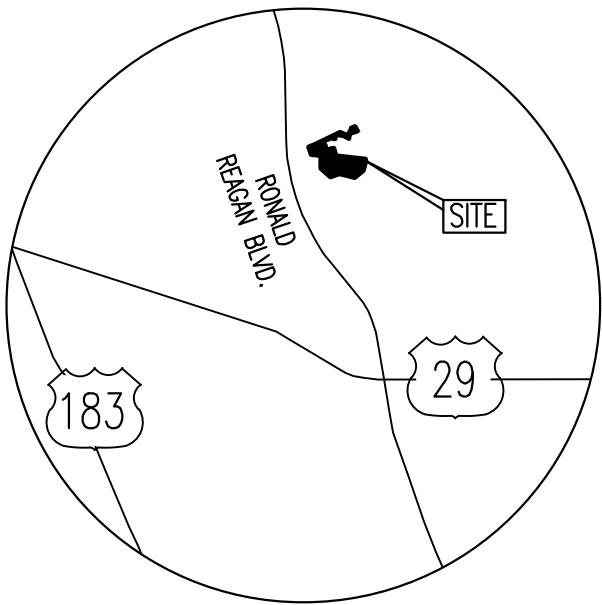
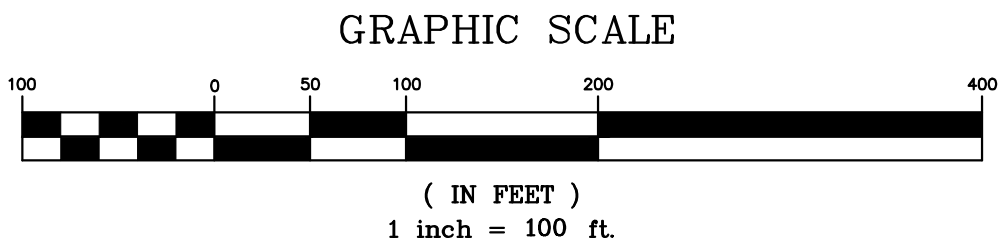


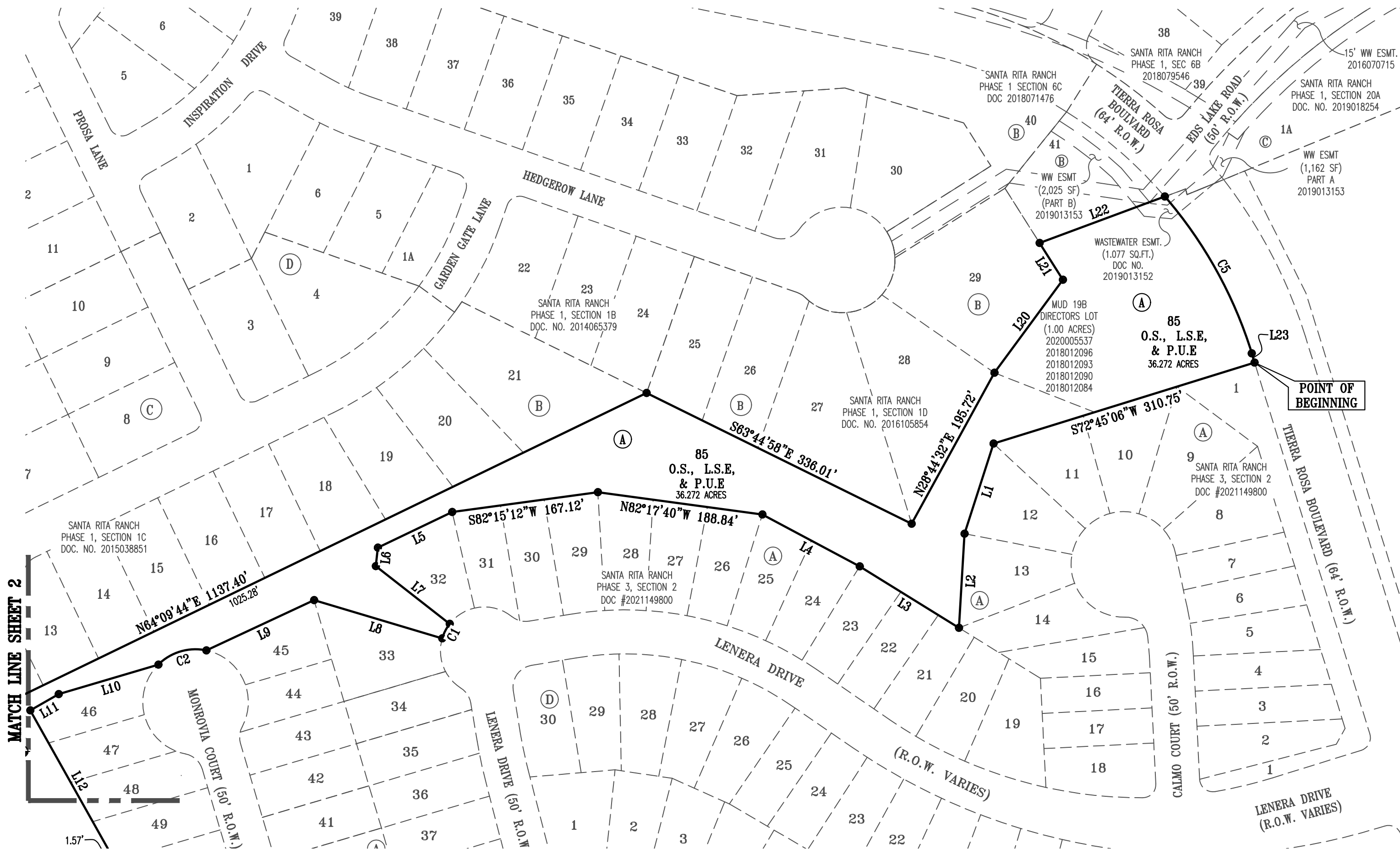
SANTA RITA RANCH PHASE 3, SECTION 4  
FINAL PLAT



