

SANTA RITA RANCH, PHASE 1

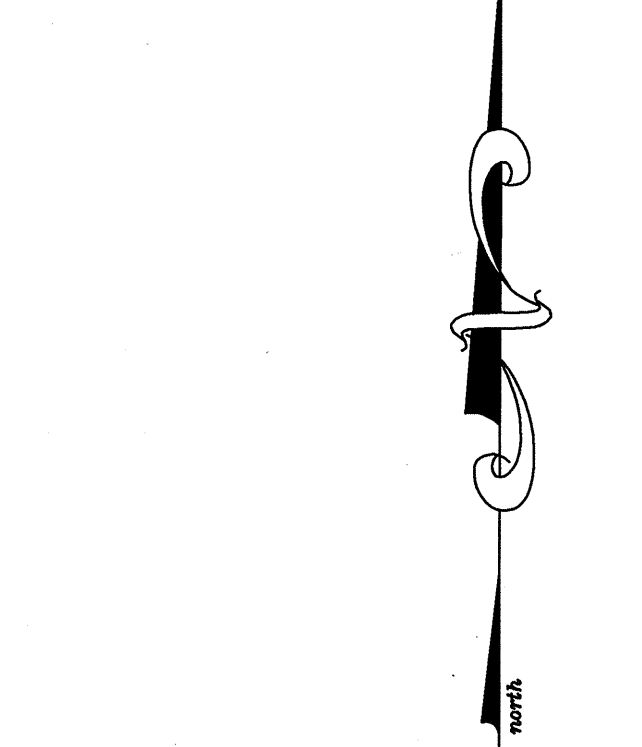
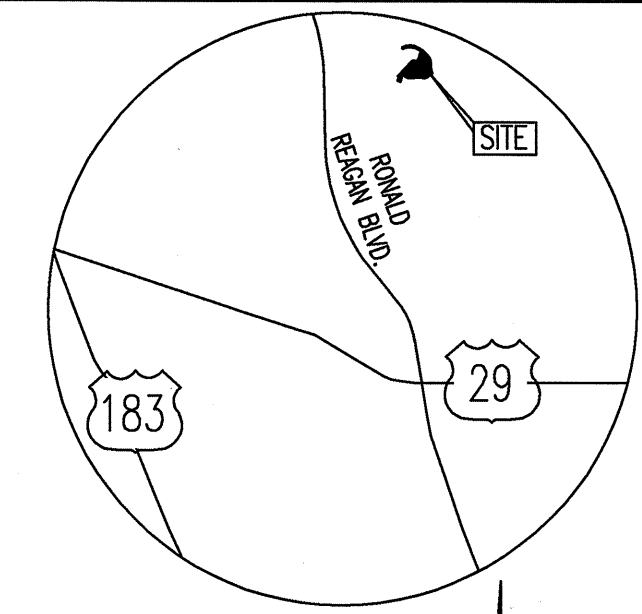
SECTION 18

FINAL PLAT

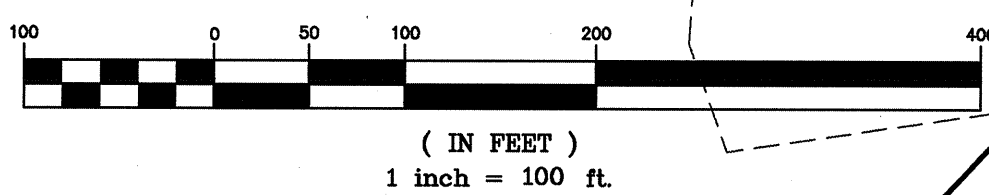
LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- P.O.B. POINT OF BEGINNING
- APPROXIMATE ABSTRACT SURVEY LINE
- ADJOINING PROPERTY LINES
- ▨ SIGHT LINE EASEMENT AREA

MATCH LINE SHEET 2



SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

GEORGETOWN I.S.D.
(14.41 ACRES)
DOC. NO. 2016108942

DATE: JANUARY 2, 2020

OWNER:

SANTA RITA KC, LLC., AND
SANTA RITA INVESTMENTS, LTD.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:

SANTA RITA KC, LLC., AND
SANTA RITA INVESTMENTS, LTD.
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

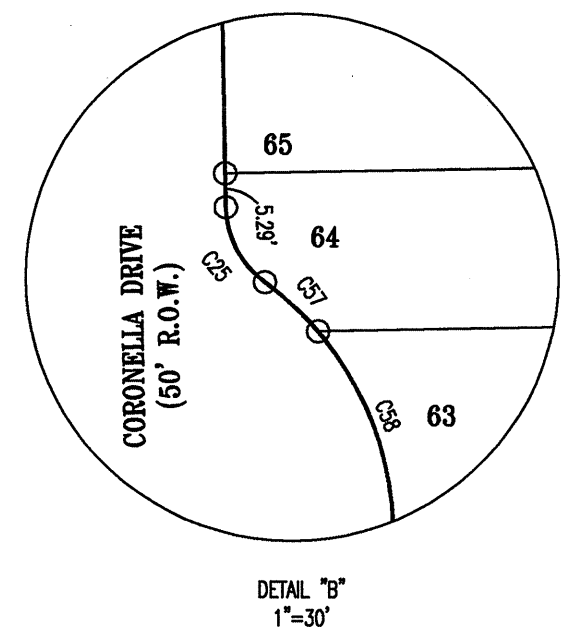
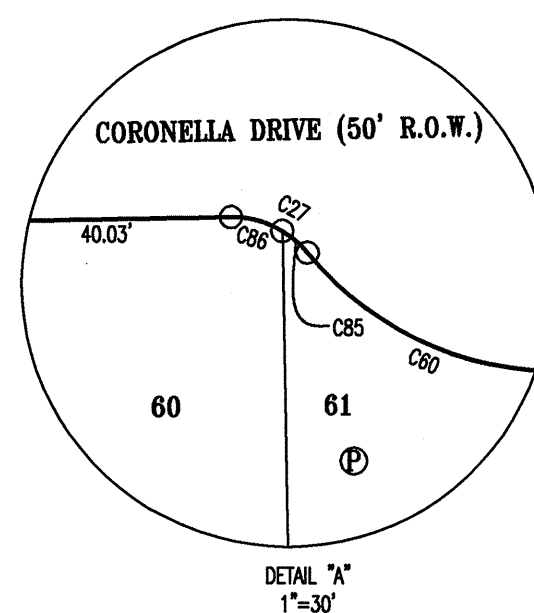
TOTAL ACREAGE: 21.159 ACRES
SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417 &
GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266

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

TOTAL OF LOTS: 63
NO. OF SINGLE FAMILY LOTS: 60
NO. OF OPEN SPACE & D.E. LOTS: 1
NO. OF OPEN SPACE, D.E.,
& P.U.E. LOTS: 1
NO. OPEN SPACE, D.E.,
P.U.E. & L.S.E. LOTS: 1

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
AVENDITA LANE	1,051'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CORONELLA DRIVE	1,286'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
NIGHT BLOOM PATH	47'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RANGEL DRIVE	40'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TERRA ROSA BLVD.	2,858'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
TOTAL	5,282'					



SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

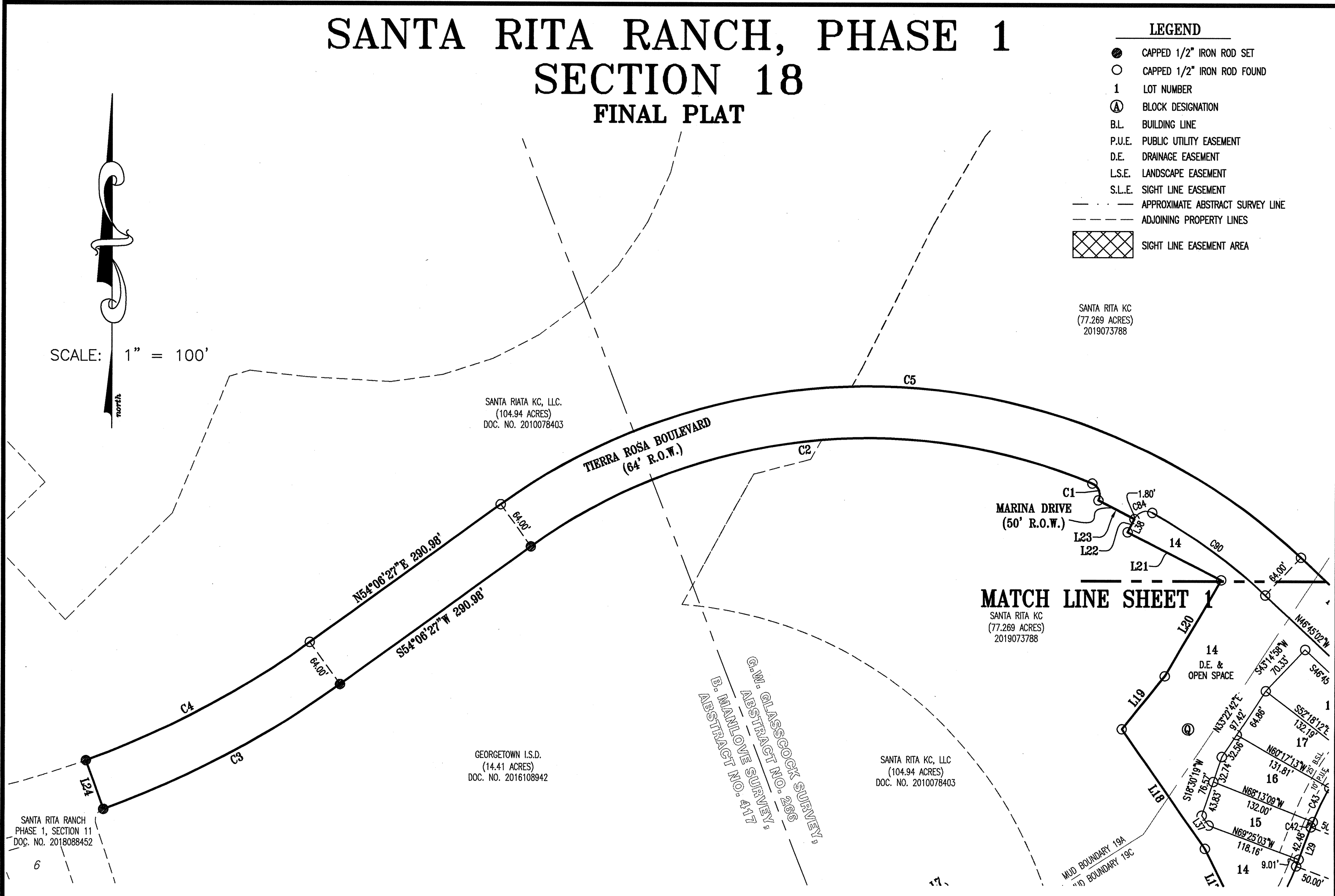
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SANTA RITA RANCH, PHASE 1
SECTION 18
FINAL PLAT

LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
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- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- - - APPROXIMATE ABSTRACT SURVEY LINE
- - - ADJOINING PROPERTY LINES
- ▨ SIGHT LINE EASEMENT AREA

SCALE: 1" = 100'



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	24.76	15.00	N19°55'01"W	22.04	16.25	94°35'03"
C2	727.25	710.05	S83°26'57"W	695.87	399.14	58°41'00"
C3	331.92	1194.49	S62°04'04"E	330.85	167.03	15°55'15"
C4	314.13	1130.49	N62°04'04"E	313.12	158.08	15°55'15"
C5	1069.19	774.05	S86°19'18"E	986.19	639.69	79°08'31"
C6	23.56	15.00	N88°14'39"E	21.21	15.00	89°59'24"
C7	22.83	15.00	S00°20'48"E	20.69	14.28	87°11'31"
C8	379.73	487.00	S21°36'17"E	370.19	200.11	44°40'33"
C9	403.38	446.00	S25°10'38"E	389.77	216.67	51°49'16"
C10	209.47	510.00	N39°19'16"W	208.00	106.23	23°32'00"
C11	23.56	15.00	S01°45'03"E	21.21	15.00	90°00'00"
C12	24.47	15.00	S89°58'38"W	21.84	15.93	83°27'21"
C13	325.05	423.00	N21°16'51"W	317.11	171.02	44°01'42"
C14	461.27	510.00	N25°10'38"W	445.71	247.76	51°49'16"
C15	132.53	335.00	S31°54'57"W	131.67	67.14	22°40'01"
C16	112.75	285.00	S31°54'57"W	112.02	57.12	22°40'01"
C17	66.10	325.00	N26°24'34"E	65.99	33.17	11°39'13"
C18	208.23	275.00	N42°16'30"E	203.30	109.40	43°23'07"
C19	21.79	15.00	S09°23'08"E	19.93	13.33	83°14'37"
C20	182.69	210.00	N26°05'08"W	176.98	97.58	49°50'38"
C21	139.19	160.00	N26°05'08"W	134.84	74.34	49°50'38"
C22	51.22	325.00	S50°15'48"W	51.16	25.66	9°01'44"
C23	45.62	325.00	S58°47'56"W	45.58	22.85	8°02'31"
C24	6.51	325.00	S63°23'37"W	6.51	3.26	1°08'52"
C25	13.62	15.00	S27°10'24"E	13.16	7.32	52°01'13"
C26	169.33	50.00	N43°50'12"E	99.25	406.04	194°02'25"
C27	13.62	15.00	N65°09'12"W	13.16	7.32	52°01'12"
C28	23.56	15.00	N43°50'13"E	21.21	15.00	90°00'03"
C29	68.41	205.00	S81°36'14"E	68.09	34.52	19°07'07"
C30	19.57	25.00	S85°32'07"W	19.07	10.31	44°50'24"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	299.85	60.00	S26°16'53"W	71.94	44.94	286°19'56"
C32	29.68	25.00	S44°33'28"E	27.96	16.87	68°00'38"
C33	34.09	155.00	S84°51'48"E	34.02	17.11	12°36'01"
C34	23.56	15.00	N43°50'12"E	21.21	15.00	90°00'05"
C35	23.87	15.00	S45°34'54"E	21.43	15.31	91°09'48"
C36	255.77	225.00	S31°24'08"W	242.22	143.70	65°07'52"
C37	198.93	175.00	S31°24'08"W	188.39	111.77	65°07'52"
C38	103.34	325.00	N54°51'30"E	102.91	52.11	18°13'08"
C39	21.79	15.00	S87°22'15"W	19.93	13.33	83°14'39"
C40	23.56	15.00	N18°58'04"E	21.21	15.00	90°00'00"
C41	23.56	15.00	S71°01'56"E	21.21	15.00	90°00'00"
C42	7.01	335.00	N21°10'54"E	7.01	3.50	1°11'54"
C43	46.54	335.00	N25°45'39"E	46.50	23.31	7°57'35"
C44	46.52	335.00	N33°43'07"E	46.48	23.30	7°57'22"
C45	32.47	335.00	N40°28'23"E	32.45	16.25	5°33'09"
C46	25.24	325.00	S22°48'27"W	25.24	12.63	4°27'00"
C47	40.86	325.00	S28°38'04"W	40.83	20.46	7°12'13"
C48	1.03	285.00	S43°08'44"W	1.03	0.52	0°12'28"
C49	88.26	285.00	S34°10'13"W	87.90	44.48	17°44'34"
C50	23.46	285.00	S22°56'27"W	23.45	11.74	4°43'00"
C51	50.26	210.00	S44°09'05"E	50.14	25.25	13°42'43"
C52	43.37	210.00	S31°22'47"E	43.29	21.76	11°49'54"
C53	44.44	210.00	S19°24'03"E	44.36	22.31	12°07'34"
C54	44.62	210.00	S07°15'03"E	44.54	22.39	12°10'27"
C55	13.00	160.00	N03°29'27"W	12.99	6.50	4°39'16"
C56	126.19	160.00	N28°24'46"W	122.95	66.58	45°11'22"
C57	11.29	50.00	S46°42'49"E	11.27	5.67	12°56'24"
C58	38.25	50.00	S18°19'40"E	37.32	20.12	43°49'53"
C59	66.86	50.00	S41°53'36"W	61.99	39.50	76°36'39"
C60	52.93	50.00	N69°28'20"W	50.50	29.25	60°38'29"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	23.81	205.00	N87°50'11"W	23.80	11.92	6°38'15"
C62	44.60	205.00	N78°16'37"W	44.51	22.39	12°27'52"
C64	38.63	60.00	S81°33'35"W	37.97	20.01	36°53'18"
C65	58.88	60.00	N51°52'52"W	56.55	32.06	56°13'48"
C66	120.64	60.00	N33°50'14"E	101.32	94.56	115°12'25"
C67	81.69	60.00	S49°33'21"E	75.52	48.59	78°00'25"
C68	14.30	25.00	S26°56'05"E	14.10	7.35	32°45'53"
C69	15.38	25.00	S60°56'25"E	15.14	7.94	35°14'45"
C70	77.89	225.00	N08°45'12"E	77.50	39.34	19°50'01"
C71	45.96	225.00	N24°31'19"E	45.88	23.06	11°42'11"
C72	44.98	225.00	N36°06'03"E	44.91	22.57	11°27'17"
C73	44.94	225.00	N47°32'58"E	44.86	22.54	11°26'34"
C74	42.01	225.00	N58°37'09"E	41.95	21.06	10°41'49"
C75	18.74	175.00	S60°53'59"W	18.73	9.38	6°08'09"
C76	159.66	175.00	S31°41'40"W	154.18	85.87	52°16'30"
C77	20.53	175.00	S02°11'48"W	20.51	10.27	6°43'13"
C78	173.11	525.00	S08°42'47"E	172.33	87.35	18°53'33"
C79	65.13	525.00	N24°35'22"W	65.09	32.61	7°06'29"
C80	51.59	525.00	N15°20'38"W	51.57	25.82	5°37'50"
C81	50.59	525.00	N09°46'06"W	50.57	25.31	5°31'16"
C82	50.09	525.00	N04°16'27"W	50.07	25.07	5°28'01"
C83	20.84	525.00	N00°24'14"W	20.84	10.42	2°16'27"
C84	24.09	15.00	S73°23'05"W	21.58	15.54	92°00'44"
C85	5.21	15.00	N49°06'08"W	5.19	2.63	19°55'05"
C86	8.40	15.00	N75°06'44"W	8.29	4.32	32°06'08"
C90	171.74	710.05	N53°40'47"W	171.32	86.29	13°51'30"
C91	251.80	510.00	S13°24'38"E	249.25	128.52	28°17'16"

Line Table		
Line #	Length	Direction
L1	93.36	S42°37'05"W
L2	60.20	S48°57'21"W
L3	60.63	S52°34'09"W
L4	36.54	S74°56'46"W
L5	100.99	S82°24'06"W
L6	98.87	N77°18'25"W
L7	10.16	N55°21'13"E
L8	93.74	S34°09'40"E
L9	38.10	S33°19'27"E
L10	80.00	S26°01'56"E
L11	120.00	N63°58'04"E
L12	13.72	S26°01'56"E
L13	50.00	N63°58'04"E
L14	29.12	N26°01'56"W
L15	105.01	N63°07'41"E
L16	21.37	N18°32'53"E
L17	82.56	N26°01'56"W
L18	178.93	N34°35'38"W
L19	83.78	N38°30'33"E
L20	136.89	N29°55'54"E
L21	128.25	N62°37'17"W
L22	18.26	N27°22'43"E
L23	50.00	N62°37'17"W

Line Table		
Line #	Length	Direction
L24	64.00	N19°58'18"W
L25	50.00	S46°45'02"E
L26	0.60	S43°14'58"W
L27	64.00	S38°54'44"W
L28	25.13	S43°14'58"W
L29	51.50	S20°34'57"W
L30	51.50	S20°34'57"W
L31	24.39	S43°14'58"W
L32	45.46	S51°00'27"E
L33	45.46	S51°00'27"E
L34	27.02	N88°50'12"E
L35	35.76	S01°09'48"E
L36	35.46	S01°10'06"E
L37	14.79	S34°35'38"E
L38	20.06	N27°22'43"E
L39	72.38	S04°25'09"E
L40	19.13	S26°00'59"W
L45	7.37	S63°58'04"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C87)	8.09	15.00	N31°17'54"W	7.99	4.15	30°54'18"
(C88)	18.50	15.00	S78°37'09"E	17.35	10.63	70°38'55"
(C89)	289.80	423.00	S23°40'06"E	284.16	150.85	39°15'12"

Easement Line Table		
Line #	Length	Direction
(L41)	78.73	S45°12'03"E
(L43)	71.00	N46°45'02"W
(L44)	294.47	N26°25'57"W

SHEET NO. 2 OF 4

Carlson, Brigrance & 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

SANTA RITA RANCH, PHASE 1
SECTION 18
FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 21.159 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417 AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 226, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 90.13 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2008093412, A PORTION OF A CALLED 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2010078403, AND A PORTION OF A CALLED 77.269 ACRE TRACT CONVEYED TO SANTA RITA KC., LLC. IN DOCUMENT NUMBER 2019073788, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 21.159 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF LOT 1A, BLOCK D, SANTA RITA RANCH, PHASE 1, SECTION 20C, DOCUMENT NUMBER 2019081361, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE SOUTHERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH A NORTHEAST AND NORTHWEST LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) ALONG SAID CURVE TO THE RIGHT, WITH HAVING A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 209.47 FEET, AND A CHORD THAT BEARS N39°19'16"W, A DISTANCE OF 208.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF LOT 1A, BLOCK G, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C, BEING AT NORTH CORNER OF LOT 1A, BLOCK G, OF SAID SANTA RITA RANCH, SECTION 1, PHASE 20C, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) S42°37'05"W, A DISTANCE OF 93.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 6, BLOCK G, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C,
- 3) S48°57'21"W, A DISTANCE OF 60.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 5, BLOCK G, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C,
- 4) S52°34'09"W, A DISTANCE OF 60.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 4, BLOCK G, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C, AND
- 5) S74°56'46"W, A DISTANCE OF 36.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF LOT 3, BLOCK G, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C,

THENCE, OVER AND ACROSS SAID 78.96 ACRE TRACT, SAID 104.94 ACRE TRACT, AND SAID 90.13 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S82°24'06"W, A DISTANCE OF 100.99 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 91, BEING THE NORTHEAST CORNER OF LOT 90, BLOCK P, OF SAID SANTA RITA RANCH, PHASE1, SECTION 19,
- 2) N77°18'25"W, A DISTANCE OF 98.87 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 89, BLOCK P, OF SAID SANTA RITA RANCH, PHASE1, SECTION 19,
- 3) S88°50'12"W, A DISTANCE OF 541.22 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 81,BLOCK P, AND THE NORTHEAST CORNER OF LOT 80, BLOCK P, OF SAID SANTA RITA RANCH, PHASE1, SECTION 19,
- 4) N72°54'09"W, A DISTANCE OF 184.05 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 78, AND THE NORTHEAST CORNER OF LOT 77, BLOCK P, OF SAID SANTA RITA RANCH, PHASE1, SECTION 19, AND
- 5) N46°53'05"W, A DISTANCE OF 182.87 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 77, BEING IN THE SOUTHEAST LINE OF A CALLED 14.41 ACRE TRACT OF LAND CONVEYED TO GEORGETOWN, I.S.D. IN DOCUMENT NUMBER 2016108942, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N43°08'11"E WITH THE SOUTHEAST LINE OF SAID 14.41 ACRE TRACT OF LAND, A DISTANCE OF 682.03 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 14.41 ACRE TRACT,

THENCE, OVER AND ACROSS SAID 104.94 ACRE TRACT AND SAID 138.71 ACRE TRACT, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES, NUMBERED 1 THROUGH 19,

- 1) N55°21'13"E, A DISTANCE OF 10.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 2) S34°09'40"E, A DISTANCE OF 93.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 3) S33°19'27"E, A DISTANCE OF 38.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 4) S26°01'56"E, A DISTANCE OF 80.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 5) N63°58'04"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 6) S26°01'56"E, A DISTANCE OF 13.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 7) N63°58'04"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 8) N26°01'56"W, A DISTANCE OF 29.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 9) N63°07'41"E, A DISTANCE OF 105.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 10) N18°32'53"E, A DISTANCE OF 21.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 11) N26°01'56"W, A DISTANCE OF 82.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 12) N34°35'38"W, A DISTANCE OF 178.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 13) N38°30'33"E, A DISTANCE OF 83.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 14) N29°55'54"E, A DISTANCE OF 136.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 15) N62°37'17"W, A DISTANCE OF 128.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 16) N27°22'43"E, A DISTANCE OF 18.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER,
- 17) N62°37'17"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.76 FEET, AND A CHORD THAT BEARS N19°55'01"W, A DISTANCE OF 22.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SESTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 19) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 710.05 FEET, AN ARC LENGTH OF 727.25 FEET, AND A CHORD THAT BEARS S83°26'57"W, A DISTANCE OF 695.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF SAID 14.41 ACRE TRACT OF LAND,

THENCE, WITH THE NORTHWEST LINE OF SAID 14.41 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S54°06'27"W, A DISTANCE OF 290.98 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1194.49 FEET, AN ARC LENGTH OF 331.92 FEET, AND A CHORD THAT BEARS S62°04'04"W, A DISTANCE OF 330.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR A WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT A NORTHWEST CORNER OF SAID 14.41 ACRE TRACT OF LAND, SAME BEING AT THE SOUTH TERMINUS OF TIERRA ROSA BOULEVARD, AND BEING IN THE EAST LINE OF SANTA RITA RANCH, PHASE 1, SECTION 11, RECORDED IN DOCUMENT NUMBER 2018088452, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, N19°58'18"W, WITH THE EAST LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 11 AND THE TERMINUS LINE OF SAID TIERRA ROSA BOULEVARD, A DISTANCE OF 64.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, CONTINUING OVER AND ACROSS SAID 104.94 ACRE TRACT, SAID 138.71 ACRE TRACT, AND SAID 78.96 ACRE TRACT OF LAND, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1130.49 FEET, AN ARC LENGTH OF 314.13 FEET, AND A CHORD THAT BEARS N62°04'04"E, A DISTANCE OF 313.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N54°06'27"E, A DISTANCE OF 290.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 774.05 FEET, AN ARC LENGTH OF 1069.19 FEET, AND A CHORD THAT BEARS S86°19'18"E, A DISTANCE OF 986.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S46°45'03"E, A DISTANCE OF 196.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N88°14'39"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S46°45'02"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S43°14'58"W, A DISTANCE OF 0.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.83 FEET, AND A CHORD THAT BEARS S00°20'48"E, A DISTANCE OF 20.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 487.00 FEET, AN ARC LENGTH OF 379.73 FEET, AND A CHORD THAT BEARS S21°36'17"E, A DISTANCE OF 370.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S00°44'00"W, A DISTANCE OF 158.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 11) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 446.00 FEET, AN ARC LENGTH OF 403.38 FEET, AND A CHORD THAT BEARS S25°10'38"E, A DISTANCE OF 389.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR CORNER, AND
- 12) S38°54'44"W, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.159 ACRES OF LAND.

SANTA RITA PLAT NOTES:

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. 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:

1. 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.
2. 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.
3. 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.
4. 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:

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

ROADWAY AND RIGHT-OF-WAY:

1. 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.
2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
4. 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.
5. 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.
6. 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.
7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 3 OF 4



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 18

FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, BEING OWNER OF THAT CERTAIN CALLED 90.13 ACRES TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2008093412, A CALLED 104.94 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2010078403, AND A PORTION OF A CALLED 77.269 ACRE TRACT CONVEYED IN DOCUMENT NUMBER 2019073788, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417 AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, BOTH SITUATED IN 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 18"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21st DAY OF JANUARY, 20 20.

SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

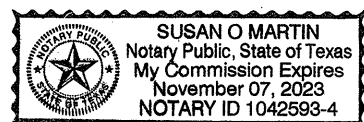
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF JANUARY, 20 20 A.D.

[Signature]
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009177, 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: [Signature]
PRINTED NAME: JASON RANGEL
TITLE: VICE PRESIDENT

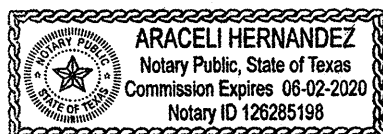
STATE OF TEXAS
COUNTY OF Travis

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 15 DAY OF JANUARY, A.D., 2020.

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2020



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.

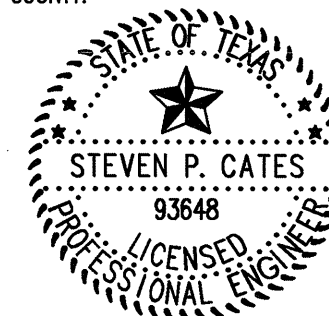
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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: [Signature] 1-15-2020 DATE
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

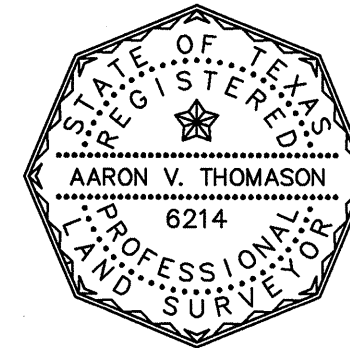


STATE OF TEXAS:
COUNTY OF TRAVIS:

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

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: [Signature] 15 Jan 2020 DATE
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cdbgeng.com



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.

[Signature] Jan 16, 2020 DATE
SALLY McFERON
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 16 DAY OF Jan, 2020 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
PRINTED NAME: Cindy Bridges

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR 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 THAT THIS 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 §

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. 4 OF 4

