



Curve Table								
Curve #	Length	Radius	Chord Direction	Tangent DELTA				
C1	189.48	510.00	N61°43'52"W	188.39	95.84	21*17*12"		
C2	403.38	446.00	N25°10'38"W	389.77	216.67	51*49*16"		
C3	379.73	487.00	N21°36'17"W	370.19	200.11	44*40'34"		
C4	22.83	15.00	N00°20'48"W	20.69	14.28	87'11'31"		
C5	23.56	15.00	S88*14'39"W	21.21	15.00	89'59'24"		
C6	5.35	525.00	S43'32'28"W	5.35	2.67	0'35'01"		
C7	22.84	475.00	S44°37'38"W	22.84	11.42	2'45'20"		
C8	47.74	525.00	S46°26'17"W	47.73	23.89	5'12'38"		
C9	91.63	525.00	S48*14'58"W	91.51	45.93	10'00'00"		
C10	82.90	475.00	S48*14'58"W	82.80	41.56	10'00'00"		
C11	60.06	475.00	S49*37'38"W	60.02	30.07	7'14'40"		
C12	38.54	525.00	S51°08'47"W	38.53	19.28	4"12'21"		
C13	9.42	25.00	N42*27*05*E	9.37	4.77	21°35'45"		
C14	39.27	25.00	N81°45'02"W	35.36	25.00	90'00'00"		
C15	11.60	25.00	N18*21'23"E	11.50	5.91	26°35'38"		
C16	44.25	50.00	S30°24'55"W	42.82	23.69	50°42'41"		
C17	34.97	50.00	S75°48'31"W	34.26	18.24	40°04'31"		
C18	34.97	50.00	N64*06'58 " W	34.26	18.24	40°04'31"		
C19	48.45	50.00	N16°19'11"W	46.57	26.32	55'31'02"		
C20	2.89	25.00	S08°07'33"W	2.89	1.45	6'37'34"		
C21	18.14	25.00	S15'58'08"E	17.7 4	9.49	41*33'49"		
C22	34.64	1025.00	N35*46'57 * W	34.64	17.32	1°56′10″		
C23	48.86	1025.00	N33°26′56″W	48.86	24.43	2*43'52*		
C24	83.50	1025.00	N34°25'01"W	83.47	41.77	4*40'03"		
C25	74.99	975.00	N34°32'50"W	74.98	37.52	4*24'25"		
C26	74.99	975.00	N34°32'50"W	74.98	37.52	4°24'25"		
C27	22.74	15.00	S75*31'22 " E	20.63	14.20	86°52'44"		
C28	24.45	15.00	N14°20'49"E	21.83	15.91	93"22'53"		
C29	196.41	975.00	N21°47'45 * ₩	196.08	98.54	11*32'31"		
C30	23.22	15.00	S16°40'54*W	20.97	14.67	88'42'43"		
C31	37.46	60.00	S82°52'44"E	36.85	19.36	35'46'11"		
C32	41.54	60.00	N59°24'01"E	40.72	21.64	39°40'19"		
C33	35.82	60.00	N22°27'34 " E	35.29	18.46	34"12'33"		
C34	35.82	60.00	N11°44'59"W	35.29	18.46	34"12'33"		
C35	35.82	60.00	N45°57'33"W	35.29	18.46	34"12'33"		
C36	35.82	60.00	N80°10'06"W	35.29	18.46	34"12'33"		
C37	41.77	60.00	S62°46'59"W	40.93	21.77	39'53'16"		
C38	37.46	60.00	S24°57'16"W	36.85	19.36	35'46'11"		
C39	23.55	25.00	S34°03'13"W	22.69	12.73	53'58'05"		
C40	23.55	25.00	N88'01'18"E	22.69	12.73	53'58'05"		
C41	79.23	325.00	S68"01'19"W	79.04	39.81	13'58'07"		

