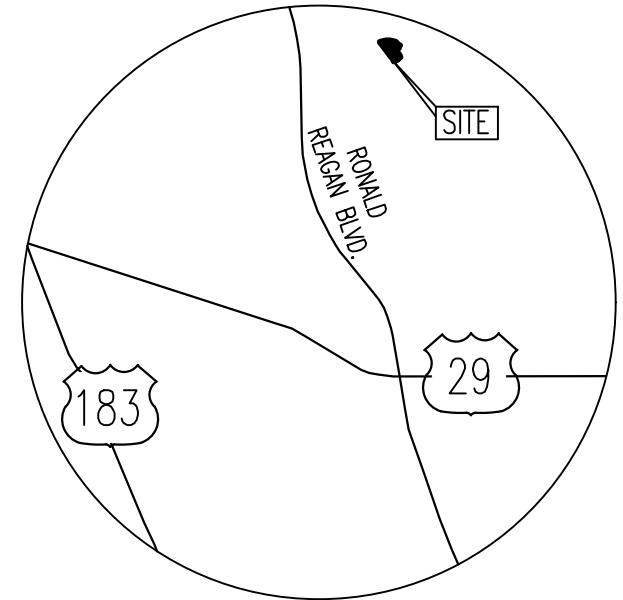


SANTA RITA RANCH, PHASE 1  
SECTION 15  
FINAL PLAT



SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

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
- P.O.B. POINT OF BEGINNING
- APPROXIMATE ABSTRACT SURVEY LINE

DATE: NOVEMBER 3, 2020

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

DEVELOPER:  
SANTA RITA KC, LLC., AND  
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: 6.758 ACRES  
SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417 &  
GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266

F.E.M.A. MAP NO. 48491C0275E  
WILLIAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS: 39  
NO. OF SINGLE FAMILY LOTS: 38  
NO. OF OPEN SPACE & L.S.E. LOTS: 1

Line Table		
Line #	Length	Direction
L1	50.00	S62°37'17"E
L2	18.26	S27°22'43"W
L3	128.25	S62°37'17"E
L4	136.89	S29°55'54"W
L5	83.78	S38°30'33"W
L6	82.56	S26°01'56"E
L7	21.37	S18°32'53"W
L8	105.01	S63°07'41"W
L9	29.12	S26°01'56"E
L10	50.00	S63°58'04"W

