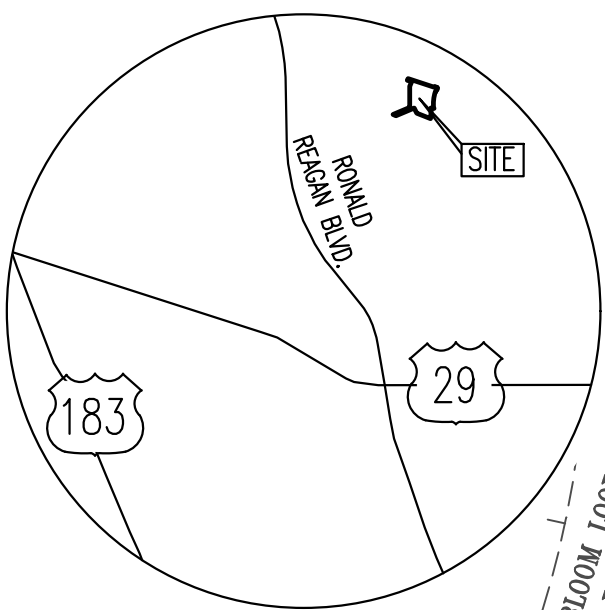


AMENDED PLAT OF LOTS 1 & 43, BLOCK A, AND LOTS 1 & 17  
BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 22



LEGEND

- 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
- O.S. OPEN SPACE
- ..... APPROXIMATE LOCATION OF PROPOSED SIDEWALK



SCALE: 1" = 100'

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

DATE: FEBRUARY 24, 2022  
OWNER:

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

PERRY HOMES, LLC  
9000 GULF FREEWAY  
HOUSTON, TX 77017

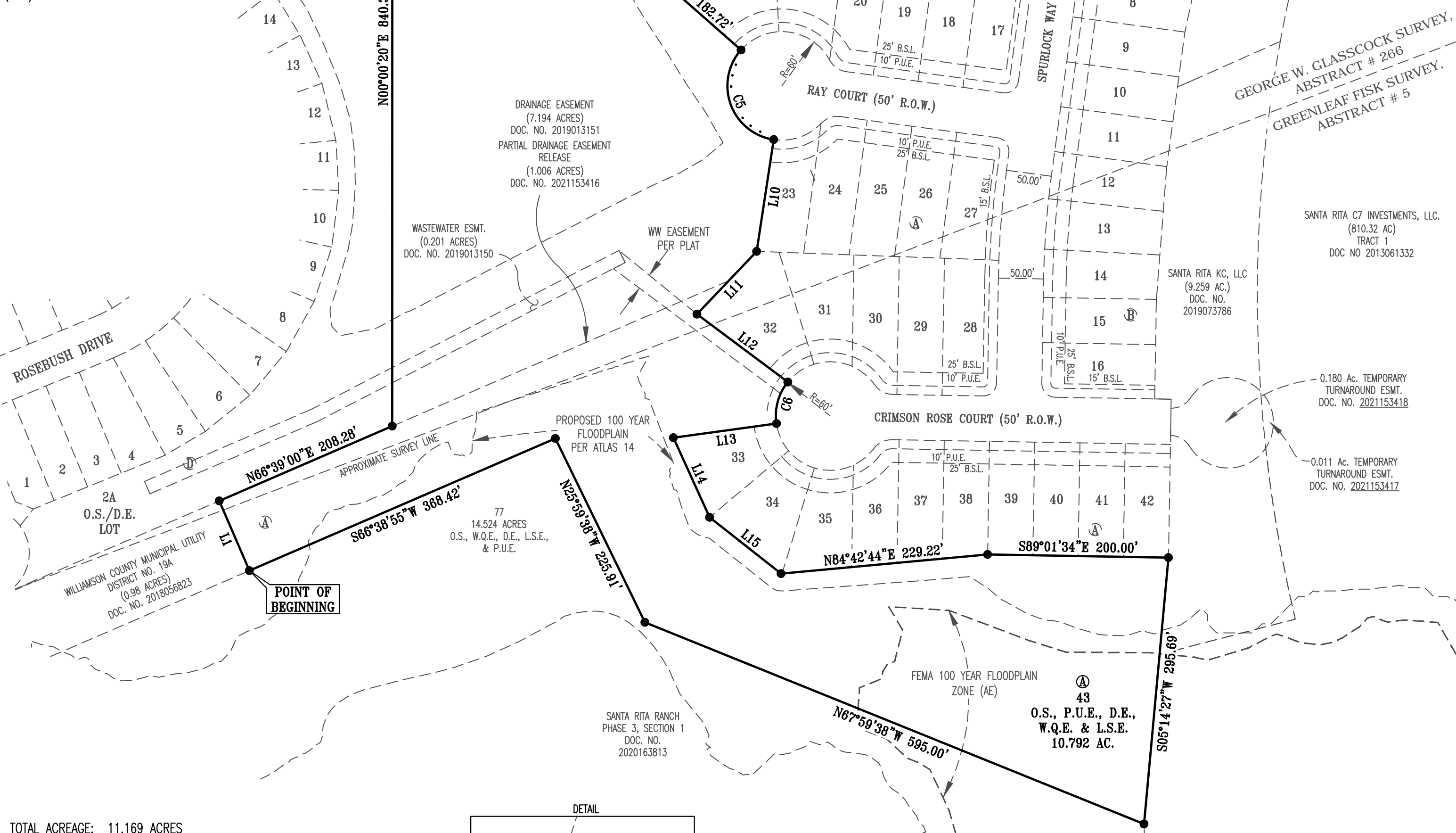
LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD.  
13620 N. FM 620, BLDG. B, SUITE 150  
AUSTIN, TX 78717

