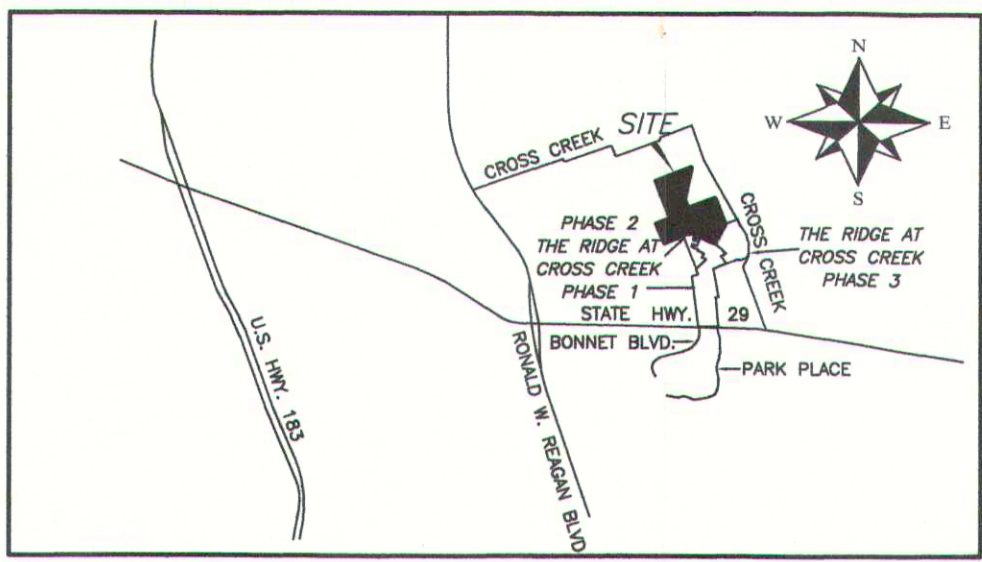


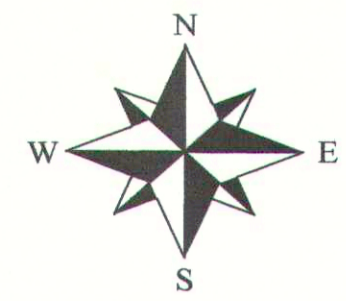
FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 4



LOCATION MAP
(NOT TO SCALE)

LEGEND:

- = 1/2" IRON ROD FOUND
- G&R = IRON ROD WITH G&R CAP FOUND
- ▲ = NAIL FOUND IN CONCRETE
- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- ⊠ = BENCHMARK
- Ⓐ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- SE = SANITARY EASEMENT



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

DATE: SEPTEMBER 12, 2018

OWNER:
RAS LEVEL 2 HOLDINGS, LP
PO BOX 519
LIBERTY HILL, TX 78642
512-299-6617 FAX: _____
luke@clearrockllc.com

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
512-267-7430 FAX: 512-836-8385
tcornstubble@grsurveying.com

ENGINEER:
JAY ENGINEERING COMPANY, INC.
P.O. BOX 1220
LEANDER, TX 78646
512-259-3882 FAX: 512-259-8016
skiger@jaeco.net

BENCHMARK:

