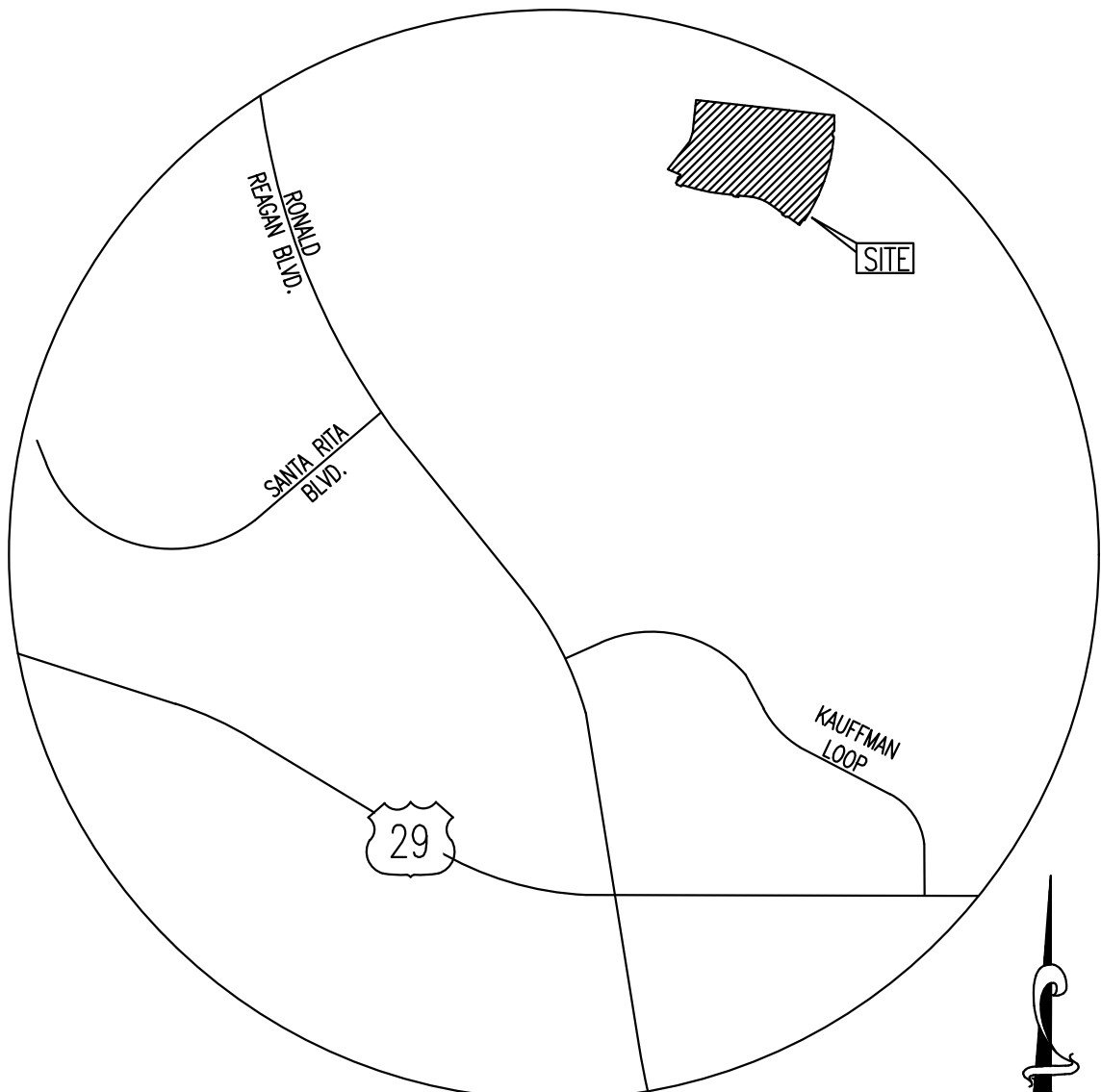
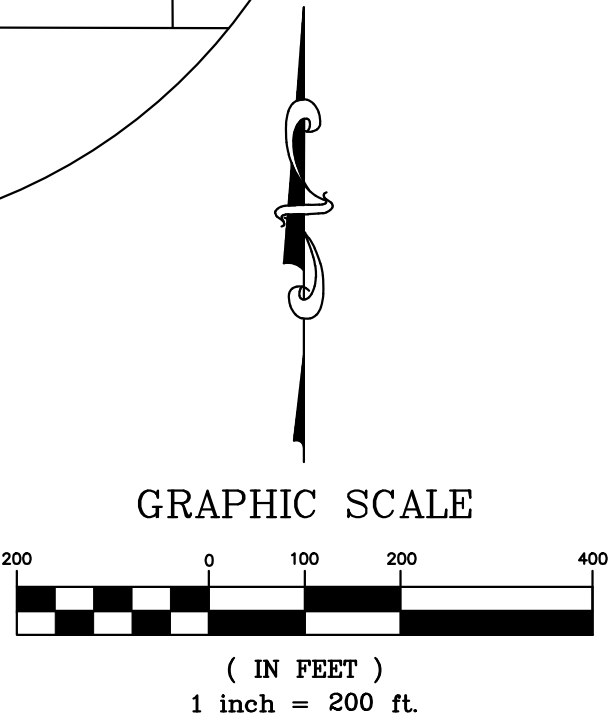


