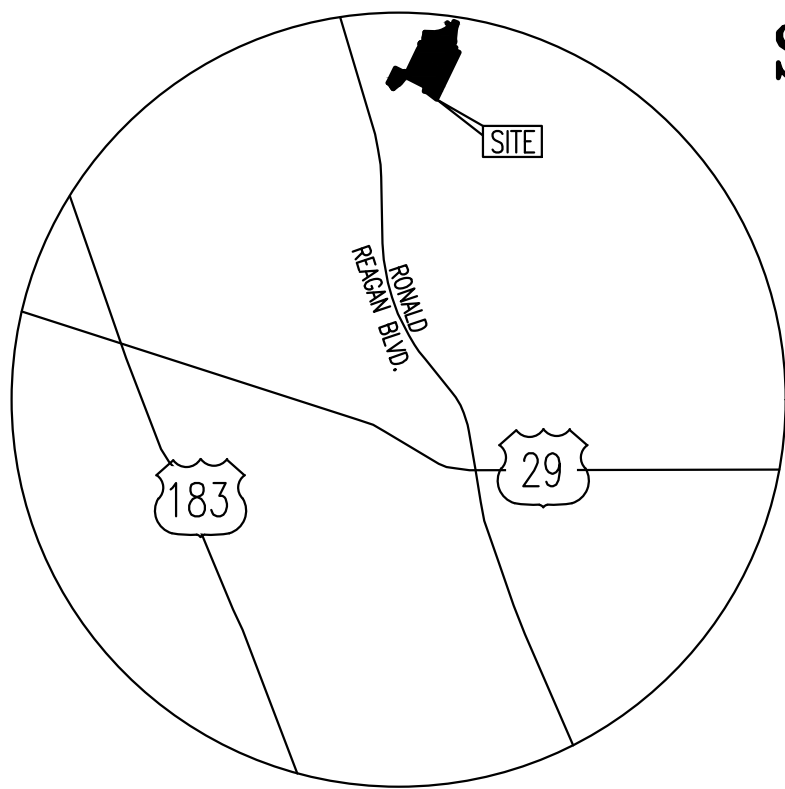


SANTA RITA RANCH PHASE 4, SECTION 1
REPLAT

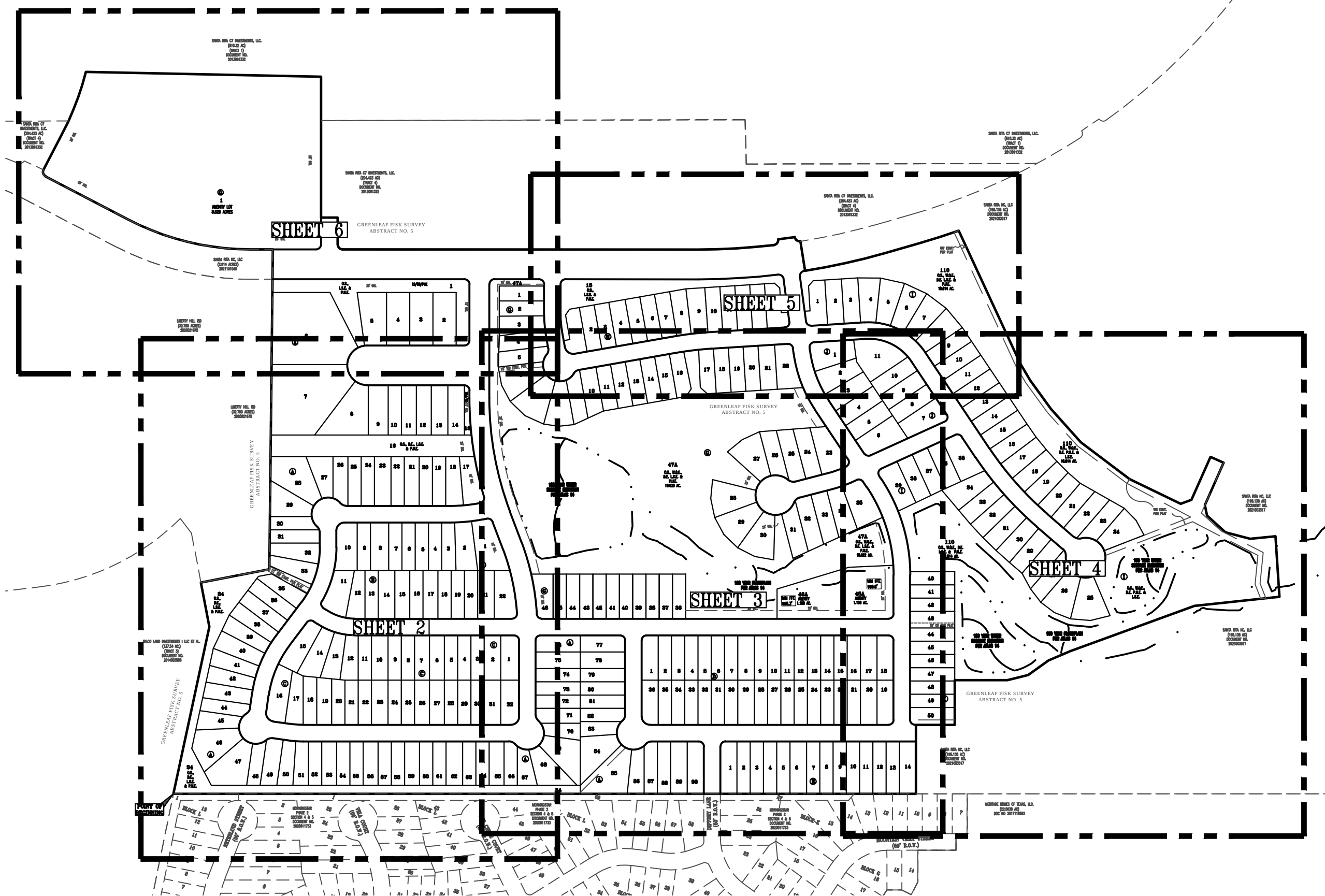


LEGEND	
●	CAPPED 1/2" IRON ROD SET
○	CAPPED 1/2" IRON ROD FOUND
1	LOT NUMBER
Ⓐ	BLOCK DESIGNATION
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
.....	APPROXIMATE LOCATION OF PROPOSED SIDEWALK
MIN. FFE XXX.X	MINIMUM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