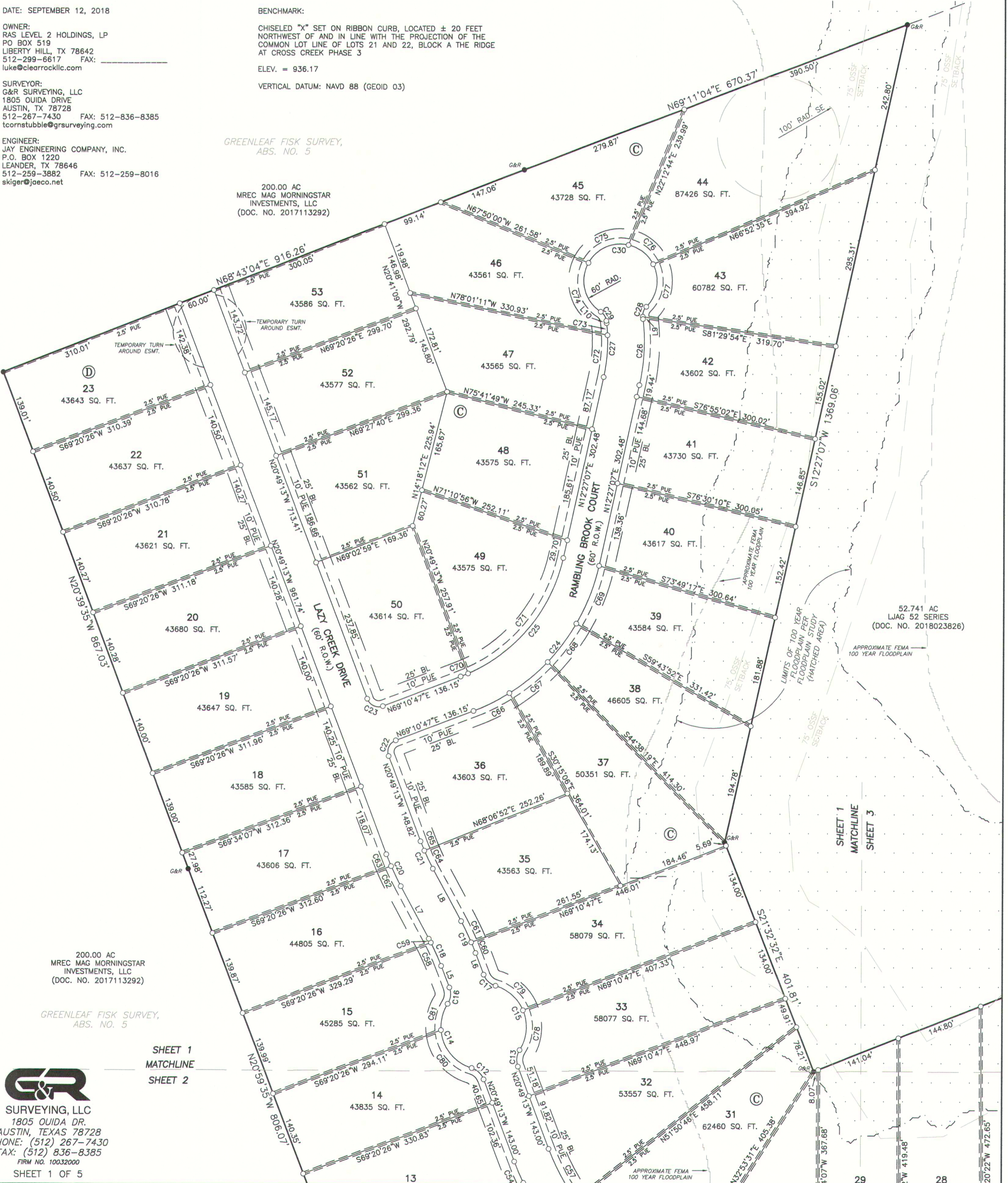
CHISELED "X" SET ON RIBBON CURB, LOCATED ± 20 FEET
NORTHWEST OF AND IN LINE WITH THE PROJECTION OF THE
COMMON LOT LINE OF LOTS 21 AND 22, BLOCK A THE RIDGE
AT CROSS CREEK PHASE 3

ELEV. = 936.17

VERTICAL DATUM: NAVD 88 (GEOID 03)

GREENLEAF FISK SURVEY,
ABS. NO. 5

200.00 AC
MREC MAG MORNINGSTAR
INVESTMENTS, LLC
(DOC. NO. 2017113292)



52.741 AC
LUAG 52 SERIES
(DOC. NO. 2018023826)

APPROXIMATE FEMA
100 YEAR FLOODPLAIN

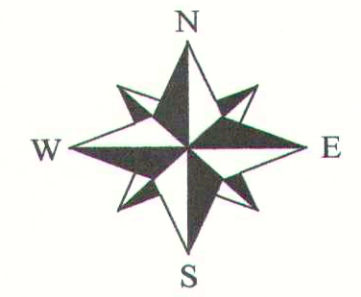
LIMITS OF 100 YEAR
FLOODPLAIN PER
FLOODPLAIN STUDY
(MATCHED AREA)

SHEET 1
MATCHLINE
SHEET 2

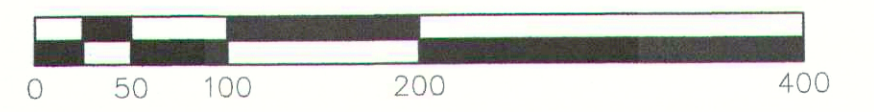
SHEET 1
MATCHLINE
SHEET 3

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 5

FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 4



SCALE: 1"=100'

