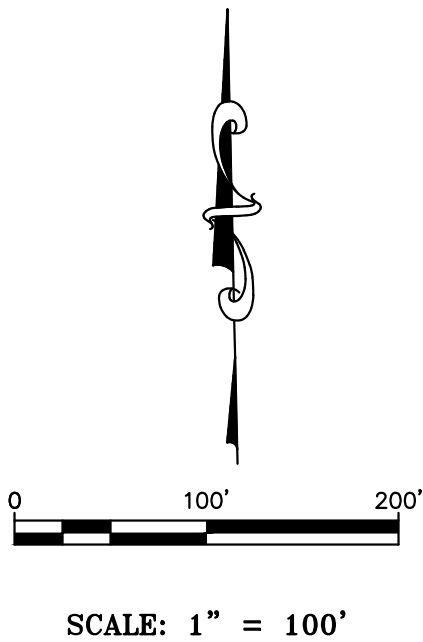
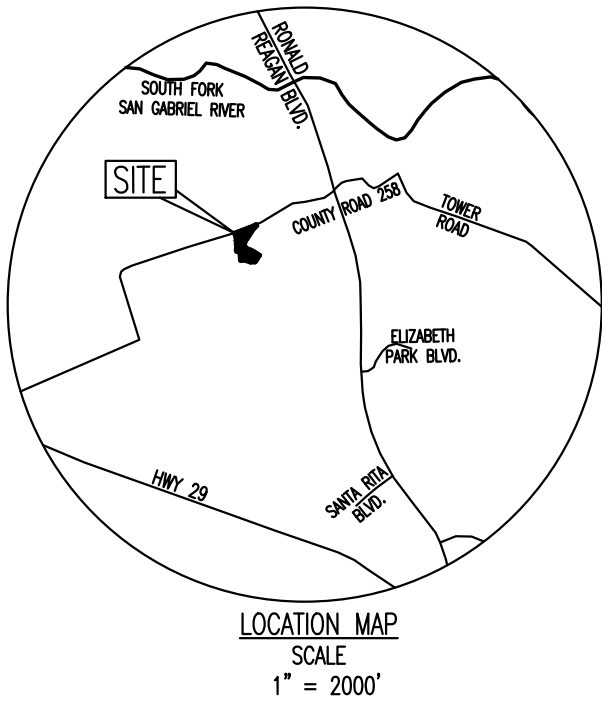


SADDLEBACK AT SANTA RITA RANCH PHASE 2, SECTION 1  
FINAL PLAT



LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 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,
- 1 LOT NUMBER
- ① BLOCK DESIGNATION

TOTAL ACREAGE: 17.226 ACRES  
SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417

DATE: MAY 30, 2025  
SUBMITTAL DATE: JANUARY 27, 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: 2  
NO. OF O.S., P.U.E., L.S.E., & AMENITIES LOTS: 1  
NO. OF O.S., P.U.E., L.S.E., & D.E. LOTS: 1

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

HFIC - SP INVESTMENTS, LP  
(318.642 ACRES)  
DOC. NO. 2021034780  
O.P.R.W.C.T.X.

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

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

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

BENCHMARKS:  
BM-1: 1/2 INCH IRON ROD FOUND STAMPED "CONTROL"  
N: 10218801.22  
E: 3075900.79  
ELEV: 974.82

BM-2: 1/2 INCH IRON ROD FOUND STAMPED "CONTROL"  
N: 10218001.86  
E: 3076299.186  
ELEV: 969.17

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
TOWER ROAD	1006'	120' R.O.W.	48' FOC-FOC	45 M.P.H.	PUBLIC	ARTERIAL
SADDLEBACK PARKWAY	785'	120' R.O.W.	48' FOC-FOC	45 M.P.H.	PUBLIC	ARTERIAL
TOTAL	1,791'					

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791  
Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

