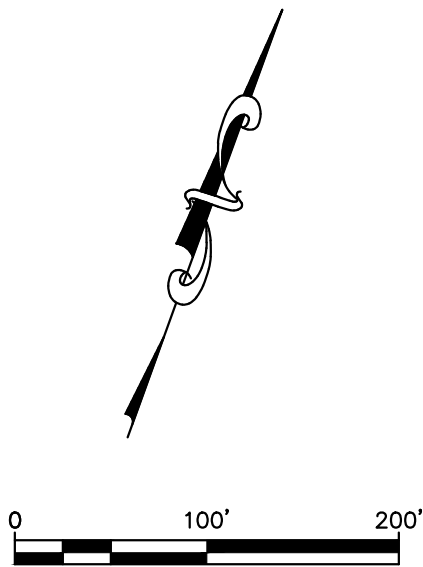
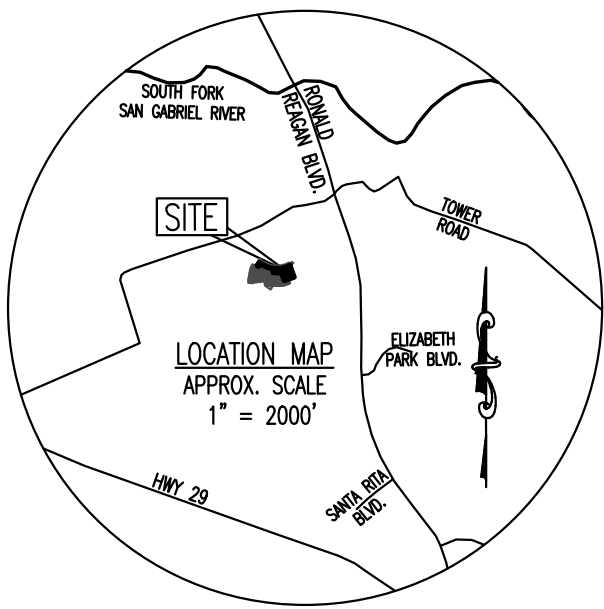


REPLAT OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A LOTS 1-11, BLOCK H, AND LOTS 1, 2, & 13, BLOCK W



LEGEND	
●	1/2" IRON ROD, FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
○	1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
---	MATCH LINE
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
O.S.	OPEN SPACE
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS

TOTAL ACREAGE: 6.924 ACRES
SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417

