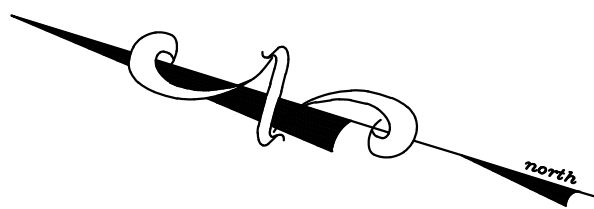
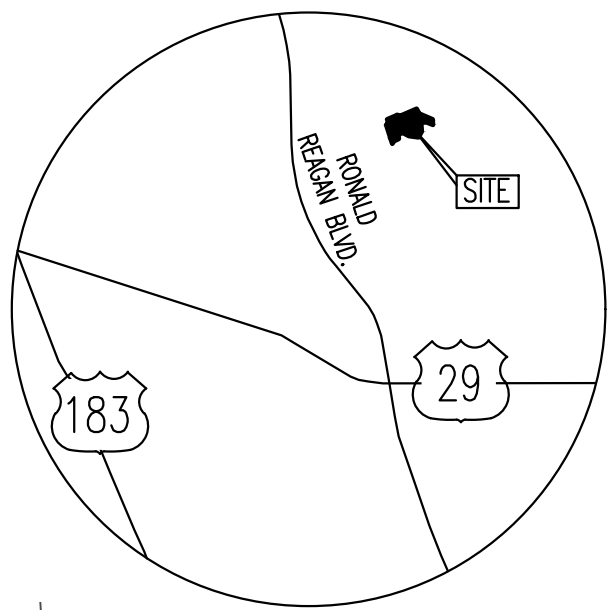


SANTA RITA RANCH PHASE 3 SECTION 1  
FINAL PLAT



SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- LOT NUMBER
- BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- APPROXIMATE LOCATION OF PROPOSED SIDEWALK
- PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
- 100 YEAR FEMA FLOODPLAIN
- MINIMUM FINISHED FLOOR ELEVATION

DATE: DECEMBER 3, 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

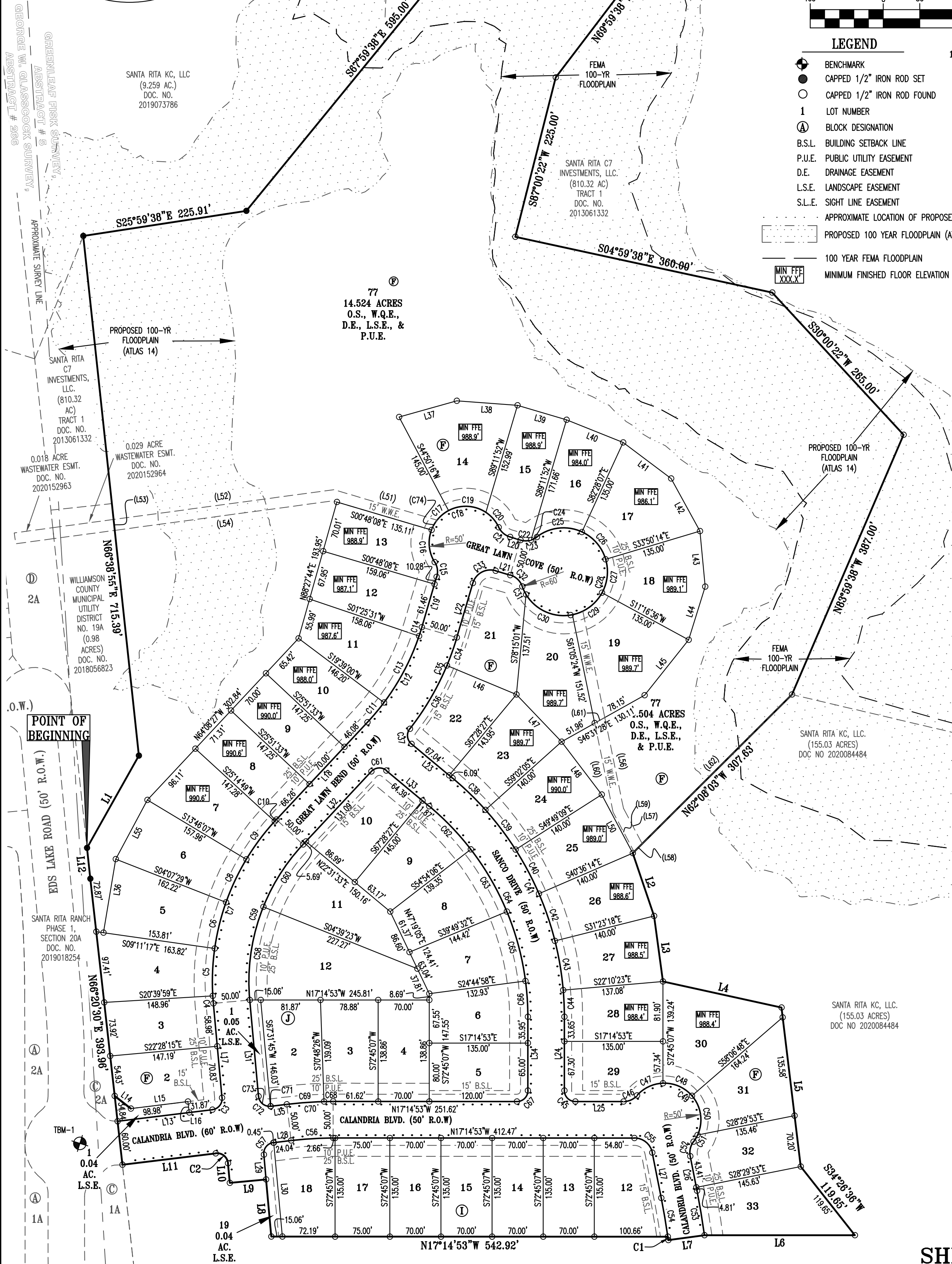
TOTAL ACREAGE: 31.420 ACRES  
SURVEY: GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5

