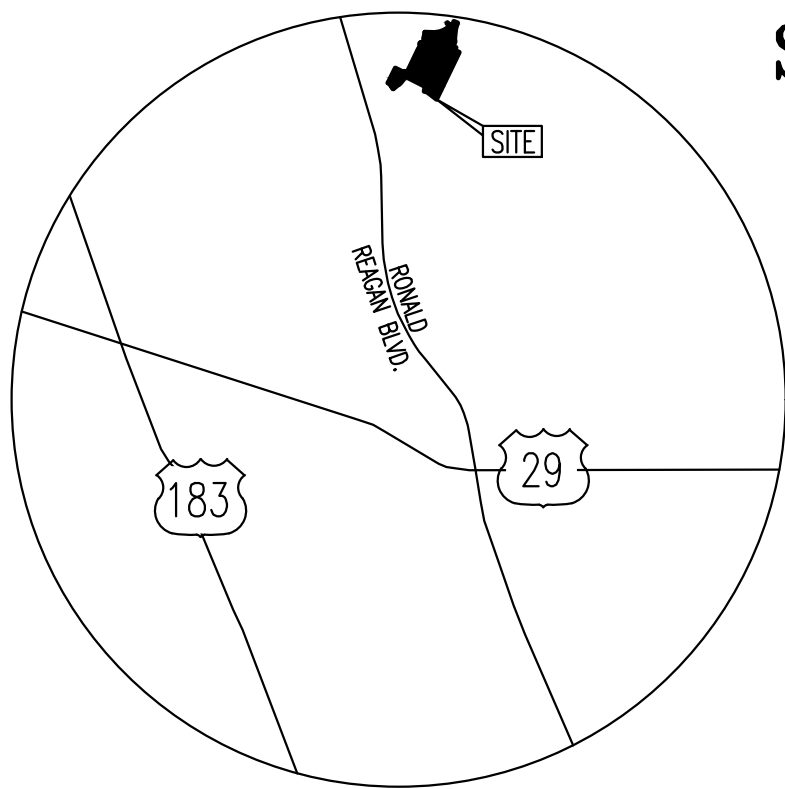


SANTA RITA RANCH PHASE 4, SECTION 1  
FINAL PLAT

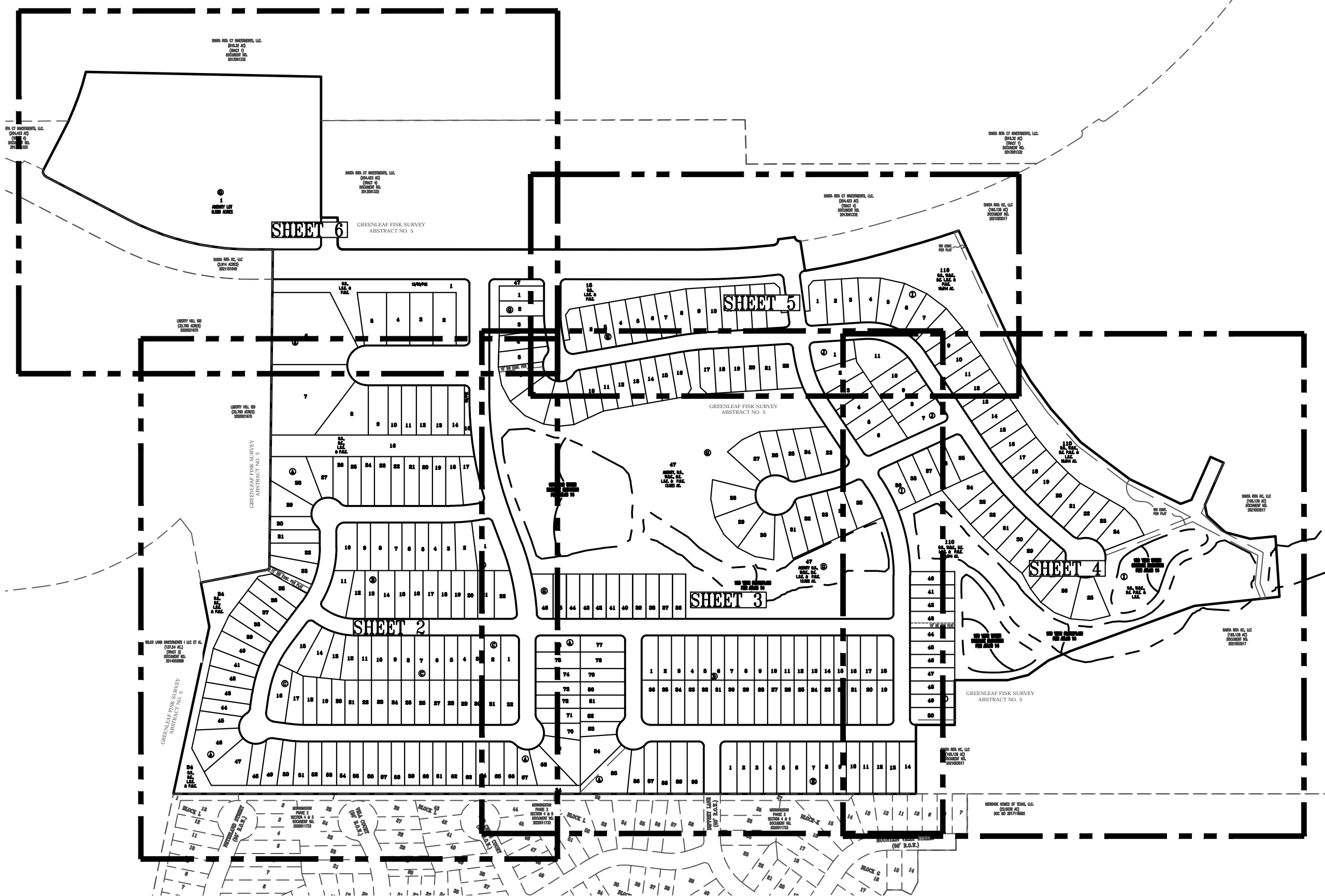


LEGEND	
	BENCHMARK
	CAPPED 1/2" IRON ROD SET
	CAPPED 1/2" IRON ROD FOUND
	LOT NUMBER
	BLOCK DESIGNATION
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	W.Q.E. WATER QUALITY EASEMENT
	L.S.E. LANDSCAPE EASEMENT
	..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK
	MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION

SCALE: 1" = 300'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.



DATE: AUGUST 13, 2021  
OWNER:  
SANTA RITA KC, LLC  
1700 CROSS CREEK DRIVE, STE. 100  
LIBERTY HILL, TX 78642

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

SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone

ENGINEER:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone

TOTAL ACREAGE: 102.669 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	318
SINGLE FAMILY LOTS:	311
AMENITY, O.S., W.Q.E., D.E., L.S.E. & P.U.E. LOTS:	1
O.S., W.Q.E., D.E., L.S.E. & P.U.E. LOTS:	1
O.S., D.E., L.S.E. & P.U.E. LOTS:	2
O.S., L.S.E. & P.U.E. LOTS:	2
AMENITY LOTS:	1

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ALICANTE LANE	2,215'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BANYON DRIVE	1,807'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
DIPPREY LANE	183'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EXPLORATION CIRCLE	518'	120' R.O.W.	103' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EAST SANTA RITA BLVD	1,600'	90' R.O.W.	66' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
JEFFERY LANE	61'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LOS OLIVES LANE	1,173'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MIRA MESA DRIVE	1,531'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
PETE CIRCLE	280'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
PETE WAY	327'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
PICKRELL LOOP	1,114	60' R.O.W.	33' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
PICKRELL LOOP	2,353	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
SINGING DOVE WAY	141'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	12,767'					