Line Table		
Line #	Length	Direction
L11	13.72	N26°01'56"W
L12	120.00	S63°58'04"W
L13	80.00	N26°01'56"W
L14	38.10	N33°19'27"W
L15	93.74	N34°09'40"W
L16	10.16	S55°21'13"W
L17	13.24	S56°20'51"W
L18	12.36	S56°20'51"W
L19	69.84	S43°01'00"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	578.18	710.05	N89°27'48"E	562.34	306.20	46°39'19"
C2	24.76	15.00	S19°55'01"E	22.04	16.25	94°35'03"
C3	166.34	329.00	N41°51'47"E	164.58	84.99	28°58'07"
C4	141.06	279.00	N41°51'47"E	139.56	72.07	28°58'07"
C5	23.70	15.00	S11°05'35"W	21.31	15.13	90°30'30"
C6	23.19	15.00	S79°22'10"E	20.95	14.63	88°33'59"
C7	169.81	1325.00	N38°45'28"W	169.70	85.02	7°20'35"
C8	197.06	1275.00	N38°35'20"W	196.87	98.73	8°51'20"
C9	46.11	325.00	N30°05'48"W	46.07	23.09	8°07'44"
C10	39.02	275.00	N30°05'48"W	38.98	19.54	8°07'44"
C11	272.15	60.00	S86°55'31"W	92.00	71.65	259°53'05"
C12	34.60	25.00	S02°46'51"E	31.90	20.72	79°17'49"
C13	27.02	275.00	N28°50'50"W	27.01	13.52	5°37'48"
C14	11.99	275.00	N32°54'42"W	11.99	6.00	2°29'56"
C15	14.32	325.00	S32°53'56"E	14.32	7.16	2°31'28"
C16	31.79	325.00	S28°50'04"E	31.78	15.91	5°36'16"
C17	43.44	1275.00	S39°32'06"W	43.44	21.72	1°57'08"
C18	43.44	1275.00	N41°29'14"W	43.44	21.72	1°57'08"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C19	12.31	1275.00	N42°44'24"W	12.31	6.16	0°33'12"
C20	4.75	1275.00	N34°16'04"W	4.75	2.37	0°12'48"
C21	43.44	1275.00	N35°21'02"W	43.44	21.72	1°57'08"
C22	49.67	1275.00	N37°26'34"W	49.67	24.84	2°13'56"
C23	41.03	1325.00	N35°58'24"W	41.02	20.51	1°46'26"
C24	50.33	1325.00	N37°56'54"W	50.32	25.17	2°10'34"
C25	78.46	1325.00	N40°43'58"W	78.45	39.24	3°23'34"
C26	43.78	60.00	S22°59'08"E	42.82	22.92	41°48'37"
C27	40.79	60.00	S17°23'37"W	40.01	21.22	38°56'53"
C28	27.67	60.00	N29°48'18"W	27.43	14.09	26°25'27"
C29	44.54	60.00	N04°40'27"E	43.53	23.35	42°32'02"
C30	115.37	60.00	N81°01'31"E	98.40	85.96	110°10'06"
C31	119.52	279.00	N44°04'29"E	118.61	60.69	24°32'43"
C32	21.54	279.00	N29°35'25"E	21.53	10.78	4°25'24"
C33	33.52	329.00	S30°17'50"W	33.50	16.77	5°50'13"
C34	40.09	329.00	S36°42'25"W	40.07	20.07	6°58'57"
C35	92.73	329.00	S48°16'22"W	92.42	46.67	16°08'57"

SHEET NO. 1 OF 3

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
MARINA DRIVE	310'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RANGEL DRIVE	753'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,063'					

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 15  
FINAL PLAT

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 BASE FLOOD ELEVATION (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. 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.
- 4. NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

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.

FIELD NOTES

BEING ALL OF THAT CERTAIN 6.758 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, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION A CALLED 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2010078403, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 76.939 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073788, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.758 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.), BEING AT THE NORTHERNMOST CORNER 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, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTH LINE OF SAID TIERRA ROSA BOULEVARD AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 710.05 FEET, AN ARC LENGTH OF 578.18 FEET, AND A CHORD THAT BEARS N89°27'48"E, A DISTANCE OF 562.34 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TIERRA ROSA BOULEVARD AND THE WEST LINE OF MARINA DRIVE (50' R.O.W.),

THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AN ARC LENGTH OF 24.76 FEET, AND A CHORD THAT BEARS S19°55'01"E, A DISTANCE OF 22.04 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST TERMINUS OF SAID MARINA DRIVE,

THENCE, S62°37'17"E, WITH THE TERMINUS LINE OF SAID MARINA DRIVE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST TERMINUS OF SAID MARINA DRIVE, BEING IN A NORTHWEST LINE OF LOT 14, BLOCK Q, SANTA RITA RANCH, PHASE 1, SECTION 18, REPLAT, RECORDED IN DOCUMENT NUMBER 2020082329, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH A WESTERN LINE OF SAID LOT 14, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

- 1) S27°22'43"W, A DISTANCE OF 18.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE WESTERNMOST CORNER OF SAID LOT 14,
- 2) S62°37'17"E, A DISTANCE OF 128.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) S29°55'54"W, A DISTANCE OF 136.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S38°30'33"W, A DISTANCE OF 83.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S34°35'38"E, A DISTANCE OF 178.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) S26°01'56"E, A DISTANCE OF 82.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 7) S18°32'53"W, A DISTANCE OF 21.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8) S63°07'41"W, A DISTANCE OF 105.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 9) S26°01'56"E, A DISTANCE OF 29.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE EASTERN TERMINUS OF RANGEL DRIVE (50' R.O.W.), BEING AT A SOUTH CORNER OF SAID LOT 14,

