

SANTA RITA RANCH PHASE 1, SECTION 22
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 FFF XXX.X' MINIMUM FINISHED FLOOR ELEVATION
- AREA OF EXISTING DRAINAGE EASEMENT RECORDED IN DOC. NO.

SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: OCTOBER 12, 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

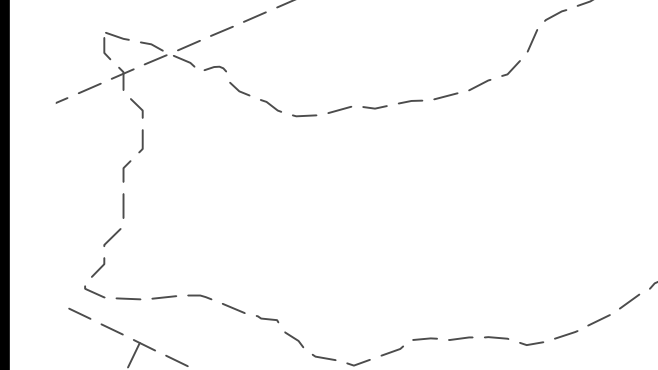
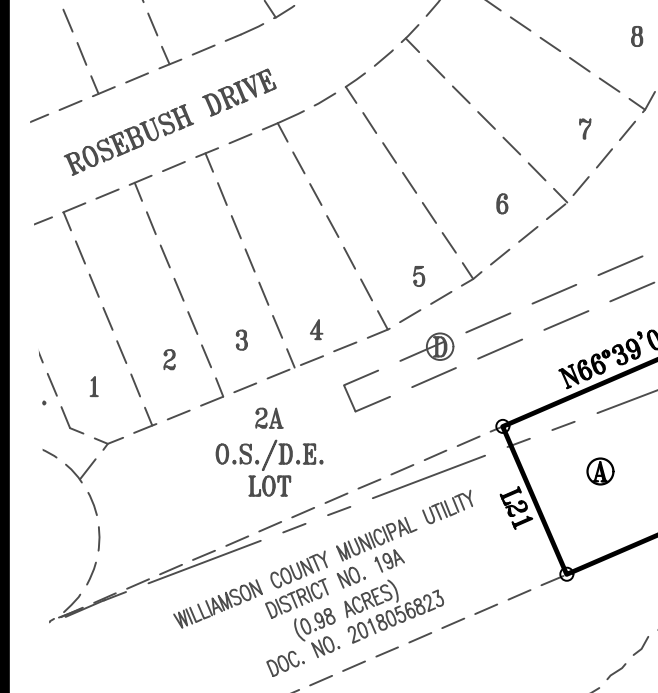
ENGINEER & SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 24.684 ACRES
SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5
& GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266

F.E.M.A. MAP NO. 48491C 0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS:	60
NO. OF SINGLE FAMILY LOTS:	58
NO. OF O.S., P.U.E., D.E., W.Q.E. & L.S.E. LOTS:	1
NO. OF O.S., P.U.E. & L.S.E. LOTS:	1



ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
TIERRA ROSA BLVD.	829'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
SPURLOCK WAY	1,151'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CRIMSON ROSE COURT	376'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RAY COURT	284'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
WENLOCK WAY	212'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,852'					

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

SANTA RITA RANCH PHASE 1, SECTION 22
FINAL PLAT

Line Table		
Line #	Length	Direction
L1	64.00	N17°37'33"E
L2	79.00	S17°37'33"W
L3	191.39	S72°22'27"E
L4	121.90	S27°38'50"E
L5	80.30	S17°37'33"W
L6	150.51	S12°21'26"W
L7	150.00	S07°39'38"W
L8	147.07	S04°28'46"W
L9	110.00	S00°58'26"W
L10	18.28	S89°01'34"E

Line Table		
Line #	Length	Direction
L11	175.00	S00°58'26"W
L12	10.38	N15°00'23"E
L13	170.78	N72°22'27"W
L14	175.12	N84°54'55"E
L15	151.01	N72°22'27"W
L16	174.78	N82°20'22"W
L17	174.78	N82°20'22"W
L18	19.29	N07°39'38"E
L19	115.43	N00°58'26"E
L20	99.47	N89°01'34"W