SCALE: 1" = 300'
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



DATE: OCTOBER 26, 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	319
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:	2

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'					

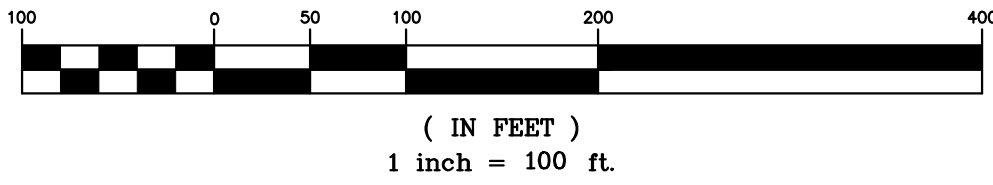
SHEET NO. 1 OF 10

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

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

SANTA RITA RANCH PHASE 4, SECTION 1 REPLAT

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND

- 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

LIBERTY HILL ISD
(32.790 ACRES)
2020021675

GREENLEAF FISK SURVEY
ABSTRACT NO. 5

WILCO LAND INVESTMENTS I LLC ET AL.
(137.54 AC.)
(TRACT 3)
DOCUMENT NO.
2014003888

GREENLEAF FISK SURVEY
ABSTRACT NO. 5

POINT OF
BEGINNING

BLOCK 13

BLOCK 12

BLOCK 11

BLOCK 10

BLOCK 9

BLOCK 8

BLOCK 7

BLOCK 6

BLOCK 5

BLOCK 4

MORNINGSTAR
PHASE 2
SECTION 4 & 5
DOCUMENT NO.
2020011733

VILLA COURT
(50' R.O.W.)

BLOCK 43

BLOCK 42

BLOCK 41

BLOCK 40

BLOCK 39

RED CEDAR COURT
(50' R.O.W.)

SHEET NO. 2 OF 10

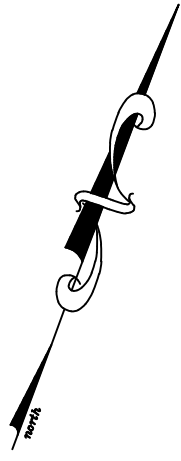
Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

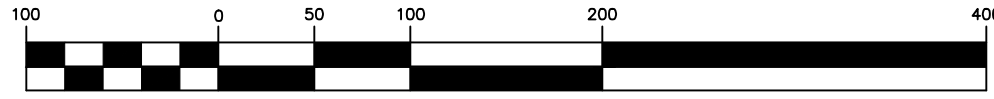
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

