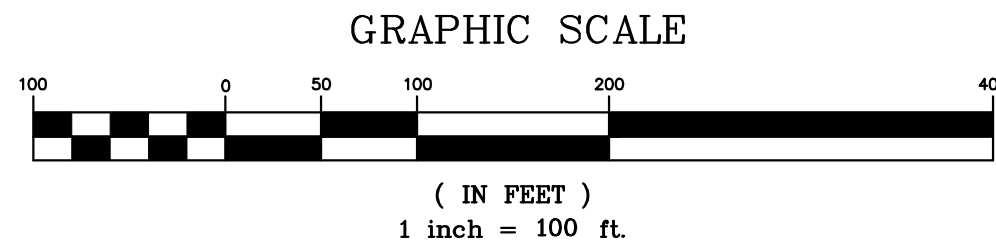
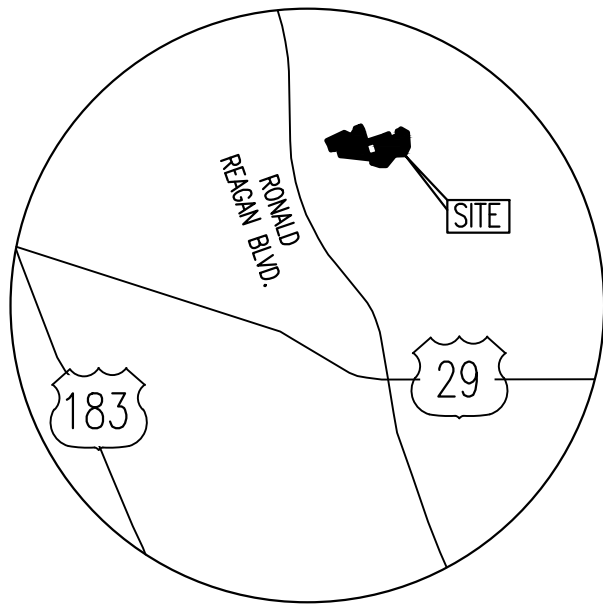


SANTA RITA RANCH PHASE 3, SECTION 2 FINAL PLAT



SCALE: 1" = 100'

- LEGEND**
- BENCHMARK
 - CAPPED 1/2" IRON ROD SET
 - CAPPED 1/2" IRON ROD FOUND
 - 1 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
 - O.S. OPEN SPACE
 - W.Q.E. WATER QUALITY EASEMENT
 - APPROXIMATE LOCATION OF PROPOSED SIDEWALK
 - MIN FFE XXX.X' MINIMUM FINISHED FLOOR ELEVATION



TOTAL ACREAGE: 61.158 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

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

TOTAL OF LOTS: 176

NO. OF SINGLE FAMILY LOTS: 165
NO. OF OPEN SPACE, L.S.E.
& P.U.E. LOTS: 9
NO. OF OPEN SPACE, W.Q.E., D.E.,
L.S.E. & P.U.E. LOTS: 2

DATE: SEPTEMBER 16, 2021

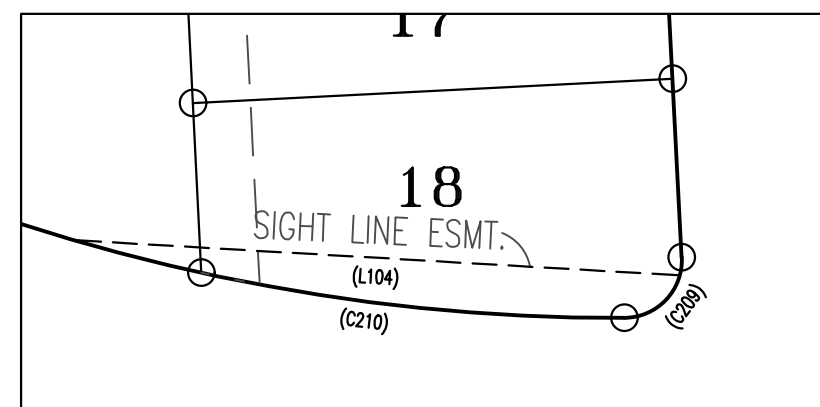
OWNER:
SANTA RITA KC, LLC.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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

BENCHMARK: SEE SHEET 2

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



SIGHT LINE EASEMENT DETAIL
SCALE 1"=50'

