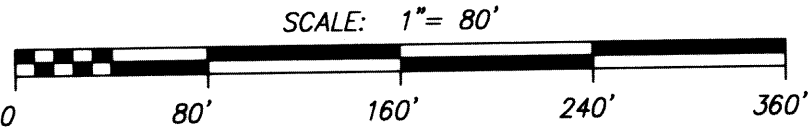


NOTES:

- THIS PLAT LIES WITHIN THE BOUNDARY OF THE WILLIAMSON COUNTY MUNICIPAL DISTRICT No. 13 (WCMUD 13). WATER AND WASTEWATER SERVICE WILL BE PROVIDED THROUGH SERVICE AGREEMENTS ENTERED INTO BETWEEN WCMUD 13 AND THE CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AND THE LCRA. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHISHOLM TRAIL SPECIAL UTILITY DISTRICT. SEWER SERVICE WILL BE PROVIDED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).
- THE BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAIN A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED EACH OF THE ADJACENT HOMEOWNERS.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- DRIVEWAY ACCESS TO LOT 36, BLOCK D, FROM GOLDEN BUTTERFLY DRIVE IS PROHIBITED. DRIVEWAY ACCESS TO LOTS 23, 32, 33 AND 56, BLOCK B, FROM TANAGER PASS IS PROHIBITED.

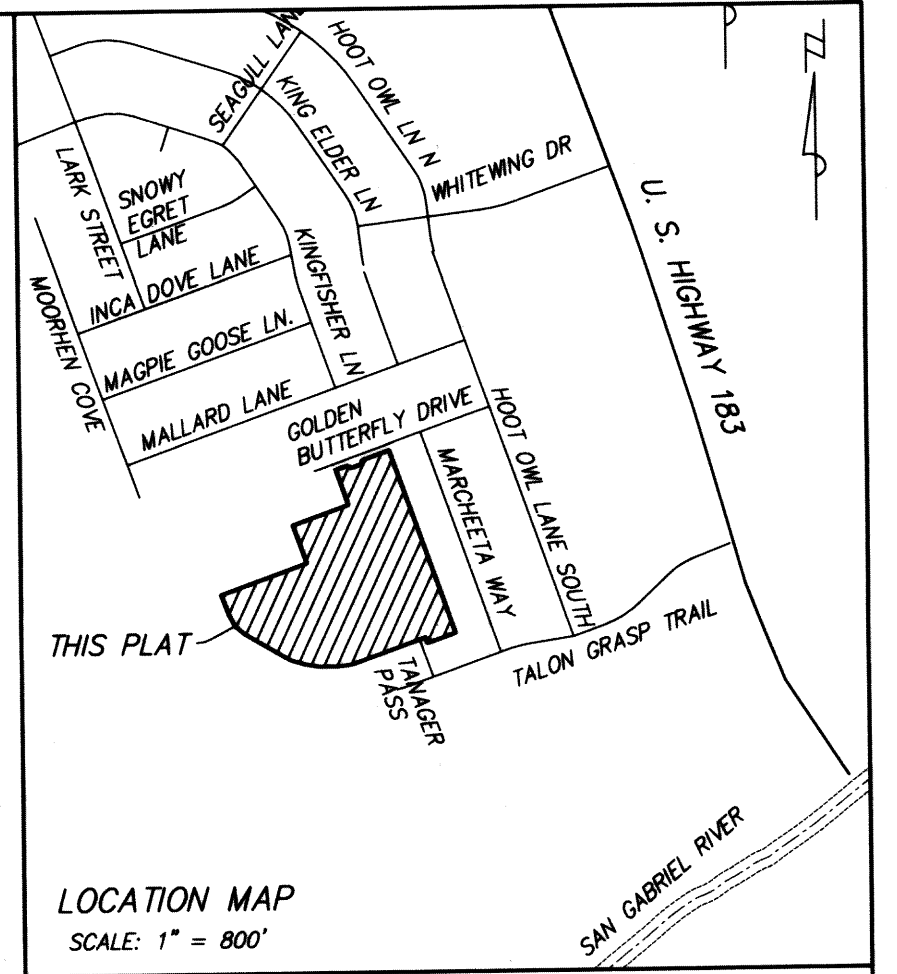
PLAT OF  
SUMMERLYN SOUTH SECTION 3  
WILLIAMSON COUNTY, TEXAS



STREET NAME	RIGHT OF WAY WIDTH	LENGTH	DESIGN SPEED (MPH)
TANAGER PASS	50'	770'	25
TANAGER PASS COVE	50'	168'	25
HOPEN COVE	50'	639'	25
TOTAL		1577'	

