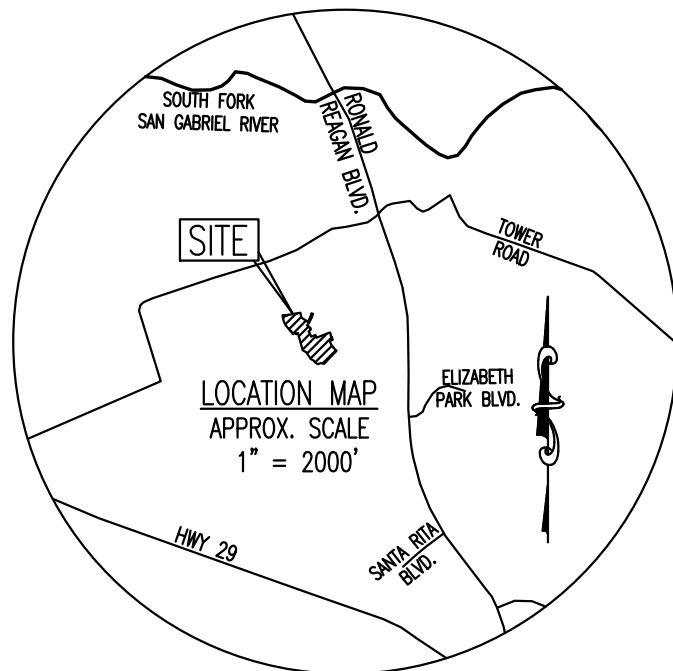


SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3
FINAL PLAT



TOTAL ACREAGE: 37.018 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

ORIGINAL SUBMITTAL DATE: JULY 30, 2024

DATE: MARCH 10, 2025

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 158
NO. OF SINGLE FAMILY LOTS: 154
NO. OF P.U.E. & L.S.E. LOTS: 3
NO. OF D.E., O.S., W.Q.E. P.U.E. & L.S.E. LOTS: 1

BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

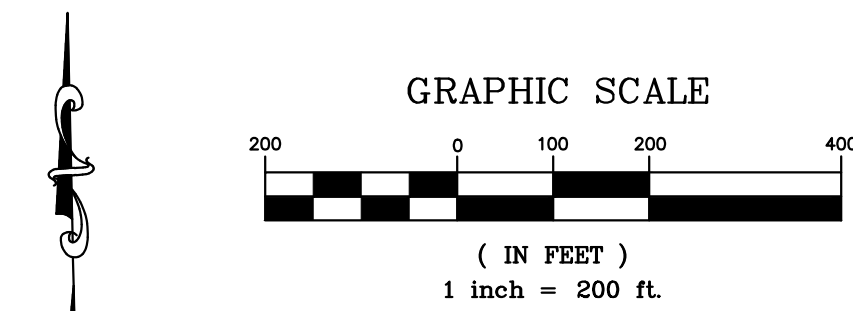
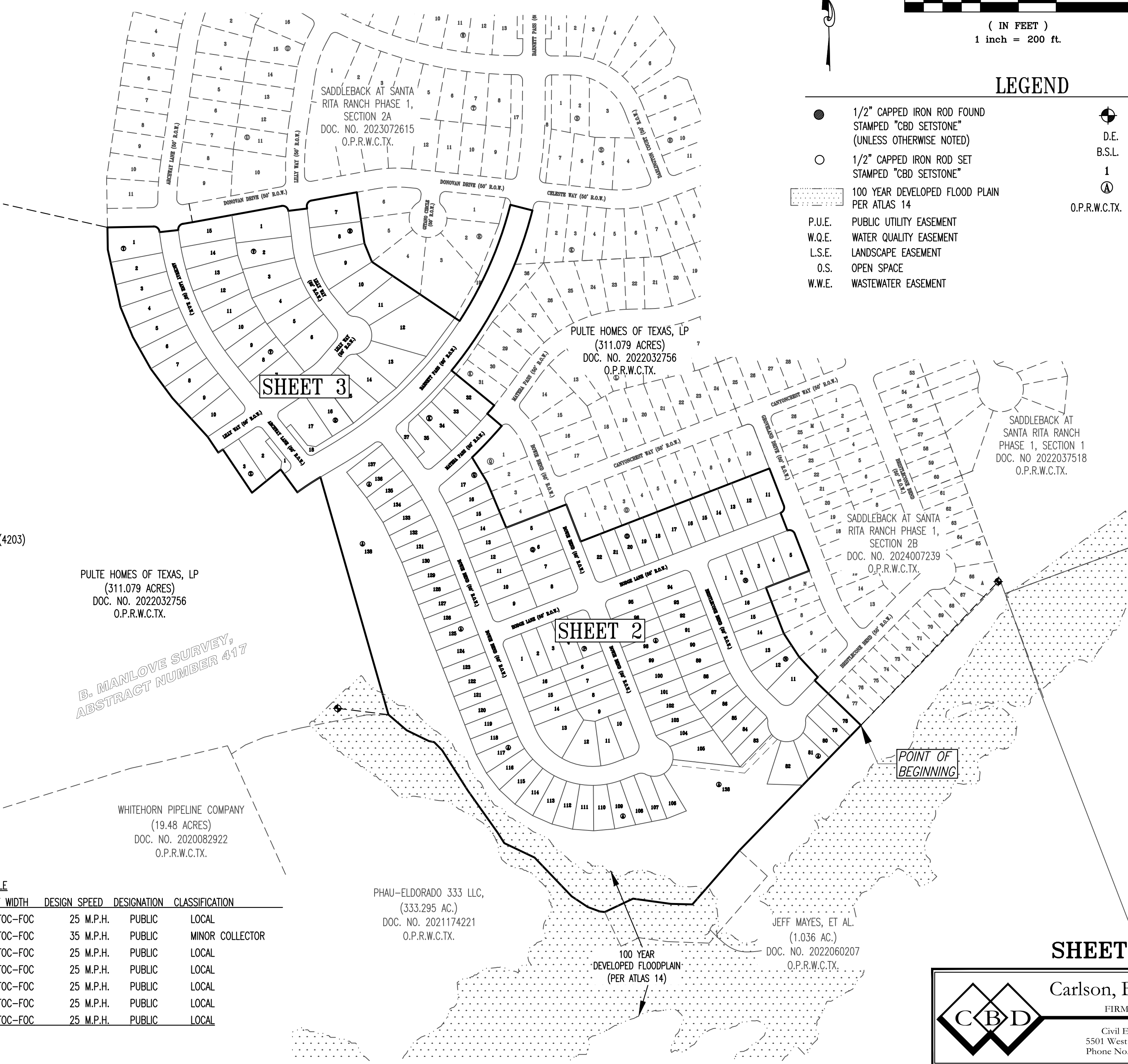
F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