SHEET NO. 1 OF 6

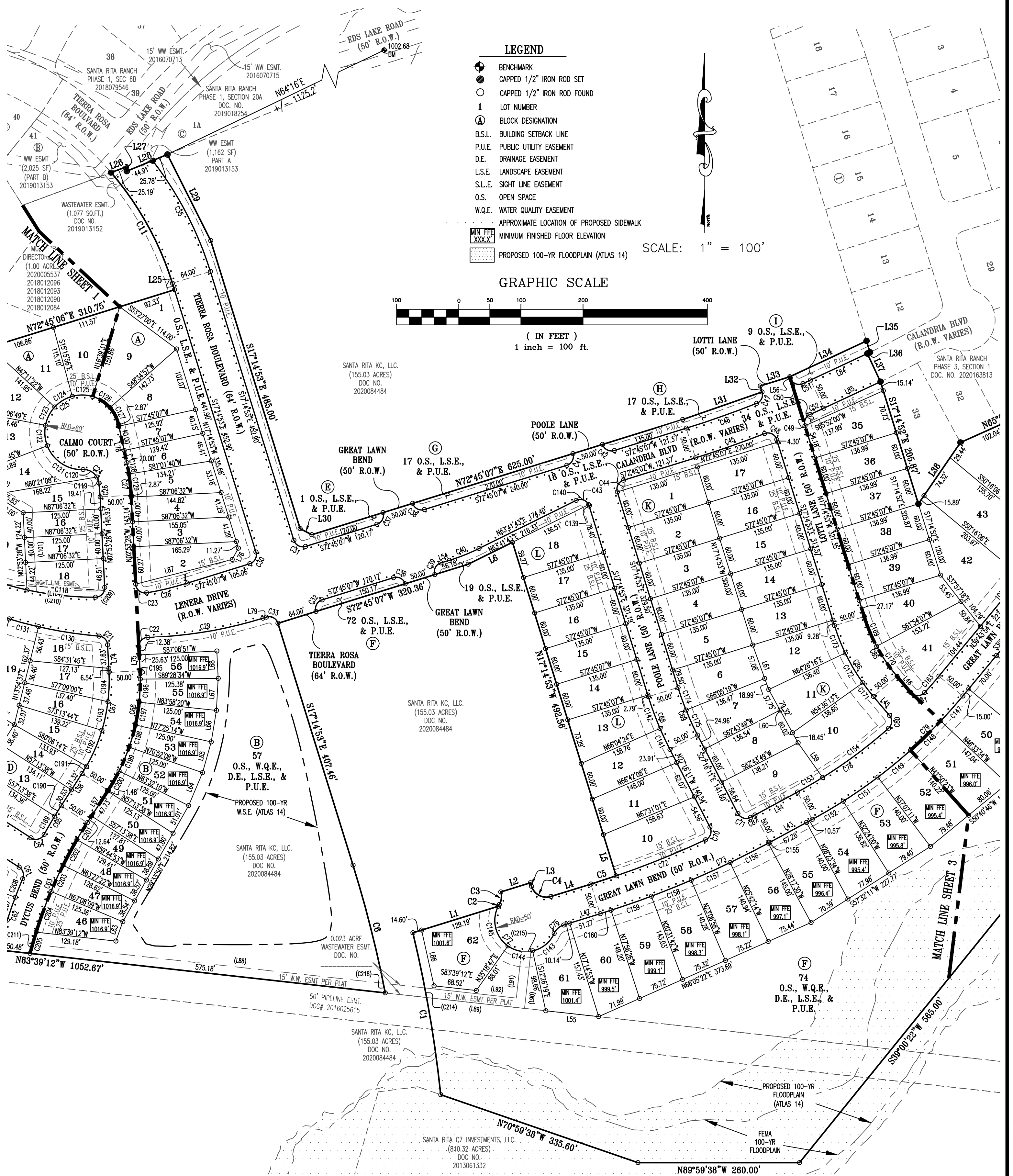
Carlson, Brigance & Doering, Inc.

