

SANTA RITA RANCH PHASE 4, SECTION 3 FINAL PLAT

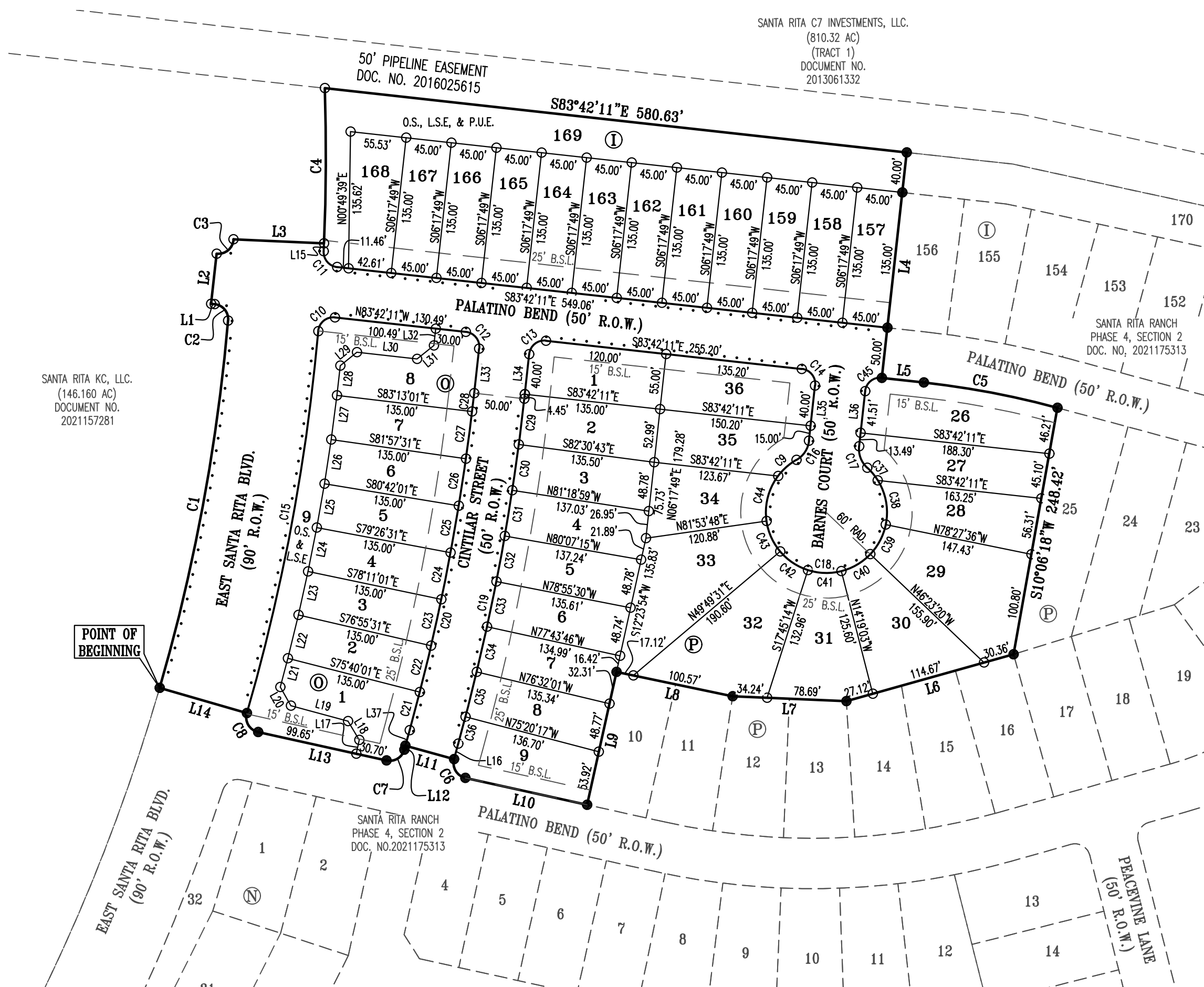


SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- B.S.L. BUILDING SETBACK LINE
- ... SIDEWALK