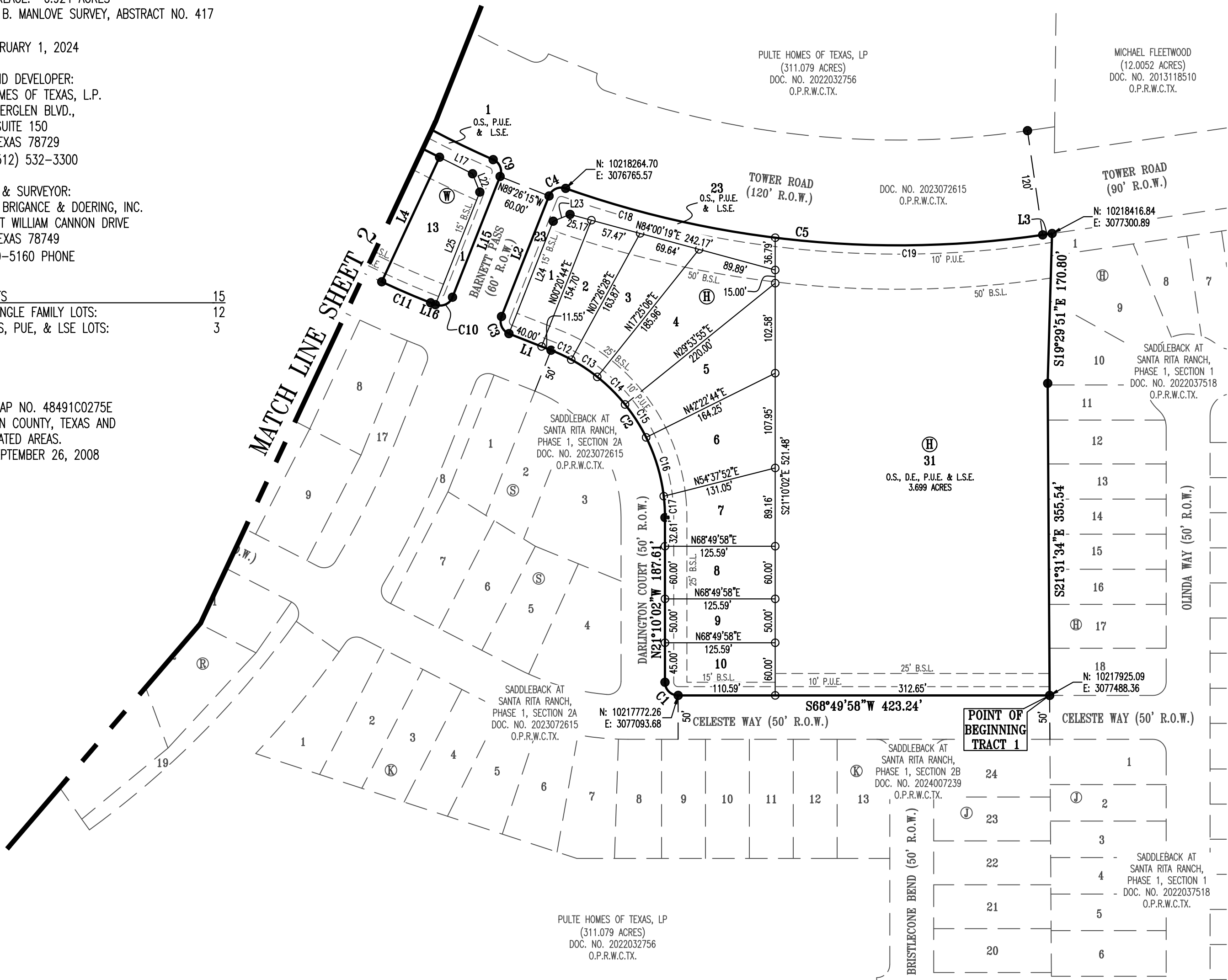
DATE: FEBRUARY 1, 2024

OWNER AND DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD.,
BLDG. I, SUITE 150
AUSTIN, TEXAS 78729
PHONE: (512) 532-3300

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

TOTAL LOTS 15
NO. OF SINGLE FAMILY LOTS: 12
NO. OF OS, PUE, & LSE LOTS: 3

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



Line Table		
Line #	Length	Direction
L1	51.55	N89°39'16"W
L2	147.64	N00°20'44"E
L3	10.86	N60°32'52"E
L4	156.51	N03°44'01"E
L5	56.95	N84°28'21"W
L6	113.87	N78°52'00"W
L7	114.22	N73°15'21"W
L8	115.19	N67°36'45"W
L9	119.27	N61°52'06"W
L10	60.00	N58°22'54"W
L11	137.40	S31°37'06"W
L12	59.98	N58°22'54"W
L13	132.40	N31°37'06"E