BENCHMARKS:

TBM-1:
CAPPED 1/2 INCH IRON ROD WITH CAP STAMPED "CONTROL POINT".
APPROXIMATELY N82°57'38"W, A DISTANCE OF 134.88 FEET FROM THE
SOUTHWEST CORNER OF THE HEREIN DESCRIBED PLAT.
N: 10216364.27
E: 3076201.78
ELEV: 934.95' (NAVD '88)

TBM-2:
CAPPED 1/2 INCH IRON ROD WITH CAP STAMPED "CONTROL POINT".
APPROXIMATELY N43°40'55"W, A DISTANCE OF 524.52 FEET FROM THE
SOUTHEAST CORNER OF THE HEREIN DESCRIBED PLAT.
N: 10216699.04
E: 3077944.93
ELEV: 912.76' (NAVD '88)

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ARCHWAY LANE	746'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BARNETT PASS	978'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
BOWIE BEND	2,003'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BRISTLECONE BEND	643'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
HODGE LANE	834'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LILLY WAY	844'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MATERA PASS	253'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	6,301'					



- LEGEND**
- 1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
 - 100 YEAR DEVELOPED FLOOD PLAIN PER ATLAS 14
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - O.S. OPEN SPACE
 - W.W.E. WASTEWATER EASEMENT
 - BENCHMARK
 - D.E. DRAINAGE EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - 1 LOT NUMBER
 - Ⓐ BLOCK DESIGNATION
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Minimum Finished Floor Elevation (NAVD '88)		
Block	Lot	Min FFE
A	78	915.1'
A	79	915.3'
A	80	915.8'
A	81	916.0'
A	82	916.2'
A	106	926.8'
A	107	926.8'
A	108	926.8'
A	109	926.8'
A	110	926.8'
A	111	926.8'
A	112	925.6'
A	113	925.7'
A	114	925.8'
A	115	925.9'
A	116	928.0'
A	117	930.0'
A	118	930.4'
A	119	930.5'
A	120	931.5'
A	121	934.2'
A	122	934.3'
A	123	935.1
A	124	935.8'
A	125	936.0'

SHEET NO. 1 OF 6



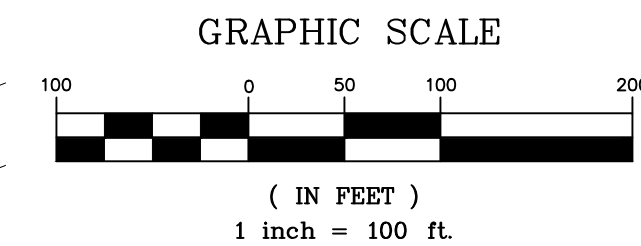
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3

