEST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, AND ALONG THE WEST LINE OF SAID EAST SANTA RITA BOULEVARD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S09°47'28"E, A DISTANCE OF 506.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 303.63 FEET, AND A CHORD THAT BEARS S17°02'23"E, A DISTANCE OF 302.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S24°17'19"E, A DISTANCE OF 101.31 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 172.58 FEET, AND A CHORD THAT BEARS S21°41'11"E, A DISTANCE OF 172.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 26.22 FEET, AND A CHORD THAT BEARS S30°59'20"W, A DISTANCE OF 23.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST SANTA RITA BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF JATES FIELD BEND (50' R.O.W.),

THENCE, OVER AND ACROSS SAID 118.212 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES, NUMBERED 1 THROUGH 22,

- 1) S81°03'44"W, A DISTANCE OF 154.10 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N53°56'16"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N08°56'16"W, A DISTANCE OF 11.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 21.23 FEET, AND A CHORD THAT BEARS N10°09'16"W, A DISTANCE OF 21.23 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S78°37'44"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 19.11 FEET, AND A CHORD THAT BEARS S10°09'16"E, A DISTANCE OF 19.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S08°56'16"E, A DISTANCE OF 11.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S36°03'44"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S81°03'44"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 4.11 FEET, AND A CHORD THAT BEARS S80°50'17"W, A DISTANCE OF 4.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N20°09'40"W, A DISTANCE OF 320.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N00°32'15"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 33.22 FEET, AND A CHORD THAT BEARS N85°24'47"W, A DISTANCE OF 33.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N09°47'28"W, A DISTANCE OF 278.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N72°36'48"W, A DISTANCE OF 278.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) N77°31'39"W, A DISTANCE OF 316.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) S10°56'49"W, A DISTANCE OF 150.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 24.72 FEET, AND A CHORD THAT BEARS S51°43'01"W, A DISTANCE OF 24.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) N52°26'40"W, A DISTANCE OF 170.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) S66°04'40"W, A DISTANCE OF 28.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S04°36'00"W, A DISTANCE OF 320.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 22) S10°56'49"W, A DISTANCE OF 693.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.053 ACRES OF LAND.

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 45-55, BLOCK A. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALSON, BRIGANCE & DOERING, INC., DATED DECEMBER 9, 2021. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14.
4. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
5. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
6. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.