DEVELOPER:

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

ENGINEER & SURVEYOR:

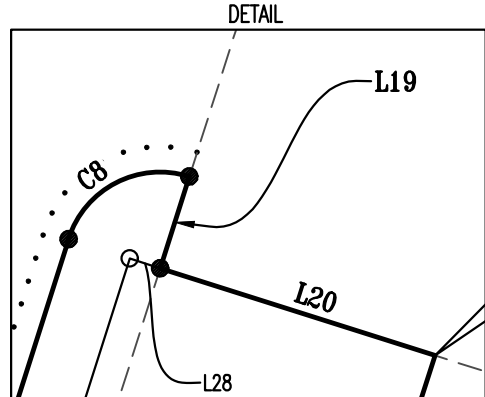
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax



TOTAL ACREAGE: 11.169 ACRES  
SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5  
& GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266

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

TOTAL OF LOTS	4
NO. OF SINGLE FAMILY LOTS:	2
NO. OF O.S., P.U.E., D.E., W.Q.E. & L.S.E. LOTS:	1
NO. OF O.S., P.U.E. & L.S.E. LOTS:	1



SHEET NO. 1 OF 3



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

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

AMENDED PLAT OF LOTS 1 & 43, BLOCK A, AND LOTS 1 & 17  
BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 22

Line Table		
Line #	Length	Direction
L1	83.99	N23°20'57"W
L2	10.38	N15°00'23"E
L3	125.00	S17°37'33"W
L4	143.88	N10°15'01"E
L5	69.36	N72°22'27"W
L6	121.94	S84°54'55"W
L7	22.48	S29°07'04"W
L8	118.97	S26°40'46"E
L9	140.87	S05°05'05"E
L10	125.00	S08°39'27"W
L11	95.71	S43°33'35"W
L12	125.35	S53°14'31"E
L13	115.00	S82°12'37"W
L14	96.69	S24°24'56"E

Line Table		
Line #	Length	Direction
L15	100.55	SS1°50'28"E
L16	140.00	S17°37'33"W
L17	45.00	N72°22'27"W
L18	125.00	N17°37'33"E
L19	15.00	S17°37'33"W
L20	45.00	S72°22'27"E
L21	90.00	S17°37'33"W
L22	75.03	S16°02'24"W
L23	12.92	S72°22'27"E
L24	10.00	N72°22'27"W
L26	45.19	S72°22'27"E
L27	21.21	N27°22'27"W
L28	5.00	N72°22'27"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S27°22'27"E	21.21	15.00	90°00'00"
C2	23.56	15.00	S62°37'33"W	21.21	15.00	90°00'00"
C3	41.84	325.00	N76°03'43"W	41.81	20.95	7°22'32"
C4	121.22	60.00	S05°26'29"W	101.63	95.57	115°45'30"
C5	128.45	60.00	S20°00'40"E	105.29	109.74	122°39'48"
C6	48.85	60.00	S15°19'26"W	47.51	25.87	46°38'52"
C7	23.56	15.00	N27°22'27"W	21.21	15.00	90°00'00"
C8	23.56	15.00	N62°37'33"E	21.21	15.00	90°00'00"