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 2

FINAL PLAT

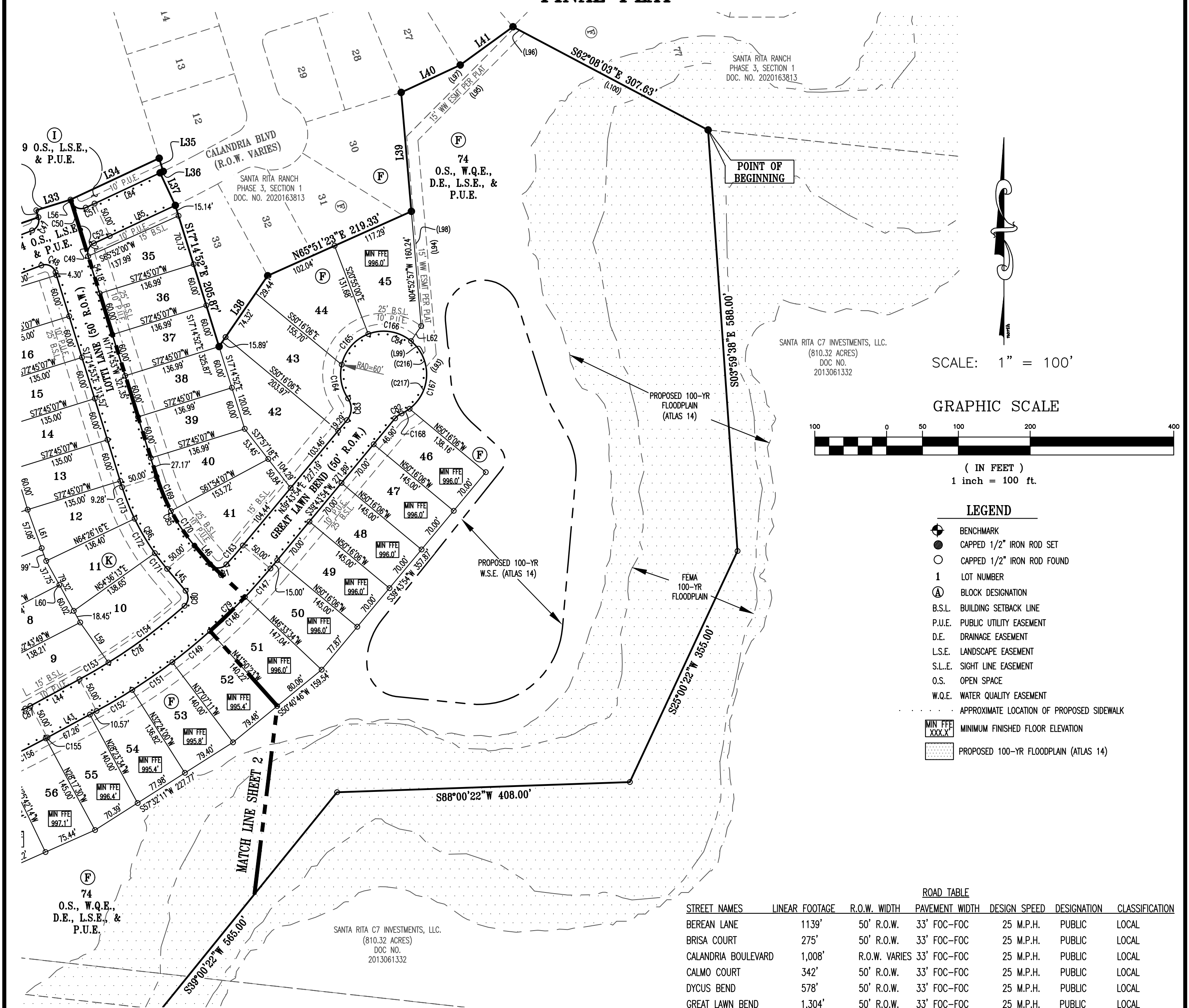


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FIRM ID #F3791 REG. # 10024900

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Phone No. (512) 280-5160 Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 3, SECTION 2
FINAL PLAT



ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BEREAN LANE	1139'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BRISA COURT	275'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CALANDRIA BOULEVARD	1,008'	R.O.W. VARIES	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CALMO COURT	342'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
DYCUS BEND	578'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
GREAT LAWN BEND	1,304'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LENERA DRIVE	1,414'	R.O.W. VARIES	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LOTTI LANE	602'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MONROVIA COURT	383'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
POOLE LANE	678'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TIERRA ROSA BOULEVARD	773'	64' R.O.W.	44' FOC-FOC	25 M.P.H.	PUBLIC	COLLECTOR
TOTAL	8,496'					

Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	143.79	N72°45'07"E	L23	107.14	N03°24'06"E	L45	39.93	N40°16'06"W	L67	51.45	S03°10'45"W
L2	50.00	N72°45'07"E	L24	107.59	N17°51'26"E	L46	33.79	S40°16'06"E	L68	44.15	N02°53'28"W
L3	5.90	S17°14'53"E	L25	10.99	N17°12'28"W	L47	44.10	N09°28'01"W	L69	31.73	N32°46'22"E
L4	67.31	N72°45'07"E	L26	25.19	N69°39'04"E	L48	50.00	N09°28'01"W	L70	50.00	N32°46'22"E
L5	69.38	N17°15'52"W	L27	6.73	S14°40'05"E	L49	45.83	S80°31'59"W	L71	125.00	N32°46'22"E
L6	79.81	S63°41'43"W	L28	70.69	N67°43'01"E	L50	51.73	S80°31'59"W	L72	17.25	S06°20'48"W
L7	110.00	S73°31'59"W	L29	155.25	S26°39'43"E	L51	84.26	N55°31'39"W	L73	65.57	N81°33'45"W
L8	50.00	S73°31'59"W	L30	21.21	S62°14'53"E	L52	97.12	N85°11'28"E	L74	44.18	N02°53'28"W
L9	110.00	S73°31'59"W	L31	135.08	N70°50'08"E	L53	71.25	S65°51'21"E	L75	38.00	N02°53'28"W
L10	161.63	N16°35'55"W	L32	10.09	N17°14'53"W	L54	14.26	S72°45'07"W	L76	20.67	S29°12'05"W
L11	194.61	N29°17'30"W	L33	50.00	N72°45'07"E	L55	85.67	N83°39'12"W	L77	101.17	N55°31'39"W
L12	37.19	N60°08'14"E	L34	136.26	N64°57'14"E	L56	1.92	N17°14'53"W	L78	62.86	N12°14'53"W
L13	118.19	N73°31'59"E	L35	19.14	S17°14'53"E	L57	61.85	N32°46'22"E	L79	5.63	N72°45'07"E
L14	135.16	N64°57'56"E	L36	4.84	S64°48'13"W	L58	61.85	N32°46'22"E	L80	61.41	N57°13'38"W
L15	152.05	S73°23'47"E	L37	50.00	S25°03'14"E	L59	68.33	S35°14'49"E	L82	149.21	N83°46'40"W
L16	106.59	N52°00'20"W	L38	119.65	N34°26'36"E	L60	97.78	S28°51'38"E	L83	50.00	N16°28'01"W
L17	21.09	N06°10'59"E	L39	166.13	N04°52'57"W	L61	76.07	S19°50'48"E	L84	100.85	N64°56'46"E
L18	93.72	N64°22'17"E	L40	90.59	N65°03'49"E	L62	25.32	N33°58'25"E	L85	100.85	N64°56'46"E
L19	167.12	N82°15'12"E	L41	90.78	N54°00'14"E	L63	32.94	S19°39'03"W	L86	91.78	S12°34'42"E
L20	188.84	S82°17'40"E	L42	61.41	S72°45'07"W	L64	57.55	N22°47'51"E	L87	160.30	N75°39'03"E
L21	125.33	S61°54'47"E	L43	77.83	S61°36'26"W	L65	51.43	S15°51'19"W			
L22	132.71	S58°14'36"E	L44	77.83	N61°36'26"E	L66	51.43	S09°18'13"W			

Easement Line Table			Easement Line Table			Easement Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
(L88)	568.08	S83°39'12"E	(L94)	299.97	S04°52'57"E	(L100)	289.34	N62°08'03"W
(L89)	158.56	N83°39'12"W	(L95)	210.80	S44°47'18"W	(L101)	135.94	N02°53'28"W
(L90)	92.62	S06°20'48"W	(L96)	15.68	N62°08'03"W	(L102)	124.94	N58°14'36"W
(L91)	75.77	N06°20'48"E	(L97)	213.18	N44°47'18"E	(L103)	17.05	S03°24'06"W
(L92)	148.17	S83°39'12"E	(L98)	300.76	N04°52'57"W	(L104)	157.92	S86°40'33"E
(L93)	22.05	S39°43'54"W	(L99)	6.49	N39°43'54"E			

