BEING a 50.679 acre (2,207,582 square feet) tract of land situated in the B. Manlove Survey, Abstract No. 417, Williamson County, Texas; and being a portion of that certain 333,269 acres described in instrument to PHAU -ELDORADO 333, LLC in Document No. 2020064232 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (with illegible plastic cap) found on the northeasterly right-of-way line of County Road 260 (variable width public right-of-way) and marking the southwest corner of that certain 85 acres described in instrument to Clyde Krause in Volume 1672, Page 391 of the Official Public Records of Williamson County;

THENCE, along the southerly, easterly, and northerly boundary of said 85 acres the following two (2) calls:

- North 69°16'16" East, 2331.86 feet to a 1/2 inch iron rod (with plastic cap stamped "AST") found for corner;
- 2. North 20°30'48" West, 500.92 feet to a 1/2 inch iron rod with plastic cap stamped ("KHA") set for corner;

#### THENCE, crossing said 333.269 acres the following forty-seven (47) calls:

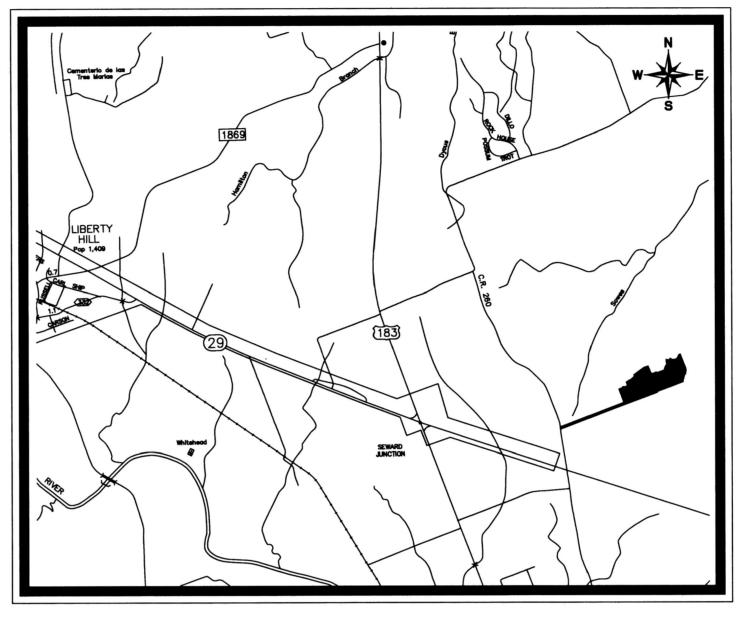
- 1. North 69°29'12" East, 120.53 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for the beginning of a
- 2. in a northeasterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 24°29'12" East, 21.21 feet, a central angle of 90°00'00", and an arc length of 23.56 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner:
- 3. North 69°29'12" East, 70.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for the beginning of a curve; 4. in a southeasterly direction along a non-tangent curve to the left, having a radius of 15.00 feet, a chord South
- 65°30'48" East, 21.21 feet, a central angle of 90°00'00", and an arc length of 23.56 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- North 69°29'12" East, 100.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- North 20°30'48" West, 121.45 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; North 56°04'59" East, 152.44 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- South 34°15'12" East, 16.02 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- North 55°44'48" East, 50.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner,
- 10. North 46°22'11" East, 156.26 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 11. North 47°43'20" West, 47.94 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; 12. North 53°51'52" East, 432.40 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 13. North 69°23'59" East, 87.22 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 14. North 69°18'31" East, 100.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for the beginning of a
- 15. in a southeasterly direction along a non-tangent curve to the left, having a radius of 670.00 feet, a chord South 21°39'20" East, 22.55 feet, a central angle of 01°55'42", and an arc length of 22.55 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 16. South 22°37'11" East, 269.34 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 17. North 69°21'13" East, 167.74 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 18. South 20°38'47" East. 30.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 19. North 69°21'13" East, 280.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; 20. North 20°39'05" West, 29.32 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 21. North 22°39'28" East, 152.99 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 22. North 69°29'23" East, 27.42 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 23. North 13°02'52" West, 87.44 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 24. North 02°52'49" West, 87.44 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 25. North 06°37'28" East, 89.89 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 26. North 77°42'31" West, 40.08 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 27. North 15°54'33" East, 90.74 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 28. North 25°18'17" East, 130.84 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; 29. South 60°55'26" East, 76.88 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 30. South 29°27'26" East, 76.63 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for the beginning of a
- 31. in a easterly direction along a non-tangent curve to the right, having a radius of 60.00 feet, a chord South 89°40'23"
- East, 59.61 feet, a central angle of 59°34'06", and an arc length of 62.38 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner:
- 32. North 40°27'49" East, 70.57 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 33. South 49°32'11" East, 196.93 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 34. North 23°13'37" East, 48.23 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; 35. North 53°20'59" East, 72.82 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 36. North 69°21'36" East, 10.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 37. South 20°38'48" East, 172.70 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 38. South 22°12'27" East, 183.61 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 39. South 20°38'47" East, 130.00 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; 40. South 20°38'55" East, 86.90 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner:
- 41. South 20°38'47" East, 55.20 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 42. North 82°33'49" West, 21.49 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 43. South 08°51'07" West, 152.09 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for the beginning of a
- 44. in a westerly direction along a non-tangent curve to the right, having a radius of 275.00 feet, a chord North 78°21'08" West, 26.83 feet, a central angle of 05°35'30", and an arc length of 26.84 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 45. South 14°26'37" West, 252.57 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
- 46. South 51°26'37" East, 21.33 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner; 47. South 20°38'47" East, 29.08 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set marking a point for corner on the northwesterly boundary line of Lot 49, Block T, Santa Rita Ranch South, Section 9A, plat of which recorded in Document No. 2020004350 of the Official Public Records of Williamson County;

THENCE, South 69°21'13" West, 1699.93 feet along the northwesterly boundary line of said Lot 49, Block T, Santa Rita Ranch South, Section 9A, passing Section 8B plat of which recorded in Document No. 2020004350, to a 1/2 inch iron rod with plastic cap stamped (KHA) set marking the northeast corner of that certain 67.212 Acre tract described in instrument to Larry Everett Foust and Maydale Foust in Volume 764, Page 801 all of the Official Public Records of Williamson County;

- THENCE, along the northwesterly boundary of said 67.212 acre tract the following two (2) calls South 69°43'55" West, 474.26 feet to a 2 and 1/2 inch fence post found for corner;
- South 69°16'39" West, 2329.40 feet to a 1/2 inch iron rod found on the northeasterly right-of-way line of aforesaid County Road 260:

THENCE, North 21°56'08" West, 99.77 feet along the northeasterly right-of-way line of said County Road 260 to the POINT OF BEGINNING and containing 50.679 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Surface to Grid scale factor is 0.999899231. This description was generated on 6/2/2025 at 12:05 PM, based on geometry in the drawing

fileK:\SNA\_Survey\069288000-liberty\_hill\_el\_dorado\Dwg\KIMLEY-HORN PLAT\EL DORADO LIBERTY HILL PHASE 1.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.



