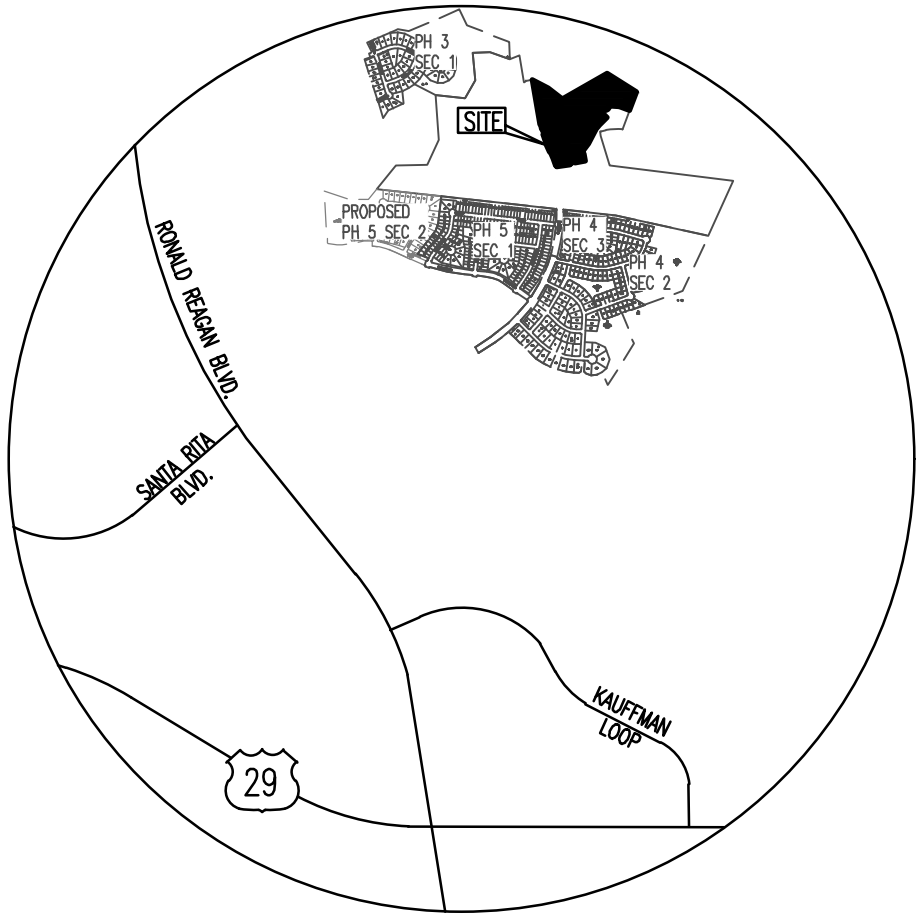
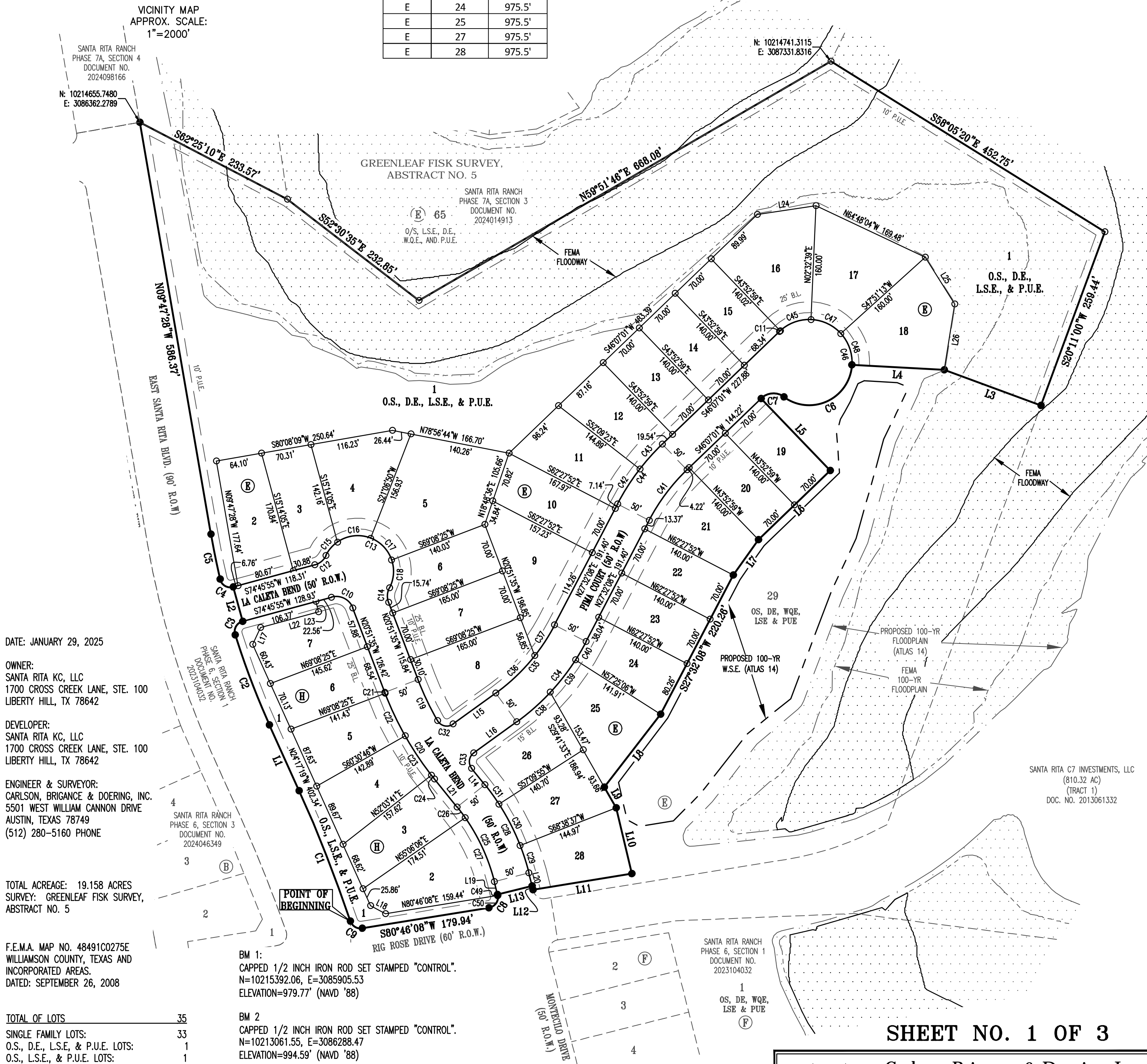
