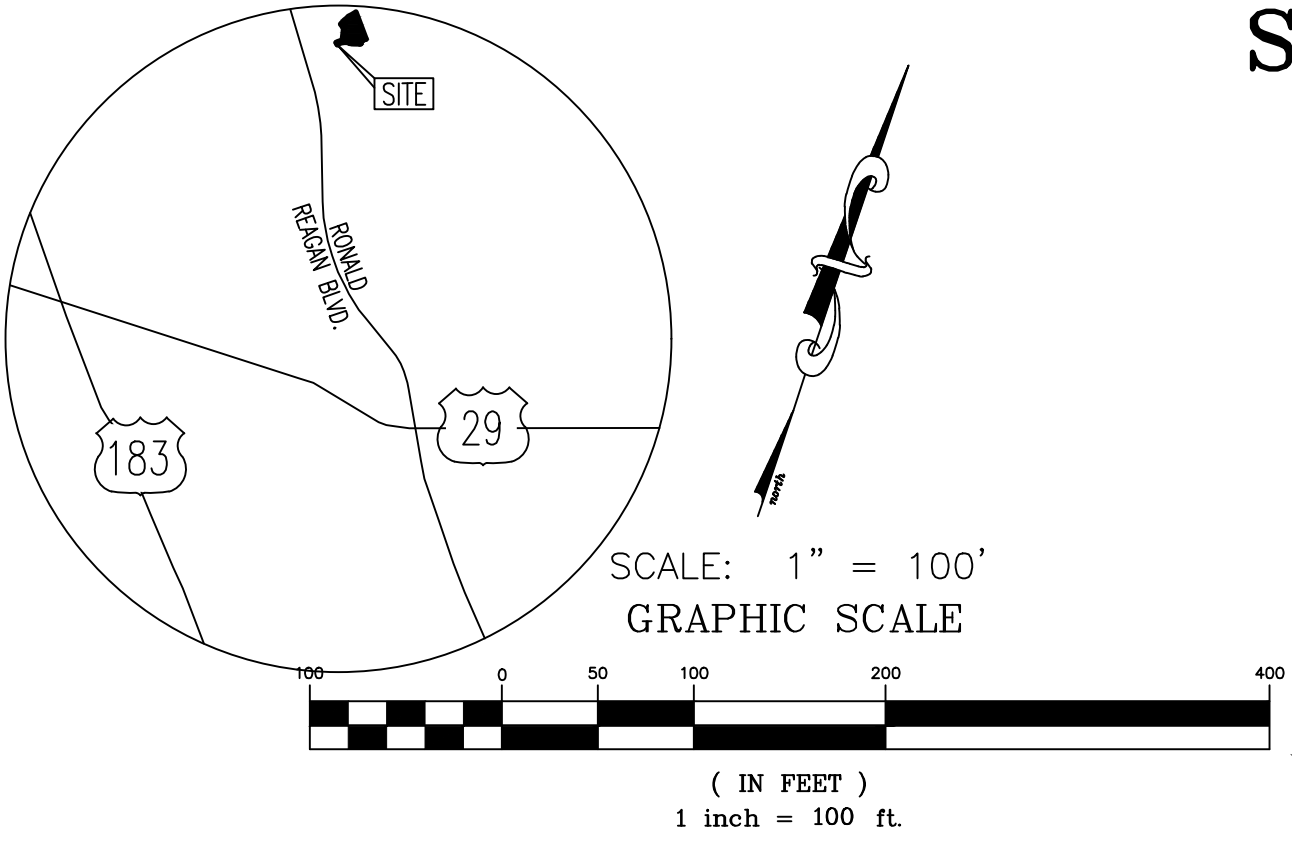


SANTA RITA RANCH PHASE 2A, SECTION 4  
FINAL PLAT



LEGEND

- BENCHMARK
- 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
- 100 YEAR DEVELOPED FLOODPLAIN PER ATLAS 14

DATE: MARCH 29, 2022  
OWNER:  
SRFV DEVELOPMENT, LLC.  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

