



PLAT MAP RECORDING SHEET

DEDICATOR(s):

LARKSPUR COMMUNITY DEVELOPMENT INC

SUBDIVISION NAME: CAUGHFIELD PHASE 9

PROPERTY IS DESCRIBED AS: 22.078 ACRES WILLIAM H. MONROE SURVEY
ABSTRACT NO 453

SUBMITTED BY: BGE INC

DIGITALLY RECORDED

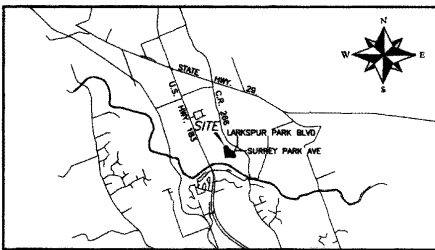
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2019119008

PLAT Fee: \$241.00
12/10/2019 10:21 AM BMCKENZIE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

FINAL PLAT OF CAUGHFIELD PHASE 9

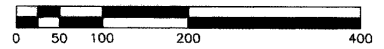


LOCATION MAP (NOT TO SCALE)

- LEGEND:**
- = IRON ROD WITH G&R CAP SET
 - = 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⓐ = BLOCK NAME
 - = PROPOSED SIDEWALK



SCALE: 1"=100'



BENCHMARK:

BOX CUT ON WEST CORNER OF CONCRETE VAULT NEAR SOUTHWEST CORNER OF A CALLED 587.2956 ACRE TRACT OF LAND AS CONVEYED TO LARKSPUR COMMUNITY DEVELOPMENT, INC. RECORDED IN DOCUMENT NUMBER 201608036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, APPROXIMATELY 970' NORTH NORTHEAST OF THE SOUTHWEST CORNER OF THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, ON THE NORTH SIDE OF THE SOUTH FORK OF THE SAN GABRIEL RIVER WITH GRID COORDINATES OF N: 10,198,848.40, E: 3,078,109.95

ELEVATION = 879.07
 VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD83, TEXAS CENTRAL ZONE
 (SUPPLIED BY RJ RYCHLIK, PE, PROJECT MANAGER FOR BGE)

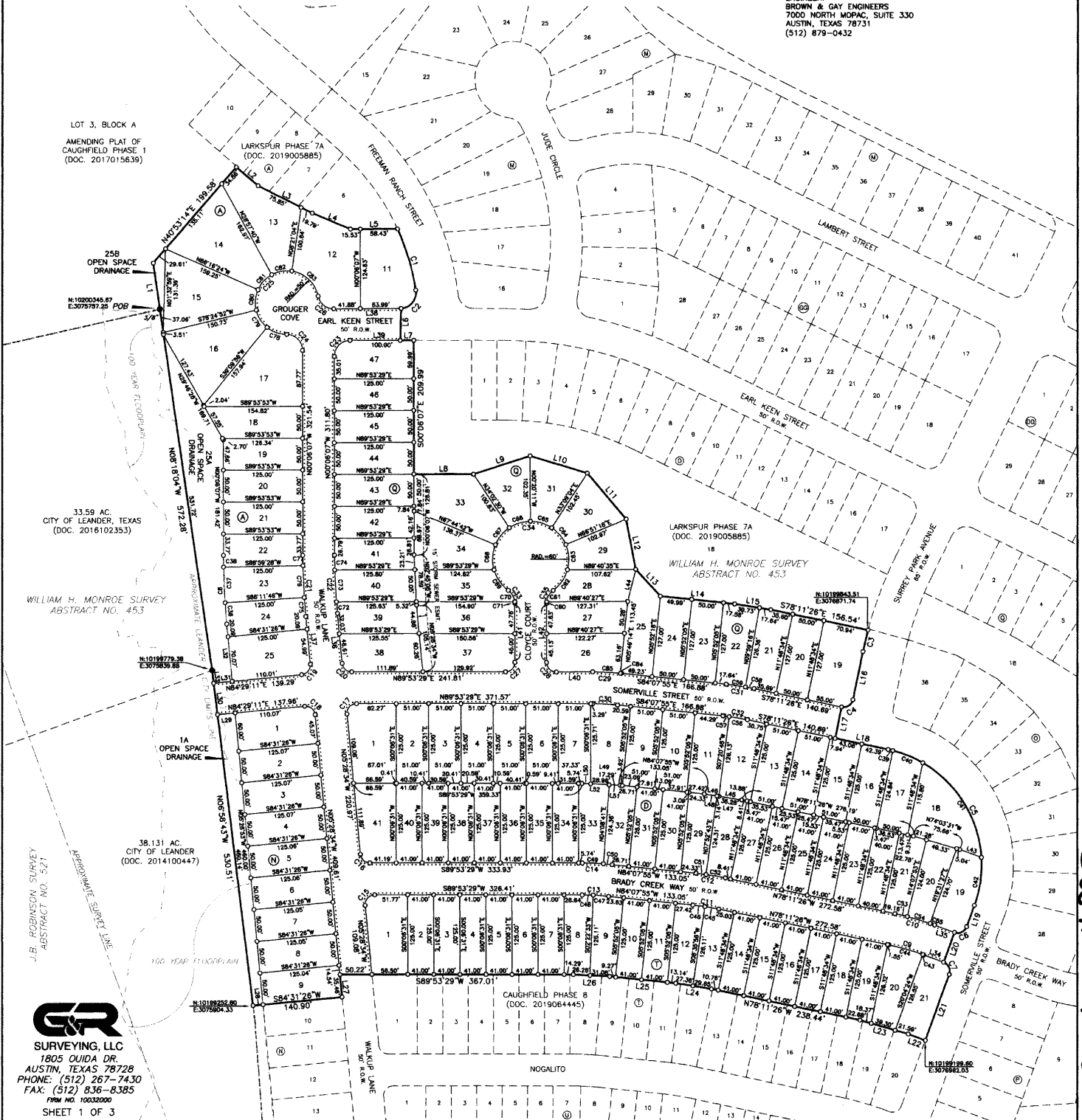
OWNER:
 LARKSPUR COMMUNITY DEVELOPMENT, INC., A TEXAS CORPORATION
 9111 JOLLYVILLE ROAD, SUITE 111
 AUSTIN, TX 78759