TOTAL ACREAGE: 10.094 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

DATE: DECEMBER 16, 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

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

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

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BARNES COURT	164'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CINTILARM STREET	445'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EAST SANTA RITA BLVD	463'	90' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
PALATINO BEND	669'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,741'					

TOTAL OF LOTS	42
SINGLE FAMILY LOTS:	40
O.S., P.U.E. & L.S.E LOTS:	1
O.S., & L.S.E LOTS:	1

SHEET NO. 1 OF 3

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\5257\Survey\5257 - SANTA RITA RANCH, PH. 4, SEC.3 PLAT

SANTA RITA RANCH PHASE 4, SECTION 3
FINAL PLAT

FIELD NOTES

BEING A 10.094 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 195.138 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2021003517, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.094 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 WESTERN TERMINUS OF EAST SANTA RITA BOULEVARD (90’ R.O.W.), BEING AT THE A NORTHWESTERN CORNER OF SANTA RITA RANCH, PHASE 4, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021175313, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN A WESTERN LINE OF SAID 195.138 ACRE TRACT OF LAND, ALSO BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS A CALLED 810.32 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC. IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A WESTERN AND NORTHERN LINES OF SAID 195.138 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 371.13 FEET, AND A CHORD THAT BEARS N10°32’30"E, A DISTANCE OF 370.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.21 FEET, AND A CHORD THAT BEARS N39°22’43"W, A DISTANCE OF 20.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N83°42’11"W, A DISTANCE OF 3.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N06°17’49"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.55 FEET, AND A CHORD THAT BEARS N49°24’15"E, A DISTANCE OF 21.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S87°29’18"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1990.00 FEET, AN ARC LENGTH OF 153.95 FEET, AND A CHORD THAT BEARS N00°17’43"E, A DISTANCE OF 153.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 8) S83°42’11"E, A DISTANCE OF 580.63 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 170, BLOCK I, SAID SANTA RITA RANCH, PHASE 4, SECTION 2, BEING IN A NORTHERN LINE OF SAID 195.138 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 195.138 ACRE TRACT, AND WITH A WESTERN LINE OF SAID SANTA RITA RANCH, PHASE 4, SECTION 2, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) S06°17’49"W, A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF PALATINO BEND (50’ R.O.W.),
- 2) S83°42’11"E, A DISTANCE OF 41.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 135.00 FEET, AND A CHORD THAT BEARS S79°16’59"E, A DISTANCE OF 134.87 FEET TO A 1/2 INCH IRON ROD FOUND AT FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 4) S10°06’18"W, A DISTANCE OF 248.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 5) S74°21’19"W, A DISTANCE OF 172.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N87°31’59"W, A DISTANCE OF 112.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) N78°09’57"W, A DISTANCE OF 117.