FINAL PLAT

LEGEND

- 1/2" CAPPED IRON ROD FOUND
STAMPED "CBD SETSTONE"
(UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET
STAMPED "CBD SETSTONE"
- 100 YEAR DEVELOPED FLOOD PLAIN
PER ATLAS 14
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- W.W.E. WASTEWATER EASEMENT
- BENCHMARK
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS



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

PROPOSED
SADDLEBACK AT SANTA RITA
RANCH PHASE 1, SECTION 2C
PULTE HOMES OF TEXAS, LP
(311.079 ACRES)
DOC. NO. 2022032756
O.P.R.W.C.TX.

SADDLEBACK AT
SANTA RITA RANCH
PHASE 1, SECTION 1
DOC. NO. 2022037518
O.P.R.W.C.TX.

SANTA RITA INVESTMENTS, L
(87.066 ACRES)
(TRACT TWO)
DOC. NO. 2021148213
O.P.R.W.C.TX.

SADDLEBACK AT SANTA
RITA RANCH PHASE 1,
SECTION 2B
DOC. NO. 2024007239
O.P.R.W.C.TX.

PHAU-ELDORADO 333 LLC,
(333.295 AC.)
DOC. NO. 2021174221
O.P.R.W.C.TX.

JEFF MAYES, ET AL.
(1.036 AC.)
DOC. NO. 2022060207
O.P.R.W.C.TX.

SHEET NO. 2 OF 6

Carlson, Brigance & Doering, Inc.

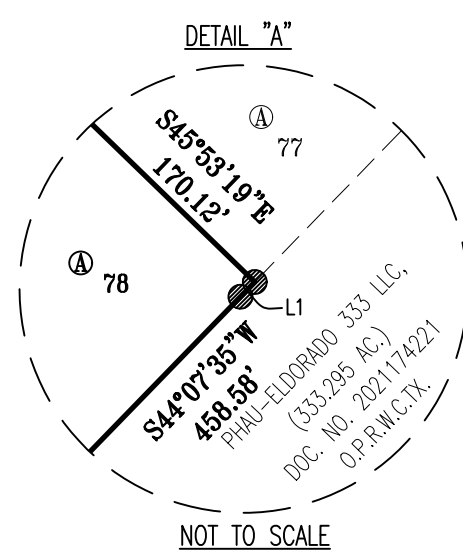
FIRM ID #F3791

REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

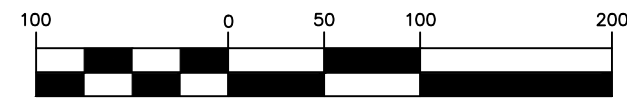
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SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3

FINAL PLAT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" CAPPED IRON ROD FOUND
STAMPED "CBD SETSTONE"
(UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET
STAMPED "CBD SETSTONE"
- 100 YEAR DEVELOPED FLOOD PLAIN
PER ATLAS 14
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- W.W.E. WASTEWATER EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS

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

SHEET NO. 3 OF 6

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

J:\AC3D\5413\Survey\PLAT - SADDLEBACK SRR 1-3

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	72.90	770.00	S56°35'05"W	72.87	36.48	5°25'28"
C2	15.14	725.00	N88°24'32"E	15.13	7.57	1°11'46"
C3	22.49	15.00	S49°14'04"E	20.44	13.97	85°54'34"
C4	1.52	725.00	S06°20'23"E	1.52	0.76	0°07'13"
C5	23.04	15.00	N37°36'23"E	20.84	14.49	88°00'45"
C6	24.80	725.00	N80°37'58"E	24.80	12.40	1°57'35"
C7	24.43	15.00	S53°40'48"E	21.82	15.90	93°20'03"
C8	22.69	15.00	N36°19'12"E	20.59	14.15	86°39'57"
C9	336.04	1030.00	N23°35'50"E	334.56	169.53	18°41'35"
C10	477.35	1090.00	S26°47'47"W	473.54	242.56	25°05'30"
C11	28.51	1175.00	S39°56'57"W	28.50	14.25	1°23'24"
C12	113.94	1225.00	S43°18'31"W	113.90	57.01	5°19'45"
C13	23.56	15.00	S23°49'58"W	21.21	15.00	90°00'00"
C14	23.56	15.00	S66°10'02"E	21.21	15.00	90°00'00"
C15	162.65	50.00	S89°06'41"W	99.85	897.21	186°22'46"
C16	21.03	25.00	N21°47'38"W	20.41	11.18	48°11'23"
C17	39.27	25.00	S89°06'41"W	35.36	25.00	90°00'00"
C18	140.23	325.00	N33°31'40"W	139.14	71.22	2°43'17"
C19	118.65	275.00	N33°31'40"W	117.74	60.27	2°43'17"
C20	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C21	23.56	15.00	N23°49'58"E	21.21	15.00	90°00'00"
C22	23.56	15.00	S23°49'58"W	21.21	15.00	90°00'00"
C23	23.56	15.00	S66°10'02"E	21.21	15.00	90°00'00"
C24	23.56	15.00	N23°49'58"E	21.21	15.00	90°00'00"
C25	23.56	15.00	S66°10'02"E	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C26	21.03	25.00	S45°15'43"E	20.41	11.18	48°11'23"
C27	162.65	50.00	S23°49'58"W	99.85	897.21	186°22'46"
C28	21.03	25.00	N87°04'20"W	20.41	11.18	48°11'23"
C29	39.27	25.00	S23°49'58"W	35.36	25.00	90°00'00"
C30	337.72	215.00	N66°10'02"W	304.06	215.00	90°00'00"
C31	259.18	165.00	N66°10'02"W	233.35	165.00	90°00'00"
C32	23.56	15.00	N23°49'58"E	21.21	15.00	90°00'00"
C33	23.56	15.00	S66°10'02"E	21.21	15.00	90°00'00"
C34	227.96	775.00	N29°35'37"W	227.13	114.81	16°51'10"
C35	124.38	825.00	S25°29'10"E	124.26	62.31	8°38'17"
C36	20.82	15.00	S09°57'18"W	19.19	12.48	79°31'15"
C37	24.86	15.00	S82°47'58"E	22.11	16.36	94°58'13"
C38	23.02	15.00	N81°58'58"W	20.83	14.47	87°55'32"
C39	23.02	15.00	S05°56'34"W	20.83	14.47	87°55'32"
C40	99.73	1090.00	S56°40'33"W	99.70	49.90	5°14'33"
C41	678.30	1090.00	S32°04'41"W	667.41	350.54	35°39'18"
C42	809.79	1030.00	N36°46'26"E	789.10	427.13	45°02'47"
C43	14.73	830.00	N54°22'52"E	14.73	7.37	1°01'02"
C44	24.50	15.00	N08°05'36"E	21.87	15.97	93°35'34"
C45	21.47	15.00	S79°42'11"E	19.68	13.04	82°00'00"
C46	22.31	15.00	N81°19'06"W	20.31	13.80	85°13'51"
C47	24.81	15.00	N08°40'54"E	22.08	16.30	94°46'09"
C48	22.31	15.00	S81°19'06"E	20.31	13.80	85°13'51"
C49	24.81	15.00	S08°40'54"W	22.08	16.30	94°46'09"
C50	408.75	725.00	N22°33'05"W	403.36	209.97	32°18'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	380.56	675.00	S22°33'05"E	375.54	195.49	32°18'11"
C52	41.98	155.00	N48°18'23"E	41.86	21.12	15°31'11"
C53	55.53	205.00	S48°18'23"W	55.36	27.94	15°31'11"
C54	21.03	25.00	S64°38'30"W	20.41	11.18	48°11'23"
C55	153.27	50.00	S00°55'19"W	99.93	1310.19	175°37'45"
C56	21.03	25.00	S62°47'52"E	20.41	11.18	48°11'23"
C57	34.58	25.00	N00°55'19"E	31.89	20.70	79°14'59"
C58	179.76	325.00	N22°51'28"W	177.47	92.24	3°14'25"
C59	152.10	275.00	S22°51'28"E	150.17	78.05	3°14'25"
C60	38.96	825.00	S36°40'01"E	38.96	19.48	2°42'21"
C61	186.03	1175.00	N45°10'47"E	185.84	93.21	9°04'17"
C62	193.95	1225.00	S45°10'47"W	193.75	97.18	9°04'17"
C63	56.75	275.00	S27°04'43"E	56.65	28.47	11°49'22"
C64	61.91	275.00	S39°26'22"E	61.78	31.09	12°53'55"
C65	3.71	325.00	N21°29'41"W	3.71	1.86	0°39'17"
C66	36.90	325.00	N25°04'28"W	36.88	18.47	6°30'18"
C67	37.16	325.00	N31°36'10"W	37.14	18.60	6°33'06"
C68	37.16	325.00	N38°09'16"W	37.14	18.60	6°33'06"
C69	25.29	325.00	N43°39'34"W	25.28	12.65	4°27'30"
C70	8.67	25.00	N35°57'23"W	8.62	4.38	19°51'52"
C71	12.36	25.00	N11°51'42"W	12.23	6.31	28°19'31"
C72	34.62	50.00	N17°32'03"W	33.93	18.04	39°40'15"
C73	30.41	50.00	N54°47'35"W	29.94	15.69	34°50'48"
C74	33.63	50.00	S88°30'54"W	33.00	17.48	38°32'15"
C75	33.63	50.00	S49°58'38"W	33.00	17.48	38°32'15"