F.E.M.A. MAP NO. 48491C0275E  
WILLIAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: DECEMBER 20, 2019

TOTAL OF LOTS: 54  
NO. OF SINGLE FAMILY LOTS: 50  
NO. OF L.S.E. LOTS: 3  
NO. OF OPEN SPACE, W.Q.E., D.E.,  
L.S.E. & P.U.E. LOTS: 1

BENCHMARK:

TBM-1: SQUARE CUT IN SIDEWALK WITH  
PUNCH HOLE.  
N: 10215209.44, E: 3084220.44  
ELEV = 1002.68' (NAVD88)



ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
CALANDRIA BLVD.	170'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
CALANDRIA BLVD.	742'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
GREAT LAWN BEND	973'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
GREAT LAWN COVE	140'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
SANCO DRIVE	606'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,631'					

SANTA RITA KC, LLC.  
(155.03 ACRES)  
DOC NO 2020084484



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 3 SECTION 1  
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.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

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 EXCEPT LOT 63, BLOCK F, WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THE PROPOSED 100-YR FLOODPLAIN BOUNDARY PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED JULY 17, 2020. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PLAT WAS TAKEN FROM THE FEMA FIRM No. 48491C 0278E, EFFECTIVE DECEMBER 20, 2019, AND THE FEMA L.O.M.R. No 16-06-0501P, EFFECTIVE MARCH 2, 2017. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO EITHER THE BASE FLOOD ELEVATION OF THE PROPOSED 100-YR FLOODPLAIN BOUNDARY PER ATLAS 14, OR BY ADDING ONE (1) FOOT TO THE 100-YR WATER SURFACE ELEVATION OF THE WATER QUALITY/DETENTION POND DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED JULY 17, 2020.
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.
5. 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 FOR LOTS 7-28, & LOT 30, BLOCK F.