SHEET NO. 3 OF 6

Carlson, Brigrance & 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 2
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	264.45	2032.00	N09°46'48"W	264.27	132.41	7°27'24"
C2	3.28	50.00	N29°03'37"E	3.28	1.64	3°45'46"
C3	21.03	25.00	N06°50'48"E	20.41	11.18	48°11'30"
C4	39.27	25.00	S62°14'53"E	35.36	25.00	90°00'00"
C5	42.72	1475.00	N71°55'20"E	42.71	21.36	1°39'33"
C6	212.08	1968.00	S14°09'39"E	211.98	106.14	6°10'28"
C7	23.56	15.00	S28°31'59"W	21.21	15.00	90°00'00"
C8	23.56	15.00	N61°28'01"W	21.21	15.00	90°00'00"
C9	59.28	60.00	N73°31'59"E	56.89	32.31	56°36'17"
C10	18.67	50.00	N27°17'57"E	18.56	9.44	21°23'27"
C11	41.45	475.00	S11°58'01"E	41.44	20.74	5°00'00"
C11	205.13	500.00	N29°00'04"W	203.69	104.03	2°3'30"21"
C12	45.81	525.00	S11°58'01"E	45.80	22.92	5°00'00"
C13	21.03	25.00	N33°33'42"W	20.41	11.18	48°11'23"
C14	39.27	25.00	S35°31'59"W	35.36	25.00	90°00'00"
C15	162.65	50.00	S35°31'59"W	99.85	897.21	186°22'46"
C16	295.25	385.00	N77°29'50"W	288.07	155.31	4°3'56"22"
C17	256.91	335.00	N77°29'50"W	250.66	135.14	4°3'56"22"
C18	360.39	695.00	S70°22'58"E	356.37	184.35	29°42'39"
C19	305.58	505.00	S72°51'45"E	300.94	157.63	34°40'13"
C20	24.27	15.00	N43°27'20"E	21.71	15.72	92°41'36"
C21	21.56	15.00	N44°03'53"W	19.75	13.12	82°20'50"
C22	23.87	15.00	S42°41'46"W	21.43	15.31	91°10'27"
C23	25.31	15.00	S51°13'47"E	22.41	16.86	96°40'38"
C24	36.65	25.00	N49°30'17"W	33.45	22.51	83°59'15"
C25	271.49	60.00	S38°07'36"W	92.43	72.46	259°15'01"
C26	22.17	275.00	N05°12'04"W	22.17	11.09	4°37'12"
C27	53.08	325.00	N07°34'10"W	53.02	26.60	9°21'25"
C28	67.69	505.00	N76°35°1"E	67.64	33.90	7°40'47"
C29	188.40	695.00	N80°31'03"E	187.82	94.78	15°31'53"
C30	23.56	15.00	N27°45'07"E	21.21	15.00	90°00'00"
C31	23.56	15.00	S62°14'53"E	21.21	15.00	90°00'00"
C32	23.56	15.00	S27°45'07"W	21.21	15.00	90°00'00"
C33	23.56	15.00	N62°14'53"W	21.21	15.00	90°00'00"
C34	23.56	15.00	N28°31'59"E	21.21	15.00	90°00'00"
C35	202.31	564.00	N27°31'28"W	201.23	102.26	20°33'09"
C36	23.56	15.00	N62°14'53"W	21.21	15.00	90°00'00"
C37	23.56	15.00	N27°45'07"E	21.21	15.00	90°00'00"
C38	23.56	15.00	S62°14'53"E	21.21	15.00	90°00'00"
C39	23.56	15.00	S27°45'07"W	21.21	15.00	90°00'00"
C40	51.37	325.00	N68°13'25"E	51.32	25.74	9°03'24"
C41	23.56	15.00	N27°45'07"E	21.21	15.00	90°00'00"
C42	23.56	15.00	S62°14'53"E	21.21	15.00	90°00'00"
C43	25.93	15.00	N66°46'35"W	22.82	17.58	99°03'24"
C44	23.56	15.00	S27°45'07"W	21.21	15.00	90°00'00"
C45	117.65	1625.00	N70°40'40"E	117.62	58.85	4°08'53"
C46	119.88	1575.00	N70°34'17"E	119.86	59.97	4°21'40"
C47	22.42	15.00	N25°34'17"E	20.39	13.90	85°38'20"
C48	24.65	15.00	N64°19'20"W	21.97	16.13	94°08'53"
C49	21.74	15.00	S24°16'25"W	19.89	13.28	83°02'37"
C50	25.48	15.00	S65°54'20"E	22.52	17.05	97°18'54"
C51	13.49	1575.00	N65°11'29"E	13.49	6.75	0°29'27"
C52	24.09	1625.00	N65°22'16"E	24.09	12.05	0°50'58"
C53	236.33	275.00	N81°50'50"W	229.13	126.02	49°14'23"
C54	191.50	325.00	N74°06'28"W	188.75	98.62	33°45'40"
C55	20.03	15.00	S52°43'40"E	18.58	11.83	76°31'18"
C56	23.56	15.00	N12°13'38"W	21.21	15.00	90°00'00"
C57	23.56	15.00	S77°46'22"W	21.21	15.00	90°00'00"
C58	31.81	25.00	S03°40'34"E	29.71	18.46	72°53'51"
C59	12.25	25.00	N46°48'24"E	12.12	6.25	28°04'05"
C60	294.23	60.00	S79°38'31"E	76.36	49.49	280°57'56"
C61	20.99	15.00	N17°08'07"W	19.32	12.63	80°11'03"
C62	120.94	775.00	S18°29'11"W	120.82	60.59	8°56'28"
C63	230.61	725.00	S23°39'38"W	229.64	116.29	18°13'28"
C64	24.60	15.00	N75°47'18"E	21.94	16.08	93°58'08"
C65	53.69	775.00	S30°47'18"W	53.68	26.85	3°58'08"
C66	202.30	325.00	N14°56'27"E	199.05	104.55	35°39'50"
C67	171.17	275.00	N14°56'27"E	168.42	88.46	35°39'50"
