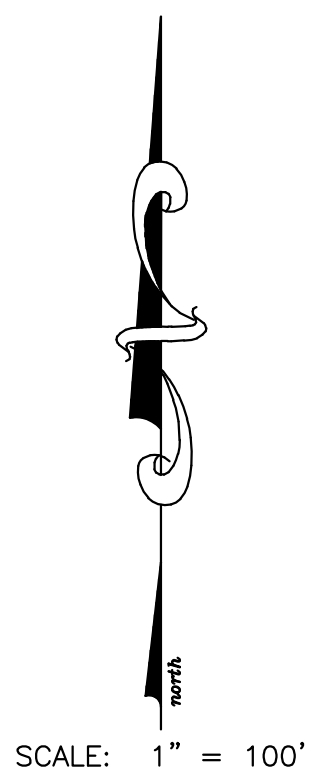
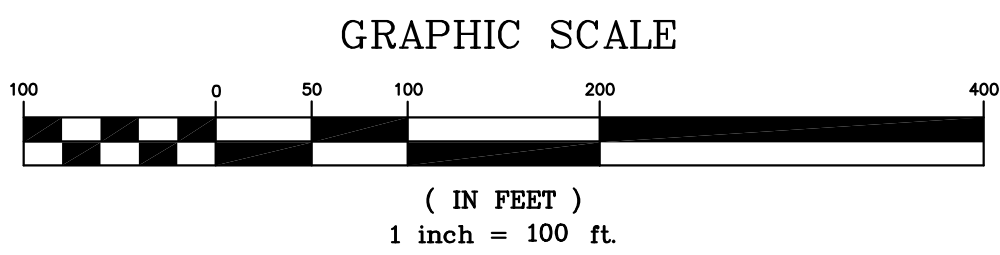


