2021189507 PLAT Total Pages: 10

PLAT MAP RECORDING SHEET

DEDICATOR(s):

MA OMEGA RANCH LLC
MERITAGE HOMES OF TEXAS LLC

SUBDIVISION NAME: OMEGA RANCH PHASE 1 MUD #23

PROPERTY IS DESCRIBED AS: 58.84 ACRES GREENLEAF FISK SURVEY ABSTRACT NO 5

SUBMITTED BY: LANDDEV CONSULTING LLC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021189507

PLAT Fee: $696.00
12/14/2021 03:44 PM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc # 2021189507

FINAL PLAT
OMEGA RANCH PHASE 1,
MUD #23
WILLIAMSON COUNTY, TEXAS

58.84 ACRES OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

OWNERS: MA OMEGA RANCH, LLC
15443 KNOLL TRAIL RD
DALLAS, TX 75248

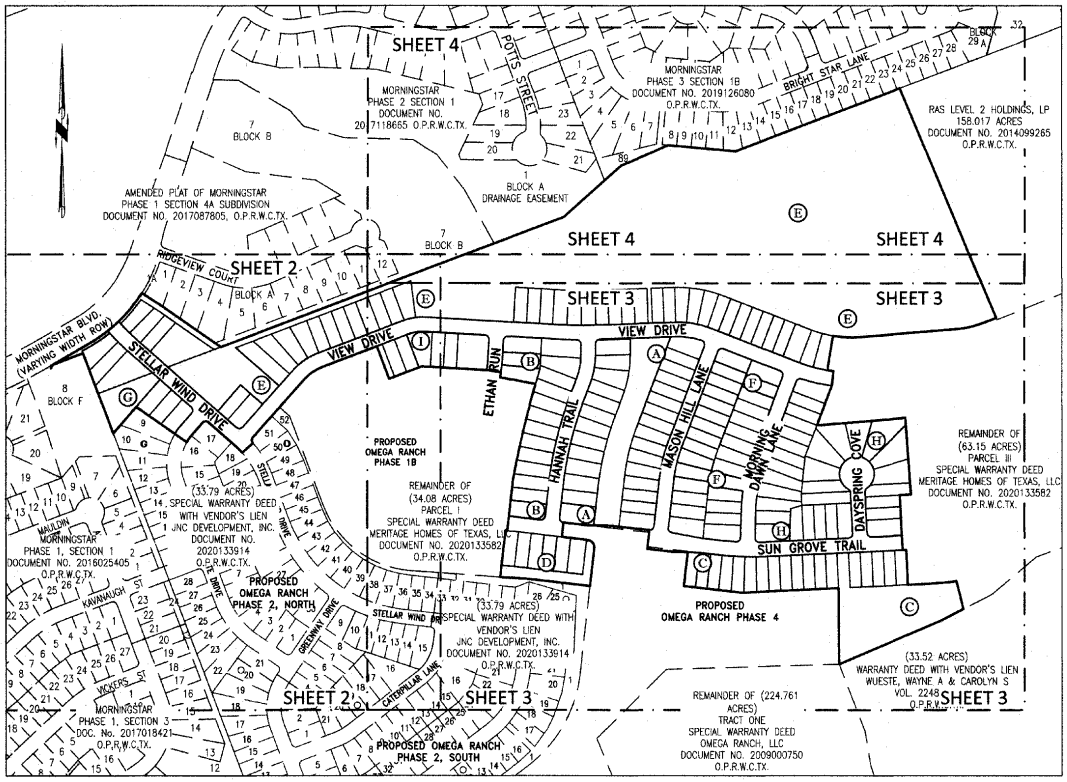
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

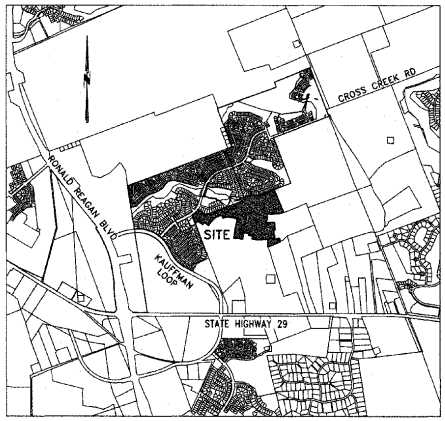
SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LDCTEAMS.COM
TBPLS FIRM NO. 10194410

ENGINEER: KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601– STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LDCTEAMS.COM
TBPE FIRM NO. F-16384

SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5

ACREAGE:	58.84
LOT ACREAGE:	51.413
RIGHT-OF-WAY ACREAGE:	7.428
TOTAL NUMBER OF BLOCKS:	9
TOTAL NUMBER OF LOTS:	192
SINGLE FAMILY RESIDENTIAL LOTS:	184
OPEN SPACE, DRAINAGE EASEMENT, & ACCESS LOT:	3
OPEN SPACE & DRAINAGE EASEMENT LOT:	2
RECREATIONAL, ACCESS, & DRAINAGE RESERVE:	1
DRAINAGE LOTS:	1
LANDSCAPE LOTS:	1





VICINITY MAP
1" = 3000'

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9998532817.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

BENCHMARK: NAVD 88 – OPUS

BM 1: SQUARE CUT ON TOP OF CURB ON THE NOSE OF THE MEDIAN AT KAUFFMAN LOOP AND SH HWY. 29, NORTH SIDE OF SH HWY. 29.
ELEVATION = 982.17'.

BM 2: 80D NAIL SET AT BASE OF 30 INCH POST OAK, TREE TAG NUMBER 763.
ELEVATION = 948.73'

BM 23: SQUARE CUT ON WEST SIDE OF HEADWALL LOCATED APPROXIMATELY 1060 FEET NORTH OF STATE HWY. 29 CENTERLINE AND APPROXIMATELY 70 FEET EAST OF KAUFFMAN LOOP CENTERLINE.
ELEVATION = 968.02'

STREETS TABLE

STREET NAME	LENGTH (LF)	PAVEMENT WIDTH (F-C-F.C.) (FT)	ROW WIDTH (FT)	DESIGN SPEED (MPH)	MAINTENANCE AUTHORITY	CLASS
COMET POINTE DRIVE	130	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
DAYSPRING COVE	245	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
ETHAN RUN	148	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
HANNAH TRAIL	691	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
MASON HILL LANE	730	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
MORNING DAWN LANE	651	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
STELLAR WIND DRIVE	625	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
SUN GROVE TRAIL	1,065	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
VIEW DRIVE	2,215	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
TOTAL	6,400					

SHEET INDEX

1. COVER SHEET
2. SUBDIVISION (1 OF 3)
3. SUBDIVISION (2 OF 3)
4. SUBDIVISION (3 OF 3)
LINE & TABLE
5. CURVE TABLES
6. LOT AREA TABLES
7. FIELD NOTES DESCRIPTION
8. GENERAL NOTES
9. SIGNATURE BLOCKS

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

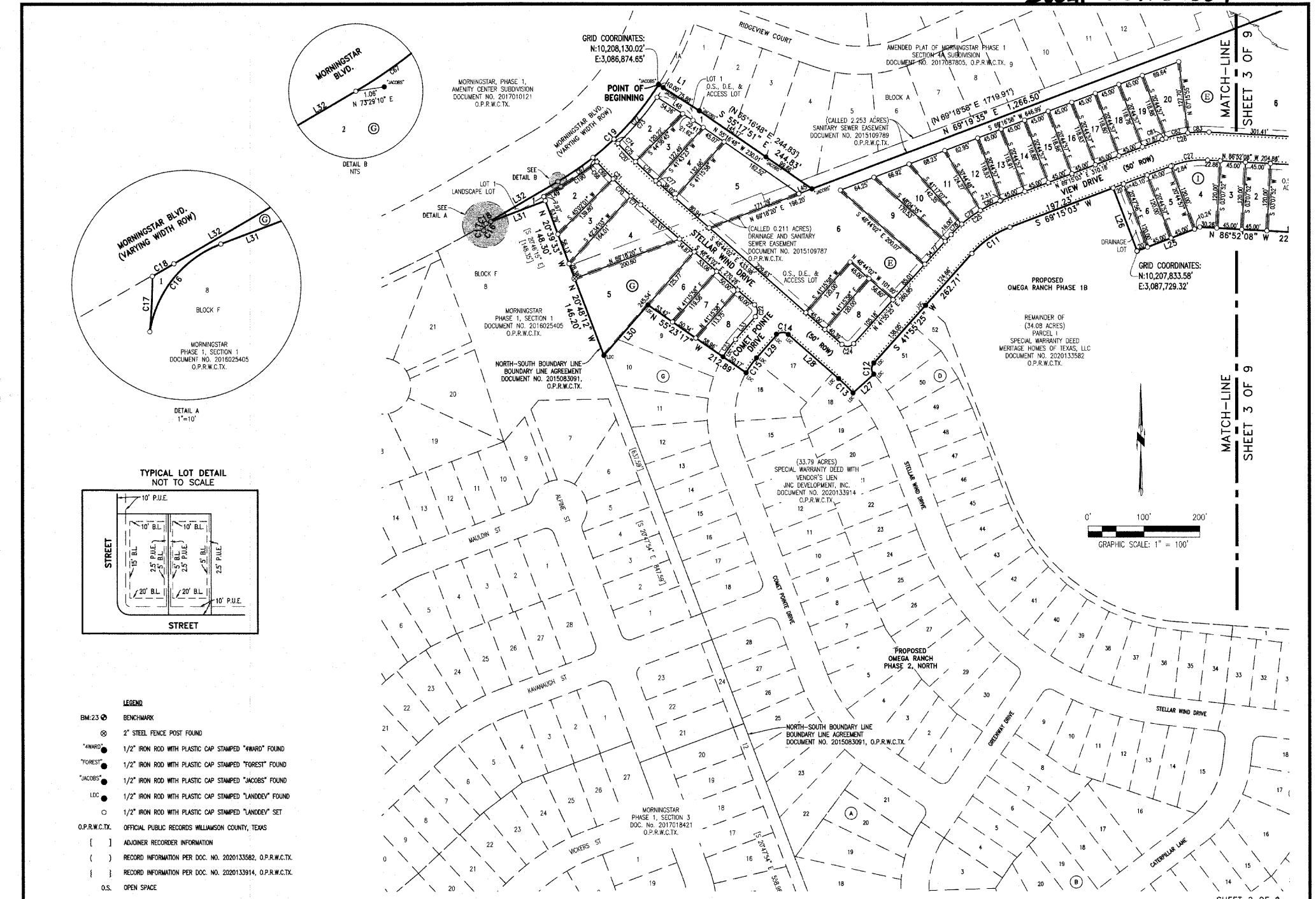
CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 18384 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

SHEET 1 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

L:\Projects\1383-Omega Ranch\400-Survey\407-CAD\Plats\Omega Ranch Ph 1\1383-Omega Ranch Ph 1 - Final Plat.dwg
PLOT DATE: Oct 26,2021-11:40am



TYPICAL LOT DETAIL
NOT TO SCALE

LEGEND

BM:23	BENCHMARK
⊗	2" STEEL FENCE POST FOUND
"4WARD"	1/2" IRON ROD WITH PLASTIC CAP STAMPED "4WARD" FOUND
"FOREST"	1/2" IRON ROD WITH PLASTIC CAP STAMPED "FOREST" FOUND
"JACOBS"	1/2" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND
LDC	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" FOUND
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ]	ADJOINER RECORDER INFORMATION
( )	RECORD INFORMATION PER DOC. NO. 2020133582, O.P.R.W.C.TX.
{ }	RECORD INFORMATION PER DOC. NO. 2020133914, O.P.R.W.C.TX.
O.S.	OPEN SPACE
D.E.	DRAINAGE EASEMENT

PLAT PREPARATION DATE: JANUARY, 2021
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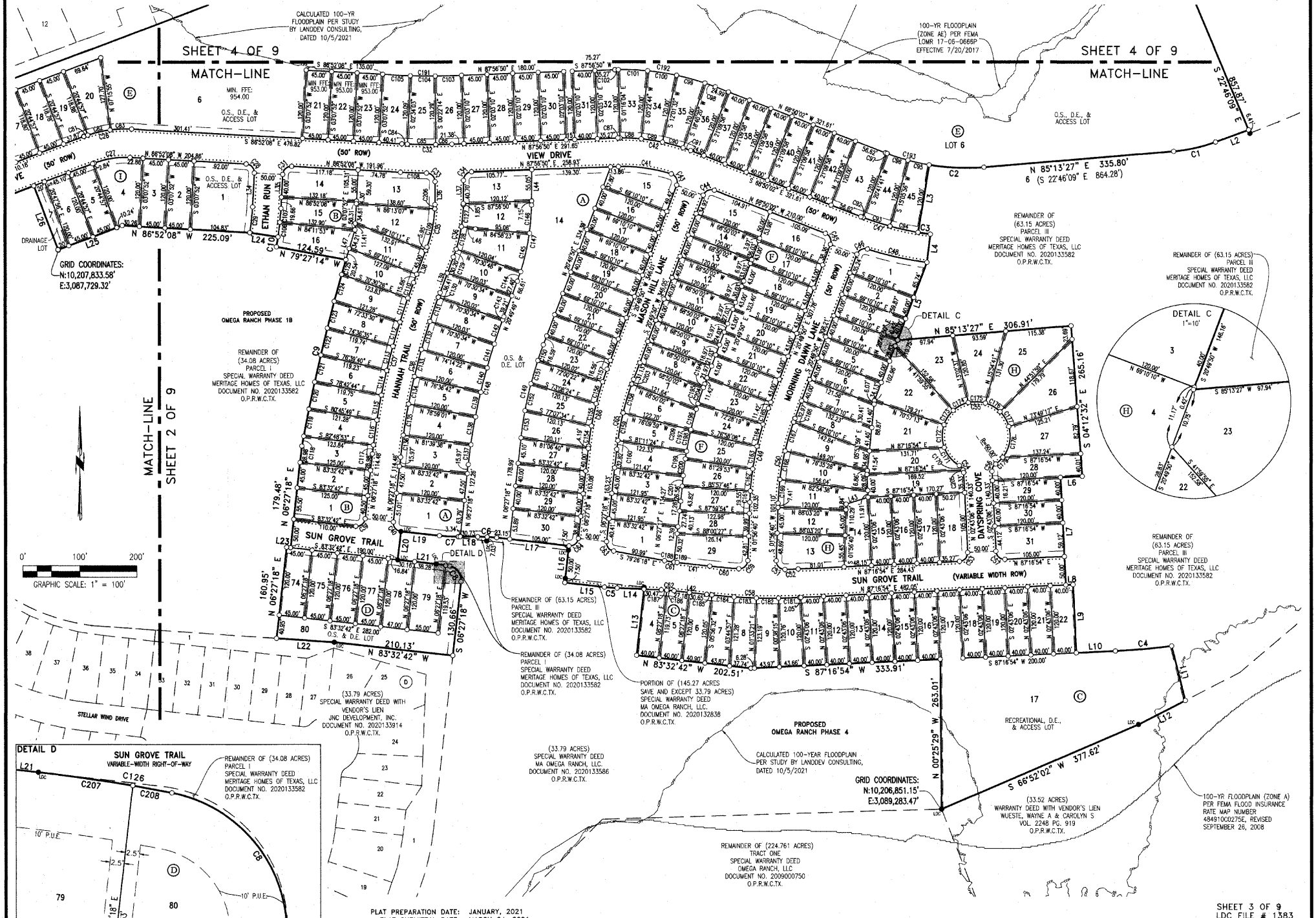

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SHEET 3 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS

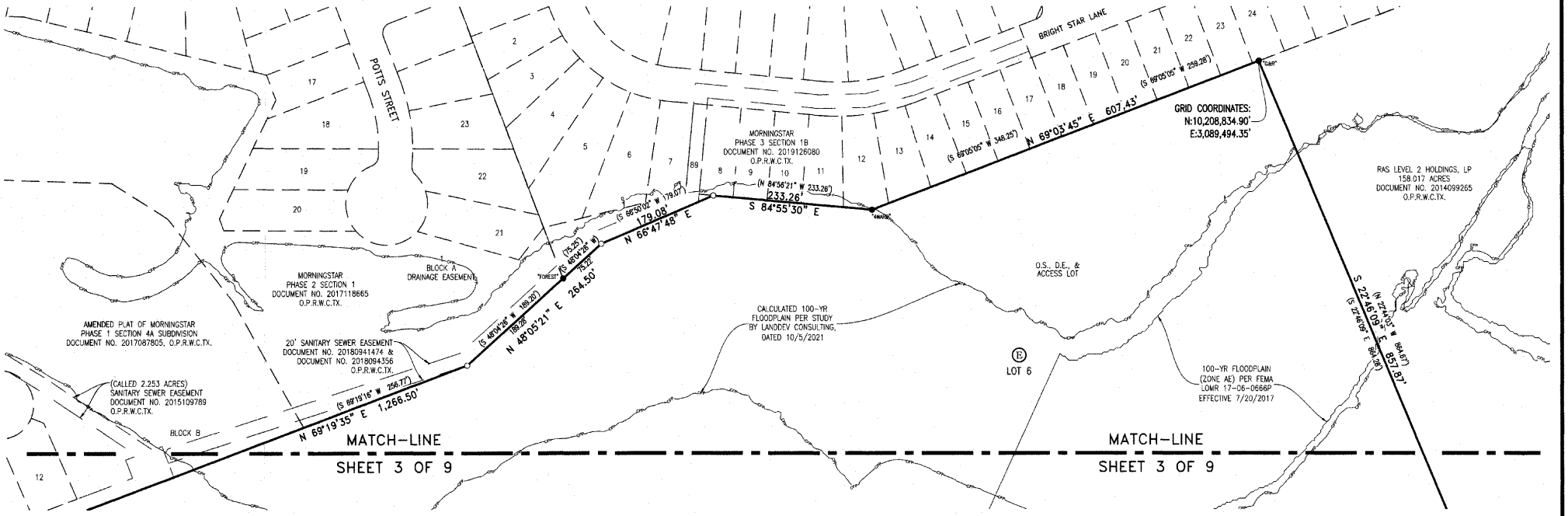
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 57°25'29" E	85.88'
L2	S 68°42'48" W	62.00'
L3	S 09°27'38" W	120.00'
L4	S 07°00'28" W	50.00'
L5	S 20°49'50" W	146.16'
L6	S 87°16'54" W	38.31'
L7	S 02°43'06" E	189.12'
L8	N 87°16'54" E	12.62'
L9	S 02°43'06" E	120.00'
L10	N 87°16'54" E	68.96'
L11	S 13°55'14" E	98.81'
L12	S 62°45'50" W	92.77'
L13	N 06°27'18" E	116.86'
L14	N 87°50'03" W	47.34'
L15	N 83°32'42" W	70.27'
L16	N 06°27'18" E	65.00'
L17	N 83°32'42" W	128.15'
L18	N 89°55'27" W	34.07'
L19	N 83°32'42" W	68.35'
L20	S 06°27'32" W	50.00'
L21	S 83°32'42" E	68.44'
L22	N 86°02'17" W	101.96'
L23	S 83°32'42" E	6.84'
L24	N 81°23'28" W	50.00'
L25	S 69°15'03" W	120.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L26	N 20°47'56" W	120.00'
L27	S 46°12'55" W	50.00'
L28	N 48°44'02" W	119.53'
L29	S 41°15'58" W	53.87'
L30	S 41°15'58" W	119.76'
L31	S 69°14'01" W	104.08'
L32	N 59°48'31" E	148.66'
L33	S 41°15'58" W	53.87'
L34	N 03°07'52" E	59.66'
L35	S 03°07'52" W	59.66'
L36	N 00°28'23" E	40.10'
L37	N 00°28'20" E	42.55'
L38	N 20°49'49" E	66.61'
L39	N 20°49'49" E	66.61'
L40	S 87°50'03" E	77.81'
L41	S 83°32'42" E	57.83'
L42	S 83°32'42" E	57.83'
L43	N 72°51'42" E	40.47'
L44	N 00°28'23" E	62.20'
L45	N 69°18'20" E	24.91'
L46	N 81°07'55" W	25.10'
L47	S 16°53'21" W	54.75'
L48	N 57°24'26" W	75.88'
L49	S 59°49'34" W	35.40'

FINAL PLAT
OMEGA RANCH PHASE 1,
MUD #23
WILLIAMSON COUNTY, TEXAS

58.84 ACRES OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

0' 100' 200'
GRAPHIC SCALE: 1" = 100'



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SHEET 4 OF 9
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FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	280.00'	75.80'	S 77°28'08" W	75.57'
C2	390.00'	96.90'	N 87°39'28" W	96.65'
C3	510.00'	21.83'	S 81°45'57" E	21.83'
C4	1,145.00'	99.76'	N 84°47'09" E	99.73'
C5	300.00'	22.46'	N 85°41'23" W	22.45'
C6	300.00'	33.40'	N 86°44'05" W	33.38'
C7	300.00'	33.40'	N 86°44'05" W	33.38'
C8	25.00'	37.29'	S 36°16'35" E	33.93'
C9	3,287.50'	336.27'	N 13°25'27" E	336.12'
C10	525.00'	17.75'	N 09°34'39" E	17.75'
C11	175.00'	83.47'	S 55°35'14" W	82.68'
C12	15.00'	21.91'	S 00°04'10" W	20.02'
C13	300.00'	36.39'	N 45°15'34" W	36.36'
C14	15.00'	23.56'	S 86°15'58" W	21.21'
C15	155.00'	32.47'	S 35°15'51" W	32.41'
C16	20.02'	21.09'	S 39°09'52" W	20.13'
C17	100.00'	9.88'	N 02°43'01" E	9.88'
C18	2,050.00'	4.45'	N 59°52'15" E	4.45'
C19	530.00'	251.91'	N 46°11'30" E	249.55'
C20	975.00'	113.06'	S 45°24'43" E	113.00'
C21	1,025.00'	119.72'	S 45°23'16" E	119.66'
C22	15.00'	23.56'	S 03°44'02" E	21.21'
C23	205.00'	38.27'	S 35°55'04" W	38.22'
C24	15.00'	23.39'	N 86°35'41" E	21.09'
C25	225.00'	107.31'	N 55°35'14" E	106.30'
C26	205.00'	85.44'	N 81°11'27" E	84.82'
C27	155.00'	64.60'	S 81°11'27" W	64.14'
C28	15.00'	23.56'	N 41°52'08" W	21.21'
C29	475.00'	45.41'	N 05°52'12" E	45.40'
C30	525.00'	50.19'	N 05°52'12" E	50.17'
C31	15.00'	23.56'	S 48°07'52" W	21.21'
C32	975.00'	88.21'	S 89°27'39" E	88.18'
C33	15.00'	23.54'	N 44°29'11" W	21.20'
C34	15.00'	22.90'	N 44°12'31" E	20.74'
C35	215.00'	76.39'	N 10°39'06" E	75.99'
C36	265.00'	94.16'	N 10°39'06" E	93.66'
C37	1,237.00'	310.36'	N 13°38'34" E	309.55'
C38	1,187.00'	297.82'	N 13°38'34" E	297.04'
C39	15.00'	23.56'	N 51°27'18" E	21.21'
C40	15.00'	23.56'	N 38°32'42" W	21.21'
C41	275.00'	94.27'	S 82°13'57" E	93.81'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C42	325.00'	131.71'	S 80°26'36" E	130.81'
C43	15.00'	24.41'	S 25°47'27" E	21.80'
C44	15.00'	23.65'	S 65°59'54" W	21.28'
C45	15.00'	23.47'	N 24°00'06" W	21.15'
C46	15.00'	22.81'	S 64°23'43" W	20.68'
C47	510.00'	104.19'	S 74°41'12" E	104.01'
C48	560.00'	107.05'	N 77°30'58" W	106.88'
C49	513.00'	169.10'	N 11°23'15" E	168.33'
C50	463.00'	152.62'	S 11°23'15" W	151.93'
C51	15.00'	24.42'	S 44°41'52" E	21.81'
C52	975.00'	23.45'	N 87°58'15" E	23.45'
C53	15.00'	23.56'	N 42°16'54" E	21.21'
C54	15.00'	15.12'	N 31°36'10" W	14.49'
C55	60.00'	309.49'	N 87°16'54" E	64.00'
C56	15.00'	15.12'	S 26°09'58" W	14.49'
C57	15.00'	23.56'	S 47°43'06" E	21.21'
C58	1,025.00'	164.11'	S 88°07'54" E	163.93'
C59	15.00'	23.95'	N 47°41'26" E	21.49'
C60	975.00'	51.36'	S 85°03'15" E	51.36'
C61	300.00'	22.46'	S 81°24'02" E	22.45'
C62	300.00'	22.46'	S 85°41'23" E	22.45'
C63	15.00'	23.10'	S 37°39'35" E	20.86'
C64	15.00'	23.56'	S 51°27'18" W	21.21'
C65	505.00'	126.71'	S 13°38'34" W	126.37'
C66	555.00'	139.25'	S 13°38'34" W	138.89'
C67	530.00'	75.86'	N 55°42'28" E	75.79'
C68	1,025.00'	10.39'	S 42°19'55" E	10.39'
C69	1,025.00'	41.93'	S 43°47'40" E	41.93'
C70	1,025.00'	44.11'	S 46°11'58" E	44.11'
C71	1,025.00'	23.28'	S 48°04'59" E	23.28'
C72	530.00'	126.03'	S 39°23'14" W	125.73'
C73	540.00'	108.31'	N 40°27'42" E	108.13'
C74	975.00'	10.36'	S 42°23'40" E	10.36'
C75	975.00'	45.19'	S 44°01'35" E	45.19'
C76	975.00'	49.74'	S 46°48'56" E	49.73'
C77	975.00'	7.78'	S 48°30'20" E	7.78'
C78	225.00'	26.67'	N 45°19'09" E	26.65'
C79	225.00'	41.38'	N 53°59'02" E	41.33'
C80	225.00'	39.26'	N 64°15'07" E	39.21'
C81	205.00'	7.14'	N 70°14'53" E	7.14'
C82	205.00'	40.28'	N 76°52'28" E	40.22'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C83	205.00'	38.02'	N 87°49'03" E	37.97'
C84	975.00'	9.59'	S 87°09'03" E	9.59'
C85	975.00'	50.00'	S 88°54'06" E	49.99'
C86	975.00'	28.62'	N 86°47'18" E	28.62'
C87	325.00'	4.45'	N 88°20'23" E	4.45'
C88	325.00'	37.70'	S 87°56'40" E	37.68'
C89	325.00'	37.70'	S 81°17'52" E	37.68'
C90	325.00'	37.70'	S 74°39'04" E	37.68'
C91	325.00'	14.14'	S 70°04'51" E	14.14'
C92	510.00'	4.20'	S 69°04'11" E	4.20'
C93	510.00'	49.81'	S 72°06'12" E	49.79'
C94	510.00'	50.18'	S 77°43'13" E	50.17'
C95	390.00'	38.38'	N 77°43'13" W	38.36'
C96	390.00'	38.09'	N 72°06'12" W	38.07'
C97	390.00'	3.21'	N 69°04'11" W	3.21'
C98	445.00'	19.37'	N 70°04'51" W	19.37'
C99	445.00'	51.62'	N 74°39'04" W	51.59'
C100	445.00'	51.62'	N 81°17'52" W	51.59'
C101	445.00'	51.62'	N 87°56'40" W	51.59'
C102	445.00'	6.10'	S 88°20'23" W	6.10'
C103	1,245.00'	46.47'	N 88°45'42" E	46.47'
C104	1,245.00'	43.84'	S 89°09'37" E	43.83'
C105	1,245.00'	48.82'	S 87°01'42" E	48.82'
C106	525.00'	25.72'	S 07°12'20" W	25.72'
C107	525.00'	24.47'	S 04°27'59" W	24.47'
C108	1,025.00'	46.10'	N 88°09'26" W	46.09'
C109	215.00'	68.83'	N 11°39'33" E	68.53'
C110	1,237.00'	28.88'	N 20°09'42" E	28.88'
C111	1,237.00'	44.29'	N 18°28'02" E	44.28'
C112	1,237.00'	44.28'	N 16°24'57" E	44.28'
C113	1,237.00'	44.29'	N 14°21'53" E	44.28'
C114	1,237.00'	44.28'	N 12°18'48" E	44.28'
C115	1,237.00'	44.29'	N 10°15'44" E	44.28'
C116	1,237.00'	44.28'	N 08°12'39" E	44.28'
C117	1,237.00'	15.77'	N 06°49'12" E	15.77'
C118	3,287.50'	17.39'	S 10°38'43" W	17.39'
C119	3,287.50'	48.74'	S 11°13'18" W	48.74'
C120	3,287.50'	48.62'	S 12°04'12" W	48.62'
C121	3,287.50'	48.56'	S 12°55'01" W	48.56'
C122	3,287.50'	48.56'	S 13°45'48" W	48.56'
C123	3,287.50'	48.63'	S 14°36'37" W	48.62'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C124	3,287.50'	48.74'	S 15°27'31" W	48.74'
C125	3,287.50'	27.03'	S 16°07'08" W	27.03'
C126	300.00'	23.72'	S 81°16'23" E	23.72'
C127	265.00'	38.69'	N 04°39'22" E	38.66'
C128	265.00'	40.66'	N 13°14'04" E	40.62'
C129	265.00'	14.80'	N 19°13'48" E	14.80'
C130	1,187.00'	8.60'	N 20°37'22" E	8.60'
C131	1,187.00'	45.00'	N 19°19'44" E	45.00'
C132	1,187.00'	51.43'	N 17°00'06" E	51.42'
C133	1,187.00'	49.14'	N 14°34'28" E	49.14'
C134	1,187.00'	49.14'	N 12°12'08" E	49.14'
C135	1,187.00'	55.45'	N 09°40'40" E	55.45'
C136	1,187.00'	39.04'	N 07°23'50" E	39.04'
C137	1,067.00'	35.09'	N 07°23'50" E	35.09'
C138	1,067.00'	49.85'	N 09°40'40" E	49.84'
C139	1,067.00'	44.18'	N 12°12'08" E	44.17'
C140	1,067.00'	44.18'	N 14°34'28" E	44.17'
C141	1,067.00'	43.61'	N 16°55'53" E	43.61'
C142	1,067.00'	45.00'	N 19°18'39" E	45.00'
C143	1,067.00'	5.80'	N 20°40'29" E	5.80'
C144	385.00'	17.62'	N 19°31'10" E	17.62'
C145	385.00'	69.26'	N 13°03'16" E	69.17'
C146	385.00'	49.91'	N 04°11'12" E	49.87'
C147	385.00'	136.79'	N 10°39'06" E	136.07'
C148	1,067.00'	267.71'	N 13°38'34" E	267.01'
C149	671.63'	168.45'	S 13°40'53" W	168.01'
C150	671.63'	29.36'	S 19°36'52" W	29.36'
C151	671.63'	42.38'	S 16°33'16" W	42.37'
C152	671.63'	48.36'	S 12°41'03" W	48.35'
C153	671.63'	48.36'	S 08°33'32" W	48.35'
C154	555.00'	35.82'	S 08°18'14" W	35.81'
C155	555.00'	40.01'	S 12°13'04" W	40.00'
C156	555.00'	40.01'	S 16°20'53" W	40.00'
C157	555.00'	23.42'	S 19°37'19" W	23.41'
C158	505.00'	52.80'	S 16°49'44" W	52.78'
C159	505.00'	49.59'	S 11°01'15" W	49.57'
C160	505.00'	15.45'	S 07°19'53" W	15.45'
C161	513.00'	19.88'	N 03°03'17" E	19.88'
C162	513.00'	38.83'	N 06°20'00" E	38.82'
C163	513.00'	40.55'	N 10°45'59" E	40.54'
C164	513.00'	40.27'	N 15°16'47" E	40.25'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C165	513.00'	29.57'	N 19°10'46" E	29.56'
C166	463.00'	7.02'	S 20°23'45" W	7.03'
C167	463.00'	52.95'	S 16°41'06" W	52.92'
C168	463.00'	51.07'	S 10°14'57" W	51.04'
C169	463.00'	41.58'	S 04°31'01" W	41.56'
C170	15.00'	10.38'	N 40°40'08" W	10.17'
C171	60.00'	42.53'	N 40°10'58" W	41.64'
C172	60.00'	40.76'	N 00°24'57" W	39.98'
C173	60.00'	30.32'	N 33°31'26" E	30.00'
C174	60.00'	30.32'	N 62°28'44" E	30.00'
C175	60.00'	30.32'	S 88°33'58" E	30.00'
C176	60.00'	30.32'	S 59°36'40" E	30.00'
C177	60.00'	30.32'	S 30°39'22" E	30.00'
C178	60.00'	57.42'	S 11°14'05" W	55.25'
C179	60.00'	17.18'	S 46°50'58" W	17.12'
C180	530.03'	50.10'	N 48°53'59" E	50.08'
C181	1,025.00'	37.22'	N 88°19'20" E	37.22'
C182	1,025.00'	39.24'	S 89°32'27" E	39.23'
C183	1,025.00'	39.24'	S 87°20'51" E	39.23'
C184	1,025.00'	39.24'	S 85°09'15" E	39.23'
C185	1,025.00'	9.17'	S 83°48'05" E	9.17'
C186	300.00'	12.83'	S 84°46'11" E	12.82'
C187	300.00'	9.63'	S 86°54'52" E	9.63'
C188	300.00'	16.67'	S 80°50'52" E	16.67'
C189	300.00'	5.79'	S 82°59'33" E	5.79'
C190	540.00'	78.31'	S 55°40'17" W	78.25'
C191	1,245.00'	139.13'	S 89°06'22" E	139.06'
C192	445.00'	180.33'	N 80°26'36" W	179.10'
C193	390.00'	79.68'	N 74°41'12" W	79.54'
C194	633.00'	6.61'	S 20°31'53" W	6.61'
C195	633.00'	10.18'	S 17°04'03" W	10.18'
C196	633.00'	37.19'	S 14°55'25" W	37.19'
C197	633.00'	2.31'	S 13°08'09" W	2.31'
C198	633.00'	36.52'	S 11°22'42" W	36.51'
C199	633.00'	13.52'	S 09°06'49" W	13.52'
C200	633.00'	29.74'	S 07°09'22" W	29.73'
C201	633.00'	18.44'	S 04°58'32" W	18.44'
C202	633.00'	184.39'	S 12°29'08" W	183.74'
C203	505.00'	8.87'	S 20°19'39" W	8.87'
C204	633.00'	29.88'	S 18°52'49" W	29.87'
C205	15.00'	4.75'	N 11°47'04" W	4.73'
C206	215.00'	7.56'	N 01°28'50" E	7.56'
C207	300.00'	16.73'	S 81°56'28" E	16.73'
C208	300.00'	6.99'	N 79°40'32" W	6.99'
C209	633.00'	184.39'	S 12°29'08" W	183.74'

