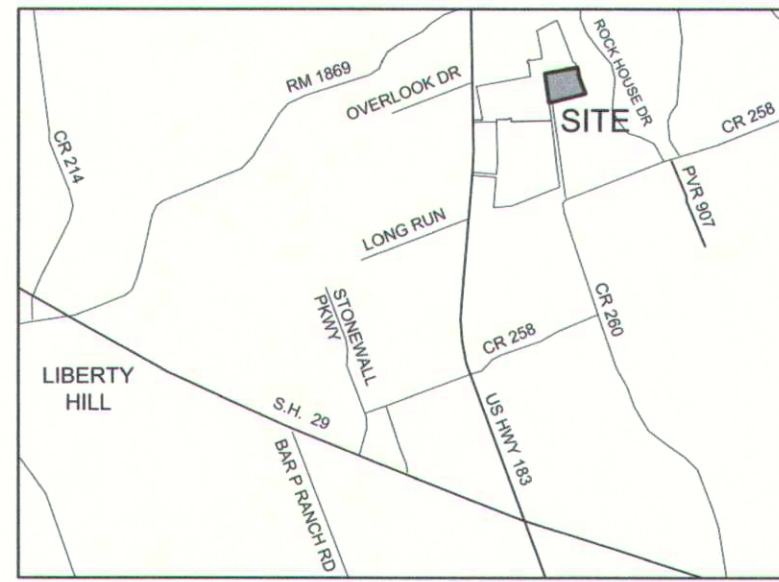


# FINAL PLAT OF SUNSET RIDGE

A 14.457 ACRE SINGLE-FAMILY RESIDENTIAL PRIVATE SUBDIVISION,  
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

SUBMITTAL DATE: SEPTEMBER, 2020

ADDRESS: 550 SUNSET RIDGE DR (LOT 1),  
530 SUNSET RIDGE DR (LOT 2),  
450 SUNSET RIDGE DR (LOT 3),  
LIBERTY HILL, TEXAS

COUNTY COMMISSIONERS COURT REVIEW DATE: September 1, 2020

OWNER: SOMERSET PARTNERS, LP  
512 W. MLK BLVD. #307  
AUSTIN, TEXAS 78701  
PHONE: (512) 751-0210  
EMAIL: gens@peoplepc.com

SURVEYOR: HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
EMAIL: tehaynie@haynieconsulting.com

ENGINEER: HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
EMAIL: thaynie@haynieconsulting.com