C68	91.83	525.00	S22°15'32"E	91.71	46.03	10°01'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C69	83.08	475.00	S22°15'32"E	82.98	41.65	10°01'18"
C70	24.17	15.00	N18°53'44"E	21.64	15.62	92°19'52"
C71	23.77	15.00	S72°40'28"E	21.36	15.21	90°48'33"
C72	155.27	1475.00	N68°04'37"E	155.20	77.71	6°01'53"
C73	296.63	1525.00	N67°10'47"E	296.16	148.78	11°08'41"
C76	21.03	25.00	S48°39'25"W	20.41	11.18	48°11'23"
C77	159.36	50.00	S64°07'46"E	99.97	2189.25	182°37'00"
C78	179.02	775.00	N54°59'23"E	178.63	89.91	1°31'40"
C79	314.98	825.00	N50°40'10"E	313.08	159.43	21°52'32"
C80	23.21	15.00	N04°03'07"E	20.96	14.65	88°38'25"
C81	25.50	15.00	S88°58'26"E	22.54	17.08	97°24'41"
C82	11.26	25.00	S52°37'46"W	11.16	5.72	25°47'44"
C83	32.28	25.00	N02°44'46"E	30.08	18.83	73°58'17"
C84	292.97	60.00	N74°21'22"W	77.32	50.55	279°46'01"
C85	110.49	275.00	S28°45'29"E	109.75	56.00	23°01'12"
C86	130.58	325.00	S28°45'29"E	129.70	66.18	23°01'12"
C87	8.08	1475.00	N61°45'51"E	8.08	4.04	0°18'49"
C88	10.62	325.00	S74°28'11"W	10.62	5.31	1°52'23"
C89	11.17	60.00	N73°38'00"W	11.15	5.60	10°40'03"
C90	57.11	60.00	N41°01'58"W	54.98	30.92	54°32'01"
C91	61.78	60.00	N15°43'57"E	59.09	33.94	58°59'48"
C92	23.56	15.00	S61°28'01"E	21.21	15.00	90°00'00"
C93	61.78	60.00	S48°39'59"E	59.09	33.94	58°59'48"
C94	49.30	60.00	S04°22'20"W	47.93	26.14	47°04'50"
C95	6.53	25.00	S20°25'43"W	6.51	3.28	14°58'04"
C96	12.83	25.00	S01°45'40"E	12.69	6.56	29°24'43"
C97	26.00	50.00	N42°45'40"W	25.71	13.30	29°47'27"
C98	38.81	50.00	N05°37'52"W	37.84	20.44	44°28'11"
C99	27.27	25.00	N47°43'01"W	25.94	15.17	62°30'00"
C100	33.98	50.00	N57°27'57"E	33.33	17.68	38°56'33"
C101	45.19	50.00	S77°10'12"E	43.67	24.27	51°47'09"
C102	10.07	25.00	S62°49'15"E	10.01	5.11	23°05'14"
C103	10.95	25.00	S86°54'57"E	10.87	5.57	25°06'08"
C104	40.93	385.00	N83°34'44"E	40.91	20.49	6°05'29"
C105	46.98	385.00	S89°52'47"E	46.95	23.52	6°59'30"
C106	46.98	385.00	S82°53'17"E	46.95	23.52	6°59'30"
C107	46.98	385.00	S75°53'47"E	46.95	23.52	6°59'30"
C108	46.98	385.00	S68°54'17"E	46.95	23.52	6°59'30"
C109	46.98	385.00	S61°54'47"E	46.95	23.52	6°59'30"
C110	19.42	385.00	S56°58'21"E	19.42	9.71	2°53'23"
C111	64.60	335.00	N61°03'05"W	64.50	32.40	11°02'52"
C112	71.72	335.00	N72°42'30"W	71.58	36.00	12°15'58"
C113	71.72	335.00	N84°58'28"W	71.58	36.00	12°15'58"
C114	48.88	335.00	S84°42'46"W	48.83	24.48	8°21'34"
C115	35.13	505.00	S57°31'13"E	35.12	17.57	3°59'08"
C116	62.39	505.00	S63°03'07"E	62.35	31.23	7°04'41"
C117	97.19	505.00	S72°06'17"E	97.04	48.75	11°01'38"
C118	110.87	505.00	S83°54'29"E	110.65	55.66	12°34'46"
C119	10.48	25.00	N19°31'29"W	10.41	5.32	24°01'38"
C120	26.16	25.00	N61°31'06"W	24.98	14.42	59°57'37"
C121	73.79	60.00	N56°16'05"W	69.22	42.37	70°27'39"
C122	33.43	60.00	N05°04'32"W	33.00	17.16	31°55'27"
C123	33.43	60.00	N26°50'54"E	33.00	17.16	31°55'27"
C124	33.43	60.00	N58°46'21"E	33.00	17.16	31°55'27"
C125	33.43	60.00	S89°18'13"E	33.00	17.16	31°55'27"
C126	33.43	60.00	S57°22'46"E	33.00	17.16	31°55'27"
C127	30.55	60.00	S26°49'58"E	30.22	15.61	29°10'10"
C128	18.58	325.00	S10°36'37"E	18.58	9.29	3°16'33"
C129	34.49	325.00	S05°55'54"E	34.48	17.26	6°04'52"
C130	98.61	695.00	N81°10'25"W	98.52	49.39	8°07'44"
C131	48.70	695.00	N75°06'06"W	48.69	24.36	4°00'54"
C132	48.27	695.00	N71°06'16"W	48.26	24.15	3°58'47"
C133	48.27	695.00	N67°07'29"W	48.26	24.15	3°58'47"
C134	48.27	695.00	N63°08'42"W	48.26	24.15	3°58'47"
C135	48.27	695.00	N59°09'55"W	48.26	24.15	3°58'47"
C136	19.99	695.00	N56°21'05"W	19.99	10.00	1°38'53"
C137	32.06	525.00	N12°43'03"W	32.05	16.03	3°29'55"
C138	13.76	525.00	N10°13'03"W	13.76	6.88	1°30'05"