DEVELOPER:  
SRFV DEVELOPMENT, LLC.  
1700 CROSS CREEK LANE, 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: 35.326 ACRES  
SURVEY: B. MANLOVE SURVEY,  
ABSTRACT NO. 417

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
BASTIA COVE	348'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CANDELA COURT	101'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
JACARANDA COURT	255'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
NITTA COVE	118'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
OLD TOWER ROAD	1,257'	80' R.O.W.	20' EOP-EOP	35 M.P.H.	PUBLIC	EXISTING COLLECTOR
TOWER ROAD	1,311'	120' R.O.W.	75' FOC-FOC	45 M.P.H.	PUBLIC	ARTERIAL
TRABUCO BEND	1,855'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	5,245'					

TOTAL OF LOTS	63
SINGLE FAMILY LOTS:	60
OPEN SPACE LOTS:	1
O.S., L.S.E. & P.U.E. LOTS:	1
D.E., W.Q.E., O.S., L.S.E. & P.U.E. LOTS:	1

MATCH LINE SHEET 2

TBM 1:  
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL".  
N = 10221342.40, E = 3082144.18, ELEVATION = 894.63'

TBM 2:  
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL".  
N = 10221815.61, E = 3081978.68, ELEVATION = 883.28

Carlson, Brigance & Doering, Inc.

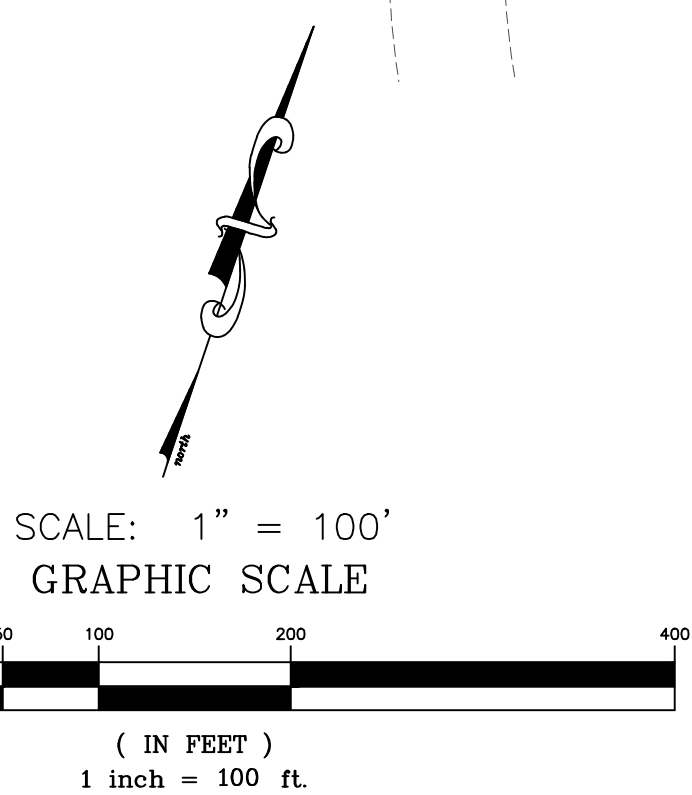
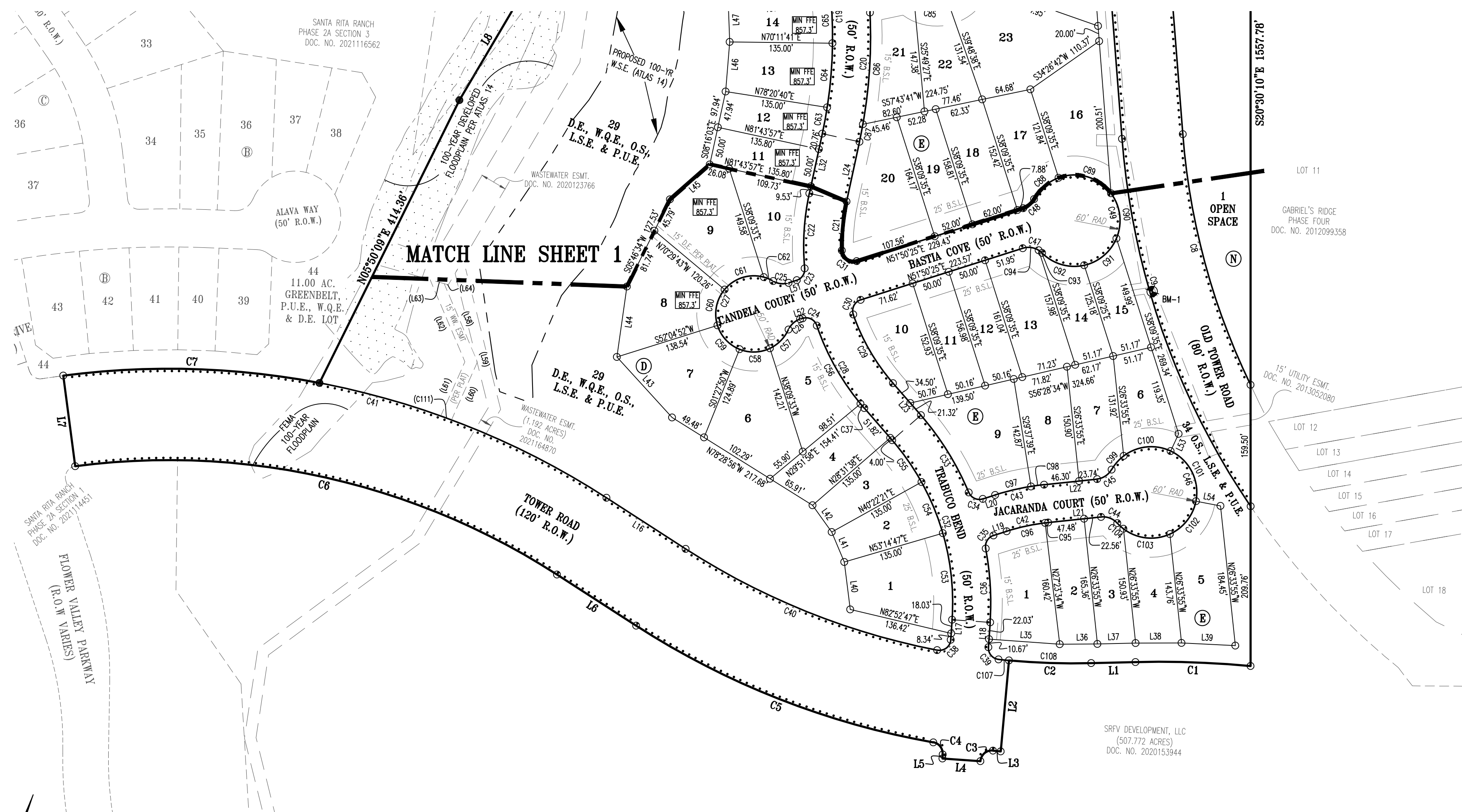
FIRM ID #F3791 REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165