SCALE: 1" = 100'



- LEGEND**
- BENCHMARK
  - CAPPED 1/2" IRON ROD SET
  - CAPPED 1/2" IRON ROD FOUND
  - LOT NUMBER
  - BLOCK DESIGNATION
  - BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - S.L.E. SIGHT LINE EASEMENT
  - O.S. OPEN SPACE
  - MIN FFF XXXX' MINIMUM FINISHED FLOOR ELEVATION



TOTAL ACREAGE: 41.401 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: 111  
NO. OF SINGLE FAMILY LOTS: 107  
NO. OF OPEN SPACE, W.Q.E., D.E.,  
L.S.E. & P.U.E. LOTS: 1  
NO. OF OPEN SPACE, & P.U.E. LOTS: 2  
NO. OF OPEN SPACE, & L.S.E. LOTS: 1

DATE: APRIL 18, 2022

OWNERS:

SANTA RITA KC, LLC.  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

SUSAN HORTON  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

ANDREW BILGER  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

JILL BETTS  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

JENNIFER WIEBRAND  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

RICK IMIG  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

DEVELOPER:

SANTA RITA KC, LLC.  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:

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

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
AHERN COURT	196'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BEREAN LANE	386'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
DYCUS BEND	1,439'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
GERONA COURT	459'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MONRIVA WAY	715'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	3,195'					

BENCHMARKS:

TBM-1: CAPPED 1/2 INCH IRON ROD  
SET STAMPED "CONTROL"  
N: 10214063.58, E: 3081822.55  
ELEV = 1034.36' (NAVD88)

TBM-2: CAPPED 1/2 INCH IRON ROD  
SET STAMPED "CONTROL"  
N: 10213496.32, E: 3082347.38  
ELEV = 1026.30' (NAVD88)