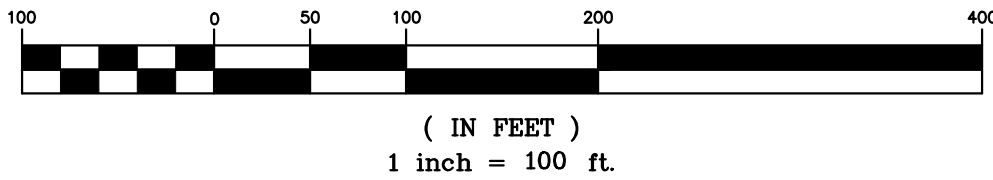
SHEET NO. 1 OF 9



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

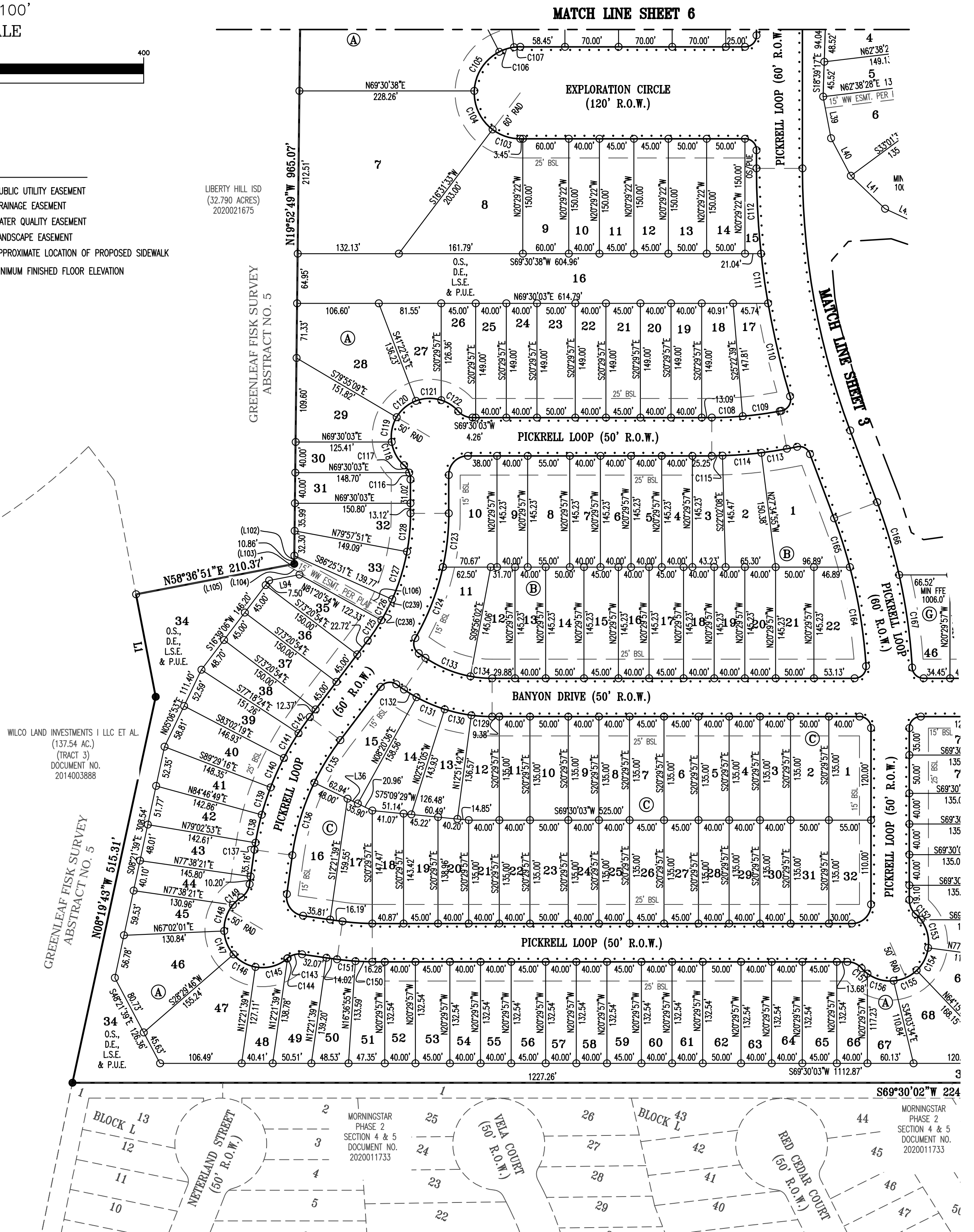
# SANTA RITA RANCH PHASE 4, SECTION 1 FINAL PLAT

SCALE: 1" = 100'  
GRAPHIC SCALE



## 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
- W.Q.E. WATER QUALITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- ..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK
- MIN FFF MINIMUM FINISHED FLOOR ELEVATION
- XXX.X



SHEET NO. 2 OF 9

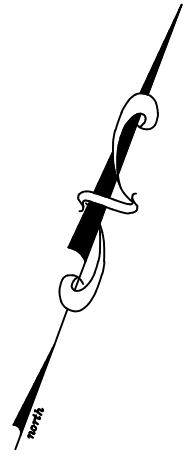
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

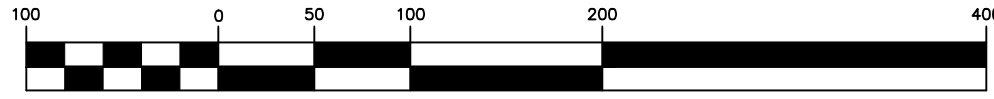
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5210\Survey\SANTA RITA PHASE 4, SECTION 1 PLAT

