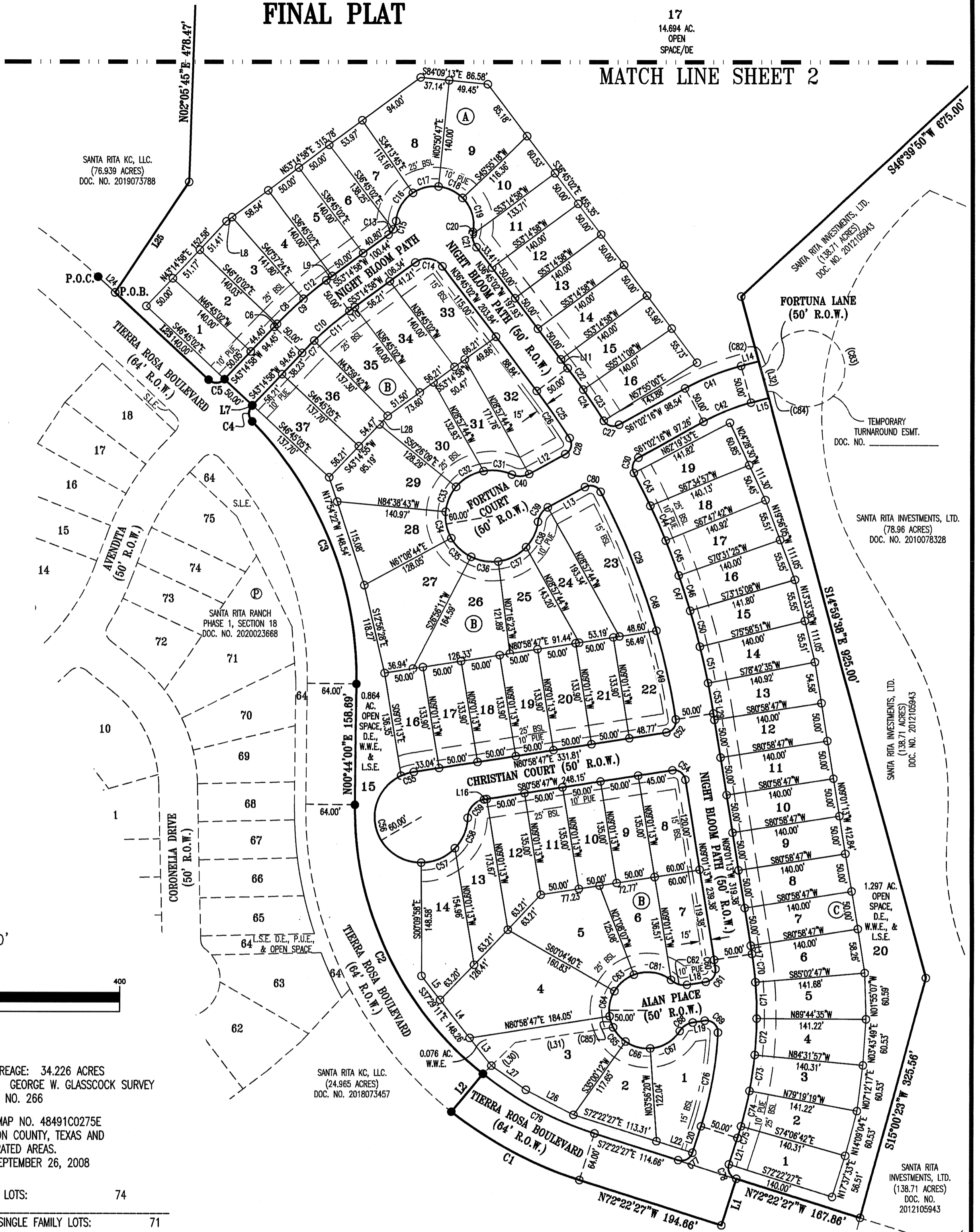
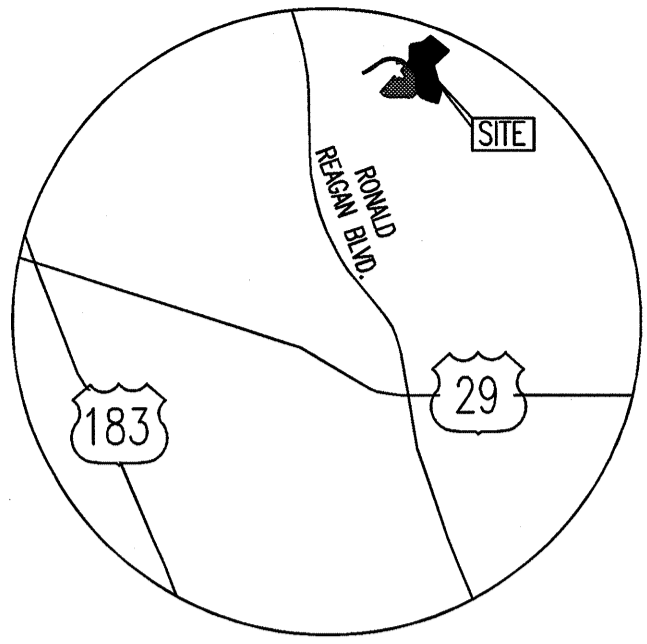