## **VICINITY MAP** SCALE: 1" = 2,000'

25 MPH

25 MPH

25 MPH

25 MPH

40 MPH

	STREET TABLE									
ROW	STREET LENGTH	SPEED DESIGN	PAVEMENT WIDTH	URBAN/RURAL	PUBLIC/ PRIVATE					
50'	1493'	25 MPH	33' FOC-FOC	URBAN	PUBLIC					
60'	324'	25 MPH	43' FOC-FOC	URBAN	PUBLIC					
50'	987'	25 MPH	33' FOC-FOC	URBAN	PUBLIC					
50'	233'	25 MPH	33' FOC-FOC	URBAN	PUBLIC					
50'	410'	25 MPH	33' FOC-FOC	URBAN	PUBLIC					

**URBAN** 

**URBAN** 

URBAN

**URBAN** 

**URBAN** 

33' FOC-FOC

33' FOC-FOC

33' FOC-FOC

33' FOC-FOC

48' FOC-FOC

GENERAL INFORMATION:	
TOTAL ACREAGE	50.679 ACRES
TOTAL LINEAR FEET OF ROW	6,668'
ACREAGE OF ROW	10.026 ACRES
NUMBER OF SINGLE FAMILY LOTS	135
ACREAGE OF SINGLE FAMILY LOTS	31.366 ACRES
NUMBER OF HOA LANDSCAPE/DRAINAGE LOT	TS6
ACREAGE OF HOA LANDSCAPE/DRAINAGE LO	OTS9.287 ACRES
TOTAL NUMBER OF LOTS	141
TOTAL NUMBER OF BLOCKS	6

170'

711'

142'

979'

STREET NAME

MATON WAY

**OSWALT WAY** 

**OSWALT WAY** 

SPRINGER LANE

KEUCHEL LANE

ENSBERG LANE

**BOURNE DRIVE** 

**BURKE STREET** 

ALTUVE LANE

SANTA RITA BOULEVARD | COLLECTOR

**TYPE** 

LOCAL

ARTERIAL

LOCAL

LOCAL

LOCAL

LOCAL

LOCAL

LOCAL

LOCAL

50'

50'

50'

50'

50'

90'

### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET AND LEGAL DESCRIPTION
2	PLAT SHEET
3	PLAT SHEET
4	PLAT SHEET
5	LINE - CURVE DATA AND LOTS TABLES
6	PLAT NOTES AND SIGNATURE SHFFT

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS. ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

1ST SUBMITTAL DATE: DECEMBER 10, 2024 2ND SUBMITTAL DATE: JANUARY 23, 2025

**PUBLIC** 

PUBLIC

**PUBLIC** 

PUBLIC

**PUBLIC** 

#### OWNER/DEVELOPER

PHAU - ELDORADO 333, LLC 1011 NORTH LAMAR **AUSTIN, TX 78703** TEL: 512-484-7469 **CONTACT: NICK MCINTYRE** 

#### SURVEYOR

KIMLEY-HORN 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TX 78216 TEL: 210-541-9166 CONTACT: JOHN GREGORY MOSIER

#### **ENGINEER**

KIMLEY-HORN 5301 SOUTHWEST PARKWAY, BLDG 2, SUITE 100 **AUSTIN, TX 78735** TEL: 512-646-2243 CONTACT: BENJAMIN L. GREEN

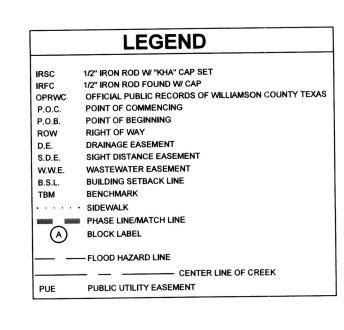
# FINAL PLAT ESTABLISHING **ELDORADO LIBERTY HILL** PHASE 1 SUBDIVISION

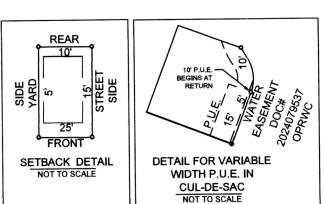
BEING 50.679 ACRES OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417 CITY OF LIBERTY HILLS ETJ, WILLIAMSON COUNTY, TEXAS

San Antonio, Texas 78216 FIRM # 10193973

www.kimlev-horn.com

Sheet No. KHA Project No. Drawn by Checked by 067782805 AS SHOWN MAV 6/3/2025 1 OF 6