# SANTA RITA RANCH PHASE 4, SECTION 1 FINAL PLAT



SCALE: 1" = 100'  
GRAPHIC SCALE

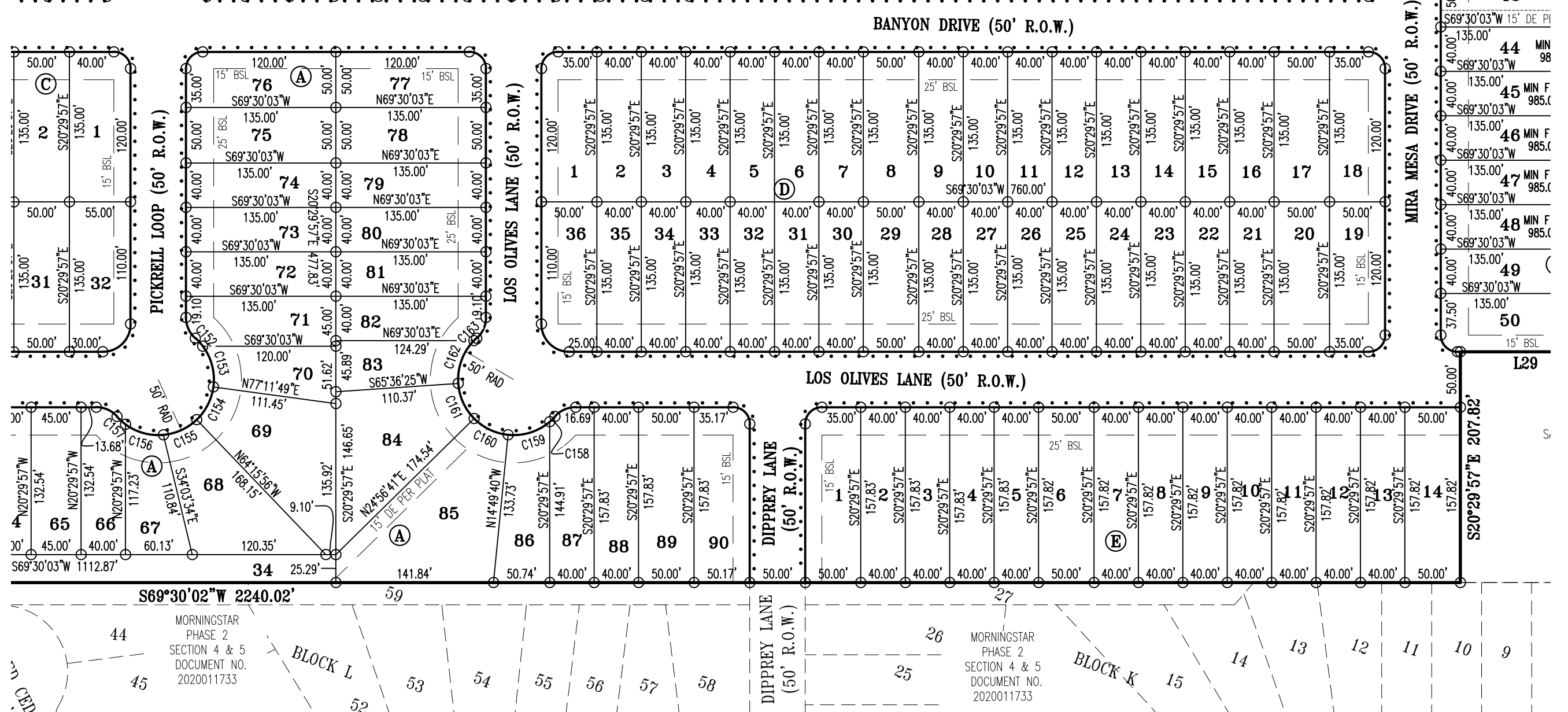
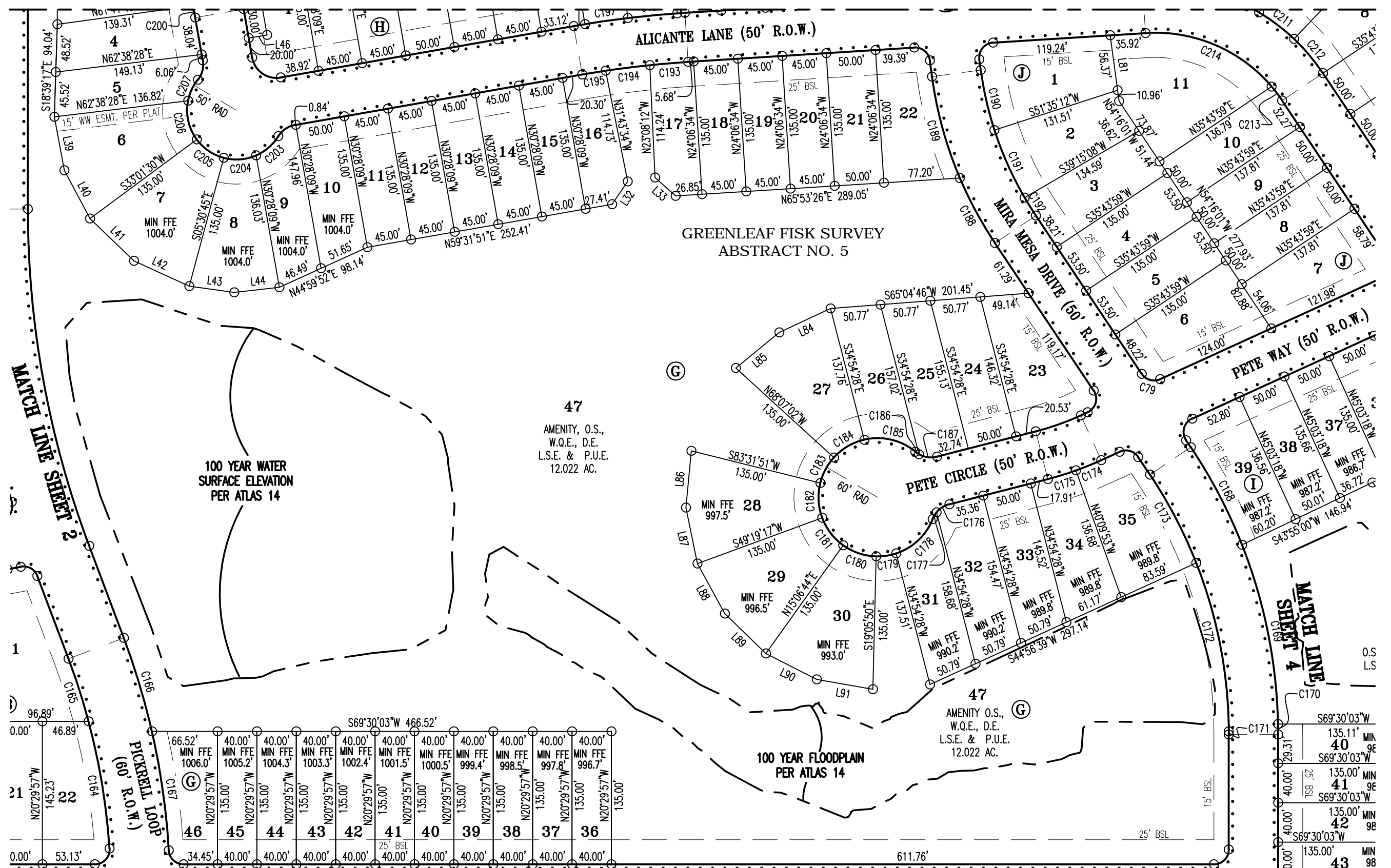


( IN FEET )  
1 inch = 100 ft.

## LEGEND

- |        |                            |          |   |
|--------|----------------------------|----------|---|
| ●      | BENCHMARK                  | P.U.E.   | PUBLIC UTILITY EASEMENT                   |
| ○      | CAPPED 1/2" IRON ROD SET   | D.E.     | DRAINAGE EASEMENT                         |
| ○      | CAPPED 1/2" IRON ROD FOUND | W.Q.E.   | WATER QUALITY EASEMENT                    |
| 1      | LOT NUMBER                 | L.S.E.   | LANDSCAPE EASEMENT                        |
| Ⓐ      | BLOCK DESIGNATION          | .....    | APPROXIMATE LOCATION OF PROPOSED SIDEWALK |
| B.S.L. | BUILDING SETBACK LINE      | MIN. FFE | MINIMUM FINISHED FLOOR ELEVATION          |
|        |                            | XXX.X    |   |

## MATCH LINE SHEET 5



SHEET NO. 3 OF 9

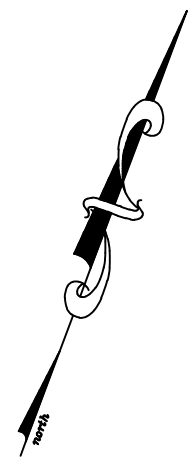
**Carlson, Brigrance & Doering, Inc.**

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

J:\AC3D\5210\Survey\SANTA RITA PHASE 4, SECTION 1 PLAT

SANTA RITA RANCH PHASE 4, SECTION 1  
FINAL PLAT



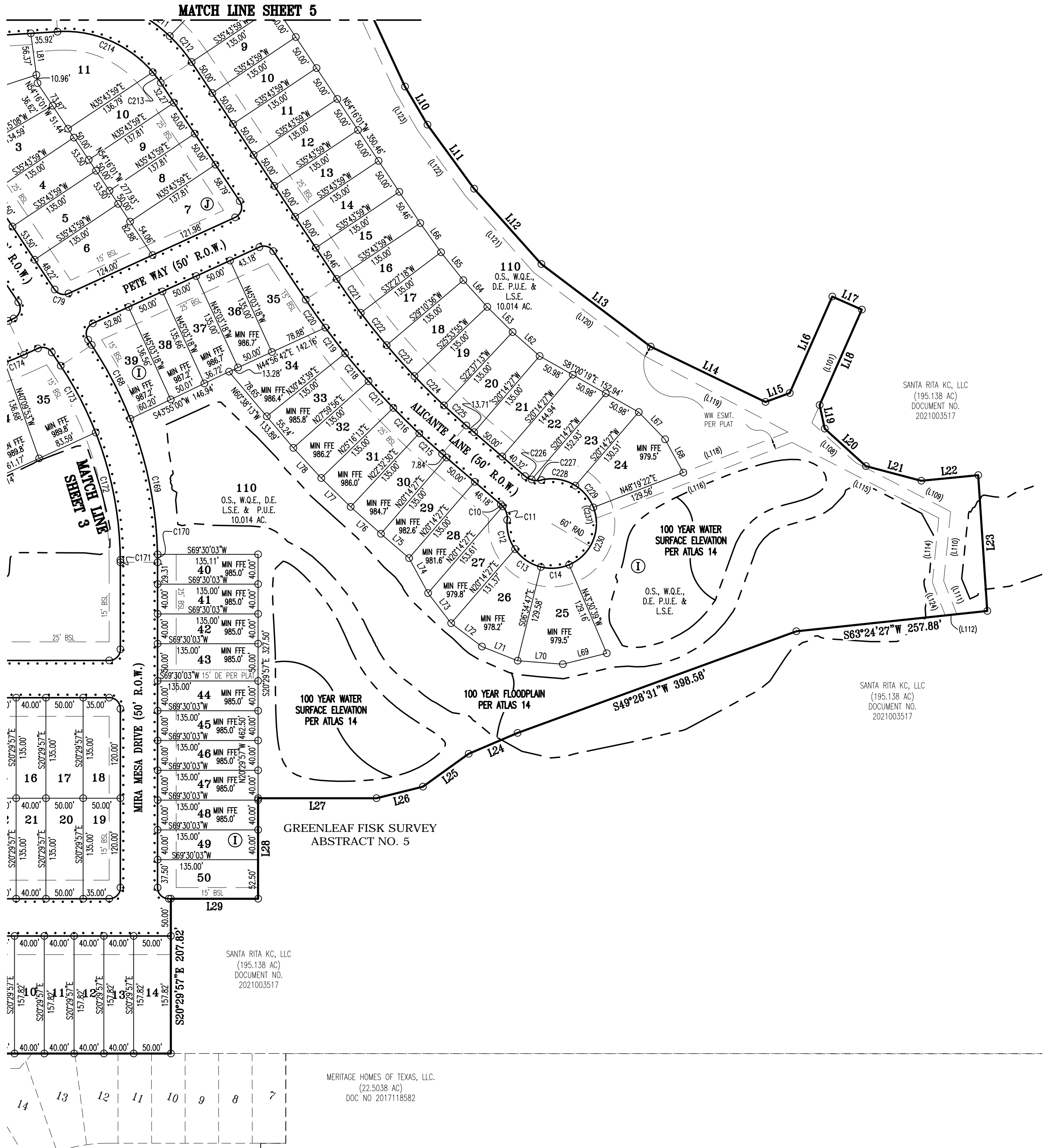
SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