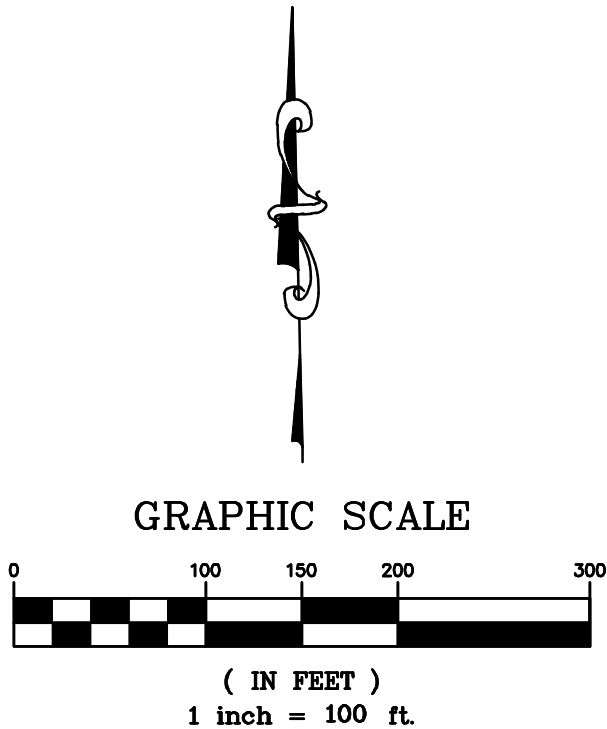