SURVEYOR:
 G&R SURVEYING, LLC
 1805 OUIDA DRIVE
 AUSTIN, TX 78728
 (512) 267-7430

ENGINEER:
 BROWN & GAY ENGINEERS
 7000 NORTH MOPAC, SUITE 330
 AUSTIN, TEXAS 78731
 (512) 879-0432

SUBMITTAL DATE: 12-5-2019
 TOTAL AREA OF THIS PLAT: 22.078 ACRES
 TOTAL NUMBER OF LOTS: 118
 RESIDENTIAL: 115
 NON-RESIDENTIAL: 3

LOT 3, BLOCK A
 AMENDING PLAT OF
 CAUGHFIELD PHASE 1
 (DOC. 2017015639)



WILLIAM H. MONROE SURVEY
 ABSTRACT NO. 453

J.B. ROBINSON SURVEY
 ABSTRACT NO. 521

G&R
 SURVEYING, LLC
 1805 OUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8385
 FROM NO. 10032000
 SHEET 1 OF 3

DOC # 2019119008

FINAL PLAT OF CAUGHFIELD PHASE 9

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 22.078 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM H. MOIRRE SURVEY, ABSTRACT NO. 453, BEING A PORTION OF THAT CERTAIN 230.70 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO LARKSPUR COMMUNITY DEVELOPMENT, INC. IN DOCUMENT NO. 201608036, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.078 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R cap set in the westerly line of said 230.70 Acre Tract, at the most easterly northeast corner of a 33.59 acre tract of land described in a deed of record to the City of Leander, Texas, in Document No. 201610233, Official Public Records of Williamson County, Texas, and being the southeasterly corner of Lot 3, Block A, Amending Plat of Caughfield Phase 1, a subdivision of record in Document No. 2017015639, Official Public Records of Williamson County, Texas;

THENCE over and across said 230.70 Acre Tract, with the southerly line of said Lot 3, the following two (2) courses:

1. N08°19'25"W, a distance of 73.40 feet to an iron rod with G&R Cap set, for the northwesterly corner of the herein described tract;

