

PERIMETER FIELD NOTES:

10.25 ACRES
BEING 10.25 ACRES OF LAND, MORE OR LESS, OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO DARIN HIATT, ET AL, AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2022048541, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON AUGUST 14TH, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the east line of Lot 40, Block A, out of Rancho Santa Fe, Section 1, said plat recorded in Document No. 2014101204, of said Official Public Records and the center line of a roadway easement, said easement described in Document No. 2022048541, of said Official Public Records, marking the northwest corner of a tract conveyed to Lamar N. Wallace, et ux, and described in deed recorded in Document No. 2023006351, of said Official Public Records, for the southwest corner of said Hiatt tract and this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said Wallace tract, bears S 06°22'07" E, 412.24 feet;

THENCE: N 07°56'50" W, in part with the east line of said Rancho Santa Fe, Section 1, and the east line of Rancho Santa Fe, Section 2, said plat recorded in Document No. 2019072957, of said Official Public Records, and with the center line of said roadway easement and the west line of said Hiatt tract, at 170.04 feet passing a mag nail found, marking the northeast corner of Lot 52, out of said Rancho Santa Fe, Section 2, also marking the southeast corner of Lot 53, out of said Rancho Santa Fe, Section 2, continuing with the east line of said Rancho Santa Fe, Section 2, the center line of said roadway easement and the west line of said Hiatt tract in all 513.99 feet to a 1/2 inch iron rod found in the north line of said roadway easement, marking the southwest corner of Lot 3, out of Sunset Ridge, said plat recorded in Document No. 2021045562, of said Official Public Records, for the northwest corner of said Hiatt tract and this tract, from which a cotton spindle found, marking an angle point of said Lot 3, also marking the southwest corner of Lot 2, out of said Sunset Ridge, bears N 08°01'18" W, 50.23 feet;

THENCE: N 75°51'10" E, with the south line of said Sunset Ridge and the north line of said roadway easement and said Hiatt tract at 20.06 feet passing an iron rod with yellow cap stamped "Haynie" found, marking the northeast corner of said roadway easement, continuing with the south line of said Sunset Ridge and the north line of said Hiatt tract in all 948.43 feet to a 1/2 inch iron rod found in the west line of Lot 51, out of Carrington Ranch, Phase 1, said plat recorded in Cabinet F, Slide 354, Plat Records, Williamson County, Texas, marking the southeast corner of said Lot 3, for the northeast corner of said Hiatt tract and this tract;

THENCE: S 21°04'48" E, 112.08 feet with the west line of said Lot 51 and the east line of said Hiatt tract to an iron rod with illegible orange cap found, marking the southwest corner of said Lot 51, also marking the northwest corner of Lot 50, for an angle point of said Hiatt tract and this tract;

THENCE: S 21°20'19" E, 65.32 feet with the west line of said Lot 50 and the east line of said Hiatt tract to a 1/2 inch iron rod found, marking an angle point of said Lot 50, for an angle point of said Hiatt tract and this tract;

THENCE: S 21°18'03" E, 208.30 feet with the west line of said Lot 50 and the east line of said Hiatt tract to a 1/2 inch iron rod found, marking the northeast corner of said Wallace tract, for the southeast corner of said Hiatt tract and this tract;

THENCE: S 68°54'01" W, with the north line of said Wallace tract and the south line of said Hiatt tract at 1038.84 feet passing a 1/2 inch iron rod with pink cap stamped "TLS" set in the east line of said roadway easement, continuing in all 1059.38 feet to the POINT OF BEGINNING, containing 10.25 acres of land, more or less.

FINAL PLAT OF
SUNSET RIDGE
RANCH SUBDIVISION
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

SUNSET RIDGE RANCH SUBDIVISION — 10.25 ACRES
10.25 acres of land, more or less, out of the B. Manlove Survey, Abstract No. 417, Williamson County, Texas, being that tract conveyed to Darin Hiatt, et al, and described in deed recorded in Document No. 2022048451, Official Public Records, Williamson County, Texas.