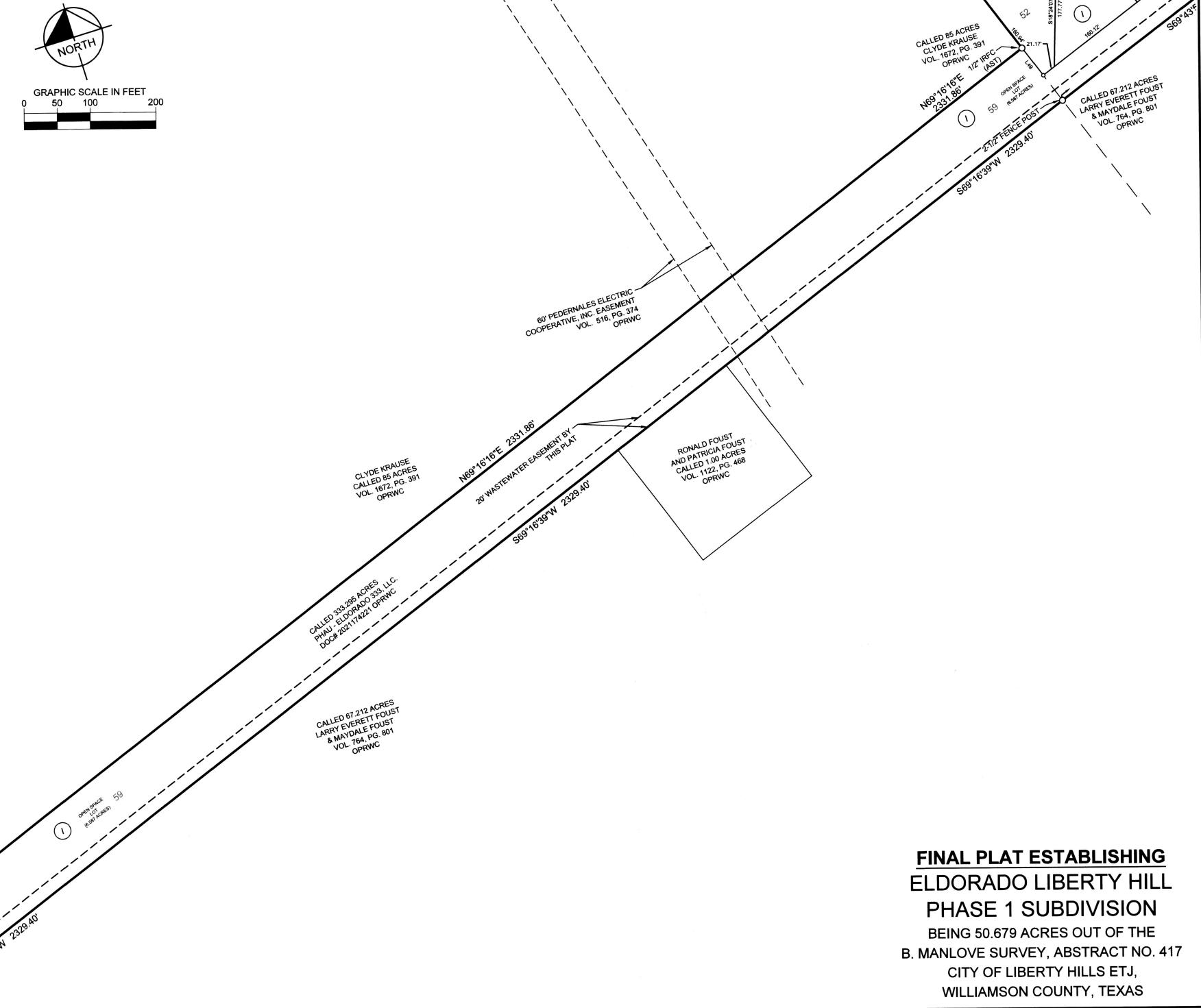
#### **BENCH MARK LIST**

BM1 (#301) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET ON THE NORTHERN SLOPE OF THE SOUTHERN MOST ELEVATED AREA, APPROXIMATELY 205FT EAST OF A DIRT PATH. ELEV=1004.370

BM2 (#302) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET APPROXIMATELY 20FT SOUTH OF THE NORTHERN MOST EDGE OF SOUTHERN ELEVATED AREA, APPROXIMATELY 75FT EAST OF UPPER MOST EDGE OF A FLOW LINE RAVINE. ELEV=1045.665

BM3 (#303) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET ON THE NORTHERN SLOPE OF THE SOUTHERN MOST ELEVATED AREA, APPROXIMATELY 575FT WEST OF THE PROPERTY LINE. ELEV=994.357

BM4 (#300) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS NEXT TO A DIRT ROAD, APPROXIMATELY 120FT WEST OF A DRAINAGE DITCH, AND APPROXIMATELY 1100FT NORTH EAST OF THE UNOCCUPIED RANCH HOUSE. ELEV=954.151



San Antonio, Texas 78216

Checked by

**JGM** 

6/3/2025

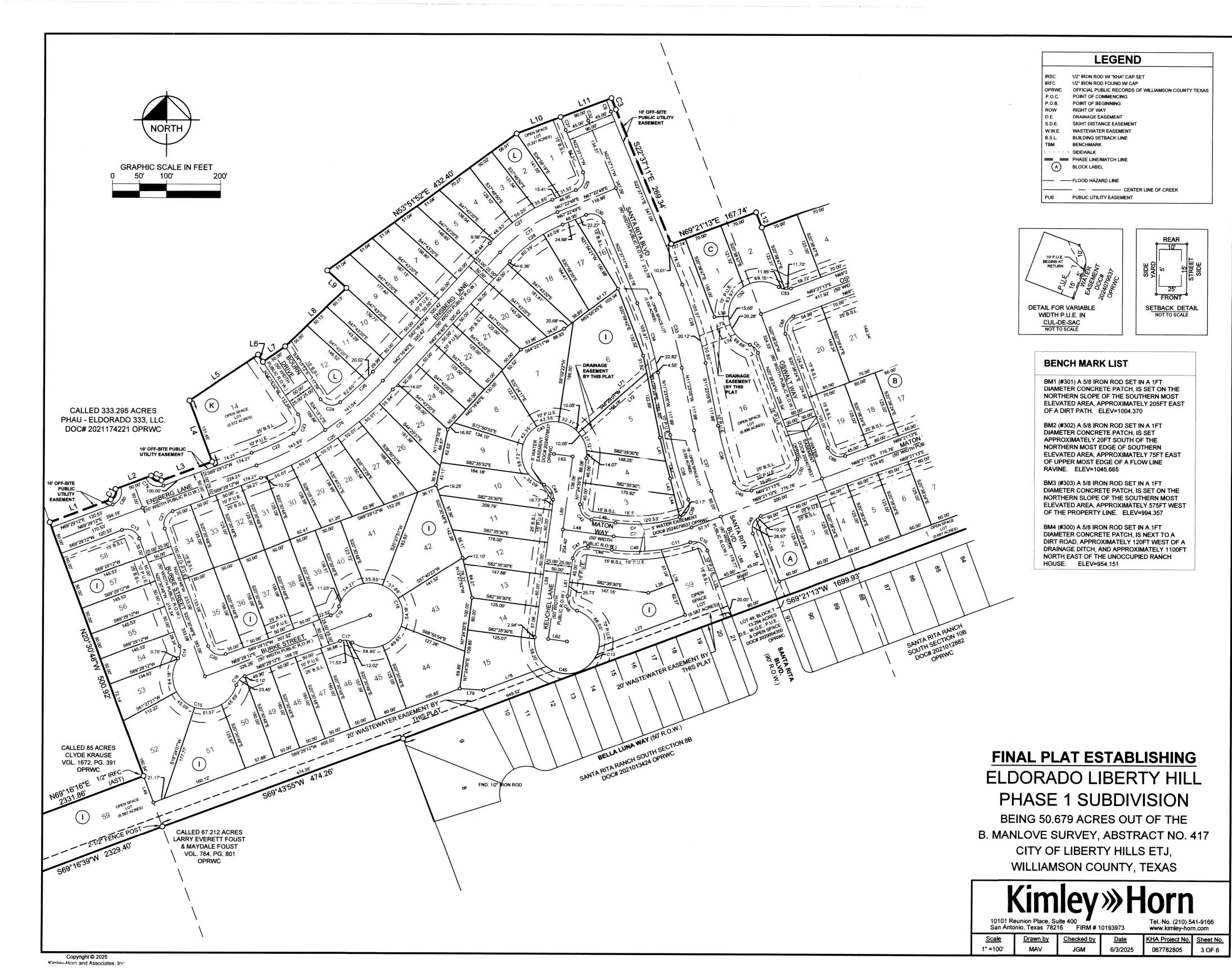
KHA Project No.