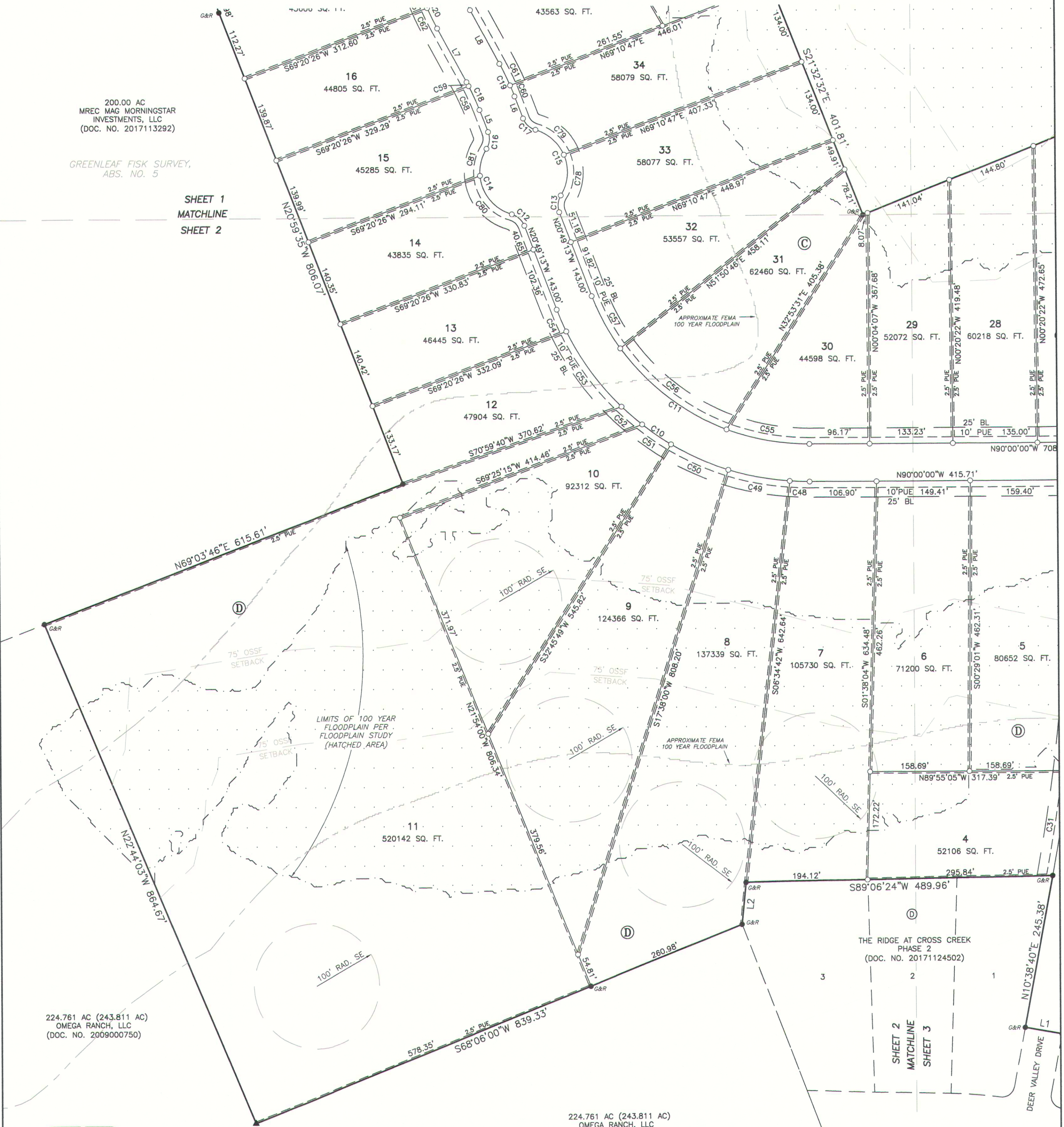


BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

200.00 AC
MREC MAG MORNINGSTAR
INVESTMENTS, LLC
(DOC. NO. 2017113292)

GREENLEAF FISK SURVEY,
ABS. NO. 5

SHEET 1
MATCHLINE
SHEET 2



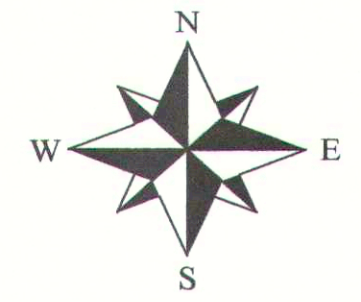
224.761 AC (243.811 AC)
OMEGA RANCH, LLC
(DOC. NO. 2009000750)

THE RIDGE AT CROSS CREEK
PHASE 2
(DOC. NO. 20171124502)