Line Table		
Line #	Length	Direction
L21	83.99	N23°20'57"W
L22	128.28	N89°01'34"W
L23	115.43	N00°58'26"E
L24	57.09	N72°22'27"W
L25	125.00	N17°37'33"E
L26	21.21	S27°22'27"E
L27	75.00	S17°37'33"W
L28	15.00	S72°22'27"E
L29	15.00	S72°22'27"E
L30	105.00	N17°37'33"E

Line Table		
Line #	Length	Direction
L31	121.94	S84°54'55"W
L32	171.41	S81°13'59"E
L33	114.55	S72°22'27"E
L34	125.00	N17°37'33"E
L35	91.46	N84°54'55"E
L36	22.48	S29°07'04"W
L37	100.55	N51°50'28"W
L38	96.69	N24°24'56"W
L39	95.71	N43°33'35"E

Easement Line Table		
Line #	Length	Direction
(L41)	111.32	N50°45'31"W
(L42)	15.00	S27°18'19"E
(L43)	14.75	S62°41'41"W
(L44)	230.93	S53°14'31"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C2	23.56	15.00	N27°22'27"W	21.21	15.00	90°00'00"
C3	23.56	15.00	N62°37'33"E	21.21	15.00	90°00'00"
C4	128.82	325.00	N83°43'46"W	127.98	65.27	22°42'37"
C5	34.83	25.00	N55°10'00"W	32.08	20.92	79°50'09"
C6	272.10	60.00	N34°49'59"E	92.04	71.71	259°50'11"
C7	109.00	275.00	N83°43'46"W	108.29	55.23	22°42'37"
C8	34.92	25.00	N32°21'25"W	32.15	20.99	80°02'06"
C9	23.56	15.00	N52°39'38"E	21.21	15.00	90°00'00"
C10	23.55	25.00	N55°21'19"W	22.69	12.73	53°58'05"
C11	301.53	60.00	N07°39'38"E	70.59	43.64	287°56'10"
C12	23.55	25.00	N70°40'36"E	22.69	12.73	53°58'05"
C13	23.56	15.00	N37°20'22"W	21.21	15.00	90°00'00"
C14	119.62	1025.00	N04°19'02"E	119.56	59.88	6°41'12"
C15	23.56	15.00	N45°58'26"E	21.21	15.00	90°00'00"
C16	23.55	25.00	N62°02'32"W	22.69	12.73	53°58'05"
C17	301.53	60.00	N00°58'26"E	70.59	43.64	287°56'10"
C18	23.55	25.00	N63°59'23"E	22.69	12.73	53°58'05"
C19	23.56	15.00	N44°01'34"W	21.21	15.00	90°00'00"
C20	113.79	975.00	N04°19'02"E	113.72	56.96	6°41'12"
C21	21.03	25.00	N31°45'20"E	20.41	11.18	48°11'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	153.95	50.00	N32°21'25"W	99.95	1597.37	176°24'51"
C23	21.03	25.00	N83°31'51"E	20.41	11.18	48°11'23"
C24	23.56	15.00	N27°22'27"W	21.21	15.00	90°00'00"
C25	23.56	15.00	N62°37'33"E	21.21	15.00	90°00'00"
C26	41.84	325.00	N76°03'43"W	41.81	20.95	7°22'32"
C27	46.47	325.00	N83°50'45"W	46.43	23.27	8°11'32"
C28	40.52	325.00	S88°29'12"W	40.49	20.28	7°08'34"
C29	16.02	25.00	S76°43'19"E	15.75	8.30	36°43'31"
C30	18.81	25.00	S36°48'15"E	18.37	9.88	43°06'38"
C31	64.57	60.00	N46°04'43"W	61.50	35.81	61°39'34"
C32	41.65	60.00	S83°12'22"W	40.82	21.70	39°46'16"
C33	121.22	60.00	S05°26'29"W	101.63	95.57	115°45'30"
C34	44.66	60.00	S73°45'41"E	43.64	23.42	42°38'51"
C35	54.27	275.00	N89°25'53"W	54.18	27.22	11°18'24"
C36	54.73	275.00	N78°04'34"W	54.64	27.46	11°24'14"
C37	67.79	60.00	N60°44'17"W	64.24	38.03	64°44'01"
C38	47.73	60.00	S64°06'28"W	46.48	25.21	45°34'28"
C39	128.45	60.00	S20°00'40"E	105.29	109.74	122°39'48"
C40	57.56	60.00	N71°10'30"E	55.38	31.21	54°57'53"
C41	99.80	1025.00	S04°52'17"W	99.76	49.94	5°34'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C42	19.83	1025.00	S01°31'41"W	19.82	9.91	1°06'30"
C43	32.68	60.00	N50°39'48"W	32.28	16.76	31°12'38"
C44	43.06	60.00	N86°49'44"W	42.14	22.51	41°07'14"
C45	35.57	60.00	S55°37'46"W	35.05	18.32	33°57'47"
C46	48.85	60.00	S15°19'26"W	47.51	25.87	46°38'52"
C47	33.43	60.00	S23°57'43"E	33.00	17.16	31°55'27"
C48	34.61	60.00	S56°26'58"E	34.13	17.80	33°03'04"
C49	44.24	60.00	N85°53'59"E	43.25	23.18	42°15'01"
C50	29.08	60.00	N50°53'25"E	28.80	14.83	27°46'08"
C51	32.99	975.00	S01°56'35"W	32.98	16.49	1°56'18"
C52	55.79	975.00	S04°33'05"W	55.78	27.90	3°16'42"
C53	25.02	975.00	S06°55'32"W	25.02	12.51	1°28'13"
C54	10.35	50.00	N49°55'12"E	10.33	5.19	11°51'39"
C55	45.39	50.00	N17°59'07"E	43.84	24.39	52°00'31"
C56	33.98	50.00	N27°29'25"W	33.33	17.68	38°56'33"
C57	40.59	50.00	N70°12'55"W	39.48	21.49	46°30'26"
C58	23.65	50.00	S72°59'01"W	23.43	12.05	27°05'43"