- |                              |   |
|------------------------------|---|
| ● BENCHMARK                  | P.U.E. PUBLIC UTILITY EASEMENT                  |
| ● CAPPED 1/2" IRON ROD SET   | D.E. DRAINAGE EASEMENT                          |
| ○ CAPPED 1/2" IRON ROD FOUND | W.Q.E. WATER QUALITY EASEMENT                   |
| 1 LOT NUMBER                 | L.S.E. LANDSCAPE EASEMENT                       |
| Ⓐ BLOCK DESIGNATION          | ..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK |
| B.S.L. BUILDING SETBACK LINE | MIN FFE MINIMUM FINISHED FLOOR ELEVATION        |



SANTA RITA KC, LLC  
(195.138 AC)  
DOCUMENT NO.  
2021003517

SANTA RITA KC, LLC  
(195.138 AC)  
DOCUMENT NO.  
2021003517

SANTA RITA KC, LLC  
(195.138 AC)  
DOCUMENT NO.  
2021003517

MERITAGE HOMES OF TEXAS, LLC.  
(22.5038 AC)  
DOC NO 2017118582

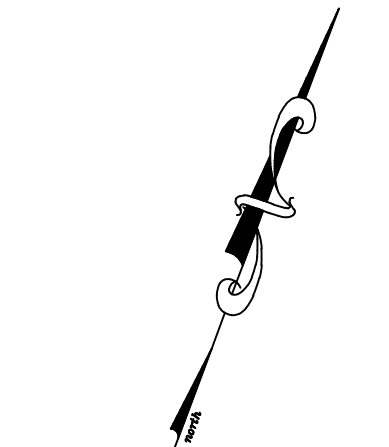
SHEET NO. 4 OF 9



**Carlson, Brigrance & 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 4, SECTION 1  
FINAL PLAT



SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

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

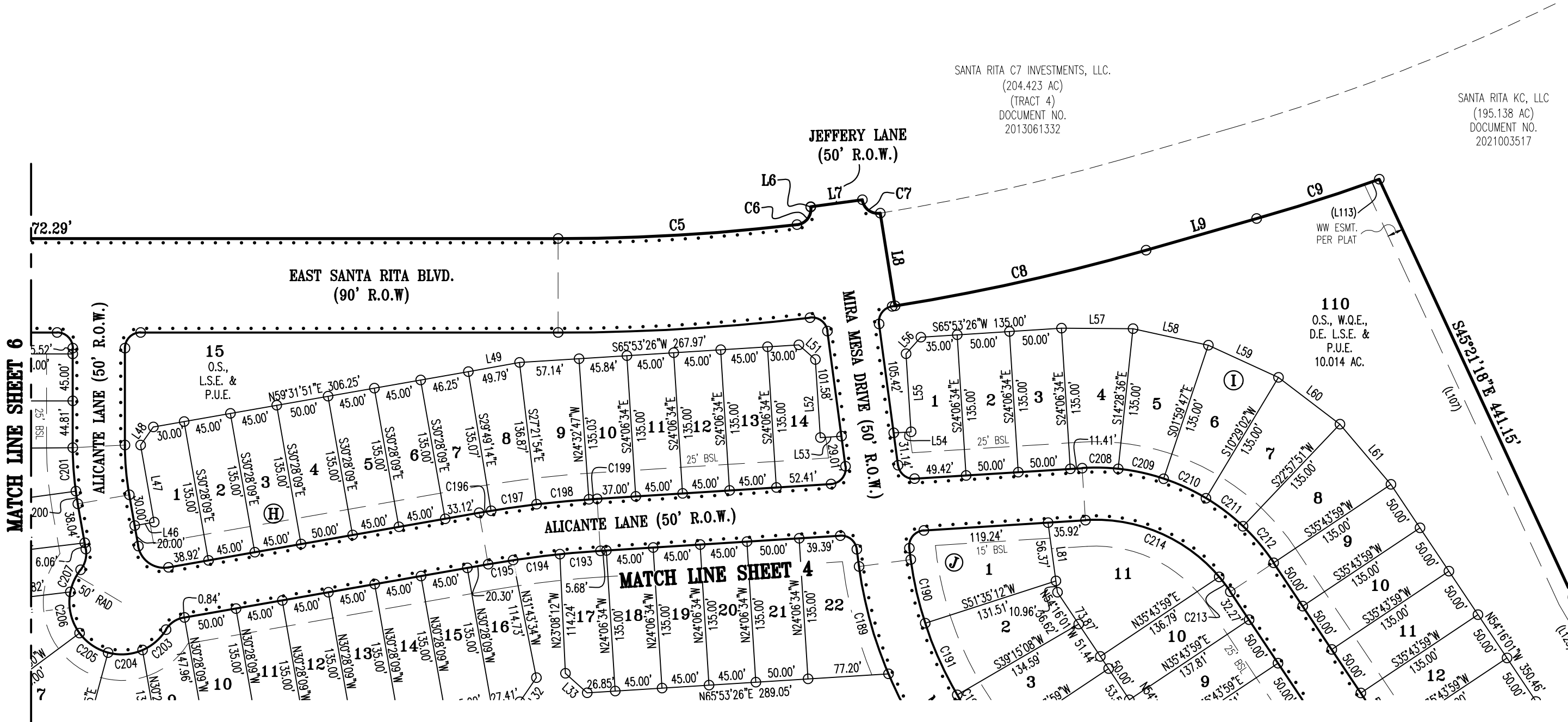
D.E. DRAINAGE EASEMENT

W.Q.E. WATER QUALITY EASEMENT

L.S.E. LANDSCAPE EASEMENT

..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK

MIN FFF  
XXX.X MINIMUM FINISHED FLOOR ELEVATION



Line Table		
Line #	Length	Direction
L1	136.21	N31°21'11"W
L2	67.53	S69°30'38"W
L3	123.79	N07°01'44"E
L4	50.00	N69°30'38"E
L5	80.91	S20°29'22"E
L6	0.31	N28°09'51"W
L7	50.00	N61°50'09"E
L8	90.00	S29°34'01"E
L9	110.03	N53°32'04"E
L10	59.45	S50°58'48"E
L11	106.27	S56°36'18"E
L12	135.69	S62°13'48"E
L13	183.98	S73°28'48"E
L14	171.19	S84°43'48"E
L15	34.75	N49°17'47"E
L16	141.61	N03°19'22"E
L17	43.28	S86°40'38"E