SANTA RITA RANCH, PHASE 1

SECTION 9

A PRIVATE SUBDIVISION

FINAL PLAT

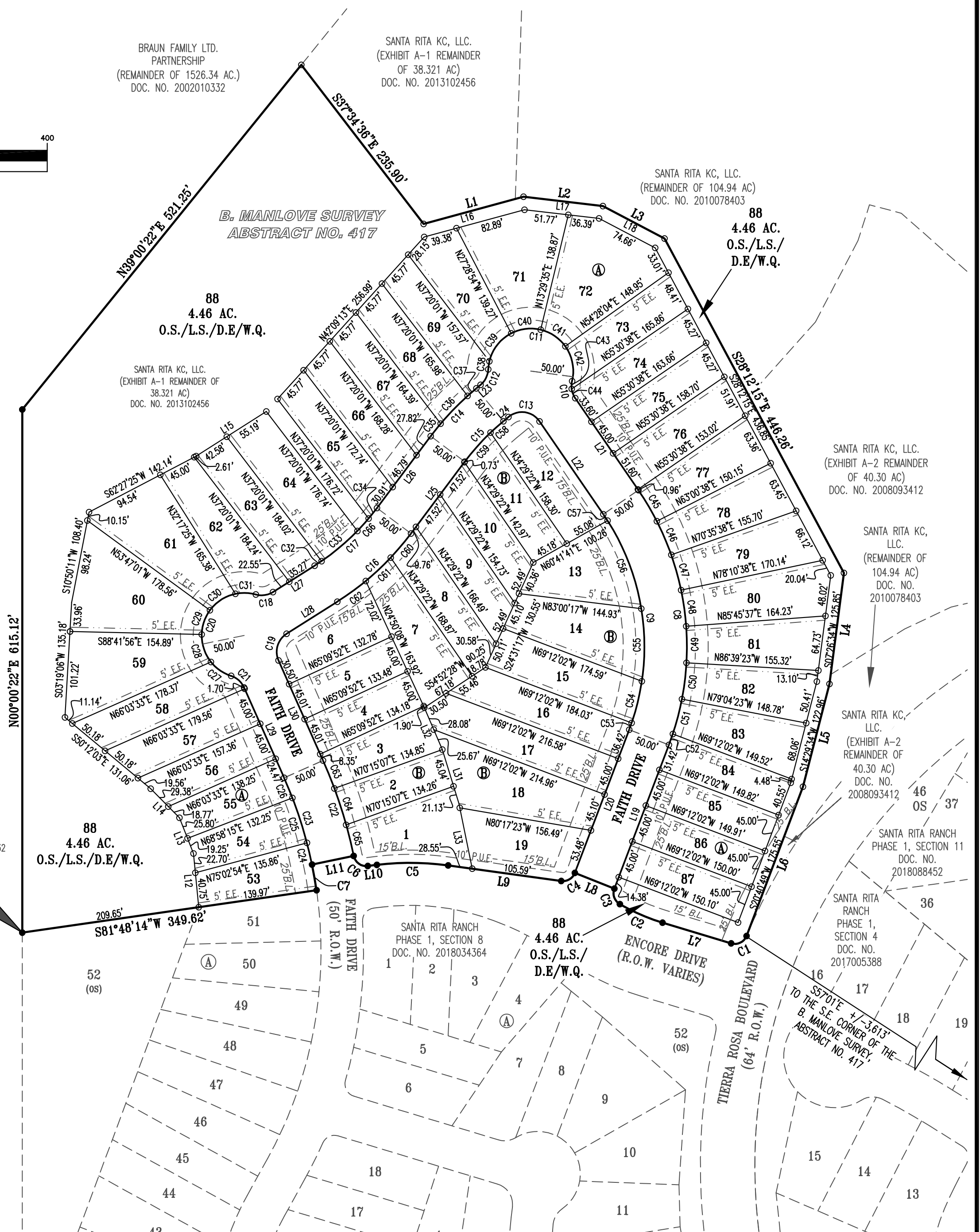


LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE LOT
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- L.S. LANDSCAPE LOT

BRAUN FAMILY LTD.
PARTNERSHIP
(REMAINDER OF
1526.34 AC.)
DOC. NO. 2002010332

POINT OF
BEGINNING



DATE: DECEMBER 9, 2019
OWNER:
SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

| LINEAR FOOTAGE OF STREETS | | |
|---------------------------|----------------|--------------|
| STREET NAMES | LINEAR FOOTAGE | DESIGN SPEED |
| FAITH DRIVE | 1,405' | 25 M.P.H. |

| | |
|---|----|
| TOTAL OF LOTS: | 55 |
| NO. OF SINGLE FAMILY LOTS: | 54 |
| NO. OF OPEN SPACE, LANDSCAPE, D.E. AND WATER QUALITY LOTS: | 1 |

TOTAL ACREAGE: 16.488 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

F.E.M.A. MAP NO. 48491C 0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: \AC3D\5010\SURVEY\PLAT - SANTA RITA PH. 1, SEC 9.dwg