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16884 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

SHEET 5 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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Plot Date: Oct 29,2021 - 11:41am

BLOCK A		
Lot	Acres	Sq. Ft.
1	0.180	7,846
2	0.131	5,700
3	0.146	6,365
4	0.145	6,318
5	0.129	5,599
6	0.129	5,599
7	0.131	5,702
8	0.124	5,400
9	0.124	5,401
10	0.124	5,401
11	0.150	6,515
12	0.136	5,936
13	0.151	6,563
14	1.382	60,216
15	0.153	6,658

BLOCK A		
Lot	Acres	Sq. Ft.
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.118	5,157
24	0.114	4,944
25	0.122	5,303
26	0.122	5,302
27	0.117	5,106
28	0.110	4,800
29	0.110	4,800
30	0.147	6,418

BLOCK B		
Lot	Acres	Sq. Ft.
1	0.158	6,890
2	0.129	5,625
3	0.130	5,682
4	0.131	5,692
5	0.128	5,593
6	0.127	5,543
7	0.127	5,543
8	0.128	5,593
9	0.131	5,692
10	0.132	5,771
11	0.133	5,804
12	0.171	7,448
13	0.189	8,237
14	0.166	7,222
15	0.143	6,248
16	0.144	6,262

BLOCK C		
Lot	Acres	Sq. Ft.
4	0.109	4,735
5	0.110	4,799
6	0.111	4,843
7	0.115	5,007
8	0.117	5,095
9	0.116	5,064
10	0.114	4,985
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	1.879	81,852
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800

BLOCK D		
Lot	Acres	Sq. Ft.
74	0.124	5,400
75	0.124	5,400
76	0.124	5,400
77	0.124	5,400
78	0.129	5,640
79	0.151	6,597
80	0.346	15,061

BLOCK E		
Lot	Acres	Sq. Ft.
1	0.177	7,720
2	0.125	5,434
3	0.133	5,786
4	0.135	5,890
5	0.386	16,828
6	22.447	977,800
7	0.124	5,400
8	0.153	6,662
9	0.237	10,344
10	0.185	8,072
11	0.162	7,077
12	0.144	6,285
13	0.123	5,351
14	0.123	5,350
15	0.123	5,349
16	0.123	5,348
17	0.123	5,347
18	0.123	5,346
19	0.123	5,345
20	0.153	6,667

BLOCK E		
Lot	Acres	Sq. Ft.
21	0.124	5,400
22	0.124	5,400
23	0.124	5,400
24	0.136	5,925
25	0.130	5,642
26	0.133	5,794
27	0.124	5,400
28	0.124	5,400
29	0.124	5,400
30	0.124	5,400
31	0.110	4,800
32	0.112	4,866
33	0.123	5,360
34	0.123	5,360
35	0.123	5,360
36	0.115	5,009
37	0.110	4,800
38	0.110	4,800
39	0.110	4,800
40	0.110	4,800

BLOCK E		
Lot	Acres	Sq. Ft.
41	0.110	4,800
42	0.110	4,800
43	0.166	7,239
44	0.121	5,274
45	0.122	5,314

BLOCK F		
Lot	Acres	Sq. Ft.
1	0.163	7,121
2	0.126	5,488
3	0.126	5,482
4	0.128	5,570
5	0.124	5,422
6	0.126	5,499
7	0.111	4,826
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.137	5,951

BLOCK F		
Lot	Acres	Sq. Ft.
16	0.147	6,387
17	0.118	5,160
18	0.118	5,160
19	0.118	5,160
20	0.118	5,160
21	0.118	5,160
22	0.118	5,160
23	0.122	5,334
24	0.124	5,397
25	0.125	5,435
26	0.120	5,221
27	0.116	5,046
28	0.114	4,982
29	0.161	6,994

BLOCK G		
Lot	Acres	Sq. Ft.
1	0.051	2,214
2	0.155	6,730
3	0.165	7,185
4	0.283	12,312
5	0.435	18,944
6	0.149	6,510
7	0.134	5,833
8	0.140	6,077

BLOCK H		
Lot	Acres	Sq. Ft.
1	0.152	6,616
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,805
7	0.117	5,076
8	0.126	5,502
9	0.146	6,361
10	0.149	6,506
11	0.137	5,981
12	0.124	5,400
13	0.165	7,176
14	0.115	4,998
15	0.110	4,800
16	0.110	4,800

BLOCK H		
Lot	Acres	Sq. Ft.
17	0.110	4,800
18	0.137	5,984
19	0.156	6,810
20	0.140	6,086
21	0.187	8,130
22	0.203	8,827
23	0.204	8,871
24	0.171	7,465
25	0.265	11,561
26	0.226	9,840
27	0.195	8,499
28	0.141	6,129
29	0.110	4,800
30	0.110	4,800
31	0.162	7,046

BLOCK I		
Lot	Acres	Sq. Ft.
1	0.293	12,759
2	0.124	5,400
3	0.124	5,400
4	0.180	7,832
5	0.124	5,400
6	0.124	5,406
7	0.055	2,400

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 • TBPLS NO: 10194101
8508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.572.6688
LDCTEAMS.COM

SHEET 6 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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PLOT DATE: Oct 28,2021 - 11:41am

FIELD NOTES DESCRIPTION

DESCRIPTION OF 58.84 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 34.08 ACRE TRACT DESIGNATED AS PARCEL 1 AND A PORTION OF A CERTAIN CALLED 63.15 ACRE TRACT DESIGNATED AS PARCEL III, BOTH DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC, OF RECORD IN DOCUMENT NO. 2020133582, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CERTAIN CALLED 145.27 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO MA OMEGA RANCH, LLC, OF RECORD IN DOCUMENT NO. 2020132838, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.08 ACRE TRACT, AND SAID 145.27 ACRE TRACT, BEING SUBJECT TO THAT CERTAIN BOUNDARY LINE AGREEMENT OF RECORD IN DOCUMENT NO. 2015083091, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.84 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "JACOBS" found in the south right-of-way line of Morningstar Boulevard, a variable-width right-of-way, at the southwest corner of Lot 1A, Block A, Amended Plat of Morningstar Phase 1 Section 4A, a subdivision according to the plat or map of record in Document No. 2017067605, Official Public Records of Travis County, Texas, at an angle point in the north line of the said 34.08 acre tract, for an angle point and POINT OF BEGINNING of the tract described herein;

THENCE S 57°25'29" E, leaving the south right-of-way line of said Morningstar Boulevard, with the southwest lines of Lots 1A and Lot 1, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, a distance of 85.88 feet to a ½-inch iron rod with a plastic cap stamped "JACOBS" found at the southeast corner of said Lot 1, Block A, and the southwest corner of Lot 2, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, same being an angle point in the north line of the said 34.08 acre tract, for an angle point in the north line of the tract described herein;

THENCE S 55°17'51" E, with the southwest lines of Lots 2–4, and Lot 7, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, a distance of 244.83 feet to a ½-inch iron rod with a plastic cap stamped "JACOBS" found at the southwest corner of said Lot 7, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, same being an angle point in the north line of the said 34.08 acre tract;

THENCE with the southeast line of said Lot 7, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, and with the southeast line of Lot 1, Block A, Morningstar Phase 2, Section 1, a subdivision according to the plat or map of record in Document No. 2017118665, Official Public Records of Williamson County, Texas, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, the following two (2) courses and distances:

1. N 69°19'35" E, a distance of 1,266.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
2. N 48°05'21" E, a distance of 189.28 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the southeast corner of said Lot 1, Block A, Morningstar Phase 2, Section 1, same being the southwest corner of Lot 89, Block A, Morningstar Phase 3, Section 1B, a subdivision according to the plat or map of record in Document No. 2019126080, Official Public Records of Williamson County, Texas;

THENCE with the south line of Lot 89, and Lots 8–18, Block A, said Morningstar Phase 3, Section 1B, with the south line of Lots 19–24, Block A, Morningstar Phase 3, Section 1A, a subdivision according to the plat or map of record in Document No. 2019034451, Official Public Records of Williamson County, Texas, with the north line of the said 34.08 acre tract, and with the north line of the said 63.15 acre tract, with the north line of the tract described herein, the following four (4) courses and distances:

1. N 48°05'21" E, a distance of 75.22 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
2. N 66°47'48" E, a distance of 179.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
3. S 84°55'30" E, a distance of 233.26 feet to a ½-inch iron rod with a plastic cap stamped "4Ward" found at an angle point, and
4. N 69°03'45" E, a distance of 607.43 feet to a ½-inch iron rod with a plastic cap stamped "G&R" found in the south line of said Lot 24, Block A, Morningstar Phase 3, Section 1A, at a northwest corner of a certain called 158.017 acre tract described in the deed to RAS Level 2 Holdings, LP of record in Document No. 2014099265, Official Public Records of Williamson County, Texas, at the northerly northeast corner of the said 63.15, for the northeast corner of the tract described herein;

THENCE S 22°46'09" E, with the west line of the said 158.017 acre tract, with the east line of the said 63.15 acre tract, with the east line of the tract described herein, a distance of 857.87 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a southeast corner of the tract described herein, from which a ½-inch iron rod found at the southwest corner of the said 158.017 acre tract and a re-entrant corner of the said 63.15 acre tract bears S 22°46'09" E, a distance of 6.41 feet;

THENCE leaving the west line of the said 158.017 acre tract, crossing the said 63.15 acre tract, with the south and east lines of the tract described herein, the following seventeen (17) courses and distances:

1. S 69°42'48" W, a distance of 62.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
2. With the arc of a curve to the right, having a radius of 280.00 feet, an arc distance of 75.80 feet, and a chord which bears S 77°28'08" W, a distance of 75.57 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. S 85°13'27" W, a distance of 335.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
4. With the arc of a curve to the right, having a radius of 390.00 feet an arc distance of 96.90 feet, and a chord which bears N 87°39'28" W, a distance of 96.65 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
5. S 09°27'38" W, a distance of 120.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent point-of-curvature,
6. With the arc of a curve to the left, having a radius of 510.00 feet, an arc distance of 21.83 feet, and a chord which bears S 81°45'57" E, a distance of 21.83 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
7. S 07°00'28" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
8. S 20°49'50" W, a distance of 146.16 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
9. N 85°13'27" E, a distance of 306.91 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
10. S 04°12'32" E, a distance of 265.16 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
11. S 87°18'54" W, a distance of 38.31 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
12. S 02°43'06" E, a distance of 189.12 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
13. N 87°16'54" E, a distance of 12.62 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
14. S 02°43'06" E, a distance of 120.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
15. N 87°16'54" E, a distance of 68.96 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
16. With the arc of a curve to the left, having a radius of 1,145.00 feet, an arc distance of 99.76 feet, and a chord which bears N 84°47'09" E, a distance of 99.73 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve, and
17. S 13°55'14" E, a distance of 98.81 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the north line of a certain called 33.52 acre tract described in the deed to Wayne A & Carolyn S Wueste of record in Volume 2248, Page 919, Official Public Records of Williamson County, Texas, in the south line of the said 63.15 acre tract, for the southerly southeast corner of the tract described herein;

THENCE with the north line of the said 33.52 acre tract, with the south line of the said 63.15 acre tract, with the south line of the tract described herein, the following two (2) courses and distances:

1. S 62°45'50" W, a distance of 92.77 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
2. S 66°52'02" W, a distance of 377.62 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the northwest corner of the said 33.52 acre tract, at the southerly southwest corner of the said 63.15 acre tract, same being an angle point in the south line of a certain called 145.27 acre tract described in the deed to MA Omega Ranch, LLC of record in Document No. 2020132838, Official Public Records of Williamson County, Texas;

THENCE crossing the said 145.27 acre tract, with the south line of the said 63.15 acre tract, with the south line of the tract described herein, the following four (4) courses and distances:

1. N 00°25'29" W, a distance of 263.01 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. S 87°16'54" W, a distance of 333.91 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. N 83°32'42" W, a distance of 202.51 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and
4. N 06°27'18" E, a distance of 116.88 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" found for a re-entrant corner of the said 63.15 acre tract bears N 06°27'18" E, a distance of 3.12 feet;