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 19B/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19B/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.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	4.84	975.00	N64°48'13"E	4.84	2.42	0°17'05"
C2	24.01	15.00	N21°40'09"E	21.53	15.46	91°43'10"
C3	23.11	15.00	S68°19'51"E	20.89	14.56	88°16'50"
C4	10.24	325.00	S68°25'53"W	10.24	5.12	1°48'16"
C5	65.11	325.00	S75°04'22"W	65.00	32.66	11°28'42"
C6	65.11	325.00	S86°33'04"W	65.00	32.66	11°28'42"
C7	274.14	325.00	N88°18'21"W	266.09	145.82	48°19'49"
C8	65.11	325.00	N81°58'14"W	65.00	32.66	11°28'42"
C9	65.11	325.00	N70°29'32"W	65.00	32.66	11°28'42"
C10	3.47	325.00	N64°26'49"W	3.47	1.74	0°36'45"
C11	35.22	325.00	S67°14'44"E	35.20	17.63	6°12'34"
C12	151.23	325.00	S77°28'17"E	149.87	77.01	26°39'41"
C13	103.38	325.00	S79°27'45"E	102.94	52.13	18°13'29"
C14	12.63	325.00	S89°41'19"E	12.63	6.32	2°13'38"
C15	21.03	25.00	N65°06'11"E	20.41	11.18	48°11'23"
C16	45.87	50.00	S67°17'25"W	44.28	24.69	52°33'51"
C17	36.01	50.00	N65°47'42"W	35.24	18.83	41°15'56"
C18	162.65	50.00	N45°48'08"W	99.85	897.21	186°22'46"
C19	53.60	50.00	N14°27'14"W	51.07	29.70	61°24'59"
C20	27.17	50.00	N31°49'15"E	26.84	13.93	31°08'00"
C21	21.03	25.00	S23°17'34"W	20.41	11.18	48°11'23"
C22	14.58	25.00	S17°30'17"E	14.37	7.50	3°32'18"
C23	23.55	25.00	S27°47'10"E	22.69	12.73	5°35'05"
C24	8.97	25.00	S44°29'20"E	8.92	4.53	20°33'47"
C25	65.24	60.00	N23°37'10"W	62.08	36.27	62°18'06"
C26	50.93	60.00	N31°50'50"E	49.41	27.11	48°37'53"
C27	47.24	60.00	N78°43'11"E	46.03	24.92	45°06'49"
C28	301.53	60.00	N89°11'52"E	70.59	43.64	287°56'10"
C29	52.16	60.00	S53°49'00"E	50.54	27.86	49°48'49"
C30	73.88	60.00	S06°21'46"W	69.30	42.44	70°32'44"
C31	12.07	60.00	S47°24'03"W	12.05	6.06	11°31'49"
C32	23.55	25.00	N26°10'55"E	22.69	12.73	5°35'05"
C33	39.27	25.00	N45°48'08"W	35.36	25.00	90°00'00"
C34	40.59	375.00	S87°42'06"E	40.57	20.31	6°12'05"
C35	141.30	375.00	S80°00'28"E	140.47	71.50	21°35'20"
C36	100.71	375.00	S76°54'25"E	100.41	50.66	15°23'16"
C37	23.11	15.00	S66°39'23"W	20.89	14.55	88°15'39"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C38	62.60	425.00	N26°44'44"E	62.54	31.36	8°26'22"
C39	68.36	425.00	N35°34'23"E	68.28	34.25	9°12'56"
C40	68.36	425.00	N44°47'18"E	68.28	34.25	9°12'56"
C41	372.56	425.00	N47°38'20"E	360.74	199.20	50°13'34"
C42	68.36	425.00	N54°00'14"E	68.28	34.25	9°12'56"
C43	68.36	425.00	N63°13'10"E	68.28	34.25	9°12'56"
C44	36.53	425.00	N70°17'22"E	36.52	18.28	4°55'29"
C45	23.56	15.00	S27°45'07"W	21.21	15.00	90°00'00"
C46	21.03	25.00	S41°20'35"E	20.41	11.18	48°11'23"
C47	40.17	50.00	N42°25'21"W	39.10	21.24	46°01'51"
C48	44.76	50.00	N06°14'23"E	43.28	24.01	51°17'37"
C49	152.83	50.00	N22°07'37"E	99.91	1175.64	175°07'46"
C50	57.17	50.00	N64°38'30"E	54.10	32.17	65°30'35"
C51	10.73	50.00	S76°27'21"E	10.71	5.39	12°17'42"
C52	21.03	25.00	S85°35'48"W	20.41	11.18	48°11'23"
C53	61.61	1025.00	N63°13'26"E	61.60	30.82	3°26'39"
C54	53.77	975.00	N63°04'54"E	53.76	26.89	3°09'34"
C55	34.36	25.00	N22°07'37"E	31.72	20.52	78°45'00"
C56	57.55	475.00	N20°43'10"W	57.52	28.81	6°56'33"
C57	23.11	15.00	N68°19'51"W	20.89	14.56	88°16'50"
C58	130.20	275.00	S81°05'34"W	128.99	66.34	27°07'38"
C59	231.97	275.00	N88°18'21"W	225.15	123.39	48°19'49"
C60	101.77	275.00	N74°44'32"W	101.19	51.47	21°12'11"
C61	22.69	15.00	N20°48'27"W	20.59	14.15	86°40'00"
C62	82.29	375.00	N28°48'44"E	82.12	41.31	12°34'21"
C63	98.67	375.00	N42°38'11"E	98.39	49.62	15°04'34"
C64	328.73	375.00	N47°38'20"E	318.30	175.77	50°13'34"
C65	98.67	375.00	N57°42'45"E	98.39	49.62	15°04'34"
C66	49.10	375.00	N69°00'04"E	49.06	24.58	7°30'05"
C67	23.56	15.00	S62°14'53"E	21.21	15.00	90°00'00"
C68	12.54	525.00	N17°55'56"W	12.54	6.27	1°22'06"
C69	51.08	525.00	N21°24'13"W	51.05	25.56	5°34'27"
C70	63.61	525.00	N20°43'10"W	63.57	31.85	6°56'33"
C71	0.45	15.00	S23°19'51"E	0.45	0.23	1°43'10"
C72	24.01	15.00	S21°40'09"W	21.53	15.46	91°43'10"
C73	23.56	15.00	S22°31'45"W	21.21	15.00	90°00'00"