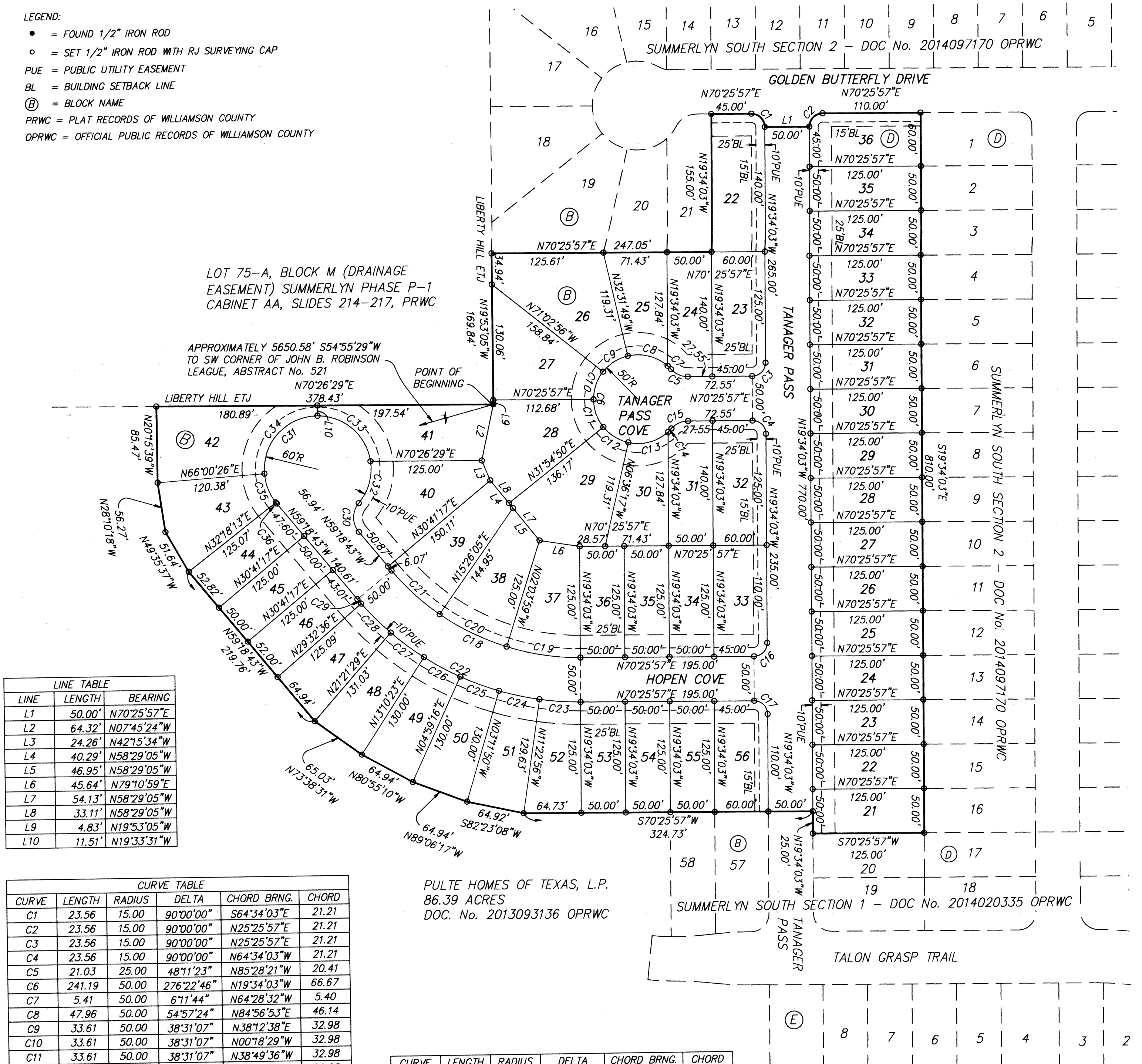
PROPERTY OWNER:  
PULTE HOMES OF TEXAS  
10801-2 MOPAC EXP. N. SUITE 400  
AUSTIN, TEXAS 78759.