SANTA RITA RANCH PHASE 2A, SECTION 4  
FINAL PLAT



LEGEND			
	BENCHMARK		D.E. DRAINAGE EASEMENT
	CAPPED 1/2" IRON ROD SET		W.Q.E. WATER QUALITY EASEMENT
	CAPPED 1/2" IRON ROD FOUND		L.S.E. LANDSCAPE EASEMENT
	1 LOT NUMBER		APPROXIMATE LOCATION OF PROPOSED SIDEWALK
	(A) BLOCK DESIGNATION		MIN FFE XXX.X'
	B.S.L. BUILDING SETBACK LINE		100 YEAR DEVELOPED FLOODPLAIN PER ATLAS 14
	P.U.E. PUBLIC UTILITY EASEMENT		

SHEET NO. 2 OF 5

**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 2A, SECTION 4  
FINAL PLAT

Line Table		
Line #	Length	Direction
L1	58.28	S68°06'53"W
L2	120.00	S15°18'03"E
L3	10.25	S74°58'34"W
L4	50.00	S73°30'05"W
L5	5.44	N16°29'55"W
L6	123.81	N77°38'57"W
L7	120.00	N28°00'38"W
L8	174.34	N09°59'46"E
L9	102.64	N07°56'36"W
L10	98.47	N50°32'27"E
L11	121.32	N52°31'32"E
L12	56.22	N36°03'33"E
L13	55.65	N51°58'10"E
L14	149.18	N59°42'31"E
L15	89.63	N54°19'33"E
L16	123.81	N77°38'57"W
L17	26.37	S16°29'55"E
L18	32.69	S16°29'55"E
L19	18.29	S51°50'25"W
L20	17.06	S51°50'25"W
L21	70.04	S63°26'05"W
L22	70.04	S63°26'05"W
L23	55.82	S61°28'22"E
L24	80.29	S08°16'03"E
L25	26.72	N57°25'50"E
L26	18.83	N57°25'50"E
L27	99.29	N42°36'15"W