Line Table		
Line #	Length	Direction
L18	140.00	S03°19'22"W
L19	32.44	S32°28'41"E
L20	74.85	S68°16'44"E
L21	76.88	N84°25'18"E
L22	76.88	N63°49'27"E
L23	182.73	S24°17'02"E
L24	71.39	S46°25'07"W
L25	75.64	S33°44'09"W
L26	64.25	S55°32'23"W
L27	158.95	S69°30'03"W
L28	135.00	S20°29'57"E
L29	117.24	S69°30'03"W
L32	27.97	S13°54'09"W
L33	28.04	S68°37'23"E
L36	83.90	N84°51'54"W
L39	55.37	S31°09'21"E
L40	55.37	S48°22'07"E

Line Table		
Line #	Length	Direction
L41	61.92	S66°36'33"E
L42	61.92	S85°52'41"E
L43	46.05	N77°20'19"E
L44	46.05	N63°02'28"E
L46	18.92	N59°31'51"E
L47	75.00	S30°28'09"E
L48	21.21	N14°31'51"E
L49	49.79	N59°20'07"E
L50	80.91	S20°29'22"E
L51	21.21	N69°06'34"W
L52	75.00	S24°06'34"E
L53	20.32	S65°53'26"W
L54	16.58	S65°53'26"W
L55	75.00	S24°06'34"E
L56	21.21	N20°53'26"E
L57	68.47	N69°54'20"E
L58	73.91	N81°45'49"E

Line Table		
Line #	Length	Direction
L59	73.91	S85°45'22"E
L60	73.91	S73°16'33"E
L61	75.62	S60°39'05"E
L62	48.59	S68°54'18"E
L63	48.05	S65°44'26"E
L64	48.05	S62°27'45"E
L65	48.05	S59°11'03"E
L66	48.05	S55°54'21"E
L67	50.88	S64°30'51"E
L68	50.88	S49°07'27"E
L69	60.76	N55°33'58"E
L70	60.76	N73°58'06"E
L71	51.73	S89°00'25"E
L72	51.73	S73°21'36"E
L73	51.11	S57°48'26"E
L74	53.45	N49°03'08"W
L75	50.00	S69°45'33"E

Line Table		
Line #	Length	Direction
L76	54.42	N68°46'28"W
L77	55.24	N66°05'39"W
L78	55.24	N63°21'56"W
L81	67.33	N28°09'51"W
L84	57.49	S44°24'24"W
L85	57.05	S30°17'39"W
L86	58.00	N15°01'18"W
L87	58.00	N32°07'34"W
L88	58.00	N49°13'51"W
L89	58.00	N66°20'08"W
L90	58.00	N83°26'24"W
L91	58.00	S79°27'19"W
L94	40.40	N58°36'51"E

Easement Line Table		
Line #	Length	Direction
(L101)	166.14	S03°19'22"W
(L102)	9.78	S19°52'49"E
(L103)	9.97	S58°36'51"W
(L104)	142.72	S81°20'54"E
(L105)	200.40	S58°36'51"W
(L106)	139.57	N81°20'54"W
(L107)	443.35	N45°21'18"W
(L108)	79.90	S68°16'44"E
(L109)	143.26	S83°15'02"E
(L110)	93.55	S14°46'43"E
(L111)	47.94	S41°55'52"E
(L112)	15.55	S63°24'27"W

Easement Line Table		
Line #	Length	Direction
(L113)	15.07	N50°11'47"E
(L114)	86.96	N14°46'43"W
(L115)	221.81	N83°15'02"W
(L116)	282.34	S48°19'22"W
(L118)	280.26	N48°19'22"E
(L119)	217.50	N82°32'55"W
(L120)	186.94	N73°28'48"W
(L121)	137.91	N62°13'48"W
(L122)	107.75	N56°36'18"W
(L123)	60.93	N50°58'48"W
(L124)	47.45	N41°55'52"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C237)	15.16	60.00	N34°26'18"W	15.12	7.62	14°28'39"
(C238)	15.00	275.00	N07°55'06"E	15.00	7.50	3°07'33"
(C239)	13.35	275.00	S04°57'54"W	13.34	6.67	2°46'50"

SHEET NO. 5 OF 9

CBD

Carlson, Brigrance & Doering, Inc.

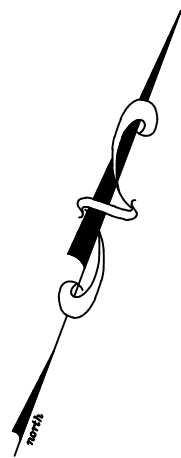
FIRM ID #F3791

REG. # 10024900

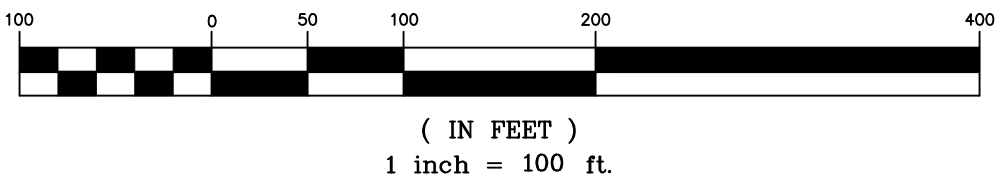
Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 4, SECTION 1  
FINAL PLAT