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

SANTA RITA RANCH PHASE 4, SECTION 1 REPLAT



SCALE: 1" = 100'
GRAPHIC SCALE

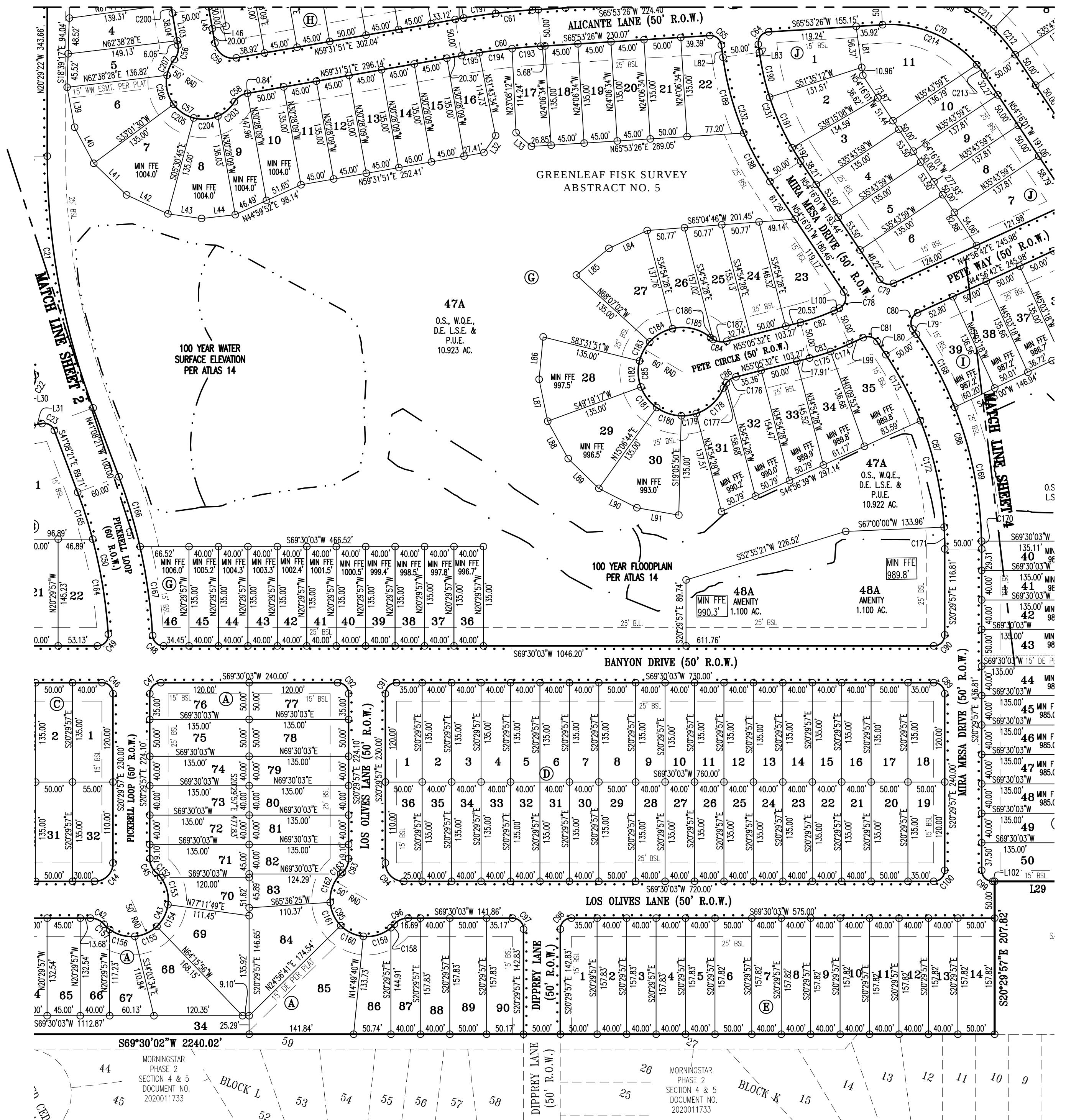


(IN FEET)
1 inch = 100 ft.

LEGEND

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

MATCH LINE SHEET 5

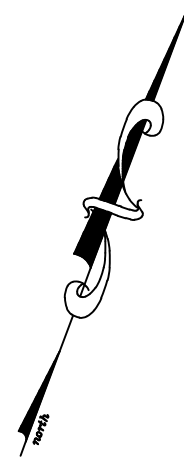


SHEET NO. 3 OF 10

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering	Surveying
	5501 West William Cannon Phone No. (512) 280-5160	Austin, Texas 78749 Fax No. (512) 280-5165