GENERAL:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LEINS.

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.
- THE PROPOSED 100-YR FLOODPLAIN BOUNDARY PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGNACE & DOERING, INC., DATED MARCH 16, 2021. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PLAT WAS TAKEN FROM THE FEMA FIRM No. 48491C-0275E, EFFECTIVE SEPTEMBER 26, 2008, AND L.O.M.R. No. 16-06-0501P, EFFECTIVE MARCH 2, 2017. 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., ON MARCH 16, 2021.
- 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 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:

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

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.

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 11.169 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5 AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, BOTH OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING COMPRISED OF ALL OF LOTS 1 AND 43, BLOCK A, AND ALL OF LOTS 1 AND 17, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 22, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2021160002, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 11.169 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

10.973 ACRES  
BLOCK A

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A SOUTHWEST CORNER OF SAID LOT 43, BLOCK A, BEING AT A NORTHWEST CORNER OF LOT 77, BLOCK F, SANTA RITA RANCH, PHASE 3, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020163813, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE EASTERNMOST CORNER OF A CALLED 0.98 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY MUD NUMBER 19A IN DOCUMENT NUMBER 2018056823, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR A SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N23°20'57"W, WITH THE COMMON LINE OF SAID LOT 43 AND SAID 0.98 ACRE TRACT OF LAND, A DISTANCE OF 83.99 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" IN THE SOUTHEAST LINE OF LOT 2A, BLOCK D, SANTA RITA RANCH PHASE 1, SECTION 20A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019018254, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINES OF SAID LOT 2A AND SAID LOT 43, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- N66°39'00"E, A DISTANCE OF 208.28 FEET TO 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID LOT 2A,
- N00°00'20"E, A DISTANCE OF 840.38 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
- N20°00'23"E, A DISTANCE OF 200.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- N15°00'23"E, A DISTANCE OF 10.38 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT A NORTHEAST CORNER OF SAID LOT 2A, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF SAID LOT 43, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S72°22'28"E, WITH THE COMMON LINE OF SAID LOT 43 AND SAID TIERRA ROSA BOULEVARD, A DISTANCE OF 577.82 FEET TO 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TIERRA ROSA BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF WENLOCK WAY (50' R.O.W.), FOR A NORTHEASTER CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID LOT 43, AND SAID WENLOCK WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 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 S27°22'27"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- S17°37'33"W, PASSING AT A DISTANCE OF 90.00 FEET A 1/2 INCH IRON ROD FOUND AT AN EASTERN CORNER OF SAID LOT 43, BEING AT AN EASTERN CORNER OF SAID LOT 1, BLOCK A, AND CONTINUING FOR A TOTAL DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE OF A CURVE TO THE RIGHT, BEING AT A SOUTHEASTERN CORNER OF SAID LOT 1, BLOCK A, SAME BEING AT THE INTERSECTION OF THE WEST LINE OF SAID WENLOCK WAY, AND THE NORTHERN RIGHT-OF-WAY LINE OF SPURLOCK WAY (50' R.O.W.),

THENCE, WITH THE COMMON LINE OF SAID LOT 1, AND SAID SPURLOCK WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 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 S62°37'33"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 31.84 FEET, AND A CHORD THAT BEARS N76°03'43"W, A DISTANCE OF 31.81 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, BEING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK A, SAID SANTA RITA RANCH PHASE 1, SECTION 22,

THENCE, N10°15'01"E, WITH THE COMMON LINE OF SAID LOT 1 AND LOT 2, BLOCK A, A DISTANCE OF 143.88 FEET TO 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BEING AT THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING IN A SOUTHERN LINE OF SAID LOT 43,