SANTA RITA RANCH PHASE 5, SECTION 1
FINAL PLAT



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - FEMA 100 YR FLOOD PLAIN
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - O.S. OPEN SPACE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - W.W.E. WASTE WATER EASEMENT

VICINITY MAP
APPROX. SCALE:
1"=2000'



DATE: JANUARY 4, 2022

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

TOTAL ACREAGE: 36.527 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	171
SINGLE FAMILY LOTS:	167
O.S., D.E., P.U.E. & L.S.E LOTS:	1
O.S., P.U.E. & L.S.E LOTS:	3

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
LYNFIELD LANE	1,450'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
REDONDA DRIVE	2,140'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
COLEMAN BEND	1,200'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BENNINGTON DRIVE	944'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BENICIA COVE	207'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
KAITLYN CIRCLE	156'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	6,097'					



SHEET NO. 1 OF 5



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900

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

SANTA RITA RANCH PHASE 5, SECTION 1

FINAL PLAT

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

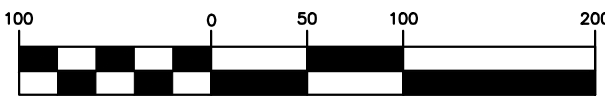
GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- - - FEMA 100 YR FLOOD PLAIN
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- L.S.E. LANDSCAPE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- O.S. OPEN SPACE

SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SANTA RITA KC, LLC
(146.160 ACRES)
DOC NO 2021157281

GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

N: 10,212,391.47
E: 3,084,864.76

SANTA RITA KC, LLC
(146.160 ACRES)
DOC NO 2021157281

N: 10,211,787.03
E: 3,086,293.11

SHEET NO. 2 OF 5



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

J:\AC3D\5259\Survey\PLAT - SANTA RITA PHASE 5 SECTION 1

SANTA RITA RANCH PHASE 5, SECTION 1

FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S80°23'39"W	21.21	15.00	90°00'00"
C2	23.56	15.00	N09°36'21"W	21.21	15.00	90°00'00"
C3	241.23	475.00	N69°09'16"W	238.64	123.27	29°05'51"
C4	23.56	15.00	S51°17'49"W	21.21	15.00	90°00'00"
C5	23.56	15.00	N38°42'11"W	21.21	15.00	90°00'00"
C6	450.25	2300.00	N78°05'42"W	449.53	225.85	11°12'59"
C7	22.94	15.00	S63°42'01"W	20.77	14.39	87°37'33"
C8	23.66	15.00	N25°18'34"W	21.29	15.10	90°23'36"
C9	23.45	15.00	N64°40'56"E	21.14	14.89	89°35'24"
C10	14.58	325.00	N21°10'20"E	14.58	7.29	2°34'12"
C11	159.99	1900.00	S00°05'57"W	159.94	80.04	4°49'29"
C12	24.55	15.00	S49°24'15"W	21.90	16.03	93°47'07"
C13	23.21	15.00	S39°22'43"E	20.96	14.65	88°38'56"
C14	955.82	1900.00	S19°21'27"W	945.78	488.25	28°49'25"
C15	23.99	15.00	S79°34'54"W	21.51	15.43	91°37'30"
C16	23.56	15.00	S09°36'21"E	21.21	15.00	90°00'00"
C17	23.56	15.00	N80°23'39"E	21.21	15.00	90°00'00"
C18	273.73	539.00	N69°09'16"W	270.80	139.88	29°05'51"
C19	23.56	15.00	S38°42'11"E	21.21	15.00	90°00'00"
C20	23.56	15.00	N51°17'49"E	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	433.80	2236.00	S78°08'43"E	433.12	217.58	11°06'57"
C22	24.21	15.00	S26°21'00"E	21.67	15.66	92°28'28"
C23	88.60	275.00	S29°07'00"W	88.21	44.69	18°27'33"
C24	104.71	325.00	S29°07'00"W	104.25	52.81	18°27'33"
C25	23.56	15.00	S83°20'47"W	21.21	15.00	90°00'00"
C26	23.55	25.00	N24°40'11"W	22.69	12.73	53°58'05"
C27	301.53	60.00	N38°20'47"E	70.59	43.64	287°56'10"
C28	23.55	25.00	S78°38'16"E	22.69	12.73	53°58'05"
C29	23.56	15.00	S06°39'13"E	21.21	15.00	90°00'00"
C30	153.83	275.00	N22°19'18"E	151.83	78.98	32°02'58"
C31	181.79	325.00	N22°19'18"E	179.43	93.34	32°02'58"
C32	21.03	25.00	N17°47'53"W	20.41	11.18	48°11'23"
C33	162.65	50.00	S51°17'49"W	99.85	897.21	186°22'46"
C34	21.03	25.00	S59°36'30"E	20.41	11.18	48°11'23"
C35	39.27	25.00	S51°17'49"W	35.36	25.00	90°00'00"
C36	23.56	15.00	N38°42'11"W	21.21	15.00	90°00'00"
C37	23.56	15.00	S51°17'49"W	21.21	15.00	90°00'00"
C38	22.49	15.00	N63°21'11"E	20.44	13.96	85°53'16"
C39	25.68	15.00	N34°39'34"W	22.66	17.28	98°05'13"
C40	622.11	1225.00	N20°50'44"E	615.45	317.92	29°05'51"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	23.56	15.00	S51°17'49"W	21.21	15.00	90°00'00"
C42	23.56	15.00	N38°42'11"W	21.21	15.00	90°00'00"
C43	23.55	25.00	S20°41'14"E	22.69	12.73	53°58'05"
C44	23.55	25.00	N33°16'51"E	22.69	12.73	53°58'05"
C45	301.53	60.00	S83°42'11"E	70.59	43.64	287°56'10"
C46	39.27	25.00	S51°17'49"W	35.36	25.00	90°00'00"
C47	21.03	25.00	S59°36'30"E	20.41	11.18	48°11'23"
C48	162.65	50.00	S51°17'49"W	99.85	897.21	186°22'46"
C49	21.03	25.00	N17°47'53"W	20.41	11.18	48°11'23"
C50	84.33	1175.00	N08°21'11"E	84.32	42.19	4°06'44"
C51	430.87	1175.00	N24°53'21"E	428.46	217.88	21°00'37"
C52	34.51	1225.00	N34°35'14"E	34.51	17.26	1°36'51"
C53	39.20	1225.00	N32°51'48"E	39.20	19.60	1°50'01"
C54	44.10	1225.00	N30°54'55"E	44.10	22.05	2°03'46"
C55	44.10	1225.00	N28°51'09"E	44.10	22.05	2°03'46"
C56	39.20	1225.00	N26°54'16"E	39.20	19.60	1°50'01"
C57	39.20	1225.00	N25°04'15"E	39.20	19.60	1°50'01"
C58	44.10	1225.00	N23°07'22"E	44.10	22.05	2°03'46"
C59	50.35	1225.00	N20°54'49"E	50.35	25.18	2°21'18"
C60	39.20	1225.00	N18°49'10"E	39.20	19.60	1°50'01"

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 10 BLOCK A, LOT 40 BLOCK C, LOT 33 BLOCK D, AND LOT 22 BLOCK E WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 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 OF 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.