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

SANTA RITA RANCH PHASE 4, SECTION 1
REPLAT



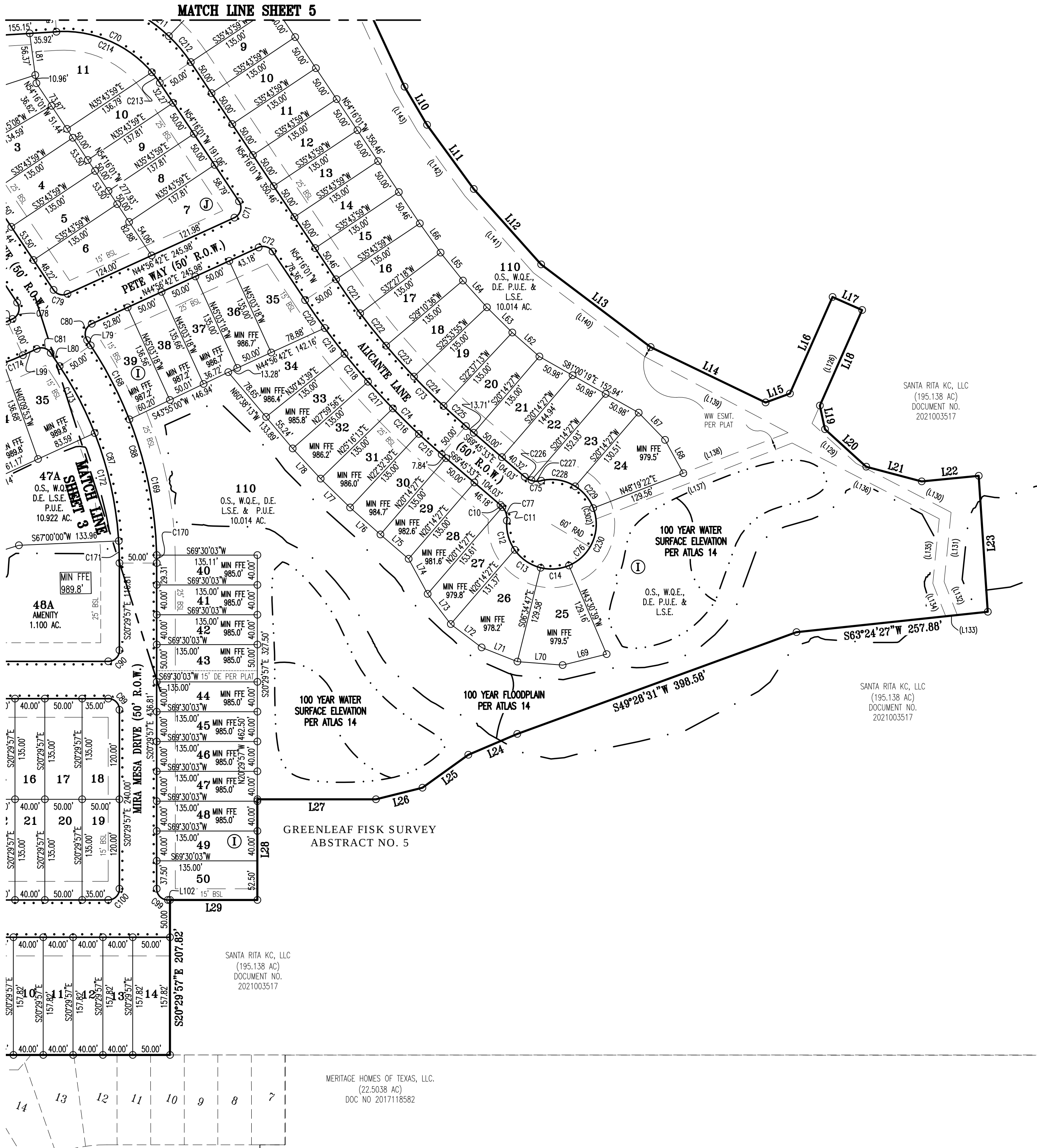
SCALE: 1" = 100'
GRAPHIC SCALE



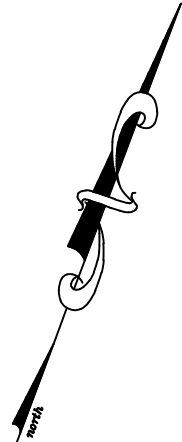
(IN FEET)
1 inch = 100 ft.

LEGEND

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



SANTA RITA RANCH PHASE 4, SECTION 1
REPLAT



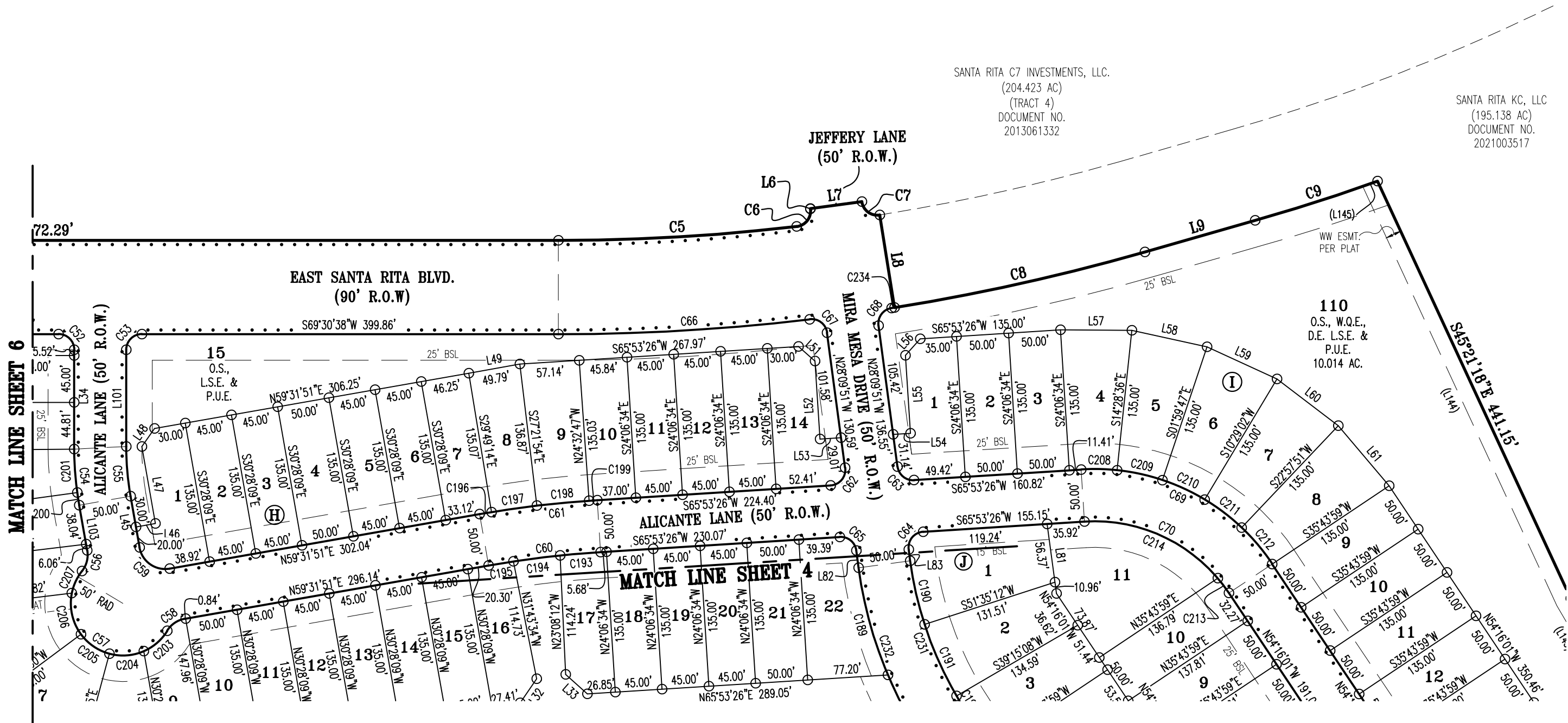
SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- 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



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
L18	140.00	S03°19'22"W

Line Table		
Line #	Length	Direction
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
L30	1.99	S58°44'12"W
L31	13.50	N58°44'12"E
L32	27.97	S13°54'09"W
L33	28.04	S68°37'23"E
L34	95.32	N20°29'43"W
L35	10.49	N76°17'43"W
L36	83.90	N84°51'54"W

Line Table		
Line #	Length	Direction
L37	12.01	N76°17'43"W
L38	23.66	N20°29'22"W
L39	55.37	S31°09'21"E
L40	55.37	S48°22'07"E
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
L45	50.00	S30°28'09"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

