



## PLAT MAP RECORDING SHEET

DEDICATOR(s):

PACESETTER HOMES LLC

SUBDIVISION NAME: SADDLECREEK PHASE 8

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

**FILED AND RECORDED**

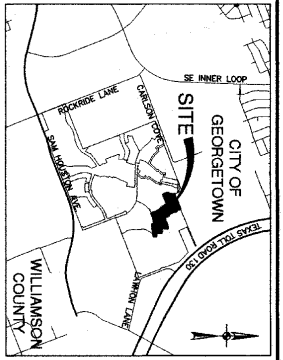
OFFICIAL PUBLIC RECORDS 2020052380

PLAT Fee: \$316.00  
05/20/2020 02:26 PM BMCKENZIE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



LOCATION MAP  
1" = 200'

OWNER:  
PACERLETT HOMES, LLC  
1440 THE LINES BLVD.  
BLD G, SUITE 200  
AUSTIN, TX 78789  
(512) 703-9495  
(512) 703-9496

ACREAGE: 13.97 ACRES

ENGINEER & SURVEYOR:  
PAPER-DAWSON ENGINEERS, INC.  
1000 N. MOPEC DRIVE, SUITE 300  
AUSTIN, TX 78789  
(512) 464-9111  
(512) 464-9879

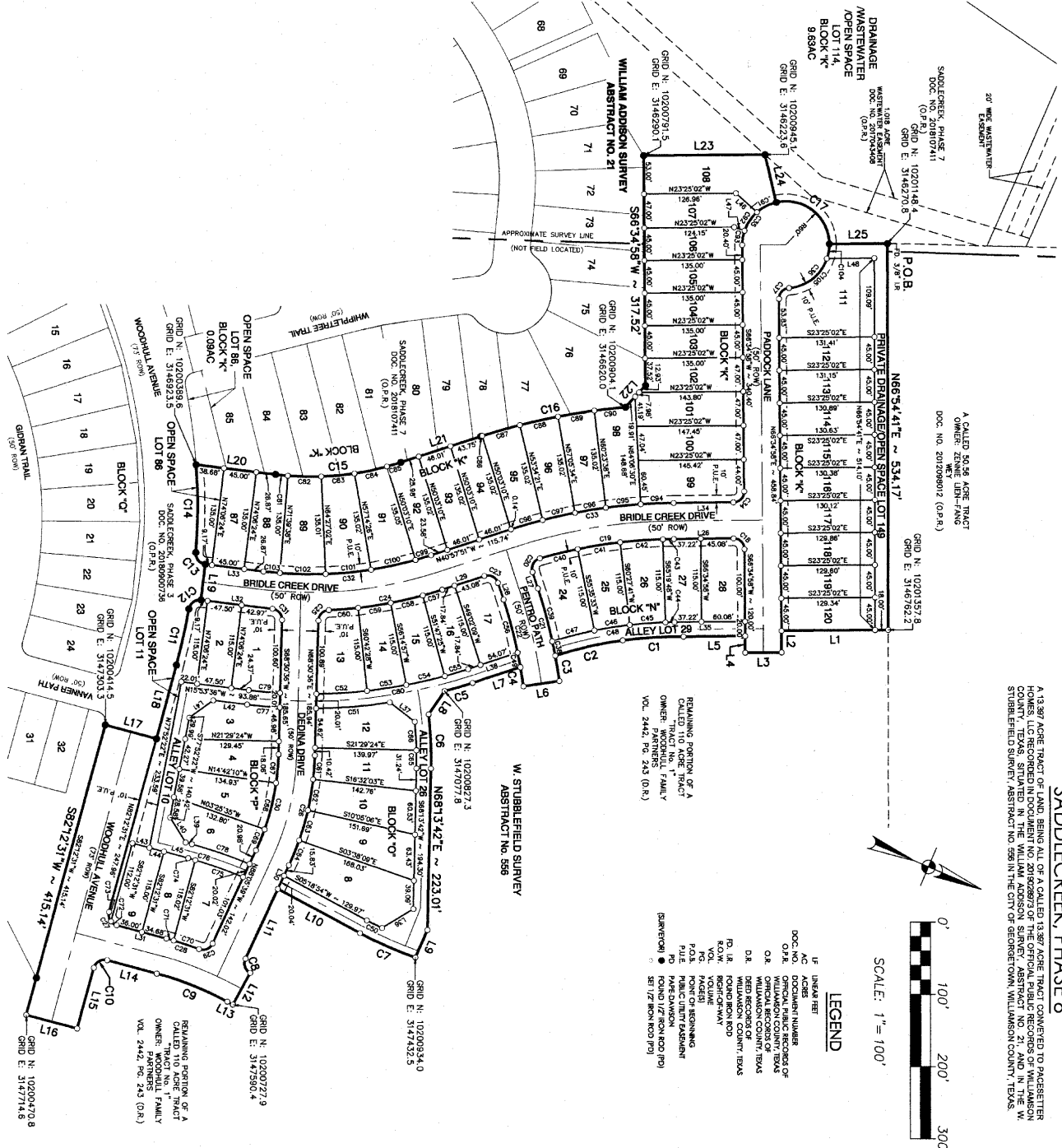
SURVEY:  
WILLIAM ADDISON SURVEY  
ABSTRACT NO. 21  
W. STUBBLEFIELD SURVEY  
ABSTRACT NO. 556