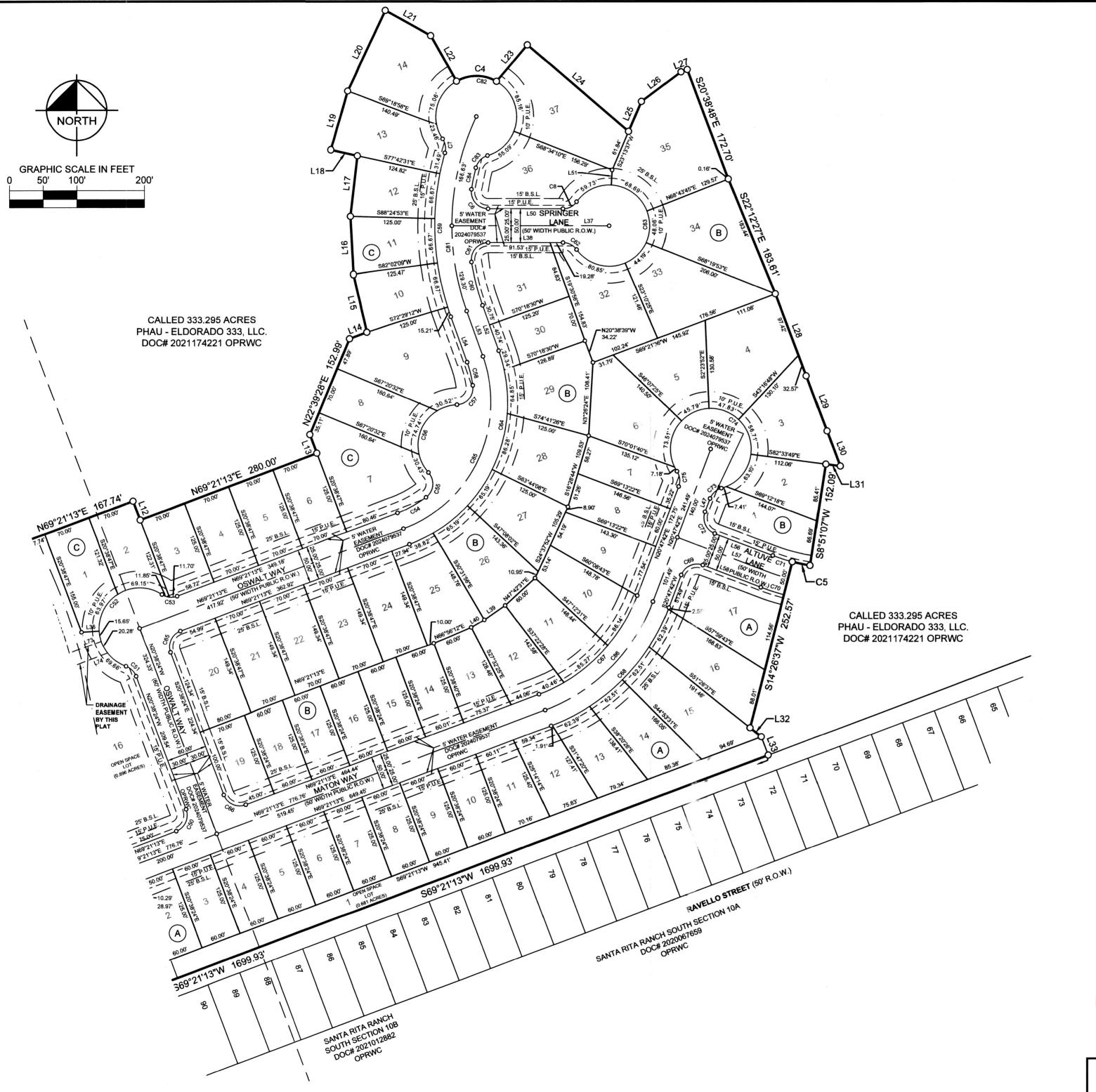
067782805

Sheet No.

2 OF 6

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### LEGEND

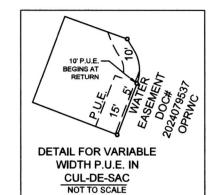
IRSC 1/2" IRON ROD W/ "KHA" CAP SET
IRFC 1/2" IRON ROD FOUND W/ CAP
OPRWC OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
ROW RIGHT OF WAY
D.E. DRAINAGE EASEMENT
S.D.E. SIGHT DISTANCE EASEMENT

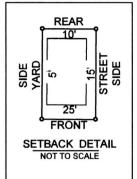
D.E. DRAINAGE EASEMENT
S.D.E. SIGHT DISTANCE EASEMENT
W.W.E. WASTEWATER EASEMENT
B.S.L. BUILDING SETBACK LINE
TBM BENCHMARK
. . . . . . SIDEWALK

PHASE LINE/MATCH LINE

BLOCK LABEL
 FLOOD HAZARD LINE

PUE PUBLIC UTILITY EASEMENT





#### BENCH MARK LIST

BM1 (#301) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET ON THE NORTHERN SLOPE OF THE SOUTHERN MOST ELEVATED AREA, APPROXIMATELY 205FT EAST OF A DIRT PATH. ELEV=1004.370