Line Table		
Line #	Length	Direction
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
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

Line Table		
Line #	Length	Direction
L73	51.11	S57°48'26"E
L74	53.45	N49°03'08"W
L75	50.00	S69°45'33"E
L76	54.42	N68°46'28"W
L77	55.24	N66°05'39"W
L78	55.24	N63°21'56"W
L79	8.59	N54°16'01"W
L80	21.57	N54°16'01"W
L81	67.33	N28°09'51"W
L82	16.63	N28°09'51"W
L83	10.96	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

Line Table		
Line #	Length	Direction
L91	58.00	S79°27'19"W
L92	50.05	N20°29'57"W
L93	44.14	N20°29'57"W
L94	40.40	N58°36'51"E
L95	51.27	S12°21'39"E
L96	45.37	S12°21'39"E
L97	52.00	S77°38'21"W
L98	46.10	S77°38'21"W
L99	20.51	N44°56'42"E
L100	7.53	N44°56'42"E
L101	92.81	N20°29'22"W
L102	2.76	S69°30'03"W
L103	44.10	S30°28'09"E

Easement Line Table		
Line #	Length	Direction
(L104)	142.72	S81°20'54"E
(L105)	200.40	S58°36'51"W
(L126)	166.14	S03°19'22"W
(L126)	9.78	S19°52'49"E
(L127)	9.97	S58°36'51"W
(L128)	139.57	N81°20'54"W
(L129)	79.90	S68°16'44"E
(L130)	143.26	S83°15'02"E
(L131)	93.55	S14°46'43"E
(L132)	47.94	S41°55'52"E
(L133)	15.55	S63°24'27"W
(L134)	47.45	N41°55'52"W

Easement Line Table		
Line #	Length	Direction
(L135)	86.96	N14°46'43"W
(L136)	221.81	N83°15'02"W
(L137)	282.34	S48°19'22"W
(L138)	280.26	N48°19'22"E
(L139)	217.50	N82°32'55"W
(L140)	186.94	N73°28'48"W
(L141)	137.91	N62°13'48"W
(L142)	107.75	N56°36'18"W
(L143)	60.93	N50°58'48"W
(L144)	443.35	N45°21'18"W
(L145)	15.07	N50°11'47"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C300)	13.35	275.00	S04°57'54"W	13.34	6.67	2°46'50"
(C301)	15.00	275.00	N07°55'06"E	15.00	7.50	3°07'33"
(C302)	15.16	60.00	N34°26'18"W	15.12	7.62	14°28'39"

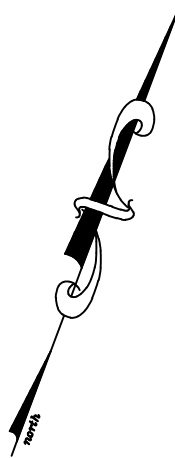
SHEET NO. 5 OF 10

Carlson, Brigrance & Doering, Inc.