224.761 AC (243.811 AC)
OMEGA RANCH, LLC
(DOC. NO. 2009000750)

G&R
SURVEYING, LLC
1805 OUIDA DR.
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PHONE: (512) 267-7430
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FIRM NO. 10032000

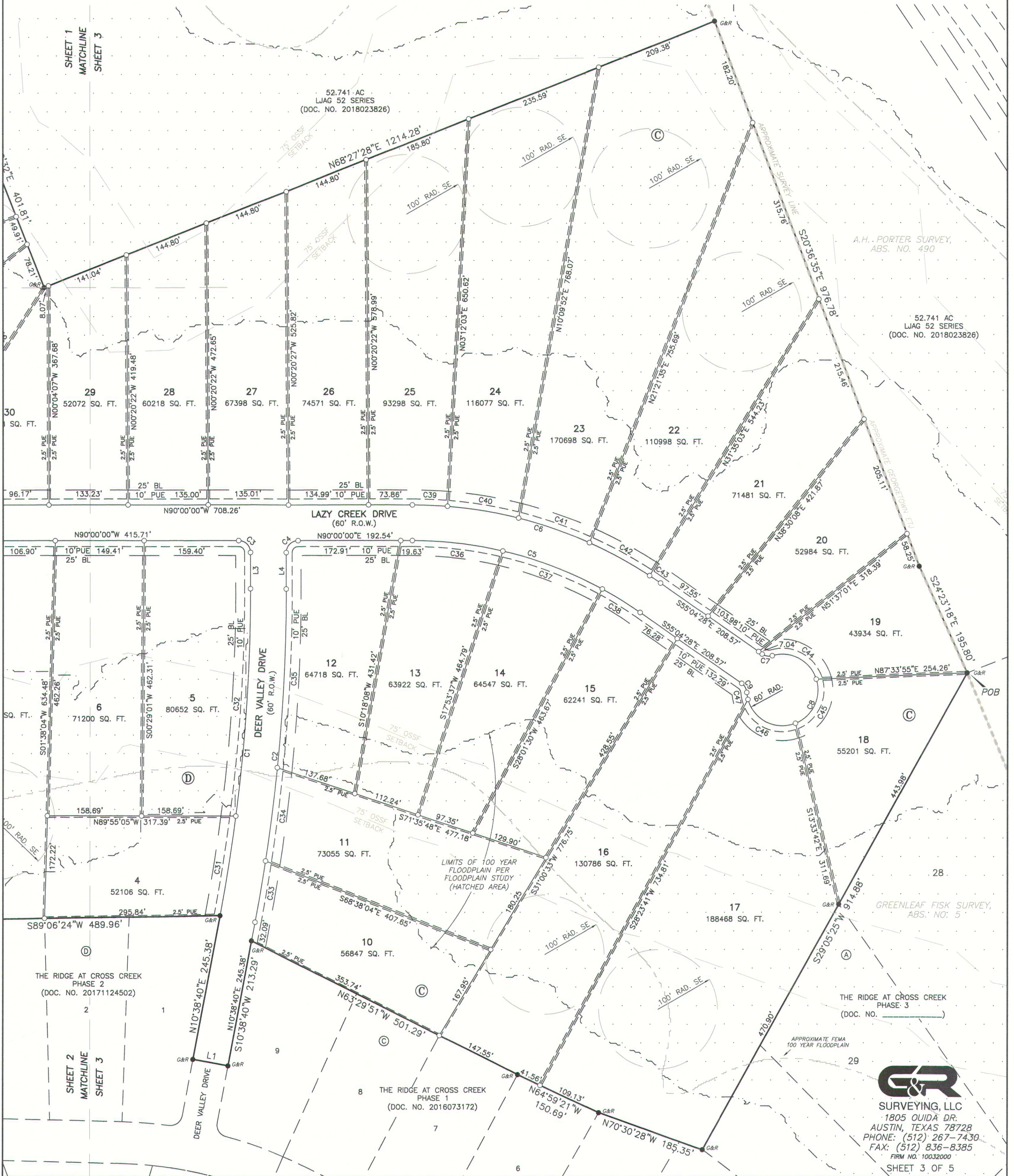
FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 4



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



A.H. PORTER SURVEY,
ABS. NO. 490

52.741 AC
LJAG 52 SERIES
(DOC. NO. 2018023826)

GREENLEAF FISK SURVEY,
ABS. NO. 5

THE RIDGE AT CROSS CREEK
PHASE 3
(DOC. NO. _____)