SHEET NO. 1 OF 7

**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\5268\Survey\SANTA RITA RANCH 3-4 PLAT

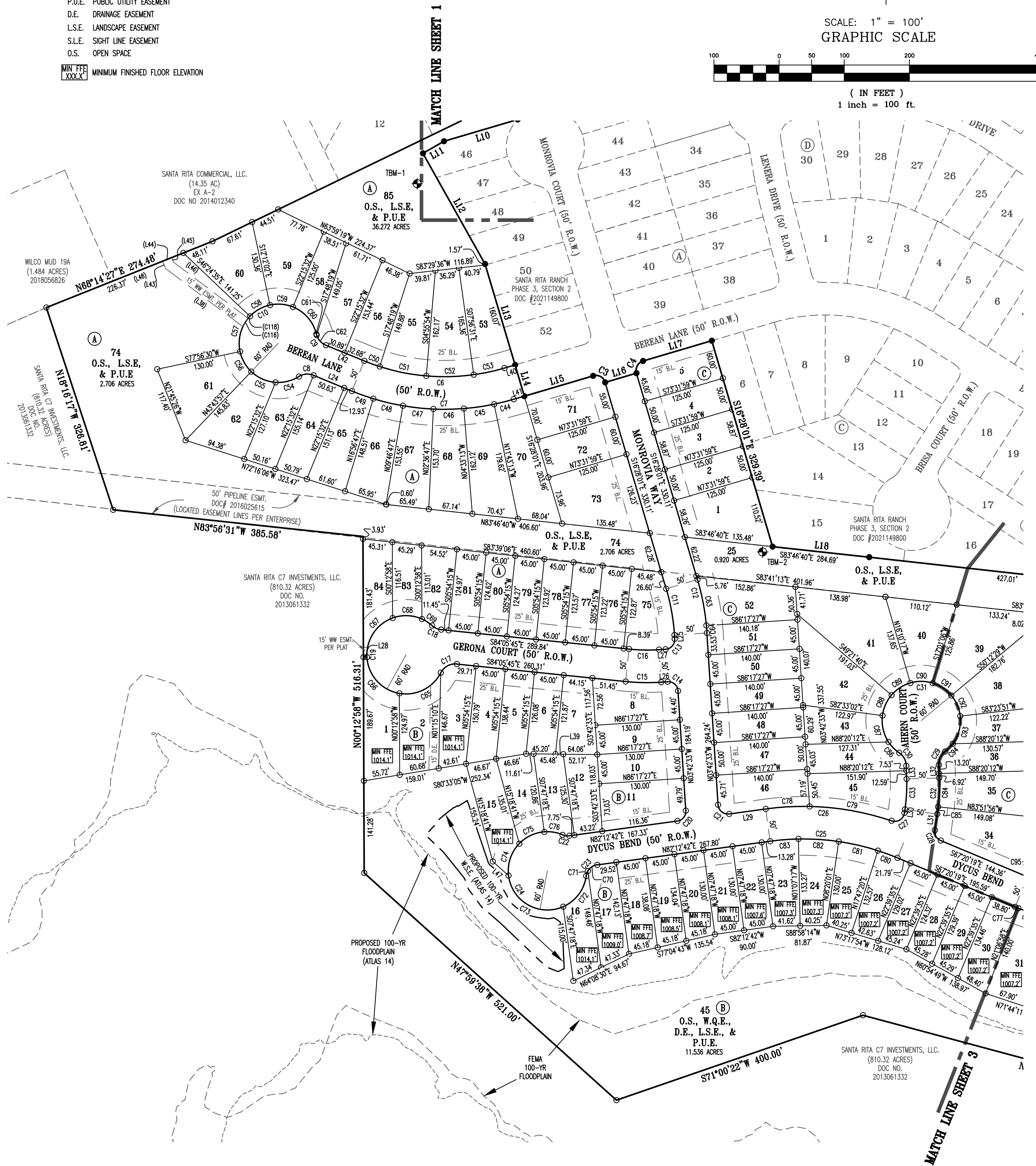
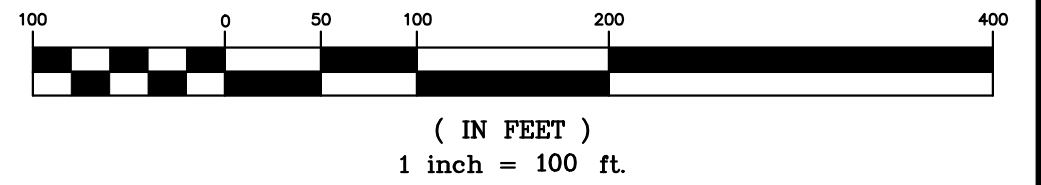
# SANTA RITA RANCH PHASE 3, SECTION 4

## FINAL PLAT

### LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- (A) BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- O.S. OPEN SPACE
- MIN F.F.E. XXX.X MINIMUM FINISHED FLOOR ELEVATION

SCALE: 1" = 100'  
GRAPHIC SCALE



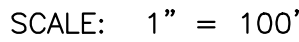
**Carlson, Brigrance & Doering, Inc.**

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

# FINAL PLAT



### LEGEND

- |  |                                  |
|--|----------------------------------|
|                   | BENCHMARK                        |
|                   | CAPPED 1/2" IRON ROD SET         |
|                   | CAPPED 1/2" IRON ROD FOUND       |
| <b>1</b>   | LOT NUMBER                       |
|                   | BLOCK DESIGNATION                |
| <b>B.L.</b>  | BUILDING SETBACK LINE            |
| <b>P.U.E.</b>  | PUBLIC UTILITY EASEMENT          |
| <b>D.E.</b>  | DRAINAGE EASEMENT                |
| <b>L.S.E.</b>  | LANDSCAPE EASEMENT               |
| <b>S.L.E.</b>  | SIGHT LINE EASEMENT              |
| <b>O.S.</b>  | OPEN SPACE                       |
| <div style="border: 1px solid black; padding: 2px; display: inline-block;">XXX.X"<br/>MIN. FFE</div> | MINIMUM FINISHED FLOOR ELEVATION |

**SHEET NO. 3 OF 7**

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\5268\Survey\SANTA RITA RANCH 3-4 PLAT