THENCE leaving the south line of the said 63.15 acre tract, continuing across the said 145.27 acre tract, with the south line of the tract described herein, the following four (4) courses and distances:

1. N 87°50'03" W, a distance of 47.34 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
2. With the arc of a curve to the right, having a radius of 300.00 feet, an arc distance of 22.46 feet, and a chord which bears N 85°41'23" W, a distance of 22.45 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. N 83°32'42" W, a distance of 70.27 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, for a southwest corner of the tract described herein, and
4. N 06°27'18" E, a distance of 7.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point in the south line of the said 63.15 acre tract;

THENCE N 06°27'18" E, continuing across the said 145.27 acre tract, with a south line of the said 63.15 acre tract, with the south line of the tract described herein, a distance of 50.00 feet to ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a re-entrant corner of the said 63.15 acre tract, for a point in the south line of the tract described herein;

THENCE continuing across the said 145.27 acre tract, crossing the said 63.15 acre tract, with the south line of the tract described herein, the following three (3) courses and distances:

1. N 06°27'18" E, a distance of 7.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. N 83°32'42" W, a distance of 128.15 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
3. With the arc of a curve to the left, having a radius of 300.00 feet, an arc distance of 16.73 feet, and a chord which bears N 85°08'32" W, a distance of 16.72 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-on-curve in the south line of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the westerly southwest corner of the said 63.15 acre tract, same being a southeast corner of the said 34.08 acre tract bears S 06°27'18" W, a distance of 7.03 feet;

THENCE continuing across the said 145.27 acre tract, crossing the said 34.08 acre tract, with the south line of the tract described herein, the following three (3) courses and distances:

1. With the arc of a curve to the left, having a radius of 300.00 feet, an arc distance of 16.67 feet, and a chord which bears N 88°19'55" W, a distance of 16.67 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
2. N 89°55'27" W, a distance of 34.07 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
3. With the arc of a curve to the right, having a radius of 300.00 feet, an arc distance of 33.40 feet, and a chord which bears N 86°44'05" W, a distance of 33.38 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the south line of the said 34.08 acre tract for a point-of-tangency in the south line of the tract described herein;

THENCE continuing across the said 145.27 acre tract, with the east line of the said 34.08 acre tract, with the interior east lines of the tract described herein, the following three (3) courses and distances:

1. N 83°32'42" W, a distance of 68.35 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
2. S 06°27'32" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
3. S 83°32'42" E, a distance of 68.44 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature in the east line of the said 34.08 acre tract;

THENCE continuing across the said 145.27 acre tract, crossing the said 34.08 acre tract, with an interior east line of the tract described herein, the following two (2) courses and distances:

1. With the arc of a curve to the right, having a radius of 300.00 feet, an arc distance of 23.72 feet, and a chord which bears S 81°16'23" E, a distance of 23.72 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set at a point-of-tangency, and
2. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 37.29 feet, and a chord which bears S 36°16'35" E, a distance of 33.93 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east line of the said 34.08 acre tract, for a point-of-tangency;

THENCE S 06°27'18" W, continuing across the said 145.27 acre tract, with the east line of the said 34.08 acre tract, with an interior east line of the tract described herein, a distance of 130.66 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the southerly southeast corner of the said 34.08 acre tract, and the easterly northeast corner of a certain called 33.79 acre tract described in the deed to JNC Development, Inc. of record in Document No. 2020133914, Official Public Records of Williamson County, Texas, said 33.79 acre tract being the save and except tract described in the said deed to MA Omega Ranch, LLC. of record in Document No. 2020132838, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein;

THENCE continuing across the said 145.27 acre tract, with the south line of the said 34.08 acre tract and the north line of the said 33.79 acre tract, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 83°32'42" W, a distance of 210.13 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
2. N 86°02'17" W, a distance of 101.96 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a southwest corner of the tract described herein;

THENCE continuing across the said 145.27 acre tract, leaving the north line of the said 33.79 acre tract, crossing the said 34.08 acre tract, with the west and south lines of the tract described herein, the following thirteen (13) courses and distances:

1. N 06°27'18" E, a distance of 160.95 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. S 83°32'42" E, a distance of 6.84 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. N 06°27'18" E, a distance of 179.48 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
4. With the arc of a curve to the right, having a radius of 3,287.50 feet, an arc distance of 336.27 feet, and a chord which bears N 13°25'27" E, a distance of 336.12 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
5. N 79°27'14" W, a distance of 124.59 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent point-of-curvature,
6. With the arc of a curve to the left, having a radius of 525.00 feet, an arc distance of 17.75 feet, and a chord which bears N 09°34'39" E, a distance of 17.75 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
7. N 81°23'28" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
8. N 86°52'08" W, a distance of 225.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
9. S 69°15'03" W, a distance of 120.24 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
10. N 20°47'56" W, a distance of 120.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
11. S 69°15'03" W, a distance of 197.23 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
12. With the arc of a curve to the left, having a radius of 175.00 feet, an arc distance of 83.47 feet, and a chord which bears S 55°35'14" W, a distance of 82.68 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency, and
13. S 41°55'25" W, a distance of 124.66 feet to a ½-inch iron rod with a north corner of the said 33.79 acre tract, and a re-entrant corner of the said 34.08 acre tract, for a point in the south line of the tract described herein;

THENCE continuing across the said 145.27 acre tract, with a south and west line of the said 34.08 acre tract and the north line of the said 33.79 acre tract, with the south line of the tract described herein, the following ten (10) courses and distances:

1. S 41°55'25" W, a distance of 138.05 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found for a point-of-curvature,
2. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 21.91 feet, and a chord which bears S 00°04'10" W, a distance of 20.02 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a non-tangent end of curve,
3. S 48°12'55" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
4. With the arc of a curve to the left, having a radius of 300.00 feet, an arc distance of 36.39 feet, and a chord which bears N 45°15'34" W, a distance of 36.36 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-tangency,
5. N 48°44'02" W, a distance of 119.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature,
6. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet, and a chord which bears S 86°15'58" W, a distance of 21.21 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-tangency,
7. S 41°15'58" W, a distance of 53.87 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature,
8. With the arc of a curve to the left, having a radius of 155.00 feet, an arc distance of 32.47 feet, and a chord which bears S 35°15'51" W, a distance of 32.41 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
9. N 55°23'17" W, a distance of 212.89 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
10. S 41°15'58" W, a distance of 119.76 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found in the "north-south" boundary line of the said boundary line agreement, the west line of the said 145.27 acre tract, the west line of the said 33.79 acre tract, and the east line of Lot 8, Block F, Morningstar Phase 1, Section 1, a subdivision according to the plat or map of record in Document No. 2018025405, Official Public Records of Williamson County, Texas, for a southwest corner of the tract described herein;

THENCE N 20°48'12" W, with the "north-south" boundary line of the said boundary line agreement, with the west line of the said 145.27 acre tract, the west line of the said 33.79 acre tract, and the east line of said Lot 8, Block F, Morningstar Phase 1, Section 1, with the west line of the tract described herein, a distance of 146.20 feet to a 2-inch steel fence post found for an angle point of the tract described herein;

THENCE with the west and a south line of the said 34.08 acre tract, with the east and north line of said Lot 8, Block F, Morningstar Phase 1, Section 1, with a west and south line of the tract described herein, the following four (4) courses and distances:

1. N 20°39'33" W, a distance of 148.30 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
2. S 69°14'01" W, a distance of 104.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature,
3. With the arc of a curve to the left, having a radius of 20.02 feet, an arc distance of 21.09 feet, and a chord which bears S 39°09'52" W, a distance of 20.13 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a non-tangent end of curve, and
4. With the arc of a curve to the left, having a radius of 100.00 feet, an arc distance of 9.88 feet, and a chord which bears N 02°43'01" E, a distance of 9.88 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found in the south right-of-way line of Morningstar Boulevard, at a north corner of said Lot 8, Block F, Morningstar Phase 1, Section 1, for a northwest corner of the said 34.08 acre tract, for a northwest corner of the tract described herein;

THENCE with the south right-of-way line of said Morningstar Boulevard, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, the following three (3) courses and distances:

1. With the arc of a curve to the left, having a radius of 2,050.00 feet, an arc distance of 4.45 feet, and a chord which bears N 59°52'15" E, a distance of 4.45 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-tangency,
2. N 59°48'31" E, a distance of 148.66 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature, and
3. With the arc of a curve to the left, having a radius of 530.00 feet, an arc distance of 251.91 feet, and a chord which bears N 46°11'30" E, a distance of 249.55 feet to the POINT OF BEGINNING and containing 58.84 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83(2011)

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No.	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 18384 - TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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PLOT DATE: Oct 28,2021 - 11:41am

Doc#2021189507

GENERAL NOTES:

1. BUILDING SETBACKS FOR ALL RESIDENTIAL LOTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:
   FRONT YARD = 20 FEET
   REAR YARD = 10 FEET
   SIDE YARD = 5 FEET
   STREET SIDE YARD = 15 FEET (UNLESS OTHERWISE NOTED)

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS AND PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

3. THIS PLAT CONFORMS TO THE OMEGA RANCH PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JULY 14, 2021.

4. 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 CITY OF LIBERTY HILL AND/OR WILLIAMSON COUNTY, TEXAS. THE CITY NOR THE COUNTY ASSUME ANY 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 THE CONNECTION THEREWITH. NEITHER THE CITY NOR THE COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

5. IT IS THE RESPONSIBILITY OF THE OWNER(S), NOT THE COUNTY OR THE CITY, 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 CITY OF LIBERTY HILL NOR WILLIAMSON COUNTY ASSUME RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNER(S) 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 WCMUD #23.

6. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED, AND MEET THE DRIVEWAY SPACING REQUIREMENTS OF THE CITY OF LIBERTY HILL AS PER THE ROUND ROCK TRANSPORTATION CRITERIA MANUAL, SECTION 5-DRIVEWAY DESIGN AND ACCESS MANAGEMENT, INCLUDING SECTION 5.3.k AND TABLE 5-1.

7. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF DAYSPRING COVE, ETHAN RUN, HANNAH TRAIL, MORNING DAWN LANE, STELLAR WIND DRIVE, SUN GROVE TRAIL, AND VIEW DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNER(S).

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

9. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE TO THE GRANTEE OF THE FOLLOWING:
   ALL ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY WILLIAMSON COUNTY MUD #23. WILLIAMSON COUNTY MUD #23 SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE OF THE ROADS AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS NOT TO AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.

10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

11. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LIBERTY HILL, AND WITHIN MUD #23 OF WILLIAMSON COUNTY, TEXAS.

12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY MUD #23 AND ITS OMEGA RANCH HOMEOWNERSHIP CORPORATION.

14. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LIBERTY HILL.

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

16. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

17. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

18. 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.

19. UTILITY PROVIDERS:
    WATER SERVICE – GEORGETOWN UTILITY SYSTEMS
    WASTEWATER SERVICE – CITY OF LIBERTY HILL

20. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS, AND REVISED BY LOMR 20-06-2228P EFFECTIVE APRIL 12, 2021.

21. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK E LOT 6. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

22. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LIBERTY HILL.

23. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY WILLIAMSON COUNTY MUD #23:

    BLOCK A, LOT 14
    BLOCK C, LOT 17
    BLOCK D, LOT 80
    BLOCK E, LOT 1, LOT 6
    BLOCK G, LOT 1
    BLOCK I, LOT 1, LOT 7

24. EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

25. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAT THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORMWATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

26. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY LANDDEV CONSULTING, DATED AUGUST 24, 2021.

27. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK E LOT 6 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

SHEET 8 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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PLOT DATE: Oct 28,2021-11:47am

Doc# 2021189507

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

WE, MERITAGE HOMES OF TEXAS, LLC, OWNER OF A PORTION OF 58.84 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 34.08 ACRE TRACT DESIGNATED AS PARCEL 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN DOCUMENT NO. 2020133582, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO A PORTION OF A CALLED 63.15 ACRE TRACT DESIGNATED AS PARCEL III AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN SAID DOCUMENT NO. 2020133582, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.84 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

OMEGA RANCH PHASE 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20th DAY OF OCTOBER, 2021.

Elliot Jones
ELLIOT JONES, DIVISION VICE PRESIDENT
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELLIOT JONES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF OCTOBER, 2021

Annette Hermiston
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 4.13.25

ANNETTE HERMISTON
Notary ID #133033420
My Commission Expires
April 13, 2025

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

WE, MA OMEGA RANCH, LLC, OWNER OF A PORTION OF 58.84 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF 145.27 ACRES SAVE AND EXCEPT 33.79 ACRES DESCRIBED IN TN THE SPECIAL WARRANTY DEED TO MA OMEGA RANCH, LLC OF RECORD IN DOCUMENT NO. 2020132838, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.84 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

OMEGA RANCH PHASE 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8th DAY OF November, 2021.

MA OMEGA RANCH, LLC Wyatt Henderson
15443 KNOLL TRAIL RD
DALLAS, TX 75248

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Wyatt Henderson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF November, 2021

Ruishu Xie
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 06/08/2025

RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

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

I, KEITH PARKAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF LIBERTY HILL, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS DAY 26TH OF OCTOBER, 2021

Keith Parkan
KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LDCTEAMS.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS
REGISTERED
KEITH E. PARKAN
88601
LICENSED
PROFESSIONAL ENGINEER

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

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-ROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE. ALL EASEMENTS OF RECORDS ARE SHOWN OR NOTED ON THE PLAT, AND ARE BASED ON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE, GF NO. 20190240, EFFECTIVE DATE JANUARY 7, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS 26th DAY OF October, 2021

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LDCTEAMS.COM
TBPLS FIRM NO. 1019410

STATE OF TEXAS
REGISTERED
ERNESTO NAVARRETE
6642
PROFESSIONAL
LAND SURVEYOR

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATION WITHIN IT.