SANTA RITA RANCH PHASE 1 SECTION 16 FINAL PLAT

17
14.694 AC.
OPEN
SPACE/DE

MATCH LINE SHEET 2



LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- BSL BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- M.B.U. MAIL BOX UNIT
- (XXX) EASEMENT BEARING/DISTANCES



SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: NOVEMBER 10, 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: 34.226 ACRES
SURVEY: 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:	74
NO. OF SINGLE FAMILY LOTS:	71
NO. OF OPEN SPACE & D.E. LOTS:	1
NO. OF OPEN SPACE, D.E., W.W.E. & L.S.E. LOTS:	2
NO OF BLOCKS:	3

SANTA RITA KC, LLC.
(24.965 ACRES)
DOC. NO. 2018073457

SANTA RITA INVESTMENTS, LTD.
(138.71 ACRES)
DOC. NO. 2012105943

SANTA RITA KC, LLC.
(24.965 ACRES)
DOC. NO. 2018073457

SANTA RITA KC, LLC.
(17.355 ACRES)
DOC. NO. 2019073789

Line #	Length	Direction
L1	64.00	S17°37'33"W
L2	64.00	N38°54'44"E
L3	45.79	S37°29'11"E
L4	62.77	S37°29'11"E
L5	39.70	S37°29'11"E
L6	33.46	S17°54'22"E
L7	0.60	N43°14'58"E
L8	9.28	S53°14'58"W
L9	9.64	S53°14'58"W
L10	8.92	S53°14'58"W
L11	14.52	N38°45'02"W
L12	53.76	N61°02'16"E
L13	55.15	S61°02'16"W
L14	23.58	S75°00'22"W
L15	23.58	S75°00'22"W

Line #	Length	Direction
L16	3.15	S80°58'47"W
L17	10.98	N09°01'13"W
L18	24.97	N80°58'47"E
L19	15.87	S80°58'47"W
L20	36.34	N17°37'33"E
L21	36.34	S17°37'33"W
L22	49.81	S72°22'27"E
L23	166.69	N46°45'03"W
L24	30.07	S46°45'03"E
L25	174.01	N33°29'34"E
L26	70.02	S62°13'35"E
L27	55.16	S54°57'48"E
L28	15.49	S43°14'55"W
L29	8.40	N09°01'13"W

Line #	Length	Direction
(L30)	43.53	S45°31'22"W
(L31)	129.07	N80°58'47"E
(L32)	33.00	N14°59'38"W

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
NIGHT BLOOM PATH	1,711'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
FORTUNA COURT	164'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
FORTUNA LANE	234'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TERRA ROSA BLVD.	372'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
CHRISTIAN COURT	407'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,888'					

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

SANTA RITA RANCH PHASE 1 SECTION 16

FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC., OWNER OF A CALLED 76.939 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019073788, AND A CALLED 24.965 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2018073457, AS SHOWN HEREON, BOTH OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 34.226 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 16"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17th DAY OF November, 2020.