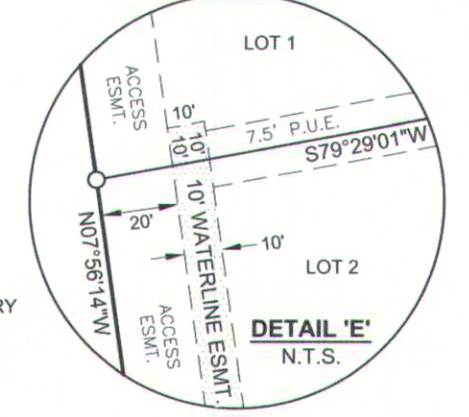
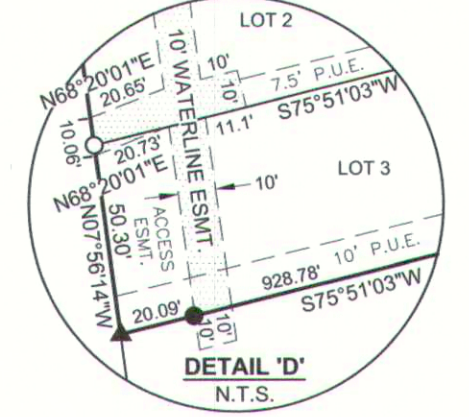
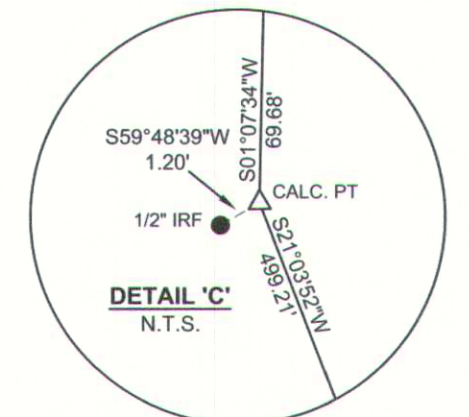
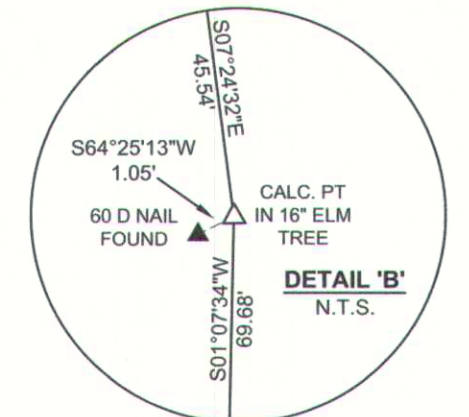
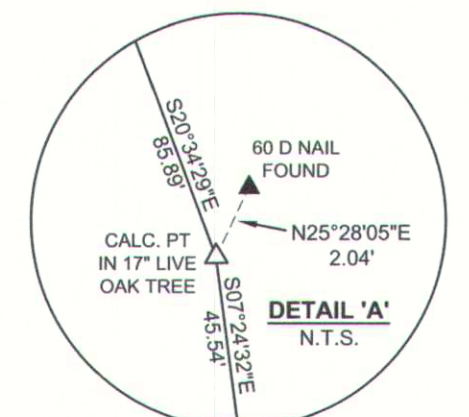
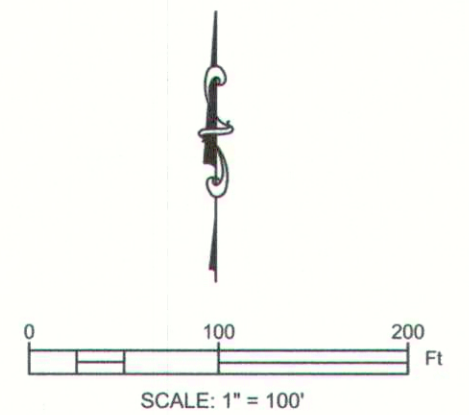
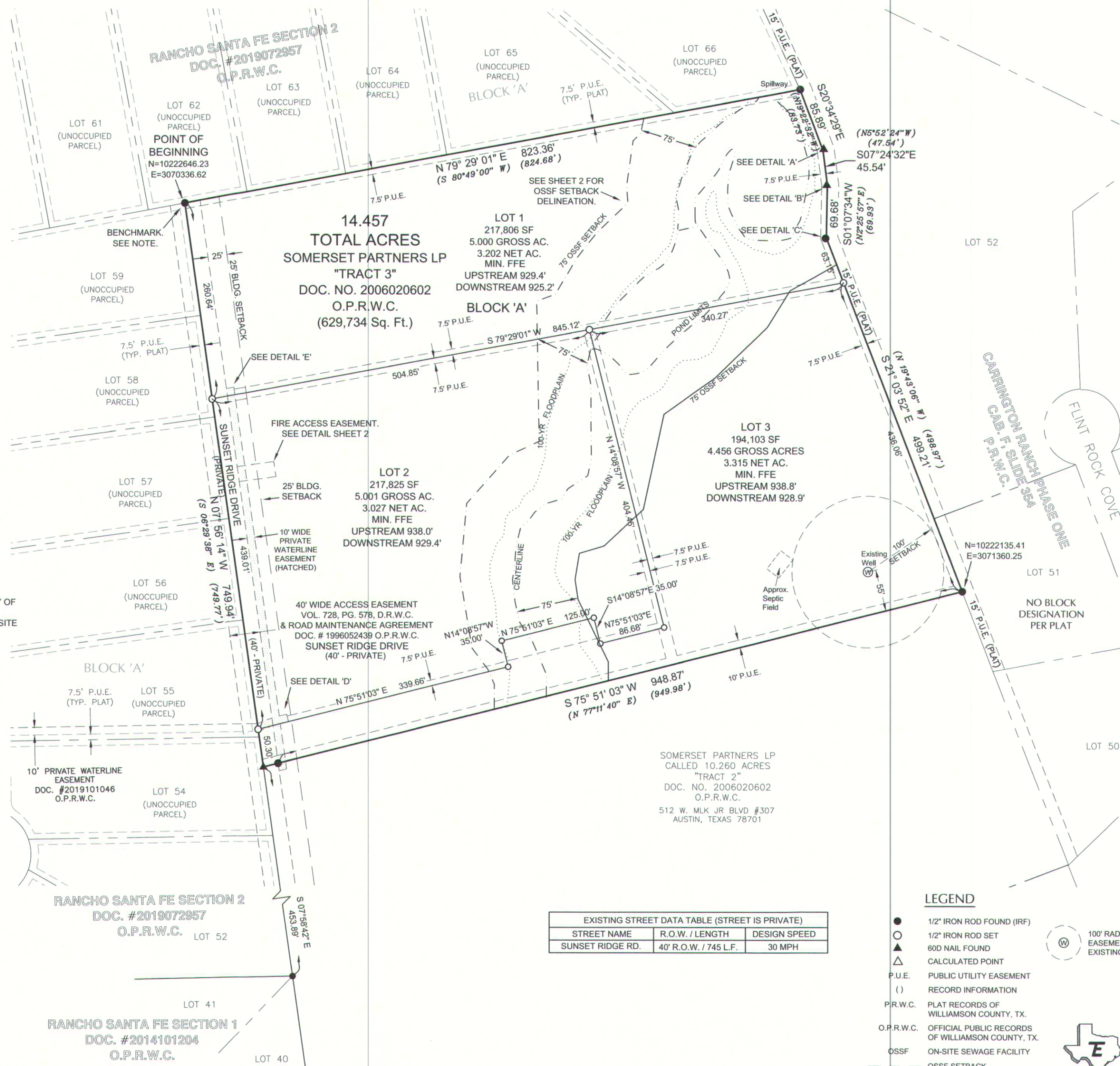
1. SURVEY: B. MANLOVE, ABSTRACT NO. 417
2. TOTAL ACRES: 14.457 ACRES
3. NUMBER OF LOTS: 3 LOTS
4. NUMBER OF BLOCKS: 1
5. AREA OF SMALLEST LOT: 4.457 ACRES
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
7. MAX. IMPERVIOUS COVER PER LOT: 20% PER LOT
8. THIS PROPERTY DOES NOT REQUIRE STORM WATER DETENTION.
9. ALL DWELLINGS PLACED ON THESE SUBDIVISION LOTS MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
10. ALL ON-SITE SANITARY SEWER FACILITIES SHALL BE PLACED GREATER THAN 100 FEET FROM ANY EXISTING PRIVATE WATER WELL (LOT 3) PER COUNTY AND TCEQ REGULATIONS.
11. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN WESTERN DISTRICT.
12. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

