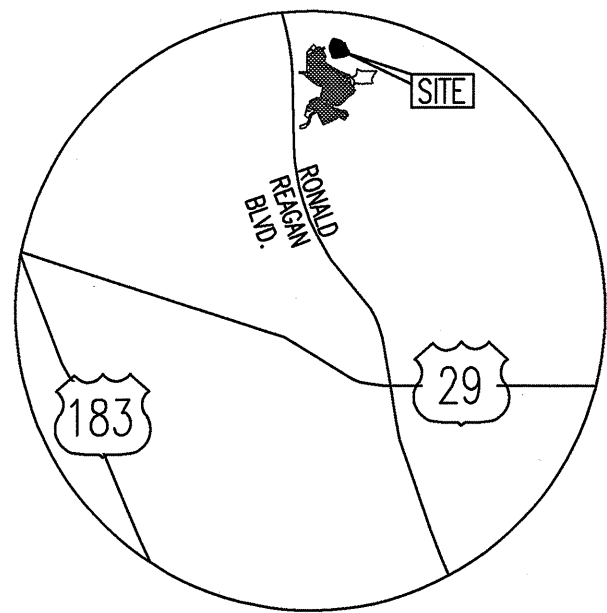
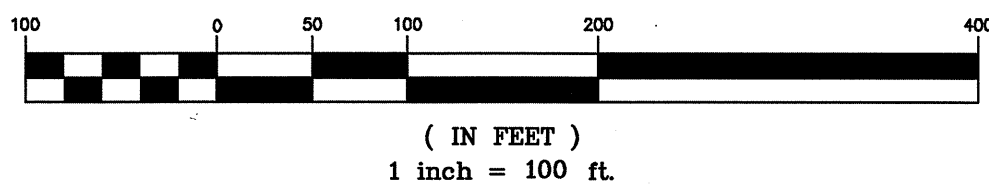


SANTA RITA RANCH PHASE 1 SECTION 12 FINAL PLAT



SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINES
- M.B.U. MAILBOX UNIT

DATE: DECEMBER 09, 2019

OWNER:

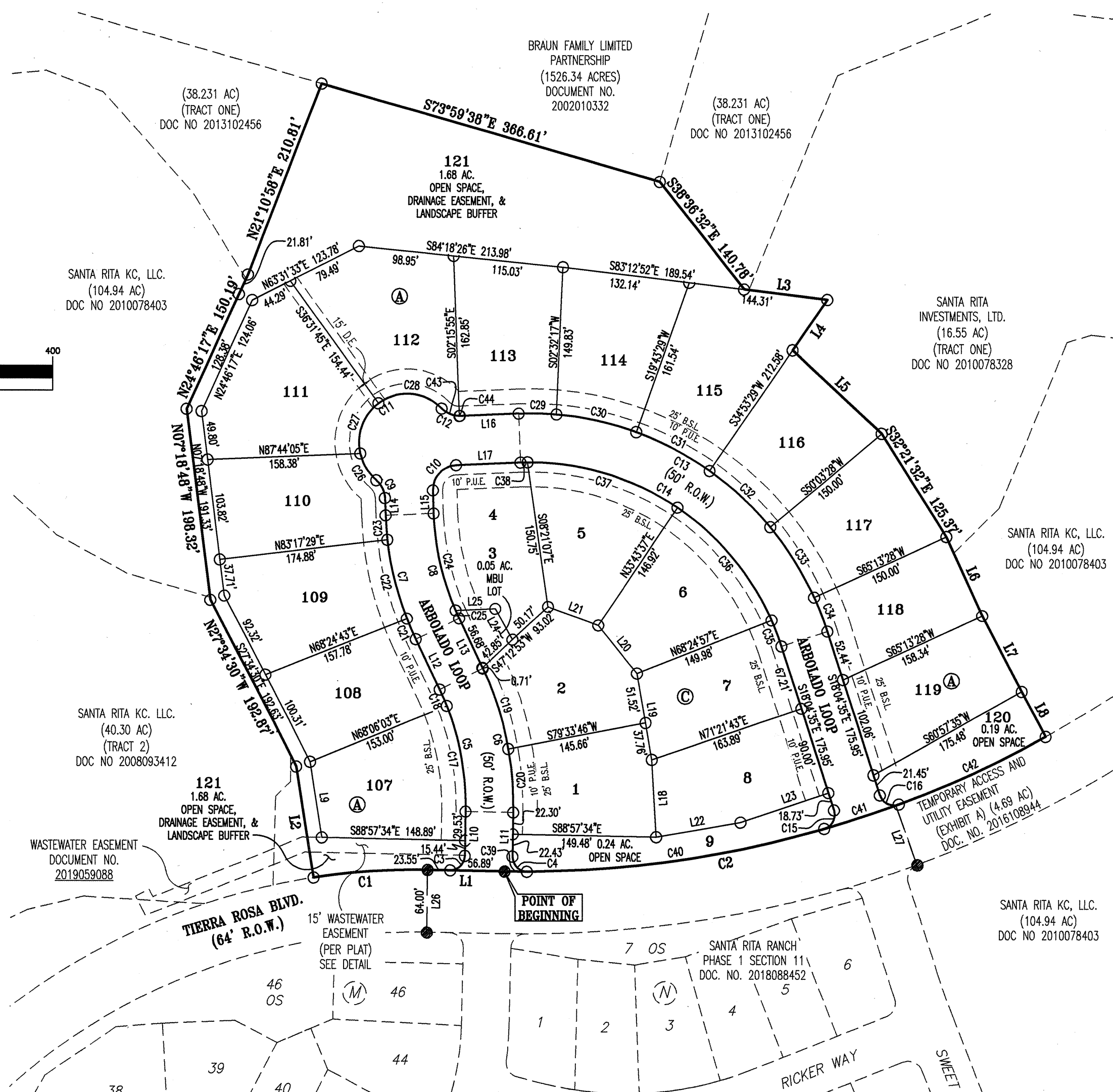
SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:

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

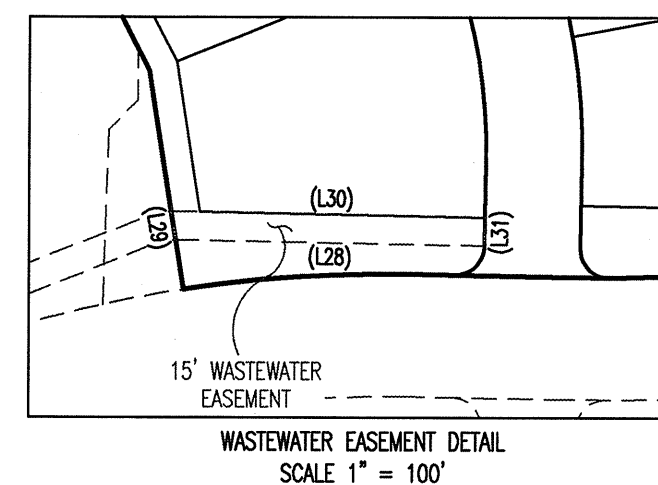
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 11.202 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417
F.E.M.A. MAP NO. 48491C 0275E
WILLAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008



Easement Line Table		
Line #	Length	Direction
(L28)	161.45	N88°57'34"W
(L29)	15.24	N09°04'46"W

Easement Line Table		
Line #	Length	Direction
(L30)	164.13	S88°57'34"E
(L31)	15.00	S01°02'28"W



SHEET NO. 1 OF 3

TOTAL OF LOTS: 24
NO. OF SINGLE FAMILY LOTS: 20
NO. OF OPEN SPACE, DRAINAGE
EASEMENT, & LANDSCAPE BUFFER LOTS: 1
NO. OF OPEN SPACE LOTS: 2
NO. OF MAIL KIOSK LOTS: 1

LINEAR FOOTAGE OF STREETS
STREET NAMES LINEAR FOOTAGE DESIGN SPEED
ARBOLADO LOOP 1216' 25 M.P.H.

