

SHEET 1 OF 2



AMENDED PLAT OF  
LOTS 9 AND 10, BLOCK D,  
THE RIDGE AT CROSS CREEK PHASE 4  
(ORIGINALLY LOTS 9 AND 10 OF THE RIDGE AT CROSS  
CREEK PHASE 4 AND THE AMENDED PLAT OF LOT 11,  
BLOCK D, 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, BEING A PORTION OF A 158.017 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2014099265, AND BEING ALL OF LOTS 9 AND 10, BLOCK D, THE RIDGE AT CROSS CREEK PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019051819 AND ALL OF AMENDED PLAT OF LOT 11, BLOCK D, THE RIDGE AT CROSS CREEK PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020100173, ALL RECORDED IN 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 "AMENDED PLAT OF LOTS 9 AND 10, BLOCK D, THE RIDGE AT CROSS CREEK PHASE 4".

LUKE BASEY, MANAGER  
RAS LEVEL 2 HOLDINGS, LP  
PO BOX 519  
LIBERTY HILL, TX 78642

DATE:

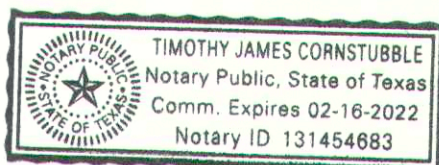
STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

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 16th DAY OF April, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON 02-16-2022



PLAT NOTES:

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 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.

2. 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.

3. A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN.

11. 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.

12. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (OSSF).

13. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

14. 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.

15. 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.

16. 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.

17. 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.

18. ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO LAZY CREEK DRIVE.

19. THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 4, AS RECORDED IN DOCUMENT NO. 2019051819 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

20. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

21. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 16.903 ACRES (736,291 SQ. FT.) OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, BEING A PORTION OF THAT CERTAIN 158.017 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO RAS LEVEL 2 HOLDINGS, LP IN DOCUMENT NUMBER 2014099265, AND BEING ALL OF LOTS 9 AND 10, BLOCK D, THE RIDGE AT CROSS CREEK PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019051819 AND ALL OF AMENDED PLAT OF LOT 11, BLOCK D, THE RIDGE AT CROSS CREEK PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020100173, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 16.903 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A NAIL FOUND IN CONCRETE AT AN ANGLE POINT IN THE EASTERLY LINE 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, BEING THE SOUTHWESTERLY CORNER OF SAID 158.017 ACRE TRACT, SAID LOT 11 AND THE HEREIN DESCRIBED TRACT;

THENCE N22°44'03"W, WITH THE EASTERLY LINE OF SAID 224.761 ACRE TRACT, AND THE WESTERLY LINE OF SAID 158.017 ACRE TRACT AND SAID LOT 11, A DISTANCE OF 884.13 FEET TO AN IRON ROD WITH G&R CAP FOUND IN THE SOUTHERLY LINE OF MORNINGSTAR PHASE 3, SECTION 1A, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019034451, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWESTERLY CORNER OF SAID LOT 11 AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID SOUTHERLY LINE BEARS S69°07'23"W, A DISTANCE OF 0.41 FEET AND ALSO FROM WHICH A 1/2" IRON ROD FOUND BEARS N27°48'18"E, A DISTANCE OF 0.57 FEET;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 11, SAME BEING IN PART THE SOUTHERLY AND EASTERLY LINES OF SAID MORNINGSTAR PHASE 3, SECTION 1A, THE FOLLOWING TWO (2) COURSES:

1. N69°07'23"E, A DISTANCE OF 615.59 FEET TO AN IRON ROD WITH G&R CAP FOUND, FROM WHICH A RAILROAD SPIKE FOUND, BEARS N69°07'23"E, A DISTANCE OF 1.09 FEET;
2. N20°59'35"W, A DISTANCE OF 1.19 FEET TO AN IRON ROD WITH G&R CAP FOUND AT THE SOUTHWESTERLY CORNER OF LOT 12, BLOCK D OF SAID RIDGE AT CROSS CREEK PHASE 4, BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 11;

THENCE N70°59'40"E, WITH THE SOUTHERLY LINE OF SAID LOT 12 AND THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 370.82 FEET TO AN IRON ROD WITH G&R CAP FOUND IN THE CURVING WESTERLY LINE OF LAZY CREEK DRIVE (60' R.O.W.), OF A CURVE TO THE LEFT, AT THE SOUTHEASTERLY CORNER OF SAID LOT 12, SAME BEING THE NORTHEASTERLY CORNER OF SAID LOT 11 AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WESTERLY LINE OF SAID LAZY CREEK DRIVE AND THE EASTERLY LINE OF SAID LOTS 9 THROUGH 11, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 199.52 FEET AND A CHORD WHICH BEARS S59°09'32"E, A DISTANCE OF 197.74 FEET TO AN IRON ROD WITH G&R CAP FOUND AT THE COMMON NORTHERLY CORNER OF SAID LOT 9 AND LOT 8, BLOCK D OF SAID RIDGE AT CROSS CREEK PHASE 4;

THENCE S17°38'00"W, WITH THE COMMON LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 808.20 FEET TO AN IRON ROD WITH G&R CAP FOUND IN THE EASTERLY LINE OF SAID LOT 11, AT THE COMMON WESTERLY CORNER OF SAID LOTS 8 AND 9;

THENCE S21°54'00"E, WITH THE COMMON LINE OF SAID LOTS 8 AND 11, A DISTANCE OF 54.81 FEET TO AN IRON ROD WITH G&R CAP FOUND IN THE NORTHERLY LINE OF SAID 224.761 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 158.017 ACRE TRACT, BEING THE COMMON SOUTHERLY CORNER OF SAID LOTS 8 AND 11, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S68°08'00"W, WITH THE NORTHERLY LINE OF SAID 224.761 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 158.017 ACRE TRACT AND SAID LOT 11, A DISTANCE OF 578.35 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 16.903 ACRES OF LAND MORE OR LESS.

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. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PHILLIP L. MCLAUGHLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5300



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22nd DAY OF April, 2021 A.D.  
Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 ENGINEER'S OFFICE 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.

Adam D. Bontigiet  
J. TERRON EVERTSON, PE, DR, CFM  
COUNTY ENGINEER

April 29, 2021  
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 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

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, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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



SURVEYING, LLC

1805 OUIDA DR.

AUSTIN, TEXAS 78728

PHONE: (512) 267-7430

FAX: (512) 836-8385

FIRM NO. 10032000

SHEET 2 OF 2