C139	2.37	15.00	N21°46'35"W	2.37	1.19	9°03'24"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C140	23.56	15.00	N71°18'17"W	21.21	15.00	90°00'00"
C141	37.37	525.00	N25°13'51"W	37.36	18.69	4°04'42"
C142	54.46	525.00	N20°13'11"W	54.44	27.25	5°56'37"
C143	46.25	50.00	S51°03'42"W	44.62	24.93	52°59'57"
C144	41.67	50.00	N78°33'46"W	40.48	22.13	47°45'06"
C145	71.44	50.00	N13°45'15"W	65.52	43.36	81°51'57"
C146	300.42	60.00	S64°28'22"W	71.48	44.50	286°52'46"
C147	53.40	825.00	S41°35'10"W	53.39	26.71	3°42'32"
C148	67.96	825.00	S45°48'02"W	67.94	34.00	4°43'11"
C149	67.96	825.00	S50°31'13"W	67.94	34.00	4°43'11"
C150	19.36	25.00	S05°43'22"W	18.88	10.20	44°22'46"
C151	67.96	825.00	S55°14'24"W	67.94	34.00	4°43'11"
C152	57.70	825.00	S59°36'13"W	57.69	28.86	4°00'26"
C153	46.65	775.00	N59°52'58"E	46.64	23.33	3°26'56"
C154	132.37	775.00	N53°15'55"E	132.21	66.35	9°47'11"
C155	2.69	1525.00	S61°39'28"W	2.69	1.35	0°06'04"
C156	68.88	1525.00	S63°00'08"W	68.87	34.44	2°35'16"
C157	68.88	1525.00	S65°35°24"W	68.87	34.44	2°35'16"
C158	68.88	1525.00	S68°10°40"W	68.87	34.44	2°35'16"
C159	68.88	1525.00	S70°45°56"W	68.87	34.44	2°35'16"
C160	18.43	1525.00	S72°24°21"W	18.43	9.21	0°41'33"
C161	23.53	15.00	N30°28'11"E	21.19	14.97	89°52'23"
C163	35.01	775.00	N41°01'34"E	35.01	17.51	2°35'19"
C164	49.47	60.00	N10°37'07"W	48.08	26.24	47°14'31"
C165	58.72	60.00	N41°02'23"E	56.41	31.95	56°04'28"
C166	63.17	60.00	S80°45'49"E	60.29	34.86	60°19'07"
C167	108.61	60.00	S011°5'18"W	94.38	76.41	103°43'08"
C168	13.00	60.00	S59°19'15"W	12.97	6.52	12°24'46"
C169	52.08	275.00	S22°40'23"E	52.00	26.12	10°51'00"
C170	58.41	275.00	S34°10'59"E	58.30	29.32	12°10'12"
C171	27.63	325.00	N37°49'56"W	27.63	13.83	4°52'19"
C172	55.78	325.00	N30°28'45"W	55.71	27.96	9°50'03"
C173	47.16	325.00	N21°24'19"W	47.12	23.62	8°18'51"
C174	38.66	475.00	S19°34'47"E	38.65	19.34	4°39'48"
C175	44.42	475.00	S24°35'26"E	44.41	22.23	5°21'30"
C176	17.23	60.00	S31°53'51"E	17.17	8.68	16°27'17"
C177	129.88	60.00	S38°20'39"W	105.97	112.91	124°01'41"
C178	91.61	60.00	N35°54'03"W	82.97	57.42	87°28'55"
C179	39.93	60.00	N26°54'25"E	39.20	20.74	38°08'01"
C180	15.57	60.00	N53°24'26"E	15.53	7.83	14°52'02"
C181	48.84	275.00	N62°18'56"W	48.78	24.49	10°10'36"
C182	108.19	275.00	N78°40'29"W	107.49	54.80	22°32'29"
C183	79.30	275.00	S81°47'38"W	79.02	39.93	16°31'17"
C184	39.56	325.00	S87°30'04"E	39.54	19.81	6°58'29"
C185	46.47	325.00	S79°55'04"E	46.43	23.27	8°11'32"
C186	46.47	325.00	S71°43'32"E	46.43	23.27	8°11'32"
C187	46.47	325.00	S63°32'01"E	46.43	23.27	8°11'32"
C188	12.54	325.00	S58°19'57"E	12.54	6.27	2°12'37"
C189	34.00	775.00	N30°03'38"E	34.00	17.00	2°30'50"
C190	19.68	775.00	N32°02'42"E	19.68	9.84	1°27'19"
C191	13.81	275.00	N31°20'04"E	13.81	6.91	2°52'36"
C192	62.99	275.00	N23°20'01"E	62.86	31.64	13°07'29"
C193	47.05	275.00	N11°52'09"E	47.00	23.58	9°48'14"
C194	47.32	275.00	N02°02'17"E	47.26	23.72	9°51'30"
C195	13.43	325.00	S01°42'27"E	13.43	6.71	2°22'02"
C196	37.16	325.00	S02°45'07"W	37.14	18.60	6°33'06"
C197	37.16	325.00	S09°18'13"W	37.14	18.60	6°33'06"
C198	37.16	325.00	S15°51'19"W	37.14	18.60	6°33'06"
C199	41.59	325.00	S22°47'51"W	41.57	20.83	7°19'59"
C200	35.79	325.00	S29°37'06"W	35.77	17.91	6°18'31"
C201	31.90	725.00	S31°30'45"W	31.89	15.95	2°31'15"
C202	46.92	725.00	S28°23'53"W	46.91	23.47	3°42'30"
C203	46.56	725.00	S24°42'14"W	46.55	23.29	3°40'47"
C204	69.73	725.00	S20°06'32"W	69.70	34.89	5°30'37"
C205	35.50	725.00	S15°57'03"W	35.50	17.75	2°48'20"
C206	49.98	775.00	N15°51'48"E	49.97	25.00	3°41'42"
C207	38.75	775.00	N19°08'36"E	38.75	19.38	2°51'54"
C208	32.21	775.00	N21°45'59"E	32.20	16.11	2°22'52"