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.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	39.20	1225.00	N16°59'09"E	39.20	19.60	1°50'01"
C62	39.20	1225.00	N15°09'08"E	39.20	19.60	1°50'01"
C63	44.10	1225.00	N13°12'15"E	44.10	22.05	2°03'46"
C64	44.10	1225.00	N11°08'29"E	44.10	22.05	2°03'46"
C65	39.20	1225.00	N09°11'36"E	39.20	19.60	1°50'01"
C66	39.20	1225.00	N07°21'35"E	39.20	19.60	1°50'01"
C67	3.12	1225.00	N06°22'12"E	3.12	1.56	0°08'46"
C68	3.56	1175.00	N35°18'26"E	3.56	1.78	0°10'26"
C69	44.37	1175.00	N34°08'19"E	44.36	22.19	2°09'48"
C70	44.01	1175.00	N31°59'02"E	44.01	22.01	2°08'46"
C71	49.64	1175.00	N29°42'02"E	49.64	24.83	2°25'15"
C72	49.51	1175.00	N27°16°59"E	49.51	24.76	2°24'52"
C73	49.51	1175.00	N24°52'07"E	49.51	24.76	2°24'52"
C74	44.01	1175.00	N22°35'19"E	44.01	22.01	2°08'46"
C75	44.01	1175.00	N20°26'33"E	44.01	22.01	2°08'46"
C76	44.01	1175.00	N18°17'47"E	44.01	22.01	2°08'46"
C77	58.23	1175.00	N15°48'13"E	58.22	29.12	2°50'22"
C78	56.90	275.00	S25°48'53"W	56.80	28.55	11°51'18"
C79	31.70	275.00	S35°02'40"W	31.68	15.87	6°36'14"
C80	42.34	325.00	S26°11'22"W	42.31	21.20	7°27'52"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	41.81	325.00	S33°36'27"W	41.79	20.94	7°22'18"
C82	5.97	325.00	S37°49'11"W	5.97	2.99	1°03'11"
C83	60.12	325.00	N33°02'50"E	60.03	30.14	10°35'54"
C84	41.81	325.00	N24°03'43"E	41.79	20.94	7°22'18"
C85	41.81	325.00	N16°41'25"E	41.79	20.94	7°22'18"
C86	38.05	325.00	N09°39'02"E	38.03	19.05	6°42'27"
C87	38.83	275.00	N34°18'05"E	38.80	19.45	8°05'24"
C88	65.63	275.00	N23°25'09"E	65.48	32.97	13°40'27"
C89	49.36	275.00	N11°26'22"E	49.30	24.75	10°17'06"
C90	42.91	50.00	S17°18'23"E	41.61	22.88	49°10'21"
C91	33.63	50.00	S26°32'55"W	33.00	17.48	38°32'15"
C92	40.05	50.00	S68°45'46"W	38.99	21.17	45°53'28"
C93	44.19	50.00	N62°58'13"W	42.77	23.66	50°38'36"
C94	1.86	50.00	N36°34'52"W	1.86	0.93	2°08'07"
C95	11.80	60.00	S03°19'08"E	11.78	5.92	11°16'00"
C96	44.03	60.00	S29°58'24"E	43.05	23.06	42°02'31"
C97	37.98	60.00	S69°07'34"E	37.34	19.65	36°15'50"
C98	37.98	60.00	N74°36'36"E	37.34	19.65	36°15'50"
C99	37.98	60.00	N38°20'47"E	37.34	19.65	36°15'50"
C100	37.98	60.00	N02°04'57"E	37.34	19.65	36°15'50"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	37.98	60.00	N34°10'53"W	37.34	19.65	36°15'50"
C102	44.03	60.00	N73°20'03"W	43.05	23.06	42°02'31"
C103	11.80	60.00	S80°00'42"W	11.78	5.92	11°16'00"
C104	9.88	50.00	S36°13'58"E	9.86	4.96	11°19'11"
C105	41.41	50.00	S06°50'50"E	40.24	21.98	47°27'05"
C106	35.32	50.00	S37°06'54"W	34.59	18.43	40°28'24"
C107	34.67	50.00	S77°13'08"W	33.98	18.07	39°44'02"
C108	41.36	50.00	N59°12'50"W	40.20	21.95	47°24'02"
C109	4.67	25.00	S40°52'00"E	4.66	2.34	10°42'24"
C110	16.36	25.00	S64°57'42"E	16.07	8.48	37°28'59"
C111	17.26	60.00	S52°01'20"W	17.20	8.69	16°29'07"
C112	44.76	60.00	S22°24'29"W	43.73	23.48	42°44'35"
C113	36.98	60.00	S16°37'15"E	36.40	19.10	35°18'53"
C114	35.98	60.00	S51°27'32"E	35.45	18.55	34°21'41"
C115	35.98	60.00	S85°49'13"E	35.45	18.55	34°21'41"
C116	35.47	60.00	N60°03'46"E	34.96	18.27	33°52'20"
C117	36.10	60.00	N25°53'16"E	35.56	18.62	34°28'39"
C118	48.31	60.00	N14°24'56"W	47.01	25.55	46°07'46"
C119	10.67	60.00	N42°34'33"W	10.66	5.35	10°11'27"