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 3 OF 5

FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 4

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	10°38'40"	2970.00'	551.77'	N05°19'20"E	550.98'	276.68'
C2	10°38'40"	3030.00'	562.92'	N05°19'20"E	562.11'	282.27'
C3	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'	20.00'
C4	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'	20.00'
C5	34°55'32"	670.00'	408.41'	N72°32'14"W	402.12'	210.77'
C6	34°55'32"	730.00'	444.98'	N72°32'14"W	438.13'	229.65'
C7	51°19'04"	20.00'	17.91'	S80°44'00"E	17.32'	9.61'
C8	282°38'08"	60.00'	295.98'	N34°55'32"E	75.00'	48.04'
C9	51°19'04"	20.00'	17.91'	N29°24'56"W	17.32'	9.61'
C10	69°10'47"	430.00'	519.19'	S55°24'37"E	488.22'	296.52'
C11	69°10'47"	370.00'	446.74'	S55°24'37"E	420.10'	255.15'
C12	53°07'48"	30.00'	27.82'	N47°23'07"W	26.83'	15.00'
C13	53°07'48"	30.00'	27.82'	S05°44'41"W	26.83'	15.00'
C14	106°15'37"	70.00'	129.82'	S20°49'13"E	112.00'	93.33'
C15	106°15'37"	70.00'	129.82'	N20°49'13"W	112.00'	93.33'
C16	53°07'48"	30.00'	27.82'	N05°44'41"E	26.83'	15.00'
C17	53°07'48"	30.00'	27.82'	S47°23'07"E	26.83'	15.00'
C18	7°37'17"	370.00'	49.22'	N24°37'52"W	49.18'	24.64'
C19	7°37'17"	430.00'	57.20'	N24°37'52"W	57.16'	28.64'
C20	7°37'17"	430.00'	57.20'	S24°37'52"E	57.16'	28.64'
C21	7°37'17"	370.00'	49.22'	S24°37'52"E	49.18'	24.64'
C22	90°00'00"	20.00'	31.42'	S24°10'47"W	28.28'	20.00'
C23	90°00'00"	20.00'	31.42'	S65°49'13"E	28.28'	20.00'
C24	56°43'40"	330.00'	326.73'	N40°48'57"E	313.55'	178.16'
C25	56°43'40"	270.00'	267.32'	N40°48'57"E	256.54'	145.77'
C26	18°50'44"	330.00'	108.54'	N03°01'45"E	108.05'	54.77'
C27	18°50'44"	270.00'	88.81'	N03°01'45"E	88.41'	44.81'
C28	51°19'04"	20.00'	17.91'	S19°15'55"W	17.32'	9.61'
C29	51°19'04"	20.00'	17.91'	N32°03'09"W	17.32'	9.61'
C30	282°38'08"	60.00'	295.98'	S83°36'23"W	75.00'	48.04'
C31	3°15'50"	2970.00'	169.19'	N09°00'45"E	169.17'	84.62'
C32	7°22'50"	2970.00'	382.58'	N03°41'25"E	382.31'	191.55'
C33	1°58'38"	3030.00'	104.56'	N09°39'21"E	104.55'	52.28'
C34	2°59'07"	3030.00'	157.88'	N07°10'29"E	157.86'	78.96'
C35	5°40'55"	3030.00'	300.48'	N02°50'27"E	300.36'	150.36'
C36	13°09'30"	670.00'	153.87'	N83°25'15"W	153.53'	77.27'
C37	15°21'57"	670.00'	179.68'	N69°09'31"W	179.15'	90.38'
C38	6°24'05"	670.00'	74.86'	N58°16'30"W	74.82'	37.47'
C39	4°39'06"	730.00'	59.27'	N87°40'27"W	59.25'	29.65'
C40	9°33'05"	730.00'	121.70'	N80°34'21"W	121.55'	60.99'
C41	9°55'00"	730.00'	126.35'	N70°50'18"W	126.19'	63.33'
C42	9°04'28"	730.00'	115.62'	N61°20'34"W	115.49'	57.93'
C43	1°43'53"	730.00'	22.06'	N55°56'24"W	22.06'	11.03'
C44	88°30'50"	60.00'	92.69'	N62°08'07"W	83.75'	58.46'
C45	86°10'32"	60.00'	90.24'	N25°12'34"E	81.97'	56.12'
C46	96°22'53"	60.00'	100.93'	S63°30'44"E	89.44'	67.08'
C47	11°33'53"	60.00'	12.11'	S09°32'21"E	12.09'	6.08'
C48	4°13'25"	430.00'	31.70'	S87°53'18"E	31.69'	15.86'
C49	13°19'29"	430.00'	100.00'	S79°06'51"E	99.78'	50.23'
C50	13°19'29"	430.00'	100.01'	S65°47'18"E	99.79'	50.23'
C51	7°28'14"	430.00'	56.07'	S55°23'23"E	56.03'	28.07'
C52	5°47'18"	430.00'	43.44'	S48°45'37"E	43.42'	21.74'
C53	19°58'03"	430.00'	149.86'	S35°52'57"E	149.10'	75.70'
C54	5°04'42"	430.00'	38.11'	S23°21'34"E	38.10'	19.07'
C55	20°53'21"	370.00'	134.90'	S79°33'20"E	134.15'	68.21'
C56	33°28'54"	370.00'	216.21'	S52°22'12"E	213.15'	111.29'
C57	14°48'33"	370.00'	95.63'	S28°13'29"E	95.37'	48.08'
C58	6°30'13"	370.00'	42.00'	N24°04'20"W	41.98'	21.02'
C59	1°07'04"	370.00'	7.22'	N27°52'58"W	7.22'	3.61'
C60	2°32'02"	430.00'	19.02'	N22°05'14"W	19.01'	9.51'
C61	5°05'15"	430.00'	38.18'	N25°53'52"W	38.17'	19.10'
C62	4°49'53"	430.00'	36.26'	S26°01'34"E	36.25'	18.14'
C63	2°47'25"	430.00'	20.94'	S22°12'55"E	20.94'	10.47'
C64	5°02'26"	370.00'	32.55'	S25°55'17"E	32.54'	16.29'
C65	2°34'51"	370.00'	16.67'	S22°06'39"E	16.66'	8.33'
C66	11°25'03"	330.00'	65.76'	N63°28'16"E	65.65'	32.99'
C67	14°04'49"	330.00'	81.10'	N50°43'20"E	80.89'	40.75'
C68	13°35'17"	330.00'	78.26'	N36°53'17"E	78.08'	39.32'
C69	17°38'32"	330.00'	101.61'	N21°16'23"E	101.21'	51.21'
C70	2°48'13"	270.00'	13.21'	N67°46'41"E	13.21'	6.61'
C71	53°55'27"	270.00'	254.11'	N39°24'51"E	244.84'	137.35'
C72	14°37'37"	270.00'	68.93'	N05°08'19"E	68.74'	34.65'
C73	4°13'08"	270.00'	19.88'	N04°17'03"W	19.88'	9.94'
C74	86°48'24"	60.00'	90.90'	S14°18'30"E	82.46'	56.75'
C75	73°39'11"	60.00'	77.13'	S65°55'18"W	71.93'	44.93'
C76	50°11'56"	60.00'	52.57'	N52°09'09"W	50.90'	28.11'
C77	71°58'38"	60.00'	75.37'	N08°56'08"E	70.51'	43.57'
C78	55°25'51"	70.00'	67.72'	N04°35'40"E	65.11'	36.77'
C79	50°49'45"	70.00'	62.10'	N48°32'09"W	60.08'	33.26'
C80	69°33'53"	70.00'	84.99'	S39°10'05"E	79.86'	48.62'
C81	36°41'44"	70.00'	44.83'	S13°57'43"W	44.07'	23.22'