2. N40°53'14"E, a distance of 199.58 feet to an iron rod with G&R Cap set in the southwesterly line of Lot 9, Block A, Larkspur Phase 7A, a subdivision of record in Document No. 201905885, Official Public Records of Williamson County, Texas, for the most northerly corner of the herein described tract;

THENCE continuing over and across said 230.70 Acre Tract, with the southerly line of said Larkspur Phase 7A, the following eighteen (18) courses:

1. S49°33'36"E, a distance of 45.33 feet to an iron rod with G&R Cap set;
2. S63°08'13"E, a distance of 95.64 feet to an iron rod with G&R Cap set;
3. S67°28'18"E, a distance of 85.00 feet to an iron rod with G&R Cap set;
4. N89°38'55"E, a distance of 74.24 feet to an iron rod with G&R Cap set in the curving westerly line of Freeman Ranch Street (65' R.O.W.) of a curve to the right;
5. Along said curve to the right, having a radius of 367.50 feet, an arc length of 100.67 feet and a chord which bears S18°42'03"E, a distance of 100.36 feet to an iron rod with G&R Cap set at the point of compound curvature of a curve to the right;
6. Along said curve to the right, having a radius of 25.00 feet, an arc length of 41.60 feet and a chord which bears S38°43'26"W, a distance of 36.96 feet to an iron rod with G&R Cap set at the end of said curve;
7. S01°41'26"W, a distance of 50.02 feet to an iron rod with G&R Cap set;
8. N89°53'53"E, a distance of 21.48 feet to an iron rod with G&R Cap set;
9. S00°06'07"E, a distance of 209.99 feet to an iron rod with G&R Cap set;
10. N89°54'34"E, a distance of 93.63 feet to an iron rod with G&R Cap set;
11. N71°55'53"E, a distance of 93.65 feet to an iron rod with G&R Cap set;
12. S73°35'52"E, a distance of 93.88 feet to an iron rod with G&R Cap set;
13. S40°11'07"E, a distance of 94.34 feet to an iron rod with G&R Cap set;
14. S11°00'51"E, a distance of 80.78 feet to an iron rod with G&R Cap set;
15. S42°38'37"E, a distance of 56.71 feet to an iron rod with G&R Cap set;
16. S84°07'55"E, a distance of 117.57 feet to an iron rod with G&R Cap set;
17. S81°09'41"W, a distance of 57.37 feet to an iron rod with G&R Cap set;
18. S78°11'26"E, a distance of 156.54 feet to an iron rod with G&R Cap set at the southwesterly terminus corner of Surrey Park Avenue (65' R.O.W.);

THENCE leaving the southerly line of said Larkspur Phase 7A, and continuing over and across said 230.70 Acre Tract, the following twenty (20) courses:

1. Along a curve to the left, having a radius of 832.50 feet, an arc length of 34.50 feet and a chord which bears S13°22'19"W, a distance of 34.50 feet to an iron rod with G&R Cap set at the end of said curve;
2. S11°48'34"W, a distance of 77.52 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
3. Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet and a chord which bears S56°48'34"W, a distance of 21.21 feet to an iron rod with G&R Cap set at the end of said curve;
4. S11°48'34"W, a distance of 50.00 feet to an iron rod with G&R Cap set;
5. S78°11'26"E, a distance of 85.45 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
6. Along said curve to the right, having a radius of 185.00 feet, an arc length of 317.28 feet and a chord which bears S29°03'31"E, a distance of 279.80 feet to an iron rod with G&R Cap set at the end of said curve;
7. S20°04'24"W, a distance of 35.55 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
8. Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet and a chord which bears S65°04'24"W, a distance of 21.21 feet to an iron rod with G&R Cap set at the end of said curve;
9. S20°04'24"W, a distance of 50.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
10. Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet and a chord which bears S24°55'36"E, a distance of 21.21 feet to an iron rod with G&R Cap set at the end of said curve;
11. S20°04'24"W, a distance of 110.00 feet to an iron rod with G&R Cap set, for the southeasterly corner of the herein described tract;
12. N69°55'36"W, a distance of 28.47 feet to an iron rod with G&R Cap set;
13. N74°03'31"W, a distance of 79.26 feet to an iron rod with G&R Cap set;
14. N78°11'26"W, a distance of 238.44 feet to an iron rod with G&R Cap set;
15. N81°09'41"W, a distance of 57.01 feet to an iron rod with G&R Cap set;
16. N84°07'55"W, a distance of 104.42 feet to an iron rod with G&R Cap set;
17. N87°07'13"W, a distance of 57.35 feet to an iron rod with G&R Cap set;
18. S89°53'29"W, a distance of 367.01 feet to an iron rod with G&R Cap set;
19. S05°28'34"E, a distance of 35.46 feet to an iron rod with G&R Cap set;
20. S84°31'26"W, a distance of 140.90 feet to an iron rod with G&R Cap set in the easterly line of a 38.131 acre tract of land described in a deed of record to the City of Leander, in Document No. 201410047, Official Public Records of Williamson County, Texas, being in conflict with the westerly line of said 230.70 Acre Tract, for the southeasterly corner of the herein described tract;