Line Table			
Line #	Length	Direction	
L1	154.83	N54°36'21"W	
L2	50.00	N54°36'21"W	
L3	147.47	N54°36'21"W	
L4	112.10	N83°42'11"W	
L5	50.00	N83°42'11"W	
L6	96.46	N83°42'11"W	
L7	1.93	S19°53'14"W	
L8	50.00	N70°06'46"W	
L9	64.00	N20°04'32"E	
L10	4.88	N19°53'14"E	
L11	152.40	N66°20'51"W	
L12	102.44	N18°19'25"E	

Line Table		
Line #	Length	Direction
L13	50.00	S06°17'49"W
L14	3.59	S83°42'11"E
L15	64.00	S35°23'39"W
L16	46.95	N51°39'13"W
L17	46.95	N51°39'13"W
L18	57.86	N38°20'47"E
L19	21.21	N80°23'39"E
L20	90.32	S35°23'39"W
L21	90.32	S35°23'39"W
L22	105.78	S27°26'01"W
L23	147.93	S35°23'39"W
L24	2.87	S19°53'14"W

SANTA RITA RANCH PHASE 5, SECTION 1

FINAL PLAT

METES AND BOUNDS

BEING A 36.527 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 146.160 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 36.527 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 SOUTHEAST LINE OF SAID 146.160 ACRE TRACT OF LAND, BEING IN THE NORTHWEST LINE 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, SAME BEING AT THE SOUTHERN TERMINUS OF LYNFIELD LANE (64’ R.O.W.), ALSO BEING IN THE NORTHWEST LINE OF SANTA RITA RANCH PHASE 4, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021175313, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 146.160 ACRE TRACT, THE FOLLOWING TWENTY–FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- 1) N54°36’21”W, A DISTANCE OF 154.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S80°23’39”W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N54°36’21”W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N09°36’21”W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N54°36’21”W, A DISTANCE OF 147.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 241.23 FEET, AND A CHORD THAT BEARS N69°09’16”W, A DISTANCE OF 238.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N83°42’11”W, A DISTANCE OF 112.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S51°17’49”W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N83°42’11”W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N38°42’11”W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N83°42’11”W, A DISTANCE OF 96.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE RIGHT,
- 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2300.00 FEET, AN ARC LENGTH OF 450.25 FEET, AND A CHORD THAT BEARS N78°05’42”W, A DISTANCE OF 449.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.94 FEET, AND A CHORD THAT BEARS S63°42’01”W, A DISTANCE OF 20.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S19°53’14”W, A DISTANCE OF 1.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N70°06’46”W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.66 FEET, AND A CHORD THAT BEARS N25°18’34”W, A DISTANCE OF 21.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N20°04’32”E, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE LEFT,
- 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.45 FEET, AND A CHORD THAT BEARS N64°40’56”E, A DISTANCE OF 21.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) N19°53’14”E, A DISTANCE OF 4.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE RIGHT,
- 20) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 14.58 FEET, AND A CHORD THAT BEARS N21°10’20”E, A DISTANCE OF 14.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) N66°20’51”W, A DISTANCE OF 152.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N38°20’47”E, A DISTANCE OF 382.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23) N18°19’25”E, A DISTANCE OF 102.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N06°17’49”E, A DISTANCE OF 355.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID 146.160 ACRE TRACT OF LAND,