SANTA RITA RANCH PHASE 3, SECTION 4  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	18.67	50.00	S27°17'57"W	18.56	9.44	21°23'27"
C2	59.28	60.00	S73°31'59"W	56.89	32.31	56°36'17"
C3	23.56	15.00	S61°28'01"E	21.21	15.00	90°00'00"
C4	23.56	15.00	N28°31'59"E	21.21	15.00	90°00'00"
C5	205.13	500.00	S29°00'04"E	203.69	104.03	23°30'21"
C6	219.67	325.00	S87°06'14"E	215.51	114.21	38°43'33"
C7	253.46	375.00	S87°06'14"E	248.66	131.79	38°43'33"
C8	23.55	25.00	S85°16'30"W	22.69	12.73	53°58'05"
C9	23.55	25.00	S40°45'25"E	22.69	12.73	53°58'05"
C10	301.53	60.00	S22°15'32"W	70.59	43.64	287°56'10"
C11	72.37	325.00	N10°05'17"W	72.22	36.33	12°45'28"
C12	83.50	375.00	N10°05'17"W	83.33	41.92	12°45'28"
C13	23.56	15.00	N41°17'27"E	21.21	15.00	90°00'00"
C14	23.56	15.00	N48°42'33"W	21.21	15.00	90°00'00"
C15	54.53	325.00	S88°54'10"E	54.46	27.33	9°36'46"
C16	46.14	275.00	S88°54'09"E	46.09	23.12	9°36'48"
C17	29.94	25.00	S61°35'32"W	28.18	17.06	68°37'25"
C18	15.58	25.00	S66°14'27"E	15.33	8.05	35°42'37"
C19	297.75	60.00	S10°33'10"E	73.60	46.60	284°20'02"
C20	22.49	15.00	N39°15'04"E	20.44	13.97	85°55'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	24.63	15.00	S50°44'56"E	21.95	16.11	94°04'45"
C22	10.68	20.00	S82°29'10"E	10.56	5.47	30°36'16"
C23	26.07	20.00	S44°52'28"W	24.26	15.26	74°40'29"
C24	298.74	60.00	S29°49'24"E	72.82	45.81	285°16'45"
C25	199.29	375.00	N82°33'49"W	196.96	102.06	30°26'59"
C26	195.77	425.00	N84°35'32"W	194.04	99.65	26°23'32"
C27	26.31	15.00	N58°21'37"E	23.06	18.03	100°29'13"
C28	19.75	15.00	S29°36'39"E	18.36	11.60	75°27'20"
C29	23.55	25.00	S25°19'15"W	22.69	12.73	53°58'05"
C30	23.55	25.00	N28°38'51"W	22.69	12.73	53°58'05"
C31	301.53	60.00	S88°20'12"W	70.59	43.64	287°56'10"
C32	55.48	325.00	N03°13'36"E	55.41	27.81	9°46'49"
C33	46.94	275.00	N03°13'36"E	46.88	23.53	9°46'49"
C34	54.78	205.00	S74°59'38"E	54.62	27.55	15°18'39"
C35	41.42	155.00	S74°59'38"E	41.30	20.83	15°18'39"
C36	39.27	25.00	N52°21'02"E	35.36	25.00	90°00'00"
C37	21.03	25.00	N58°33'16"W	20.41	11.18	48°11'23"
C38	162.65	50.00	N52°21'02"E	99.85	897.21	186°22'46"
C39	21.03	25.00	S16°44'39"E	20.41	11.18	48°11'23"
C40	85.08	975.00	N04°51'02"E	85.06	42.57	5°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	89.45	1025.00	N04°51'02"E	89.42	44.75	5°00'00"
C42	157.79	775.00	S08°11'00"W	157.51	79.17	11°39'54"
C43	154.34	725.00	S08°26'58"W	154.05	77.46	12°11'51"
C44	31.07	375.00	S75°54'23"W	31.06	15.54	4°44'48"
C45	46.91	375.00	S81°51'47"W	46.88	23.48	7°10'00"
C46	46.91	375.00	S89°01'47"W	46.87	23.48	7°10'00"
C47	46.91	375.00	N83°48'13"W	46.88	23.48	7°10'00"
C48	46.91	375.00	N76°38'13"W	46.88	23.48	7°10'00"
C49	34.77	375.00	N70°23'51"W	34.76	17.40	5°18'45"
C50	25.26	325.00	S69°58'04"E	25.26	12.64	4°27'13"
C51	73.02	325.00	S78°37'53"E	72.87	36.67	12°52'25"
C52	73.02	325.00	N88°29'41"E	72.87	36.67	12°52'25"
C53	48.36	325.00	N77°47'44"E	48.31	24.22	8°31'30"
C54	37.46	60.00	S76°10'32"W	36.85	19.36	35°46'11"
C55	41.54	60.00	N66°06'13"W	40.72	21.64	39°40'19"
C56	35.82	60.00	N29°09'46"W	35.29	18.46	34°12'33"
C57	58.27	60.00	N15°45'58"E	56.01	31.67	55°38'55"
