

A METES AND BOUNDS
DESCRIPTION OF A
0.225 ACRE TRACT OF LAND

BEING A 0.225 ACRE (9,791 SQUARE FEET) TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS; AND CONTAINING ALL OF LOT 3, BLOCK C, DESCRIBED IN ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2025054918, ALSO DESCRIBED IN DEED TO PERRY HOMES LLC, DOCUMENT NO. 2026007522, BOTH IN OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CERTAIN 182.451 ACRE TRACT DESCRIBED IN INSTRUMENT TO PHTB ELDORADO LLC IN DOCUMENT NO. 2025061552, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY;

BEGINNING AT A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET ON THE NORTHERLY BOUNDARY OF OSWALT WAY (50 FOOT RIGHT OF WAY) OF SAID ELDORADO LIBERTY HILL PHASE 1, MARKING THE SOUTHEAST CORNER OF LOT 2, BLOCK C OF SAID ELDORADO LIBERTY HILL PHASE 1, AND THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK C, AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20°38'47" WEST, 152.31 FEET ALONG THE COMMON BOUNDARY OF SAID LOTS 2 AND 3, BLOCK C, TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER ON A SOUTHERLY BOUNDARY OF SAID 182.451 ACRE TRACT, MARKING THE NORTH CORNER OF LOT 2, BLOCK C;

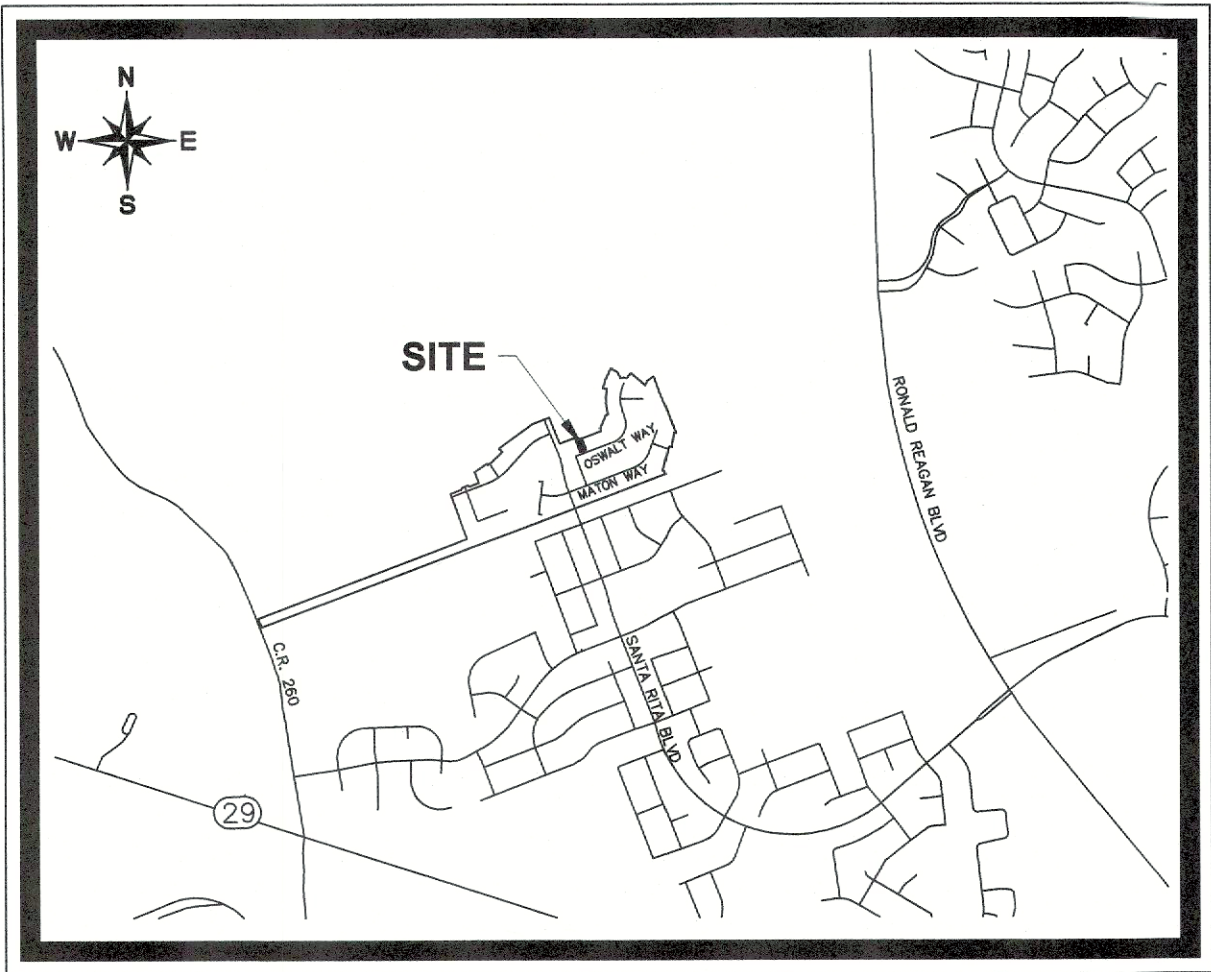
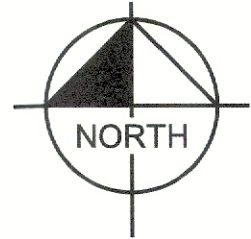
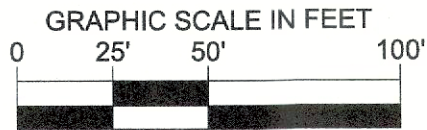
THENCE, CROSSING INTO SAID 182.451 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:
1. NORTH 89°21'13" EAST, 14.28 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER;
2. SOUTH 85°38'47" EAST, 33.94 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER;
3. NORTH 69°21'13" EAST, 31.71 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER;
4. SOUTH 20°38'47" EAST, 6.00 FEET TO A 1/4 INCH IRON ROD WITH CAP FOUND FOR CORNER MARKING THE NORTHWEST CORNER OF LOT 4, BLOCK C OF SAID ELDORADO LIBERTY HILL PHASE 1;