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 112.548 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, BEING A PORTION OF A 133.366 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO RAS LEVEL 2 HOLDINGS, LP IN DOCUMENT NUMBER 2014041528 AND A PORTION OF A 158.017 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO RAS LEVEL 2 HOLDINGS, LP IN DOCUMENT NUMBER 2014099265, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 112.548 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP FOUND IN THE MOST NORTHERLY OR NORTHWEST LINE OF SAID 133.366 ACRE TRACT, SAME BEING THE MOST SOUTHERLY OR SOUTHEAST LINE OF SAID 158.017 ACRE TRACT, AT THE MOST SOUTHERLY OR SOUTHWEST CORNER OF A 52.741 ACRE TRACT OF LAND, DESCRIBED IN A DEED OF RECORD TO LJAG 52 SERIES IN DOCUMENT NUMBER 2018023826, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SAME BEING AN ANGLE POINT IN THE NORTHERLY LINE OF LOT 28, BLOCK A OF PROPOSED THE RIDGE AT CROSS CREEK PHASE 3, A SUBDIVISION NOT YET OF RECORD, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S29°05'25"W, OVER AND ACROSS SAID 133.366 ACRE TRACT, WITH THE NORTHWESTERLY LINE OF SAID PROPOSED RIDGE AT CROSS CREEK PHASE 3, A DISTANCE OF 914.88 FEET TO AN IRON ROD WITH G&R CAP FOUND AT AN ANGLE POINT IN THE NORTHEASTERLY LINE OF LOT 4, BLOCK C OF THE RIDGE AT CROSS CREEK PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016073172, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 133.366 ACRE TRACT AND INTO SAID 158.017 ACRE TRACT, IN PART WITH THE NORTHEASTERLY LINE OF SAID RIDGE AT CROSS CREEK PHASE 1, AND IN PART WITH THE NORTHERLY OR NORTHEAST LINE OF THE RIDGE AT CROSS CREEK PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20171124502, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING THREE (3) COURSES:

1. N70°30'28"W, A DISTANCE OF 185.35 FEET TO AN IRON ROD WITH G&R CAP FOUND;
2. N64°59'21"W, A DISTANCE OF 150.69 FEET TO AN IRON ROD WITH G&R CAP FOUND;
3. N63°29'51"W, A DISTANCE OF 501.29 FEET TO AN IRON ROD WITH G&R CAP FOUND AT THE MOST NORTHERLY CORNER OF LOT 9, BLOCK C, OF SAID RIDGE AT CROSS CREEK PHASE 2;

THENCE CONTINUING OVER AND ACROSS SAID 133.366 ACRE TRACT AND SAID 158.017 ACRE TRACT, WITH THE NORTHERLY LINES, AND IN PART THE WESTERLY LINE OF SAID RIDGE AT CROSS CREEK PHASE 2, THE FOLLOWING FIVE (5) COURSES:

1. S10°38'40"W, A DISTANCE OF 213.29 FEET TO AN IRON ROD WITH G&R CAP FOUND;
2. N79°21'20"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP FOUND;
3. N10°38'40"E, A DISTANCE OF 245.38 FEET TO AN IRON ROD WITH G&R CAP FOUND;
4. S89°06'24"W, A DISTANCE OF 489.96 FEET TO AN IRON ROD WITH G&R CAP FOUND;
5. S05°39'35"W, A DISTANCE OF 66.81 FEET TO AN IRON ROD WITH G&R CAP FOUND AT AN ANGLE POINT IN THE WESTERLY LINE OF LOT 3, BLOCK D, OF SAID RIDGE AT CROSS CREEK PHASE 2, SAME BEING THE WESTERLY LINE OF SAID 158.017 ACRE TRACT, AT THE MOST EASTERLY NORTHEAST CORNER OF A 224.761 ACRE TRACT OF LAND, DESCRIBED IN A DEED OF RECORD TO OMEGA RANCH, LLC IN DOCUMENT NUMBER 2009000750, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE LEAVING THE WESTERLY LINE OF SAID RIDGE AT CROSS CREEK PHASE 2, AND CONTINUING WITH THE COMMON LINE OF SAID 158.017 ACRE TRACT AND SAID 224.761 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. S68°06'00"W, A DISTANCE OF 839.33 FEET TO A NAIL FOUND IN CONCRETE;
2. N22°44'03"W, A DISTANCE OF 864.67 FEET TO AN IRON ROD WITH G&R CAP FOUND IN THE WESTERLY LINE OF SAID 158.017 ACRE TRACT, AT THE MOST SOUTHERLY SOUTHEAST CORNER OF A 200.00 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO MREC MAG MORNINGSTAR INVESTMENTS, LLC IN DOCUMENT NUMBER 2017113292, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID 224.761 ACRE TRACT,;

THENCE WITH THE COMMON LINE OF SAID 158.017 ACRE TRACT AND SAID 200.00 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. N69°03'46"E, A DISTANCE OF 615.61 FEET TO A 1/2" IRON ROD FOUND;
2. N20°59'35"W, A DISTANCE OF 806.07 FEET TO AN IRON ROD WITH G&R CAP FOUND;
3. N20°39'35"W, A DISTANCE OF 867.03 FEET TO A 1/2" IRON ROD FOUND;
4. N68°43'04"E, A DISTANCE OF 916.26 FEET TO AN IRON ROD WITH G&R CAP FOUND;
5. N69°11'04"E, A DISTANCE OF 670.37 FEET TO AN IRON ROD WITH G&R CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID 52.741 ACRE TRACT;

THENCE OVER AND ACROSS SAID 158.017 ACRE TRACT, WITH THE WESTERLY LINE OF SAID 52.741 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. S12°27'07"W, A DISTANCE OF 1369.06 FEET TO AN IRON ROD WITH G&R CAP FOUND;
2. S21°32'32"E, A DISTANCE OF 401.81 FEET TO AN IRON ROD WITH G&R CAP FOUND;
3. N68°27'28"E, A DISTANCE OF 1214.28 FEET TO AN IRON ROD WITH G&R CAP FOUND;
4. S20°36'35"E, A DISTANCE OF 976.78 FEET TO AN IRON ROD WITH G&R CAP FOUND;
5. S24°23'18"E, A DISTANCE OF 195.80 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 112.548 ACRES OF LAND MORE OR LESS.