NUMBER OF BLOCKS: 4  
TOTAL NUMBER OF LOTS: 4  
OPEN SPACE LOTS: 1  
PRIVATE DRAINAGE/OPEN SPACE LOT: 2  
ALLEY LOTS: 1  
DEVELOPMENT LOTS: 3  
LINEAR FEET OF NEW STREETS: 1894 LF  
BENCHMARK DESCRIPTION AND ELEVATION:  
BENCHMARK 122  
CHISEL SQUARE MARK ON TOP OF WEST  
GRID NORTHING: 1018694.0  
GRID EASTING: 3147198.0  
ELEVATION: 782.46'  
BENCHMARK 123  
CHISEL SQUARE MARK ON TOP OF WEST  
GRID NORTHING: 1018944.0  
GRID EASTING: 3146916.7  
ELEVATION: 773.05'

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1	PLAT
2	TABULAR NOTES
3	LEGAL
4	LEGAL

**PAPER-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1000 N. MOPEC DRIVE, SUITE 300 | AUSTIN, TX 78789 | 512.464.9111  
TYPICAL REGISTRATION #470 | TEXAS FIRM REGISTRATION #10028601



**LEGEND**

- 15 LINEAR FEET
- AC ACRES
- DC DOCUMENT NUMBER
- OPR ORIGINAL RECORD NUMBER OF OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORD NUMBER OF WILLIAMSON COUNTY, TEXAS
- PL PLAT
- KC KCM NUMBER
- FO FOUND BOUNDARY
- PO POINT OF BEGINNING
- PA PAPER-DAWSON ENGINEERS
- FO FOUND BOUNDARY
- SET SET BACK FROM ROAD PROPERTY

**FINAL PLAT OF SADDLECREEK, PHASE 8**

A 13.97 ACRE TRACT OF LAND, BEING ALL OF A CALLED 13.97 ACRE TRACT CONVEYED TO PACERLETT HOMES, LLC RECORDED IN DOCUMENT NO. 201902873 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, AND IN THE W. STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

DATE OF PLAT PREPARATION: APRIL 17, 2019

SHEET 1 OF 4

2019-5-FP

A 13.97 ACRE TRACT OF LAND BEING ALL OF COLLECTOR'S EASE TRACT COMPARED TO PROSPECTOR'S HOMES, LLC RECORDED IN DOCUMENT NO. 201608993 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM ADOSSON SURVEY, ABSTRACT NO. 21, AND IN THE W. STUBBLEFIELD SURVEY, ABSTRACT NO. 599 IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

SADDLECREEK, PHASE 8

FINAL PLAT

PHASE 8 IMPERVIOUS COVER table with columns: Phase, Block, Lot No., Lot Size (sqft), ImperVIOUS Cover (sqft)

CURVE TABLE table with columns: CURVE #, RADIIUS, DELTA, CHORD BEARING, CHORD LENGTH

CURVE TABLE table with columns: CURVE #, RADIIUS, DELTA, CHORD BEARING, CHORD LENGTH

CURVE TABLE table with columns: CURVE #, RADIIUS, DELTA, CHORD BEARING, CHORD LENGTH

CURVE TABLE table with columns: CURVE #, RADIIUS, DELTA, CHORD BEARING, CHORD LENGTH

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CURVE TABLE table with columns: CURVE #, RADIIUS, DELTA, CHORD BEARING, CHORD LENGTH

BLOCK K table with columns: LOT #, AREA (SQ. FT.)

BLOCK K table with columns: LOT #, AREA (SQ. FT.)