Line Table		
Line #	Length	Direction
L1	2.14	S44°05'54"W
L2	188.82	S41°05'34"W
L3	56.67	N88°33'40"W
L4	100.69	N82°07'43"W
L5	82.79	S64°42'43"W
L6	13.21	N83°26'54"W
L7	33.73	N69°40'35"W
L8	51.09	N56°27'14"W
L9	141.67	N43°43'20"W
L10	88.32	N64°31'04"W
L11	33.04	N32°28'33"W
L12	136.30	N35°17'25"W
L13	125.80	N32°29'26"W
L14	30.26	N44°11'59"W
L15	14.13	N79°36'23"W
L16	65.25	N64°03'32"W
L17	63.48	N49°22'38"W
L18	75.00	N36°07'38"W
L19	97.59	S50°51'37"W
L20	137.62	N33°56'01"W
L21	14.62	S56°03'59"W
L22	50.00	N33°56'01"W
L23	138.39	N42°18'28"W
L24	96.16	N36°25'01"W
L25	96.51	N29°22'09"W

Line Table		
Line #	Length	Direction
L26	85.10	N22°25'52"W
L27	155.30	N12°28'09"W
L28	58.96	N00°59'35"W
L29	106.68	N89°00'25"E
L30	105.00	N21°10'02"W
L31	50.00	N83°36'01"E
L32	50.00	N82°59'14"E
L33	4.66	N07°00'46"W
L34	121.54	N79°39'11"E
L35	136.41	S08°30'46"E
L36	52.80	S22°05'23"E
L37	15.00	S57°03'22"E
L38	60.00	S75°44'58"E
L39	145.56	S50°44'45"E
L40	50.00	S49°21'21"E
L41	76.38	S31°14'15"E
L42	130.46	S22°46'52"E
L43	105.00	S21°10'02"E
L44	105.00	S21°10'02"E
L45	50.00	S21°10'02"E
L46	105.00	S21°10'02"E
L47	122.15	S68°49'58"W
L48	130.36	S21°10'02"E
L49	73.73	S33°22'08"E
L50	72.63	S42°38'16"E