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 8) S12°28’32"W, A DISTANCE OF 135.00 FEET TO A 1/2 INCH IRON ROD FOUND IN A NORTHERN LINE OF SAID PALATINO BEND, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 195.138 ACRE TRACT, WITH A NORTHERN LINE OF SAID SANTA RITA RANCH, PHASE 4, SECTION 2, AND A NORTHERN LINE OF SAID PALATINO BEND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) N77°31’22"W, A DISTANCE OF 123.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.32 FEET, AND A CHORD THAT BEARS N31°04’21"W, A DISTANCE OF 21.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N74°37’19"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S15°22’41"W, A DISTANCE OF 4.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.80 FEET, AND A CHORD THAT BEARS S58°55’39"W, A DISTANCE OF 20.67 FEET TO A 1/2 INCH IRON ROD FOUND,
- 6) N77°31’22"W, A DISTANCE OF 130.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.52 FEET, AND A CHORD THAT BEARS N30°41’33"W, A DISTANCE OF 21.88 FEET TO A 1/2 INCH IRON ROD FOUND, BEING AT THE EASTERN TERMINUS OF SAID EAST SANTA RITA BOULEVARD, AND
- 8) N73°51’45"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.094 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	371.13	1900.00	N10°32’30"E	370.54	186.16	11°11’30"
C2	23.21	15.00	N39°22’43"W	20.96	14.65	88°38’56"
C3	24.55	15.00	N49°24’15"E	21.90	16.03	93°47’07"
C4	153.95	1990.00	N00°17’43"E	153.91	77.01	4°25’57"
C5	135.00	875.00	S79°16’59"E	134.87	67.64	8°50’24"
C6	24.32	15.00	N31°04’21"W	21.74	15.78	92°54’02"
C7	22.80	15.00	S58°55’39"W	20.67	14.26	87°05’58"
C8	24.52	15.00	N30°41’33"W	21.88	15.99	93°39’37"
C9	24.23	60.00	N48°41’42"E	24.07	12.28	23°08’25"
C10	23.89	15.00	S50°39’42"W	21.45	15.34	91°16’13"
C11	22.63	15.00	S40°28’56"E	20.54	14.10	86°26’29"
C12	23.56	15.00	N38°42’11"W	21.21	15.00	90°00’00"
C13	23.56	15.00	S51°17’49"W	21.21	15.00	90°00’00"
C14	23.56	15.00	N38°42’11"W	21.21	15.00	90°00’00"
C15	385.90	1990.00	N10°34’56"E	385.30	193.56	11°06’39"
C16	23.55	25.00	N33°16’51"E	22.69	12.73	53°58’05"
C17	23.55	25.00	S20°41’14"E	22.69	12.73	53°58’05"
C18	301.53	60.00	S83°42’11"E	70.59	43.64	287°56’10"
C19	348.69	2200.00	N10°50’15"E	348.32	174.71	9°04’52"
C20	340.76	2150.00	N10°50’15"E	340.41	170.74	9°04’52"
C21	39.21	2150.00	N14°51’20"E	39.20	19.60	1°02’41"
C22	47.22	2150.00	N13°42’14"E	47.22	23.61	1°15’30"
C23	47.22	2150.00	N12°28’44"E	47.22	23.61	1°15’30"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	47.22	2150.00	N11°11’14"E	47.22	23.61	1°15’30"
C25	47.22	2150.00	N09°55’44"E	47.22	23.61	1°15’30"
C26	47.22	2150.00	N08°40’14"E	47.22	23.61	1°15’30"
C27	47.22	2150.00	N07°24’44"E	47.22	23.61	1°15’30"
C28	18.24	2150.00	N06°32’24"E	18.24	9.12	0°29’10"
C29	45.73	2200.00	S06°53’33"W	45.73	22.87	1°11’28"
C30	45.91	2200.00	S08°05’09"W	45.91	22.96	1°11’44"
C31	45.91	2200.00	S09°16’53"W	45.91	22.96	1°11’44"
C32	45.91	2200.00	S10°28’38"W	45.91	22.96	1°11’44"
C33	45.91	2200.00	S11°40’22"W	45.91	22.96	1°11’44"
C34	45.91	2200.00	S12°52’07"W	45.91	22.96	1°11’44"
C35	45.91	2200.00	S14°03’51"W	45.91	22.96	1°11’44"
C36	27.49	2200.00	S15°01’12"W	27.49	13.75	0°42’57"
C37	16.35	60.00	S39°51’55"E	16.30	8.23	15°36’44"
C38	45.66	60.00	S10°15’35"E	44.56	24.00	43°35’56"
C39	33.59	60.00	S27°34’32"W	33.15	17.25	32°04’17"
C40	33.59	60.00	S59°38’49"W	33.15	17.25	32°04’17"
C41	33.59	60.00	N88°16’54"W	33.15	17.25	32°04’17"
C42	33.59	60.00	N56°12’38"W	33.15	17.25	32°04’17"
C43	33.59	60.00	N24°08’21"W	33.15	17.25	32°04’17"
C44	47.36	60.00	N14°30’38"E	46.14	24.99	45°13’41"
C45	23.56	15.00	S51°17’49"W	21.21	15.00	90°00’00"