THENCE, WITH THE SOUTHERN AND EASTERN LINES OF SAID LOT 43, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18,

- N72°22'27"W, A DISTANCE OF 69.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- N81°13'59"W, A DISTANCE OF 171.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S84°54'55"W, A DISTANCE OF 121.94 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S29°07'04"W, A DISTANCE OF 22.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S26°40'46"E, A DISTANCE OF 118.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING A THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 121.22 FEET, AND A CHORD THAT BEARS S05°26'29"W, A DISTANCE OF 101.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- S05°05'05"E, A DISTANCE OF 140.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S48°40'46"E, A DISTANCE OF 182.72 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 128.45 FEET, AND A CHORD THAT BEARS S20°00'40"E, A DISTANCE OF 105.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- S08°39'27"W, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S43°33'35"W, A DISTANCE OF 95.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S53°14'31"E, A DISTANCE OF 125.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 38.85 FEET, AND A CHORD THAT BEARS S15°19'26"W, A DISTANCE OF 37.51 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- S82°12'37"W, A DISTANCE OF 115.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S24°24'56"E, A DISTANCE OF 96.69 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- S51°50'28"E, A DISTANCE OF 100.55 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- N84°42'44"E, A DISTANCE OF 229.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- S89°01'34"E, A DISTANCE OF 200.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT AN EASTERN CORNER OF SAID LOT 43, BEING AT THE SOUTHEAST CORNER OF LOT 42, BLOCK A, SAID SANTA RITA RANCH PHASE 1, SECTION 22,

THENCE, S05°14'27"W, ALONG THE EAST LINE OF SAID LOT 43, OVER AND ACROSS A CALLED 9.259 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC IN DOCUMENT NUMBER 2019073786, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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, A DISTANCE OF 295.69 FEET TO 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 43, BEING AT THE NORTHEAST CORNER OF SAID LOT 77, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID LOT 77, AND OVER AND ACROSS SAID 810.32 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- N67°59'38"W, A DISTANCE OF 595.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- N25°59'38"W, A DISTANCE OF 225.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- S66°38'55"W, A DISTANCE OF 368.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.973 ACRES OF LAND.

0.196 ACRES  
BLOCK B

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B, BEING AT A NORTHWEST CORNER OF LOT 2, BLOCK B, SAID SANTA RITA RANCH PHASE 1, SECTION 22, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S17°37'33"W, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, BLOCK B, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING IN THE NORTHERN RIGHT-OF-WAY LINE OF SPURLOCK WAY (50' R.O.W.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID SPURLOCK WAY AND SAID LOT 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N72°22'27"W, A DISTANCE OF 35.00 FEET TO 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 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 N27°22'27"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHERN LINE OF SAID SPURLOCK WAY, AND THE EASTERN RIGHT-OF-WAY LINE OF WENLOCK WAY (50' R.O.W.), FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N17°37'33"E, WITH THE COMMON LINE OF SAID LOT 1 AND SAID WENLOCK WAY, PASSING AT THE A DISTANCE OF 35.00 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK B, BEING AT A WESTERN CORNER OF SAID LOT 1, BLOCK B, AND CONTINUING FOR A TOTAL DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT A NORTHWESTERN CORNER OF SAID LOT 17, SAME BEING AT THE INTERSECTION OF THE EAST LINE OF SAID WESLOCK WAY AND THE SOUTHERN RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.), FOR A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE RIGHT, AND WITH THE LINE OF SAID TIERRA ROSA BOULEVARD, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N62°37'33"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID TIERRA ROSA BOULEVARD, BEING A THE NORTHEAST CORNER OF SAID LOT 17, BLOCK B, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S17°37'33"W, WITH THE EASTERN LINE OF SAID LOT 17, OVER AND ACROSS A CALLED 17.355 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC LLC. IN DOCUMENT NUMBER 2019073789, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 15.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID LOT 1, BEING IN THE EASTERN LINE OF SAID LOT 17, FOR A NORTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S72°22'27"E, CONTINUING OVER AND ACROSS SAID 17.355 ACRE TRACT, AND WITH THE NORTHERN LINE OF SAID LOT 1, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.196 ACRES OF LAND.

BLOCK A – 10.973 ACRES  
BLOCK B – 0.196 ACRES  
TOTAL = 11.169 ACRES

SHEET NO. 2 OF 3

CBD

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

# AMENDED PLAT OF LOTS 1 & 43, BLOCK A, AND LOTS 1 & 17 BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 22

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

I, JAMES EDWARD HORNE, VICE PRESIDENT OF, SANTA RITA KC, LLC, OWNER OF LOT 43, BLOCK A, AND LOT 17, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 22, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021160002, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. OWNER OF LOT 1, BLOCK A, SAID SANTA RITA RANCH PHASE 1, SECTION 22, AND PERRY HOMES LLC, OWNER OF LOT 1, BLOCK B, SAID SANTA RITA RANCH PHASE 1, SECTION 22, AND DO HEREBY SUBDIVIDE SAID 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. THIS SUBDIVISION IS TO BE KNOWN AS:

"AMENDED PLAT OF LOTS 1 & 43, BLOCK A,  
AND LOTS 1 & 17 BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 22"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF April, 20 22

SANTA RITA KC, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

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

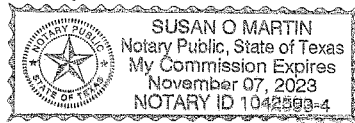
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. 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 14<sup>th</sup> DAY OF April, 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: Allen E. Wise  
TITLE: Executive Vice President

STATE OF TEXAS  
COUNTY OF Travis

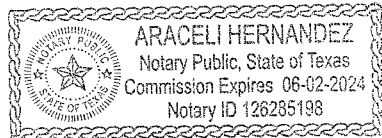
BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen E. Wise, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF April, A.D., 20 22

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2024



TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF April, 20 22

PERRY HOMES, LLC.

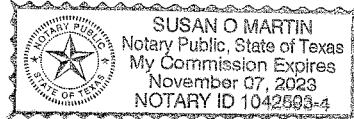
BY: [Signature]  
PERRY HOMES, LLC  
9000 GULF FREEWAY  
HOUSTON, TX 77017

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nick McIntyre, 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 14<sup>th</sup> DAY OF April, 2022 A.D.

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



TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14<sup>th</sup> DAY OF April, 20 22

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

[Signature]

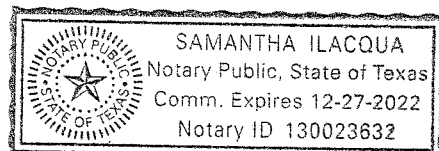
BY: Kenneth Biker  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
13620 N. FM 620, BLDG. B, SUITE 150  
AUSTIN, TX 78717

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kenneth Biker, 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 14<sup>th</sup> DAY OF April, 2022 A.D.

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



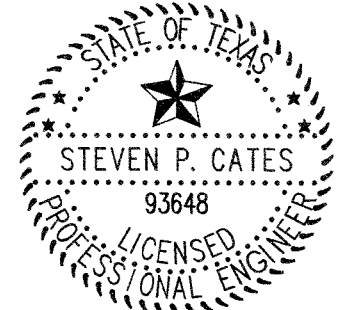
STATE OF TEXAS:

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] 4/11/2022  
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

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.

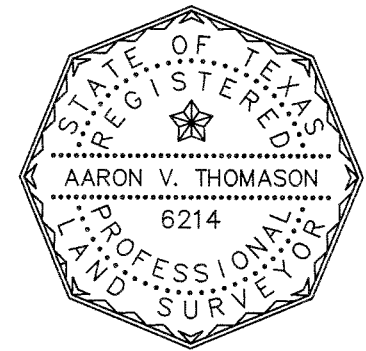
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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] 11 Apr 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



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] 4-20-22  
JERRY MILLARD, JR., INTERIM DIRECTOR OF PLANNING DATE  
CITY OF LIBERTY HILL, TEXAS

ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 14<sup>th</sup> DAY OF April, 2022 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Teresa Baker

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE  
WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SHEET NO. 3 OF 3