THENCE, S63°58'04"W, WITH THE TERMINUS LINE OF SAID RANGEL DRIVE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE WEST TERMINUS OF SAID RANGEL DRIVE, BEING IN A NORTHEAST LINE OF LOT 37, BLOCK P OF SAID SANTA RITA RANCH, PHASE 1, SECTION 18,

THENCE, WITH A NORTHEAST LINE OF SAID LOT 37, BLOCK P, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N26°01'56"W, A DISTANCE OF 13.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S63°58'04"W, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N26°01'56"W, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N33°19'27"W, A DISTANCE OF 38.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N34°09'40"W, A DISTANCE OF 93.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE NORTHERNMOST CORNER OF SAID LOT 37, AND
- 6) S55°21'13"W, A DISTANCE OF 10.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE EASTERNMOST CORNER OF SAID 14.41 ACRE TRACT OF LAND, SAME BEING IN A NORTHWEST LINE OF SAID LOT 37,

THENCE, N36°45'56"W, WITH THE NORTHEAST LINE OF SAID 14.41 ACRE TRACT OF LAND, A DISTANCE OF 624.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.758 ACRES OF LAND.



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

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

REG. # 10024900

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

# SANTA RITA RANCH, PHASE 1

## SECTION 15

### FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: SANTA RITA KC, LLC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING IT'S HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JAMES EDWARD HORNE, VICE PRESIDENT, AND BEING OWNERS OF A CALLED 104.94 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2010078403, A CALLED 76.939 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019073788, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417 AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 6.758 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. TO BE KNOWN AS:

#### "SANTA RITA RANCH, PHASE 1 SECTION 15"

SANTA RITA KC, LLC., A TEXAS LIMITED LIABILITY COMPANY

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

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

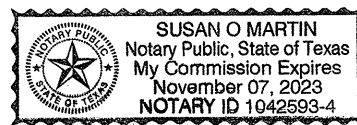
STATE OF TEXAS:

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 4<sup>th</sup> DAY OF November, 2020 A.D.

[Signature]  
SUSAN O. MARTIN  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEED OF TRUST LIENS 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 OF 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: [Signature]  
PRINTED NAME: JASON RANGEL  
TITLE: VICE PRESIDENT

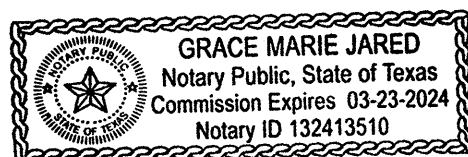
STATE OF TEXAS  
COUNTY OF Travis

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 6 DAY OF November, A.D., 2020.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Grace Marie Jared  
MY COMMISSION EXPIRES: 03/23/24



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.

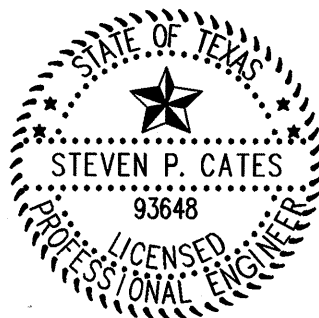
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, 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] 11/4/2020  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



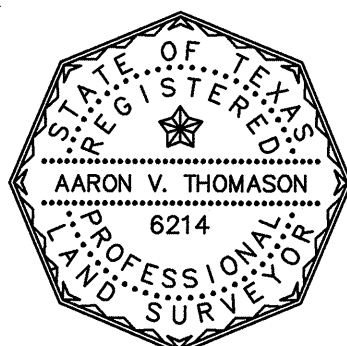
CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

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: [Signature] 04 Nov 2020  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.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]  
DAVID J. STALLWORTH, AICP  
CITY OF LIBERTY HILL, TEXAS

11.12.2020  
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 4<sup>th</sup> DAY OF November, 2020 A.D.

[Signature]  
CANDY BRIDGES  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

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 PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER \_\_\_\_\_

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.

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