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

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

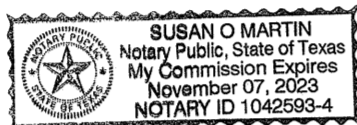
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF November, 2020, A.D.

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



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEEDS 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 16 DAY OF November, A.D., 2020.

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

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

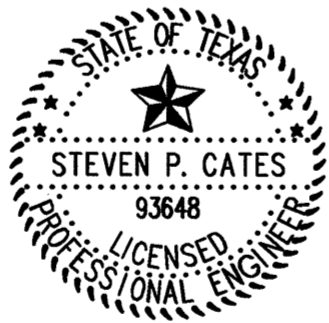


STATE OF TEXAS:
COUNTY OF TRAVIS:

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] 11/10/2020
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] 10/10/2020
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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 34.226 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF 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 OF A CALLED 76.939 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2019073788 AND A PORTION OF A CALLED 24.965 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2018073457, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 34.226 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" IN THE NORTHEASTERN RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.), SANTA RITA RANCH, PHASE 1, SECTION 18, A SUBDIVISION RECORDED IN DOCUMENT NUMBER \-2020023668 (O.P.R.W.C.TX.), FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD, S46°45'03"E, A DISTANCE OF 30.07 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHEASTERN RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD, FOR THE WESTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 76.939 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. N33°29'34"E, AS DISTANCE OF 174.01 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
2. N02°05'45"E, A DISTANCE OF 478.47 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A NORTHERN CORNER OF SAID 76.939 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 76.939 ACRE TRACT AND A CALLED 138.71 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD., IN DOCUMENT NUMBER 2012105943 (O.P.R.W.C.TX.), THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. N81°00'23"E, A DISTANCE OF 400.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
2. N50°00'23"E, A DISTANCE OF 325.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,
3. S51°29'37"E, A DISTANCE OF 700.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,
4. S46°39'50"W, A DISTANCE OF 675.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
5. S14°59'38"E, A DISTANCE OF 925.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
6. S15°00'23"W, A DISTANCE OF 325.56 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 76.939 ACRE TRACT, SAME BEING AN EASTERN CORNER OF SAID 24.965 ACRE TRACT, AND BEING ALSO THE NORTHERNMOST CORNER OF A CALLED 17.355 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2019073789 (O.P.R.W.C.TX.),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 24.965 ACRE TRACT AND SAID 76.939 ACRE TRACT, N72°22'27"W, A DISTANCE OF 167.86 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON A NORTHERN BOUNDARY LINE OF SAID 24.965 ACRE TRACT,

THENCE, CROSSING SAID 24.965 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S17°37'33"W, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,
2. N72°22'27"W, A DISTANCE OF 194.66 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FORT A CURVE TO THE RIGHT, AND
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 189.48 FEET, AN ARC LENGTH OF 189.48 FEET, AND WHOSE CHORD BEARS N61°43'52"W, A DISTANCE OF 188.39 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A SOUTHERN TERMINUS POINT OF SAID TIERRA ROSA BOULEVARD,

THENCE, WITH THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

1. N38°54'44"E, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 446.00 FEET, AN ARC LENGTH OF 403.38 FEET, AND WHOSE CHORD BEARS N25°10'38"W, A DISTANCE OF 389.77 FEET,
3. N00°44'00"E, A DISTANCE OF 158.69 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 487.00 FEET, AN ARC LENGTH OF 379.73 FEET, AND WHOSE CHORD BEARS N21°36'17"W, A DISTANCE OF 370.19 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
5. WITH SAID CURVE TO THE RIGHT, 15.00 FEET, AN ARC LENGTH OF 22.83 FEET, AND WHOSE CHORD BEARS N00°20'48"W, A DISTANCE OF 20.69 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
6. N43°14'58"E, A DISTANCE OF 0.60 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE",
7. N46°45'02"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S88°14'39"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2" IRON ROD FOUND, AND
9. N46°45'03"W, A DISTANCE OF 166.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.226 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.

[Signature] 11.12.2020
DAVID J. STALLWORTH, AICP
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12 DAY OF November, 2020 A.D.

[Signature]
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

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