GENERAL:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LEINS.

DRAINAGE AND FLOODPLAIN:

- 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.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT LOT 43, BLOCK A, WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- THE PROPOSED 100-YR FLOODPLAIN BOUNDARY PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGNACE & DOERING, INC., DATED MARCH 16, 2021. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PLAT WAS TAKEN FROM THE FEMA FIRM No. 48491C-0275E, EFFECTIVE SEPTEMBER 26, 2008, AND L.O.M.R. No. 16-06-0501P, EFFECTIVE MARCH 2, 2017. 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 MARCH 16, 2021.
- 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.
- 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:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/GEORGETOWN UTILITY SYSTEMS.
- WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/CITY OF LIBERTY HILL.
- ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

- 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.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- 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.
- 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.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 2 OF 4



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

PATH-J:\AC3D\5153\SURVEY\PLAT – SANTA RITA PH1 SEC 22.dwg

SANTA RITA RANCH PHASE 1, SECTION 22

FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 24.684 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5 AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING COMPRISED OF A PORTION OF A CALLED 17.355 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073789, A PORTION OF A CALLED 9.259 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073786, A PORTION OF A CALLED 77.269 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073788, ALL OF A CALLED 0.556 ACRE TRACT OF LAND (TRACT TWO), AND ALL OF A CALLED 0.616 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2021052432, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 24.684 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 0.616 ACRE TRACT, BEING AT A NORTHEAST 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, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTH LINE OF SAID LOT 77, AND OVER AND ACROSS A CALLED 810.32 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA C7 INVESTMENTS, LTD. IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N67°59'38"W, A DISTANCE OF 595.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) N25°59'38"W, A DISTANCE OF 225.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 3) S66°38'55"W, A DISTANCE OF 368.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHERNMOST CORER OF SAID 0.556 ACRE TRACT OF LAND, BEING AT THE EASTERNMOST CORNER OF A CALLED 0.98 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY MUD NUMBER 19A IN DOCUMENT NUMBER 2018056823, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF SAID LOT 77, FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N23°20'57"W, OVER AND ACROSS SAID 810.32 ACRE TRACT, AND WITH THE NORTHEAST LINE OF SAID 0.98 ACRE TRACT OF LAND, A DISTANCE OF 83.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTHEAST LINE OF LOT 2A, BLOCK D, SANTA RITA RANCH PHASE 1, SECTION 20A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019018254, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN A NORTHWEST LINE OF SAID 810.32 ACRE TRACT, SAME BEING AT THE WESTERNMOST CORNER OF SAID 0.556 ACRE TRACT OF LAND, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTHERN, EASTERN AND NORTHERN LINES OF SAID LOT 2A, THE NORTHWEST LINE OF SAID 0.556 ACRE TRACT, THE WEST LINE OF SAID 17.355 ACRE TRACT OF LAND, AND OVER AND ACROSS SAID 77.269 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) N66°39'00"E, A DISTANCE OF 208.28 FEET TO 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID LOT 2A, BEING AT THE NORTHERNMOST CORNER OF SAID 0.556 ACRE TRACT OF LAND,
- 2) N00°00'23"E, A DISTANCE OF 840.38 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 3) N20°00'23"E, A DISTANCE OF 200.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 4) N15°00'23"E, A DISTANCE OF 10.38 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 5) N72°22'27"W, A DISTANCE OF 170.78 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF TIERRA ROSA BOULEVARD (64' R.O.W.), BEING AT A SOUTHERN CORNER OF SANTA RITA RANCH, PHASE 1, SECTION 16, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020159670, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN A NORTH LINE OF SAID LOT 2A, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N17°37'33"E, WITH THE TERMINUS LINE OF SAID TIERRA ROSA BOULEVARD, AND AN EASTERN LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 16, A DISTANCE OF 64.00 FEET TO 1/2 INCH IRON ROD FOUND AT THE NORTHERN TERMINUS OF SAID TIERRA ROSA BOULEVARD, BEING IN THE SOUTH LINE OF LOT 14, BLOCK C, SAID SANTA RITA RANCH, PHASE 1, SECTION 16, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S72°22'27"E, OVER AND ACROSS SAID 77.269 ACRE TRACT OF LAND, A CALLED 138.71 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2012105943, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 78.96 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2010078328, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WITH A SOUTH LINE OF SAID LOT 14, AND WITH THE NORTH LINE OF SAID 17.355 ACRE TRACT, A DISTANCE OF 828.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 17.355 ACRE TRACT, SAID 9.259 ACRE TRACT OF LAND, AND WITH THE EAST LINE OF SAID 0.616 ACRE TRACT OF LAND, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

