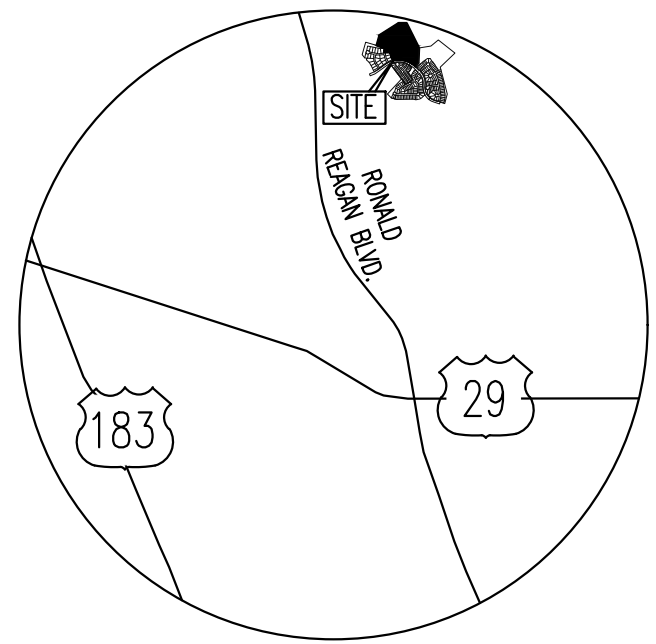


SANTA RITA RANCH PHASE 1, SECTION 14  
FINAL PLAT



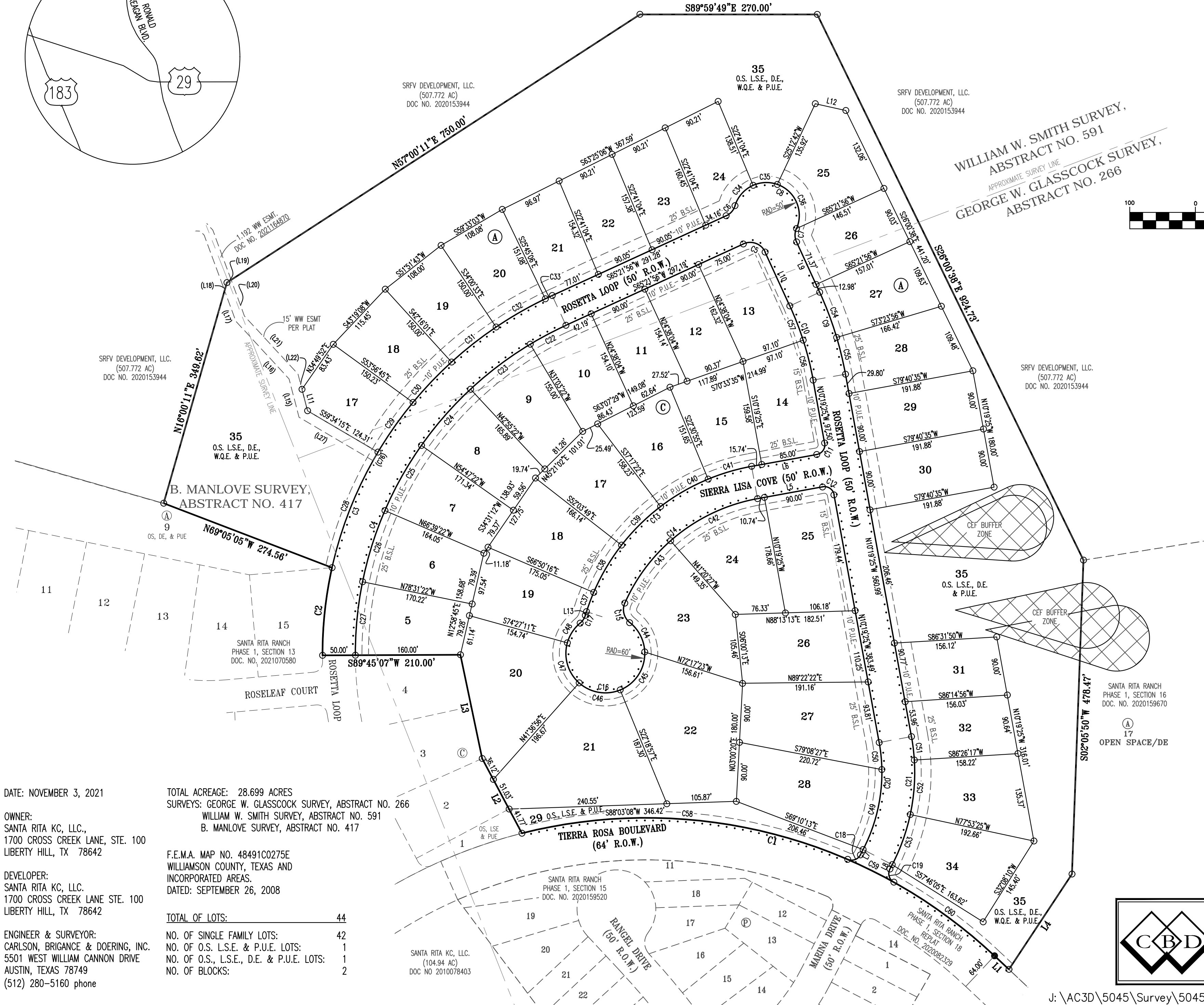
SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- O.S. OPEN SPACE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- WW ESMT WASTEWATER EASEMENT
- ..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK



DATE: NOVEMBER 3, 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

TOTAL ACREAGE: 28.699 ACRES  
SURVEYS: GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266  
WILLIAM W. SMITH SURVEY, ABSTRACT NO. 591  
B. MANLOVE SURVEY, ABSTRACT NO. 417

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

TOTAL OF LOTS:	44
NO. OF SINGLE FAMILY LOTS:	42
NO. OF O.S. L.S.E. & P.U.E. LOTS:	1
NO. OF O.S., L.S.E., D.E. & P.U.E. LOTS:	1
NO. OF BLOCKS:	2

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

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

SANTA RITA RANCH  
PHASE 1, SECTION 15  
DOC. NO. 2020159520

SANTA RITA RANCH  
PHASE 1, SECTION 18  
DOC. NO. 2020082329

SHEET NO. 1 OF 3



**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 14  
FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 28.699 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, THE WILLIAM W. SMITH SURVEY, ABSTRACT NUMBER 591, AND THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 38.231 ACRE TRACT OF LAND (EXHIBIT A--1) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2013102456, A PORTION OF A CALLED 16.554 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073787, A PORTION OF A CALLED 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2010078403, AND A PORTION OF A CALLED 77.269 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073788, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 28.699 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT--OF--WAY LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.), BEING IN A NORTH LINE OF SANTA RITA RANCH, PHASE 1, SECTION 18, REPLAT, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020082329, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A SOUTHEASTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, ALONG SAID CURVE TO THE LEFT, WITH THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD, THE NORTH LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 18, REPLAT, OVER AND ACROSS SAID 77.269 ACRE TRACT AND SAID 104.94 ACRE TRACT OF LAND, HAVING A RADIUS OF 774.05 FEET, AN ARC LENGTH OF 775.66 FEET, AND A CHORD THAT BEARS N75°27'29"W, A DISTANCE OF 743.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

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

- 1) N27°59'44"W, A DISTANCE OF 128.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) N11°52'00"W, A DISTANCE OF 161.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S89°45'07"W, A DISTANCE OF 210.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 134.65 FEET AND A CHORD THAT BEARS N06°10'52"E, A DISTANCE OF 134.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 5) N69°05'05"W, A DISTANCE OF 274.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT A NORTHERN CORNER OF SAID 38.231 ACRE TRACT, BEING AT A SOUTHEASTERN CORNER OF A CALLED 120.124 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2018092389, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT A SOUTHERN CORNER OF A CALLED 58.189 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA INVESTMENTS, LTD. IN DOCUMENT NUMBER 2019081646, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 38.231 ACRE TRACT AND SAID 58.189 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N16°00'11"E, A DISTANCE OF 349.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE,
- 2) N57°00'11"E, A DISTANCE OF 750.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 3) S89°59'49"E, A DISTANCE OF 270.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°00'38"E, CONTINUING WITH THE COMMON LINE OF SAID 58.189 ACRE TRACT AND SAID 38.231 ACRE TRACT, THEN OVER AND ACROSS SAID 16.554 ACRE TRACT, SAID 104.94 ACRE TRACT, AND SAID 77.269 ACRE TRACT OF LAND, A DISTANCE OF 924.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT A SOUTHEASTERN CORNER OF SAID 77.269 ACRE TRACT, BEING AT A SOUTHWESTERN CORNER OF 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, SAME BEING AT A CORNER IN THE NORTHERN LINE OF SAID 77.269 ACRE TRACT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 77.269 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S02°05'50"W, A DISTANCE OF 478.47 FEET, AND
- 2) S33°29'34"W, A DISTANCE OF 174.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD, BEING IN THE NORTH LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 18, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N46°45'03"W, WITH THE NORTH LINE OF SAID TIERRA ROSA BOULEVARD AND THE NORTH LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 18, A DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.699 ACRES OF LAND.