Line Table		
Line #	Length	Direction
L28	26.26	N36°32'31"E
L29	11.68	N36°32'31"E
L30	88.88	S36°21'01"W
L31	60.81	S84°43'20"W
L32	80.29	S08°16'03"E
L33	71.03	N69°56'07"W
L34	94.29	S20°26'17"W
L35	93.22	N73°34'47"E
L36	49.38	N69°09'44"E
L37	50.17	N68°06'54"E
L38	60.33	N69°26'47"E
L39	70.84	N72°16'58"E
L40	62.77	S27°39'50"E
L41	42.60	S43°11'26"E
L42	43.19	S56°05'51"E
L43	107.63	S62°51'59"E
L44	93.43	S12°22'44"E
L45	69.71	S28°17'56"W
L46	65.37	S15°43'49"E
L47	46.68	S22°42'48"E
L48	55.98	S29°06'36"E
L49	65.78	S36°41'56"E
L50	48.45	S42°20'03"E
L51	11.33	N51°50'27"E
L52	3.40	N51°50'27"E
L53	25.00	S04°37'12"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	151.28	1300.00	S71°26'55"W	151.19	75.72	6°40'02"
C2	108.02	940.00	S71°24'25"W	107.96	54.07	6°35'03"
C3	24.02	15.00	S29°22'38"W	21.53	15.47	91°45'06"
C4	21.98	15.00	N58°29'07"W	20.07	13.50	83°58'25"
C5	422.24	1060.00	N89°03'39"W	419.45	213.95	22°49'22"
C6	662.17	940.00	S82°10'12"W	648.56	345.49	40°21'41"
C7	338.09	1060.00	N71°07'36"E	336.66	170.49	18°16'29"
C8	343.06	915.00	S35°37'54"E	341.06	173.57	21°28'56"
C9	517.07	995.00	S39°46'42"E	511.28	264.52	29°46'30"
C10	21.56	15.00	N16°14'51"E	19.75	13.12	82°21'57"
C11	25.56	15.00	N73°45'09"W	22.58	17.14	97°38'03"
C12	100.26	275.00	S46°59'10"W	99.70	50.69	20°53'19"
C13	118.49	325.00	S46°59'10"W	117.83	59.91	20°53'19"
C14	21.03	25.00	N60°38'13"E	20.41	11.18	48°11'23"
C15	34.53	25.00	S03°01'52"E	31.85	20.66	79°08'46"
C16	21.03	25.00	N66°41'57"W	20.41	11.18	48°11'23"
C17	153.17	50.00	S03°01'52"E	99.92	1279.86	175°31'32"
C18	137.10	645.00	N36°30'53"W	136.84	68.81	12°10'44"
C19	356.58	595.00	N25°26'09"W	351.26	183.82	34°20'12"
C20	170.83	645.00	N15°51'18"W	170.33	85.92	15°10'29"
C21	64.87	275.00	S15°01'30"E	64.72	32.59	13°30'55"
C22	98.93	325.00	S16°59'15"E	98.54	49.85	17°26'25"
C23	20.30	15.00	N13°04'00"E	18.79	12.05	77°32'54"
C24	23.27	15.00	N83°43'23"W	21.00	14.71	88°52'21"
C25	21.03	25.00	N75°56'08"E	20.41	11.18	48°11'23"
C26	21.03	25.00	S27°44'45"W	20.41	11.18	48°11'23"
C27	241.19	50.00	S38°09'33"E	66.67	44.72	276°22'46"
C28	125.85	325.00	S50°22'48"E	125.06	63.72	22°11'10"
C29	104.82	275.00	S50°33'13"E	104.18	53.05	21°50'19"
C30	23.95	15.00	S06°06'11"W	21.48	15.39	91°28'29"
C31	27.85	15.00	S74°58'16"E	24.02	20.04	106°22'37"
C32	255.11	325.00	N38°59'09"W	248.61	134.53	44°58'28"
C33	119.83	375.00	N52°19'07"W	119.32	60.43	18°18'31"
C34	22.25	15.00	S85°39'43"E	20.27	13.74	84°59'43"
C35	21.79	15.00	S10°13'32"W	19.92	13.32	83°13'47"
C36	97.46	375.00	N23°56'38"W	97.19	49.01	14°53'27"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C37	7.60	325.00	N60°48'12"W	7.60	3.80	1°20'20"
C38	25.40	15.00	N32°00'20"E	22.47	16.96	97°00'29"
C39	23.03	15.00	S60°28'50"E	20.83	14.48	87°57'51"
C40	358.33	940.00	S88°34'12"E	356.16	181.37	21°50'28"
C41	746.70	1060.00	S82°10'12"W	731.36	389.60	40°21'41"
C42	55.65	275.00	S57°38'15"W	55.55	27.92	11°35'39"
C43	65.77	325.00	S57°38'15"W	65.65	33.00	11°35'39"
C44	23.55	25.00	N89°34'53"W	22.69	12.73	53°58'05"
C45	23.55	25.00	N36°27'02"E	22.69	12.73	53°58'05"
C46	301.53	60.00	N26°33'55"W	70.59	43.64	287°56'10"
C47	27.35	25.00	S83°11'05"W	26.01	15.23	62°41'20"