THENCE N08°58'43"W, with the easterly line of said 38.131 Acre Tract, being in conflict with the westerly line of said 230.70 Acre Tract, a distance of 530.51 feet to a 1/2" iron rod found in the westerly line of said 230.70 Acre Tract, at the common easterly corner of said 38.131 Acre Tract and said 33.59 Acre Tract;

THENCE N08°18'04"W, with the westerly line of said 230.70 Acre Tract and the easterly line of said 33.59 Acre Tract, a distance of 572.28 feet to the POINT OF BEGINNING, having an area of 22.078 acres of land, more or less.

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	15°43'11"	367.50'	100.67'	N16°42'46"W	100.51'	56.73'
C2	95°20'26"	25.00'	41.60'	N38°43'24"E	36.96'	27.45'
C3	3°07'31"	632.50'	34.50'	S13°22'19"W	34.50'	17.25'
C4	90°00'00"	15.00'	23.56'	N56°48'34"E	21.21'	15.00'
C5	98°15'50"	185.00'	317.28'	N28°03'31"W	279.80'	213.81'
C6	90°00'00"	15.00'	23.56'	N65°04'24"E	21.21'	15.00'
C7	90°00'00"	15.00'	23.56'	N24°55'36"W	21.21'	15.00'
C8	5°22'27"	1150.00'	107.87'	S02°47'21"E	107.83'	53.97'
C9	8°15'20"	405.00'	47.69'	N74°03'31"W	37.64'	28.90'
C10	8°15'50"	450.00'	54.90'	N74°03'31"W	54.85'	32.51'
C11	5°56'29"	400.00'	41.48'	N81°09'41"W	41.46'	20.51'
C12	5°56'29"	450.00'	46.66'	N81°09'41"W	46.64'	23.35'
C13	5°58'36"	400.00'	41.72'	N87°07'13"W	41.71'	20.88'
C14	5°58'36"	450.00'	46.84'	N87°07'13"W	46.82'	23.49'
C15	95°22'03"	15.00'	24.87'	S42°12'27"W	22.18'	16.48'
C16	84°37'57"	15.00'	22.18'	S47°47'33"E	20.20'	13.66'
C17	95°22'03"	15.00'	24.87'	S42°12'27"W	22.18'	16.48'
C18	90°02'14"	15.00'	23.57'	N50°29'42"W	21.22'	15.01'
C19	89°57'46"	15.00'	23.55'	N39°30'18"E	21.21'	14.99'
C20	84°37'57"	15.00'	22.16'	S47°47'33"E	20.20'	13.66'
C21	5°22'27"	1025.00'	96.14'	S02°47'21"E	96.11'	48.11'
C22	5°22'27"	975.00'	91.45'	S02°47'21"E	91.42'	45.76'
C23	90°00'01"	28.00'	39.27'	S44°53'53"W	35.36'	23.00'
C24	89°24'10"	25.00'	35.07'	N44°48'26"W	38.17'	24.74'
C25	257°39'36"	50.00'	224.85'	S39°19'31"W	77.90'	82.12'
C26	78°15'24"	25.00'	34.15'	S50°58'24"E	31.55'	20.34'
C27	90°00'00"	15.00'	23.56'	N44°53'28"E	21.21'	15.00'
C28	90°00'00"	15.00'	23.56'	S45°06'31"E	21.21'	15.00'
C29	5°58'36"	425.00'	44.33'	N87°07'13"W	44.31'	22.19'
C30	5°58'36"	375.00'	39.12'	N87°07'13"W	39.10'	19.58'
C31	5°56'29"	425.00'	44.07'	N87°07'13"W	44.05'	22.18'
C32	5°56'29"	375.00'	38.89'	N81°09'41"W	38.87'	19.48'
C33	53°58'05"	25.00'	23.85'	N27°05'34"W	22.69'	12.73'
C34	287°56'19"	60.00'	301.53'	S89°53'29"W	70.59'	43.64'
C35	53°58'05"	25.00'	23.55'	S26°52'32"W	22.69'	12.73'
C36	1°40'19"	1150.00'	33.56'	S04°38'25"E	33.56'	16.78'