C58	35.82	60.00	N60°41'42"E	35.29	18.46	34°12'33"
C59	35.71	60.00	S85°08'53"E	35.19	18.40	34°06'18"
C60	56.89	60.00	S40°56'03"E	54.78	30.78	54°19'21"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	1.80	25.00	S15°49'51"E	1.80	0.90	4°06'56"
C62	21.75	25.00	S42°48'53"E	21.07	11.62	49°51'09"
C63	72.03	375.00	S10°57'52"E	71.92	36.12	11°00'17"
C64	11.47	375.00	S04°35'08"E	11.47	5.74	1°45'10"
C65	75.93	60.00	S63°32'06"W	70.97	44.00	72°30'34"
C66	80.43	60.00	N41°48'30"W	74.54	47.56	76°48'14"
C67	76.75	60.00	N33°14'16"E	71.62	44.63	73°17'16"
C68	46.15	60.00	S88°04'52"E	45.03	24.29	44°04'29"
C69	18.49	60.00	S57°12'53"E	18.42	9.32	17°39'29"
C70	17.70	20.00	S56°51'36"W	17.13	9.48	50°42'11"
C71	8.37	20.00	S19°31'22"W	8.31	4.25	23°58'18"
C72	61.30	60.00	S36°48'18"W	58.67	33.63	58°32'10"
C73	112.28	60.00	N60°19'08"W	96.60	81.41	107°12'59"
C74	53.28	60.00	N18°43'37"E	51.54	28.54	50°52'30"
C75	43.32	60.00	N64°50'57"E	42.39	22.65	41°22'11"
C76	28.57	60.00	S80°49'30"E	28.30	14.56	27°16'56"
C77	5.53	205.00	N68°06'40"W	5.53	2.76	1°32'43"
C78	67.45	425.00	N86°45'30"E	67.38	33.80	9°05'37"
C79	128.32	425.00	S80°02'44"E	127.83	64.65	17°17'55"
C80	31.90	375.00	N69°46'32"W	31.89	15.96	4°52'27"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	61.88	375.00	N76°56'25"W	61.81	31.01	9°27'19"
C82	61.88	375.00	N86°23'44"W	61.81	31.01	9°27'18"
C83	43.62	375.00	S85°32'40"W	43.60	21.84	6°39'55"
C84	44.23	325.00	S02°14'08"W	44.20	22.15	7°47'53"
C85	11.24	325.00	S07°07'33"W	11.24	5.62	1°58'56"
C86	23.62	60.00	N44°21'13"W	23.47	11.97	22°33'21"
C87	42.44	60.00	N12°48'48"W	41.56	22.15	40°31'30"
C88	34.76	60.00	N24°02'39"E	34.27	17.88	33°11'23"
C89	34.76	60.00	N57°14'02"E	34.27	17.88	33°11'23"
C90	34.76	60.00	S89°34'36"E	34.27	17.88	33°11'23"
C91	34.76	60.00	S56°23'13"E	34.27	17.88	33°11'23"
C92	34.76	60.00	S23°11'50"E	34.27	17.88	33°11'23"
C93	44.97	60.00	S14°52'05"W	43.92	23.60	42°56'27"
C94	16.72	60.00	S44°19'17"W	16.67	8.41	15°57'59"
C95	7.51	155.00	S68°43'38"E	7.51	3.76	2°46'37"
C96	33.91	155.00	S76°22'57"E	33.84	17.02	12°32'01"
C97	26.95	50.00	S25°23'58"E	26.62	13.81	30°52'45"
C98	55.64	50.00	S21°55'20"W	52.82	31.10	63°45'50"
C99	33.63	50.00	S73°04'23"W	33.00	17.48	38°32'15"
C100	46.42	50.00	N61°03'32"W	44.77	25.04	53°11'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	1.71	25.00	N36°25'16"W	1.71	0.86	3°55'22"
C102	19.32	25.00	N60°30'57"W	18.84	10.17	44°16'01"
C103	26.01	1025.00	S03°04'39"W	26.01	13.00	1°27'14"
C104	43.31	1025.00	S05°00'54"W	43.31	21.66	2°25'16"
C105	20.13	1025.00	S06°47'17"W	20.13	10.06	1°07'30"
C106	6.81	975.00	N07°09'02"E	6.81	3.40	0°24'00"
C107	53.51	975.00	N05°22'42"E	53.50	26.76	3°08'40"
C108	24.77	975.00	N03°04'42"E	24.77	12.38	1°27'20"
C109	57.12	725.00	S12°17'29"W	57.10	28.57	4°30'50"
C110	60.13	725.00	S07°39'31"W	60.11	30.08	4°45'06"
C111	37.10	725.00	S03°49'00"W	37.10	18.55	2°55'55"
C112	40.52	775.00	N03°50'54"E	40.51	20.26	2°59'44"
C113	60.06	775.00	N07°33'59"E	60.05	30.05	4°26'25"
C114	57.21	775.00	N11°54'04"E	57.19	28.62	4°13'45"
C115	40.17	205.00	N74°29'52"W	40.11	20.15	11°13'41"
C117	9.08	205.00	S81°22'50"E	9.08	4.54	2°32'15"