Line Table		
Line #	Length	Direction
L1	144.85	S77°54'37"E
L2	90.78	S54°00'14"W
L3	90.59	S65°03'49"W
L4	166.13	S04°52'57"E
L5	219.33	S65°51'23"W
L6	205.87	N17°14'52"W
L7	50.00	N25°03'14"W
L8	78.49	N67°31'45"E
L9	50.00	N22°28'15"W
L10	26.87	N67°31'45"E
L11	128.70	N24°11'26"W
L12	42.48	N66°38'56"E
L13	130.84	S24°11'26"E
L14	28.02	S20°48'35"W
L15	78.84	S24°11'26"E
L16	15.02	S65°48'34"W
L17	129.80	S67°31'45"W

Line Table		
Line #	Length	Direction
L18	182.34	N64°08'27"W
L19	71.74	S89°11'52"W
L20	15.00	N00°48'08"W
L21	20.90	N00°48'08"W
L22	77.64	S89°11'52"W
L23	73.14	N22°31'33"E
L24	100.95	N72°45'07"E
L25	65.98	N17°14'53"W
L26	48.23	N61°30'07"E
L27	63.10	N61°30'07"E
L28	24.49	S24°11'26"E
L29	34.28	S67°31'45"W
L30	129.15	S67°31'45"W
L31	132.40	N67°31'45"E
L32	136.78	N64°08'27"W
L33	76.27	N22°31'33"E
L34	100.95	N72°45'07"E

Line Table		
Line #	Length	Direction
L35	22.09	S24°11'26"E
L36	102.06	S82°11'00"W
L37	82.21	N32°59'36"W
L38	83.31	N12°58'59"W
L39	70.00	N00°48'08"W
L40	83.61	N04°35'07"E
L41	82.14	N19°41'21"E
L42	82.14	N44°00'18"E
L43	76.28	N67°26'29"E
L44	76.28	S89°58'53"W
L45	96.94	N68°42'08"W
L46	103.06	N05°23'57"E
L47	89.58	N28°58'40"E
L48	90.78	N35°34'23"E
L50	90.78	N44°47'18"E
L55	91.96	S79°03'21"E

Easement Line Table		
Line #	Length	Direction
(L51)	147.46	N00°48'08"W
(L52)	304.34	N24°56'47"W
(L53)	15.01	S66°38'55"W
(L54)	301.55	S24°56'47"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C74)	15.47	50.00	S77°33'48"E	15.41	7.80	17°43'43"

SHEET NO. 2 OF 4

CBD

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 3 SECTION 1  
FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 31.420 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF A CALLED 155.03 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2020084484, AND BEING ALL OF A CALLED 0.195 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2020150047, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 31.420 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHERNMOST CORNER OF SAID 0.195 ACRE TRACT OF LAND, BEING A SOUTHERN CORNER OF LOT 2A, BLOCK C OF SANTA RITA RANCH, PHASE 1, SECTION 20A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019018254 (O.P.R.W.C.TX.), SAME BEING IN THE NORTH LINE OF A CALLED 0.98 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A IN DOCUMENT NUMBER 2018056823, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERLY WEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S77°54'37"E, OVER AND ACROSS SAID 0.98 ACRE TRACT AND WITH A NORTHERN LINE OF SAID 0.195 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE EASTERNMOST CORNER OF SAID 0.195 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF SAID 0.98 ACRE TRACT OF LAND,