SANTA RITA RANCH PHASE 6, SECTION 4
FINAL PLAT



Minimum Finished Floor Elevation (NAVD '88)		
Block	Lot	Min FFE
E	2	978.2'
E	3	978.0'
E	4	977.8'
E	5	977.2'
E	10	976.9'
E	11	976.9'
E	12	976.7'
E	13	976.2'
E	14	975.7'
E	15	973.7'
E	16	973.8'
E	17	973.1'
E	18	975.5'
E	19	975.5'
E	20	975.5'
E	21	975.5'
E	22	975.5'
E	23	975.5'
E	24	975.5'
E	25	975.5'
E	27	975.5'
E	28	975.5'

- LEGEND**
- BENCHMARK
 - CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
 - CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
 - 1 LOT NUMBER
 - A BLOCK DESIGNATION
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - O.S. OPEN SPACE
 - W.Q.E. WATER QUALITY EASEMENT
 - PROPOSED 100 YEAR
FLOODPLAIN (ATLAS 14)
 - 100 YEAR FEMA FLOODPLAIN



SHEET NO. 1 OF 3

Carlson, Brigance & 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

SANTA RITA RANCH PHASE 6, SECTION 4
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 19.158 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 118.212 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED IN DOCUMENT NUMBER 2023033961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 19.158 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 EAST RIGHT-OF-WAY LINE OF EAST SANTA RITA BOULEVARD (90' R.O.W.), BEING ON THE EAST LINE OF SANTA RITA RANCH PHASE 6, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104032, O.P.R.W.C.TX., SAME BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 118.212 ACRE TRACT, AND WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1990.00 FEET, AN ARC LENGTH OF 196.74 FEET, AND A CHORD THAT BEARS N21°27'22"W, A DISTANCE OF 196.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 2) N24°17'19"W, A DISTANCE OF 101.31 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1110.00 FEET, AN ARC LENGTH OF 135.26 FEET, AND A CHORD THAT BEARS N20°47'51"W, A DISTANCE OF 135.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.10 FEET, AND A CHORD THAT BEARS N28°43'45"E, A DISTANCE OF 21.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 5) N15°12'01"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.12 FEET, AND A CHORD THAT BEARS N59°10'38"W, A DISTANCE OF 21.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1110.00 FEET, AN ARC LENGTH OF 64.49 FEET, AND A CHORD THAT BEARS N11°27'20"W, A DISTANCE OF 64.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 8) N09°47'28"W, A DISTANCE OF 586.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' BEING ON THE NORTH LINE OF SAID 118.212 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SANTA RITA RANCH PHASE 7A, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024014913, O.P.R.W.C.TX., FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTH LINE OF SAID 118.212 ACRE TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID SANTA RITA RANCH PHASE 7A, SECTION 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THOUGH 3,

- 1) S62°25'10"E, A DISTANCE OF 233.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S52°30'35"E, A DISTANCE OF 232.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N59°51'46"E, A DISTANCE OF 668.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING THE SOUTHEAST CORNER OF SAID SANTA RITA RANCH PHASE 7A, SECTION 3, SAME BEING AN ANGLE POINT ON THE WEST LINE OF A 810.32 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2013061332, O.P.R.W.C.TX.,

THENCE, WITH THE WEST LINE OF SAID 810.32 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 118.212 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- 1) S58°05'20"E, A DISTANCE OF 452.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S20°11'00"W, A DISTANCE OF 259.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE NORTHEAST CORNER OF LOT 1, BLOCK E, SAID SANTA RITA RANCH PHASE 6, SECTION 1,

THENCE, OVER AND ACROSS SAID 118.212 ACRE TRACT OF LAND AND WITH THE WEST LINE OF SAID LOT 1, BLOCK E, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- 1) N69°49'00"W, A DISTANCE OF 144.62 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 2) N86°50'13"W, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 128.59 FEET, AND A CHORD THAT BEARS S64°33'28"W, A DISTANCE OF 105.35 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,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.83 FEET, AND A CHORD THAT BEARS S86°02'06"W, A DISTANCE OF 32.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 5) S43°52'59"E, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 6) S46°07'01"W, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 7) S35°26'15"W, A DISTANCE OF 60.96 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 8) S27°32'08"W, A DISTANCE OF 220.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 9) S37°37'40"W, A DISTANCE OF 129.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 10) S29°41'33"E, A DISTANCE OF 33.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 11) S13°18'43"E, A DISTANCE OF 94.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- 12) S80°46'08"W, A DISTANCE OF 140.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT A WEST CORNER OF SAID LOT 1, BEING ON THE EAST RIGHT-OF-WAY LINE OF LA CALETA BEND (50' R.O.W.),

THENCE, WITH THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) N14°12'47"W, A DISTANCE OF 5.67 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE EAST TERMINUS OF SAID LA CALETA BEND,
- 2) S75°47'13"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.87 FEET, AND A CHORD THAT BEARS S33°16'40"W, A DISTANCE OF 22.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 4) S80°46'08"W, A DISTANCE OF 179.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.10 FEET, AND A CHORD THAT BEARS N58°55'39"W, A DISTANCE OF 19.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.158 ACRES OF LAND.

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C1	196.74	1990.00	5°39'52"	N21°27'22"W	196.66
C2	135.26	1110.00	6°58'54"	N20°47'51"W	135.18
C3	24.10	15.00	92°04'19"	N28°43'45"E	21.59
C4	24.12	15.00	92°06'54"	N59°10'38"W	21.60
C5	64.49	1110.00	3°19'43"	N11°27'20"W	64.48
C6	128.59	60.00	122°47'23"	S64°33'28"W	105.35
C7	34.83	25.00	79°50'09"	S86°02'06"W	32.08
C8	24.87	15.00	94°58'55"	S33°16'40"W	22.12
C9	21.10	15.00	80°36'26"	N58°55'39"W	19.41
C10	36.82	25.00	84°22'30"	N63°02'50"W	33.58
C11	1.66	60.00	1°35'00"	S46°54'31"W	1.66
C12	21.03	25.00	48°11'23"	N50°40'13"E	20.41
C13	157.74	50.00	180°45'16"	N63°02'50"W	100.00