BLOCK K table with columns: LOT #, AREA (SQ. FT.)

BLOCK N table with columns: LOT #, AREA (SQ. FT.)

BLOCK N table with columns: LOT #, AREA (SQ. FT.)

BLOCK N table with columns: LOT #, AREA (SQ. FT.)

BLOCK O table with columns: LOT #, AREA (SQ. FT.)

BLOCK O table with columns: LOT #, AREA (SQ. FT.)

BLOCK O table with columns: LOT #, AREA (SQ. FT.)

PAPE-DAWSON ENGINEERS logo and contact information for Austin, Houston, and Fort Worth offices.

FINAL PLAN

SADDELCREEK, PHASE 8

A 13.97 ACRE TRACT OF LAND, BEING ALL OF A CALLED 13.97 ACRE TRACT CONVEYED TO PACESETTER HOMES, LLC RECORDED IN DOCUMENT NO. 2019028973 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM ADKINS SURVEY, ASSTRACT NO. 21, AND IN THE W...

FIELD NOTES

A 13.97 ACRE TRACT OF LAND, BEING ALL OF A CALLED 13.97 ACRE TRACT CONVEYED TO PACESETTER HOMES, LLC RECORDED IN DOCUMENT NO. 2019028973 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM ADKINS SURVEY, ASSTRACT NO. 21, AND IN THE W...

PLAT NOTES

- 1. THIS SUBDIVISION IS SUBJECT TO THE CONSENT AGREEMENT BETWEEN THE SENTINEL LAND COMPANY, LLC AND THE CITY OF GEORGETOWN UNDER DOCUMENT NUMBER 2019028973 APPROVED OCTOBER 21, 2015. THE CONSENT AGREEMENT WAS SIGNED TO CLERK OMER WOODHILL VENTURES 2015, LLC PER ASSIGNMENT AND ASSUMPTION AGREEMENT EXECUTED ON DECEMBER 11, 2015.

- 2. THIS SUBDIVISION IS SUBJECT TO THE CITY OF GEORGETOWN, ORDINANCE NUMBER 2015-58 AMENDING THE OFFICIAL ZONING MAP TO BE REZONED FROM AGRICULTURE (AO) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS SADDELCREEK, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON OCTOBER 27, 2015.

- 3. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER, JONAH WATER SQU. WASTEWATER, CITY OF GEORGETOWN, ELECTRIC, AND CONCOR.

- 4. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

- 5. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FEMA MAP NUMBER 499102C, AND 499102C, EFFECTIVE DATE OF SEPTEMBER 26, 2008.

- 6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

- 7. PARALLEL DEVIATION REQUIREMENTS ARE BEING MET BY THE CONSENT AGREEMENT BETWEEN THE SENTINEL LAND COMPANY, LLC AND THE CITY OF GEORGETOWN, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON OCTOBER 27, 2015. THE CONSENT AGREEMENT WAS SIGNED TO CLERK OMER WOODHILL VENTURES 2015, LLC PER ASSIGNMENT AND ASSUMPTION AGREEMENT EXECUTED ON DECEMBER 11, 2015. THE PARALLEL LOTS ARE: LOT 1A, BLOCK A, LOT 1A, BLOCK V AND LOT 1A, BLOCK Y OF SADDELCREEK, PHASE 1A.

- 8. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE M/D 8303 HAHN-TEXAS CENTRAL ZONE AND M/D 88.

- 9. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS PER THE TABLE ON SHEET 2 OF THIS PLAT.

- 10. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVE ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.

- 11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE LANDOWNER, INDENMENS AND HOLDS THE CITY OF GEORGETOWN, TEXAS, HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS WILL BE REMOVED BY THE CITY AND/OR COUNTY AND THE OWNER OF THE IMPROVEMENTS MAY BE RESPONSIBLE FOR THE RECONSTRUCTION AND REPLACEMENT OF THE IMPROVEMENTS.

- 12. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY LIABILITY TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN OR NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE, WAVES OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAWING OR NOTED ON THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.

- 13. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACQUACY OF THE REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT FLOOR PLAN DATA. THE LANDOWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REPRESENTATIONS AND UNDERSTAND THAT THE OWNERS OF THE FACT OF ROAD CENTERLINE DATA MUST VERIFY THEIR OWN EASEMENT, ALL TRAFFIC CONTROL DEVICES AND SIGNALS CAN MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.