Line Table		
Line #	Length	Direction
L51	11.94	S44°06'41"W
L52	75.69	S44°06'41"W
L53	81.59	S44°06'41"W
L54	44.28	N45°53'19"W
L55	50.19	N45°53'19"W
L56	50.00	S68°49'58"W
L57	44.10	S68°49'58"W
L58	29.34	S49°42'56"W
L59	18.49	N49°42'56"E
L60	75.33	N38°01'12"W
L61	75.33	S38°01'12"E
L62	69.22	S59°17'49"W
L63	53.72	N59°17'49"E
L64	113.71	N38°42'11"W
L65	115.76	S38°42'11"E
L66	117.34	S56°03'59"W
L67	110.66	N56°03'59"E
L68	108.12	N38°42'11"W
L69	114.79	S38°42'11"E
L70	131.45	N56°03'59"E
L71	124.78	S56°03'59"W
L72	59.15	N40°32'48"E
L73	44.65	S40°32'48"W
L74	71.32	N38°42'11"W
L75	56.82	S38°42'11"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C76	30.36	50.00	S13°18'54"W	29.89	15.66	3°47'13"
C77	16.69	25.00	S15°03'02"W	16.38	8.67	38°15'28"
C78	4.33	25.00	S39°08'44"W	4.33	2.17	9°55'55"
C79	4.42	25.00	S26°14'13"E	4.42	2.22	10°08'22"
C80	16.60	25.00	S50°19'54"E	16.30	8.62	38°03'01"
C81	30.45	50.00	S51°54'39"E	29.98	15.71	34°53'31"
C82	35.61	50.00	S14°03'43"E	34.86	18.60	40°48'21"
C83	45.88	50.00	S32°37'43"W	44.29	24.70	52°34'30"
C84	37.05	50.00	S80°08'44"W	36.21	19.42	42°27'33"
C85	13.65	50.00	N70°48'04"W	13.61	6.87	15°38'51"
C86	6.18	215.00	S69°39'22"W	6.18	3.09	1°38'47"
C87	35.87	215.00	S75°15'34"W	35.83	17.98	9°33'37"
C88	35.87	215.00	S84°49'12"W	35.83	17.98	9°33'37"
C89	35.87	215.00	N85°37'11"W	35.83	17.98	9°33'37"
C90	35.87	215.00	N76°03'34"W	35.83	17.98	9°33'37"
C91	35.87	215.00	N66°29'56"W	35.83	17.98	9°33'37"
C92	35.87	215.00	N56°56'19"W	35.83	17.98	9°33'37"
C93	35.87	215.00	N47°22'41"W	35.83	17.98	9°33'37"
C94	35.87	215.00	N37°49'04"W	35.83	17.98	9°33'37"
C95	35.87	215.00	N28°15'27"W	35.83	17.98	9°33'37"
C96	8.67	215.00	N22°19'20"W	8.67	4.33	2°18'36"
C97	30.87	775.00	N22°18'30"W	30.87	15.44	2°16'57"
C98	46.07	775.00	N25°09'10"W	46.06	23.04	3°24'21"
C99	46.07	775.00	N28°33'31"W	46.06	23.04	3°24'21"
C100	46.07	775.00	N31°57'52"W	46.06	23.04	3°24'21"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	46.07	775.00	N35°22'13"W	46.06	23.04	3°24'21"
C102	12.80	775.00	N37°32'48"W	12.80	6.40	0°56'48"
C103	80.01	1225.00	N47°50'40"E	80.00	40.02	3°44'32"
C104	113.02	165.00	S40°47'23"E	110.82	58.83	39°14'42"
C105	106.61	165.00	S78°55'18"E	104.76	55.24	37°01'08"
C106	39.56	165.00	N75°42'03"E	39.46	19.87	13°44'10"
C107	34.13	825.00	S28°37'13"E	34.12	17.07	2°22'12"
C108	38.83	825.00	S26°05'13"E	38.82	19.42	2°41'47"
C109	38.83	825.00	S23°23'26"E	38.82	19.42	2°41'47"
C110	12.60	825.00	S21°36'17"E	12.60	6.30	0°52'30"
C111	32.47	275.00	S10°23'41"E	32.45	16.25	6°45'51"
C112	98.57	275.00	S24°02'42"E	98.04	49.82	20°32'10"
C113	21.07	275.00	S36°30'29"E	21.07	10.54	4°23'24"
C114	48.63	50.00	S59°01'48"E	46.74	26.43	55°43'31"
C115	41.15	50.00	S07°35'21"E	40.00	21.82	47°09'23"
C116	55.04	50.00	S47°31'23"W	52.30	30.68	63°04'05"
C117	8.45	50.00	S83°53'48"W	8.44	4.23	9°40'46"
C118	45.22	205.00	S46°51'55"W	45.12	22.70	12°38'14"
C119	10.31	205.00	S54°37'30"W	10.31	5.16	2°52'57"
C120	50.26	1175.00	N48°29'24"E	50.26	25.14	22°07'04"
C121	54.76	1175.00	N45°55'46"E	54.75	27.38	2°40'12"
C122	54.76	1175.00	N43°15'33"E	54.75	27.38	2°40'12"
C123	54.76	1175.00	N40°35'21"E	54.75	27.38	2°40'12"
C124	50.60	725.00	N36°42'12"W	50.59	25.31	3°59'56"
C125	50.60	725.00	N32°42'15"W	50.59	25.31	3°59'57"

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3

FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 37.018 ACRES OF LAND, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 311.079 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY DEED RECORDED IN DOCUMENT NUMBER 2022032756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 37.018 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 A CALLED 333.295 ACRE TRACT OF LAND CONVEYED TO PHAU – ELDORADO 333, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2021174221, O.P.R.W.C.TX., BEING ON THE SOUTH LINE OF SAID 311.079 ACRE TRACT, SAME BEING AT THE SOUTHWEST CORNER OF LOT 77, BLOCK A OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024007239, O.P.R.W.C.TX., FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 311.079 ACRE TRACT AND SAID 333.295 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S44°05'54"W, A DISTANCE OF 2.14 FEET TO A 1/2 INCH IRON ROD FOUND, AND
2. S44°07'35"W, A DISTANCE OF 458.58 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 1.036 ACRE TRACT OF LAND CONVEYED TO JEFF MAYES, ET AL. BY DEED RECORDED IN DOCUMENT NUMBER 2022060207, O.P.R.W.C.TX.,