SITE DATA:  
TOTAL AREA OF SITE: 10.76 ACRES  
46 SINGLE FAMILY LOTS



LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- ⓑ = BLOCK NAME
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY



DATE: JUNE 14, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE JOHN B. ROBINSON LEAGUE, ABSTRACT NO. 521 AND BEING A PART OF THAT 86.39 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS BY DEED RECORDED IN DOCUMENT NO. 2013093136 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 75-A, BLOCK M, SUMMERLYN PHASE P-1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET AA, SLIDES 214 TO 217 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N.19°53'05"W. ALONG THE EAST LINE OF SAID LOT 75-A AND A WEST LINE OF SAID 86.39 ACRE TRACT A DISTANCE OF 169.84 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 86.39 ACRE TRACT THE FOLLOWING 19 COURSES:

1. N.70°25'57"E. A DISTANCE OF 247.05 FEET TO A 1/2" IRON ROD SET;
2. N.19°34'03"W. A DISTANCE OF 155.00 FEET TO A 1/2" IRON ROD SET;
3. N.70°25'57"E. A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD SET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S.64°34'03"E., 21.21 FEET TO A 1/2" IRON ROD SET;
5. N.70°25'57"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N.25°25'57"E., 21.21 FEET TO A 1/2" IRON ROD SET;
7. N.70°25'57"E. A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD SET;
8. S.19°34'03"E. A DISTANCE OF 810.00 FEET TO A 1/2" IRON ROD SET;
9. S.70°25'57"W. A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
10. N.19°34'03"W. A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET;
11. S.70°25'57"W. A DISTANCE OF 324.73 FEET TO A 1/2" IRON ROD SET;
12. S.82°23'08"W. A DISTANCE OF 64.92 FEET TO A 1/2" IRON ROD SET;
13. N.89°06'17"W. A DISTANCE OF 64.94 FEET TO A 1/2" IRON ROD SET;
14. N.80°55'10"W. A DISTANCE OF 64.94 FEET TO A 1/2" IRON ROD SET;
15. N.73°38'31"W. A DISTANCE OF 65.03 FEET TO A 1/2" IRON ROD SET;
16. N.59°18'43"W. A DISTANCE OF 219.76 FEET TO A 1/2" IRON ROD SET;
17. N.49°35'37"W. A DISTANCE OF 51.64 FEET TO A 1/2" IRON ROD SET;
18. N.28°10'18"W. A DISTANCE OF 56.27 FEET TO A 1/2" IRON ROD SET;
19. N.20°15'39"W. A DISTANCE OF 85.47 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF SAID LOT 75-A AND A NORTH LINE OF SAID 86.39 ACRE TRACT;

N.70°26'29"E. ALONG SAID SOUTH LINE A DISTANCE OF 378.43 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 10.76 ACRES, MORE OR LESS.

# DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PULTE NEVADA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, **STEPHEN ASHLOCK** VICE PRESIDENT OF LAND DEVELOPMENT, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013093136 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SUMMERLYN SOUTH SECTION 3." 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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18<sup>th</sup> DAY OF JULY, 200 2016

PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I, LLC  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: Stephen Ashlock  
**STEPHEN ASHLOCK** VICE PRESIDENT OF LAND DEVELOPMENT  
10801-2 MOPAC EXP. N. SUITE 400  
AUSTIN, TEXAS 78759.

## ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF Williamson

BEFORE ME ON THIS DAY PERSONALLY APPEARED **STEPHEN ASHLOCK** 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18<sup>th</sup> DAY OF July, A. D., 200 2016

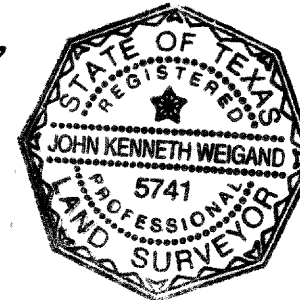
NOTARY PUBLIC SIGNATURE



## 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 6/28/2016  
DATE  
J. KENNETH WEIGAND  
R.P.L.S. NO. 5741  
STATE OF TEXAS



## 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 NUMBER 48491C0275E AND 48491C0455E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

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 6/20/16  
DATE  
J. KEITH COLLINS  
LICENSED PROFESSIONAL ENGINEER No. 80579



THE CITY OF LIBERTY HILL, TEXAS, ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WASTEWATER SERVICES

Sally McFerson 7/21/16  
DATE  
SALLY D. McFERRON  
CITY OF LIBERTY HILL

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 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 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.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_ A. D., AT \_\_\_ O'CLOCK \_\_\_ M. AND DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_, A. \_\_\_ AT \_\_\_ O'CLOCK \_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_

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

NANCY RISTER, CLERK,  
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

DATE: JUNE 14, 2016

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STREET NAMES APPROVED

DATE: 7/1/16

Cathy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR