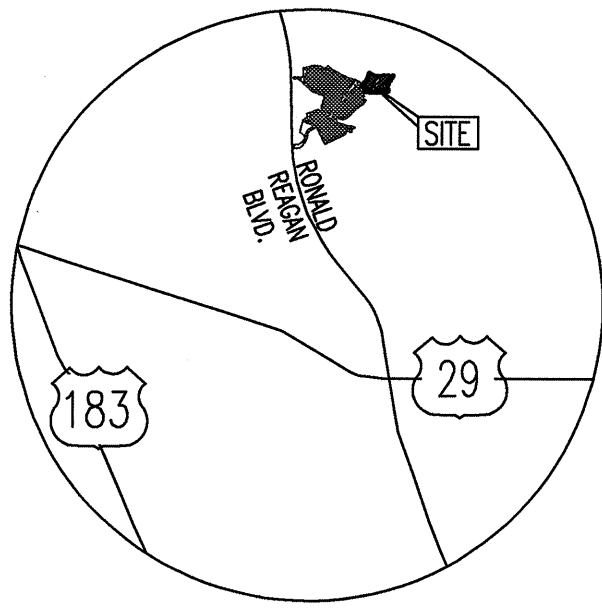


SANTA RITA RANCH PHASE 1, SECTION 19 FINAL PLAT



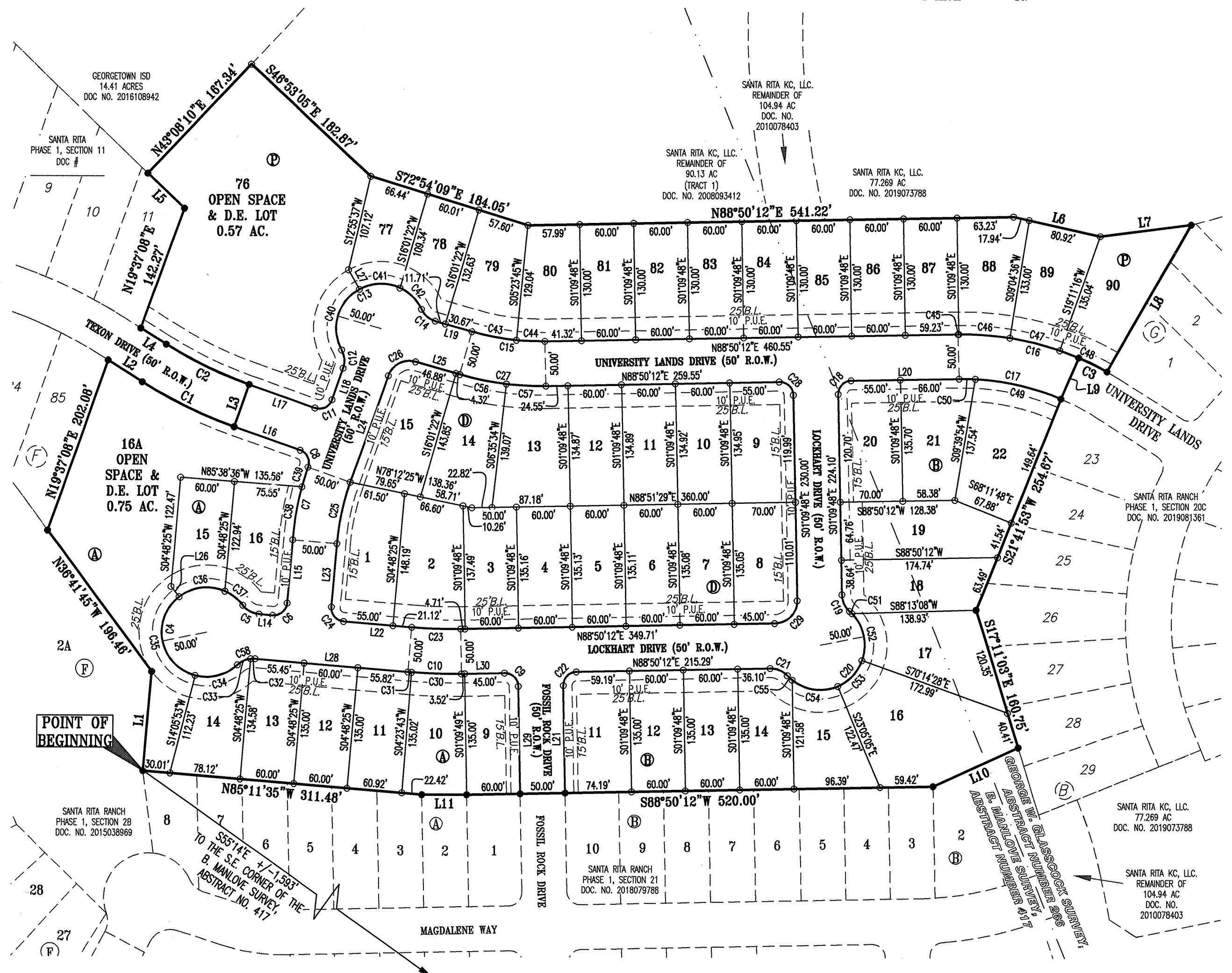
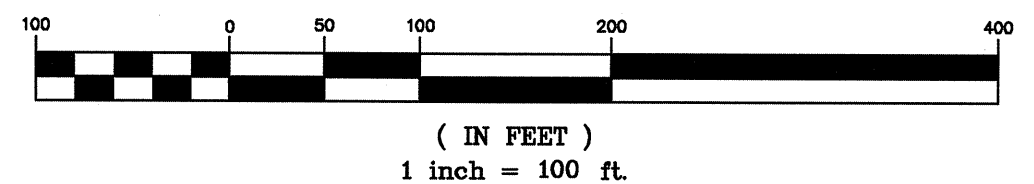
LEGEND

- 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
- APPROXIMATE ABSTRACT SURVEY LINE



SCALE: 1" = 100'

GRAPHIC SCALE



DATE: JANUARY 13, 2020

OWNER:
SANTA RITA KC, LLC.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC.
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: 15.594 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: 51
NO. OF SINGLE FAMILY LOTS: 49
NO. OF OPEN SPACE & D.E. LOTS: 2

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGNATION	DESIGN SPEED
UNIVERSITY LANDS DRIVE	1,405'	50' R.O.W.	30' FOC-FOC	LOCAL	25 M.P.H.
BELLA ROSA DRIVE	684'	50' R.O.W.	30' FOC-FOC	LOCAL	25 M.P.H.
LOCKHART DRIVE	320'	50' R.O.W.	30' FOC-FOC	LOCAL	25 M.P.H.
FOSSIL ROCK DRIVE	160'	50' R.O.W.	30' FOC-FOC	LOCAL	25 M.P.H.
TEXON TRAIL DRIVE	130'	50' R.O.W.	30' FOC-FOC	LOCAL	25 M.P.H.
TOTAL	2,699'				

SHEET NO. 1 OF 3

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\5011\SURVEY\PLAT - SANTA RITA SEC 19.dwg

SANTA RITA RANCH
PHASE 1, SECTION 19
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	113.67	500.00	S84°00'45"E	113.43	57.08	13°01'34"
C2	102.31	450.00	N64°00'43"W	102.09	51.38	13°01'34"
C3	35.15	325.00	N63°47'59"W	35.13	17.59	6°11'49"
C4	241.19	50.00	S04°48'25"W	66.67	44.72	276°22'46"
C5	21.03	25.00	S61°05'54"E	20.41	11.18	48°11'23"
C6	23.56	15.00	N49°48'25"E	21.21	15.00	90°00'00"
C7	83.16	325.00	S12°08'15"W	82.94	41.81	14°39'41"
C8	23.69	15.00	N25°17'01"W	21.31	15.13	90°30'03"
C9	23.56	15.00	N46°09'48"W	21.21	15.00	90°00'00"
C10	59.92	575.00	S88°10'42"E	59.89	29.99	5°58'13"
C11	23.56	15.00	N64°28'06"E	21.21	15.00	90°00'00"
C12	21.03	25.00	N04°37'36"W	20.41	11.18	48°11'23"
C13	159.64	50.00	S62°44'44"W	99.97	1952.41	182°56'02"
C14	21.03	25.00	S49°52'56"E	20.41	11.18	48°11'23"
C15	82.49	275.00	S82°34'13"E	82.18	41.56	17°11'10"
C16	172.79	325.00	N75°55'56"W	170.76	88.49	30°27'43"
C17	116.46	275.00	N79°01'51"W	115.60	59.12	24°15'54"
C18	23.56	15.00	S43°50'12"W	21.21	15.00	90°00'00"
C19	21.03	25.00	S25°15'30"E	20.41	11.18	48°11'23"
C20	162.65	50.00	N43°50'12"E	99.85	897.21	186°22'46"
C21	21.03	25.00	N67°04'07"W	20.41	11.18	48°11'23"
C22	23.56	15.00	S43°50'12"W	21.21	15.00	90°00'00"
C23	54.71	525.00	S88°10'42"E	54.68	27.38	5°58'13"
C24	23.56	15.00	S40°11'35"E	21.21	15.00	90°00'00"
C25	70.37	275.00	S12°08'15"W	70.18	35.38	14°39'41"
C26	37.77	25.00	S62°44'44"W	34.28	23.54	86°33'17"
C27	97.49	325.00	S82°34'13"E	97.12	49.11	17°11'10"
C28	23.56	15.00	N46°09'48"W	21.21	15.00	90°00'00"
C29	39.27	25.00	N43°50'12"E	35.36	25.00	90°00'00"
C30	55.78	575.00	S88°23'03"E	55.76	27.91	5°33'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	4.13	575.00	S85°23'56"E	4.13	2.07	0°24'42"
C32	4.57	25.00	S89°33'59"W	4.57	2.29	10°28'52"
C33	16.45	25.00	S65°28'18"W	16.16	8.54	37°42'31"
C34	50.74	50.00	N75°41'27"E	48.59	27.80	58°08'51"
C35	110.99	50.00	S11°38'40"E	89.56	100.68	127°10'54"
C36	53.75	50.00	S82°44'39"W	51.20	29.80	61°35'44"
C37	25.70	50.00	N51°43'51"W	25.42	13.14	29°27'17"
C38	60.15	325.00	S10°06'33"W	60.07	30.16	10°36'17"
C39	23.01	325.00	S17°26'24"W	23.01	11.51	4°03'24"
C40	78.32	50.00	S16°09'16"W	70.56	49.78	89°45'06"
C41	46.91	50.00	S87°54'21"W	45.21	25.34	53°45'05"
C42	34.41	50.00	N45°30'11"W	33.73	17.92	39°25'51"
C43	51.01	275.00	S79°17'26"E	50.93	25.58	10°37'37"
C44	31.48	275.00	S87°53'02"E	31.46	15.76	6°33'33"
C45	0.77	325.00	S88°54'15"W	0.77	0.38	0°08'06"
C46	57.32	325.00	N85°58'33"W	57.24	28.73	10°06'18"
C47	57.35	325.00	N75°52'04"W	57.28	28.75	10°06'40"
C48	57.35	325.00	N65°45'25"W	57.28	28.75	10°06'40"
C49	98.23	275.00	N77°07'54"W	97.71	49.65	20°28'00"
C50	18.23	275.00	N89°15'51"W	18.23	9.12	3°47'54"
C51	3.92	50.00	N47°06'29"W	3.92	1.96	4°29'25"
C52	56.39	50.00	N12°33'07"W	53.45	31.62	64°37'18"
C53	41.15	50.00	N43°20'14"E	40.00	21.82	47°09'23"
C54	53.85	50.00	S82°13'41"E	51.29	29.87	61°42'47"
C55	7.33	50.00	S47°10'21"E	7.32	3.67	8°23'51"
C56	53.49	325.00	S78°41'32"E	53.43	26.81	9°25'49"
C57	44.00	325.00	S87°17'07"E	43.96	22.03	7°45'22"
C58	21.03	25.00	S70°42'43"W	20.41	11.18	48°11'23"

Line Table		
Line #	Length	Direction
L1	111.00	N04°48'25"E
L2	45.24	S57°30'22"E
L3	50.00	N19°28'04"E
L4	33.53	N57°30'22"W
L5	56.33	N46°09'31"W
L6	98.87	S77°18'25"E
L7	100.99	N82°24'06"E
L8	188.53	S29°17'55"W
L9	50.00	S23°06'06"W
L10	104.26	S65°21'41"W

Line Table		
Line #	Length	Direction
L11	50.01	S89°58'09"W
L14	15.16	S85°11'35"E
L15	71.07	S04°48'25"W
L16	77.98	N70°31'54"W
L17	77.98	N70°31'54"W
L18	37.50	S19°28'06"W
L19	42.39	N73°58'38"W
L20	121.00	N88°50'12"E
L21	120.00	N01°09'48"W
L22	76.12	S85°11'35"E

Line Table		
Line #	Length	Direction
L23	71.07	S04°48'25"W
L24	126.45	S19°28'06"W
L25	51.21	N73°58'38"W
L26	14.60	N38°03'13"W
L27	25.00	S28°58'11"E
L28	171.27	S85°11'35"E
L29	120.00	N01°09'48"W
L30	48.52	N88°50'12"E

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. 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 19 FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

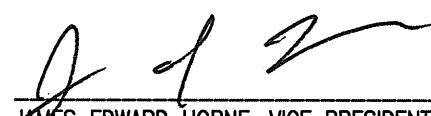
KNOW ALL MEN BY THESE PRESENTS

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC., BEING OWNERS 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 CALLED 77.269 ACRE TRACT OF LAND 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, AND DO HEREBY SUBDIVIDE SAID 15.594 ACRE 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 19"

SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

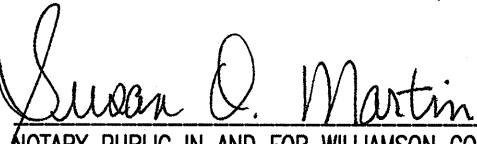

JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

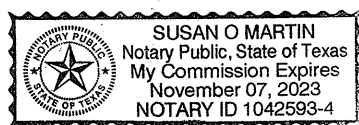
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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.

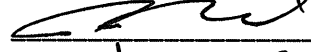
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22ND DAY OF April, 2020, A.D.


SUSAN O. MARTIN
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS
CONSENT OF MORTGAGEE



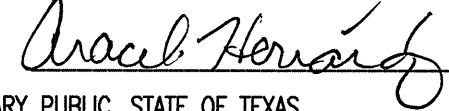
THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31,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

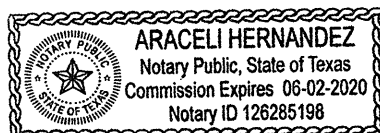
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF April, A.D., 2020

BY: 
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2020

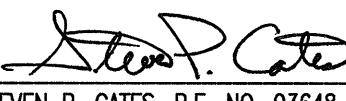


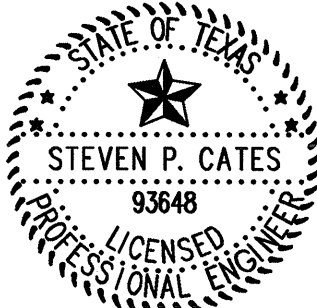
STATE OF TEXAS:

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, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
DATE 4/24/2020

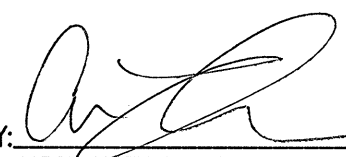


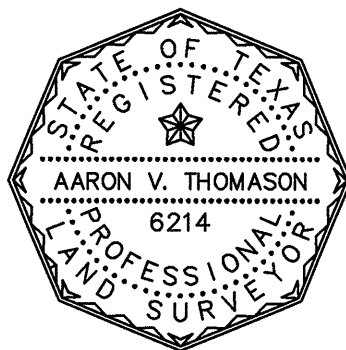
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com
DATE 23 April 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.

FIELD NOTES

BEING ALL OF THAT CERTAIN 15.594 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 266, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF A CALLED 90.13 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2008093412, 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 A PORTION OF THE REMAINDER OF A CALLED 78.96 ACRE TRACT OF LAND (TRACT 3) 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 15.594 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", BEING AN EASTERN CORNER OF LOT 2A, BLOCK F OF SANTA RITA RANCH, PHASE 1, SECTION 2B, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015038969 (O.P.R.W.C.TX.), BEING ALSO THE NORTHWEST CORNER OF LOT 8, BLOCK A OF SANTA RITA RANCH, PHASE 1, SECTION 21, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2018079788, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 90.13 ACRE TRACT OF LAND, AND WITH THE EAST LINE OF SAID LOT 2A, BLOCK F, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N04°48'25"E, A DISTANCE OF 111.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING", AND
- 2) N36°41'45"W, A DISTANCE OF 196.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE SOUTHERNMOST CORNER OF LOT 85, BLOCK F OF SANTA RITA, PHASE 1, SECTION 11, AS RECORDED IN DOCUMENT NUMBER 2018088452, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT A POINT IN THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 2A, BLOCK F, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N19°37'08"E, WITH THE EAST LINE OF SAID LOT 85, BLOCK F, A DISTANCE OF 202.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE NORTHEAST CORNER OF SAID LOT 85, SAME BEING IN THE SOUTH RIGHT -OF-WAY LINE OF TEXON TRAIL DRIVE (50' R.O.W.),