Line Table		
Line #	Length	Direction
L14	109.25	S58°22'54"E
L15	147.87	S00°20'44"W
L16	5.90	N89°39'16"W
L17	42.05	S84°28'21"E
L18	21.03	N77°07'35"E
L19	45.00	S58°22'43"E
L20	77.67	N31°37'06"E
L21	15.00	S58°22'54"E
L22	22.43	S42°51'21"E
L23	20.70	N46°43'05"E
L24	137.63	N00°20'44"E
L25	137.88	S00°20'44"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C2	245.04	205.00	N55°24'39"W	230.71	139.55	68°29'14"
C3	23.56	15.00	N44°39'16"W	21.21	15.00	90°00'00"
C4	23.02	15.00	N44°18'05"E	20.82	14.46	87°54'42"
C5	551.33	1140.00	N74°24'09"E	545.98	281.17	27°42'35"
C6	23.58	15.00	N13°24'56"W	21.23	15.02	90°04'04"
C7	23.56	15.00	N76°37'06"E	21.21	15.00	90°00'00"
C8	574.92	1140.00	S72°49'45"E	568.85	293.71	28°53'43"
C9	22.94	15.00	S43°27'56"E	20.77	14.39	87°37'21"
C10	23.56	15.00	S45°20'44"W	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C11	60.61	1025.00	N87°57'37"W	60.60	30.31	3°23'17"
C12	25.39	205.00	S86°06'24"E	25.37	12.71	7°05'44"
C13	35.70	205.00	S77°34'13"E	35.65	17.89	9°58'38"
C14	44.65	205.00	S66°20'30"E	44.57	22.42	12°28'49"
C15	44.65	205.00	S53°51'41"E	44.57	22.42	12°28'49"
C16	70.20	205.00	S37°48'39"E	69.86	35.45	19°37'14"
C17	24.45	205.00	S24°35'02"E	24.44	12.24	6°50'01"
C18	245.75	1140.00	N82°04'55"E	245.27	123.35	12°21'04"
C19	305.58	1140.00	N68°13'37"E	304.67	153.71	15°21'31"

SHEET NO. 1 OF 4



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

REPLAT OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A LOTS 1-11, BLOCK H,
AND LOTS 1, 2, & 13, BLOCK W

J. HUMPHREYS SURVEY,
ABSTRACT NUMBER 724
J. B. ROBINSON SURVEY,
ABSTRACT NUMBER 521

B. MANLOVE SURVEY,
ABSTRACT NUMBER 417

APPROXIMATE
S84°13'42"E
7708'

PULTE HOMES OF TEXAS, LP
(311.079 ACRES)
DOC. NO. 2022032756
O.P.R.W.C.T.X.

SADDLEBACK AT
SANTA RITA RANCH,
PHASE 1, SECTION 2A
DOC. NO. 2023072615
O.P.R.W.C.T.X.

N: 10218320.92
E: 3076006.17

N: 10218490.66
E: 3076040.23

PULTE HOMES OF TEXAS, LP
(311.079 ACRES)
DOC. NO. 2022032756
O.P.R.W.C.T.X.

N: 10218265.46
E: 3076676.74

N: 10218089.80
E: 3076608.58

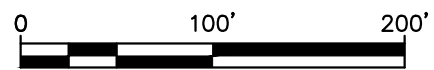
PULTE HOMES OF TEXAS, LP
(311.079 ACRES)
DOC. NO. 2022032756
O.P.R.W.C.T.X.

CITANO CIRCLE
(50' R.O.W.)

MATCH LINE SHEET 1

LEGEND

- 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- MATCH LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 100'

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

REPLAT OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A LOTS 1-11, BLOCK H, AND LOTS 1, 2, & 13, BLOCK W

METES AND BOUNDS

TRACT 1

BEING ALL OF THAT CERTAIN 6.018 ACRE TRACT OF LAND, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 11, BLOCK H, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023072615, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 6.018 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 NORTH LINE OF CELESTE WAY (50' R.O.W.), AT THE SOUTHEAST CORNER OF SAID LOT 7, SAME BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK H, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022037518, O.P.R.W.C.TX., FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF SAID CELESTE WAY AND THE SOUTH LINE OF SAID BLOCK H, S68°49'58"W, A DISTANCE OF 423.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID CELESTE WAY AND THE EAST LINE OF DARLINGTON COURT (50' R.O.W.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID DARLINGTON COURT AND SAID BLOCK H, THE FOLLOWING FOUR (4) COURSES:

- 1) 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 N66°10'02"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE';
- 2) N21°10'02"W, A DISTANCE OF 187.61 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;
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 245.04 FEET, AND A CHORD THAT BEARS N55°24'39"W, A DISTANCE OF 230.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND;
- 4) N89°39'16"W, A DISTANCE OF 51.55 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE SOUTHWEST CORNER OF SAID LOT 1 AND AT THE INTERSECTION OF THE NORTH LINE OF SAID DARLINGTON COURT AND THE EAST LINE OF BARNETT PASS (60' R.O.W.);