BM2 (#302) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET APPROXIMATELY 20FT SOUTH OF THE NORTHERN MOST EDGE OF SOUTHERN ELEVATED AREA, APPROXIMATELY 75FT EAST OF UPPER MOST EDGE OF A FLOW LINE RAVINE. ELEV=1045.665

BM3 (#303) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET ON THE NORTHERN SLOPE OF THE SOUTHERN MOST ELEVATED AREA, APPROXIMATELY 575FT WEST OF THE PROPERTY LINE. ELEV=994.357

BM4 (#300) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS NEXT TO A DIRT ROAD, APPROXIMATELY 120FT WEST OF A DRAINAGE DITCH, AND APPROXIMATELY 1100FT NORTH EAST OF THE UNOCCUPIED RANCH HOUSE. ELEV=954.151

# FINAL PLAT ESTABLISHING ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION

BEING 50.679 ACRES OUT OF THE
B. MANLOVE SURVEY, ABSTRACT NO. 417
CITY OF LIBERTY HILLS ETJ,
WILLIAMSON COUNTY, TEXAS



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Drawn by
100' MAV

Checked by DGM 6/3

 Date
 KHA Project No.

 6/3/2025
 067782805

805 Sheet No. 4 OF 6

LOT TABLE	LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	lΓ
BLOCK A, LOT 1 - OPEN SPACE LOT	0.681	29,678	BLOCK B LOT 20	0.271	11,812	BLOCK I, LOT 4	0.219	9,537	
BLOCK A, LOT 2	0.172	7,493	BLOCK B LOT 21	0.240	10,454	BLOCK I, LOT 5	0.332	14,473	
BLOCK A, LOT 3	0.172	7,500	BLOCK B LOT 22	0.240	10,454	BLOCK I, LOT 6	0.581	25,321	$\prod$
BLOCK A, LOT 4	0.172	7,500	BLOCK B LOT 23	0.240	10,454	BLOCK I, LOT 7	0.323	14,068	
BLOCK A, LOT 5	0.172	7,500	BLOCK B LOT 24	0.240	10,454	BLOCK I, LOT 8	0.234	10,201	
BLOCK A, LOT 6	0.172	7,500	BLOCK B LOT 25	0.272	11,840	BLOCK I, LOT 9	0.220	9,599	
BLOCK A, LOT 7	0.172	7,500	BLOCK B LOT 26	0.292	12,732	BLOCK I, LOT 10	0.281	12,235	
BLOCK A, LOT 8	0.172	7,500	BLOCK B LOT 27	0.254	11,083	BLOCK I, LOT 11	0.267	11,634	
BLOCK A, LOT 9	0.172	7,500	BLOCK B LOT 28	0.272	11,869	BLOCK I, LOT 12	0.223	9,735	
BLOCK A, LOT 10	0.172	7,500	BLOCK B LOT 29	0.298	12,965	BLOCK I, LOT 13	0.188	8,186	
BLOCK A, LOT 11	0.187	8,142	BLOCK B LOT 30	0.201	8,775	BLOCK I, LOT 14	0.172	7,500	
BLOCK A, LOT 12	0.197	8,568	BLOCK B LOT 31	0.295	12,843	BLOCK I, LOT 15	0.282	12,294	][
BLOCK A, LOT 13	0.209	9,117	BLOCK B LOT 32	0.338	14,717	BLOCK I, LOT 16 - OPEN SPACE LOT	0.330	14,391	][
BLOCK A, LOT 14	0.246	10,713	BLOCK B LOT 33	0.350	15,265	BLOCK I, LOT 17	0.239	10,399	][
BLOCK A, LOT 15	0.315	13,739	BLOCK B LOT 34	0.373	16,262	BLOCK I, LOT 18	0.237	10,303	
BLOCK A, LOT 16	0.295	12,861	BLOCK B LOT 35	0.484	21,077	BLOCK I, LOT 19	0.178	7,739	
BLOCK A, LOT 17	0.344	15,000	BLOCK B LOT 36	0.366	15,932	BLOCK I, LOT 20	0.155	6,757	][
BLOCK B LOT 1	0.265	11,557	BLOCK B LOT 37	0.396	17,271	BLOCK I, LOT 21	0.143	6,250	
BLOCK B LOT 2	0.198	8,608	BLOCK C, LOT 1	0.230	10,017	BLOCK I, LOT 22	0.143	6,250	][
BLOCK B LOT 3	0.303	13,211	BLOCK C, LOT 2	0.207	9,025	BLOCK I, LOT 23	0.143	6,250	][
BLOCK B LOT 4	0.389	16,935	BLOCK C, LOT 3	0.201	8,740	BLOCK I, LOT 24	0.143	6,250	][
BLOCK B LOT 5	0.272	11,832	BLOCK C, LOT 4	0.201	8,750	BLOCK I, LOT 25	0.177	7,722	][
BLOCK B LOT 6	0.309	13,447	BLOCK C, LOT 5	0.201	8,750	BLOCK I, LOT 26	0.228	9,913	
BLOCK B LOT 7	0.199	8,678	BLOCK C, LOT 6	0.201	8,750	BLOCK I, LOT 27	0.207	9,007	
BLOCK B LOT 8	0.199	8,663	BLOCK C, LOT 7	0.425	18,494	BLOCK I, LOT 28	0.183	7,989	][
BLOCK B LOT 9	0.220	9,570	BLOCK C, LOT 8	0.246	10,708	BLOCK I, LOT 29	0.168	7,319	][
BLOCK B LOT 10	0.236	10,285	BLOCK C, LOT 9	0.438	19,063	BLOCK I, LOT 30	0.163	7,098	
BLOCK B LOT 11	0.244	10,627	BLOCK C, LOT 10	0.219	9,550	BLOCK I, LOT 31	0.143	6,250	][
BLOCK B LOT 12	0.223	9,729	BLOCK C, LOT 11	0.219	9,550	BLOCK I, LOT 32	0.143	6,250	][
BLOCK B LOT 13	0.196	8,553	BLOCK C, LOT 12	0.222	9,668	BLOCK I, LOT 33	0.143	6,250	][
BLOCK B LOT 14	0.172	7,501	BLOCK C, LOT 13	0.288	12,530	BLOCK I, LOT 34	0.169	7,366	] [
BLOCK B LOT 15	0.172	7,500	BLOCK C, LOT 14	0.345	15,031	BLOCK I, LOT 35	0.215	9,351	$\rfloor$
BLOCK B LOT 16	0.172	7,500	BLOCK C, LOT 16 - OPEN SPACE LOT	0.896	39,015	BLOCK I, LOT 36	0.181	7,904	] [
BLOCK B LOT 17	0.172	7,500	BLOCK I, LOT 1	0.352	15,313	BLOCK I, LOT 37	0.181	7,904	]
BLOCK B LOT 18	0.172	7,500	BLOCK I, LOT 2	0.289	12,581	BLOCK I, LOT 38	0.181	7,904	
BLOCK B LOT 19	0.198	8,616	BLOCK I, LOT 3	0.246	10,697	BLOCK I, LOT 39	0.178	7,735	