SANTA RITA RANCH PHASE 3, SECTION 2
FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 61.158 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 155.03 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2020084484, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 61.158 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 A SOUTHERN CORNER OF LOT 77, BLOCK F, SANTA RITA RANCH, PHASE 3, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020163813, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AT A SOUTHERN INTERIOR CORNER OF SAID 155.03 ACRE TRACT OF LAND, FOR A NORTHEASTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTHEASTERN LINE OF SAID 155.03 ACRE TRACT OF LAND, AND OVER AND ACROSS A CALLED 810.32 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC. IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) S03°59'38"E, A DISTANCE OF 588.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S25°00'22"W, A DISTANCE OF 355.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S88°00'22"W, A DISTANCE OF 408.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S39°00'22"W, A DISTANCE OF 565.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N89°59'38"W, A DISTANCE OF 260.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 6) N70°59'38"W, A DISTANCE OF 335.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, OVER AND ACROSS SAID 155.03 ACRE TRACT, THE FOLLOWING FORTY-TWO (42) COURSES AND DISTANCES, NUMBERED 1 THROUGH 42,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2032.00 FEET, AN ARC LENGTH OF 264.45 FEET, AND A CHORD THAT BEARS N09°46'48"W, A DISTANCE OF 264.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N72°45'07"E, A DISTANCE OF 143.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 3.28 FEET, AND A CHORD THAT BEARS N29°03'37"E, A DISTANCE OF 3.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.03 FEET, AND A CHORD THAT BEARS N06°50'48"E, A DISTANCE OF 20.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N72°45'07"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S17°14'53"E, A DISTANCE OF 5.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S62°14'53"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N72°45'07"E, A DISTANCE OF 67.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, AN ARC LENGTH OF 42.72 FEET, AND A CHORD THAT BEARS N71°55'20"E, A DISTANCE OF 42.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N17°15'52"W, A DISTANCE OF 69.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N17°14'53"W, A DISTANCE OF 492.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) S63°41'43"W, A DISTANCE OF 79.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S72°45'07"W, A DISTANCE OF 320.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S17°14'53"E, A DISTANCE OF 407.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1968.00 FEET, AN ARC LENGTH OF 212.08 FEET, AND A CHORD THAT BEARS S14°09'39"E, A DISTANCE OF 211.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) N83°39'12"W, A DISTANCE OF 1052.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N83°46'40"W, A DISTANCE OF 149.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) N16°28'01"W, A DISTANCE OF 329.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S73°31'59"W, A DISTANCE OF 110.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 20) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S28°31'59"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S73°31'59"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 22) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N61°28'01"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23) S73°31'59"W, A DISTANCE OF 110.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N16°28'01"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) N16°35'55"W, A DISTANCE OF 161.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26) N29°17'30"W, A DISTANCE OF 194.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) N60°08'14"E, A DISTANCE OF 37.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 28) N73°31'59"E, A DISTANCE OF 118.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 29) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 59.28 FEET, AND A CHORD THAT BEARS N73°31'59"E, A DISTANCE OF 56.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 30) N64°57'56"E, A DISTANCE OF 135.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 31) S73°23'47"E, A DISTANCE OF 152.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 32) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 18.67 FEET, AND A CHORD THAT BEARS N27°17'57"E, A DISTANCE OF 18.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 33) N52°00'20"W, A DISTANCE OF 106.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 34) N06°10'59"E, A DISTANCE OF 21.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 35) N64°22'17"E, A DISTANCE OF 93.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 36) N82°15'12"E, A DISTANCE OF 167.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 37) S82°17'40"E, A DISTANCE OF 188.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 38) S61°54'47"E, A DISTANCE OF 125.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 39) S58°14'36"E, A DISTANCE OF 132.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 40) N03°24'06"E, A DISTANCE OF 107.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 41) N17°51'26"E, A DISTANCE OF 107.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 42) N72°45'06"E, PASSING THE SOUTHERNMOST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO JEFFERY A BOW, SR., ET AL, IN DOCUMENT NUMBER 2020005537, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 310.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, CONTINUING OVER AND ACROSS SAID 155.03 ACRE TRACT AND WITH THE EAST LINE OF SAID 1.00 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N17°12'28"W, A DISTANCE OF 10.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 205.13 FEET, AND A CHORD THAT BEARS N29°00'04"W, A DISTANCE OF 203.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID 1.00 ACRE TRACT, BEING AT THE EASTERNMOST CORNER OF LOT 41, BLOCK B, SANTA RITA RANCH, PHASE 1, SECTION 20A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019018254, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE WESTERN TERMINUS OF TERRA ROSA BOULEVARD (64' R.O.W.),