SANTA RITA RANCH, PHASE 1
SECTION 9
A PRIVATE SUBDIVISION
FINAL PLAT

| Curve Table | | | | | | |
|-------------|--------|--------|-----------------|--------------|---------|------------|
| Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA |
| C1 | 22.00 | 15.00 | S64°45'26"W | 20.08 | 13.51 | 84°01'46" |
| C2 | 54.76 | 235.00 | N66°33'09"W | 54.64 | 27.50 | 1°32'03" |
| C3 | 21.12 | 15.00 | N19°32'20"W | 19.42 | 12.74 | 80°40'36" |
| C4 | 20.17 | 15.00 | S59°19'12"W | 18.68 | 11.94 | 77°02'28" |
| C5 | 84.04 | 325.00 | N89°34'02"W | 83.81 | 42.26 | 14°48'56" |
| C6 | 22.32 | 15.00 | N54°20'49"W | 20.32 | 13.81 | 85°15'22" |
| C7 | 30.67 | 503.21 | S09°58'22"E | 30.67 | 15.34 | 3°29'32" |
| C8 | 313.62 | 325.00 | N06°50'42"W | 301.59 | 170.23 | 55°17'20" |
| C9 | 265.37 | 275.00 | N06°50'42"W | 255.19 | 144.04 | 55°17'20" |
| C10 | 21.03 | 25.00 | S10°23'40"E | 20.41 | 11.18 | 48°11'23" |
| C11 | 167.01 | 50.00 | N81°59'22"W | 99.51 | 501.85 | 191°22'46" |
| C12 | 21.03 | 25.00 | N26°24'57"E | 20.41 | 11.18 | 48°11'23" |
| C13 | 41.45 | 25.00 | N81°59'22"W | 36.86 | 27.28 | 95°00'00" |
| C14 | 77.87 | 325.00 | S43°38'47"W | 77.69 | 39.12 | 1°34'43" |
| C15 | 65.89 | 275.00 | S43°38'47"W | 65.73 | 33.10 | 1°34'43" |
| C16 | 118.71 | 325.00 | N47°14'46"E | 118.05 | 60.02 | 20°55'40" |
| C17 | 100.45 | 275.00 | N47°14'46"E | 99.89 | 50.79 | 20°55'40" |
| C18 | 21.03 | 25.00 | N81°48'17"E | 20.41 | 11.18 | 48°11'23" |
| C19 | 35.63 | 25.00 | S16°53'04"W | 32.69 | 21.60 | 81°39'03" |
| C20 | 155.36 | 50.00 | S16°53'04"W | 99.99 | 2908.34 | 178°01'49" |
| C21 | 21.03 | 25.00 | N48°02'09"W | 20.41 | 11.18 | 48°11'23" |
| C22 | 118.01 | 553.21 | N17°49'48"W | 117.78 | 59.23 | 12°13'19" |

| Curve Table | | | | | | |
|-------------|--------|--------|-----------------|--------------|---------|-----------|
| Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA |
| C23 | 107.34 | 503.21 | N17°49'48"W | 107.14 | 53.88 | 12°13'19" |
| C24 | 26.14 | 503.21 | N13°12'26"W | 26.14 | 13.07 | 2°58'36" |
| C25 | 55.63 | 503.21 | N17°51'45"W | 55.60 | 27.84 | 6°20'01" |
| C26 | 25.57 | 503.21 | N22°29'06"W | 25.57 | 12.79 | 2°54'42" |
| C27 | 29.31 | 50.00 | S55°20'06"E | 28.90 | 15.09 | 3°35'29" |
| C28 | 34.77 | 50.00 | S18°37'09"E | 34.07 | 18.12 | 39°50'25" |
| C29 | 30.47 | 50.00 | S18°45'31"W | 30.00 | 15.72 | 34°54'55" |
| C30 | 36.54 | 50.00 | S57°09'03"W | 35.73 | 19.13 | 41°52'09" |
| C31 | 24.27 | 50.00 | N88°00'27"W | 24.03 | 12.38 | 27°48'50" |
| C32 | 9.89 | 275.00 | N56°40'46"E | 9.89 | 4.95 | 2°03'39" |
| C33 | 55.16 | 275.00 | N49°54'11"E | 55.06 | 27.67 | 11°29'30" |
| C34 | 15.75 | 275.00 | N38°25'23"E | 15.75 | 7.88 | 3°16'55" |
| C35 | 18.82 | 325.00 | S38°26'29"W | 18.82 | 9.41 | 3°19'06" |
| C36 | 45.54 | 325.00 | S44°06'54"W | 45.51 | 22.81 | 8°01'44" |
| C37 | 13.51 | 325.00 | S49°19'12"W | 13.51 | 6.75 | 2°22'52" |
| C38 | 9.51 | 50.00 | S07°46'05"W | 9.49 | 4.77 | 10°53'38" |
| C39 | 43.03 | 50.00 | S37°52'00"W | 41.71 | 22.95 | 49°18'13" |
| C40 | 35.76 | 50.00 | S8°00'21"W | 35.00 | 18.68 | 40°58'29" |
| C41 | 35.76 | 50.00 | N56°01'11"W | 35.00 | 18.68 | 40°58'29" |
| C42 | 42.96 | 50.00 | N10°54'58"W | 41.65 | 22.91 | 49°13'57" |
| C43 | 9.19 | 25.00 | S03°10'10"W | 9.14 | 4.65 | 21°03'43" |
| C44 | 11.84 | 25.00 | S20°55'32"E | 11.73 | 6.03 | 27°07'40" |

| Curve Table | | | | | | |
|-------------|--------|--------|-----------------|--------------|---------|-----------|
| Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA |
| C45 | 42.54 | 325.00 | N30°44'22"W | 42.51 | 21.30 | 7°30'00" |
| C46 | 43.01 | 325.00 | N23°11'52"W | 42.98 | 21.54 | 7°35'00" |
| C47 | 43.01 | 325.00 | N15°36'52"W | 42.98 | 21.54 | 7°35'00" |
| C48 | 43.01 | 325.00 | N08°01'52"W | 42.98 | 21.54 | 7°35'00" |
| C49 | 43.01 | 325.00 | N00°26'53"W | 42.98 | 21.54 | 7°35'00" |
| C50 | 43.01 | 325.00 | N07°08'07"E | 42.98 | 21.54 | 7°35'00" |
| C51 | 42.42 | 325.00 | N14°39'57"E | 42.38 | 21.24 | 7°28'39" |
| C52 | 13.59 | 325.00 | N19°36'07"E | 13.58 | 6.79 | 2°23'42" |
| C53 | 8.58 | 275.00 | N19°54'19"E | 8.58 | 4.29 | 1°47'17" |
| C54 | 50.45 | 275.00 | N13°45'20"E | 50.38 | 25.30 | 10°30'41" |
| C55 | 85.72 | 275.00 | N00°25'48"W | 85.38 | 43.21 | 17°51'36" |
| C56 | 111.55 | 275.00 | N20°58'51"W | 110.79 | 56.55 | 2°31'29" |
| C57 | 9.06 | 275.00 | N33°32'44"W | 9.06 | 4.53 | 1°53'16" |
| C58 | 20.18 | 275.00 | S48°24'29"W | 20.18 | 10.10 | 4°12'18" |
| C59 | 45.71 | 275.00 | S41°32'38"W | 45.66 | 22.91 | 9°31'24" |
| C60 | 37.12 | 325.00 | N40°03'16"E | 37.10 | 18.58 | 6°32'40" |
| C61 | 40.16 | 325.00 | N46°52'01"E | 40.14 | 20.11 | 7°04'50" |
| C62 | 41.42 | 325.00 | N54°03'31"E | 41.39 | 20.74 | 7°18'09" |
| C63 | 35.35 | 553.21 | N22°06'37"W | 35.34 | 17.68 | 3°39'40" |
| C64 | 45.03 | 553.21 | N17°56'52"W | 45.02 | 22.53 | 4°39'51" |
| C65 | 37.62 | 553.21 | N13°40'02"W | 37.62 | 18.82 | 3°53'48" |
| C66 | 19.65 | 275.00 | N42°06'38"E | 19.64 | 9.83 | 4°05'36" |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 121.71 | N74°47'44"E |
| L2 | 93.84 | S83°21'10"E |
| L3 | 82.05 | S62°16'27"E |
| L4 | 131.59 | S07°26'34"W |
| L5 | 124.69 | S14°29'34"W |
| L6 | 187.72 | S20°40'49"W |
| L7 | 84.24 | N73°13'41"W |
| L8 | 50.01 | N68°17'13"W |
| L9 | 134.14 | N82°09'34"W |
| L10 | 10.87 | S83°01'30"W |
| L11 | 50.00 | S78°16'52"W |
| L12 | 63.45 | S05°37'28"E |
| L13 | 45.05 | S21°22'33"E |
| L14 | 48.15 | S44°46'49"E |
| L15 | 97.78 | S57°28'44"W |
| L16 | 122.27 | S74°47'44"W |
| L17 | 88.15 | S83°21'10"E |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L18 | 74.66 | S62°16'27"E |
| L19 | 180.79 | S20°47'58"W |
| L20 | 180.00 | S20°47'58"W |
| L21 | 131.16 | S34°29'22"E |
| L22 | 132.49 | S34°29'22"E |
| L23 | 6.49 | S50°30'38"W |
| L24 | 7.83 | S50°30'38"W |
| L25 | 105.52 | S36°46'56"W |
| L26 | 105.52 | S36°46'56"W |
| L27 | 57.82 | S57°42'35"W |
| L28 | 70.52 | S57°42'35"W |
| L29 | 116.17 | S23°56'27"E |
| L30 | 128.87 | S23°56'27"E |
| L31 | 66.18 | S17°12'06"E |
| L32 | 53.74 | S23°02'42"E |
| L33 | 78.36 | S11°31'34"E |

FIELD NOTES

BEING ALL OF THAT CERTAIN 16.488 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF A CALLED 38.321 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT A-1 AND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2013102456, BEING ALSO A PORTION OF THE REMAINDER OF A CALLED 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2010078403 AND BEING ALSO A PORTION OF THE REMAINDER OF A CALLED 40.30 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT A-2 AND CONVEYED IN DOCUMENT NUMBER 2008093412, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 16.488 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", BEING A WESTERN CORNER OF SAID 38.321 ACRE TRACT, BEING ALSO A POINT ON AN EASTERN BOUNDARY LINE OF A CALLED 1,526.34 ACRE TRACT OF LAND CONVEYED TO THE BRAUN FAMILY LTD., PARTNERSHIP IN DOCUMENT NUMBER 2002010332 (O.P.R.W.C.TX.) AND BEING ALSO A NORTHWESTERN CORNER OF LOT 52, BLOCK A OF SANTA RITA RANCH, PHASE 1, SECTION 8, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2018034364 (O.P.R.W.C.TX.), FOR THE SOUTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 38.321 ACRE TRACT AND SAID 1,526.34 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N00°00'22"E, A DISTANCE OF 615.12 FEET TO A 1/2" IRON ROD FOUND, AND
- N39°00'22"E, A DISTANCE OF 521.25 FEET TO A CAPPED 1/2" ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHWESTERN BOUNDARY LINE OF SAID 38.321 ACRE TRACT AND BEING ALSO A SOUTHEASTERN BOUNDARY LINE OF SAID 1,526.34 ACRE TRACT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 38.321 ACRE TRACT, SAID 104.94 ACRE TRACT AND SAID 40.30 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- S37°34'36"E, A DISTANCE OF 235.90 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- N74°47'44"E, A DISTANCE OF 121.71 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- S83°21'10"E, A DISTANCE OF 93.84 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- S62°16'27"E, A DISTANCE OF 82.05 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- S28°12'15"E, A DISTANCE OF 446.26 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- S07°26'34"W, A DISTANCE OF 131.59 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- S14°29'34"W, A DISTANCE OF 124.69 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- S20°40'49"W, A DISTANCE OF 187.72 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING A NORTHWESTERN TERMINUS POINT OF TIERRA ROSA BOULEVARD (64' R.O.W.) AND BEING ALSO A NORTHEASTERN TERMINUS POINT OF ENCORE DRIVE (R.O.W. VARIES), FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY OF SAID 40.30 ACRE TRACT AND THE NORTHERN RIGHT-OF-WAY LINE OF SAID ENCORE DRIVE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.00 FEET, AND WHOSE CHORD BEARS S64°45'26"W, A DISTANCE OF 20.08 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
- N73°13'41"W, A DISTANCE OF 84.24 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 54.76 FEET, AND WHOSE CHORD BEARS N66°33'09"W, A DISTANCE OF 54.64 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF COMPOUND CURVATURE, FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.12 FEET, AND WHOSE CHORD BEARS N19°32'20"W, A DISTANCE OF 19.42 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
- N68°17'13"W, A DISTANCE OF 50.01 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 20.17 FEET, AND WHOSE CHORD BEARS S59°19'12"W, A DISTANCE OF 18.68 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
- N82°09'34"W, A DISTANCE OF 134.14 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 84.04 FEET, AND WHOSE CHORD BEARS N89°34'02"W, A DISTANCE OF 83.81 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
- S83°01'30"W, A DISTANCE OF 10.87 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.32 FEET, AND WHOSE CHORD BEARS N54°20'49"W, A DISTANCE OF 20.32 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
- S78°16'52"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, AND
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 503.21 FEET, AN ARC LENGTH OF 30.67 FEET, AND WHOSE CHORD BEARS S09°58'22"E, A DISTANCE OF 30.67 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", BEING A SOUTHERN CORNER OF SAID 40.30 ACRE TRACT, AND BEING ALSO THE NORTHEASTERN CORNER OF LOT 51, BLOCK A OF SAID SANTA RITA RANCH, PHASE 1, SECTION 8,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 40.50 ACRE TRACT AND SAID SANTA RITA RANCH, PHASE 1, SECTION 8, S81°48'14"W, A DISTANCE OF 349.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.488 ACRES OF LAND.