	LOT TABLE		
FT.	LOT NO.	ACRES	SQ. FT.
537	BLOCK I, LOT 40	0.146	6,368
473	BLOCK I, LOT 41	0.286	12,468
,321	BLOCK I, LOT 42	0.369	16,082
068	BLOCK I, LOT 43	0.336	14,649
,201	BLOCK I, LOT 44	0.335	14,603
599	BLOCK I, LOT 45	0.187	8,125
235	BLOCK I, LOT 46	0.183	7,991
634	BLOCK I, LOT 47	0.184	8,000
735	BLOCK I, LOT 48	0.184	8,000
186	BLOCK I, LOT 49	0.184	8,000
500	BLOCK I, LOT 50	0.189	8,233
294	BLOCK I, LOT 51	0.320	13,942
,391	BLOCK I, LOT 52	0.329	14,328
,399	BLOCK I, LOT 53	0.171	7,462
,303	BLOCK I, LOT 54	0.166	7,209
739	BLOCK I, LOT 55	0.167	7,276
757	BLOCK I, LOT 56	0.167	7,276
250	BLOCK I, LOT 57	0.167	7,276
250	BLOCK I, LOT 58	0.197	8,597
250	BLOCK I LOT 59 - OPEN SPACE LOT	6.587	286,922
250	BLOCK K, LOT 14 - OPEN SPACE	0.572	24,927
722	BLOCK L, LOT 1 - OPEN SPACE LOT	0.221	9,643
913	BLOCK L, LOT 2	0.167	7,280
007	BLOCK L, LOT 3	0.149	6,484
989	BLOCK L, LOT 4	0.176	7,686
319	BLOCK L, LOT 5	0.162	7,077
098	BLOCK L, LOT 6	0.174	7,589
250	BLOCK L, LOT 7	0.186	8,101
250	BLOCK L, LOT 8	0.198	8,614
250	BLOCK L, LOT 9	0.210	9,127
366	BLOCK L, LOT 10	0.162	7,075
351	BLOCK L, LOT 11	0.166	7,252
904	BLOCK L, SOT 12	0.241	10,488
904			
904			

	LINE TABL	.E		LINE TABLE			LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO	
L1	N69°29'12"E	120.53'	L26	N53°20'59"E	72.82'	L51	N03°08'00"E	22.51'	L7	
L2	N69°29'12"E	70.00'	L27	N69°21'36"E	10.00'	L52	S19°41'30"E	71.49'	L7	
L3	N69°29'12"E	100.00'	L28	S20°38'47"E	130.00'	L53	N19°41'30"W	71.49'	L7	
L4	N20°30'48"W	121.45'	L29	S20°38'55"E	86.90'	L54	N19°41'30"W	71.49'		
L5	N56°04'59"E	152.44'	L30	S20°38'47"E	55.20'	L55	S20°38'24"E	122.91'		
L6	S34°15'12"E	16.02'	L31	S82°33'49"E	21.49'	L56	S69°12'18"E	91.97'		
L7	N55°44'48"E	50.00'	L32	S51°26'37"E	21.33'	L57	N69°12'18"W	141.97'		
L8	N46°22'11"E	156.26'	L33	S20°38'47"E	29.08'	L58	N69°12'18"W	91.97'		
L9	N47°43'20"W	47.94'	L34	N21°56'08"W	99.77'	L59	S07°24'31"W	256.79'		
L10	N69°23'59"E	87.22'	L35	N69°21'36"E	50.00'	L60	S07°24'31 <b>"W</b>	340.46'	1	
L11	N69°18'31"E	100.00'	L36	N86°12'15"E	26.24'	L61	S07°24'30 <b>"W</b>	70.73'		
L12	S20°38'47"E	30.00'	L37	N89°56'12"W	233.42'	L62	S82°35'29"E	35.00'		
L13	N20°39'05"W	29.32'	L38	S89°56'12"E	110.81'	L63	N82°35'30"W	35.00'	1	
L14	N69°29'23"E	27.42'	L39	N55°59'50"E	37.59'	L64	S20°38'24"E	129.10'	1	
L15	N13°02'52"W	87.44'	L40	N60°07'51"E	22.45'	L65	N20°38'24"W	229.80'	1	
L16	N02°52'49"W	87.44'	L41	S13°53'31"E	45.07'	L66	N69°21'36"E	19.60'		
L17	N06°37'28"E	89.89'	L42	S14°50'12"E	33.51'	L67	S65°38'24"E	68.53'		
L18	N77°42'31"W	40.08'	L43	S14°26'53"E	31.22'	L69	N65°38'24"W	68.55'		
L19	N15°54'33"E	90.74'	L44	S14°26'53"E	42.03'	L70	S69°21'36"W	10.86'		
L20	N25°18'17"E	130.84'	L45	S82°35'30"E	44.86'	L71	N48°29'01"E	198.20'		
L21	S60°55'26"E	76.88'	L46	N82°35'30"W	44.86'	L72	S48°29'01"W	187.21'		
L22	S29°27'26"E	76.63'	L47	S20°47'42"W	21.26'	L73	N69°21'13"E	60.68'	]	
L23	N40°27'49"E	70.57'	L48	N82°35'30"W	94.86'	L74	S69°21'13"W	65.59'		
L24	S49°32'11"E	196.93'	L49	N20°30'48"W	52.16'	L75	N20°38'24"W	129.34'		
L25	N23°13'37"E	48.23'	L50	S89°56'13"E	110.81'	L76	S20°38'24"E	129.41'		

LINE TABLE

BEARING LENGTH S69°21'36"W 170.70' N69°21'36"E 124.98'

