

SANTA RITA RANCH, PHASE 1 SECTION 13 FINAL PLAT

SANTA RITA INVESTMENTS, LTD.
(120.124 ACRES)
(TRACT TWO)
DOCUMENT NO.
2018092389

SANTA RITA INVESTMENTS, LTD.
(58.189 ACRES)
(TRACT 1)
DOCUMENT NO.
2019081646

SANTA RITA KC, LLC.
(16.554 ACRES)
DOCUMENT NO.
2019073787

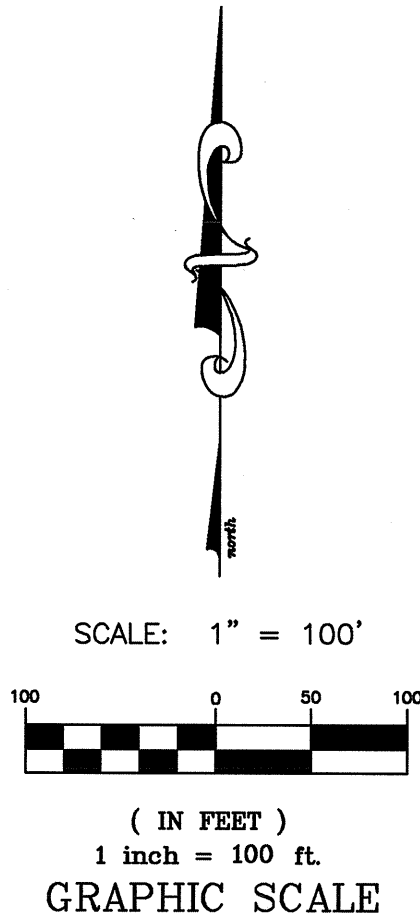
SANTA RITA KC, LLC.
(38.231 ACRES)
DOCUMENT NO.
2013102456

G.W. GLASSCOCK SURVEY,
B. MANLOVE SURVEY,
ABSTRACT NO. 417,
ABSTRACT NO. 266

SANTA RITA KC, LLC.
(104.94 AC)
DOCUMENT NO.
2010078403

SANTA RITA RANCH
PHASE 1, SECTION 15
19 DOCUMENT NO. 2020158520

SANTA RITA
ELEMENTARY ADDITION
DOCUMENT NO.
2020074745



LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- OS OPEN SPACE
- LSE LANDSCAPE EASEMENT
- P.O.B. POINT OF BEGINNING
- APPROXIMATE SURVEY LINE
- SIDEWALKS

DATE: APRIL 15, 2021

OWNER:

SANTA RITA KC, LLC.
1700 CROSS CREEK LANE,
LIBERTY HILL, TEXAS 78642

DEVELOPER:

SANTA RITA KC, LLC.
1700 CROSS CREEK LANE,
LIBERTY HILL, TEXAS 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: 12.572 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 LOTS 27
NO. OF SINGLE FAMILY LOTS: 23
NO. OF OS/LSE LOTS: 3
NO. OF OS, DE, & PUE LOTS 1

Line Table		
Line #	Length	Direction
L1	128.92	S27°59'44"E
L2	52.33	N28°37'10"W
L3	88.44	N27°51'09"W
L4	90.00	N24°46'32"W
L5	125.37	N32°21'32"W
L6	125.37	N47°31'32"W
L7	62.58	N34°53'29"E
L8	86.91	N83°12'52"W
L9	140.77	N38°36'32"W