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ROSETTA LOOP	2,038'	50' R.O.W.	33' FOC--FOC	25 M.P.H.	PUBLIC	LOCAL
SIERRA LISA COVE	539'	50' R.O.W.	33' FOC--FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,577'					

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	775.66	774.05	N75°27'29"W	743.61	423.91	57°24'53"
C2	134.65	600.00	N06°10'52"E	134.37	67.61	12°51'30"
C3	687.11	600.00	S32°33'32"W	650.17	386.78	65°36'49"
C4	629.85	550.00	S32°33'32"W	595.99	354.54	65°36'49"
C5	39.27	25.00	N69°38'04"W	35.36	25.00	90°00'00"
C6	21.03	25.00	N41°16'15"E	20.41	11.18	48°11'23"
C7	21.03	25.00	S00°32'22"E	20.41	11.18	48°11'23"
C8	162.65	50.00	N69°38'04"W	99.85	897.21	186°22'46"
C9	131.13	525.00	N17°28'45"W	130.79	65.91	14°18'39"
C10	118.64	475.00	N17°28'45"W	118.33	59.63	14°18'39"
C11	23.56	15.00	N34°40'35"E	21.21	15.00	90°00'00"
C12	23.56	15.00	N55°19'25"W	21.21	15.00	90°00'00"
C13	351.97	325.00	S48°39'04"W	335.02	195.47	62°03'02"
C14	267.35	275.00	S51°49'32"W	256.94	145.30	55°42'05"
C15	33.02	25.00	S13°51'51"E	30.67	19.42	75°40'41"
C16	295.34	60.00	N89°18'41"E	75.49	48.56	282°01'45"
C17	14.27	25.00	N33°58'33"E	14.08	7.33	32°42'01"
C18	22.50	15.00	N70°21'31"E	20.45	13.98	85°57'35"
C19	23.10	15.00	S16°44'06"E	20.88	14.54	88°13'39"
C20	167.80	255.00	N08°31'39"E	164.79	87.06	37°42'08"
C21	200.70	305.00	N08°31'39"E	197.10	104.13	37°42'08"
C22	61.65	550.00	S62°09'17"W	61.61	30.85	6°25'19"
C23	113.91	550.00	S53°00'38"W	113.71	57.16	11°52'00"
C24	113.91	550.00	S41°08'38"W	113.71	57.16	11°52'00"
C25	113.91	550.00	S29°16'38"W	113.71	57.16	11°52'00"
C26	113.91	550.00	S17°24'38"W	113.71	57.16	11°52'00"
C27	112.56	550.00	S05°36'53"W	112.36	56.48	11°43'31"
C28	190.04	600.00	N21°41'03"E	189.25	95.82	18°08'51"
C29	92.78	600.00	N35°11'16"E	92.69	46.48	8°51'36"
C30	84.98	600.00	N43°40'32"E	84.91	42.56	8°06'54"

Line Table		
Line #	Length	Direction
L1	30.07	N46°45'03"W
L2	128.92	N27°59'44"W
L3	161.44	N11°52'00"W
L4	174.01	S33°29'34"W
L5	100.74	N79°40'35"E
L6	100.74	N79°40'35"E
L7	9.20	N27°22'43"E

Line Table		
Line #	Length	Direction
L8	7.61	N27°22'43"E
L9	84.34	S24°38'04"E
L10	90.25	S24°38'04"E
L11	33.82	N14°34'15"W
L12	47.66	S77°28'20"E
L13	5.96	S17°37'33"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	86.47	600.00	N51°51'43"E	86.40	43.31	8°15'28"
C32	86.47	600.00	N60°07'10"E	86.40	43.31	8°15'28"
C33	11.70	600.00	N64°48'25"E	11.70	5.85	1°07'02"
C34	42.89	50.00	N41°45'01"E	41.59	22.86	49°08'56"
C35	37.66	50.00	N87°54'17"E	36.78	19.78	43°09'36"
C36	82.09	50.00	S23°28'48"E	73.18	53.68	94°04'14"
C37	31.41	325.00	N20°23'39"E	31.39	15.71	5°32'12"
C38	83.80	325.00	N30°32'58"E	83.57	42.14	14°46'27"
C39	83.80	325.00	N45°19'25"E	83.57	42.14	14°46'27"
C40	83.80	325.00	N60°05'51"E	83.57	42.14	14°46'27"
C41	69.16	325.00	N73°34'50"E	69.02	34.71	12°11'30"
C42	148.87	275.00	S64°10'04"W	147.06	76.31	31°01'02"
C43	118.48	275.00	S36°19'01"W	117.56	60.17	24°41'03"
C44	51.93	60.00	S26°54'32"E	50.32	27.72	49°35'19"
C45	73.09	60.00	S32°47'05"W	68.66	41.86	69°47'55"
C46	66.95	60.00	N80°21'00"W	63.53	37.44	63°55'53"
C47	66.95	60.00	N16°25'07"W	63.53	37.44	63°55'53"
C48	36.42	60.00	N32°56'12"E	35.86	18.79	34°46'45"
C49	126.29	255.00	N13°11'25"E	125.01	64.47	28°22'36"
C50	41.51	255.00	N05°39'39"W	41.46	20.80	9°19'33"
C51	35.99	305.00	S06°56'34"E	35.97	18.02	6°45'42"
C52	83.42	305.00	S04°16'26"W	83.16	41.97	15°40'18"
C53	81.28	305.00	S19°44'39"W	81.04	40.88	15°16'08"
C54	73.61	525.00	S20°37'04"E	73.55	36.86	8°01'59"
C55	57.52	525.00	S13°27'45"E	57.49	28.79	6°16'39"
C56	62.64	475.00	N14°06'06"W	62.60	31.37	7°33'22"
C57	56.00	475.00	N21°15'26"W	55.96	28.03	6°45'16"
C58	506.67	774.05	S85°24'49"E	497.67	262.78	37°30'14"
C59	78.53	774.05	S63°45'19"E	78.49	39.30	5°48'46"
C60	190.46	774.05	S53°47'59"E	189.98	95.71	14°05'53"