Line Table		
Line #	Length	Direction
L1	107.59	S17°51'26"W
L2	107.14	S03°24'06"W
L3	132.71	N58°14'36"W
L4	125.33	N61°54'47"W
L5	93.72	S64°22'17"W
L6	21.09	S06°10'59"W
L7	106.59	S52°00'20"E
L8	152.05	N73°23'47"W
L9	135.16	S64°57'56"W
L10	118.19	S73°31'59"W
L11	37.19	S60°08'14"W
L12	194.61	S29°17'30"E
L13	161.63	S16°35'55"E
L14	50.00	S16°28'01"E
L15	110.00	N73°31'59"E
L16	50.00	N73°31'59"E
L17	110.00	N73°31'59"E
L18	149.21	S83°46'40"E
L19	75.42	S09°58'33"E
L20	131.25	N36°21'06"E
L21	49.40	N32°18'04"W

Line Table		
Line #	Length	Direction
L22	151.82	N69°39'04"E
L23	10.99	S17°12'28"E
L24	63.57	S67°44'28"E
L25	5.76	N03°42'33"W
L26	10.00	N86°17'27"E
L27	10.00	N86°17'27"E
L28	5.52	N89°50'54"E
L29	56.70	N82°12'42"E
L30	5.41	N08°07'01"E
L31	25.03	N08°07'01"E
L32	20.13	N01°39'48"W
L33	20.13	N01°39'48"W
L34	63.47	S82°38'58"E
L35	69.38	S82°38'58"E
L36	79.26	S07°21'02"W
L37	73.36	S07°21'02"W
L39	109.26	S89°26'20"E
L40	16.88	N73°31'59"E
L41	16.88	N73°31'59"E
L42	63.57	S67°44'28"E
L47	32.42	S48°07'28"E

Easement Line Table		
Line #	Length	Direction
(L38)	148.38	N52°59'15"W
(L43)	12.22	N23°57'01"W
(L44)	15.01	N68°14'27"E
(L45)	7.77	S23°57'01"E
(L46)	143.27	S52°59'15"E
(L48)	191.93	N68°14'27"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C116)	15.09	60.00	S32°21'12"W	15.05	7.58	14°24'34"
(C118)	4.22	60.00	S41°34'27"W	4.22	2.11	4°01'56"

SHEET NO. 4 OF 7



SANTA RITA RANCH PHASE 3, SECTION 4
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 41.401 ACRE TRACT OF LAND, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 155.03 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2020084484, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 41.401 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 WEST RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (64’ R.O.W.), BEING AT A NORTHERN CORNER OF LOT 1, BLOCK A, SANTA RITA RANCH PHASE 3 SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149800, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A WEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 155.03 ACRE TRACT AND WITH THE NORTHERN, WESTERN AND SOUTHERN LINES OF SAID SANTA RITA PHASE 3 SECTION 2, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES, NUMBERED 1 THROUGH 27,

- 1) S72°45’06”W, A DISTANCE OF 310.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S17°51’26”W, A DISTANCE OF 107.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) S03°24’06”W, A DISTANCE OF 107.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N58°14’36”W, A DISTANCE OF 132.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N61°54’47”W, A DISTANCE OF 125.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N82°17’40”W, A DISTANCE OF 188.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S82°15’12”W, A DISTANCE OF 167.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8) S64°22’17”W, A DISTANCE OF 93.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) S06°10’59”W, A DISTANCE OF 21.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 10) S52°00’20”E, A DISTANCE OF 106.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 11) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 18.67 FEET, AND A CHORD THAT BEARS S27°17’57”W, A DISTANCE OF 18.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,
- 12) N73°23’47”W, A DISTANCE OF 152.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 13) S64°57’56”W, A DISTANCE OF 135.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 59.28 FEET, AND A CHORD THAT BEARS S73°31’59”W, A DISTANCE OF 56.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,
- 15) S73°31’59”W, A DISTANCE OF 118.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 16) S60°08’14”W, A DISTANCE OF 37.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 17) S29°17’30”E, A DISTANCE OF 194.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 18) S16°35’55”E, A DISTANCE OF 161.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 19) S16°28’01”E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 20) N73°31’59”E, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 21) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S61°28’01”E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,
- 22) N73°31’59”E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N28°31’59”E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,
- 24) N73°31’59”E, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 25) S16°28’01”E, A DISTANCE OF 329.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 26) S83°46’40”E, A DISTANCE OF 149.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 27) S83°39’12”E, A DISTANCE OF 1052.67 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 57, BLOCK B, SAID SANTA RITA RANCH PHASE 3 SECTION 2,

THENCE, OVER AND ACROSS SAID 155.03 ACRE TRACT AND A CALLED 810.32 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 2,

- 1) S09°58’33”E, A DISTANCE OF 75.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) S16°00’22”W, PASSING A SOUTHERN CORNER OF SAID 155.03 ACRE TRACT OF LAND, AND CONTINUING FOR A TOTAL DISTANCE OF 406.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” IN THE SOUTH LINE OF SAID 155.03 ACRE TRACT OF LAND,