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165

PATH-J: AC3D\5062\SURVEY\PLAT - SANTA RITA PH 1 SEC 12.dwg

SANTA RITA RANCH
PHASE 1 SECTION 12
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	118.91	698.15	S86°09'37"W	118.77	59.60	9°45'32"
C2	585.21	1130.49	S76°12'38"W	578.69	299.32	29°39'34"
C3	23.56	15.00	S46°02'26"W	21.21	15.00	90°00'00"
C4	23.87	15.00	S44°33'12"E	21.43	15.31	91°11'15"
C5	128.42	275.00	N12°20'14"W	127.26	65.40	26°45'21"
C6	151.77	325.00	N12°20'14"W	150.39	77.29	26°45'21"
C7	133.02	325.00	S13°59'25"E	132.09	67.45	23°27'00"
C8	112.55	275.00	S13°59'25"E	111.77	57.08	23°27'00"
C9	21.03	25.00	N26°21'36"W	20.41	11.18	48°11'23"
C10	39.27	25.00	S42°44'05"W	35.36	25.00	90°00'00"
C11	162.65	50.00	S42°44'05"W	99.85	897.21	186°22'46"
C12	21.03	25.00	S68°10'13"E	20.41	11.18	48°11'23"
C13	420.82	325.00	N55°10'15"W	392.03	245.75	74°11'20"
C14	356.08	275.00	N55°10'15"W	331.72	207.94	74°11'20"
C15	24.10	15.00	S27°57'04"W	21.59	15.55	92°03'18"
C16	24.10	15.00	S64°06'14"E	21.59	15.55	92°03'18"
C17	110.10	275.00	N10°25'45"W	109.37	55.80	22°56'23"
C18	18.32	275.00	N23°48'26"W	18.31	9.16	3°48'58"
C19	86.66	325.00	S18°04'35"E	86.40	43.59	15°16'40"
C20	65.11	325.00	S04°41'54"E	65.00	32.66	11°28'40"
C21	23.41	325.00	N23°39'06"W	23.41	11.71	4°07'38"
C22	84.40	325.00	N14°08'54"W	84.16	42.44	14°52'46"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	25.20	325.00	N04°29'13"W	25.20	12.61	4°26'36"
C24	103.42	275.00	S13°02'20"E	102.81	52.33	21°32'50"
C25	9.13	275.00	S24°45'50"E	9.13	4.57	1°54'10"
C26	32.69	50.00	N31°43'30"W	32.11	16.95	37°27'35"
C27	58.00	50.00	N20°14'16"E	54.80	32.76	66°27'57"
C28	71.95	50.00	S85°18'08"E	65.90	43.81	82°27'14"
C29	39.23	325.00	S88°48'25"E	39.21	19.64	6°55'00"
C30	85.50	325.00	S77°48'43"E	85.25	43.00	15°04'24"
C31	86.03	325.00	S62°41'31"E	85.78	43.27	15°10'00"
C32	86.03	325.00	S47°31'32"E	85.78	43.27	15°10'00"
C33	86.03	325.00	S32°21'32"E	85.78	43.27	15°10'00"
C34	38.00	325.00	S21°25'34"E	37.98	19.02	6°41'58"
C35	28.78	275.00	N21°04'27"W	28.76	14.40	5°59'44"
C36	154.55	275.00	N40°10'21"W	152.53	79.38	32°12'04"
C37	165.38	275.00	N73°30'05"W	162.90	85.28	34°27'24"
C38	7.37	275.00	S88°30'09"W	7.37	3.69	1°32'08"
C39	23.42	1116.29	S89°32'49"E	23.42	11.71	1°12'08"
C40	313.22	1130.52	N81°54'57"E	312.21	157.82	15°52'26"
C41	81.09	1133.66	N71°55'25"E	81.08	40.56	4°05'55"
C42	167.47	1131.15	N65°37'29"E	167.32	83.89	8°28'59"
C43	20.52	25.00	S67°35'28"E	19.95	10.88	47°01'48"
C44	0.51	25.00	N88°18'53"E	0.51	0.25	1°09'35"

Line Table		
Line #	Length	Direction
L1	80.45	N88°57'41"W
L2	114.36	N09°04'46"W
L3	86.91	S83°12'52"E
L4	62.58	S34°53'29"W
L5	125.37	S47°31'32"E
L6	90.00	S24°46'32"E
L7	88.44	S27°51'09"E
L8	52.33	S28°37'10"E
L9	78.30	S09°04'46"E
L10	44.97	S01°02'26"W
L11	44.73	S01°02'26"W
L12	57.39	S25°42'55"E
L13	57.39	S25°42'55"E
L14	18.10	S02°15'55"E

Line Table		
Line #	Length	Direction
L15	24.00	S02°15'55"E
L16	61.73	N87°44'05"E
L17	67.63	N87°44'05"E
L18	79.12	S03°21'10"E
L19	89.28	N09°54'24"W
L20	63.98	S39°16'46"E
L21	56.14	S69°53'36"E
L22	88.93	N80°12'39"E
L23	95.99	N71°21'43"E
L24	36.74	S29°44'39"E
L25	41.68	N87°44'05"E
L26	64.00	S01°02'26"W
L27	64.00	S19°58'18"E

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

ROADWAY AND RIGHT-OF-WAY:

- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR 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.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 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.
- 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 ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