OUD)/E TABLE							·				
		CL	JRVE TAE	BLE		CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N24°29'12"E	21.21'	C44	79°49'47"	25.00'	34.83'	N32°30'27"W	32.08'
C2	90°00'00"	15.00'	23.56'	S65°30'48"E	21.21'	C45	259°50'09"	60.00'	272.10'	N57°29'25"E	92.04'
СЗ	1°55'42"	670.00'	22.55'	S21°39'20"E	22.55'	C46	79°50'09"	25.00'	34.83'	S32°30'35"E	32.08'
C4	59°34'06"	60.00'	62.38'	S89°40'23"E	59.61'	C47	90°00'00"	25.00'	39.27'	S52°24'30"W	35.36'
C5	5°35'30"	275.00'	26.84'	N78°21'08"W	26.83'	C48	16°03'25"	325.00'	91.08'	N89°22'47"E	90.78'
C6	98°51'00"	25.00'	43.13'	S40°30'42"E	37.98'	C49	89°57'00"	25.00'	39.25'	S24°22'43"W	35.34'
C7	49°11'02"	25.00'	21.46'	N08°56'49"W	20.81'	C50	89°59'37"	25.00'	39.27'	N24°21'24"E	35.35'
C8	53°58'01"	25.00'	23.55'	N63°04'46"E	22.69'	C51	49°40'47"	25.00'	21.68'	N45°28'48"W	21.00'
C9	1°55'42"	680.00'	22.89'	S21°39'20"E	22.88'	C52	193°38'29"	60.00'	202.78'	S26°30'03"W	119.15'
C10	87°51'25"	25.00'	38.33'	N64°38'23"W	34.69'	C53	53°58'05"	25.00'	23.55'	S83°39'45"E	22.69'
C11	9°55'10"	325.00'	56.27'	N76°23'30"E	56.20'	C54	15°48'45"	175.00'	48.30'	N61°26'53"E	48.14'
C12	119°19'10"	60.00'	124.95'	N69°21'36"E	103.56'	C55	95°37'35"	25.00'	41.72'	N05°43'44"E	37.05'
C13	90°00'00"	25.00'	39.27'	N65°30'48"W	35.36'	C56	129°34'08"	60.00'	135.68'	S22°42'00"W	108.57'
C14	53°58'05"	25.00'	23.55'	N06°28'15"E	22.69'	C57	95°37'35"	25.00'	41.72'	N39°40'17"E	37.05'
C15	197°56'10"	60.00'	207.28'	S65°30'48"E	118.53'	C58	11°33'58"	174.75'	35.28'	N13°55'15"W	35.22'
C16	53°58'05"	25.00'	23.55'	S42°30'10"W	22.69'	C59	35°20'11"	400.00'	246.70'	N02°01'26"W	242.80'
C17	53°58'05"	25.00'	23.55'	N83°31'45"W	22.69'	C60	10°54'19"	350.00'	66.62'	S14°14'21"E	66.52'
C18	287°56'10"	60.00'	301.53'	N20°30'48"W	70.59'	C61	98°51'00"	25.00'	43.13'	S40°38'18"W	37.98'
C19	53°58'05"	25.00'	23.55'	N42°30'10"E	22.69'	C62	53°58'05"	25.00'	23.55'	N62°57'09"W	22.69'
C20	90°00'00"	25.00'	39.27'	S65°30'48"E	35.36'	C63	287°56'08"	60.00'	301.53'	N00°03'50"E	70.59'
C21	90°00'00"	25.00'	39.27'	S24°29'12"W	35.36'	C64	89°02'43"	225.00'	349.68'	N24°49'51"E	315.54'
C22	8°31'27"	575.00'	85.55'	N65°13'29"E	85.47'	C65	89°59'37"	25.00'	39.27'	S24°21'24"W	35.35'
C23	95°12'57"	25.00'	41.55'	N13°21'16"E	36.93'	C66	90°00'23"	25.00'	39.27'	S65°38'36"E	35.36'
C24	95°12'57"	25.00'	41.55'	S81°51'41"E	36.93'	C67	48°33'30"	250.00'	211.88'	N45°04'27"E	205.59'
C25	27°12'32"	625.00'	296.80'	N55°52'56"E	294.02'	C68	48°33'30"	300.00'	254.25'	N45°04'27"E	246.71'
C26	8°15'10"	575.00'	82.82'	N46°24'15"E	82.75'	C69	90°00'00"	25.00'	39.27'	S65°47'42"W	35.36'
C27	25°06'09"	325.00'	142.39'	S54°49'45"W	141.25'	C70	6°21'06"	325.00'	36.03'	S72°22'51"E	36.01'
C28	25°06'09"	275.00'	120.48'	S54°49'45"W	119.52'	C71	6°21'06"	275.00'	30.49'	S72°22'51"E	30.47'
C29	90°00'00"	25.00'	39.27'	N22°22'49"E	35.36'	C72	90°00'00"	25.00'	39.27'	S24°12'18"E	35.36'
C30	90°00'00"	25.00'	39.27'	N67°37'11"W	35.36'	C73	53°58'05"	25.00'	23.55'	S47°46'45"W	22.69'
C31	1°55'42"	770.00'	25.91'	S21°39'20"E	25.91'	C74	287°56'10"	60.00'	301.53'	N69°12'18"W	70.59'
C32	1°55'42"	725.00'	24.40'	S21°39'20"E	24.40'	C75	53°58'05"	25.00'	23.55'	N06°11'20"W	22.69'
C33	11°14'06"	725.00'	142.16'	N17°00'08"W	141.94'	C76	27°12'32"	600.00'	284.93'	N55°52'56"E	282.26'
C34	11°14'06"	680.00'	133.34'	N17°00'08"W	133.13'	C77	25°06'09"	300.00'	131.44'	S54°49'45"W	130.39'
C35	11°14'06"	770.00'	150.99'	N17°00'08"W	150.75'	C78	28°03'17"	300.00'	146.89'	S83°22'51"W	145.43'
C36	9°15'25"	680.00'	109.87'	S16°00'48"E	109.75'	C79	90°00'00"	25.00'	39.27'	S65°30'48"E	35.36'
C37	9°15'19"	725.00'	117.11'	S16°00'45"E	116.99'	C80	90°00'00"	25.00'	39.27'	N24°29'12"E	35.36'
C38	9°13'57"	770.00'	124.08'	S16°00'03"E	123.94'	C81	45°12'46"	375.00'	295.92'	S02°54'54"W	288.30'
C39	92°56'51"	25.00'	40.56'	N25°47'15"E	36.25'	C82	287°34'55"	60.00'	301.16'	N69°44'53"W	70.89'
C40	90°00'17"	25.00'	39.27'	S65°38'39"E	35.36'	C83	59°49'13"	25.00'	26.10'	S44°07'58"W	24.93'
C41	25°06'43"	275.00'	120.53'	N84°51'08"E	119.57'	C84	5°18'34"	350.00'	32.43'	S11°34'05"W	32.42'
C42	90°00'00"	25.00'	39.27'	S37°35'30"E	35.36'	C85	89°02'43"	200.00'	310.83'	N24°49'51"E	280.48'
C43	259°50'14"	60.00'	272.10'	S57°29'23"W	92.03'	C86	48°33'30"	275.00'	233.06'	N45°04'27"E	226.15'
	L	<u> </u>	<u> </u>		1	1	<u> </u>		·		