Curve Table									
Curve #	urve # Length Radius Chord Direction Chord Length Tangent DELTA								
C42	67.04	275.00	S68°01'19"W	66.88	33.69	13*58'07"			
C43	47.93	1025.00	N26°20'05"W	47.93	23.97	2'40'46"			
C44	49.91	1025.00	N23*36'00*W	49.91	24.96	2°47'24"			
C45	48.81	1025.00	N20°50'26"W	48.81	24.41	2'43'43"			
C46	48.81	1025.00	N18'06'43"W	48.81	24.41	2*43'43"			
C47	333.71	1025.00	N18°20'50"W	332.24	168.35	18"39'15"			
C48	315.61	975.00	N18°17'37"W	314.23	159.20	18'32'48"			
C49	119.20	975.00	N12°31'21"W	119.12	59.67	7°00'17"			
C50	48.81	1025.00	N15*23'00*W	48.81	24.41	2'43'43"			
C51	48.81	1025.00	N12°39'17"W	48.81	24.41	2'43'43"			
C52	23.56	15.00	N35'58'47"E	21.21	15.00	90'00'00"			
C53	40.61	1025.00	N10°09'19"W	40.61	20.31	21613			
C54	23.56	15.00	N54°01'13"W	21.21	15.00	90'00'00"			
C55	17.19	60.00	N72°46'16"E	17.13	8.66	16"25'02"			
C56	162.03	60.00	N12°48'07"W	117.09	267.64	154'43'42"			
C57	48.90	60.00	S66*29'02*W	47.56	25.90	46*42'01"			
C58	43.97	60.00	S22"08'20"W	42.99	23.03	41'59'23"			
C59	34.83	25.00	S41°03'43"W	32.08	20.92	79*50'09"			
C60	12.19	475.00	N08°17'06"W	12.19	6.09	1°28'13"			
C61	23.18	15.00	N36°42'54"E	20.94	14.62	88'31'47"			
C62	21.03	25.00	S74°55'31"E	20.41	11.18	48*11'23"			
C63	33.98	50.00	N49°23'36"E	33.33	17.68	38*56'33*			
C64	33.98	50.00	N10°27'04"E	33.33	17.68	38'56'33"			
C65	24.89	50.00	N40°44'14"W	24.63	12.71	28'31'07"			
C66	33.98	50.00	N74°28'04"W	33.33	17.68	38*56'33"			
C67	46.49	50.00	S59°25'32"W	44.83	25.08	53'16'15"			
C68	21.03	25.00	S56°53'06"W	20.41	11.18	48'11'23"			
C69	26.58	15.00	N48*15'52"W	23.23	18.36	101°30'43"			
C70	37.26	525.00	N06"59'13"W	37.25	18.64	4*04'00"			
C71	47.74	524.80	N02°20'54"W	47.73	23.89	5'12'45"			
C72	47.74	525.00	N02'51'44"E	47.73	23.89	5'12'38"			
C73	47.74	525.00	N08'04'22"E	47.73	23.89	5'12'38"			
C74	47.74	525.00	N13"16'59"E	47.73	23.89	5'12'38"			
C75	15.92	525.00	N16°45'25"E	15.92	7.96	1*44'14"			
C76	125.47	475.00	N10'03'31"E	125.10	63.10	15'08'03"			
C77	23.56	15.00	N62'37'33"E	21.21	15.00	90'00'00"			
C78	23.56	15.00	S27°22'27 " E	21.21	15.00	90'00'00"			
C79	165.70	446.00	S61°43'52"E	164.75	83.82	21'17'12"			
C80	23.93	15.00	N73*15'53*W	21.47	15.37	91*23'43*			
C81	52.63	50.00	S80°58'59"E	50.23	29.05	60'18'17"			

Easement Curve Table										
Curve #	Length Radius Chord Direction Chord Length Tangent DELTA									
(C82)	15.97	15.00	N44"29'59"E	15.23	8.84	61"00'46"				
(C83)	263.57	50.00	S14*59'38"E	48.46	27.70	302'01'32"				
(C84)	15.97	15.00	N74°29'15"W	15.23	8.84	61*00'46"				
(C85)	15.23	50.00	N17°44'57"W	15.18	7.68	17"27'27"				

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. 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.

SHEET NO. 2 OF 3



SANTA RITA RANCH PHASE 1 SECTION 16

STATE OF TEXAS FINAL PLAT § KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON , 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, 20 20 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 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 124 DAY OF NOVERBER, 2020, A.D. SUSAN O MARTIN My Commission Expires NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS NOTARY ID 1042593-4 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 STATE OF TEXAS TYAVIS CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ILD DAY OF NOVEMBEY, A.D., 20 20. NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: Grace Mane Jared **GRACE MARIE JARED** Notary Public, State of Texas MY COMMISSION EXPIRES: 03/23 Commission Expires 03-23-2024 Notary ID 132413510 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

CARLSON, BRIGANCE, & DOERING, INC.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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: 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.

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

THENCE, WITH THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD, \$46'45'03"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 ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
- 2. NO2°05'45"E, A DISTANCE OF 478.47 FEET TO A CAPPED ½" 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",

CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2019073789 (O.P.R.W.C.TX.),

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

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 1/8" 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

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. NOO'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 NO0'20'48"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 A	ND PAYMENT	OΕ
THE OHI OF PERMIT	TENTO MONITORIELEDOLO	NEOLII I OI IIIIO	I LA TON INLAIL	I AND ON ALL HOTAL	III COMOCIONO	WITH I DAMENTO	I UNI USES A	AD I AIMLINI	VI
APPLICABLE FEES FOR THE	PROVISION OF WATER	AND/OR WASTEWA	TER SERVICES						
	THOUSING OF WHILK	MUD ON MIDIEMA	TEN SENTICES.						
_ //									

tallwork 11.12.2020 DAVID J. STALLWORTH, AICP DATE CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12 DAY OF NOVEMBER, 2850 A.D.

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Cada Biden		r
WILLIAMSON COUNTY ADDRESSING COORDINATOR WILLIAMSON COUNTY, TEXAS		
WILLIAMSON COUNTY, TEXAS		
PRINTED NAME: Condy Bridges		
) 0		
STATE OF TEXAS	§	
	§	 KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON	8	

DEPUTY

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.

LL GRAVELL, JR., COUNTY JUDGE ILLIAMSON COUNTY, TEXAS		1	DATE				
COUNTY OF WILLIAMSON	<i>დ</i> დ დ	KNOW ALL MEN	BY THESE	PRESENTS;			
NANCY RISTER, CLERK OF THE COUNTY COURT OF SAI OF AUTHENTICATION WAS FILED FOR RECORD IN MY OF M., AND DULY RECORDED THIS THE DAY OF TUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.	FICE ON THE _	DAY OF .			, 20 A.[O., AT	O'CLOCK,
O CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE IT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST S			īY,				
ANCY RISTER, CLERK COUNTY COURT F WILLIAMSON COUNTY, TEXAS							

SHEET NO. 3 OF 3