THENCE, WITH THE COMMON LINE OF SAID 311.079 ACRE TRACT AND SAID 1.036 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S41°05'34"W, A DISTANCE OF 188.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
2. N88°33'40"W, A DISTANCE OF 56.67 FEET TO A 1/2 INCH IRON ROD FOUND,
3. N82°07'43"W, A DISTANCE OF 100.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
4. S64°42'43"W, A DISTANCE OF 82.79 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.036 ACRE TRACT, BEING ON THE NORTH LINE OF SAID 333.295 ACRE TRACT,

THENCE, WITH THE COMMON LINE OF SAID 311.079 ACRE TRACT AND SAID 333.295 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

1. N83°26'54"W, A DISTANCE OF 13.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
2. N69°40'35"W, A DISTANCE OF 33.73 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "DIAMOND",
3. N56°27'14"W, A DISTANCE OF 51.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "DIAMOND",
4. N43°43'20"W, A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND,
5. N64°31'04"W, A DISTANCE OF 88.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
6. N32°28'33"W, A DISTANCE OF 33.04 FEET TO A 1/2 INCH IRON ROD FOUND,
7. N35°17'25"W, A DISTANCE OF 136.30 FEET TO A 1/2 INCH IRON ROD FOUND,
8. N32°29'26"W, A DISTANCE OF 125.80 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
9. N44°11'59"W, A DISTANCE OF 30.26 FEET TO A 1/2 INCH IRON ROD FOUND,
10. N79°36'23"W, A DISTANCE OF 14.13 FEET TO A 1/2 INCH IRON ROD FOUND,
11. N64°03'32"W, A DISTANCE OF 65.25 FEET TO A 1/2 INCH IRON ROD FOUND, AND
12. N49°22'38"W, A DISTANCE OF 63.48 FEET TO A 1/2 INCH IRON ROD FOUND AT A CORNER ON THE NORTH LINE OF SAID 333.295 ACRE TRACT, BEING A CORNER ON THE SOUTH LINE OF SAID 311.079 ACRE TRACT,

THENCE, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

1. N15°58'01"W, A DISTANCE OF 652.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT,
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 72.90 FEET, AND A CHORD THAT BEARS S56°35'05"W, A DISTANCE OF 72.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
3. N36°07'38"W, A DISTANCE OF 75.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
4. S50°51'37"W, A DISTANCE OF 97.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
5. N33°56'01"W, A DISTANCE OF 137.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
6. S56°03'59"W, A DISTANCE OF 14.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
7. N33°56'01"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
8. N42°18'28"W, A DISTANCE OF 138.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
9. N36°25'01"W, A DISTANCE OF 96.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
10. N29°22'09"W, A DISTANCE OF 96.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
11. N22°25'52"W, A DISTANCE OF 85.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
12. N12°28'09"W, A DISTANCE OF 155.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
13. N00°59'35"W, A DISTANCE OF 58.96 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF DONOVAN DRIVE (50' R.O.W.), BEING THE SOUTHWEST CORNER OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023072615, O.P.R.W.C.TX.,

THENCE, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND AND WITH THE SOUTH LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES, NUMBERED 1 THROUGH 19,

1. N89°00'25"E, A DISTANCE OF 106.68 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 725.00 FEET, AN ARC LENGTH OF 15.14 FEET, AND A CHORD THAT BEARS N88°24'32"E, A DISTANCE OF 15.13 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", 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 22.49 FEET, AND A CHORD THAT BEARS S49°14'04"E, A DISTANCE OF 20.44 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT,
4. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 1.52 FEET, AND A CHORD THAT BEARS S06°20'23"E, A DISTANCE OF 1.52 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",

5. N83°36'01"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", 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 23.04 FEET, AND A CHORD THAT BEARS N37°36'23"E, A DISTANCE OF 20.84 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT,
7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 24.80 FEET, AND A CHORD THAT BEARS N80°37'58"E, A DISTANCE OF 24.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
8. N79°39'11"E, A DISTANCE OF 239.33 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT,
9. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.43 FEET, AND A CHORD THAT BEARS S53°40'48"E, A DISTANCE OF 21.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
10. N82°59'14"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
11. N07°00'46"W, A DISTANCE OF 4.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT,
12. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.69 FEET, AND A CHORD THAT BEARS N36°19'12"E, A DISTANCE OF 20.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
13. N79°39'11"E, A DISTANCE OF 121.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
14. S08°30'46"E, A DISTANCE OF 136.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
15. S22°05'23"E, A DISTANCE OF 52.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
16. S55°57'36"E, A DISTANCE OF 263.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
17. S57°03'22"E, A DISTANCE OF 15.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT,
18. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 336.04 FEET, AND A CHORD THAT BEARS N23°35'50"E, A DISTANCE OF 334.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
19. S75°44'58"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST TERMINUS CORNER OF BARNETT PASS (60' R.O.W.) AS DEDICATED IN SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, PARTIALLY WITH THE SOUTH LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, AND CROSSING SAID 311.079 ACRE TRACT OF LAND, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.00 FEET, AN ARC LENGTH OF 477.35 FEET, AND A CHORD THAT BEARS S26°47'47"W, A DISTANCE OF 473.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, CONTINUING OVER AND ACROSS SAID 311.079 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