# FINAL PLAT ESTABLISHING ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION

BEING 50.679 ACRES OUT OF THE
B. MANLOVE SURVEY, ABSTRACT NO. 417
CITY OF LIBERTY HILLS ETJ,
WILLIAMSON COUNTY, TEXAS



Tel. No. (210) 541-9166
www.kimley-horn.com

KHA Project No. Sheet No.

5 OF 6

 Drawn by
 Checked by
 Date
 KHA Project No.

 MAV
 JGM
 6/3/2025
 067782805

THAT I, BENJAMIN L. GREEN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT COMPLIES WITH THE SUBDIVISION

THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP 48491C0275E DATED SEPTEMBER 26, 2008

BENJAMÍN L. GREEN, P.E.

REGISTERED PROFESSIONAL ENGINEER No. 132190 KIMLEY-HORN AND ASSOCIATES, INC. 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 **AUSTIN, TX 78735** 

REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

BENJAMIN L. GREEN

THE STATE OF TEXAS COUNTY OF BEXAR

I, JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS 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 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 ADOPTED BY WILLIAM COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TEXAS 78216 PH. 210-541-9166 **SURVEYOR'S NOTES** 



- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- 2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE SURFACE TO GRID SCALE FACTOR IS 0.999899231. THE UNIT OF LINEAR MEASUREMENT IS U.S.
- 3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

STATE OF TEXAS

**COUNTY OF WILLIAMSON** 

KNOW ALL MEN BY THESE PRESENTS;

I, NICK MCINTYRE OF PHAU - ELDORADO 333 LLC, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NUMBER 2021174221 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 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, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE ALL PUBLIC ROADWAYS AND EASEMENT AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS ELDORADO LIBERTY HILL

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_

NICK MCINTYRE PHAU - ELDORADO 333, LLC 1011 NORTH LAMAR

STATE OF TEXAS

**AUSTIN, TEXAS 78703** 

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED, \_\_\_\_\_\_, ON BEHALF OF SAID \_\_\_\_\_\_, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF 12025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME MY J MOCKEY MY COMMISSION EXPIRES ON: 04/18/2028



THE CITY OF LIBERTY HILL. TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH THE PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

CITY OF LIBERTY HILL, TEXAS

**GENERAL PLAT NOTES:** 

THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF GEORGETOWN WATER DISTRIBUTION AND CITY OF LIBERTY HILL WASTEWATER

A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LIBERTY HILL PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LIBERTY HILL

PUBLIC WORKS DEPARTMENT. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LIBERTY HILL.

ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG ALL RIGHT-OF-WAY OF NON-RESIDENTIAL LOTS. (SEE ASSIGNMENT EXHIBIT)

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0275E FOR WILLIAMSON CO., EFFECTIVE **SEPTEMBER 26. 2008.** 

SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ENSBERG LANE, BURKE STREET, SANTA RITA RANCH BLVD, KEUCHEL LANE, MATON WAY, ALTUVE LANE, OSWALT WAY, SPRINGER LANE, BOURN DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 1/23/2023.

APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

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 OTHER PUBLIC THOROUGHFARES SHOWN. ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

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 DATA, 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

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.

NO CONSTRUCTION, PLANTING, GRADING OR ANY OTHER DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRIVEWAYS, BUILDINGS, ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.

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

NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. 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. 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 HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.

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.

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

WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN WASTEWATER SERVICE IS PROVIDED BY: LIBERTY HILL

SINGLE-FAMILY & TWO FAMILY PLAT NOTES:

NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.

ALL DRAINAGE AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA. THE HOA BY LAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON

COUNTY, TEXAS UNDER DOCUMENT NUMBER 2024085513. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

ALL WATER QUALITY IMPROVEMENTS, EXCLUDING THE BATCH DETENTION POND, ARE TO BE DEDICATED, OWNED AND MAINTAINED BY THE HOA. THE BATCH DETENTION POND WILL BE DEDICATED, OWNED, AND OPERATED BY THE HOA. HOA WILL MOW AND MAINTAIN THE LANDSCAPING IN THE OPEN CHANNELS, DETENTION, AND WATER QUALITY AREAS.

FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 1, BLOCK A; TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BY SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACT FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 5 DAY OF 700 20 3.D. LLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS

**COUNTY OF WILLIAMSON** 

KNOW ALL MEN BY THESE PRESENTS;

I, STEVEN SNELL, 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.

STEVEN SNELL, COUNTY	JUDGE
WILLIAMSON COUNTY, TE	XAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

**COUNTY OF WILLIAMSON** 

I, NANCY E. RISTER, CLERK OF 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 \_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_ O'CLOCK .M., AND WAS DULY RECORDED ON \_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_ O'CLOCK .M., IN THE OFFICIAL PUBLIC ON THE \_\_\_\_ DAY OF \_\_ THIS THE \_\_\_\_ DAY OF \_ 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 WILLIAMSON COUNTY, TEXAS

# FINAL PLAT ESTABLISHING **ELDORADO LIBERTY HILL** PHASE 1 SUBDIVISION

BEING 50.679 ACRES OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417 CITY OF LIBERTY HILLS ETJ. WILLIAMSON COUNTY. TEXAS



10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 www.kimlev-horn.com

**KHA Project No.** Checked by <u>Date</u> Sheet No. Drawn by 067782805 MAV **JGM** 5/19/2025 AS SHOWN