C48	19.26	25.00	N29°46'14"E	18.79	10.14	44°08'22"
C49	300.37	60.00	N28°53'06"W	71.52	44.54	286°49'42"
C50	21.17	15.00	S16°59'39"W	19.46	12.78	80°52'22"
C51	24.12	15.00	S76°29'51"E	21.61	15.57	92°08'39"
C52	241.19	50.00	N32°34'10"W	66.67	44.72	276°22'46"
C53	114.89	325.00	N26°37'34"W	114.30	58.05	20°15'19"
C54	73.02	325.00	N43°11'26"W	72.87	36.67	12°52'25"
C55	67.19	325.00	N55°33'01"W	67.07	33.72	11°50'44"
C56	118.25	325.00	N49°42'37"W	117.60	59.79	20°50'49"
C57	35.54	50.00	S24°00'48"W	34.80	18.56	40°43'28"
C58	41.09	50.00	S67°55'11"W	39.95	21.79	47°05'18"
C59	44.17	50.00	N63°13'39"W	42.75	23.64	50°37'02"
C60	49.96	50.00	N09°17'29"W	47.91	27.29	57°15'17"
C61	57.00	50.00	N51°59'37"E	53.96	32.05	65°18'57"
C62	13.42	50.00	S87°39'32"E	13.38	6.75	15°22'44"
C63	35.18	595.00	N09°57'41"W	35.18	17.60	3°23'17"
C64	84.63	595.00	N15°43'49"W	84.56	42.39	8°08'59"
C65	60.40	595.00	N22°42'48"W	60.37	30.23	5°48'58"
C66	72.46	595.00	N29°06'36"W	72.41	36.27	6°58'38"
C67	85.16	595.00	N36°41'56"W	85.08	42.65	8°12'00"
C68	18.75	595.00	N41°42'06"W	18.75	9.38	1°48'19"
C69	36.14	50.00	N70°05'18"W	35.36	18.90	41°24'40"
C70	38.49	50.00	N27°19'49"W	37.55	20.25	44°06'19"
C71	51.72	50.00	N24°21'31"E	49.45	28.45	59°16'21"
C72	26.82	50.00	N69°21'48"E	26.50	13.74	30°44'13"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C73	53.38	325.00	N41°14'50"E	53.32	26.75	9°24'37"
C74	65.11	325.00	N51°41'29"E	65.00	32.66	11°28'42"
C75	3.50	275.00	S57°03'57"W	3.50	1.75	0°43'46"
C76	74.54	275.00	S48°56'11"W	74.31	37.50	15°31'46"
C77	22.22	275.00	S38°51'25"W	22.22	11.12	4°37'47"
C78	5.40	645.00	S42°21'52"E	5.40	2.70	0°28'46"
C79	131.71	645.00	S36°16'30"E	131.48	66.08	11°41'58"
C80	33.51	50.00	N28°26'26"E	32.89	17.41	38°23'58"
C81	41.51	50.00	N71°25'21"E	40.33	22.03	47°33'52"
C82	38.37	50.00	S62°48'49"E	37.43	20.18	43°57'49"
C83	34.69	50.00	S20°57'18"E	34.00	18.08	39°45'13"
C84	44.74	50.00	S24°33'21"W	43.26	23.99	51°16'03"
C85	48.37	50.00	S77°54'18"W	46.51	26.27	55°25'50"
C86	147.43	645.00	S16°53'38"E	147.11	74.04	13°05'48"
C87	23.39	645.00	S09°18'24"E	23.39	11.70	2°04'41"
C88	43.49	60.00	N28°27'57"E	42.54	22.75	41°31'48"
C89	77.04	60.00	N86°00'45"E	71.85	44.86	73°33'47"
C90	62.51	60.00	S27°21'40"E	59.72	34.42	59°41'23"
C91	57.17	60.00	S29°46'44"W	55.03	30.96	54°35'26"
C92	60.17	60.00	S85°48'06"W	57.68	32.89	57°27'18"
C93	5.69	25.00	N71°59'32"W	5.68	2.86	13°02'33"
C94	21.66	25.00	S76°39'49"W	20.99	11.56	49°38'47"
C95	3.97	275.00	S63°01'15"W	3.97	1.99	0°49'38"
C96	51.68	275.00	S57°13'26"W	51.60	25.92	10°46'01"
C97	48.40	325.00	N56°06'23"E	48.35	24.24	8°31'56"
C98	17.37	325.00	N61°54'13"E	17.37	8.69	3°03'44"
C99	24.21	60.00	N21°01'28"E	24.04	12.27	23°06'58"
C100	64.97	60.00	N63°36'05"E	61.84	36.08	62°02'15"
C101	79.45	60.00	S47°26'38"E	73.77	46.77	75°52'20"
C102	57.37	60.00	S17°53'01"W	55.21	31.09	54°46'59"
C103	64.57	60.00	S76°06'16"W	61.50	35.81	61°39'29"
C104	10.96	60.00	N67°49'55"W	10.95	5.50	10°28'10"
C105	21.03	25.00	S81°31'31"W	20.41	11.18	48°11'23"
C106	21.03	25.00	N33°20'08"E	20.41	11.18	48°11'23"
C107	13.75	940.00	N75°07'05"E	13.75	6.88	0°50'17"
C108	121.77	940.00	N71°49'34"E	121.69	60.97	7°25'21"