THENCE, WITH THE NORTHERN LINE OF SAID 146.160 ACRE TRACT, AND 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, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S83°40’14”E, A DISTANCE OF 1506.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE RIGHT
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 159.99 FEET, AND A CHORD THAT BEARS S00°05’57”W, A DISTANCE OF 159.94 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A WESTERN CORNER OF SANTA RITA PHASE 4, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022005357, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A THE WESTERN TERMINUS OF EAST SANTA RITA BOULEVARD (90’ R.O.W.), SAME BEING AT A POINT OF CURVATURE TO THE RIGHT, FOR AN EASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE EASTERN LINE OF SAID 146.160 ACRE TRACT, THE WESTERN LINE OF SAID SANTA RITA PHASE 4, SECTION 3, THE WESTERN LINE OF SAID SANTA RITA PHASE 4, SECTION 2, AND THE WESTERN LINE OF SAID EAST SANTA RITA BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.55 FEET, AND A CHORD THAT BEARS S49°24’15”W, A DISTANCE OF 21.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S06°17’49”W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S83°42’11”E, A DISTANCE OF 3.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.21 FEET, AND A CHORD THAT BEARS S39°22’43”E, A DISTANCE OF 20.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 955.82 FEET, AND A CHORD THAT BEARS S19°21’27”W, A DISTANCE OF 945.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.99 FEET, AND A CHORD THAT BEARS S79°34’54”W, A DISTANCE OF 21.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 7) S35°23’39”W, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 36.527 ACRES OF LAND.

SHEET NO. 4 OF 5



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\5259\Survey\PLAT – SANTA RITA PHASE 5 SECTION 1

SANTA RITA RANCH PHASE 5, SECTION 1

FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER THAT CERTAIN CALLED 146.160 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021157281, 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 SAID 36.527 ACRE 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 AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 5, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF December, 2021.

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

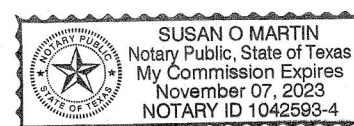
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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, 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
COUNTY OF Travis

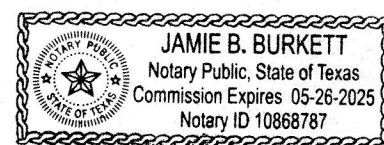
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF December, A.D., 2021.

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Jamie B. Burkett

MY COMMISSION EXPIRES: 5-26-2025



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 AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 14th DAY OF December, 2021 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
Teresa Baker
PRINTED NAME

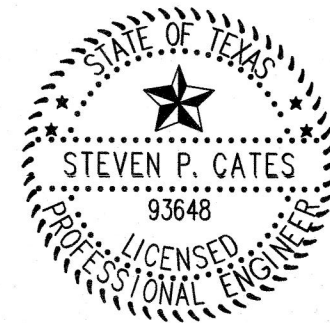
STATE OF TEXAS:

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

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.

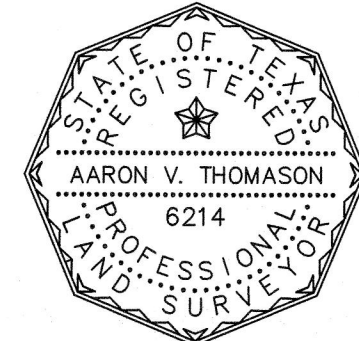
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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] 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



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 §

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. 5 OF 5



J:\AC3D\5259\Survey\PLAT - SANTA RITA PHASE 5 SECTION 1