C37	2°47'42"	1150.00'	56.10'	S02°24'24"E	56.09'	28.05'
C38	0°54'57"	1150.00'	18.21'	S09°33'20"E	18.21'	9.10'
C39	2°21'23"	185.00'	7.61'	N77°00'45"W	7.61'	3.80'
C40	15°47'11"	185.00'	50.97'	N67°56'28"W	50.81'	25.65'
C41	56°23'32"	185.00'	182.06'	N31°51'06"W	174.82'	99.18'
C42	23°43'44"	185.00'	76.62'	N08°12'32"E	76.07'	38.87'
C43	0°14'19"	400.00'	1.66'	N70°02'46"W	1.66'	0.83'
C44	8°01'31"	400.00'	56.03'	N74°10'40"W	55.98'	28.06'
C45	3°12'38"	400.00'	22.41'	N78°47'45"W	22.41'	11.21'
C46	2°43'51"	400.00'	19.07'	N82°48'00"W	19.07'	9.53'
C47	3°29'32"	400.00'	24.38'	N85°52'41"W	24.38'	12.19'
C48	2°29'04"	400.00'	17.34'	N88°51'59"W	17.34'	8.67'
C49	4°15'13"	450.00'	33.41'	N87°56'55"W	33.40'	16.71'
C50	1°43'23"	450.00'	13.53'	N84°59'37"W	13.53'	6.77'
C51	2°00'39"	450.00'	15.79'	N83°07'36"W	15.79'	7.90'
C52	3°55'50"	450.00'	30.87'	N80°09'21"W	30.87'	15.44'
C53	2°31'25"	450.00'	18.21'	N78°58'44"W	18.21'	9.11'
C54	4°47'42"	450.00'	37.64'	N73°15'15"W	37.63'	18.63'
C55	0°56'53"	450.00'	7.45'	N70°24'03"W	7.45'	3.72'
C56	4°27'46"	375.00'	28.21'	N80°25'19"W	28.20'	14.61'
C57	1°28'43"	375.00'	9.68'	N83°23'34"W	9.68'	4.84'
C58	1°49'18"	425.00'	13.51'	N79°08'05"W	13.51'	6.76'
C59	4°07'11"	425.00'	30.56'	N82°04'20"W	30.55'	15.29'
C60	3°28'53"	425.00'	23.77'	S02°36'40"W	23.77'	11.89'
C61	48°31'42"	25.00'	21.17'	S28°53'47"E	20.55'	11.27'
C62	38°15'34"	60.00'	40.07'	N34°43'47"E	39.32'	20.81'
C63	38°26'28"	60.00'	40.26'	N03°37'13"W	39.50'	20.92'
C64	33°42'12"	60.00'	35.28'	N38°41'34"W	34.79'	18.17'
C65	33°47'38"	60.00'	35.39'	N73°28'29"W	34.88'	18.23'
C66	33°39'02"	60.00'	35.24'	S72°50'11"W	34.73'	18.14'
C67	33°33'54"	60.00'	35.15'	S39°13'43"W	34.65'	18.10'
C68	38°31'00"	60.00'	40.33'	S03°11'16"W	39.58'	20.98'
C69	38°00'22"	60.00'	39.80'	S35°04'25"E	39.07'	20.66'
C70	48°49'50"	25.00'	21.31'	N29°39'41"W	20.67'	11.35'
C71	5°08'15"	25.00'	2.24'	N02°40'38"W	2.24'	1.12'
C72	1°04'05"	975.00'	18.18'	S04°56'32"E	18.17'	9.09'
C73	2°56'32"	975.00'	50.07'	S02°56'13"E	50.06'	25.04'
C74	1°21'50"	975.00'	23.21'	S00°47'02"E	23.21'	11.61'
C75	1°40'19"	1025.00'	29.91'	S04°38'25"E	29.91'	14.96'
C76	2°47'42"	1025.00'	50.00'	S02°24'24"E	50.00'	25.00'
C77	0°54'26"	1025.00'	16.23'	S00°33'20"E	16.23'	8.12'
C78	36°40'13"	50.00'	33.75'	S70°10'11"E	33.11'	17.54'
C79	37°14'57"	50.00'	32.91'	S32°12'36"E	31.84'	16.85'
C80	37°18'44"	50.00'	32.56'	S05°04'14"W	31.99'	16.88'
C81	37°18'44"	50.00'	32.56'	S42°22'58"W	31.99'	16.88'
C82	89°48'14"	50.00'	60.82'	N46°44'48"W	57.44'	34.88'
C83	0°05'51"	425.00'	0.72'	N84°10'51"W	0.72'	0.36'
C85	5°52'45"	425.00'	43.61'	N87°10'09"W	43.59'	21.82'