REG. # 10024900  
Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

SADDLEBACK AT SANTA RITA RANCH PHASE 2, SECTION 1
FINAL PLAT

METES AND BOUNDS
BEING ALL OF THAT CERTAIN 17.226 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 311.079 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2022032756, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 17.226 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" AT THE SOUTHWEST CORNER OF LOT 1, BLOCK X, AND THE NORTHWEST CORNER OF LOT 2, BLOCK X, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023072615, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) N71°37'21"W, A DISTANCE OF 264.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S84°57'14"W, A DISTANCE OF 196.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N05°19'09"W, A DISTANCE OF 377.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S84°40'51"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N05°19'09"W, A DISTANCE OF 10.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.63 FEET, AND A CHORD THAT BEARS N48°32'49"W, A DISTANCE OF 20.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S88°13'28"W, A DISTANCE OF 31.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 8) N01°46'31"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 311.079 ACRE TRACT OF LAND, FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, WITH THE WEST LINE OF SAID 311.079 ACRE TRACT OF LAND AND OVER AND ACROSS A CALLED 318.642 ACRE TRACT OF LAND CONVEYED TO HFIC – SP INVESTMENTS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2021034780, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) N88°13'29"E, A DISTANCE OF 31.70 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,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.49 FEET, AND A CHORD THAT BEARS N41°27'10"E, A DISTANCE OF 21.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N05°19'09"W, A DISTANCE OF 280.45 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 1,020.00 FEET, AN ARC LENGTH OF 325.80 FEET, AND A CHORD THAT BEARS N14°28'11"W, A DISTANCE OF 324.42 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 5) N23°37'13"W, A DISTANCE OF 4.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID 311.079 ACRE TRACT OF LAND, BEING ON THE NORTH LINE OF SAID 318.642 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 258 (R.O.W. VARIES), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 311.079 ACRE TRACT AND SAID COUNTY ROAD 258, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) N68°43'11"E, A DISTANCE OF 201.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "WALKER" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4,070.57 FEET, AN ARC LENGTH OF 143.43 FEET, AND A CHORD THAT BEARS N67°42'13"E, A DISTANCE OF 143.42 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "WALKER" FOR CORNER,
- 3) N66°41'43"E, A DISTANCE OF 316.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "WALKER" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4,070.57 FEET, AN ARC LENGTH OF 298.09 FEET, AND A CHORD THAT BEARS N64°36'44"E, A DISTANCE OF 298.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

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

- 1) S32°17'28"E, A DISTANCE OF 57.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S43°08'25"W, A DISTANCE OF 206.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S31°37'06"W, A DISTANCE OF 664.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S00°14'10"W, A DISTANCE OF 107.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S37°41'34"E, A DISTANCE OF 158.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S71°54'38"E, A DISTANCE OF 188.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S62°55'27"E, A DISTANCE OF 177.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S58°22'54"E, A DISTANCE OF 244.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 9) S31°37'06"W, A DISTANCE OF 10.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, CORNER, BEING AT THE NORTHWEST TERMINUS CORNER OF TOWER ROAD (120' R.O.W.), BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER,

THENCE, WITH THE WEST LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, AND OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 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 S76°37'06"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S31°37'06"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S13°22'54"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S31°37'06"W, A DISTANCE OF 132.40 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,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.57 FEET, AND A CHORD THAT BEARS S76°38'13"W, A DISTANCE OF 21.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S31°37'06"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N58°22'54"W, A DISTANCE OF 114.99 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 8) S31°37'06"W, A DISTANCE OF 78.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.226 ACRES OF LAND.

GENERAL:

- 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 PURPOSE ROADWAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 5. THE H.O.A. WILL OWN AND MAINTAIN THE FOLLOWING LOTS:
LOT 1, BLOCK R, AND LOT 34, BLOCK X

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 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.
- 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.
- 4. 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.
- 5. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

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, AND A TWO AND ONE-HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

SURVEYOR NOTES:

- 1) SUBJECT TRACT IS AFFECTED BY THE THE POTABLE WATER LINE EASEMENT RECORDED IN VOLUME 1233, PAGE 608, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ASSIGNED IN VOLUME 2168, PAGE 44, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (BLANKET TYPE, 15' CENTERED AS INSTALLED)

Line Table		
Line #	Length	Direction
L1	120.00	S84°40'51"W
L2	10.18	N05°19'09"W
L3	40.99	S88°13'28"W
L4	31.70	N88°13'29"E
L5	280.45	N05°19'09"W
L6	4.25	N23°37'13"W
L7	57.17	S32°17'28"E
L8	107.14	S00°14'10"W
L9	158.87	S37°41'34"E
L10	10.00	S31°37'06"W
L11	120.00	S31°37'06"W
L12	132.40	S31°37'06"W
L13	50.00	S31°37'06"W
L14	114.99	N58°22'54"W
L15	78.65	S31°37'06"W