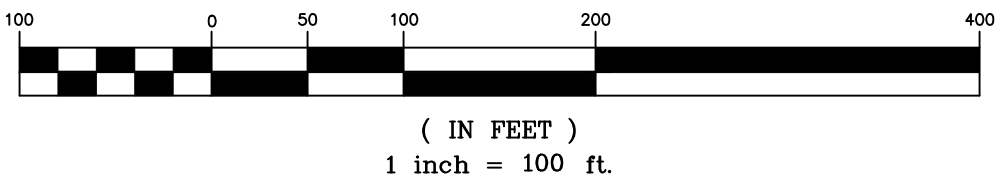
FIRM ID #F3791 REG. # 10024900

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
REPLAT

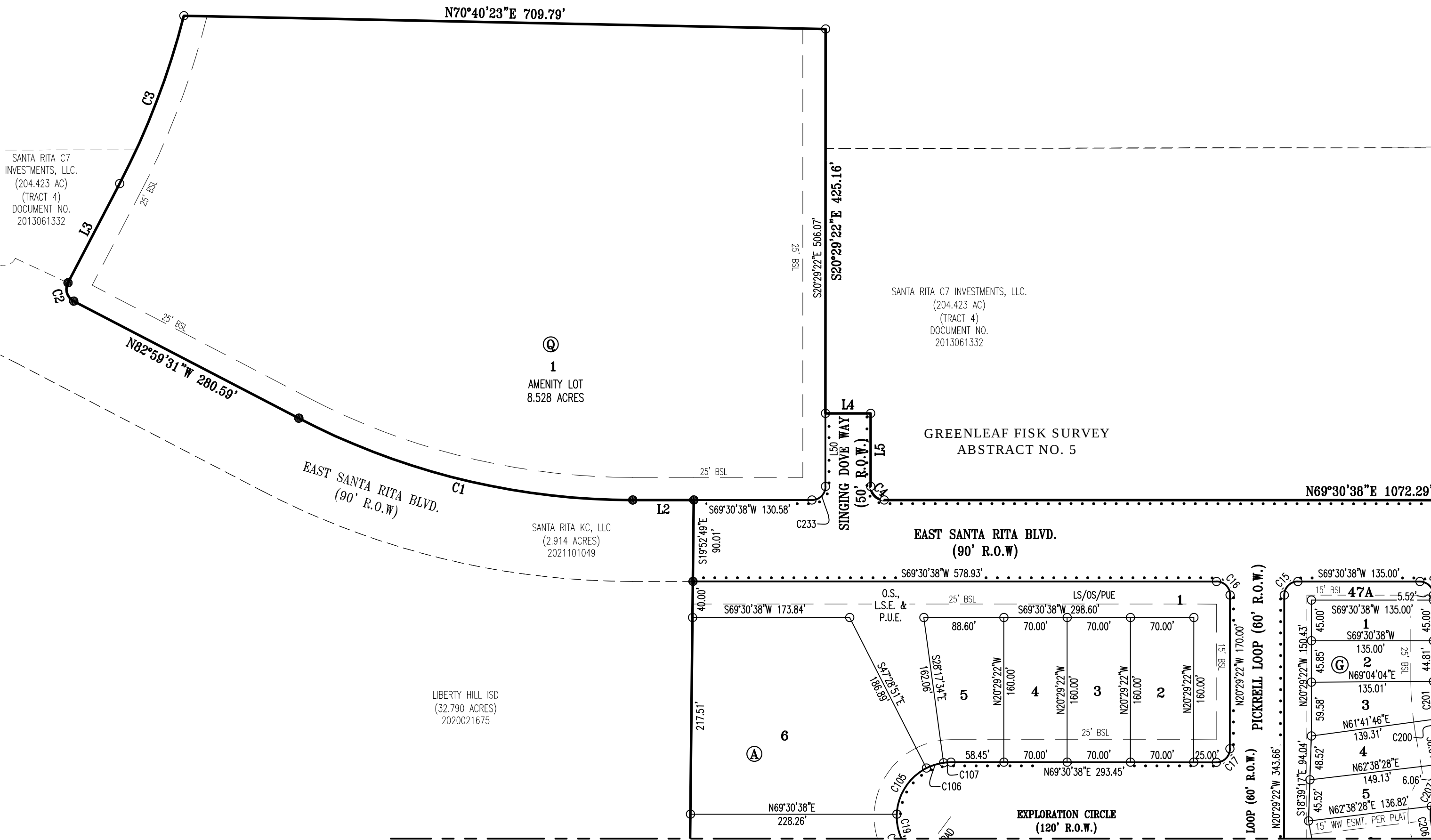


SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND	
●	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 FFE XXXX'	MINIMUM FINISHED FLOOR ELEVATION

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



MATCH LINE SHEET 2

MATCH LINE SHEET 5

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	383.93	800.00	S83°15'34"W	380.26	195.74	272°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	13°12'01"
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"
C15	23.56	15.00	S24°30'38"W	21.21	15.00	90°00'00"
C16	23.56	15.00	N65°29'22"W	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C17	23.56	15.00	N24°30'38"E	21.21	15.00	90°00'00"
C18	23.56	15.00	N65°29'22"W	21.21	15.00	90°00'00"
C19	188.50	60.00	S20°29'22"E	120.00	INFINITY	180°00'00"
C20	301.68	1030.00	S28°52'49"E	300.61	151.93	16°46'54"
C21	349.60	970.00	S30°48'51"E	347.71	176.72	20°39'00"
C22	25.13	15.00	N10°43'58"E	22.30	16.66	96°00'28"
C23	20.98	15.00	N81°12'04"W	19.31	12.61	80°07'26"
C24	89.24	475.00	N64°07'08"E	89.11	44.75	10°45'51"
C25	98.63	525.00	N64°07'08"E	98.49	49.46	10°45'51"
C26	21.03	25.00	S86°24'15"E	20.41	11.18	48°11'23"
C27	39.27	25.00	S24°30'03"W	35.36	25.00	90°00'00"
C28	162.65	50.00	S24°30'03"W	99.85	897.21	186°22'46"
C29	21.03	25.00	N44°35'38"W	20.41	11.18	48°11'23"
C30	170.50	325.00	N05°28'11"W	168.55	87.26	3°03'31"
C31	178.31	275.00	N01°55'25"W	175.20	92.42	3°09'03"
C32	22.48	15.00	S33°22'04"E	20.43	13.95	85°51'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C33	22.79	15.00	S60°10'42"W	20.66	14.25	87°03'10"
C34	164.57	325.00	S02°08'44"W	162.82	84.09	29°00'45"
C35	189.89	375.00	S02°08'44"W	187.86	97.03	29°00'45"
C36	39.27	25.00	S57°21'39"E	35.36	25.00	90°00'00"
C37	21.03	25.00	N11°44'03"E	20.41	11.18	48°11'23"
C38	162.65	50.00	S57°21'39"E	99.85	897.21	186°22'46"
C39	21.03	25.00	S53°32'40"W	20.41	11.18	48°11'23"
C40	39.06	275.00	N73°34'12"E	39.03	19.56	8°08'18"
C41	46.16	325.00	N73°34'12"E	46.12	23.12	8°08'18"
C42	21.03	25.00	N86°24'15"W	20.41	11.18	48°11'23"
C43	162.65	50.00	N24°30'03"E	99.85	897.21	186°22'46"
C44	39.27	25.00	N24°30'03"E	35.36	25.00	90°00'00"
C45	21.03	25.00	S44°35'38"E	20.41	11.18	48°11'23"
C46	23.56	15.00	N65°29'57"W	21.21	15.00	90°00'00"
C47	23.56	15.00	S24°30'03"W	21.21	15.00	90°00'00"
C48	22.71	15.00	S67°07'43"E	20.60	14.17	86°44'28"