THENCE, WITH THE COMMON LINE OF SAID 155.03 ACRE TRACT AND SAID SANTA RITA RANCH, PHASE 1, SECTION 20A, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N69°39'04"E, A DISTANCE OF 25.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S14°40'05"E, A DISTANCE OF 6.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 3) N67°43'01"E, A DISTANCE OF 70.69 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF LOT 1A, BLOCK C, OF SAID SANTA RITA RANCH, PHASE 1, SECTION 20A, BEING IN THE NORTHWEST LINE OF SAID 155.03 ACRE TRACT,

THENCE, OVER AND ACROSS SAID 155.03 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) S26°39'43"E, A DISTANCE OF 155.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) S17°14'53"E, A DISTANCE OF 485.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S62°14'53"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) N72°45'07"E, A DISTANCE OF 625.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) N70°50'08"E, A DISTANCE OF 135.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) S17°14'53"W, A DISTANCE OF 10.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) N72°45'07"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 8) N64°57'14"E, A DISTANCE OF 136.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTHWEST LINE OF LOT 12, BLOCK I, OF SAID SANTA RITA RANCH, PHASE 3, SECTION 1,

THENCE, CONTINUING OVER AND ACROSS SAID 155.03 ACRE TRACT, AND WITH THE WESTERN AND SOUTHERN LINES OF SAID SANTA RITA RANCH, PHASE 3, SECTION 1, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) S17°14'53"E, A DISTANCE OF 19.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S64°48'13"W, A DISTANCE OF 4.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) S25°03'14"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S17°14'52"E, A DISTANCE OF 205.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N34°26'36"E, A DISTANCE OF 119.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N65°51'23"E, A DISTANCE OF 219.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) N04°52'57"W, A DISTANCE OF 166.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8) N65°03'49"E, A DISTANCE OF 90.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) N54°00'14"E, A DISTANCE OF 90.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 10) S62°08'03"E, A DISTANCE OF 307.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 61.158 ACRES OF LAND.

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 LOTS 45-62, BLOCK F AND LOTS 46-56, BLOCK B 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 JANUARY 20, 2021. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PLAT WAS TAKEN FROM THE FEMA FIRM No. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008, 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 JANUARY 20, 2021.
- 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. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAWING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

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.

SHEET NO. 5 OF 6



Carlson, Brigrance & 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 2 FINAL PLAT

STATE OF TEXAS §
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, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 61.158 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 2 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF September, 2021.

SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

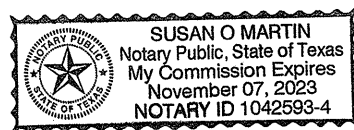
BY: J E H
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF September, 2021 A.D.

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.

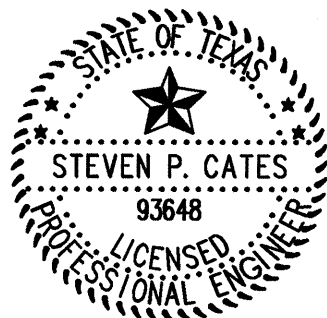
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

A 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: Steven P. Cates 9/21/2021
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



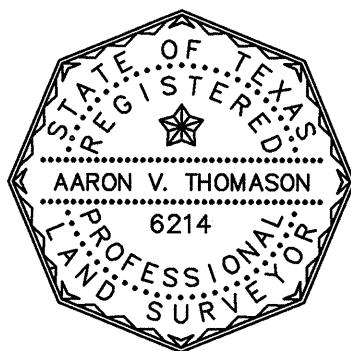
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

STATE OF TEXAS:

COUNTY OF 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: Aaron V. Thomason 21 Sep 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

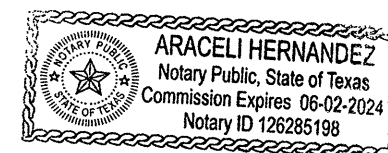
BY: Jason Rangel
PRINTED NAME: JASON RANGEL
TITLE: FIRST VICE PRESIDENT

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 September, A.D., 2021.

BY: Araceli Hernandez
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Araceli Hernandez
MY COMMISSION EXPIRES 6-02-2024



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.

John Byrum
JOHN BYRUM, DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

9-21-2021
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 9 DAY OF September, 2021 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
PRINTED NAME: Cindy Bridges

STATE OF TEXAS §
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
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

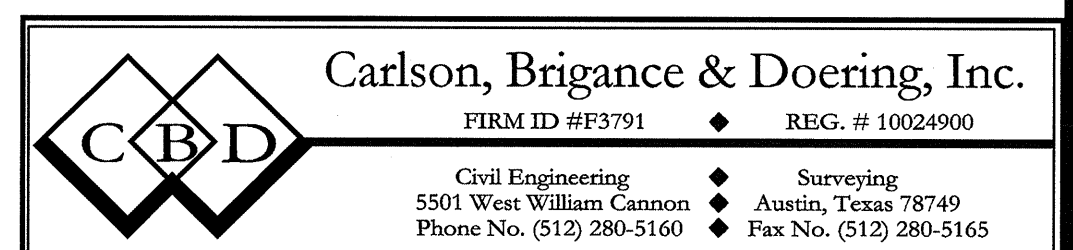
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 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. 6 OF 6



J:\AC3D\5266\Survey\PLAT - SANTA RITA SECTION 3, PHASE 2