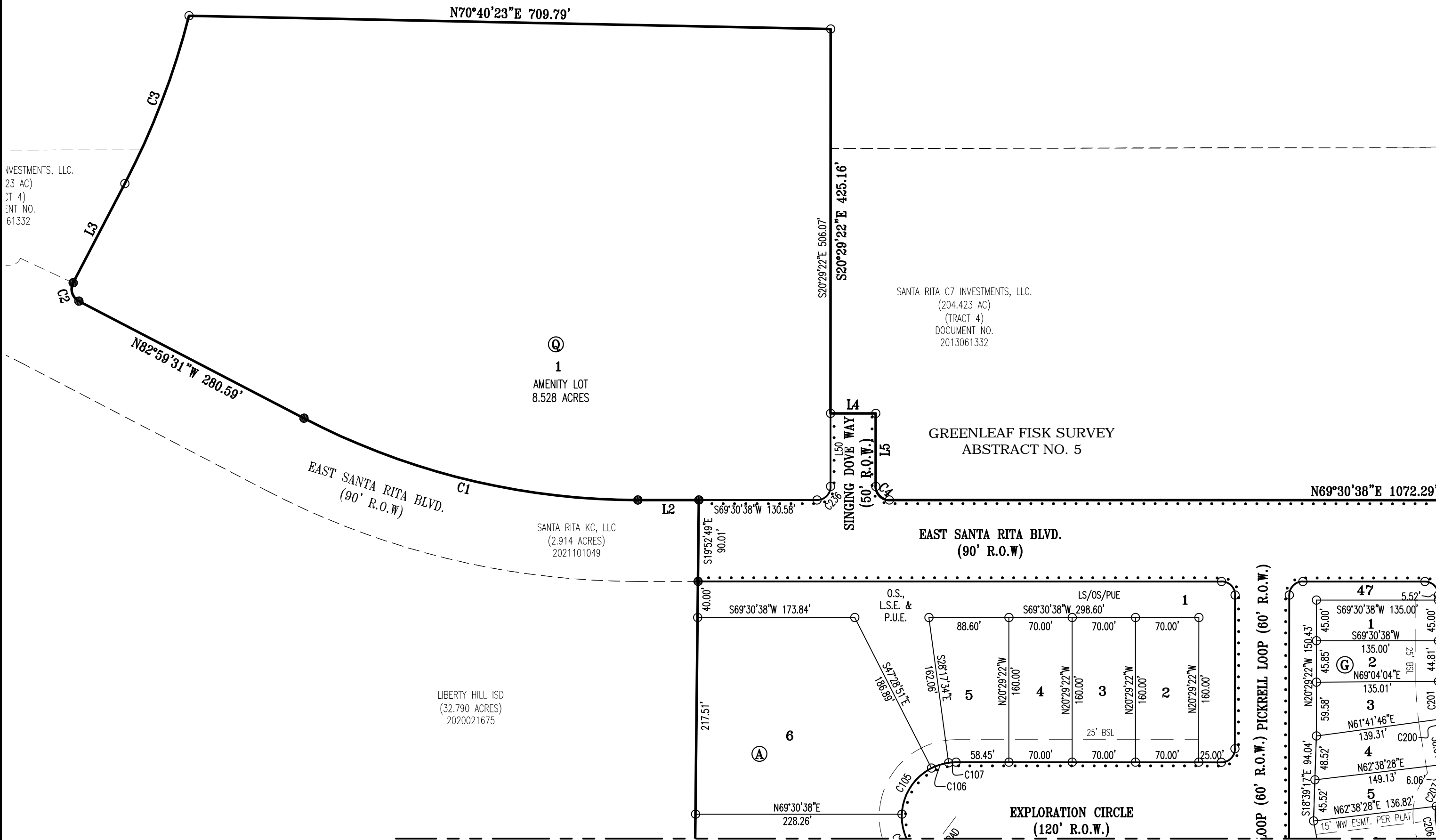


SCALE: 1" = 100'  
GRAPHIC SCALE



LEGEND			
	BENCHMARK		P.U.E. PUBLIC UTILITY EASEMENT
	CAPPED 1/2" IRON ROD SET		D.E. DRAINAGE EASEMENT
	CAPPED 1/2" IRON ROD FOUND		W.Q.E. WATER QUALITY EASEMENT
	1 LOT NUMBER		L.S.E. LANDSCAPE EASEMENT
	Ⓐ BLOCK DESIGNATION		..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK
	B.S.L. BUILDING SETBACK LINE		MIN FFE XXX.X'

SANTA RITA C7 INVESTMENTS, LLC.  
(810.32 AC)  
(TRACT 1)  
DOCUMENT NO.  
2013061332



MATCH LINE SHEET 2

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	383.93	800.00	S83°15'34"W	380.26	195.74	27°29'50"
C2	23.57	15.00	N37°58'53"W	21.22	15.01	90°01'16"
C3	199.06	864.00	N00°25'44"E	198.62	99.97	1°31'21"
C4	23.52	15.00	S65°24'20"E	21.18	14.96	89°49'57"
C5	229.12	1955.00	N66°09'12"E	228.99	114.69	6°42'53"
C6	23.81	15.00	N17°18'57"E	21.39	15.25	90°57'36"
C7	23.93	15.00	S73°51'56"E	21.47	15.37	91°24'11"
C8	246.22	2045.00	N56°59'02"E	246.07	123.26	6°53'54"
C9	123.48	1990.00	N51°45'25"E	123.46	61.76	3°33'19"
C10	3.83	25.00	N65°22'05"W	3.83	1.92	8°46'55"
C11	19.72	25.00	N38°23'02"W	19.21	10.40	45°11'10"
C12	41.44	60.00	N35°34'29"W	40.62	21.58	39°34'04"
C13	43.17	60.00	N75°58'09"W	42.24	22.57	41°13'15"
C14	38.67	60.00	S64°57'17"W	38.01	20.04	36°55'52"
C79	21.15	15.00	N85°20'21"E	19.44	12.76	80°47'17"
C103	38.76	60.00	S88°01'06"W	38.09	20.08	37°00'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C104	57.99	60.00	N45°47'16"W	55.76	31.48	55°22'22"
C105	63.48	60.00	N12°12'32"E	60.56	35.08	60°37'14"
C106	20.09	60.00	N52°06'48"E	20.00	10.14	19°11'17"
C107	8.17	60.00	N65°36'32"E	8.17	4.09	7°48'12"
C108	40.44	475.00	N67°03'42"E	40.43	20.23	4°52'42"
C109	48.79	475.00	N61°40'47"E	48.77	24.42	5°53'09"
C110	124.63	1030.00	N33°48'17"W	124.55	62.39	6°55'57"
C111	65.50	1030.00	N28°31'01"W	65.48	32.76	3°38'36"
C112	111.56	1030.00	N23°35'32"W	111.51	55.84	6°12'21"
C113	33.73	525.00	S60°34'39"W	33.73	16.87	3°40'52"
C114	50.82	525.00	S65°11'29"W	50.80	25.43	5°32'48"
C115	14.08	525.00	S68°43'58"W	14.08	7.04	1°32'11"
C116	9.19	25.00	N31°01'28"W	9.13	4.64	21°03'02"
C117	11.84	25.00	N55°07'09"W	11.73	6.03	27°08'21"
C118	35.11	50.00	N48°34'22"W	34.39	18.31	40°13'56"
C119	33.63	50.00	N09°11'16"W	33.00	17.48	38°32'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C120	33.63	50.00	N29°20'59"E	33.00	17.48	38°32'15"
C121	33.63	50.00	N67°53'14"E	33.00	17.48	38°32'15"
C122	26.65	50.00	S77°34'36"E	26.33	13.65	30°32'04"
C123	70.74	325.00	S14°15'49"E	70.60	35.51	12°28'16"
C124	99.76	325.00	S00°45'57"W	99.37	50.28	17°35'15"
C125	31.92	275.00	N13°19'37"E	31.90	15.98	6°38'58"
C126	30.85	275.00	N06°47'19"E	30.83	15.44	6°25'39"
C127	65.33	275.00	N03°13'50"W	65.17	32.82	13°36'38"
C128	50.22	275.00	N15°16'03"W	50.15	25.18	10°27'48"
C129	27.33	205.00	S73°19'10"W	27.31	13.68	7°38'15"
C130	35.70	205.00	S82°07'36"W	35.65	17.89	9°58'38"
C131	40.17	205.00	N87°16'14"W	40.11	20.15	11°13'41"
C132	19.18	205.00	N78°58'34"W	19.18	9.60	52°14'11"
C133	63.95	155.00	S88°06'53"E	63.50	32.44	2°33'19"
C134	28.58	155.00	N74°47'00"E	28.54	14.33	10°33'55"
C135	65.33	325.00	S10°53'36"W	65.22	32.77	11°31'00"