SHEET NO. 6 OF 10

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
REPLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C49	24.53	15.00	N22°38'50"E	21.89	16.00	93°42'26"
C50	198.01	670.00	N32°40'22"W	197.29	99.73	16°55'58"
C51	221.45	730.00	N32°26'55"W	220.60	111.58	17°22'52"
C52	23.56	15.00	N65°29'22"W	21.21	15.00	90°00'00"
C53	23.56	15.00	S24°30'38"W	21.21	15.00	90°00'00"
C54	54.10	325.00	S25°42'02"E	54.03	27.11	9°32'13"
C55	47.90	275.00	S25°28'45"E	47.84	24.01	9°58'47"
C56	21.03	25.00	N06°22'27"W	20.41	11.18	48°11'23"
C57	162.65	50.00	S75°28'09"E	99.85	897.21	186°22'46"
C58	21.03	25.00	S35°26'10"W	20.41	11.18	48°11'23"
C59	39.27	25.00	S75°28'09"E	35.36	25.00	90°00'00"
C60	108.22	975.00	S62°42'39"W	108.16	54.17	6°21'34"
C61	113.77	1025.00	S62°42'39"W	113.71	56.94	6°21'34"
C62	24.62	15.00	N18°51'48"E	21.95	16.10	94°03'16"
C63	22.50	15.00	S71°08'12"E	20.45	13.97	85°56'44"
C64	24.62	15.00	S18°51'48"W	21.95	16.10	94°03'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C65	22.50	15.00	N71°08'12"W	20.45	13.97	85°56'44"
C66	241.66	2045.00	N66°07'31"E	241.52	120.97	6°46'15"
C67	23.33	15.00	N72°42'43"W	21.05	14.77	89°05'45"
C68	23.22	15.00	S16°10'31"W	20.97	14.66	88°40'44"
C69	214.11	205.00	N84°11'17"W	204.51	117.98	59°50'34"
C70	161.89	155.00	N84°11'17"W	154.63	89.21	59°50'34"
C71	25.97	15.00	N04°39'39"W	22.85	17.63	99°12'43"
C72	21.15	15.00	S85°20'21"W	19.44	12.76	80°47'17"
C73	263.63	975.00	S62°00'47"E	262.83	132.62	15°29'32"
C74	277.15	1025.00	S62°00'47"E	276.31	139.43	15°29'32"
C75	23.55	25.00	N83°15'25"E	22.69	12.73	53°58'05"
C76	301.53	60.00	N20°14'27"E	70.59	43.64	28°56'10"
C77	23.55	25.00	N42°46'30"W	22.69	12.73	53°58'05"
C78	25.97	15.00	N04°39'39"W	22.85	17.63	99°12'43"
C79	21.15	15.00	N85°20'21"E	19.44	12.76	80°47'17"
C80	25.97	15.00	S04°39'39"E	22.85	17.63	99°12'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	21.15	15.00	S85°20'21"W	19.44	12.76	80°47'17"
C82	48.70	275.00	N50°01'07"E	48.64	24.42	10°08'50"
C83	57.56	325.00	N50°01'07"E	57.48	28.85	10°08'50"
C84	23.55	25.00	N82°04'35"E	22.69	12.73	53°58'05"
C85	301.53	60.00	S34°54'28"E	70.59	43.64	28°56'10"
C86	23.55	25.00	S28°06'29"W	22.69	12.73	53°58'05"
C87	279.94	475.00	N37°22'59"W	275.91	144.17	33°46'04"
C88	309.41	525.00	N37°22'59"W	304.95	159.35	33°46'04"
C89	23.56	15.00	N65°29'57"W	21.21	15.00	90°00'00"
C90	23.56	15.00	N24°30'03"E	21.21	15.00	90°00'00"
C91	23.56	15.00	S24°30'03"W	21.21	15.00	90°00'00"
C92	23.56	15.00	N65°29'57"W	21.21	15.00	90°00'00"
C93	21.03	25.00	N03°35'45"E	20.41	11.18	48°11'23"
C94	39.27	25.00	S65°29'57"E	35.36	25.00	90°00'00"
C95	162.65	50.00	S65°29'57"E	99.85	897.21	186°22'46"
C96	21.03	25.00	S45°24'22"W	20.41	11.18	48°11'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C97	23.56	15.00	N65°29'57"W	21.21	15.00	90°00'00"
C98	23.56	15.00	S24°30'03"W	21.21	15.00	90°00'00"
C99	23.56	15.00	S65°29'57"E	21.21	15.00	90°00'00"
C100	23.56	15.00	N24°30'03"E	21.21	15.00	90°00'00"
C101	92.53	155.00	N86°36'10"E	91.16	47.69	34°12'14"
C102	122.38	205.00	N86°36'10"E	120.57	63.07	34°12'14"
C103	38.76	60.00	S88°01'06"W	38.09	20.08	37°00'55"
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"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
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"
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"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
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	5°21'41"
C133	63.95	155.00	S88°06'53"E	63.50	32.44	23°38'19"
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"
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	25.80	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"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
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"
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"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
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"
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	29.70	475.00	N22°17'25"W	29.69	14.85	3°34'56"
C172	148.79	475.00	N33°03'19"W	148.19	75.01	17°56'52"
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"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
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"
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	43°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	106.89	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"

SANTA RITA RANCH PHASE 4, SECTION 1 REPLAT

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.
5. THE PURPOSE OF THIS REPLAT IS TO ADD LOT 48A, BLOCK G (AMENITY LOT CREATED FROM LOT 47, BLOCK G), AND TO LABEL RIGHT-OF-WAYS WITH BEARINGS AND DISTANCES.