THENCE, SOUTH 20°38'47" EAST, 125.00 FEET ALONG THE COMMON BOUNDARY OF SAID LOTS 3 AND 4, BLOCK C, TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER ON THE NORTHERLY BOUNDARY OF SAID OSWALT WAY;

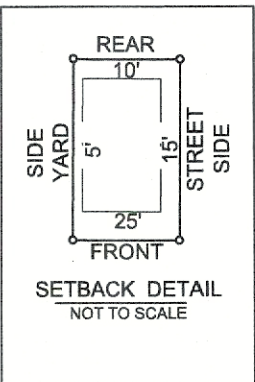
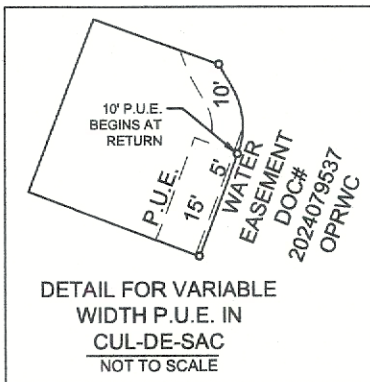
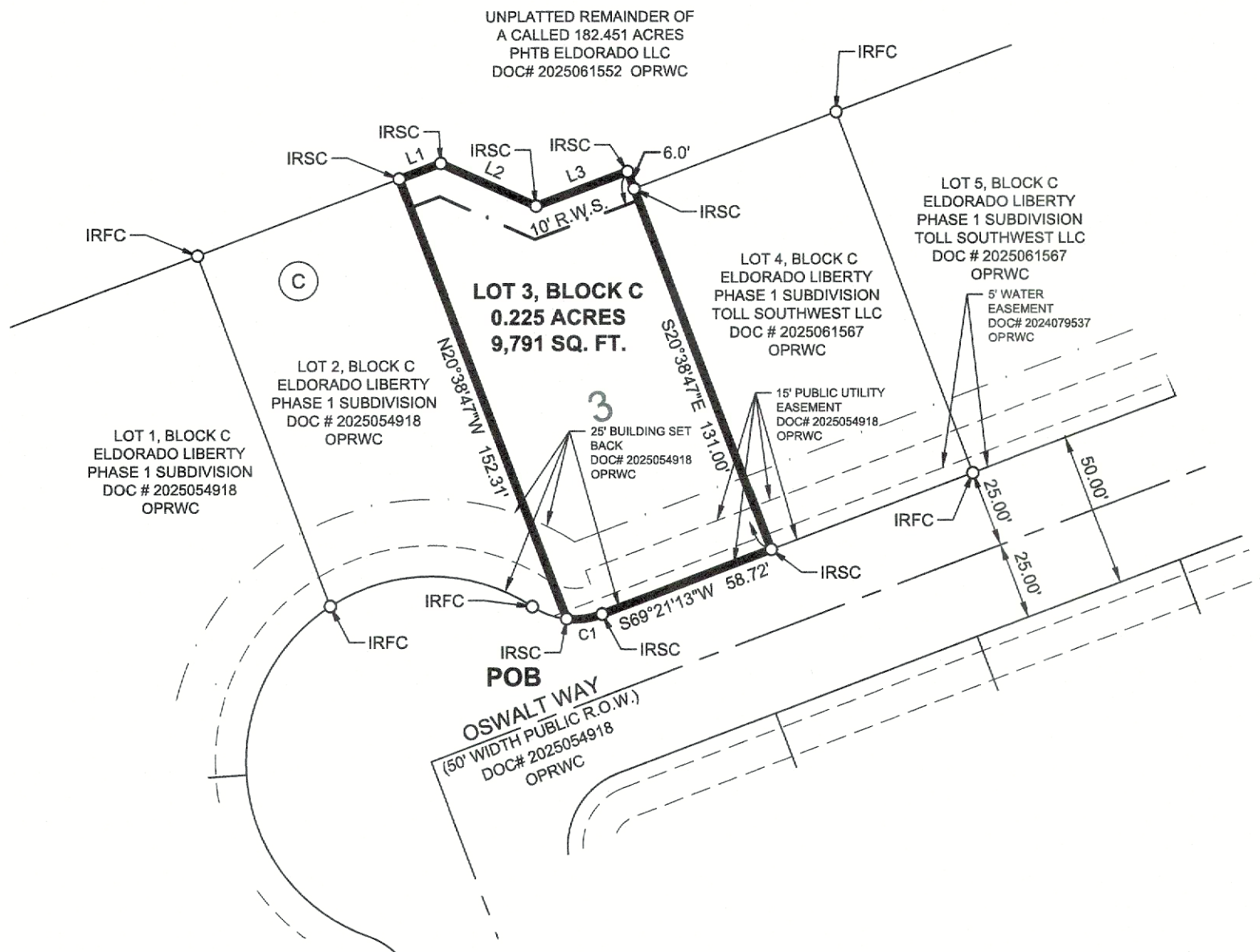
THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID OSWALT WAY, THE FOLLOWING TWO (2) CALLS:
1. SOUTH 69°21'13" WEST, 58.72 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE BEGINNING OF A CURVE;
2. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF SOUTH 82°45'41" WEST, 11.59 FEET, A CENTRAL ANGLE OF 26°48'58", AND AN ARC LENGTH OF 11.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.225 ACRES OF LAND IN WILLIAMSON COUNTY, TEXAS, THE BASIS OF THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83). ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN U.S. SURVEY FEET. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.999899231. THIS DESCRIPTION WAS GENERATED ON 5/11/2026 AT 4:56 PM, BASED ON GEOMETRY IN THE DRAWING FILE K:\SNA_SURVEY\069288000-LIBERTY_HILL_EL_DORADO\068725501 EL DORADO LIBERTY HILL PH1\DWG\PLATS\KIMLEY-HORN PLAT\REPLAT LIBERTY HILL\REPLAT LIBERTY HILL PHASE 1.DWG

LINE TABLE		
NO.	BEARING	LENGTH
L1	N69°21'13"E	14.28'
L2	S85°38'47"E	33.94'
L3	N69°21'13"E	31.71'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	26°48'58"	25.00'	11.70'	S82°45'41"W



VICINITY MAP
SCALE: 1" = 2,000'



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

REPLAT OF LOT 3 BLOCK C
ELDORADO LIBERTY HILL
PHASE 1 SUBDIVISION
BEING 0.225 ACRES OUT OF THE
B. MANLOVE SURVEY, ABSTRACT NO. 417
CITY OF LIBERTY HILLS ETJ,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
1" = 50'	MRH	JGM	6/2/2026	067782805	1 OF 2