SHEET NO. 6 OF 9

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

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SANTA RITA RANCH PHASE 4, SECTION 1  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C136	99.24	325.00	S03°36'46"E	98.86	50.01	17°29'45"
C137	9.22	375.00	N11°39'23"W	9.22	4.61	1°24'32"
C138	37.52	375.00	N08°05'09"W	37.50	18.77	5°43'55"
C139	37.52	375.00	N02°21'14"W	37.50	18.77	5°43'55"
C140	42.21	375.00	N03°44'12"E	42.19	21.13	6°26'57"
C141	37.52	375.00	N09°49'38"E	37.50	18.77	5°43'55"
C142	25.91	375.00	N14°40'21"E	25.90	12.96	3°57'31"
C143	19.99	25.00	S54°44'06"W	19.46	10.56	45°48'29"
C144	1.04	25.00	S30°38'25"W	1.04	0.52	2°22'54"
C145	44.08	50.00	S54°42'15"W	42.66	23.59	50°30'33"
C146	33.63	50.00	N80°46'21"W	33.00	17.48	38°32'15"
C147	33.63	50.00	N42°14'06"W	33.00	17.48	38°32'15"
C148	36.72	50.00	N01°55'38"W	35.90	19.23	42°04'42"
C149	14.59	50.00	N27°28'14"E	14.54	7.35	16°43'01"
C150	22.03	325.00	S71°26'34"W	22.03	11.02	3°53'02"
C151	24.13	325.00	S75°30'43"W	24.13	12.07	4°15'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C152	9.88	50.00	S63°01'44"E	9.86	4.96	11°19'11"
C153	38.89	50.00	S35°05'10"E	37.92	20.49	44°33'58"
C154	33.63	50.00	S06°27'57"W	33.00	17.48	38°32'15"
C155	33.63	50.00	S45°00'12"W	33.00	17.48	38°32'15"
C156	36.22	50.00	S85°01'23"W	35.43	18.94	41°30'06"
C157	10.40	50.00	N68°16'04"W	10.38	5.22	11°55'00"
C158	6.56	50.00	S25°04'06"W	6.55	3.28	7°30'52"
C159	40.44	50.00	S51°59'56"W	39.35	21.40	46°20'47"
C160	34.71	50.00	N84°56'29"W	34.02	18.09	39°46'22"
C161	35.48	50.00	N44°43'27"W	34.74	18.53	40°39'43"
C162	42.17	50.00	N00°13'57"W	40.93	22.43	48°19'16"
C163	3.28	50.00	N25°48'33"E	3.28	1.64	3°45'46"
C164	131.20	670.00	N29°48'59"W	130.99	65.81	11°13'10"
C165	66.81	670.00	N38°16'57"W	66.78	33.43	5°42'47"
C166	99.25	730.00	S37°14'39"E	99.18	49.70	7°47'24"
C167	122.20	730.00	S28°33'13"E	122.06	61.24	9°35'28"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C168	112.13	525.00	S48°08'53"E	111.92	56.28	12°14'15"
C169	186.59	525.00	S31°50'52"E	185.60	94.29	20°21'47"
C170	10.70	525.00	S21°04'58"E	10.70	5.35	1°10'02"
C171	3.19	475.00	N20°41'30"W	3.19	1.60	0°23'07"
C172	175.30	475.00	N31°27'25"W	174.30	88.66	21°08'41"
C173	101.45	475.00	N48°08'53"W	101.26	50.92	12°14'15"
C174	27.74	325.00	S47°23'25"W	27.73	13.88	4°53'24"
C175	29.82	325.00	S52°27'49"W	29.81	14.92	5°15'25"
C176	15.64	25.00	S37°10'23"W	15.38	8.08	35°50'18"
C177	7.91	25.00	S10°11'20"W	7.88	3.99	18°07'47"
C178	52.41	60.00	S26°08'55"W	50.76	28.01	50°02'56"
C179	20.66	60.00	S61°02'16"W	20.56	10.43	19°43'48"
C180	35.82	60.00	S88°00'27"W	35.29	18.46	34°12'33"
C181	35.82	60.00	N57°46'59"W	35.29	18.46	34°12'33"
C182	35.82	60.00	N23°34'26"W	35.29	18.46	34°12'33"
C183	29.69	60.00	N07°42'24"E	29.39	15.16	28°21'08"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C184	36.26	60.00	N39°11'45"E	35.71	18.70	34°37'33"
C185	55.03	60.00	N82°47'04"E	53.12	29.62	52°33'06"
C186	4.50	25.00	S76°06'01"E	4.50	2.26	10°19'16"
C187	19.04	25.00	N76°54'57"E	18.59	10.01	4°38'50"
C188	75.22	400.00	N48°52'46"W	75.11	37.72	10°46'28"
C189	107.01	400.00	N35°49'41"W	106.69	53.83	15°19'42"
C190	62.61	350.00	S33°17'19"E	62.53	31.39	10°14'58"
C191	75.35	350.00	S44°34'50"E	75.20	37.82	12°20'04"
C192	21.50	350.00	S52°30'26"E	21.49	10.75	3°31'09"
C193	38.90	975.00	S64°44'51"W	38.90	19.45	2°17'09"
C194	45.17	975.00	S62°16'39"W	45.17	22.59	2°39'16"
C195	24.15	975.00	S60°14'26"W	24.15	12.08	1°25'10"
C196	11.60	1025.00	N59°51'19"E	11.60	5.80	0°38'54"
C197	43.93	1025.00	N61°24'26"E	43.93	21.97	2°27'21"
C198	50.42	1025.00	N64°02'40"E	50.42	25.22	2°49'07"
C199	7.81	1025.00	N65°40'19"E	7.81	3.91	0°26'13"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C200	12.28	325.00	N29°23'11"W	12.28	6.14	2°09'54"
C201	41.81	325.00	N24°37'05"W	41.79	20.94	7°22'18"
C203	30.20	50.00	S28°38'44"W	29.74	15.58	34°36'32"
C204	33.63	50.00	S65°13'08"W	33.00	17.48	38°32'15"
C205	33.63	50.00	N76°14'37"W	33.00	17.48	38°32'15"
C206	41.62	50.00	N33°07'51"W	40.42	22.10	47°41'17"
C207	23.57	50.00	N04°13'01"E	23.35	12.01	27°00'27"
C208	34.47	205.00	N70°42'25"E	34.43	17.27	9°37'59"
C209	44.65	205.00	N81°45'49"E	44.57	22.42	12°28'49"
C210	44.65	205.00	S85°45'22"E	44.57	22.42	12°28'49"
C211	44.65	205.00	S73°16'33"E	44.57	22.42	12°28'49"
C212	45.69	205.00	S60°39'05"E	45.59	22.94	12°46'08"
C213	17.77	155.00	N57°33'02"W	17.76	8.89	6°34'04"
C214	144.12	155.00	N87°28'19"W	138.99	77.75	5°31'30"
C215	41.16	1025.00	N68°36'31"W	41.15	20.58	2°18'02"
C216	48.81	1025.00	N66°05'39"W	48.81	24.41	2°43'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C217	48.81	1025.00	N63°21'56"W	48.81	24.41	2°43'43"
C218	48.81	1025.00	N60°38'13"W	48.81	24.41	2°43'43"
C219	43.73	1025.00	N58°03'01"W	43.73	21.87	2°26'40"
C220	45.82	1025.00	N55°32'51"W	45.82	22.91	2°33'41"
C221	55.79	975.00	S55°54'21"E	55.78	27.90	3°16'42"
C222	55.79	975.00	S59°11'03"E	55.78	27.90	3°16'42"
C223	55.79	975.00	S62°27'45"E	55.78	27.90	3°16'42"
C224	55.79	975.00	S65°44'26"E	55.78	27.90	3°16'42"
C225	40.49	975.00	S68°34'10"E	40.49	20.25	2°22'45"
C226	9.94	25.00	S81°09'18"E	9.88	5.04	22°47'31"
C227	13.60	25.00	N71°51'39"E	13.44	6.97	31°10'34"
C228	47.43	60.00	N78°55'02"E	46.20	25.03	45°17'20"
C229	38.50	60.00	S60°03'28"E	37.84	19.94	36°45'39"
C230	92.33	60.00	S02°24'22"W	83.48	58.11	88°09'59"
C236	23.56	15.00	N24°30'38"E	21.21	15.00	90°00'00"

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 LEINS.

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., ON NOVEMBER 4, 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 7-10, BLOCK G, LOTS 28-46, BLOCK G, LOTS 24-35, BLOCK I, AND LOTS 36-48, BLOCK I.
6. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING 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 19E/GEORGETOWN UTILITY SYSTEMS.
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19E/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. 7 OF 9



Carlson, Brigance & Doering, Inc.

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J:\AC3D\5210\Survey\SANTA RITA PHASE 4, SECTION 1 PLAT

SANTA RITA RANCH PHASE 4, SECTION 1
FINAL PLAT

FIELD NOTES

BEING A 102.576 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 195.138 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2021003517, AND BEING ALL OF A CALLED 4.274 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2020005396, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 102.576 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 SOUTHERNMOST CORNER OF SAID 195.138 ACRE TRACT OF LAND, BEING AT THE WESTERNMOST CORNER OF LOT 1, BLOCK L, MORNINGSTAR, PHASE 2, SECTIONS 4 & 5, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020011733, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE EASTERN LINE OF A CALLED 137.54 ACRE TRACT OF LAND CONVEYED TO WILCO LAND INVESTMENTS I, LLC., ET AL, IN DOCUMENT NUMBER 2014003888, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 195.138 ACRE TRACT AND SAID 137.54 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N08°21'39"W, A DISTANCE OF 514.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) N31°21'11"W, A DISTANCE OF 136.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT A SOUTHERN CORNER OF A CALLED 32.790 ACRE TRACT OF LAND CONVEYED TO LIBERTY HILL I.S.D. IN DOCUMENT NUMBER 2020021675, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN THE SOUTHWEST LINE OF SAID 195.138 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF SAID 137.54 ACRE TRACT, FOR A WESTERN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 195.138 ACRE TRACT AND SAID 32.790 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N58°36'51"E, A DISTANCE OF 210.37 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 32.790 ACRE TRACT OF LAND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) N19°52'49"W, A DISTANCE OF 965.07 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH TERMINUS OF EAST SANTA RITA BOULEVARD (90' R.O.W.), FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 195.138 ACRE TRACT AND SAID EAST SANTA RITA BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) S69°30'38"W, A DISTANCE OF 67.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 383.93 FEET, AND A CHORD THAT BEARS S83°15'34"W, A DISTANCE OF 380.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N82°59'31"W, A DISTANCE OF 280.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.57 FEET, AND A CHORD THAT BEARS N37°58'53"W, A DISTANCE OF 21.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS A CALLED 204.423 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC., IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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, AND WITH THE NORTHERN BOUNDARY LINE OF SAID 195.138 ACRE TRACT, THE FOLLOWING FIFTY-THREE (53) COURSES AND DISTANCES, NUMBERED 1 THROUGH 53,