GENERAL PLAT NOTES

- 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. Floodplain date, in particular, will change over time and the current effective floodplain data takes precedence over floodplain data represented on this plat. 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 been accepted for maintenance by the County.
- 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.
- Water Service is provided by : City of Georgetown (Lot 1) & Well (Lot 2)
Wastewater Service is provided by: Septic.
- 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.
- All sidewalks within this subdivision are to be maintained by each of the adjacent property owners.
- Maximum of 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- The minimum FFE shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points, where necessary, to meet the Americans with Disabilities ACT (ADA). Recreational vehicle parking pads must also be placed at least one foot above BFE.
- Driveway maintenance will be the responsibility of the Property Owner. If obstructions occur within the driveway culvert, the County reserves the right to clear obstructions that are causing adverse impacts to the roadway.
- No lot in this subdivision is encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0275E, Effective Date September 26, 2008, for Williamson County, Texas.
- The minimum finished floor elevations (FFE) for lots shown on this plat are determined by a study prepared by Goode Faith Engineering, dated May 3rd, 2024.
- No buildings or structures are permitted in drainage easement. No fences or landscaping are permitted in drainage easements except as approved by Williamson County.
- This Development is considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.2, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the plat has three or less lots for single family residential use, with less than 20% impervious cover per lot.
- 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.
- This tract is not located within the Edwards Aquifer Recharge Zone (EARZ)

FINAL PLAT OF
SUNSET RIDGE RANCH
SUBDIVISION

TOTAL ACREAGE: 10.25 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
SUBMISSION DATE: JUNE 17, 2024
2ND SUBMITTAL: AUGUST 2, 2024
3RD SUBMITTAL:

ENGINEER:

GOODE FAITH ENGINEERING, LLC
ANTHONY GOODE, P.E.
1620 LA JAITA DRIVE, STE 300
CEDAR PARK, TX 78613
(512) 822-1682

OWNER/SUBDIVIDER:

DARIN HIATT
1133 ALMERIA BEND
LEANDER, TX 78641
(512) 550-9891
HIATT.DARIN@GMAIL.COM

OWNER/SUBDIVIDER:

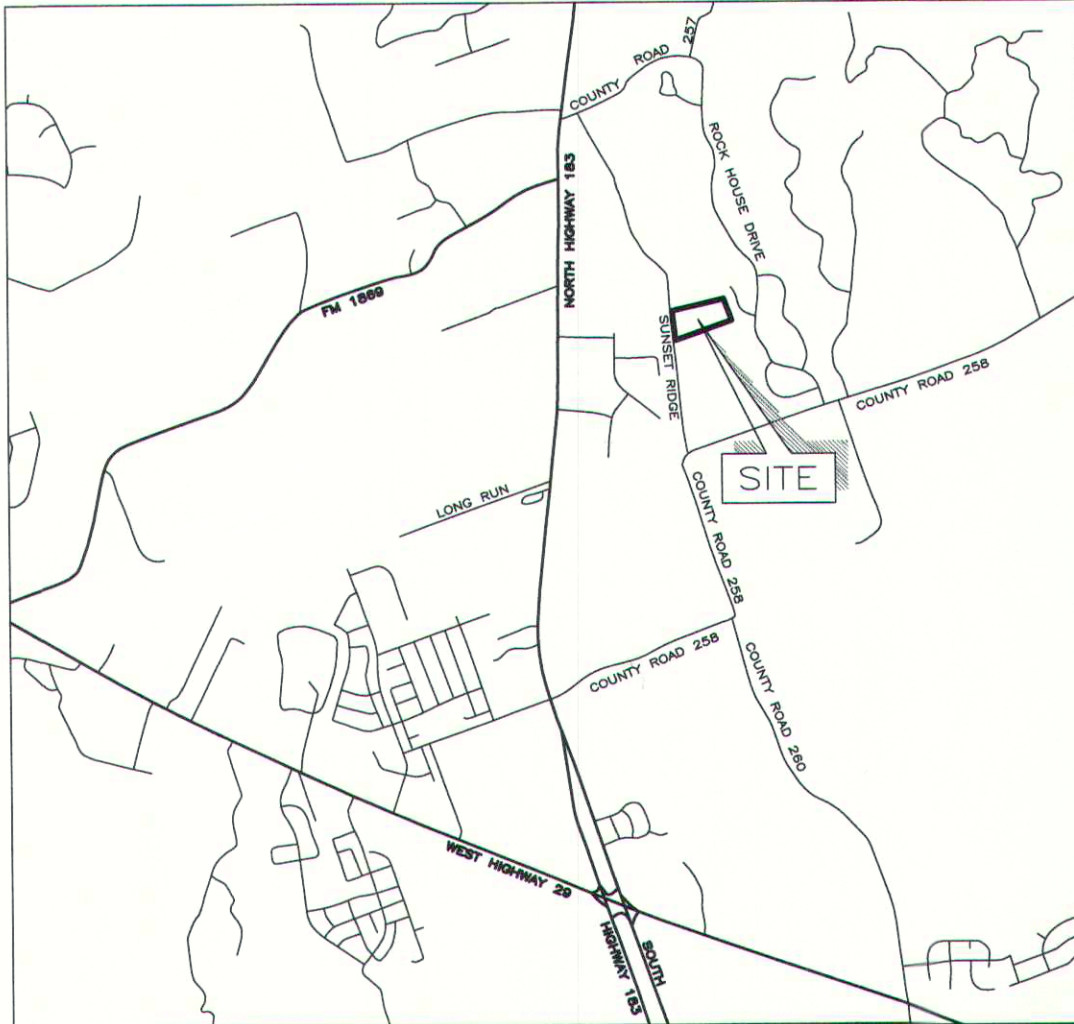
CLAIR HAWKINS
1133 ALMERIA BEND
LEANDER, TX 78641
(208) 380-1990
BEARHAWKINS@GMAIL.COM

SURVEYOR:

TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

LOCATION MAP

NOT TO SCALE



SHEET 1: COVER SHEET
SHEET 2: PLAT
SHEET 3: SIGNATURE PAGE

DATE OF PLAT PREPARATION: SEPTEMBER, 2023

Texas Land Surveying, Inc.

—A Land Surveying Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPELS LAND SURVEYING FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

SHEET

1

OF

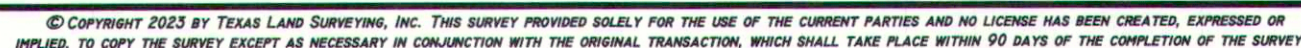
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FINAL PLAT OF
SUNSET RIDGE
RANCH SUBDIVISION
WILLIAMSON COUNTY, TEXAS

SUNSET RIDGE RANCH SUBDIVISION - 10.25 ACRES
10.25 acres of land, more or less, out of the B. Manlove Survey, Abstract No. 417, Williamson County, Texas, being that tract conveyed to Darin Hiatt, et al, and described in deed recorded in Document No. 2022048451, Official Public Records, Williamson County, Texas.

Scale: 1" = 60'

INGS CITED HEREON BASED ON
S STATE PLANE COORDINATE
EM, NORTH AMERICAN DATUM
83, TEXAS CENTRAL ZONE.



FINAL PLAT OF
SUNSET RIDGE
RANCH SUBDIVISION
WILLIAMSON COUNTY, TEXAS

OWNER'S SIGNATURE

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

That Darin Hiatt, is the co-owner of the certain 10.25 acres of land shown hereon and described in deed recorded in Document No. 2022048451 of the Official Public Records of Williamson County, Texas, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as SUNSET RIDGE RANCH SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 11th day of November, 2024