THENCE, CONTINUING OVER AND ACROSS SAID 90.13 ACRE TRACT, AND WITH THE RIGHT-OF-WAY LINE OF SAID TEXON TRAIL DRIVE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S57°30'22"E, A DISTANCE OF 45.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 113.67 FEET, AND A CHORD THAT BEARS S64°00'45"E, A DISTANCE OF 113.43 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE SOUTHEAST TERMINUS OF SAID TEXON TRAIL DRIVE,
- 3) N19°28'04"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE NORTHEAST TERMINUS OF SAID TEXON TRAIL DRIVE, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 102.31 FEET, AND A CHORD THAT BEARS N64°00'43"W, A DISTANCE OF 102.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING", AND
- 5) N57°30'22"W, A DISTANCE OF 33.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" AT THE SOUTHEAST CORNER OF LOT 11, BLOCK P, OF SAID SANTA RITA, PHASE 1, SECTION 11,

THENCE, CONTINUING OVER AND ACROSS SAID 90.13 ACRE TRACT, AND WITH THE LINE OF SAID LOT 11, BLOCK P, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N19°37'08"E, A DISTANCE OF 142.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING", AND
- 2) N46°09'31"W, A DISTANCE OF 56.33 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID LOT 11, BEING AT THE SOUTHERNMOST CORNER OF A CALLED 14.41 ACRE TRACT OF LAND CONVEYED TO GEORGETOWN ISD IN DOCUMENT NUMBER 2016108942, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, N43°08'10"E, WITH THE SOUTHEAST LINE OF SAID 14.41 ACRE TRACT OF LAND, A DISTANCE OF 167.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

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

- 1) S46°53'05"E, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE",
- 2) S72°54'09"E, A DISTANCE OF 184.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE",
- 3) N88°50'12"E, A DISTANCE OF 541.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE",
- 4) S77°18'25"E, A DISTANCE OF 98.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE", AND
- 5) N82°24'06"E, A DISTANCE OF 100.99 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 3, BLOCK G, SANTA RITA RANCH, PHASE 1, SECTION 20C, RECORDED IN DOCUMENT NUMBER 2019081361, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WEST LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C, AND CONTINUING OVER AND ACROSS SAID 78.96 ACRE TRACT AND SAID 104.94 ACRE TRACT OF LAND THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S29°17'55"W, A DISTANCE OF 188.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET, STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT, BEING AT THE WEST CORNER OF LOT 1 OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C, BEING IN THE NORTHEAST LINE OF UNIVERSITY LAND AND DRIVE (50' R.O.W.)
- 2) WITH SAID UNIVERSITY LAND AND DRIVE AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 35.15 FEET, AND A CHORD THAT BEARS N63°47'58"W, A DISTANCE OF 35.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND BEING AT THE NORTH TERMINUS OF SAID UNIVERSITY LAND AND DRIVE,
- 3) S23°06'06"W, WITH THE TERMINUS LINE OF SAID UNIVERSITY LAND AND DRIVE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF LOT 23, BLOCK B, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C,
- 4) S21°41'53"W, A DISTANCE OF 254.67 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 2B, BLOCK B, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C,
- 5) S17°11'03"E, A DISTANCE OF 160.75 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "RJ SURVEYING" IN THE SOUTHWEST LINE OF LOT 2B, BLOCK B, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20C, BEING AT THE NORTHEAST CORNER OF LOT 1, BLOCK B OF SAID SANTA RITA RANCH, PHASE 1, SECTION 21, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

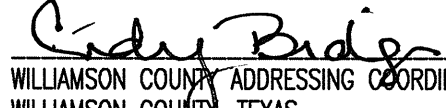
THENCE, WITH THE NORTH LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 21, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S65°21'41"W, A DISTANCE OF 104.28 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "RJ SURVEYING",
2. S88°50'12"W, A DISTANCE OF 520.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
3. S89°58'09"W, A DISTANCE OF 50.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING", AND
4. N85°11'35"W, A DISTANCE OF 311.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.594 ACRES OF LAND.

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 McFERON
CITY OF LIBERTY HILL, TEXAS
DATE 10-9-2020

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22 DAY OF April, 2020 A.D.


CINDY BRIDGES
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

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, 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
DATE

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

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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