#### BENCHMARK NOTE:

A 1/2 INCH IRON ROD CAPPED "HAYNIE CONSULTING"  
FOUND AT THE NORTHWEST CORNER OF LOT 1 OF THIS  
SUBDIVISION, BEING THE NORTHEAST CORNER OF LOT  
59 OF RANCHO SANTA FE SECTION 2. ELEV. = 976.81'.

#### NOTES:

1. BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS.
2. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985609.
3. THIS SURVEY IS ACCOMPANIED BY AND MADE A PART OF A NARRATIVE METES AND BOUNDS DESCRIPTION.
4. PARENTHEICAL BEARINGS AND DISTANCES INDICATE PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED.



**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.

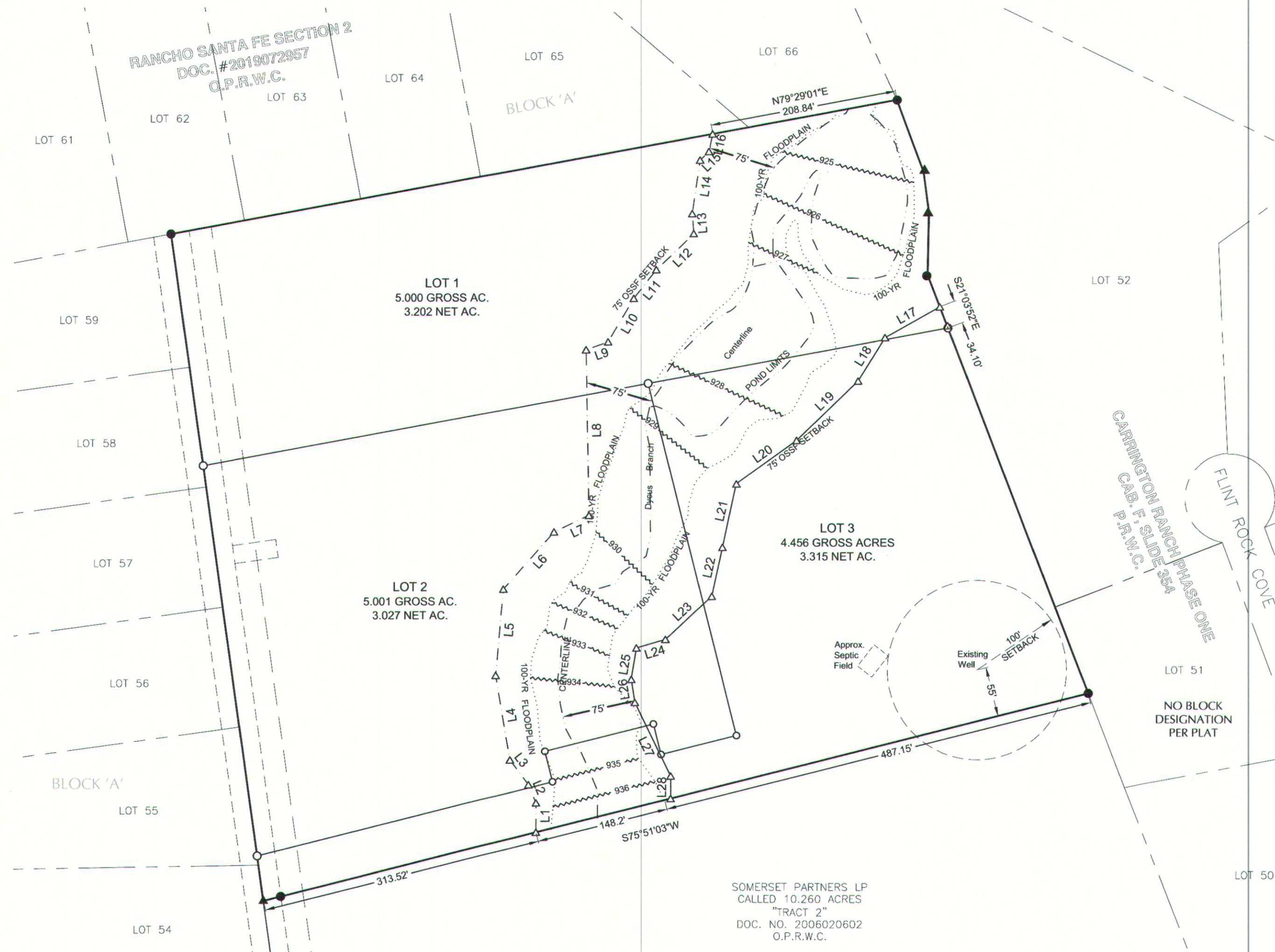
1 OF 3

DRAWN BY: KS  
CHECKED BY: PY, BJ  
PROJ. #: 800-19-02



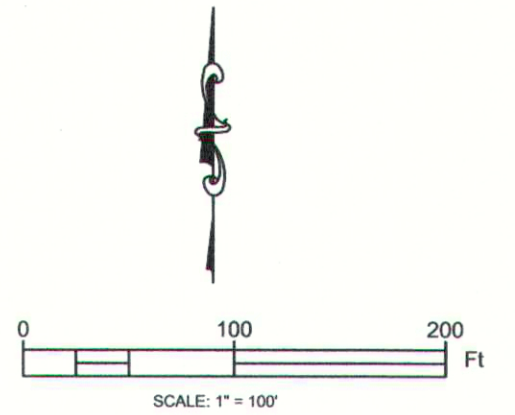
# FINAL PLAT OF SUNSET RIDGE

A 14.457 ACRE SINGLE-FAMILY RESIDENTIAL PRIVATE SUBDIVISION,  
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS



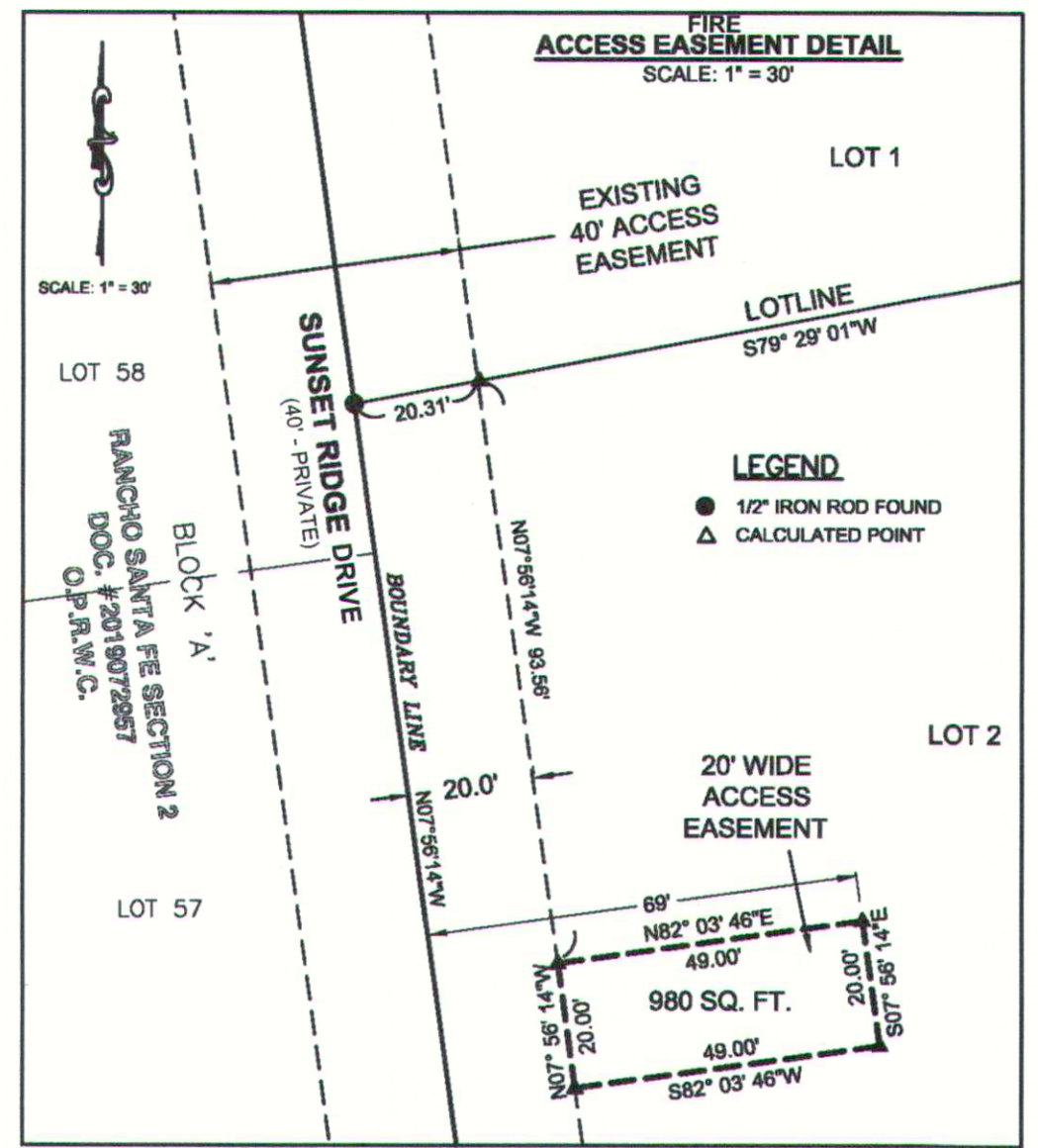
## LEGEND

- 1/2" IRON ROD FOUND (IRF)