- 1) N07°01'44"E, A DISTANCE OF 123.79 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 864.00 FEET, AN ARC LENGTH OF 322.01 FEET, AND A CHORD THAT BEARS N03°38'52"W, A DISTANCE OF 320.15 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 15.00 FEET, AN ARC LENGTH OF 22.20 FEET, AND A CHORD THAT BEARS N28°03'57"E, A DISTANCE OF 20.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S19°32'37"E, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N70°27'23"E, A DISTANCE OF 215.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N19°32'37"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N70°27'23"E, A DISTANCE OF 20.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S55°16'52"E, A DISTANCE OF 172.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N71°50'20"E, A DISTANCE OF 261.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 10)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 44.09 FEET, AND A CHORD THAT BEARS S43°25'12"E, A DISTANCE OF 42.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 11)ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.03 FEET, AND A CHORD THAT BEARS S44°35'03"E, A DISTANCE OF 20.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12)S20°29'22"E, A DISTANCE OF 55.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 13)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 110.99 FEET, AND A CHORD THAT BEARS S30°16'21"E, A DISTANCE OF 110.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 14)S40°03'20"E, A DISTANCE OF 53.64 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 LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 93.91 FEET, AND A CHORD THAT BEARS S30°16'21"E, A DISTANCE OF 93.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16)S20°29'22"E, A DISTANCE OF 55.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17)N69°30'38"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18)S20°29'22"E, A DISTANCE OF 80.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 19)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.52 FEET, AND A CHORD THAT BEARS S65°24'20"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20)N69°30'38"E, A DISTANCE OF 1072.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 21)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1955.00 FEET, AN ARC LENGTH OF 229.12 FEET, AND A CHORD THAT BEARS N66°09'12"E, A DISTANCE OF 228.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 22)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.81 FEET, AND A CHORD THAT BEARS N17°18'57"E, A DISTANCE OF 21.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23)N28°09'51"W, A DISTANCE OF 0.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24)N61°50'09"E, 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,
- 25)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.93 FEET, AND A CHORD THAT BEARS S73°51'56"E, A DISTANCE OF 21.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26)LEAVING SAID NORTHERN BOUNDARY LINE OF SAID 195.138 ACRE TRACT AND CROSSING SAID 195.138 ACRE TRACT, S29°34'01"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 27)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2045.00 FEET, AN ARC LENGTH OF 246.22 FEET, AND A CHORD THAT BEARS N56°59'02"E, A DISTANCE OF 246.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 28)N53°32'04"E, A DISTANCE OF 110.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 29)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1990.00 FEET, AN ARC LENGTH OF 123.48 FEET, AND A CHORD THAT BEARS N51°45'25"E, A DISTANCE OF 123.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 30)S45°21'18"E, A DISTANCE OF 441.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 31)S50°58'48"E, A DISTANCE OF 59.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 32)S56°36'18"E, A DISTANCE OF 106.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 33)S62°13'48"E, A DISTANCE OF 135.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 34)S73°28'48"E, A DISTANCE OF 183.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 35)S84°43'48"E, A DISTANCE OF 171.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 36)N49°17'47"E, A DISTANCE OF 34.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 37)N03°19'22"E, A DISTANCE OF 141.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 38)S86°40'38"E, A DISTANCE OF 43.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 39)S03°19'22"W, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 40)S32°28'41"E, A DISTANCE OF 32.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 41)S68°16'44"E, A DISTANCE OF 74.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 42)N84°25'18"E, A DISTANCE OF 76.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 43)N63°49'27"E, A DISTANCE OF 76.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 44)S24°17'02"E, A DISTANCE OF 182.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 45)S63°24'27"W, A DISTANCE OF 257.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 46)S49°28'31"W, A DISTANCE OF 398.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 47)S46°25'07"W, A DISTANCE OF 71.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 48)S33°44'09"W, A DISTANCE OF 75.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 49)S55°32'23"W, A DISTANCE OF 64.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 50)S69°30'03"W, A DISTANCE OF 158.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 51)S20°29'57"E, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 52)S69°30'03"W, A DISTANCE OF 117.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 53)S20°29'57"E, A DISTANCE OF 207.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTHEAST LINE OF SAID 195.138 ACRE TRACT OF LAND, BEING IN THE NORTHWEST LINE OF LOT 10, BLOCK K, OF SAID MORNINGSTAR, PHASE 2, SECTION 4 & 5, FOR A SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S69°30'02"W, WITH THE SOUTHEAST LINE OF SAID 195.138 ACRE TRACT OF LAND, THE NORTHWEST LINE OF SAID MORNINGSTAR, PHASE 2, SECTION 4 & 5, A DISTANCE OF 2240.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 102.576 ACRES OF LAND.

Carlson, Brigrance & 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 4, SECTION 1 FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER THAT CERTAIN CALLED 195.138 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021003517, AND THAT CERTAIN CALLED 4.274 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2020005396, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE, 102.669 ACRE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS,

## "SANTA RITA RANCH PHASE 4, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17<sup>th</sup> DAY OF August, 20 21.

SANTA RITA KC, LLC,  
A TEXAS LIMITED PARTNERSHIP

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

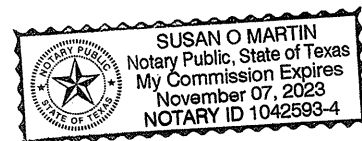
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 17<sup>th</sup> DAY OF August, 20 21 A.D.

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



### CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND 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 Rangel  
TITLE: FIRST VICE PRESIDENT

STATE OF TEXAS Travis  
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 17 DAY OF August, A.D., 2021.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-24



### CITY OF LIBERTY HILL APPROVAL

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]  
JOHN BYRUM, DIRECTOR OF PLANNING  
CITY OF LIBERTY HILL, TEXAS

8-17-2021  
DATE

### ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 17<sup>th</sup> DAY OF August, 2021 A.D.

[Signature]  
TERESA BAKER  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Teresa Baker

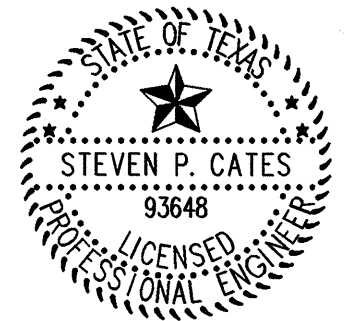
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #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: [Signature] 8-17-2021  
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

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.

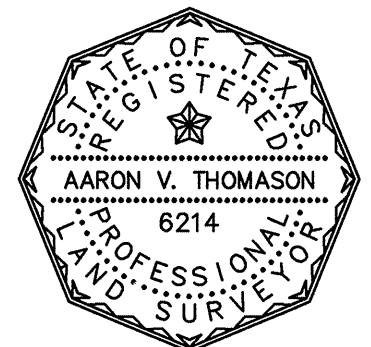
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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] 17th 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



STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

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

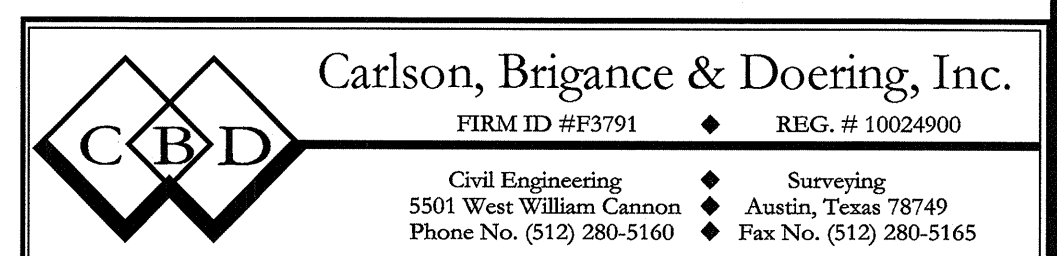
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED 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. 9 OF 9



J:\AC3D\5210\Survey\SANTA RITA PHASE 4, SECTION 1 PLAT