LINE TABLE					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N08°18'43"W	73.95'	L27	S05°28'34"E	35.46'
L2	S49°33'36"E	45.33'	L28	S63°08'13"E	95.64'
L3	S67°28'18"E	85.00'	L29	S67°28'18"E	27.89'
L4	S67°28'18"E	85.00'	L30	N08°58'43"W	50.02'
L5	N89°38'55"E	73.97'	L31	N84°29'11"E	29.28'
L6	S01°41'26"W	50.02'	L32	N05°28'34"W	90.15'
L7	N89°53'53"E	21.48'	L33	N08°58'43"W	20.35'
L8	N89°54'34"E	93.63'	L34	N69°55'36"W	33.34'
L9	N71°55'53"E	93.65'	L35	N69°55'36"W	33.34'
L10	S73°35'52"E	93.88'	L36	N56°48'34"W	18.64'
L11	S40°11'07"E	94.34'	L37	N05°28'34"W	75.08'
L12	S11°00'51"E	80.78'	L38	N89°53'53"E	105.87'
L13	S42°38'37"E	56.71'	L39	N89°53'53"E	78.52'
L14	S84°07'55"E	117.57'	L40	N89°53'29"E	57.27'
L15	S81°09'41"E	57.37'	L41	N00°06'31"W	92.76'
L16	S11°48'34"W	77.52'	L42	N00°06'31"W	92.76'
L17	S11°48'34"W	50.00'	L43	S65°04'24"E	21.21'
L18	S78°11'26"E	85.45'	L44	N14°24'33"E	51.70'
L19	S20°04'24"W	35.55'	L45	N81°09'41"W	36.28'
L20	S20°04'24"W	50.00'	L46	N81°09'41"W	23.32'
L21	S20°04'24"W	110.00'	L47	N81°09'41"W	39.42'
L22	N69°55'36"W	28.47'	L48	N81°09'41"W	20.18'
L23	N74°03'31"W	79.26'	L49	N87°07'13"W	46.26'
L24	N78°11'26"E	238.44'	L50	N87°07'13"W	13.69'
L25	N81°09'41"W	57.01'	L51	N87°07'13"W	17.29'
L26	N84°07'55"W	104.42'	L52	N87°07'13"W	42.66'

MINIMUM FINISHED FLOOR ELEVATIONS TABLE		
BLOCK	LOT	M.F.F.E.
A	14	897.00
A	15	897.00
A	16	896.70
A	17	895.00
A	18	895.00
A	19	894.40
A	20	893.70
A	21	893.00
A	22	892.60
A	2	

FINAL PLAT OF CAUGHFIELD PHASE 9

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

LARKSPUR COMMUNITY DEVELOPMENT, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201808036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "CAUGHFIELD PHASE 9".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19th DAY OF November, 2019.

Garrett Martin
LARKSPUR COMMUNITY DEVELOPMENT, INC.
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GARRETT MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, 2019.