- 14. THIS PLAT IS SUBJECT TO THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE, ADOPTED ON APRIL 22, 2014, AS ORDINANCE 2014-023.

- 15. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE AND THUS NOT SUBJECT TO THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS.

- 16. ALL WATER QUALITY, SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS, FEATURES, AND RELATED APPURTENANCES SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT, DRAINAGE LOT OR AS SHOWN ON SITE PLAN. THE OWNER, HOA OR ITS ASSIGNED OR THE TRACT UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES AND DETENTION AND/OR RETENTION AND/OR PREP.

- 17. RIGHT-OF-WAY, EASEMENTS FOR WIDENING, ROADWAYS OR IMPROVING DRAINAGE SHALL BE CONSTRUCTED BY THE LANDOWNER. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.

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FINAL PLAN

SADDELCREEK, PHASE 8

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DATE OF PLAT PREPARATION: APRIL 17, 2020

SHEET 3 OF 4

2019-5-FP



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N MOORE EXPY, BLDG 3, STE 300 | AUSTIN, TX 78799 | 512.654.6711  
THE FIRM REGISTRATION NO. 17843 THE FIRM REGISTRATION 1010200301

FINAL PLAT  
OF  
SADDLECREEK, PHASE 8

A 13.97 ACRE TRACT OF LAND BEING ALL OF A CALLED 13.97 ACRE TRACT CONVEYED TO PACESETTER HOMES, LLC RECORDED IN DOCUMENT NO. 2019028973 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM ADISON SURVEY, ABSTRACT NO. 21, AND IN THE W. STUBBFIELD SURVEY, ABSTRACT NO. 598 IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

I, SOPHIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORDS WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

*Sophia Nelson*  
SOPHIA NELSON, PLANNING DIRECTOR  
DATE 05-14-2020

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 154.4 FLOOD PREVENTION OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I DISCLAIM ANY RESPONSIBILITY FACTUAL OR OTHERWISE CONTAINED IN THIS PLAT AND OTHER DOCUMENTS ASSOCIATED WITH IT.

*Glenn Holcomb*  
GLENN HOLCOMB  
CHIEF BUILDING OFFICIAL  
CITY OF GEORGETOWN, TEXAS  
DATE 5-2-2020

WATER DISTRICT APPROVAL

THIS SUBDIVISION IS IN ACCORDANCE WITH THE TERMS OF THE NON-STANDARD SERVICE AGREEMENT BETWEEN CHERRY WATERS PERSONAL UTILITY SERVICES AND HOUSTON VALLEY SERVICES, L.P.

*Bill Berger*  
BILL BERGER  
CHERRY WATERS  
DATE 4-5-2020

ENGINEER'S CERTIFICATION

I, DUSTIN J. GOSB, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SADDLECREEK, PHASE 8 IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCOMPASSED BY A ZONE IV FLOOD AREA AS DENOTED HEREON AND AS DEFINED BY THE FEDERAL NUMBERED DAMAGEABLE EFFECTIVE DATE SEPTEMBER 26, 2009 AND COMMUNITY PLANNING NUMBER 4481248. DAMAGEABLE EFFECTIVE DATE SEPTEMBER 26, 2009 AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE PLAT DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DAMAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DENOTED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL, AT TRAVIS, COUNTY, TEXAS THIS 21<sup>st</sup> DAY OF APRIL, 2020.

*Dustin J. Gosb*  
DUSTIN J. GOSB  
REGISTERED PROFESSIONAL ENGINEER  
NO. 91962



SURVEYOR'S CERTIFICATION

I, VALERIE ZIRCHER, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES OR CONFLICTS, COMPASSING PLAT AND THAT I HAVE BEEN LICENSED BY THE STATE OF TEXAS AS A SURVEYOR PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL, AT TRAVIS, COUNTY, TEXAS THIS THE 14<sup>th</sup> DAY OF APRIL, 2020.

*Valerie Zircher*  
VALERIE ZIRCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222



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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 20<sup>th</sup> DAY OF MAY, A.D. 2020, AT 2:05 O'CLOCK P.M. AND DULY RECORDED ON THE 20<sup>th</sup> DAY OF MAY, A.D. 2020, AT 2:11 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2020052380, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

*Nancy Rister*  
NANCY RISTER  
CLERK



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10901 N. MOORE EXPY. SUITE 3, STE 200 | AUSTIN, TX 78729 | 512.843.8711  
THESE FINAL REGISTRATION AND 1 TRIPLES FINAL REGISTRATION #40229801