- 1) S17°37'33"W, A DISTANCE OF 79.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) S72°22'27"E, A DISTANCE OF 191.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S27°38'50"E, A DISTANCE OF 121.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) S17°37'33"W, A DISTANCE OF 80.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) S12°21'26"W, A DISTANCE OF 150.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) S07°39'38"W, A DISTANCE OF 150.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) S04°28'46"W, A DISTANCE OF 147.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 8) S00°58'26"W, A DISTANCE OF 110.00 FEET, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 9) S89°01'34"E, A DISTANCE OF 18.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 10) S00°58'26"W, A DISTANCE OF 175.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 11) S05°14'27"W, A DISTANCE OF 295.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.684 ACRES OF LAND.

SHEET NO. 3 OF 4



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 1, SECTION 22

FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT OF, SANTA RITA KC, LLC, OWNER OF THAT CALLED 17.355 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2019073789, THAT CALLED 9.259 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2019073786, THAT CALLED 77.269 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2019073788, THAT CALLED 0.556 ACRE TRACT OF LAND (TRACT TWO), AND THAT CALLED 0.616 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2021052432, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

"SANTA RITA RANCH PHASE 1, SECTION 22"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF September, 20 21.

SANTA RITA KC, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

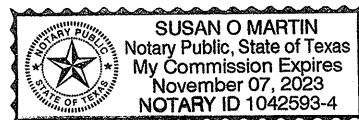
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF September, 2021, 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 16 DAY OF September, A.D., 20 21.

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Araceli Hernandez
MY COMMISSION EXPIRES 6-2-2024



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] 9-21-2021
JOHN BYRUM, DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

ROAD NAME & 911 ADDRESSING APPROVAL

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

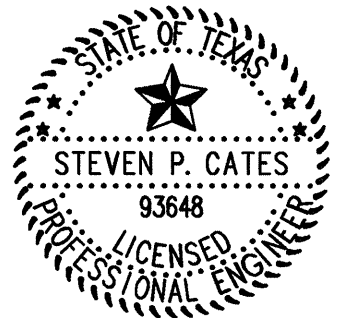
[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
PRINTED NAME: Cindy Bridges

STATE OF TEXAS:
COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C-0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: [Signature] 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

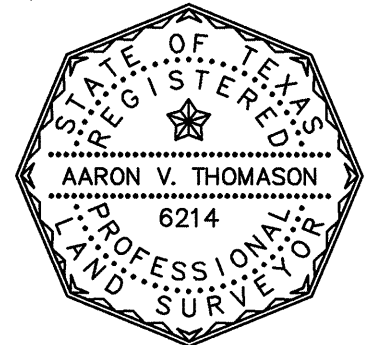
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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] 21SEP2021
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cdbgeng.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. 4 OF 4



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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