Easement Line Table		
Line #	Length	Direction
(L15)	60.31	N14°34'15"W
(L16)	119.55	N42°41'45"W
(L17)	49.65	N20°11'45"W
(L18)	12.72	N16°00'11"E
(L19)	7.68	N57°00'11"E

Easement Line Table		
Line #	Length	Direction
(L20)	58.63	S20°11'45"E
(L21)	120.32	S42°41'45"E
(L22)	24.03	S14°34'15"E
(L27)	130.62	N59°34'15"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C76)	15.00	600.00	S30°02'30"W	15.00	7.50	1°25'57"

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA--TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT LOT 35, BLOCK A AND LOT 29 BLOCK C, 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. 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 19A/GEORGETOWN UTILITY SYSTEMS.
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/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. 2 OF 3

CBD

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 14

## FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC. BEING OWNER OF THAT CERTAIN CALLED 38.231 ACRE TRACT OF LAND (EXHIBIT A-1) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2013102456, THAT CALLED 16.554 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073787, THAT CALLED 104.94 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2010078403, AND THAT CALLED 77.269 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2019073788, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, AND THE WILLIAM W. SMITH SURVEY, ABSTRACT NUMBER 591, ALL SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 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 1, SECTION 14"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1 DAY OF November, 20 21.

SANTA RITA KC, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

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

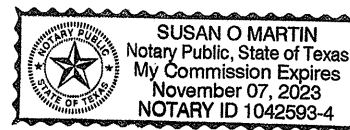
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

STATE OF TEXAS §  
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 1<sup>st</sup> DAY OF November, 20 21 A.D.

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



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009177, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,  
A TEXAS BANKING ASSOCIATION

BY: [Signature]  
PRINTED NAME: Jason Rangel  
TITLE: FIRST VICE PRESIDENT

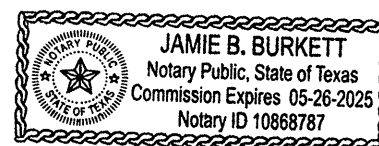
STATE OF TEXAS  
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1<sup>st</sup> DAY OF November, A.D., 20 21.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Jamie B. Burkett  
MY COMMISSION EXPIRES 5-26-2025



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

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

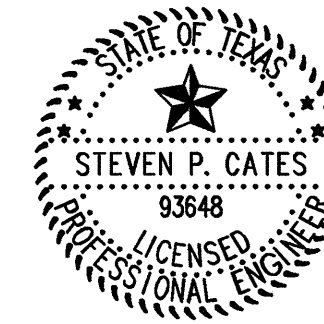
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #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] 11/5/2021  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



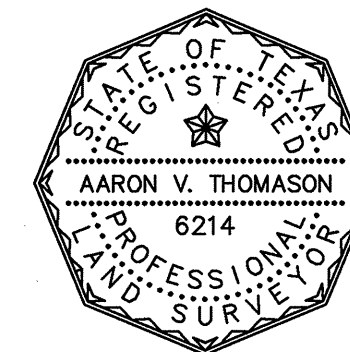
CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 05 Nov 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



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

NOV. 4, 2021  
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 1 DAY OF November, 20 21 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Teresa Baker

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. IN THE 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. 3 OF 3