THENCE, N66°38'55"E, WITH THE SOUTH LINE OF SAID 0.98 ACRE TRACT, WITH A NORTHERN LINE OF SAID 155.03 ACRE TRACT, AND OVER AND ACROSS A CALLED 810.32 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA C7 INVESTMENTS IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 715.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A WESTERN CORNER OF A CALLED 9.259 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073786, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 810.32 ACRE TRACT, WITH THE COMMON LINE OF SAID 9.259 ACRE TRACT OF LAND AND SAID 155.03 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S25°59'38"E, A DISTANCE OF 225.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 2) S67°59'38"E, PASSING THE SOUTHEAST CORNER OF SAID 9.259 ACRE TRACT OF LAND, AND CONTINUING FOR A TOTAL DISTANCE OF 595.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,

THENCE, CONTINUING OVER AND ACROSS SAID 810.32 ACRE TRACT AND WITH AN EASTERN LINE OF SAID 155.03 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) S01°59'38"E, A DISTANCE OF 222.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) N69°59'38"W, A DISTANCE OF 276.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S87°00'22"W, A DISTANCE OF 225.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) S04°59'38"E, A DISTANCE OF 360.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) S30°00'22"W, A DISTANCE OF 265.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) N83°59'38"W, A DISTANCE OF 387.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, OVER AND ACROSS SAID 155.03 ACRE, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

- 1) N62°08'03"W, A DISTANCE OF 307.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) S54°00'14"W, A DISTANCE OF 90.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S65°03'49"W, A DISTANCE OF 90.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) S04°52'57"E, A DISTANCE OF 166.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) S65°51'23"W, A DISTANCE OF 219.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) S34°26'36"W, A DISTANCE OF 119.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) N17°14'52"W, A DISTANCE OF 205.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 8) N25°03'14"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 9) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 4.84 FEET, AND WHOSE CHORD BEARS N64°48'13"E, A DISTANCE OF 4.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 10) N17°14'53"W, A DISTANCE OF 542.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 11) N67°31'45"E, A DISTANCE OF 78.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 12) N22°28'15"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 13) N67°31'45"E, A DISTANCE OF 26.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 14) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.01 FEET, AND WHOSE CHORD BEARS N21°40'09"E, A DISTANCE OF 21.53 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
- 15) N24°11'26"W, A DISTANCE OF 128.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTHEAST LINE OF LOT 1A, BLOCK C, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20A, BEING IN THE NORTH LINE OF SAID 155.03 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 155.03 ACRE TRACT, AND SAID SANTA RITA RANCH, PHASE 1, SECTION 20A, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N66°20'30"E, A DISTANCE OF 393.96 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 2) N66°38'56"E, A DISTANCE OF 42.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.420 ACRES OF LAND.

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 3 SECTION 1

## FINAL PLAT

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT OF, SANTA RITA KC, LLC, OWNER OF THAT CALLED 155.03 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2020084484, AND THAT CALLED 0.195 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT 2020150047, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 31.420 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 3 SECTION 1"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1<sup>st</sup> DAY OF December, 20 20.

SANTA RITA KC, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

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

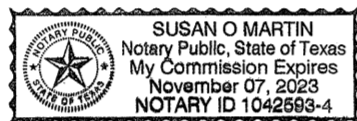
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 1<sup>st</sup> DAY OF December, 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 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: Nick Fuhrman  
TITLE: Senior Vice President

STATE OF TEXAS  
COUNTY OF Travis

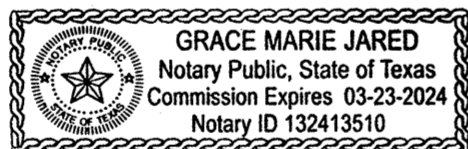
BEFORE ME ON THIS DAY PERSONALLY APPEARED Nick Fuhrman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2 DAY OF December, A.D., 20 20.

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 WILLIAMSON:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE DECEMBER 20, 2019 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] 12/1/2020  
STEVEN P. CATES, P.E. NO. 93648 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



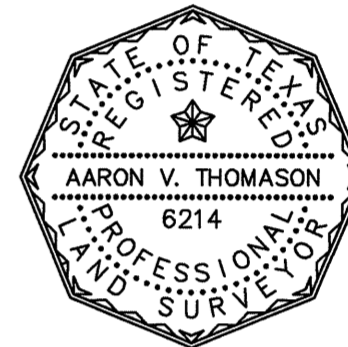
CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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] 01 Dec 2020  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
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] 12.2.2020  
DAVID J. STALLWORTH, AICP DATE  
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2 DAY OF December, 2020 A.D.

[Signature]  
CINDY BRIDGES  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS  
[Signature]  
CINDY BRIDGES  
PRINTED NAME

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
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 DATE  
WILLIAMSON COUNTY, TEXAS

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 §  
§ KNOW ALL MEN BY THESE PRESENTS;  
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