GENERAL:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

DRAINAGE AND FLOODPLAIN:

- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED 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.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARLSON BRIGANCE, & DOERING, INC., PROJECT NO. 5052, DATED AUGUST 20, 2019.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

WATER AND WASTEWATER:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/GEORGETOWN UTILITY SYSTEMS.
- WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/CITY OF LIBERTY HILL.
- ELECTRIC SERVICE IS PROVIDED BY: PEC

PRIVATE ROAD NOTES:

- THE ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL PROPERTY OWNERS.
- EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
- ALL ROADS WITHIN THE SUBDIVISION MUST BE CONSTRUCTED TO COUNTY STANDARDS.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 2 OF 3



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

**SANTA RITA RANCH, PHASE 1
SECTION 9
A PRIVATE SUBDIVISION
FINAL PLAT**

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER OF A CALLED 38.321 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2013102456, A CALLED 104.94 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2010078403, AND A CALLED 40.30 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2008093412, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS 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. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH, PHASE 1, SECTION 9, A PRIVATE SUBDIVISION"

, AND FURTHER ACKNOWLEDGE THAT 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF December, 2019.

SANTA RITA KC, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: MREM TEXAS MANGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: J. E. Horne
JAMES EDWARD HORNE, VICE PRESIDENT
1900 CROSS CREEK LANE
LIBERTY HILL, TX 78642

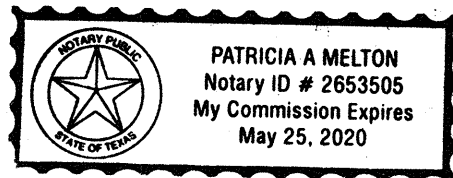
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3 DAY OF December, 2019 A.D.

Patricia A. Melton
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN(S) DATED 10/31/13 & 1/31/18, RECORDED AS DOCUMENT NO.(S) 2013103003 & 2018009177 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

BY: Jason Rangel
PRINTED NAME: JASON RANGEL
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4 DAY OF December, A.D., 2019.

BY: Araceli Hernandez
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES: 6-2-2020



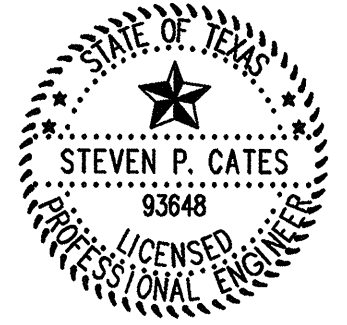
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C-0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: Steven P. Cates 12/3/2019
STEVEN P. CATES, P.E. NO. 93648 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



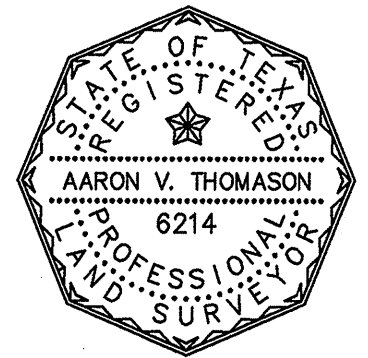
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: Aaron V. Thomason 03 DEC 2019
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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

Carolyn A. Melton 12/5/19
CITY OF LIBERTY HILL, TEXAS DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 9th DAY OF Dec, 2019 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT 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 OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 3 OF 3