FOR Adam D. Boatright
J. TERRON EVERTSON, P.E. COUNTY ENGINEER
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR Adam D. Boatright

11/30/2021
DATE

APPROVAL
CITY OF LIBERTY HILL PLANNING AND ZONING COMMISSION

APPROVED THIS 9th DAY OF December, 2021 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY HILL, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEPHEN MESSAVA
PLANNING AND ZONING COMMISSION

12-09-21
DATE

APPROVAL
CITY OF LIBERTY HILL MAYOR

APPROVED THIS 9th DAY OF December, 2021 BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

LIZ BRANIGAN, MAYOR

ATTEST: Rebeca Hanna
REBECA HANNA, CITY SECRETARY

CITY OF LIBERTY HILL
INCORPORATED 1999

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3rd DAY OF December, 2021 A.D.,

TeresaBaker
TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, NANCY E. 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 14th DAY OF December, 2021 A.D. AT 3:08 O'CLOCK, P M., AND DULY RECORDED THIS THE 14th DAY OF December, 2021, A.D., AT 3:44 O'CLOCK, P.M. IN the Official Public Records OF SAID COUNTY IN INSTRUMENT NO. 2021189507

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: Brenda McKenzie, Deputy
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

SHEET 9 OF 9
LDC FILE # 1383

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

L:\Projects\1383-Omega Ranch\600-Survey\601-CAD\Plat\Omega Ranch Ph 1\1383-Omega Ranch Ph 1 - Final Plat.dwg
PLOT DATE: Oct 26,2021-11:47am

Doc # 2021189507

FINAL PLAT
OMEGA RANCH PHASE 1,
MUD #23
WILLIAMSON COUNTY, TEXAS

58.84 ACRES OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

OWNERS: MA OMEGA RANCH, LLC
15443 KNOLL TRAIL RD
DALLAS, TX 75248

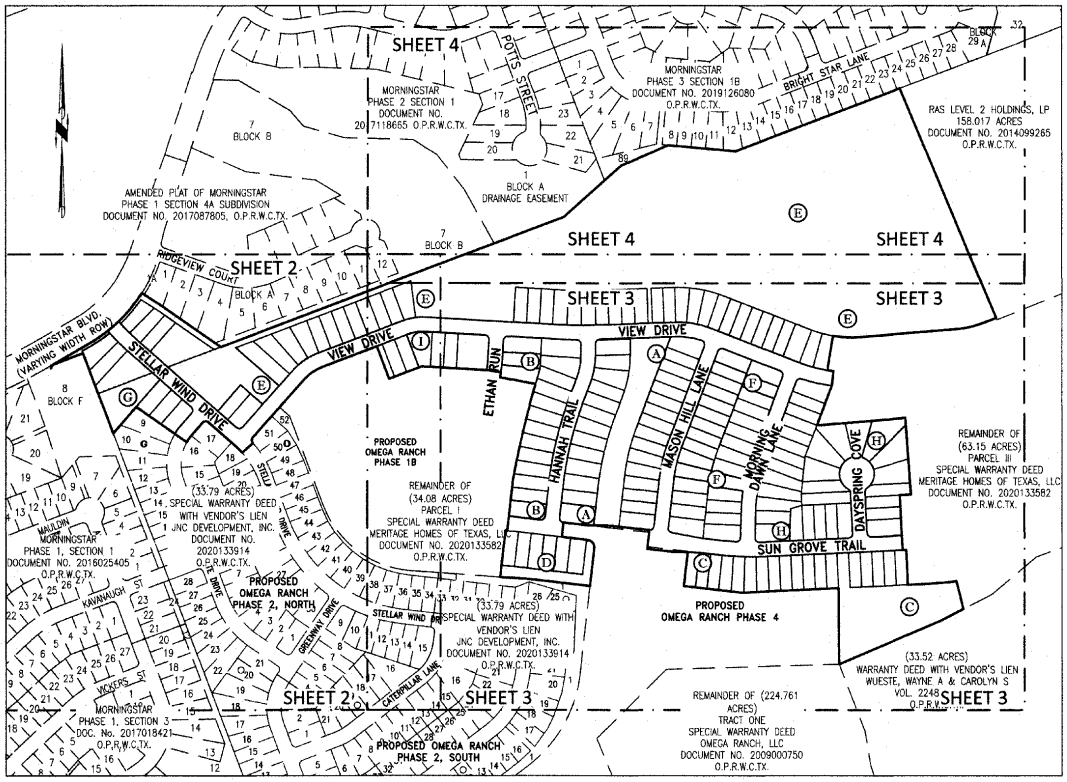
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

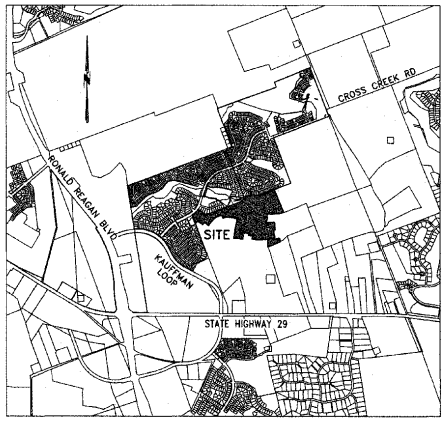
SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LDCTEAMS.COM
TBPLS FIRM NO. 10194410

ENGINEER: KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601– STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LDCTEAMS.COM
TBPE FIRM NO. F-16384

SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5

ACREAGE:	58.84
LOT ACREAGE:	51.413
RIGHT-OF-WAY ACREAGE:	7.428
TOTAL NUMBER OF BLOCKS:	9
TOTAL NUMBER OF LOTS:	192
SINGLE FAMILY RESIDENTIAL LOTS:	184
OPEN SPACE, DRAINAGE EASEMENT, & ACCESS LOT:	3
OPEN SPACE & DRAINAGE EASEMENT LOT:	2
RECREATIONAL, ACCESS, & DRAINAGE RESERVE:	1
DRAINAGE LOTS:	1
LANDSCAPE LOTS:	1





VICINITY MAP
1" = 3000'

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9998532817.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

BENCHMARK: NAVD 88 – OPUS

BM 1: SQUARE CUT ON TOP OF CURB ON THE NOSE OF THE MEDIAN AT KAUFFMAN LOOP AND SH HWY. 29, NORTH SIDE OF SH HWY. 29.
ELEVATION = 982.17'.

BM 2: 80D NAIL SET AT BASE OF 30 INCH POST OAK, TREE TAG NUMBER 763.
ELEVATION = 948.73'

BM 23: SQUARE CUT ON WEST SIDE OF HEADWALL LOCATED APPROXIMATELY 1060 FEET NORTH OF STATE HWY. 29 CENTERLINE AND APPROXIMATELY 70 FEET EAST OF KAUFFMAN LOOP CENTERLINE.
ELEVATION = 968.02'

STREETS TABLE

STREET NAME	LENGTH (LF)	PAVEMENT WIDTH (F-C-F.C.) (FT)	ROW WIDTH (FT)	DESIGN SPEED (MPH)	MAINTENANCE AUTHORITY	CLASS
COMET POINTE DRIVE	130	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
DAYSPRING COVE	245	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
ETHAN RUN	148	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
HANNAH TRAIL	691	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
MASON HILL LANE	730	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
MORNING DAWN LANE	651	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
STELLAR WIND DRIVE	625	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
SUN GROVE TRAIL	1,065	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
VIEW DRIVE	2,215	33	50	25	PUBLIC/WILLIAMSON COUNTY MUD #23	LOCAL
TOTAL	6,400					

SHEET INDEX

1. COVER SHEET
2. SUBDIVISION (1 OF 3)
3. SUBDIVISION (2 OF 3)
4. SUBDIVISION (3 OF 3)
LINE & TABLE
5. CURVE TABLES
6. LOT AREA TABLES
7. FIELD NOTES DESCRIPTION
8. GENERAL NOTES
9. SIGNATURE BLOCKS

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

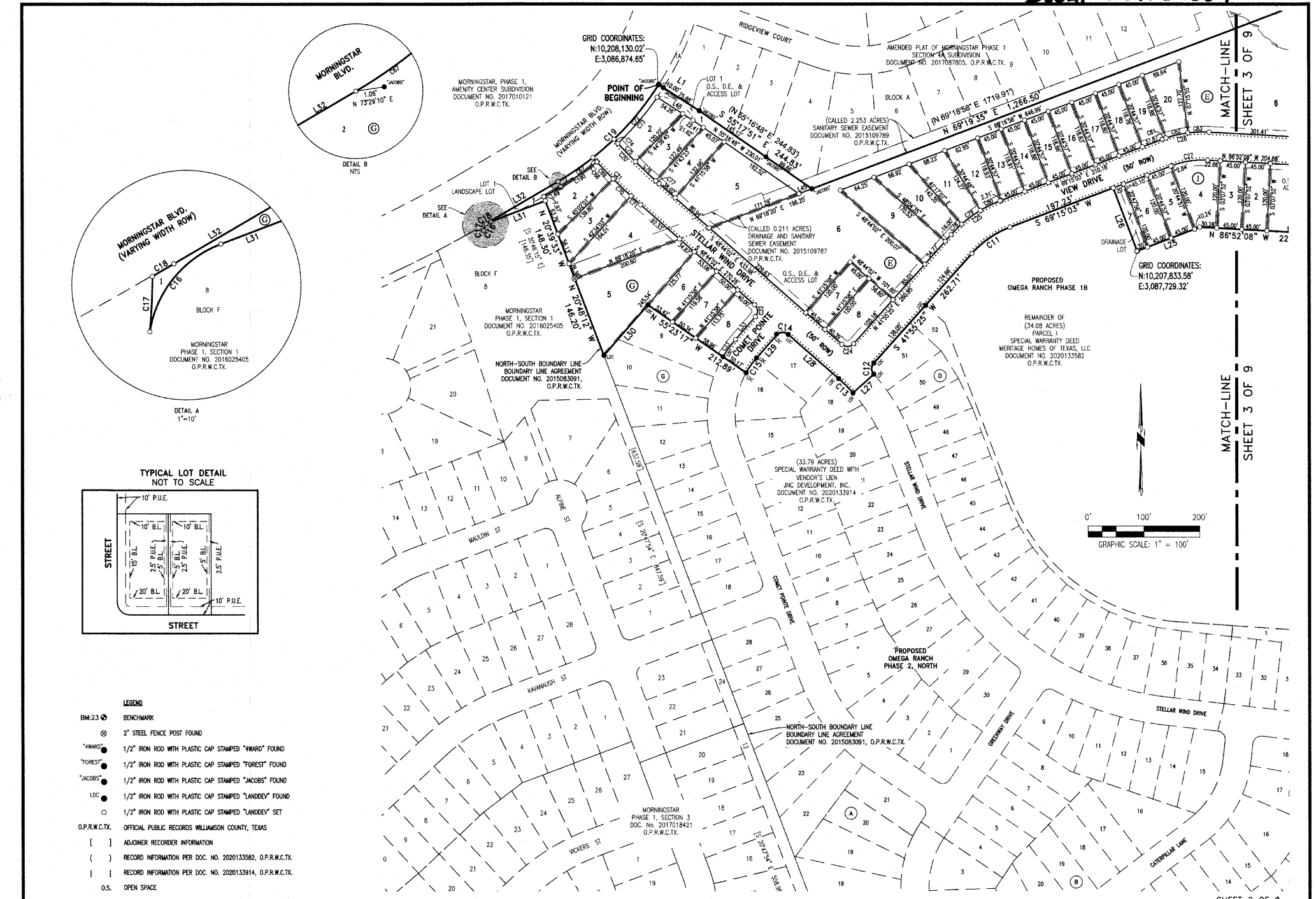
CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 18384 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

SHEET 1 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

L:\Projects\1383-Omega Ranch\400-Survey\407-CAD\Plats\Omega Ranch Ph 1\1383-Omega Ranch Ph 1 - Final Plat.dwg
PLOT DATE: Oct 26,2021-11:40am



TYPICAL LOT DETAIL
NOT TO SCALE

LEGEND

BM:23	BENCHMARK
⊗	2" STEEL FENCE POST FOUND
"4WARD"	1/2" IRON ROD WITH PLASTIC CAP STAMPED "4WARD" FOUND
"FOREST"	1/2" IRON ROD WITH PLASTIC CAP STAMPED "FOREST" FOUND
"JACOBS"	1/2" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND
LDC	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" FOUND
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ]	ADJOINER RECORDER INFORMATION
( )	RECORD INFORMATION PER DOC. NO. 2020133582, O.P.R.W.C.TX.
{ }	RECORD INFORMATION PER DOC. NO. 2020133914, O.P.R.W.C.TX.
O.S.	OPEN SPACE
D.E.	DRAINAGE EASEMENT

PLAT PREPARATION DATE: JANUARY, 2021
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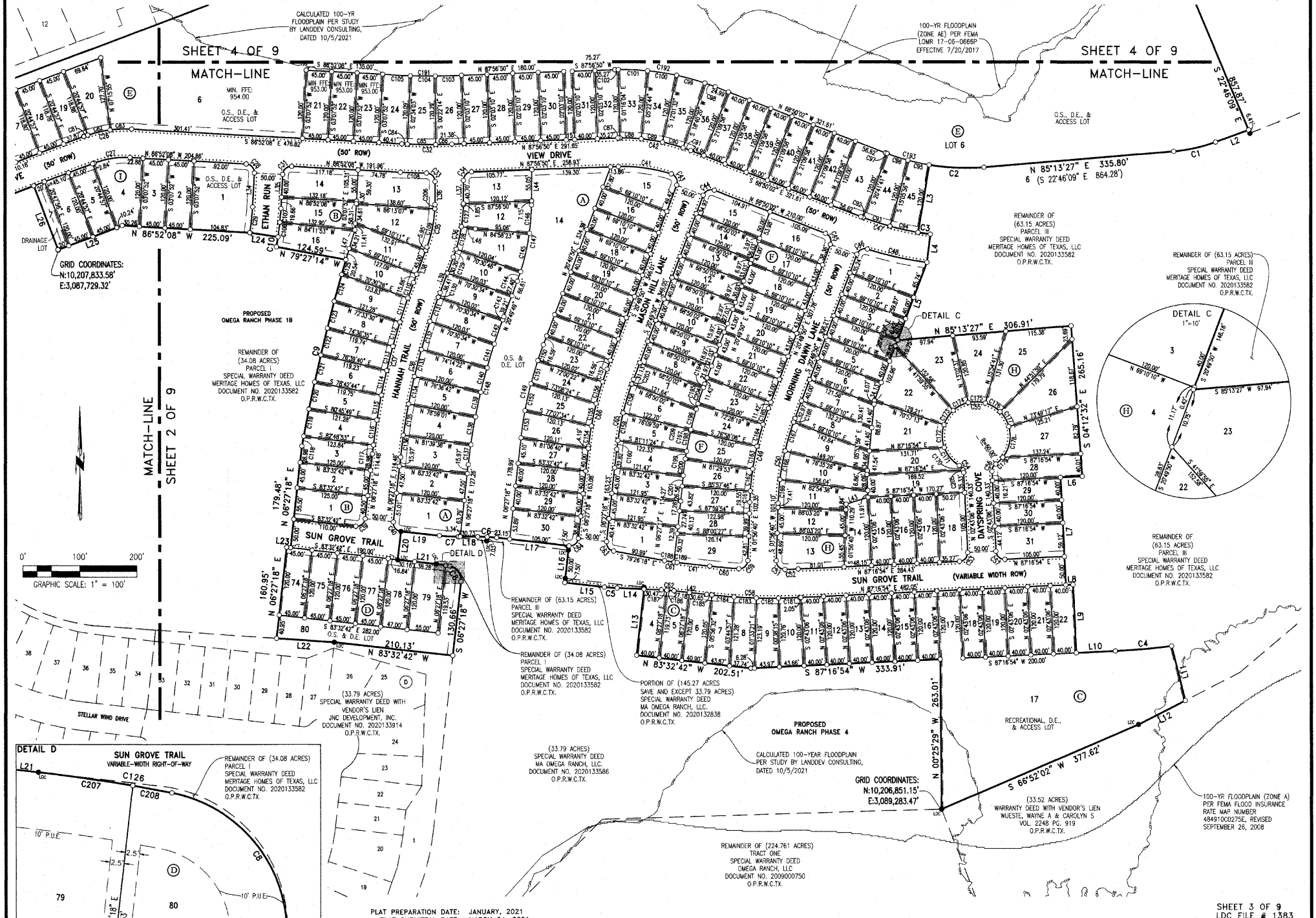
FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS



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SHEET 3 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS

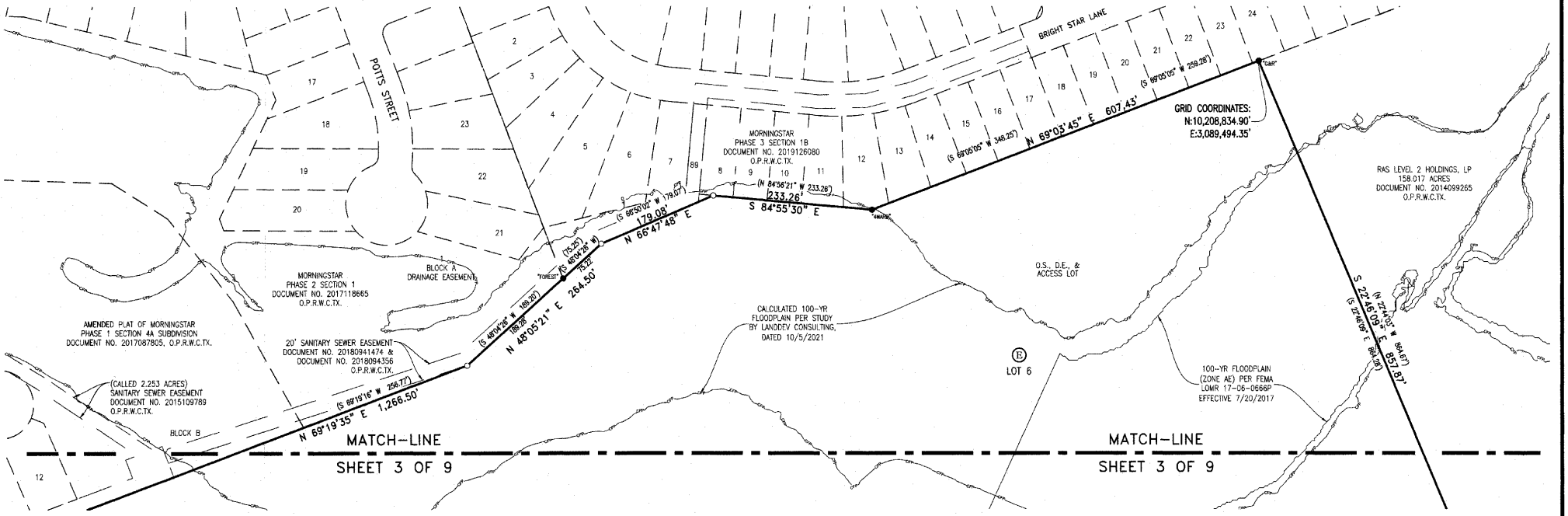
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 57°25'29" E	85.88'
L2	S 68°42'48" W	62.00'
L3	S 09°27'38" W	120.00'
L4	S 07°00'28" W	50.00'
L5	S 20°49'50" W	146.16'
L6	S 87°16'54" W	38.31'
L7	S 02°43'06" E	189.12'
L8	N 87°16'54" E	12.62'
L9	S 02°43'06" E	120.00'
L10	N 87°16'54" E	68.96'
L11	S 13°55'14" E	98.81'
L12	S 62°45'50" W	92.77'
L13	N 06°27'18" E	116.86'
L14	N 87°50'03" W	47.34'
L15	N 83°32'42" W	70.27'
L16	N 06°27'18" E	65.00'
L17	N 83°32'42" W	128.15'
L18	N 89°55'27" W	34.07'
L19	N 83°32'42" W	68.35'
L20	S 06°27'32" W	50.00'
L21	S 83°32'42" E	68.44'
L22	N 86°02'17" W	101.96'
L23	S 83°32'42" E	6.84'
L24	N 81°23'28" W	50.00'
L25	S 69°15'03" W	120.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L26	N 20°47'56" W	120.00'
L27	S 46°12'55" W	50.00'
L28	N 48°44'02" W	119.53'
L29	S 41°15'58" W	53.87'
L30	S 41°15'58" W	119.76'
L31	S 69°14'01" W	104.08'
L32	N 59°48'31" E	148.66'
L33	S 41°15'58" W	53.87'
L34	N 03°07'52" E	59.66'
L35	S 03°07'52" W	59.66'
L36	N 00°28'23" E	40.10'
L37	N 00°28'20" E	42.55'
L38	N 20°49'49" E	66.61'
L39	N 20°49'49" E	66.61'
L40	S 87°50'03" E	77.81'
L41	S 83°32'42" E	57.83'
L42	S 83°32'42" E	57.83'
L43	N 72°51'42" E	40.47'
L44	N 00°28'23" E	62.20'
L45	N 69°18'20" E	24.91'
L46	N 81°07'55" W	25.10'
L47	S 16°53'21" W	54.75'
L48	N 57°24'26" W	75.88'
L49	S 59°49'34" W	35.40'

FINAL PLAT
OMEGA RANCH PHASE 1,
MUD #23
WILLIAMSON COUNTY, TEXAS

58.84 ACRES OUT OF THE
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

0' 100' 200'
GRAPHIC SCALE: 1" = 100'



PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No.	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.8696
LDCTEAMS.COM

SHEET 4 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	280.00'	75.80'	S 77°28'08" W	75.57'
C2	390.00'	96.90'	N 87°39'28" W	96.65'
C3	510.00'	21.83'	S 81°45'57" E	21.83'
C4	1,145.00'	99.76'	N 84°47'09" E	99.73'
C5	300.00'	22.46'	N 85°41'23" W	22.45'
C6	300.00'	33.40'	N 86°44'05" W	33.38'
C7	300.00'	33.40'	N 86°44'05" W	33.38'
C8	25.00'	37.29'	S 36°16'35" E	33.93'
C9	3,287.50'	336.27'	N 13°25'27" E	336.12'
C10	525.00'	17.75'	N 09°34'39" E	17.75'
C11	175.00'	83.47'	S 55°35'14" W	82.68'
C12	15.00'	21.91'	S 00°04'10" W	20.02'
C13	300.00'	36.39'	N 45°15'34" W	36.36'
C14	15.00'	23.56'	S 86°15'58" W	21.21'
C15	155.00'	32.47'	S 35°15'51" W	32.41'
C16	20.02'	21.09'	S 39°09'52" W	20.13'
C17	100.00'	9.88'	N 02°43'01" E	9.88'
C18	2,050.00'	4.45'	N 59°52'15" E	4.45'
C19	530.00'	251.91'	N 46°11'30" E	249.55'
C20	975.00'	113.06'	S 45°24'43" E	113.00'
C21	1,025.00'	119.72'	S 45°23'16" E	119.66'
C22	15.00'	23.56'	S 03°44'02" E	21.21'
C23	205.00'	38.27'	S 35°55'04" W	38.22'
C24	15.00'	23.39'	N 86°35'41" E	21.09'
C25	225.00'	107.31'	N 55°35'14" E	106.30'
C26	205.00'	85.44'	N 81°11'27" E	84.82'
C27	155.00'	64.60'	S 81°11'27" W	64.14'
C28	15.00'	23.56'	N 41°52'08" W	21.21'
C29	475.00'	45.41'	N 05°52'12" E	45.40'
C30	525.00'	50.19'	N 05°52'12" E	50.17'
C31	15.00'	23.56'	S 48°07'52" W	21.21'
C32	975.00'	88.21'	S 89°27'39" E	88.18'
C33	15.00'	23.54'	N 44°29'11" W	21.20'
C34	15.00'	22.90'	N 44°12'31" E	20.74'
C35	215.00'	76.39'	N 10°39'06" E	75.99'
C36	265.00'	94.16'	N 10°39'06" E	93.66'
C37	1,237.00'	310.36'	N 13°38'34" E	309.55'
C38	1,187.00'	297.82'	N 13°38'34" E	297.04'
C39	15.00'	23.56'	N 51°27'18" E	21.21'
C40	15.00'	23.56'	N 38°32'42" W	21.21'
C41	275.00'	94.27'	S 82°13'57" E	93.81'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C42	325.00'	131.71'	S 80°26'36" E	130.81'
C43	15.00'	24.41'	S 25°47'27" E	21.80'
C44	15.00'	23.65'	S 65°59'54" W	21.28'
C45	15.00'	23.47'	N 24°00'06" W	21.15'
C46	15.00'	22.81'	S 64°23'43" W	20.68'
C47	510.00'	104.19'	S 74°41'12" E	104.01'
C48	560.00'	107.05'	N 77°30'58" W	106.88'
C49	513.00'	169.10'	N 11°23'15" E	168.33'
C50	463.00'	152.62'	S 11°23'15" W	151.93'
C51	15.00'	24.42'	S 44°41'52" E	21.81'
C52	975.00'	23.45'	N 87°58'15" E	23.45'
C53	15.00'	23.56'	N 42°16'54" E	21.21'
C54	15.00'	15.12'	N 31°36'10" W	14.49'
C55	60.00'	309.49'	N 87°16'54" E	64.00'
C56	15.00'	15.12'	S 26°09'58" W	14.49'
C57	15.00'	23.56'	S 47°43'06" E	21.21'
C58	1,025.00'	164.11'	S 88°07'54" E	163.93'
C59	15.00'	23.95'	N 47°41'26" E	21.49'
C60	975.00'	51.36'	S 85°03'15" E	51.36'
C61	300.00'	22.46'	S 81°24'02" E	22.45'
C62	300.00'	22.46'	S 85°41'23" E	22.45'
C63	15.00'	23.10'	S 37°39'35" E	20.86'
C64	15.00'	23.56'	S 51°27'18" W	21.21'
C65	505.00'	126.71'	S 13°38'34" W	126.37'
C66	555.00'	139.25'	S 13°38'34" W	138.89'
C67	530.00'	75.86'	N 55°42'28" E	75.79'
C68	1,025.00'	10.39'	S 42°19'55" E	10.39'
C69	1,025.00'	41.93'	S 43°47'40" E	41.93'
C70	1,025.00'	44.11'	S 46°11'58" E	44.11'
C71	1,025.00'	23.28'	S 48°04'59" E	23.28'
C72	530.00'	126.03'	S 39°23'14" W	125.73'
C73	540.00'	108.31'	N 40°27'42" E	108.13'
C74	975.00'	10.36'	S 42°23'40" E	10.36'
C75	975.00'	45.19'	S 44°01'35" E	45.19'
C76	975.00'	49.74'	S 46°48'56" E	49.73'
C77	975.00'	7.78'	S 48°30'20" E	7.78'
C78	225.00'	26.67'	N 45°19'09" E	26.65'
C79	225.00'	41.38'	N 53°59'02" E	41.33'
C80	225.00'	39.26'	N 64°15'07" E	39.21'
C81	205.00'	7.14'	N 70°14'53" E	7.14'
C82	205.00'	40.28'	N 76°52'28" E	40.22'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C83	205.00'	38.02'	N 87°49'03" E	37.97'
C84	975.00'	9.59'	S 87°09'03" E	9.59'
C85	975.00'	50.00'	S 88°54'06" E	49.99'
C86	975.00'	28.62'	N 86°47'18" E	28.62'
C87	325.00'	4.45'	N 88°20'23" E	4.45'
C88	325.00'	37.70'	S 87°56'40" E	37.68'
C89	325.00'	37.70'	S 81°17'52" E	37.68'
C90	325.00'	37.70'	S 74°39'04" E	37.68'
C91	325.00'	14.14'	S 70°04'51" E	14.14'
C92	510.00'	4.20'	S 69°04'11" E	4.20'
C93	510.00'	49.81'	S 72°06'12" E	49.79'
C94	510.00'	50.18'	S 77°43'13" E	50.17'
C95	390.00'	38.38'	N 77°43'13" W	38.36'
C96	390.00'	38.09'	N 72°06'12" W	38.07'
C97	390.00'	3.21'	N 69°04'11" W	3.21'
C98	445.00'	19.37'	N 70°04'51" W	19.37'
C99	445.00'	51.62'	N 74°39'04" W	51.59'
C100	445.00'	51.62'	N 81°17'52" W	51.59'
C101	445.00'	51.62'	N 87°56'40" W	51.59'
C102	445.00'	6.10'	S 88°20'23" W	6.10'
C103	1,245.00'	46.47'	N 88°45'42" E	46.47'
C104	1,245.00'	43.84'	S 89°09'37" E	43.83'
C105	1,245.00'	48.82'	S 87°01'42" E	48.82'
C106	525.00'	25.72'	S 07°12'20" W	25.72'
C107	525.00'	24.47'	S 04°27'59" W	24.47'
C108	1,025.00'	46.10'	N 88°09'26" W	46.09'
C109	215.00'	68.83'	N 11°39'33" E	68.53'
C110	1,237.00'	28.88'	N 20°09'42" E	28.88'
C111	1,237.00'	44.29'	N 18°28'02" E	44.28'
C112	1,237.00'	44.28'	N 16°24'57" E	44.28'
C113	1,237.00'	44.29'	N 14°21'53" E	44.28'
C114	1,237.00'	44.28'	N 12°18'48" E	44.28'
C115	1,237.00'	44.29'	N 10°15'44" E	44.28'
C116	1,237.00'	44.28'	N 08°12'39" E	44.28'
C117	1,237.00'	15.77'	N 06°49'12" E	15.77'
C118	3,287.50'	17.39'	S 10°38'43" W	17.39'
C119	3,287.50'	48.74'	S 11°13'18" W	48.74'
C120	3,287.50'	48.62'	S 12°04'12" W	48.62'
C121	3,287.50'	48.56'	S 12°55'01" W	48.56'
C122	3,287.50'	48.56'	S 13°45'48" W	48.56'
C123	3,287.50'	48.63'	S 14°36'37" W	48.62'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C124	3,287.50'	48.74'	S 15°27'31" W	48.74'
C125	3,287.50'	27.03'	S 16°07'08" W	27.03'
C126	300.00'	23.72'	S 81°16'23" E	23.72'
C127	265.00'	38.69'	N 04°39'22" E	38.66'
C128	265.00'	40.66'	N 13°14'04" E	40.62'
C129	265.00'	14.80'	N 19°13'48" E	14.80'
C130	1,187.00'	8.60'	N 20°37'22" E	8.60'
C131	1,187.00'	45.00'	N 19°19'44" E	45.00'
C132	1,187.00'	51.43'	N 17°00'06" E	51.42'
C133	1,187.00'	49.14'	N 14°34'28" E	49.14'
C134	1,187.00'	49.14'	N 12°12'08" E	49.14'
C135	1,187.00'	55.45'	N 09°40'40" E	55.45'
C136	1,187.00'	39.04'	N 07°23'50" E	39.04'
C137	1,067.00'	35.09'	N 07°23'50" E	35.09'
C138	1,067.00'	49.85'	N 09°40'40" E	49.84'
C139	1,067.00'	44.18'	N 12°12'08" E	44.17'
C140	1,067.00'	44.18'	N 14°34'28" E	44.17'
C141	1,067.00'	43.61'	N 16°55'53" E	43.61'
C142	1,067.00'	45.00'	N 19°18'39" E	45.00'
C143	1,067.00'	5.80'	N 20°40'29" E	5.80'
C144	385.00'	17.62'	N 19°31'10" E	17.62'
C145	385.00'	69.26'	N 13°03'16" E	69.17'
C146	385.00'	49.91'	N 04°11'12" E	49.87'
C147	385.00'	136.79'	N 10°39'06" E	136.07'
C148	1,067.00'	267.71'	N 13°38'34" E	267.01'
C149	671.63'	168.45'	S 13°40'53" W	168.01'
C150	671.63'	29.36'	S 19°36'52" W	29.36'
C151	671.63'	42.38'	S 16°33'16" W	42.37'
C152	671.63'	48.36'	S 12°41'03" W	48.35'
C153	671.63'	48.36'	S 08°33'32" W	48.35'
C154	555.00'	35.82'	S 08°18'14" W	35.81'
C155	555.00'	40.01'	S 12°13'04" W	40.00'
C156	555.00'	40.01'	S 16°20'53" W	40.00'
C157	555.00'	23.42'	S 19°37'19" W	23.41'
C158	505.00'	52.80'	S 16°49'44" W	52.78'
C159	505.00'	49.59'	S 11°01'15" W	49.57'
C160	505.00'	15.45'	S 07°19'53" W	15.45'
C161	513.00'	19.88'	N 03°03'17" E	19.88'
C162	513.00'	38.83'	N 06°20'00" E	38.82'
C163	513.00'	40.55'	N 10°45'59" E	40.54'
C164	513.00'	40.27'	N 15°16'47" E	40.25'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C165	513.00'	29.57'	N 19°10'46" E	29.56'
C166	463.00'	7.02'	S 20°23'45" W	7.03'
C167	463.00'	52.95'	S 16°41'06" W	52.92'
C168	463.00'	51.07'	S 10°14'57" W	51.04'
C169	463.00'	41.58'	S 04°31'01" W	41.56'
C170	15.00'	10.38'	N 40°40'08" W	10.17'
C171	60.00'	42.53'	N 40°10'58" W	41.64'
C172	60.00'	40.76'	N 00°24'57" W	39.98'
C173	60.00'	30.32'	N 33°31'26" E	30.00'
C174	60.00'	30.32'	N 62°28'44" E	30.00'
C175	60.00'	30.32'	S 88°33'58" E	30.00'
C176	60.00'	30.32'	S 59°36'40" E	30.00'
C177	60.00'	30.32'	S 30°39'22" E	30.00'
C178	60.00'	57.42'	S 11°14'05" W	55.25'
C179	60.00'	17.18'	S 46°50'58" W	17.12'
C180	530.03'	50.10'	N 48°53'59" E	50.08'
C181	1,025.00'	37.22'	N 88°19'20" E	37.22'
C182	1,025.00'	39.24'	S 89°32'27" E	39.23'
C183	1,025.00'	39.24'	S 87°20'51" E	39.23'
C184	1,025.00'	39.24'	S 85°09'15" E	39.23'
C185	1,025.00'	9.17'	S 83°48'05" E	9.17'
C186	300.00'	12.83'	S 84°46'11" E	12.82'
C187	300.00'	9.63'	S 86°54'52" E	9.63'
C188	300.00'	16.67'	S 80°50'52" E	16.67'
C189	300.00'	5.79'	S 82°59'33" E	5.79'
C190	540.00'	78.31'	S 55°40'17" W	78.25'
C191	1,245.00'	139.13'	S 89°06'22" E	139.06'
C192	445.00'	180.33'	N 80°26'36" W	179.10'
C193	390.00'	79.68'	N 74°41'12" W	79.54'
C194	633.00'	6.61'	S 20°31'53" W	6.61'
C195	633.00'	10.18'	S 17°04'03" W	10.18'
C196	633.00'	37.19'	S 14°55'25" W	37.19'
C197	633.00'	2.31'	S 13°08'09" W	2.31'
C198	633.00'	36.52'	S 11°22'42" W	36.51'
C199	633.00'	13.52'	S 09°06'49" W	13.52'
C200	633.00'	29.74'	S 07°09'22" W	29.73'
C201	633.00'	18.44'	S 04°58'32" W	18.44'
C202	633.00'	184.39'	S 12°29'08" W	183.74'
C203	505.00'	8.87'	S 20°19'39" W	8.87'
C204	633.00'	29.88'	S 18°52'49" W	29.87'
C205	15.00'	4.75'	N 11°47'04" W	4.73'
C206	215.00'	7.56'	N 01°28'50" E	7.56'
C207	300.00'	16.73'	S 81°56'28" E	16.73'
C208	300.00'	6.99'	N 79°40'32" W	6.99'
C209	633.00'	184.39'	S 12°29'08" W	183.74'