THENCE, WITH THE SOUTH LINE OF SAID 155.03 ACRE TRACT AND OVER AND ACROSS SAID 810.32 ACRE TRACT OF LAND, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) S50°00’22”W, A DISTANCE OF 446.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR CORNER,
- 2) N74°59’38”W, A DISTANCE OF 737.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR CORNER,
- 3) S71°00’22”W, A DISTANCE OF 400.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 4) N47°59’38”W, A DISTANCE OF 521.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR CORNER,
- 5) N00°12’58”W, A DISTANCE OF 516.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR CORNER,
- 6) N83°56’31”W, A DISTANCE OF 385.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” FOR CORNER, AND
- 7) N18°16’17”W, A DISTANCE OF 326.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” IN THE NORTH LINE OF SAID 810.32 ACRE TRACT OF LAND, BEING AT THE WESTERNMOST CORNER OF SAID 155.03 ACRE TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF A CALLED 1.484 ACRE TRACT OF LAND CONVEYED TO WILCO MUD 19A IN DOCUMENT NUMBER 2018056826, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N68°14’27”E, WITH THE NORTH LINE OF SAID 155.03 ACRE TRACT, THE NORTH LINE OF SAID 810.32 ACRE TRACT, AND THE SOUTH LINE OF SAID 1.484 ACRE TRACT OF LAND, PASSING THE EASTERNMOST CORNER OF SAID 1.484 ACRE TRACT OF LAND, BEING A SOUTHERN CORNER OF A CALLED 14.35 ACRE TRACT OF LAND CONVEYED TO SANTA RITA COMMERCIAL, LLC IN DOCUMENT NUMBER 2014012340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED “CBD SETSTONE” IN THE SOUTH LINE OF SAID 14.35 ACRE TRACT, BEING IN THE NORTH LINE OF SAID 155.03 ACRE TRACT OF LAND, FOR A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N64°09’44”E, WITH THE NORTH LINE OF SAID 155.03 ACRE TRACT, THE SOUTH LINE OF SAID 14.35 ACRE TRACT OF LAND, PASSING THE SOUTHWEST CORNER OF LOT 12, BLOCK B, SANTA RITA RANCH PHASE 1 SECTION 1C, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015038851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1137.40 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF LOT 21, BLOCK B, SAID SANTA RITA RANCH PHASE 1 SECTION 1C, BEING AT THE SOUTHERNMOST CORNER OF LOT 24, BLOCK B, SANTA RITA RANCH PHASE 1 SECTION 1B, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2014065379, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE WESTERNMOST CORNER OF LOT 25, BLOCK B, SANTA RITA RANCH PHASE 1 SECTION 1D, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2016105854, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF SAID 155.03 ACRE TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 155.03 ACRE TRACT AND SAID SANTA RITA RANCH PHASE 1 SECTION 1D, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) S63°44’58”E, A DISTANCE OF 336.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) N28°44’32”E, A DISTANCE OF 195.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N36°21’06”E, A DISTANCE OF 131.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 4) N32°18’04”W, A DISTANCE OF 49.40 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF LOT 29, BLOCK B, SAID SANTA RITA RANCH PHASE 1 SECTION 1D, BEING AT THE SOUTHERNMOST CORNER OF LOT 41, BLOCK B, SANTA RITA RANCH PHASE 1 SECTION 6C, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2018071476, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N69°39’04”E, WITH THE COMMON LINE OF SAID 155.03 ACRE TRACT AND SAID LOT 41, A DISTANCE OF 151.82 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 41, BEING IN THE WEST LINE OF SAID TIERRA ROSA BOULEVARD, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE WEST LINE OF SAID SANTA RITA RANCH PHASE 3 SECTION 2, THE WEST LINE OF SAID TIERRA ROSA BOULEVARD, AND OVER AND ACROSS SAID 155.03 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 205.13 FEET, AND A CHORD THAT BEARS S29°00’04”E, A DISTANCE OF 203.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER, AND
- 2) S17°12’28”E, A DISTANCE OF 10.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.401 ACRES OF LAND.

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 PURPOSED ROADWAY 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 LOTS 1-3 AND 15-44, BLOCK B 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 DECEMBER 23, 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 19B/GEORGETOWN UTILITY SYSTEMS.
- 4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19B/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. 5 OF 7

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 3, SECTION 4

## FINAL PLAT

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

I, SUSAN HORTON, CO-OWNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020005537, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 41.401 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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:

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12<sup>th</sup> DAY OF April, 2022.

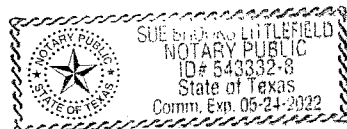
Susan Horton  
SUSAN HORTON  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSAN HORTON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12<sup>th</sup> DAY OF April, 2022 A.D.

Sue Brooks Littlefield  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



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

I, ANDREW BILGER, CO-OWNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018012096, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 41.401 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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:

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15<sup>th</sup> DAY OF April, 2022.