- 1/2" IRON ROD SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TX.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX.
- OSSF ON-SITE SEWAGE FACILITY
- Base Flood Elevation (BFE)
- OSSF SETBACK
- LIMITS OF 100-YEAR FLOODPLAIN
- STREAM CENTERLINE OR POND LIMITS



Line Table		
Line #	Length	Direction
L1	32.71'	N00° 14' 02"E
L2	21.95'	N22° 51' 36"W
L3	34.59'	N37° 09' 21"W
L4	95.35'	N09° 34' 36"W
L5	96.62'	N05° 04' 31"E
L6	85.42'	N41° 27' 11"E
L7	43.02'	N64° 39' 01"E
L8	184.44'	N01° 01' 45"W
L9	26.05'	N70° 20' 29"E
L10	56.36'	N30° 29' 44"E
L11	40.88'	N38° 11' 17"E
L12	58.03'	N45° 59' 36"E
L13	22.24'	N04° 32' 44"W
L14	60.14'	N08° 17' 21"E
L15	13.74'	N45° 21' 53"E
L16	20.09'	N12° 14' 29"E

Line Table		
Line #	Length	Direction
L17	70.42'	S60° 37' 19"W
L18	56.97'	S31° 53' 38"W
L19	95.35'	S45° 57' 17"W
L20	82.62'	S54° 27' 37"W
L21	72.56'	S12° 14' 43"W
L22	55.97'	S12° 14' 25"W
L23	70.62'	S47° 03' 04"W
L24	33.78'	S73° 36' 01"W
L25	35.08'	S09° 26' 15"W
L26	26.52'	S08° 57' 10"E
L27	91.18'	S26° 00' 20"E
L28	24.85'	S00° 10' 06"W



## FLOOD ZONE NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 800-18-01-DRN.DOC, PREPARED BY HCI, INC ON JANUARY 14, 2021. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.

PLOTTED BY: B. Blevins  
DRAWING: X-800 Anthony Jagard  
PROJECT: Sunset Ridge Final Plat.dwg  
DATE: 12-17-2021



**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.

2 OF 3

DRAWN BY: KS  
CHECKED BY: PY, BJ  
PROJ. #: 800-19-02



FINAL PLAT OF  
**SUNSET RIDGE**  
A 14.457 ACRE SINGLE-FAMILY RESIDENTIAL PRIVATE SUBDIVISION,  
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, A.S. EVANS, PRESIDENT RADSTOCK, GENERAL PARTNER WITH SOMERSET PARTNERS, LP, AS SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2006020602 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 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 "SUNSET RIDGE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23<sup>rd</sup> DAY OF February, 20 21.