THENCE WITH THE COMMON LINE OF SAID BLOCK H AND SAID BARNETT PASS, THE FOLLOWING TWO (2) COURSES:

- 1) 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 N44°39'16"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE', AND;
- 2) N00°20'44"E, A DISTANCE OF 147.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, SAME BEING AT THE INTERSECTION OF THE EAST LINE OF SAID BARNETT PASS AND THE SOUTH LINE OF TOWER ROAD (120' R.O.W.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID BARNETT PASS, BEING AT THE NORTHEAST CORNER OF LOT 1, BLOCK W, SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, BEARS N89°26'15"W, A DISTANCE OF 60.00 FEET;

THENCE WITH THE COMMON LINE OF SAID TOWER ROAD AND SAID LOT 7, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.02 FEET, AND A CHORD THAT BEARS N44°18'05"E, A DISTANCE OF 20.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET, AN ARC LENGTH OF 551.33 FEET, AND A CHORD THAT BEARS N74°24'09"E, A DISTANCE OF 545.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND;
- 3) N60°32'52"E, A DISTANCE OF 10.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID LOT 7, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK H, SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 1, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID LOT 7 AND SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 1, THE FOLLOWING TWO (2) COURSES:

- 1) S19°29'51"E, A DISTANCE OF 170.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 2) S21°31'34"E, A DISTANCE OF 355.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.018 ACRES OF LAND.

TRACT 2

BEING ALL OF THAT CERTAIN 0.906 ACRE TRACT OF LAND, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, AND 13, BLOCK W, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023072615, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.906 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 NORTH LINE OF KESWICK STREET (50' R.O.W.), AT THE SOUTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK W, SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID LOT 12 AND SAID LOT 13, N03°44'01"E, A DISTANCE OF 156.51 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID LOT 1, BEING AT THE NORTHWEST CORNER OF SAID LOT 13, SAME BEING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE WITH THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOTS 12 THROUGH 3, BLOCK W, SAID SANTA RITA RANCH PHASE 1, SECTION 2A, THE FOLLOWING SIX (6) COURSES:

- 1) N84°28'21"W, A DISTANCE OF 56.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 2) N78°52'00"W, A DISTANCE OF 113.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 3) N73°15'21"W, A DISTANCE OF 114.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 4) N67°36'45"W, A DISTANCE OF 115.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 5) N61°52'06"W, A DISTANCE OF 119.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND;
- 6) N58°22'54"W, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2;

THENCE WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3, S31°37'06"W, A DISTANCE OF 137.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID KESWICK STREET AT THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE WITH THE COMMON LINE OF SAID LOT 2 AND SAID KESWICK STREET, N58°22'54"W, A DISTANCE OF 59.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID KESWICK STREET AND THE EAST LINE OF ARCHWAY LANE (60' R.O.W.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF SAID LOT 2, WITH THE WEST LINE OF SAID LOT 1, AND WITH THE EAST LINE OF SAID ARCHWAY LANE, THE FOLLOWING TWO (2) COURSES:

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.58 FEET, AND A CHORD THAT BEARS N13°24'56"W, A DISTANCE OF 21.23 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND;
- 2) N31°37'06"E, A DISTANCE OF 132.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE EAST LINE OF SAID ARCHWAY LANE AND THE SOUTH LINE OF TOWER ROAD (120' R.O.W.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID TOWER ROAD, THE FOLLOWING THREE (3) COURSES:

- 1) 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 N76°37'06"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 2) S58°22'54"E, A DISTANCE OF 109.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT; AND,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,140.00 FEET, AN ARC LENGTH OF 574.92 FEET, AND A CHORD THAT BEARS S72°49'45"E, A DISTANCE OF 568.85 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TOWER ROAD AND THE WEST LINE OF BARNETT PASS (60' R.O.W.);

CONTINUED

METES AND BOUNDS (CONTINUED)