GENERAL:

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

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 169, BLOCK I AND LOT 9, BLOCK O WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 3. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARLSON BRIGANCE, & DOERING, INC., DATED NOVEMBER 4, 2020.
- 4. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 5. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

WATER AND WASTEWATER:

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

ROADWAY AND RIGHT-OF-WAY:

- 1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- 2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 4. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 5. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- 7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

Line Table		
Line #	Length	Direction
L1	3.59	N83°42’11"W
L2	50.00	N06°17’49"E
L3	90.00	S87°29’18"E
L4	225.00	S06°17’49"W
L5	41.90	S83°42’11"E
L6	172.15	S74°21’19"W
L7	112.93	N87°31’59"W
L8	117.69	N78°09’57"W
L9	135.00	S12°28’32"W
L10	123.64	N77°31’22"W
L11	50.00	N74°37’19"W
L12	4.05	S15°22’41"W
L13	130.34	N77°31’22"W
L14	90.00	N73°51’45"W
L15	7.88	N02°37’30"E
L16	15.93	S15°22’41"W
L17	14.06	N12°28’38"E
L18	21.72	S31°08’48"E
L19	58.65	S74°46’14"E

Line Table		
Line #	Length	Direction
L20	21.18	S29°41’35"E
L21	29.47	S14°45’08"W
L22	44.25	S13°42’14"W
L23	44.25	S12°26’44"W
L24	44.25	S11°11’14"W
L25	44.25	S09°55’44"W
L26	44.25	S08°40’14"W
L27	44.25	S07°24’44"W
L28	29.74	S06°21’37"W
L29	21.26	S51°25’03"W
L30	60.00	S83°42’11"E
L31	21.21	S51°17’49"W
L32	16.83	N06°17’49"E
L33	44.45	N06°17’49"E
L34	44.45	N06°17’49"E
L35	55.00	N06°17’49"E
L36	55.00	N06°17’49"E
L37	19.98	S15°22’41"W

SHEET NO. 2 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

J:\AC3D\5257\Survey\5257 – SANTA RITA RANCH, PH. 4, SEC.3 PLAT

SANTA RITA RANCH PHASE 4, SECTION 3 FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC. OWNER THAT CERTAIN CALLED 195.138 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021003517, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE, 10.094 ACRE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 4, SECTION 3 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF December, 20 21.

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

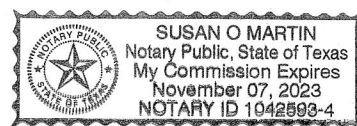
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 14th DAY OF DECEMBER, 20 21 A.D.

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



CONSENT OF MORTGAGEE

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

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

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

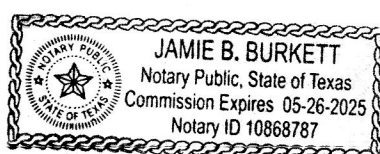
STATE OF TEXAS Travis
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF December, 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] 12/10/2021
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



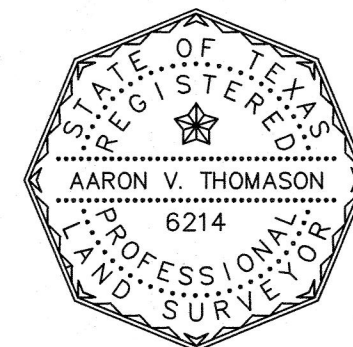
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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] 15 Dec 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



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

12-20-2021
DATE

ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 14th DAY OF December, 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

DATE

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. 3 OF 3