1. S50°44'45"E, A DISTANCE OF 145.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT,
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,175.00 FEET, AN ARC LENGTH OF 28.51 FEET, AND A CHORD THAT BEARS S39°56'57"W, A DISTANCE OF 28.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
3. S49°21'21"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT,
4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,225.00 FEET, AN ARC LENGTH OF 113.94 FEET, AND A CHORD THAT BEARS S43°18'31"W, A DISTANCE OF 113.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
5. S31°14'15"E, A DISTANCE OF 76.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
6. S22°46'52"E, A DISTANCE OF 130.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
7. N68°49'58"E, A DISTANCE OF 170.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
8. S21°10'02"E, A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
9. N68°49'58"E, A DISTANCE OF 534.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B, BEING THE WEST LINE OF GROVELAND DRIVE (50' R.O.W.),

THENCE, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND AND WITH THE WEST LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

1. S21°10'02"E, A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT,
2. 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 S23°49'58"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3. S21°10'02"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", 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 23.56 FEET, AND A CHORD THAT BEARS S66°10'02"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
5. S21°10'02"E, A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
6. S68°49'58"W, A DISTANCE OF 122.15 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
7. S21°10'02"E, A DISTANCE OF 130.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
8. S33°22'08"E, A DISTANCE OF 73.73 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
9. S42°38'16"E, A DISTANCE OF 72.63 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
10. S44°06'41"W, A DISTANCE OF 11.94 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
11. S45°53'19"E, A DISTANCE OF 170.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.018 ACRES OF LAND.

GENERAL:

1. BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
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 EXCEPT LOTS 78-82 AND 106-125, BLOCK A. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THE MINIMUM FINISHED FLOOR ELEVATIONS (MIN. F.F.E.) SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARLSON BRIGANCE, & DOERING, INC., DATED MAY 26, 2021.
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. FOR LOTS 78-82 AND 106-125, BLOCK A, NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
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.
7. 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 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.

SHEET NO. 5 OF 6



J:\AC3D\5413\Survey\PLAT – SADDLEBACK SRR 1–3

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3
FINAL PLAT

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

I, STEPHEN ASHLOCK, VICE PRESIDENT, PULTE HOMES OF TEXAS, L.P., OWNER OF THAT CALLED 311.079 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2022032756, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 37.018 ACRES OUT OF 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,

"SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 3 FINAL PLAT"

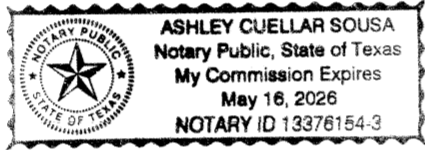
Stephen Ashlock
BY: STEPHEN ASHLOCK, VICE PRESIDENT
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD., BLDG. I, SUITE 150
AUSTIN, TEXAS 78729
PHONE: (512) 532-3300

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
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, 2025, A.D.

Ashley Cuellar Sousa
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
Ashley Cuellar Sousa
PRINTED NAME
May 16, 2026
MY COMMISSION ENDS



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.

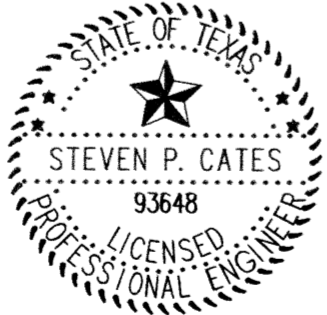
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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 3/11/25
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

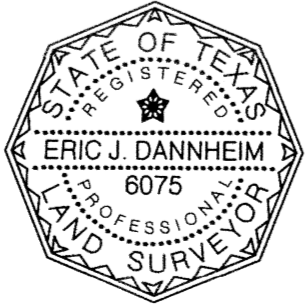


CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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.

Eric J. Dannheim
SURVEYED BY: ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
edannheim@cbdeng.com
3/11/25
DATE



Mckenzie Hick
BY: MCKENZIE HICK
DIRECTOR OF PLANNING

3/11/2025
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11 DAY OF March, 2025 AD.

Andy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
PRINTED NAME: Andy Bridges

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
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 §
§ KNOW ALL MEN BY THESE PRESENTS
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. 6 OF 6

 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