Darin Hiatt

Darin Hiatt
1133 Almeria Bend
Leander, TX, 78641

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

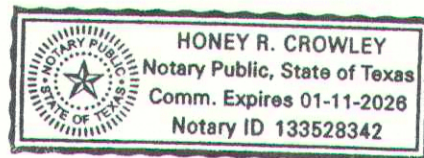
Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Darin Hiatt, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of November, 2024

Honey R. Crowley

Notary Public in and for the State of Texas

My Commission expires on: 1-11-2026



OWNER'S SIGNATURE

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

That Clair Hawkins, is the co-owner of the certain 10.25 acres of land shown hereon and described in deed recorded in Document No. 2022048451 of the Official Public Records of Williamson County, Texas, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as SUNSET RIDGE RANCH SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 11th day of November, 2024

Clair Hawkins

Clair Hawkins
1133 Almeria Bend
Leander, TX, 78641

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

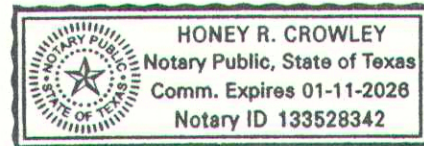
Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Clair Hawkins, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of November, 2024

Honey R. Crowley

Notary Public in and for the State of Texas

My Commission expires on: 1-11-2026



ENGINEER'S CERTIFICATION:

I, Steven Kirkpatrick, do hereby certify that the information contained on this plat complies with the subdivision regulations adopted by Williamson County, Texas.

Steven Kirkpatrick

Steven Kirkpatrick, P.E.
Registered Professional Engineer
No. 105046 State of Texas



11-11-2024

LEGAL DESCRIPTION:

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LIEN HOLDER'S SIGNATURE

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

I, Christopher L. Kaspar, for Round Top State Bank, 2250 North A.W. Grimes Boulevard, Round Rock, Texas 78665, Lien Holder of a certain 10.25 acres of land shown hereon and described in deed recorded in Document No. 2022048451 of the Official Public Records of Williamson County, Texas, do hereby consent to the resubdivision of said tract as shown hereon; do further hereby join, approve and covenant to all restrictions listed herein; and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as SUNSET RIDGE RANCH SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 25th day of November, 2024

Christopher L. Kaspar

CHRISTOPHER L. KASPAR
ROUND TOP STATE BANK
2250 NORTH A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665

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

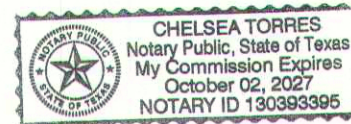
Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Christopher L. Kaspar, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 25th day of November, 2024

Chelsea Torres

Notary Public in and for the State of Texas

My Commission expires on: October 2, 2027



SURVEYOR'S CERTIFICATION

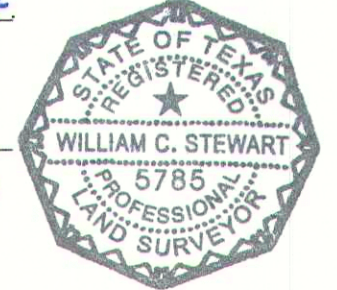
STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, William C. Stewart, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE (EAZZ)

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 6th day of NOVEMBER, 2024

William C. Stewart

William C. Stewart
Registered Professional Land Surveyor No. 5785
State of Texas



ON-SITE SEWAGE FACILITY APPROVAL

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey 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 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

Adam Boatright, PE,
Williamson County Engineer

12/17/2024

Date

911 ADDRESSING APPROVAL

Road name and address assignments verified this the 3 day of December, 2024 A.D.

Cindy Bridges

Williamson County Addressing Coordinator

COUNTY JUDGE APPROVAL

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.

Bill Gravell, Jr., County Judge
Williamson County, Texas

Date

COUNTY CLERK'S CERTIFICATION:

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

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 _____ 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

Texas Land Surveying, Inc.

—A Land Surveying Firm—

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

(512) 930-1800 www.texas-ls.com

TBPELS LAND SURVEYING FIRM NO. 10056200

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SHEET

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DATE OF PLAT PREPARATION: SEPTEMBER, 2023

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