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16884 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

SHEET 5 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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Plot Date: Oct 29,2021 - 11:41am

BLOCK A		
Lot	Acres	Sq. Ft.
1	0.180	7,846
2	0.131	5,700
3	0.146	6,365
4	0.145	6,318
5	0.129	5,599
6	0.129	5,599
7	0.131	5,702
8	0.124	5,400
9	0.124	5,401
10	0.124	5,401
11	0.150	6,515
12	0.136	5,936
13	0.151	6,563
14	1.382	60,216
15	0.153	6,658

BLOCK A		
Lot	Acres	Sq. Ft.
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.118	5,157
24	0.114	4,944
25	0.122	5,303
26	0.122	5,302
27	0.117	5,106
28	0.110	4,800
29	0.110	4,800
30	0.147	6,418

BLOCK B		
Lot	Acres	Sq. Ft.
1	0.158	6,890
2	0.129	5,625
3	0.130	5,682
4	0.131	5,692
5	0.128	5,593
6	0.127	5,543
7	0.127	5,543
8	0.128	5,593
9	0.131	5,692
10	0.132	5,771
11	0.133	5,804
12	0.171	7,448
13	0.189	8,237
14	0.166	7,222
15	0.143	6,248
16	0.144	6,262

BLOCK C		
Lot	Acres	Sq. Ft.
4	0.109	4,735
5	0.110	4,799
6	0.111	4,843
7	0.115	5,007
8	0.117	5,095
9	0.116	5,064
10	0.114	4,985
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	1.879	81,852
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800

BLOCK D		
Lot	Acres	Sq. Ft.
74	0.124	5,400
75	0.124	5,400
76	0.124	5,400
77	0.124	5,400
78	0.129	5,640
79	0.151	6,597
80	0.346	15,061

BLOCK E		
Lot	Acres	Sq. Ft.
1	0.177	7,720
2	0.125	5,434
3	0.133	5,786
4	0.135	5,890
5	0.386	16,828
6	22.447	977,800
7	0.124	5,400
8	0.153	6,662
9	0.237	10,344
10	0.185	8,072
11	0.162	7,077
12	0.144	6,285
13	0.123	5,351
14	0.123	5,350
15	0.123	5,349
16	0.123	5,348
17	0.123	5,347
18	0.123	5,346
19	0.123	5,345
20	0.153	6,667

BLOCK E		
Lot	Acres	Sq. Ft.
21	0.124	5,400
22	0.124	5,400
23	0.124	5,400
24	0.136	5,925
25	0.130	5,642
26	0.133	5,794
27	0.124	5,400
28	0.124	5,400
29	0.124	5,400
30	0.124	5,400
31	0.110	4,800
32	0.112	4,866
33	0.123	5,360
34	0.123	5,360
35	0.123	5,360
36	0.115	5,009
37	0.110	4,800
38	0.110	4,800
39	0.110	4,800
40	0.110	4,800

BLOCK E		
Lot	Acres	Sq. Ft.
41	0.110	4,800
42	0.110	4,800
43	0.166	7,239
44	0.121	5,274
45	0.122	5,314

BLOCK F		
Lot	Acres	Sq. Ft.
1	0.163	7,121
2	0.126	5,488
3	0.126	5,482
4	0.128	5,570
5	0.124	5,422
6	0.126	5,499
7	0.111	4,826
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.137	5,951

BLOCK F		
Lot	Acres	Sq. Ft.
16	0.147	6,387
17	0.118	5,160
18	0.118	5,160
19	0.118	5,160
20	0.118	5,160
21	0.118	5,160
22	0.118	5,160
23	0.122	5,334
24	0.124	5,397
25	0.125	5,435
26	0.120	5,221
27	0.116	5,046
28	0.114	4,982
29	0.161	6,994

BLOCK G		
Lot	Acres	Sq. Ft.
1	0.051	2,214
2	0.155	6,730
3	0.165	7,185
4	0.283	12,312
5	0.435	18,944
6	0.149	6,510
7	0.134	5,833
8	0.140	6,077

BLOCK H		
Lot	Acres	Sq. Ft.
1	0.152	6,616
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,805
7	0.117	5,076
8	0.126	5,502
9	0.146	6,361
10	0.149	6,506
11	0.137	5,981
12	0.124	5,400
13	0.165	7,176
14	0.115	4,998
15	0.110	4,800
16	0.110	4,800

BLOCK H		
Lot	Acres	Sq. Ft.
17	0.110	4,800
18	0.137	5,984
19	0.156	6,810
20	0.140	6,086
21	0.187	8,130
22	0.203	8,827
23	0.204	8,871
24	0.171	7,465
25	0.265	11,561
26	0.226	9,840
27	0.195	8,499
28	0.141	6,129
29	0.110	4,800
30	0.110	4,800
31	0.162	7,046

BLOCK I		
Lot	Acres	Sq. Ft.
1	0.293	12,759
2	0.124	5,400
3	0.124	5,400
4	0.180	7,832
5	0.124	5,400
6	0.124	5,406
7	0.055	2,400

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 • TBPLS NO: 10194101
8508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.572.6688
LDCTEAMS.COM

SHEET 6 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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PLOT DATE: Oct 28,2021 - 11:41am

FIELD NOTES DESCRIPTION

DESCRIPTION OF 58.84 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 34.08 ACRE TRACT DESIGNATED AS PARCEL 1 AND A PORTION OF A CERTAIN CALLED 63.15 ACRE TRACT DESIGNATED AS PARCEL III, BOTH DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC, OF RECORD IN DOCUMENT NO. 2020133582, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CERTAIN CALLED 145.27 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO MA OMEGA RANCH, LLC, OF RECORD IN DOCUMENT NO. 2020132838, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.08 ACRE TRACT, AND SAID 145.27 ACRE TRACT, BEING SUBJECT TO THAT CERTAIN BOUNDARY LINE AGREEMENT OF RECORD IN DOCUMENT NO. 2015083091, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.84 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "JACOBS" found in the south right-of-way line of Morningstar Boulevard, a variable-width right-of-way, at the southwest corner of Lot 1A, Block A, Amended Plat of Morningstar Phase 1 Section 4A, a subdivision according to the plat or map of record in Document No. 2017067605, Official Public Records of Travis County, Texas, at an angle point in the north line of the said 34.08 acre tract, for an angle point and POINT OF BEGINNING of the tract described herein;

THENCE S 57°25'29" E, leaving the south right-of-way line of said Morningstar Boulevard, with the southwest lines of Lots 1A and Lot 1, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, a distance of 85.88 feet to a ½-inch iron rod with a plastic cap stamped "JACOBS" found at the southeast corner of said Lot 1, Block A, and the southwest corner of Lot 2, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, same being an angle point in the north line of the said 34.08 acre tract, for an angle point in the north line of the tract described herein;

THENCE S 55°17'51" E, with the southwest lines of Lots 2–4, and Lot 7, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, a distance of 244.83 feet to a ½-inch iron rod with a plastic cap stamped "JACOBS" found at the southwest corner of said Lot 7, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, same being an angle point in the north line of the said 34.08 acre tract;

THENCE with the southeast line of said Lot 7, Block A, said Amended Plat of Morningstar Phase 1 Section 4A, and with the southeast line of Lot 1, Block A, Morningstar Phase 2, Section 1, a subdivision according to the plat or map of record in Document No. 2017118665, Official Public Records of Williamson County, Texas, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, the following two (2) courses and distances:

1. N 69°19'35" E, a distance of 1,266.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
2. N 48°05'21" E, a distance of 189.28 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the southeast corner of said Lot 1, Block A, Morningstar Phase 2, Section 1, same being the southwest corner of Lot 89, Block A, Morningstar Phase 3, Section 1B, a subdivision according to the plat or map of record in Document No. 2019126080, Official Public Records of Williamson County, Texas;

THENCE with the south line of Lot 89, and Lots 8–18, Block A, said Morningstar Phase 3, Section 1B, with the south line of Lots 19–24, Block A, Morningstar Phase 3, Section 1A, a subdivision according to the plat or map of record in Document No. 2019034451, Official Public Records of Williamson County, Texas, with the north line of the said 34.08 acre tract, and with the north line of the said 63.15 acre tract, with the north line of the tract described herein, the following four (4) courses and distances:

1. N 48°05'21" E, a distance of 75.22 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
2. N 66°47'48" E, a distance of 179.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
3. S 84°55'30" E, a distance of 233.26 feet to a ½-inch iron rod with a plastic cap stamped "4Ward" found at an angle point, and
4. N 69°03'45" E, a distance of 607.43 feet to a ½-inch iron rod with a plastic cap stamped "G&R" found in the south line of said Lot 24, Block A, Morningstar Phase 3, Section 1A, at a northwest corner of a certain called 158.017 acre tract described in the deed to RAS Level 2 Holdings, LP of record in Document No. 2014099265, Official Public Records of Williamson County, Texas, at the northerly northeast corner of the said 63.15, for the northeast corner of the tract described herein;

THENCE S 22°46'09" E, with the west line of the said 158.017 acre tract, with the east line of the said 63.15 acre tract, with the east line of the tract described herein, a distance of 857.87 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a southeast corner of the tract described herein, from which a ½-inch iron rod found at the southwest corner of the said 158.017 acre tract and a re-entrant corner of the said 63.15 acre tract bears S 22°46'09" E, a distance of 6.41 feet;

THENCE leaving the west line of the said 158.017 acre tract, crossing the said 63.15 acre tract, with the south and east lines of the tract described herein, the following seventeen (17) courses and distances:

1. S 69°42'48" W, a distance of 62.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
2. With the arc of a curve to the right, having a radius of 280.00 feet, an arc distance of 75.80 feet, and a chord which bears S 77°28'08" W, a distance of 75.57 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. S 85°13'27" W, a distance of 335.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
4. With the arc of a curve to the right, having a radius of 390.00 feet an arc distance of 96.90 feet, and a chord which bears N 87°39'28" W, a distance of 96.65 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
5. S 09°27'38" W, a distance of 120.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent point-of-curvature,
6. With the arc of a curve to the left, having a radius of 510.00 feet, an arc distance of 21.83 feet, and a chord which bears S 81°45'57" E, a distance of 21.83 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
7. S 07°00'28" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
8. S 20°49'50" W, a distance of 146.16 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
9. N 85°13'27" E, a distance of 306.91 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
10. S 04°12'32" E, a distance of 265.16 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
11. S 87°18'54" W, a distance of 38.31 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
12. S 02°43'06" E, a distance of 189.12 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
13. N 87°16'54" E, a distance of 12.62 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
14. S 02°43'06" E, a distance of 120.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
15. N 87°16'54" E, a distance of 68.96 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
16. With the arc of a curve to the left, having a radius of 1,145.00 feet, an arc distance of 99.76 feet, and a chord which bears N 84°47'09" E, a distance of 99.73 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve, and
17. S 13°55'14" E, a distance of 98.81 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the north line of a certain called 33.52 acre tract described in the deed to Wayne A & Carolyn S Wueste of record in Volume 2248, Page 919, Official Public Records of Williamson County, Texas, in the south line of the said 63.15 acre tract, for the southerly southeast corner of the tract described herein;

THENCE with the north line of the said 33.52 acre tract, with the south line of the said 63.15 acre tract, with the south line of the tract described herein, the following two (2) courses and distances:

1. S 62°45'50" W, a distance of 92.77 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
2. S 66°52'02" W, a distance of 377.62 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the northwest corner of the said 33.52 acre tract, at the southerly southwest corner of the said 63.15 acre tract, same being an angle point in the south line of a certain called 145.27 acre tract described in the deed to MA Omega Ranch, LLC of record in Document No. 2020132838, Official Public Records of Williamson County, Texas;

THENCE crossing the said 145.27 acre tract, with the south line of the said 63.15 acre tract, with the south line of the tract described herein, the following four (4) courses and distances:

1. N 00°25'29" W, a distance of 263.01 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. S 87°16'54" W, a distance of 333.91 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. N 83°32'42" W, a distance of 202.51 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and
4. N 06°27'18" E, a distance of 116.88 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" found for a re-entrant corner of the said 63.15 acre tract bears N 06°27'18" E, a distance of 3.12 feet;

THENCE leaving the south line of the said 63.15 acre tract, continuing across the said 145.27 acre tract, with the south line of the tract described herein, the following four (4) courses and distances:

1. N 87°50'03" W, a distance of 47.34 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
2. With the arc of a curve to the right, having a radius of 300.00 feet, an arc distance of 22.46 feet, and a chord which bears N 85°41'23" W, a distance of 22.45 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. N 83°32'42" W, a distance of 70.27 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, for a southwest corner of the tract described herein, and
4. N 06°27'18" E, a distance of 7.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point in the south line of the said 63.15 acre tract;