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C14	21.03	25.00	48°11'23"	S03°14'06"W	20.41
C15	24.94	50.00	28°34'51"	S40°51'57"W	24.68
C16	48.83	50.00	55°57'28"	S83°08'06"W	46.91
C17	43.55	50.00	49°54'10"	N43°56'05"W	42.18
C18	40.42	50.00	46°18'47"	N04°10'24"E	39.32
C19	63.85	400.00	9°08'45"	S25°25'58"E	63.78
C20	140.90	450.00	17°56'25"	S29°49'48"E	140.33
C21	1.46	450.00	0°11'10"	S20°57'10"E	1.46
C22	66.30	450.00	8°26'29"	S25°16'00"E	66.24
C23	66.38	450.00	8°27'04"	S33°42'46"E	66.32
C24	6.77	450.00	0°51'41"	S38°22'09"E	6.77
C25	118.01	275.00	24°35'13"	N26°30'24"W	117.11
C26	18.73	275.00	3°54'06"	N36°50'57"W	18.72

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C27	99.28	275.00	20°41'07"	N24°33'21"W	98.74
C28	139.46	325.00	24°35'13"	N26°30'24"W	138.40
C29	40.52	325.00	7°08'35"	N17°47'05"W	40.49
C30	65.11	325.00	11°28'42"	N27°05'44"W	65.00
C31	33.84	325.00	5°57'55"	N35°49'02"W	33.82
C32	25.12	15.00	95°57'49"	S77°59'15"E	22.29
C33	24.30	15.00	92°49'50"	S07°36'55"W	21.73
C34	150.29	325.00	26°29'43"	N40°46'59"E	148.95
C35	127.17	275.00	26°29'43"	N40°46'59"E	126.04
C36	75.99	275.00	15°49'54"	N46°06'53"E	75.75
C37	51.18	275.00	10°39'49"	N32°52'02"E	51.11
C38	62.84	325.00	11°04'43"	N48°29'29"E	62.74
C39	57.67	325.00	10°09'58"	N37°52'09"E	57.59

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C40	29.78	325.00	5°15'02"	N30°09'39"E	29.77
C41	89.19	275.00	18°34'54"	S36°49'35"W	88.80
C42	58.47	325.00	10°18'29"	S32°41'22"W	58.39
C43	46.93	325.00	8°16'25"	S41°58'49"W	46.89
C44	105.40	325.00	18°34'54"	S36°49'35"W	104.94
C45	46.96	60.00	44°50'37"	S70°07'20"W	45.77
C46	272.10	60.00	259°50'09"	N03°57'54"W	92.04
C47	47.45	60.00	45°18'34"	N64°48'04"W	46.22
C48	47.45	60.00	45°18'34"	N19°29'30"W	46.22
C49	1.30	15.00	4°58'55"	S11°43'20"E	1.30
C50	23.56	15.00	90°00'00"	N35°46'08"E	21.21

GENERAL:

1. BEARINGS 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 PUBLIC ROADWAYS 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 EXCEPT LOTS 2-5, 10-25 & 27-28, BLOCK E. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED DECEMBER 9, 2021. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14.
4. 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.
5. 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.
6. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.

WATER AND WASTEWATER:

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
7. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/ GEORGETOWN UTILITY SYSTEMS
8. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
9. 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 ADJACENT TO ALL STREET RIGHT-OF-WAY.

Line Table		
Line #	Length	Direction
L1	101.31	N24°17'19"W
L2	50.00	N15°12'01"W
L3	144.62	N69°49'00"W
L4	130.00	N86°50'13"W
L5	140.00	S43°52'59"E
L6	140.00	S46°07'01"W
L7	60.96	S35°26'15"W
L8	129.25	S37°37'40"W
L9	33.47	S29°41'33"E

Line Table		
Line #	Length	Direction
L10	94.89	S13°18'43"E
L11	140.36	S80°46'08"W
L12	5.67	N14°12'47"W
L13	50.00	S75°47'13"W
L14	29.44	N38°48'00"W
L15	74.04	S54°01'50"W
L16	74.62	S54°01'50"W
L17	25.96	N25°14'18"E
L18	23.81	S61°45'35"E

Line Table		
Line #	Length	Direction
L19	18.58	S14°12'47"E
L20	18.58	S14°12'47"E
L21	50.46	N38°48'00"W
L22	84.46	S74°45'55"W
L23	15.00	S15°14'05"E
L24	83.23	N81°38'26"E
L25	77.58	N31°59'29"W
L26	93.45	N08°55'45"E

SHEET NO. 2 OF 3



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

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