OWNER/DEVELOPER
PERRY HOMES LLC,
PHTB ELDORADO LLC
3200 SOUTHWEST FREEWAY STE 2800
HOUSTON, TX 77027
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

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: 4/10/2026

GENERAL INFORMATION:

TOTAL ACREAGE.....0.225 ACRES
TOTAL LINEAR FEET OF ROW.....0.0'
ACREAGE OF ROW.....0.0 ACRES
NUMBER OF SINGLE FAMILY LOTS.....1
ACREAGE OF SINGLE FAMILY LOTS.....0.225 ACRES
NUMBER OF HOA LANDSCAPE/DRAINAGE LOTS...0
ACREAGE OF HOA LANDSCAPE/DRAINAGE LOTS...0.0 ACRES
TOTAL NUMBER OF LOTS.....1
TOTAL NUMBER OF BLOCKS.....1

LEGEND

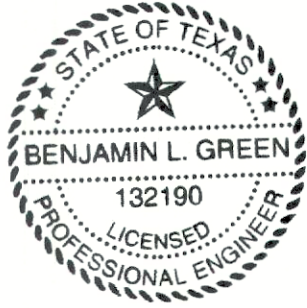
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ "KHA" CAP
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
TBM	BENCHMARK
R.W.S.	RETAINING WALL SETBACK
—	PROPERTY LINE
⊙	BLOCK LABEL
---	CENTER LINE OF RIGHT OF WAY
---	ADJACENT PROPERTY LINE
---	RETAINING WALL SETBACK LINE
---	PUBLIC UTILITY EASEMENT LINE

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, BENJAMIN L. GREEN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS. 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

BENJAMIN L. GREEN
BENJAMIN L. GREEN, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 132190
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735

6-8-2026
DATE



THE STATE OF TEXAS §
COUNTY OF BEXAR §

THAT I, JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

JOHN G. MOSIER
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

6-3-2026
DATE



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NICK MCINTYRE OF PHTB ELDORADO LLC, AND PERRY HOMES LLC, AS THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2026007522 AND 2025061552 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT OF LOT 3, BLOCK C, ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION.

NICK MCINTYRE
NICK MCINTYRE
PERRY HOMES LLC
PHTB ELDORADO LLC
3200 SOUTHWEST FREEWAY STE 2800
HOUSTON, TX 77027

6/1/2026
DATE

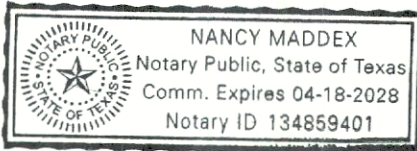
STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 17th DAY OF June, 2026, PERSONALLY APPEARED Nick McIntyre ON BEHALF OF SAID PHTB Eldorado, 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 17th DAY OF June, 2026.

Nancy Maddex
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME Nancy Maddex
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.

MCKENZI HICKS
MCKENZI HICKS, PLANNING MANAGER
CITY OF LIBERTY HILL, TEXAS

6/9/2026
DATE

GENERAL PLAT NOTES:

- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF GEORGETOWN WATER DISTRIBUTION AND CITY OF LIBERTY HILL WASTEWATER COLLECTION FACILITIES.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 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.
- 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 THE COUNTY.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 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 ROADWAY.
- 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
- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION, AS RECORDED IN DOCUMENT 2025054918 IN THE OFFICIAL PUBLIC ECORDS OF WILLIAMSON.

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.

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- 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. SURVEY FEET.
- 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 PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 8th DAY OF July, 2026 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
DATE 7/8/2026

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, TEXAS

DATE

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

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 ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK .M., AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK .M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

BY:
NANCY E. RISTER CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

**REPLAT OF LOT 3 BLOCK C
ELDORADO LIBERTY HILL
PHASE 1 SUBDIVISION**
BEING 0.225 ACRES OUT OF THE
B. MANLOVE SURVEY, ABSTRACT NO. 417
CITY OF LIBERTY HILLS ETJ,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
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Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
N/A	MRH	JGM	6/2/2026	067782805	2 OF 2