FEMA MINIMUM FINISHED FLOOR ELEVATIONS TABLE

BLOCK	LOT	M.F.F.E.
C	11	928.6'
C	12	929.0'
C	13	927.8'
C	14	926.5'
C	15	925.2'
C	16	924.5'
C	17	923.9'
C	18	923.8'
C	19	923.9'
C	20	924.4'
C	21	924.8'
C	22	925.5'
C	23	926.3'
C	24	927.0'
C	25	927.8'
C	26	928.3'
C	27	928.7'
C	28	929.2'
C	29	929.3'
C	30	929.4'
C	31	929.6'
C	32	929.8'
C	33	930.3'
C	34	930.7'
C	37	931.0'
C	38	932.0'
C	39	932.8'
C	40	933.4'
C	41	934.2'
C	42	935.0'
C	43	935.8'
C	44	936.6'
D	5	930.2'
D	6	931.5'
D	7	932.7'
D	8	934.0'
D	9	934.7'
D	10	936.0'
D	11	939.0'

FLOODPLAIN STUDY MINIMUM FINISHED FLOOR ELEVATIONS TABLE

BLOCK	LOT	M.F.F.E.
C	10	929'
C	11	929'
C	12	929'
C	13	928'
C	14	927.7'
C	15	927.4'
C	16	927'
C	17	926.1'
C	18	925.3'
C	21	927.2'
C	22	928'
C	23	929.1'
C	24	930'
C	25	931'
C	26	931.6'
C	27	931.75'
C	28	932.7'
C	29	932.9'
C	30	932.9'
C	31	933.1'
C	32	933.3'
C	33	934.2'
C	34	935.1'
C	35	935.6'
C	37	936.2'
C	38	936.4'
C	39	936.7'
C	40	937.2'
C	41	938'
C	42	939'
C	43	940'
C	44	940.6'
D	4	931.9'
D	5	930.8'
D	6	931.5'
D	7	932.8'
D	8	935'
D	9	935.4'
D	10	935.8'
D	11	940.1'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N79°21'20"W	60.00'
L2	S05°39'35"W	66.81'
L3	N00°00'00"E	61.01'
L4	N00°00'00"E	61.01'
L5	N20°49'13"W	37.79'
L6	N20°49'13"W	37.79'
L7	N28°26'30"W	97.51'
L8	N28°26'30"W	97.51'
L9	N06°23'37"W	3.85'
L10	N06°23'37"W	3.85'

CULVERT TABLE

BLOCK	LOT	C.M.P.
C		

FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 4

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT, RAS LEVEL 2 HOLDINGS, LP, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2014041528 AND DOCUMENT NO. 2014099265, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 "THE RIDGE AT CROSS CREEK PHASE 4".

LUKE BASEY, MANAGER DATE: 5/28/19
RAS LEVEL 2 HOLDINGS, LP
PO BOX 519
LIBERTY HILL, TX 78642

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, PHILLIP L. MCLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

Phillip L. McLaughlin
PHILLIP L. MCLAUGHLIN 04-04-19
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS PER FLOOD PLAIN STUDY SHOWN HEREON. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Samuel D. Kiger
SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882



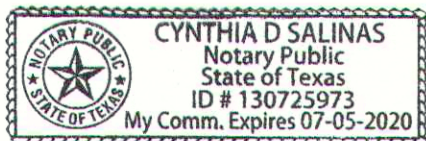
STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LUKE BASEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF May, 2019.

Cynthia D. Salinas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON 07/05/2020



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 28 DAY OF May, 2019 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. Terron Evertson
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

5/30/19
DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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

Bill Gravel, Jr.
BILL GRAVELL, JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED THIS THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

Nancy E. Rister
NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

PLAT NOTES:

- IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY 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.
- 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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION 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 CONVEYED 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.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008.
- A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN.
- NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (OSSF).
- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) PER FEMA AND AS DETERMINED BY A STUDY PREPARED BY SCHEIBE CONSULTING, LLC, PROJECT NO. 00101, DATED OCTOBER 30, 2017.
- ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO DEER VALLEY DRIVE, LAZY CREEK DRIVE AND RAMBLING BROOK COURT.



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 5 OF 5