FIELD NOTES

BEING ALL OF THAT CERTAIN 11.202 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 A CALLED 38.231 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2013102456, A PORTION OF A CALLED 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2010078403, A PORTION OF A CALLED 40.30 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO SANTA RITA KC. LLC. IN DOCUMENT NUMBER 2008093412, AND A PORTION OF A CALLED 16.55 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2010078328, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 11.202 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" IN THE NORTH RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.), BEING IN THE NORTH LINE OF SANTA RITA RANCH, PHASE 1, SECTION 11, RECORDED IN DOCUMENT NUMBER 2018088452, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD AND THE NORTH LINE OF SAID SANTA RITA, PHASE 1, SECTION 11, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N88°57'41"W, A DISTANCE OF 80.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 698.15 FEET, AN ARC LENGTH OF 118.91 FEET, AND A CHORD THAT BEARS S86°09'37"W, A DISTANCE OF 118.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 104.94 ACRE TRACT, SAID 40.30 ACRE TRACT, AND SAID 38.321 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- N09°04'46"W, A DISTANCE OF 114.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- N27°34'30"W, A DISTANCE OF 192.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- N07°18'48"W, A DISTANCE OF 198.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N24°46'17"E, A DISTANCE OF 150.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- N21°10'58"E, A DISTANCE OF 210.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND IN THE NORTH LINE OF SAID 38.231 ACRE TRACT OF LAND,


THENCE, S73°59'38"E, WITH THE NORTH LINE OF SAID 38.231 ACRE TRACT OF LAND, A DISTANCE OF 366.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT AN INTERIOR CORNER OF SAID 38.231 ACRE TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 38.321 ACRE TRACT, SAID 16.55 ACRE TRACT, AND SAID 104.94 ACRE TRACT, AND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- S38°36'32"E, A DISTANCE OF 140.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- S83°12'52"E, A DISTANCE OF 86.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- S34°53'29"W, A DISTANCE OF 62.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- S47°31'32"E, A DISTANCE OF 125.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- S32°21'32"E, A DISTANCE OF 125.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- S24°46'32"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- S27°51'09"E, A DISTANCE OF 88.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- S28°37'10"E, A DISTANCE OF 52.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD AND THE NORTH LINE OF SAID SANTA RITA, PHASE 1, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, ALONG THE NORTH LINE OF SAID SANTA RITA, PHASE1, SECTION 11, THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD, AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1130.49 FEET, AN ARC LENGTH OF 585.21 FEET, AND WHOSE CHORD BEARS S76°12'38"W, A DISTANCE OF 578.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.202 ACRES OF LAND.

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 12 FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THAT CERTAIN CALLED 38.231 ACRES TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2013102456, A CALLED 104.94 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2010078403, A CALLED 40.30 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2008093412, AND A CALLED 16.55 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2010078328, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT 417, SITUATED IN WILLIAMSON COUNTY, TEXAS, 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. THIS SUBDIVISION IS TO BE KNOWN AS:

"SANTA RITA RANCH, PHASE 1, SECTION 12"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 26 DAY OF November, 2019.

SANTA RITA KC, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

BY: J. d. r.
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

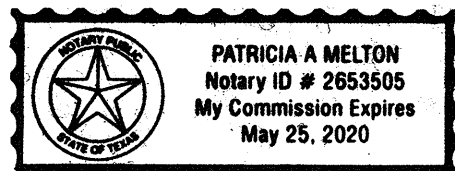
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 26 DAY OF November, 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 AND 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

BY: _____

STATE OF TEXAS
COUNTY OF Travis

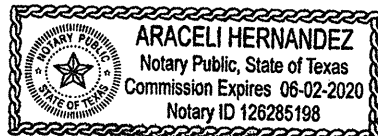
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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



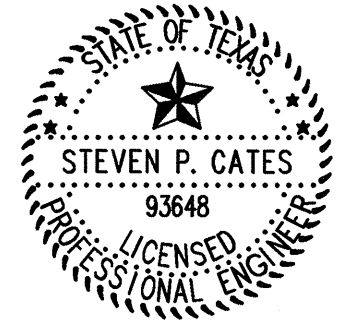
STATE OF TEXAS:

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 12/2/2019
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



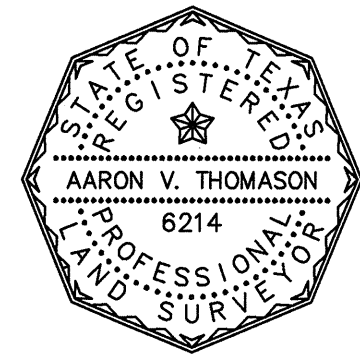
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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 02 DEC 2019
AARON V. THOMASON, R.P.L.S. NO. 6214
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.

Sally A. McFarland 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. 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.

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
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 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