Line Table		
Line #	Length	Direction
L10	66.02	N27°59'44"W
L11	66.02	N27°59'44"W
L12	51.45	S11°21'12"W
L13	51.45	S11°21'12"W
L14	42.68	S17°41'42"E
L15	67.06	N28°40'30"W
L16	23.14	S33°11'10"E
L17	21.68	S78°38'48"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	134.65	600.00	S06°10'52"W	134.37	67.61	125°1'30"
C2	293.53	774.05	S64°58'15"W	291.77	148.55	21°43'38"
C3	143.51	1130.75	S57°44'37"W	143.41	71.85	7°16'17"
C4	266.34	550.00	S14°07'15"E	263.74	135.83	27°44'43"
C5	22.59	15.00	N51°50'01"W	20.51	14.05	86°16'15"
C6	202.06	600.00	S18°20'45"E	201.11	102.00	19°17'43"
C7	22.59	15.00	N41°53'44"E	20.51	14.05	86°16'15"
C8	10.39	600.00	S00°44'38"E	10.39	5.19	0°59'30"
C9	22.80	15.00	N15°33'14"E	20.67	14.26	87°05'39"
C10	22.80	15.00	S71°32'25"E	20.67	14.26	87°05'39"
C11	92.59	325.00	S86°48'28"E	92.27	46.61	16°19'21"
C12	78.34	275.00	S86°48'28"E	78.08	39.44	16°19'21"
C13	23.56	15.00	S56°21'12"W	21.21	15.00	90°00'00"
C14	23.56	15.00	N33°38'48"W	21.21	15.00	90°00'00"
C15	23.55	25.00	S74°22'10"W	22.69	12.73	53°58'05"
C16	23.55	25.00	S51°39'45"E	22.69	12.73	53°58'05"
C17	301.53	60.00	S11°21'12"W	70.59	43.64	287°56'10"
C18	267.99	325.00	S12°16'10"E	260.47	142.14	47°14'45"
C19	226.76	275.00	S12°16'10"E	220.39	120.28	47°14'45"
C20	23.56	15.00	N09°06'27"E	21.21	15.00	90°00'00"
C21	23.56	15.00	S80°53'33"E	21.21	15.00	90°00'00"
C22	114.53	550.00	S06°12'48"E	114.32	57.47	11°55'50"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	114.53	550.00	S18°08'38"E	114.32	57.47	11°55'50"
C24	37.29	550.00	S26°03'05"E	37.28	18.65	3°53'03"
C25	34.44	600.00	N26°20'57"W	34.43	17.22	3°17'18"
C26	86.47	600.00	N20°34'34"W	86.40	43.31	8°15'28"
C27	81.15	600.00	N12°34'22"W	81.09	40.64	7°44'57"
C28	17.20	275.00	S80°26'19"E	17.20	8.60	3°35'03"
C29	61.14	275.00	S88°36'00"E	61.01	30.70	12°44'18"
C30	23.69	60.00	S58°41'46"W	23.54	12.00	22°37'17"
C31	114.99	60.00	N55°05'24"W	98.18	85.38	109°48'24"
C32	60.53	60.00	N28°42'59"E	58.00	33.13	57°48'22"
C33	102.31	60.00	S73°31'46"E	90.36	68.66	97°42'07"
C34	145.04	600.00	N05°41'07"E	144.69	72.87	135°1'01"
C35	33.64	275.00	S07°50'58"W	33.62	16.84	7°00'29"
C36	172.83	275.00	S13°39'33"E	170.00	89.38	36°00'33"
C37	20.30	275.00	S33°46'41"E	20.29	10.15	4°13'43"
C38	28.84	325.00	N33°21'00"W	28.83	14.43	5°05'06"
C39	83.88	325.00	N23°24'50"W	83.65	42.17	14°47'15"
C40	82.13	325.00	N08°46'52"W	81.91	41.28	14°28'42"
C41	73.15	325.00	N04°54'21"E	72.99	36.73	12°53'43"
C42	67.46	774.05	N56°36'15"E	67.44	33.75	4°59'36"
C43	78.51	774.05	N62°00'24"E	78.48	39.29	5°48'42"
C44	147.55	774.05	N70°22'25"E	147.33	74.00	10°55'19"

SHEET NO. 1 OF 3

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ALONDA WAY	534'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
ROSELEAF COURT	569'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
ROSETTA LOOP	358'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,461'					



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

PATH-J:\AC3D\5211\SURVEY\5211-SANTA RITA PH 1 SEC 13 PLAT.DWG

SANTA RITA RANCH, PHASE 1

SECTION 13

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 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., 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 19/GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT OF WAY:

1. IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S 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 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 HOMEOWNER'S 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, SIDEWALKS, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSED 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 HOMEOWNER'S ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE 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 12.572 ACRE TRACT OF LAND SITUATED IN THE G.W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, AND THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 38.231 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2013102456, A PORTION OF A CALLED 16.554 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073787, AND A PORTION OF A CALLED 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2010078403, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 12.572 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 121, BLOCK A, SANTA RITA RANCH, PHASE 1, SECTION 12, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019124948, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN A SOUTHERN LINE OF A CALLED 120.124 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2018092389, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, ALONG A SOUTHERN LINE OF SAID 120.124 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N16°00'17"E, A DISTANCE OF 425.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) S73°59'20"E, A DISTANCE OF 375.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE SOUTHEAST CORNER OF SAID 120.124 ACRE TRACT, BEING AT THE SOUTHERNMOST CORNER OF A CALLED 58.189 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2019081646, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN A NORTHERN CORNER OF SAID 38.231 ACRE TRACT, FOR A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 38.231 ACRE TRACT, SAID 16.554 ACRE TRACT AND SAID 104.94 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) S69°05'05"E, A DISTANCE OF 274.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 134.65 FEET, AND WHOSE CHORD BEARS S06°10'52"W, A DISTANCE OF 134.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N89°45'07"E, A DISTANCE OF 210.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S11°52'00"E, A DISTANCE OF 161.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 5) S27°59'44"E, A DISTANCE OF 128.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT IN THE NORTH LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.),

THENCE, ALONG THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 774.05 FEET, AN ARC LENGTH OF 293.53 FEET, AND WHOSE CHORD BEARS S64°58'15"W, A DISTANCE OF 291.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S54°06'27"W, A DISTANCE OF 290.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1130.75 FEET, AN ARC LENGTH OF 143.51 FEET, AND WHOSE CHORD BEARS S57°44'37"W, A DISTANCE OF 143.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE EASTERNMOST CORNER OF LOT 120, BLOCK A, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 12,

THENCE, WITH THE NORTHEAST LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 12, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) N28°37'10"W, A DISTANCE OF 52.33 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) N27°51'09"W, A DISTANCE OF 88.44 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N24°46'32"W, A DISTANCE OF 90.00 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N32°21'32"W, A DISTANCE OF 125.37 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N47°31'32"W, A DISTANCE OF 125.37 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N34°53'29"E, A DISTANCE OF 62.58 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) N83°12'52"W, A DISTANCE OF 86.91 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 8) N38°36'32"W, A DISTANCE OF 140.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.572 ACRES OF LAND.



SANTA RITA RANCH, PHASE 1

SECTION 13

FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC OWNER OF THAT A CALLED 38.321 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2013102456, A CALLED 104.94 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2010078403, AND A CALLED 16.544 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019073787, AS SHOWN HEREON, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 12.572 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 AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 1 SECTION 13"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20 DAY OF April, 2021.

SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

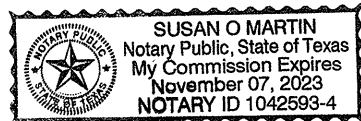
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF April, 2021 A.D.

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



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.

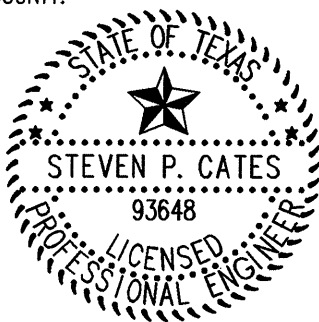
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C 0275E, EFFECTIVE DECEMBER 21, 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] 4/19/2021
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



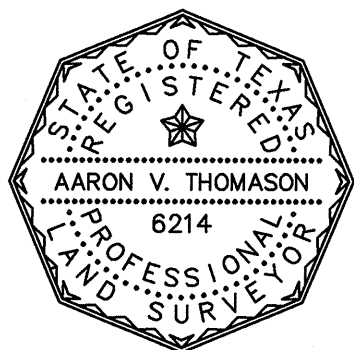
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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] 10/22/2021
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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: JASON RAMGEL
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Travis

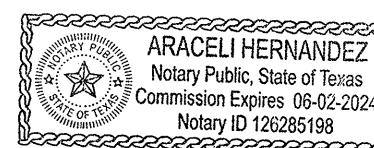
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Ramgel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF April, A.D., 2021

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 06-02-2024



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.

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]
LACE HALE, CITY ADMINISTRATOR
CITY OF LIBERTY HILL, TEXAS

4/23/2021
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 DAY OF April, 2021 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, 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

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