THENCE WITH THE EAST LINE OF SAID LOT 1, WITH THE EAST LINE OF SAID LOT 13, AND WITH THE WEST LINE OF SAID BARNETT PASS, THE FOLLOWING TWO (2) COURSES:

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.94 FEET, AND A CHORD THAT BEARS S43°27'56"E, A DISTANCE OF 20.77 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND;
- 2) S00°20'44"W, A DISTANCE OF 147.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE WEST LINE OF SAID BARNETT PASS AND THE NORTH LINE OF SAID KESWICK STREET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID LOT 13 AND SAID KESWICK STREET, THE FOLLOWING THREE (3) COURSES:

- 1) 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 S45°20'44"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE";
- 2) N89°39'16"W, A DISTANCE OF 5.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, AND;
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,025.00 FEET, AN ARC LENGTH OF 60.61 FEET, AND A CHORD THAT BEARS N87°57'37"W, A DISTANCE OF 60.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.906 ACRE OF LAND.

TRACT 1 – 6.018 ACRES
TRACT 2 – 0.906 ACRES
TOTAL – 6.924 ACRES

GENERAL PLAT NOTES:

- 1. BEARINGS AND COORDINATES 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 PROPOSED ROADWAY 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. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 3. 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.

WATER AND WASTEWATER:

- 1. 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.
- 3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/GEORGETOWN UTILITY SYSTEMS.
- 4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/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 ALONG & ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 3 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

J:\AC3D\5341\Survey\RE-PLAT – SADDLEBACK SRR 1-2A

REPLAT OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A LOTS 1-11, BLOCK H, AND LOTS 1, 2, & 13, BLOCK W

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, STEPHEN ASHLOCK, VICE PRESIDENT, PULTE HOMES OF TEXAS, LP, OWNER OF 6.924 ACRES, BEING ALL OF LOTS 1-11, BLOCK H, AND LOTS 1, 2, & 13, BLOCK W, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023072615, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NUMBER 2022032756, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 6.924 ACRE 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,

REPLAT OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A LOTS 1-11, BLOCK H, AND LOTS 1, 2, & 13, BLOCK W

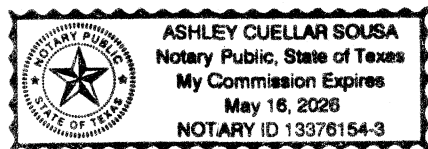
BY: Stephen Ashlock
STEPHEN ASHLOCK, VICE PRESIDENT
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD., BLDG. I, SUITE 150
AUSTIN, TEXAS 78729
PHONE: (512) 532-3300

STATE OF TEXAS: §
COUNTY OF WILLIAMSON: §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF March, 2024 A.D.

Ashley Cuellar Sousa
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

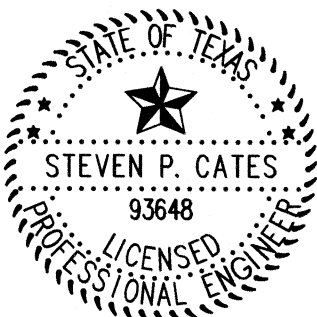
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS: §
COUNTY OF TRAVIS: §

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: Steven P. Cates 3/11/2024
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

STATE OF TEXAS: §
COUNTY OF TRAVIS: §

I, ERIC J. DANNHEIM, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS LISTED ON TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2160726-COM, EFFECTIVE DATE SEPTEMBER 17, 2021, WHICH AFFECT THE SUBJECT PLAT ARE SHOWN OR NOTED ON THE PLAT. DATE OF SURVEY 8/9/2023.

SURVEYED BY: Eric J. Dannheim 3/11/24
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
EDANNHEIM@cbdeng.com



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.

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 WATER AND/OR WASTEWATER SERVICES.

Paul Brandenburg
PAUL BRANDENBURG, CITY MANAGER
CITY OF LIBERTY HILL, TEXAS

3/12/2024
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11th DAY OF March, 2024 A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Teresa Baker

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., 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.

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

DATE

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 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 PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NUMBER _____

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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 4 OF 4



J: \AC3D\5341\Survey\RE-PLAT - SADDLEBACK SRR 1-2A