WATER AND WASTEWATER:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) 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 ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR 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.
2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
4. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
5. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S54°47'28"E	21.21	15.00	90°00'00"
C2	303.63	1200.00	S17°02'23"E	302.82	152.63	14°29'51"
C3	172.58	1900.00	S21°41'11"E	172.52	86.35	5°12'15"
C4	26.22	15.00	S30°59'20"W	23.01	17.92	100°08'47"
C5	23.56	15.00	N53°56'16"W	21.21	15.00	90°00'00"
C6	21.23	500.00	N10°09'16"W	21.23	10.62	2°26'00"
C7	19.11	450.00	S10°09'16"E	19.11	9.56	2°26'00"
C8	23.56	15.00	S36°03'44"W	21.21	15.00	90°00'00"
C9	4.11	525.00	S80°50'17"W	4.11	2.05	0°26'53"
C10	33.22	235.00	N85°24'47"W	33.19	16.64	8°05'56"
C11	24.72	50.00	S51°43'01"W	24.47	12.62	28°19'21"
C12	115.86	50.00	N15°33'41"E	91.62	114.35	132°45'58"
C13	101.45	450.00	N17°49'47"W	101.24	50.94	12°55'02"
C14	112.72	500.00	N17°49'47"W	112.49	56.60	12°55'02"
C15	84.53	1415.00	S22°34'38"E	84.51	42.28	3°25'21"
C16	23.14	15.00	N65°03'52"W	20.91	14.59	88°23'50"
C17	98.49	285.00	N80°38'14"E	98.00	49.74	19°48'02"
C18	81.21	235.00	N80°38'14"E	80.81	41.02	19°48'02"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C19	249.03	525.00	N03°47'52"E	246.70	126.90	27°10'40"
C20	73.49	450.00	N13°36'58"W	73.40	36.82	9°21'23"
C21	47.08	450.00	N21°17'29"W	47.06	23.56	5°59'39"
C22	4.22	500.00	S24°02'49"E	4.22	2.11	0°29'00"
C23	66.72	500.00	S19°58'58"E	66.67	33.41	7°38'42"
C24	63.03	500.00	S12°32'56"E	62.98	31.55	7°13'20"
C25	20.92	1415.00	N23°51'54"W	20.92	10.46	0°50'50"
C26	63.60	1415.00	N22°09'13"W	63.60	31.81	2°34'31"
C27	72.84	1415.00	N16°11'07"W	72.83	36.43	2°56'58"
C28	68.79	1415.00	N13°19'04"W	68.78	34.40	2°47'08"
C29	52.70	1415.00	N10°51'29"W	52.70	26.35	2°08'02"
C30	58.80	1365.00	S11°01'31"E	58.80	29.41	2°28'06"
C31	76.76	1365.00	S13°52'13"E	76.75	38.39	3°13'19"
C32	76.76	1365.00	S17°05'32"E	76.75	38.39	3°13'19"
C33	76.76	1365.00	S20°18'51"E	76.75	38.39	3°13'19"
C34	56.31	1365.00	S23°06'24"E	56.30	28.16	2°21'48"
C35	2.47	1330.43	S09°47'28"E	2.47	1.24	0°06'23"
C36	90.10	538.75	S05°03'11"E	90.00	45.16	9°34'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C37	90.08	616.99	S03°55'15"W	90.00	45.12	8°21'54"
C38	90.11	538.37	S12°53'53"W	90.00	45.16	9°35'22"
C39	76.84	525.00	N13°11'38"E	76.77	38.49	8°23'07"
C40	89.09	525.00	N04°08'23"E	88.98	44.65	9°43'22"
C41	83.10	525.00	N05°15'23"W	83.02	41.64	9°04'10"
C42	6.25	50.00	N54°24'04"W	6.24	3.13	7°09'33"
C43	40.54	50.00	S74°49'42"E	39.44	21.46	46°27'14"
C44	114.43	235.00	N84°41'12"E	113.30	58.37	27°53'58"
C45	272.75	575.00	N03°47'52"E	270.20	138.99	27°10'40"
C46	21.03	25.00	N33°53'09"W	20.41	11.18	48°11'23"
C47	39.27	25.00	S35°12'32"W	35.36	25.00	90°00'00"
C48	21.03	25.00	S75°41'47"E	20.41	11.18	48°11'23"
C49	162.65	50.00	S35°12'32"W	99.85	897.21	186°22'46"
C50	23.56	15.00	N54°47'28"W	21.21	15.00	90°00'00"
C51	23.56	15.00	S35°12'32"W	21.21	15.00	90°00'00"
C52	345.38	1365.00	S17°02'23"E	344.46	173.62	14°29'51"
C53	194.34	1415.00	S13°43'32"E	194.18	97.32	7°52'08"
C54	23.14	15.00	N26°32'18"E	20.91	14.59	88°23'50"

Line Table		
Line #	Length	Direction
L1	13.57	S80°12'32"W
L2	50.00	S09°47'28"E
L3	23.57	N80°12'32"E
L4	101.31	S24°17'19"E
L5	154.10	S81°03'44"W
L6	11.35	N08°56'16"W
L7	50.00	S78°37'44"W
L8	11.35	S08°56'16"E
L9	120.00	S81°03'44"W
L10	50.00	N00°32'15"E
L11	28.65	S66°04'40"W
L12	26.31	N40°49'09"E

Line Table		
Line #	Length	Direction
L13	84.22	N24°17'19"W
L14	84.22	N24°17'19"W
L15	25.00	N08°56'16"W
L16	97.12	N81°03'44"E
L17	18.66	