Ellen K. Harrison
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Ellen K. Harrison
PRINT OR TYPE NAME OF NOTARY PUBLIC



MY COMMISSION EXPIRES ON 6-2-2023

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

CAUGHFIELD RANCH, LTD., LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201808036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC, THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "CAUGHFIELD PHASE 9".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19th DAY OF November, 2019.

Garrett Martin
CAUGHFIELD RANCH, LTD.
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GARRETT MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, 2019.

Ellen K. Harrison
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Ellen K. Harrison
PRINT OR TYPE NAME OF NOTARY PUBLIC



MY COMMISSION EXPIRES ON 6-2-2023

OWNER'S RESPONSIBILITIES:

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

PLAT NOTES:

- A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED BY THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- 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. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE AMENDED PRELIMINARY PLAT APPROVED ADMINISTRATIVELY BY THE CITY OF LIBERTY HILL ON AUGUST 10, 2017.
- NO LOT IN THIS SUBDIVISION IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOODS AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP. (FLOOD INSURANCE RATE MAP). COMMUNITY PANEL NO. 4849100275E EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION, EXCEPT LOTS 14-25 OF BLOCK "A" AND LOTS 1-9 OF BLOCK "N". THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. FOR LOTS 14-25 OF BLOCK "A" AND LOTS 1-9 OF BLOCK "N", NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
- WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF LIBERTY HILL.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE LIBERTY HILL E.T.J.
- EXCEPT IN CERTAIN ISOLATED AREAS TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN HEREON ARE FREE OF LIENS.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- 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.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR BLOCK "A" LOTS 14-25 AND BLOCK "N" LOTS 1-9 SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY BGE, INC. DATED JUNE 11, 2019.

STATE OF TEXAS:
COUNTY OF Travis:

THE INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201808036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC, THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "CAUGHFIELD PHASE 9".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF November, 2019.

Arnon Haroldson
VICE PRESIDENT Nick Fuhrman, Senior Vice President
THE INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
ADDRESS: 500 West 8th Street
CITY, STATE: Austin, TX 78701

STATE OF TEXAS:
COUNTY OF Travis:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Nick Fuhrman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF November, 2019.

Jamie B. Buckett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Jamie B. Buckett
PRINT OR TYPE NAME OF NOTARY PUBLIC



MY COMMISSION EXPIRES ON 5-26-2021

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, PHILLIP L. MCLAUGHLIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT IS TRUE FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE. IN ADDITION, ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT, PER COMMITMENT FOR TITLE, C.F. NO. 01480-1392, ISSUED BY GRAYSTONE TITLE COMPANY, L.L.C. THIS PLAT IS IN CONFORMANCE WITH THE LIBERTY HILL SUBDIVISION ORDINANCE.

Phillip L. McLaughlin
PHILLIP L. MCLAUGHLIN 09-24-19
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
(512) 287-7430



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, RICHARD L. RYCHLIK, JR., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

Richard Rychlik
RICHARD L. RYCHLIK, JR., P.E.
STATE OF TEXAS NO. 123927
BROWN & GAY ENGINEERS
7000 NORTH WOPAC, STE. 330
AUSTIN, TEXAS 78731
(512) 879-0432



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

APPROVED THIS 28th DAY OF October, 2019, 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.

Wes Griffin
CHAIRMAN Wes Griffin

10-2-19
DATE

APPROVED THIS 28th DAY OF October, 2019, BY THE CITY CLERK OF THE CITY OF LIBERTY HILL, AND AUTHORIZED, TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Rick Hall
RICK HALL, MAYOR

Barbara Zwereneman
BARBARA ZWERENEMAN, CITY SECRETARY



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BASED UPON THE ABOVE 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 VERIFICATIONS 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 ASSOCIATED WITH IT.

Terron Everson
TERRON EVERSTON, PE, CFM
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

12/5/19
DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 20th DAY OF December, 2019, A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESS COORDINATOR Teresa Baker 12/2/19
DATE

STATE OF TEXAS:
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 10th DAY OF December, 2019, A.D. AT 10:00 O'CLOCK A.M., AND DULY RECORDED THIS THE DAY OF December, 10th, 2019, A.D., AT 10:21 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2019119008.

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

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
By Shirley McKenzie DEPUTY
Shirley McKenzie



GR
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FORM NO. 1003009
SHEET 3 OF 3

Doc # 2019119008