A.S. Evans

A.S. EVANS, PRESIDENT RADSTOCK, GENERAL PARTNER WITH SOMERSET PARTNERS, LP  
512 W. MLK BLVD #307  
AUSTIN, TEXAS 78701

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23<sup>rd</sup> DAY OF February, 20 21 AD,  
BY A.S. EVANS, AUTHORIZED SIGNER FOR SOMERSET PARTNERS, LTD, ON BEHALF OF SAID SOMERSET PARTNERS, LP.

Carrie E. Rampy

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Carrie E. Rampy

MY COMMISSION EXPIRES: December 3, 2022

PLAT NOTES

- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A SEVEN AND A HALF FOOT (7.5') P.U.E. ABUTTING ALL LOT SIDE AND REAR LOT LINES IS HEREBY DEDICATED EXCEPT WHERE A TEN FOOT (10') P.U.E. SHALL ABUT THE SOUTH LOT LINES OF LOT 2 AND LOT 3 IS HEREBY DEDICATED.
- 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 REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN 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.
- ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1, 2 AND 3 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY HAYNIE CONSULTING, INC., DATED JANUARY 14, 2021.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 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.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 800-18-01-DRN.DOC, PREPARED BY HCI, INC ON JANUARY 14, 2021. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.
- LOTS 1, 2 AND 3 OF THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.
- SUNSET RIDGE ROAD IS AN EXISTING PRIVATE EASEMENT AND THEREFORE IS NOT MAINTAINED BY WILLIAMSON COUNTY.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS THERE IS DIRECT ACCESS TO A PUBLIC OR PRIVATE ROAD CONSTRUCTED TO COUNTY STANDARDS.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET LEGAL 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY STUDY PREPARED BY HAYNIE CONSULTING, INC., DATED JANUARY 14, 2021.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% IMPERVIOUS COVER PER LOT.
- IMPROVEMENTS WITHIN THE COUNTY 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WILLIAMSON COUNTY ONSITE SEWAGE FACILITIES (OSSF) NOTES:

- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OR MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- ALL RESIDENTIAL LOTS ARE 1 ACRE OR GREATER IN SIZE.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN FOR LOTS 1 AND 2. LOT 3 WATER SERVICE IS PROVIDED BY AN EXISTING WELL.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS SHOWN HEREON AND AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY WILLIAMSON COUNTY.
- THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLUTION ABATEMENT PLAN (WPAP) IS NOT REQUIRED.

METES AND BOUNDS DESCRIPTION

BEING A 14.457 ACRE (629,734 SQ. FT.) TRACT OF LAND IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417 IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO SOMERSET PARTNERS, LTD. AS "TRACT 3", AS RECORDED IN DOCUMENT NUMBER 2006020602 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.). SAID 14.457 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS; (BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS; DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985609; PARENTHEICAL BEARINGS AND DISTANCES REFER TO RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED):

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "HAYNIE CONSULTING" found at the Northeast corner of Lot 59, Block 'A', "Rancho Santa Fe Section 2", a subdivision recorded in Document No. 2019072957, O.P.R.W.C., also being a point in the South line of Lot 62, Block 'A' of said subdivision, for the Northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE**, North 79 degrees 29 minutes 01 seconds East, (S 80°49'00" W), with a Southerly boundary line of said "Rancho Santa Fe Section 2", a distance of 823.36, (824.68), feet to a 1/2-inch iron rod with a plastic cap stamped "HAYNIE CONSULTING" found in the West line of Lot 52, of "The Carrington Ranch Phase 1", a subdivision recorded in Cabinet F, Slide 354 of the Plat Records of Williamson County, Texas (P.R.W.C.) for the Southeast corner of Lot 66, Block 'A' of said "Rancho Santa Fe Section 2", and for the Northeast corner of this tract;

**THENCE**, with Westerly boundary lines of said "The Carrington Ranch Phase 1", the following four (4) courses and distances:

- South 20 degrees 34 minutes 29 seconds East, (N 19°22'32" W), a distance of 85.89, (83.73), feet to a calculated point in a 17 inch Live Oak tree, from which a 60D nail found bears N 25°28'05" E, a distance of 2.04 feet;
- South 07 degrees 24 minutes 32 seconds East, (N 05°52'24" W), a distance of 45.54, (47.54) feet to a calculated point in a 16 inch Elm tree, from which a 60D nail found bears S 64°25'13" W, a distance of 1.05 feet;
- South 01 degrees 07 minutes 34 seconds West, (N 02°25'57" E), a distance of 69.68, (69.93), feet to a calculated point from which a 1/2-inch iron rod found bears S 59°48'39" W, a distance of 1.20 feet;
- South 21 degrees 03 minutes 52 seconds East, (N 19°43'06" W), a distance of 499.21, (498.97), feet to a 1/2-inch iron rod found in the west line of Lot 51 of said "The Carrington Ranch Phase 1", being the Northeast corner of a called 10.260 acre tract ("Tract 2") conveyed to Somerset Partners, LTD, as recorded in Document No. 2006020602, O.P.R.W.C. for the Southeast corner of this tract;

**THENCE**, South 75 degrees 51 minutes 03 seconds West, (N 77°11'40" E), with the North line of said called 10.260 acre tract ("Tract 2"), being the South line of this tract, passing at a distance of 928.78 feet a 1/2-inch iron rod found in the Easterly line of a 40 feet wide Access Easement described in Volume 728, Page 578, Deed Records of Williamson County, Texas (D.R.W.C.), in all a total distance of 948.87, (949.98), feet to a 60D nail found the East line of Lot 54, Block 'A' of said "Rancho Santa Fe Section 2", also being the Northwest corner of said called 10.260 acre tract ("Tract 2") for the Southwest corner of this tract;

**THENCE**, North 07 degrees 56 minutes 14 seconds West, (S 06°29'38" E), with the East line of said "Rancho Santa Fe Section 2", being the West line of this tract, a distance of 749.94, (749.77), feet to the **POINT OF BEGINNING** and containing a computed area of 14.457 acres, (629,734 sq. ft.), of land.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §

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. WILLIAMSON COUNTY DISCLAIMS 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.

Adam D. Boatright  
FOR J. TERRON EVERTSON, PE, DR, CFM  
WILLIAMSON COUNTY ENGINEER

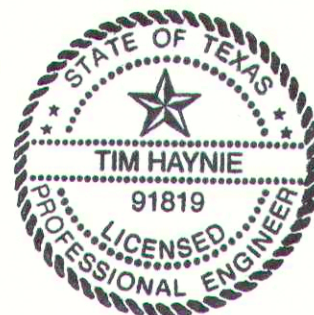
March 18, 2021  
DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §

I, TIM HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 800-18-01-DRN.DOC, PREPARED BY HCI, INC ON NOVEMBER 30, 2020. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Tim Haynie  
TIM HAYNIE  
LICENSED PROFESSIONAL ENGINEER  
No. 91819 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664



26 FEB 2021  
DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EVIDENCE FOUND ON THE GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISIONS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

Timothy E. Haynie

TIMOTHY E. HAYNIE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 2380 - STATE OF TEXAS  
HAYNIE CONSULTING INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS, 78664



02-23-2021  
DATE

ROAD NAME (N/A) AND 911 ADDRESSING APPROVAL

ROAD NAME (N/A) AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3<sup>rd</sup> DAY OF March, 2021 A.D.

Cindy Bridges

PRINTED NAME: Cindy Bridges  
AUTHORIZED ADDRESS COORDINATOR  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR 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 THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §

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, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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



**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.  
3 OF 3

DRAWN BY: KS  
CHECKED BY: PY, BJ  
PROJ. #: 800-19-02