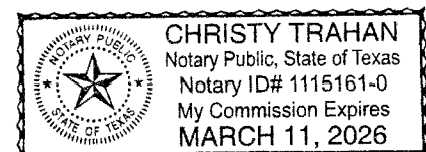
Andrew Bilger  
ANDREW BILGER  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW BILGER, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF April, 2022 A.D.

Christy Trahan  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



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

I, JILL BETTS, CO-OWNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018012093, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 41.401 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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:

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15<sup>th</sup> DAY OF April, 2022.

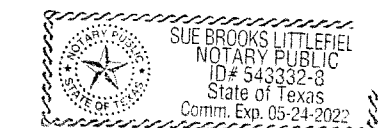
Jill Betts  
JILL BETTS  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JILL BETTS, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF April, 2022 A.D.

Sue Brooks Littlefield  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



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

I, JENNIFER WIEBRAND, CO-OWNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022029734, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 41.401 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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:

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15<sup>th</sup> DAY OF April, 2022.

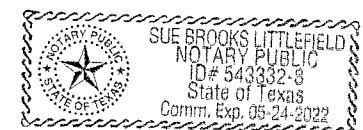
Jennifer Wiebrand  
JENNIFER WIEBRAND  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER WIEBRAND, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF April, 2022 A.D.

Sue Brooks Littlefield  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



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

I, RICK IMIG, CO-OWNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018012084, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 41.401 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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:

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15<sup>th</sup> DAY OF April, 2022.

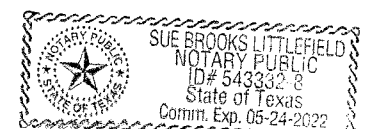
Rick Imig  
RICK IMIG  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK IMIG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF April, 2022 A.D.

Sue Brooks Littlefield  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



SHEET NO. 6 OF 7



Carlson, Brigrance & Doering, Inc.  
FIRM ID #E3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC3D\5268\Survey\SANTA RITA RANCH 3-4 PLAT



# SANTA RITA RANCH PHASE 3, SECTION 4

## FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT OF, SANTA RITA KC, LLC, OWNER OF THAT CALLED 155.03 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2020084484, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUSAN HORTON, OWNERSHIP INTEREST OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020005537, ANDREW BILGER, OWNERSHIP INTEREST OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018012096, JILL BETTS, OWNERSHIP INTEREST OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018012093, JENNIFER WIEBRAND, OWNERSHIP INTEREST OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER ~~2022029134~~ AND RICK IMIG, OWNERSHIP INTEREST OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018012084, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 41.401 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 3, SECTION 4 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16 DAY OF March, 20 22.

SANTA RITA KC, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

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

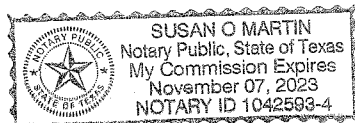
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF MARCH, 2022 A.D.

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



#### CONSENT OF MORTGAGEE

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

INTERNATIONAL BANK OF COMMERCE,  
A TEXAS BANKING ASSOCIATION

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

STATE OF TEXAS  
COUNTY OF Travis

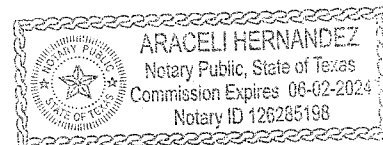
BEFORE ME ON THIS DAY PERSONALLY APPEARED Nick Fuhrman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF March, A.D., 20 22.

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] 3-21-22  
INTERIM DIRECTOR OF PLANNING, Ferry L. Millard Jr. DATE  
CITY OF LIBERTY HILL, TEXAS

#### ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 16th DAY OF March, 20 22 A.D.

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

PRINTED NAME: Teresa Baker

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.

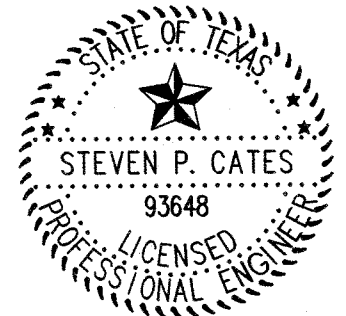
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.  
STATE OF TEXAS:

COUNTY OF TRAVIS:

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] 3/16/2022  
STEVEN P. CATES, P.E. NO. 93648 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



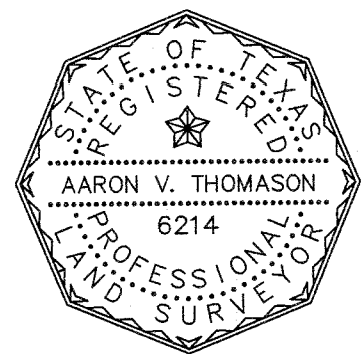
CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

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] 16 Mar 2022  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
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.

[Signature] DATE  
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. 7 OF 7



J: \AC3D\5268\Survey\SANTA RITA RANCH 3-4 PLAT