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\5338\Survey\PLAT - SANTA RITA RANCH 2A-4



SANTA RITA RANCH PHASE 2A, SECTION 4  
FINAL PLAT

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 LEINS

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, EXCEPT LOTS 8, 9 & 11-20, BLOCK D. 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 SEPTEMBER 24, 2021.
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 19C/GEORGETOWN UTILITY SYSTEMS.
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19C/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.

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 35.326 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 507.772 TRACT OF LAND CONVEYED TO SRFV DEVELOPMENT, LLC IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 35.326 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 507.772 ACRES, BEING AT THE NORTHWEST CORNER OF LOT 10, GABRIEL'S RIDGE, PHASE FOUR, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2012099358, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 258 (R.O.W. VARIES), FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S20°30'10"E, WITH THE EAST LINE OF SAID 507.772 ACRE TRACT AND THE WEST LINE OF SAID GABRIEL'S RIDGE, PHASE FOUR, PASSING THE SOUTH LINE OF SAID GABRIEL'S RIDGE, PHASE FOUR, AND CONTINUING OVER AND ACROSS SAID 507.772 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 1557.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 507.772 ACRE TRACT OF LAND, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1300.00 FEET, AN ARC LENGTH OF 151.28 FEET, AND A CHORD THAT BEARS S71°26'55"W, A DISTANCE OF 151.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S68°06'53"W, A DISTANCE OF 58.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 108.02 FEET, AND A CHORD THAT BEARS S71°24'25"W, A DISTANCE OF 107.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S15°18'03"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S74°58'34"W, A DISTANCE OF 10.25 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,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.02 FEET, AND A CHORD THAT BEARS S29°22'38"W, A DISTANCE OF 21.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S73°30'05"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N16°29'55"W, A DISTANCE OF 5.44 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,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.98 FEET, AND A CHORD THAT BEARS N58°29'07"W, A DISTANCE OF 20.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 422.24 FEET, AND A CHORD THAT BEARS N89°03'39"W, A DISTANCE OF 419.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N77°38'57"W, A DISTANCE OF 123.81 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,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 662.17 FEET, AND A CHORD THAT BEARS S82°10'12"W, A DISTANCE OF 648.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 13) N28°00'38"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE SOUTH LINE OF LOT 44, BLOCK B, SANTA RITA RANCH, PHASE 2A, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021116562, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 507.772 ACRE TRACT, AND WITH THE BOUNDARY LINE OF SAID SANTA RITA RANCH, PHASE 2A, SECTION 3, THE FOLLOWING FIVE (5) COURSE AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 338.09 FEET, AND A CHORD THAT BEARS N71°07'36"E, A DISTANCE OF 336.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N05°50'09"E, A DISTANCE OF 414.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N09°59'46"E, A DISTANCE OF 174.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N07°56'36"E, A DISTANCE OF 102.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 5) N36°27'30"W, PASSING THE SOUTHEAST CORNER OF A CALLED 8.126 ACRE TRACT OF LAND CONVEYED TO REAGAN RIVER HOLDINGS, LTD IN DOCUMENT NUMBER 2021011817, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 256.71 FEET TO A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID 507.772 ACRE TRACT, BEING AT AN EASTERN CORNER OF SAID 8.126 ACRE TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF SAID COUNTY ROAD 258, FOR A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID 507.772 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID COUNTY ROAD 258, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) N44°18'15"E, A DISTANCE OF 286.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER,
- 2) N50°32'27"E, A DISTANCE OF 98.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER,
- 3) N52°31'32"E, A DISTANCE OF 121.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER,
- 4) N36°03'33"E, A DISTANCE OF 56.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER,
- 5) N51°58'10"E, A DISTANCE OF 55.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER,
- 6) N59°42'31"E, A DISTANCE OF 149.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER,
- 7) N60°25'36"E, WITH THE NORTHERN TERMINUS LINE OF OLD TOWER ROAD (80' R.O.W.), A DISTANCE OF 199.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER, AND
- 8) N54°19'33"E, A DISTANCE OF 89.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.326 ACRES OF LAND.



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

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♦  
Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

J:\AC3D\5338\Survey\PLAT - SANTA RITA RANCH 2A-4



# SANTA RITA RANCH PHASE 2A, SECTION 4 FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SRFV DEVELOPMENT, LLC, OWNER THAT CERTAIN CALLED 507.772 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 2A, SECTION 4 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29 DAY OF March, 2022

SRFV DEVELOPMENT, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

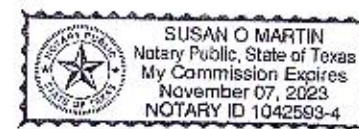
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 29<sup>th</sup> DAY OF March, 2022 A.D.

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



STATE OF TEXAS:  
COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #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] 3/29/2022 DATE  
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] 29 March 2022 DATE  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



### CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEEDS 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  
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 29 DAY OF March, 2022, A.D.

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]  
JERRY MILLARD, JR., INTERIM DIRECTOR OF PLANNING  
CITY OF LIBERTY HILL, TEXAS

March 31 2022  
DATE

### ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 29 DAY OF March, 2022 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

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 §  
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

PRINTED NAME: \_\_\_\_\_