THENCE N 06°27'18" E, continuing across the said 145.27 acre tract, with a south line of the said 63.15 acre tract, with the south line of the tract described herein, a distance of 50.00 feet to ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a re-entrant corner of the said 63.15 acre tract, for a point in the south line of the tract described herein;

THENCE continuing across the said 145.27 acre tract, crossing the said 63.15 acre tract, with the south line of the tract described herein, the following three (3) courses and distances:

1. N 06°27'18" E, a distance of 7.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. N 83°32'42" W, a distance of 128.15 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
3. With the arc of a curve to the left, having a radius of 300.00 feet, an arc distance of 16.73 feet, and a chord which bears N 85°08'32" W, a distance of 16.72 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-on-curve in the south line of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the westerly southwest corner of the said 63.15 acre tract, same being a southeast corner of the said 34.08 acre tract bears S 06°27'18" W, a distance of 7.03 feet;

THENCE continuing across the said 145.27 acre tract, crossing the said 34.08 acre tract, with the south line of the tract described herein, the following three (3) courses and distances:

1. With the arc of a curve to the left, having a radius of 300.00 feet, an arc distance of 16.67 feet, and a chord which bears N 88°19'55" W, a distance of 16.67 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
2. N 89°55'27" W, a distance of 34.07 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
3. With the arc of a curve to the right, having a radius of 300.00 feet, an arc distance of 33.40 feet, and a chord which bears N 86°44'05" W, a distance of 33.38 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the south line of the said 34.08 acre tract for a point-of-tangency in the south line of the tract described herein;

THENCE continuing across the said 145.27 acre tract, with the east line of the said 34.08 acre tract, with the interior east lines of the tract described herein, the following three (3) courses and distances:

1. N 83°32'42" W, a distance of 68.35 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
2. S 06°27'32" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
3. S 83°32'42" E, a distance of 68.44 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature in the east line of the said 34.08 acre tract;

THENCE continuing across the said 145.27 acre tract, crossing the said 34.08 acre tract, with an interior east line of the tract described herein, the following two (2) courses and distances:

1. With the arc of a curve to the right, having a radius of 300.00 feet, an arc distance of 23.72 feet, and a chord which bears S 81°16'23" E, a distance of 23.72 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set at a point-of-tangency, and
2. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 37.29 feet, and a chord which bears S 36°16'35" E, a distance of 33.93 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east line of the said 34.08 acre tract, for a point-of-tangency;

THENCE S 06°27'18" W, continuing across the said 145.27 acre tract, with the east line of the said 34.08 acre tract, with an interior east line of the tract described herein, a distance of 130.66 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at the southerly southeast corner of the said 34.08 acre tract, and the easterly northeast corner of a certain called 33.79 acre tract described in the deed to JNC Development, Inc. of record in Document No. 2020133914, Official Public Records of Williamson County, Texas, said 33.79 acre tract being the save and except tract described in the said deed to MA Omega Ranch, LLC. of record in Document No. 2020132838, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein;

THENCE continuing across the said 145.27 acre tract, with the south line of the said 34.08 acre tract and the north line of the said 33.79 acre tract, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 83°32'42" W, a distance of 210.13 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
2. N 86°02'17" W, a distance of 101.96 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a southwest corner of the tract described herein;

THENCE continuing across the said 145.27 acre tract, leaving the north line of the said 33.79 acre tract, crossing the said 34.08 acre tract, with the west and south lines of the tract described herein, the following thirteen (13) courses and distances:

1. N 06°27'18" E, a distance of 160.95 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. S 83°32'42" E, a distance of 6.84 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. N 06°27'18" E, a distance of 179.48 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
4. With the arc of a curve to the right, having a radius of 3,287.50 feet, an arc distance of 336.27 feet, and a chord which bears N 13°25'27" E, a distance of 336.12 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
5. N 79°27'14" W, a distance of 124.59 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent point-of-curvature,
6. With the arc of a curve to the left, having a radius of 525.00 feet, an arc distance of 17.75 feet, and a chord which bears N 09°34'39" E, a distance of 17.75 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent end of curve,
7. N 81°23'28" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
8. N 86°52'08" W, a distance of 225.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
9. S 69°15'03" W, a distance of 120.24 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
10. N 20°47'56" W, a distance of 120.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
11. S 69°15'03" W, a distance of 197.23 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
12. With the arc of a curve to the left, having a radius of 175.00 feet, an arc distance of 83.47 feet, and a chord which bears S 55°35'14" W, a distance of 82.68 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency, and
13. S 41°55'25" W, a distance of 124.66 feet to a ½-inch iron rod with a north corner of the said 33.79 acre tract, and a re-entrant corner of the said 34.08 acre tract, for a point in the south line of the tract described herein;

THENCE continuing across the said 145.27 acre tract, with a south and west line of the said 34.08 acre tract and the north line of the said 33.79 acre tract, with the south line of the tract described herein, the following ten (10) courses and distances:

1. S 41°55'25" W, a distance of 138.05 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found for a point-of-curvature,
2. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 21.91 feet, and a chord which bears S 00°04'10" W, a distance of 20.02 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a non-tangent end of curve,
3. S 48°12'55" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
4. With the arc of a curve to the left, having a radius of 300.00 feet, an arc distance of 36.39 feet, and a chord which bears N 45°15'34" W, a distance of 36.36 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-tangency,
5. N 48°44'02" W, a distance of 119.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature,
6. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet, and a chord which bears S 86°15'58" W, a distance of 21.21 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-tangency,
7. S 41°15'58" W, a distance of 53.87 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature,
8. With the arc of a curve to the left, having a radius of 155.00 feet, an arc distance of 32.47 feet, and a chord which bears S 35°15'51" W, a distance of 32.41 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
9. N 55°23'17" W, a distance of 212.89 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point, and
10. S 41°15'58" W, a distance of 119.76 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found in the "north-south" boundary line of the said boundary line agreement, the west line of the said 145.27 acre tract, the west line of the said 33.79 acre tract, and the east line of Lot 8, Block F, Morningstar Phase 1, Section 1, a subdivision according to the plat or map of record in Document No. 2018025405, Official Public Records of Williamson County, Texas, for a southwest corner of the tract described herein;

THENCE N 20°48'12" W, with the "north-south" boundary line of the said boundary line agreement, with the west line of the said 145.27 acre tract, the west line of the said 33.79 acre tract, and the east line of said Lot 8, Block F, Morningstar Phase 1, Section 1, with the west line of the tract described herein, a distance of 146.20 feet to a 2-inch steel fence post found for an angle point of the tract described herein;

THENCE with the west and a south line of the said 34.08 acre tract, with the east and north line of said Lot 8, Block F, Morningstar Phase 1, Section 1, with a west and south line of the tract described herein, the following four (4) courses and distances:

1. N 20°39'33" W, a distance of 148.30 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at an angle point,
2. S 69°14'01" W, a distance of 104.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature,
3. With the arc of a curve to the left, having a radius of 20.02 feet, an arc distance of 21.09 feet, and a chord which bears S 39°09'52" W, a distance of 20.13 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a non-tangent end of curve, and
4. With the arc of a curve to the left, having a radius of 100.00 feet, an arc distance of 9.88 feet, and a chord which bears N 02°43'01" E, a distance of 9.88 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found in the south right-of-way line of Morningstar Boulevard, at a north corner of said Lot 8, Block F, Morningstar Phase 1, Section 1, for a northwest corner of the said 34.08 acre tract, for a northwest corner of the tract described herein;

THENCE with the south right-of-way line of said Morningstar Boulevard, with the north line of the said 34.08 acre tract, with the north line of the tract described herein, the following three (3) courses and distances:

1. With the arc of a curve to the left, having a radius of 2,050.00 feet, an arc distance of 4.45 feet, and a chord which bears N 59°52'15" E, a distance of 4.45 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-tangency,
2. N 59°48'31" E, a distance of 148.66 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" found at a point-of-curvature, and
3. With the arc of a curve to the left, having a radius of 530.00 feet, an arc distance of 251.91 feet, and a chord which bears N 46°11'30" E, a distance of 249.55 feet to the POINT OF BEGINNING and containing 58.84 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83(2011)

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No.	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 18384 - TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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PLOT DATE: Oct 28,2021 - 11:41am

Doc#2021189507

GENERAL NOTES:

1. BUILDING SETBACKS FOR ALL RESIDENTIAL LOTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:
   FRONT YARD = 20 FEET
   REAR YARD = 10 FEET
   SIDE YARD = 5 FEET
   STREET SIDE YARD = 15 FEET (UNLESS OTHERWISE NOTED)

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS AND PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

3. THIS PLAT CONFORMS TO THE OMEGA RANCH PRELIMINARY PLAT APPROVED BY THE CITY COUNCIL ON JULY 14, 2021.

4. 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 CITY OF LIBERTY HILL AND/OR WILLIAMSON COUNTY, TEXAS. THE CITY NOR THE COUNTY ASSUME ANY 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 THE CONNECTION THEREWITH. NEITHER THE CITY NOR THE COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

5. IT IS THE RESPONSIBILITY OF THE OWNER(S), NOT THE COUNTY OR THE CITY, 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 CITY OF LIBERTY HILL NOR WILLIAMSON COUNTY ASSUME RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNER(S) 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 WCMUD #23.

6. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED, AND MEET THE DRIVEWAY SPACING REQUIREMENTS OF THE CITY OF LIBERTY HILL AS PER THE ROUND ROCK TRANSPORTATION CRITERIA MANUAL, SECTION 5-DRIVEWAY DESIGN AND ACCESS MANAGEMENT, INCLUDING SECTION 5.3.k AND TABLE 5-1.

7. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF DAYSPRING COVE, ETHAN RUN, HANNAH TRAIL, MORNING DAWN LANE, STELLAR WIND DRIVE, SUN GROVE TRAIL, AND VIEW DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNER(S).

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

9. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE TO THE GRANTEE OF THE FOLLOWING:
   ALL ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY WILLIAMSON COUNTY MUD #23. WILLIAMSON COUNTY MUD #23 SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE OF THE ROADS AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS NOT TO AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.

10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

11. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LIBERTY HILL, AND WITHIN MUD #23 OF WILLIAMSON COUNTY, TEXAS.

12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY MUD #23 AND ITS OMEGA RANCH HOMEOWNERSHIP CORPORATION.

14. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LIBERTY HILL.

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

16. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

17. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

18. 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.

19. UTILITY PROVIDERS:
    WATER SERVICE – GEORGETOWN UTILITY SYSTEMS
    WASTEWATER SERVICE – CITY OF LIBERTY HILL

20. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS, AND REVISED BY LOMR 20-06-2228P EFFECTIVE APRIL 12, 2021.

21. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK E LOT 6. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

22. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LIBERTY HILL.

23. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY WILLIAMSON COUNTY MUD #23:

    BLOCK A, LOT 14
    BLOCK C, LOT 17
    BLOCK D, LOT 80
    BLOCK E, LOT 1, LOT 6
    BLOCK G, LOT 1
    BLOCK I, LOT 1, LOT 7

24. EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

25. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAT THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORMWATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

26. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY LANDDEV CONSULTING, DATED AUGUST 24, 2021.

27. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK E LOT 6 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 · TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM

SHEET 8 OF 9
LDC FILE # 1383

FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

L:\Projects\1300-Omega Ranch\1383-Survey\877-Civil\Plat\Omega Ranch Ph 1\1383-Omega Ranch Ph 1 - Final Plat.dwg
PLOT DATE: Oct 28,2021-11:47am

Doc# 2021189507

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

WE, MERITAGE HOMES OF TEXAS, LLC, OWNER OF A PORTION OF 58.84 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 34.08 ACRE TRACT DESIGNATED AS PARCEL 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN DOCUMENT NO. 2020133582, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO A PORTION OF A CALLED 63.15 ACRE TRACT DESIGNATED AS PARCEL III AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN SAID DOCUMENT NO. 2020133582, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.84 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

OMEGA RANCH PHASE 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20th DAY OF OCTOBER, 2021.

Elliot Jones
ELLIOT JONES, DIVISION VICE PRESIDENT
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELLIOT JONES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF OCTOBER, 2021

Annette Hermiston
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 4.13.25

ANNETTE HERMISTON
Notary ID #133033420
My Commission Expires
April 13, 2025

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

WE, MA OMEGA RANCH, LLC, OWNER OF A PORTION OF 58.84 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF 145.27 ACRES SAVE AND EXCEPT 33.79 ACRES DESCRIBED IN TN THE SPECIAL WARRANTY DEED TO MA OMEGA RANCH, LLC OF RECORD IN DOCUMENT NO. 2020132838, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.84 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

OMEGA RANCH PHASE 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8th DAY OF November, 2021.

MA OMEGA RANCH, LLC Wyatt Henderson
15443 KNOLL TRAIL RD
DALLAS, TX 75248

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Wyatt Henderson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF November, 2021

Ruishu Xie
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 06/08/2025

RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

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

I, KEITH PARKAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF LIBERTY HILL, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS DAY 26TH OF OCTOBER, 2021

Keith Parkan
KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LDCTEAMS.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS
REGISTERED
KEITH E. PARKAN
88601
LICENSED
PROFESSIONAL ENGINEER

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

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-ROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE. ALL EASEMENTS OF RECORDS ARE SHOWN OR NOTED ON THE PLAT, AND ARE BASED ON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE, GF NO. 20190240, EFFECTIVE DATE JANUARY 7, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS 26th DAY OF October, 2021

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LDCTEAMS.COM
TBPLS FIRM NO. 1019410

STATE OF TEXAS
REGISTERED
ERNESTO NAVARRETE
6642
PROFESSIONAL
LAND SURVEYOR

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATION WITHIN IT.

FOR Adam D. Boatright
J. TERRON EVERTSON, P.E. COUNTY ENGINEER
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR Adam D. Boatright

11/30/2021
DATE

APPROVAL
CITY OF LIBERTY HILL PLANNING AND ZONING COMMISSION

APPROVED THIS 9th DAY OF December, 2021 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY HILL, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEPHEN MESSAVA
PLANNING AND ZONING COMMISSION

12-09-21
DATE

APPROVAL
CITY OF LIBERTY HILL MAYOR

APPROVED THIS 9th DAY OF December, 2021 BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

LIZ BRANIGAN, MAYOR

ATTEST: Rebeca Hanna
REBECA HANNA, CITY SECRETARY

CITY OF LIBERTY HILL
INCORPORATED 1999

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3rd DAY OF December, 2021 A.D.,

TeresaBaker
TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, NANCY E. 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 14th DAY OF December, 2021 A.D. AT 3:08 O'CLOCK, P M., AND DULY RECORDED THIS THE 14th DAY OF December, 2021, A.D., AT 3:44 O'CLOCK, P.M. IN the Official Public Records OF SAID COUNTY IN INSTRUMENT NO. 2021189507

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: Brenda McKenzie, Deputy
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

SHEET 9 OF 9
LDC FILE # 1383

PLAT PREPARATION DATE: JANUARY, 2021
PLAT SUBMITTAL DATE: MARCH 24, 2021

No:	REVISION:	BY:	DATE:
1	ADDRESS CITY COMMENTS	JH	07-01-2021
2	ADDRESS CITY COMMENTS	JH	08-27-2021

CITY PROJECT NUMBER 2021-30-OMEGA RANCH PH 1 FINAL PLAT

LDC
TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
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FINAL PLAT
OMEGA RANCH PHASE 1, MUD #23
58.84 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
WILLIAMSON COUNTY, TEXAS

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PLOT DATE: Oct 26,2021-11:47am