Easement Line Table		
Line #	Length	Direction
(L26)	96.45	S58°24'57"E
(L27)	15.00	S31°35'03"W
(L28)	91.55	N58°24'57"W
(L29)	29.04	S85°25'57"W
(L30)	85.85	S31°37'06"W
(L31)	20.55	N71°37'21"W
(L32)	98.29	N34°32'03"E
(L33)	41.55	N85°25'57"E
(L34)	10.60	S31°38'34"W
(L35)	569.00	S31°37'06"W
(L36)	215.06	S19°20'25"W
(L37)	222.74	N19°20'25"E
(L38)	571.15	N31°37'06"E
(L39)	20.00	S58°22'54"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C14)	20.75	1140.00	N86°06'34"W	20.75	10.38	1°02'34"
C1	22.63	15.00	N48°32'49"W	20.55	14.10	86°27'21"
C2	24.49	15.00	N41°27'10"E	21.86	15.96	93°32'38"
C3	325.80	1020.00	N14°28'11"W	324.42	164.30	18°18'04"
C4	143.43	4070.57	N67°42'13"E	143.42	71.72	2°01'08"
C5	298.09	4070.57	N64°36'44"E	298.03	149.11	4°11'45"
C6	23.56	15.00	S76°37'06"W	21.21	15.00	90°00'00"
C7	23.56	15.00	S13°22'54"E	21.21	15.00	90°00'00"
C8	23.57	15.00	S76°38'13"W	21.22	15.01	90°02'13"
C9	25.12	15.00	S42°39'19"W	22.29	16.64	95°56'57"
C10	551.67	1020.00	N73°52'33"W	544.97	282.76	30°59'18"
C11	631.99	1140.00	N74°15'48"W	623.93	324.34	31°45'48"
C12	22.21	15.00	S47°43'56"E	20.23	13.70	84°49'32"
C13	363.47	1140.00	N14°27'12"W	361.94	183.29	18°16'05"

SHEET NO. 2 OF 3



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

# SADDLEBACK AT SANTA RITA RANCH PHASE 2, SECTION 1 FINAL PLAT

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

I, STEPHEN ASHLOCK, VICE PRESIDENT, PULTE HOMES OF TEXAS, LP, 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 SAID 17.226 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,

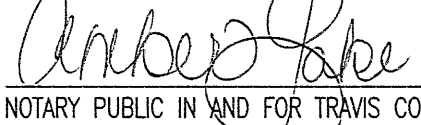
## "SADDLEBACK AT SANTA RITA RANCH PHASE 2, SECTION 1 FINAL PLAT"

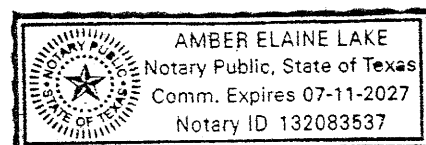
  
BY: STEPHEN ASHLOCK, VICE PRESIDENT  
PULTE HOMES OF TEXAS, L.P.  
9401 AMBERGLEN BLVD., BLDG. I, SUITE 150  
AUSTIN, TEXAS 78729  
PHONE: (512) 532-3300

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 30<sup>th</sup> DAY OF May, 2025 A.D.

  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



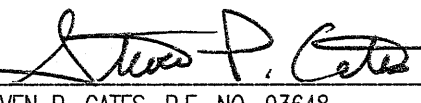
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

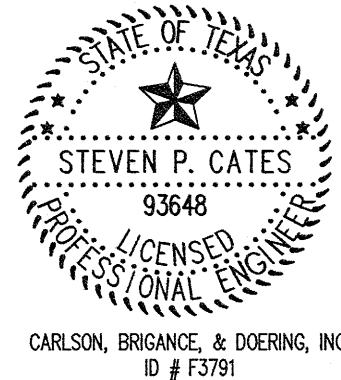
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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:  5/30/2025  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749

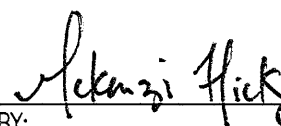


STATE OF TEXAS: §  
COUNTY OF TRAVIS: §

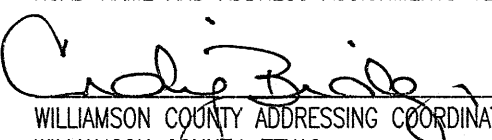
I, ERIC J. DANNHEIM, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS LISTED ON TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY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

SURVEYED BY:  6/5/25  
ERIC J. DANNHEIM, R.P.L.S. NO. 6075  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
EDANNHEIM@CBDENG.COM



BY:  6/5/2025  
DATE  
DIRECTOR OF PLANNING  
CITY OF LIBERTY HILL, TEXAS  
MCKENZIE HICKS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 30 DAY OF May, 2025 A.D.

  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

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

I, STEVEN SNELL, 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.

STEVEN SNELL, 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. 3 OF 3



J: \AC3D\5619\Survey\PLAT - SADDLEBACK 2-1