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. 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.
4. 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.
7. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC., DATED NOVEMBER 4, 2020.
8. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

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. 8 OF 10

	Carlson, Brigance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering	Surveying
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J:\AC3D\5210\Survey\SANTA RITA PHASE 4, SECTION 1 PLAT

SANTA RITA RANCH PHASE 4, SECTION 1
REPLAT

FIELD NOTES

BEING ALL OF SANTA RITA RANCH PHASE FOUR, SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149204 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, 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 SANTA RITA RANCH, PHASE 4, SECTION 1, 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 SANTA RITA RANCH, PHASE 4, SECTION 1, 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 SANTA RITA RANCH, PHASE 4, SECTION 1, 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 SANTA RITA RANCH, PHASE 4, SECTION 1, 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, WITH THE COMMON LINE OF SAID SANTA RITA RANCH, PHASE 4, SECTION 1, 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, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

- 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 199.06 FEET, AND A CHORD THAT BEARS N00°25'44"E, A DISTANCE OF 198.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 3) N70°40'23"E, A DISTANCE OF 709.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S20°29'22"E, A DISTANCE OF 425.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N69°30'38"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) 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,
- 7) 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,
- 8) 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,
- 9) 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,
- 10) 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,
- 11) N28°09'51"W, A DISTANCE OF 0.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) 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,
- 13) 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,

THENCE, WITH THE COMMON LINE OF SAID SANTA RITA RANCH, PHASE 4, SECTION 1, AND A CALLED 195.138 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2021003517, THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES, NUMBERED 1 THROUGH 28,

- 1) 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,
- 2) 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,
- 3) 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,
- 4) 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,
- 5) S45°21'18"E, A DISTANCE OF 441.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S50°58'48"E, A DISTANCE OF 59.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S56°36'18"E, A DISTANCE OF 106.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S62°13'48"E, A DISTANCE OF 135.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S73°28'48"E, A DISTANCE OF 183.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S84°43'48"E, A DISTANCE OF 171.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N49°17'47"E, A DISTANCE OF 34.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N03°19'22"E, A DISTANCE OF 141.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S86°40'38"E, A DISTANCE OF 43.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S03°19'22"W, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) S32°28'41"E, A DISTANCE OF 32.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S68°16'44"E, A DISTANCE OF 74.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N84°25'18"E, A DISTANCE OF 76.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) N63°49'27"E, A DISTANCE OF 76.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) 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,
- 20) S63°24'27"W, A DISTANCE OF 257.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S49°28'31"W, A DISTANCE OF 398.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) S46°25'07"W, A DISTANCE OF 71.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23) S33°44'09"W, A DISTANCE OF 75.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) S55°32'23"W, A DISTANCE OF 64.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) S69°30'03"W, A DISTANCE OF 158.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26) S20°29'57"E, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) 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
- 28) 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 SANTA RITA PHASE 4, SECTION 1,, 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 SANTA RITA PHASE 4, SECTION 1, AND THE NORTHWEST LINE OF SAID MORNINGSTAR, PHASE 2, SECTION 4 & 5, A DISTANCE OF 2240.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 102.669 ACRES OF LAND.

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 REPLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC. OWNER OF THAT CERTAIN CALLED SANTA RITA RANCH PHASE 4, SECTION 1, RECORDED IN DOCUMENT NUMBER 2021149204 AND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, 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 REPLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 26 DAY OF October, 20 21.

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

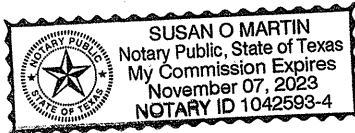
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 26th DAY OF October, 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

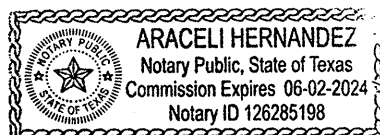
BY: [Signature]
PRINTED NAME: Nick Fuhrman
TITLE: Senior Vice President

STATE OF TEXAS Travis
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 DAY OF October, A.D., 2021

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

Oct. 26, 2021
DATE

ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 26 DAY OF October, 2021 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

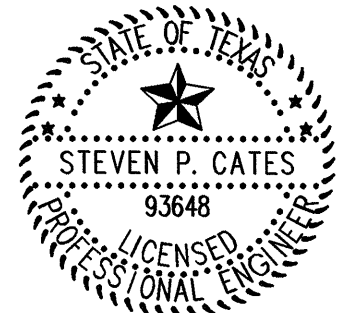
STATE OF TEXAS:

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] 10/26/2021
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.

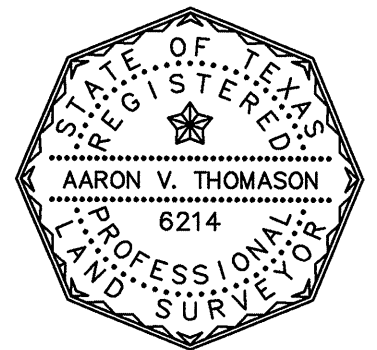
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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] 26 Oct 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 §

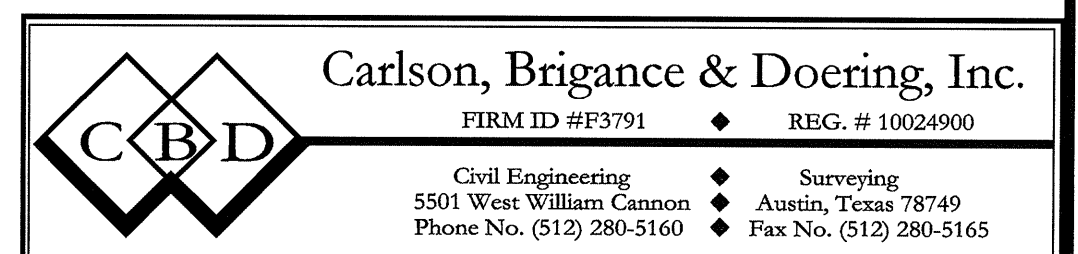
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 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. 10 OF 10



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