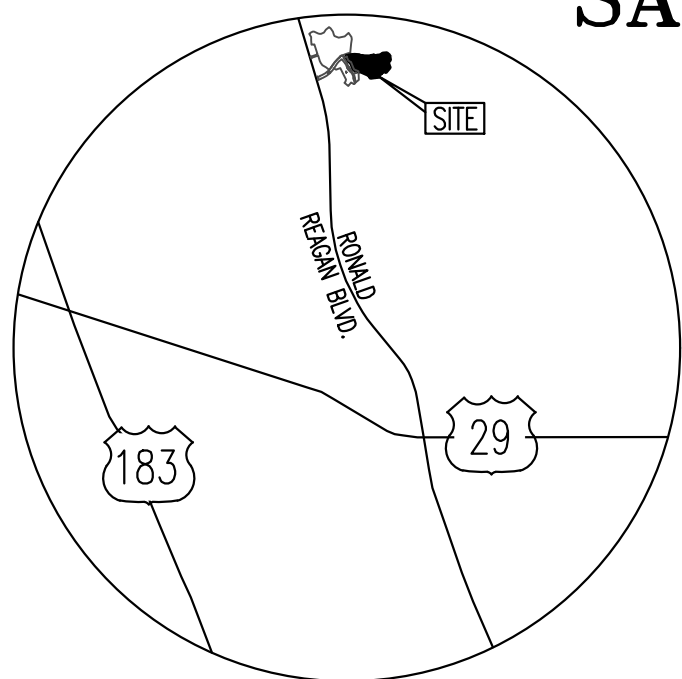


SANTA RITA RANCH PHASE 2A, SECTION 5 FINAL PLAT

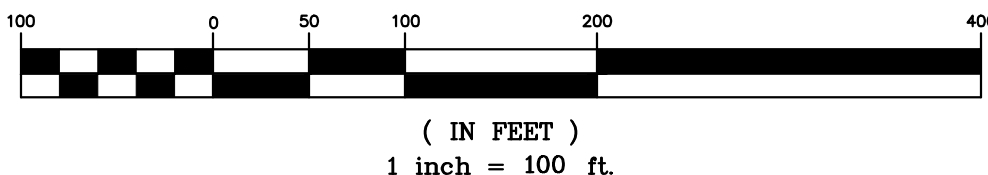


LEGEND

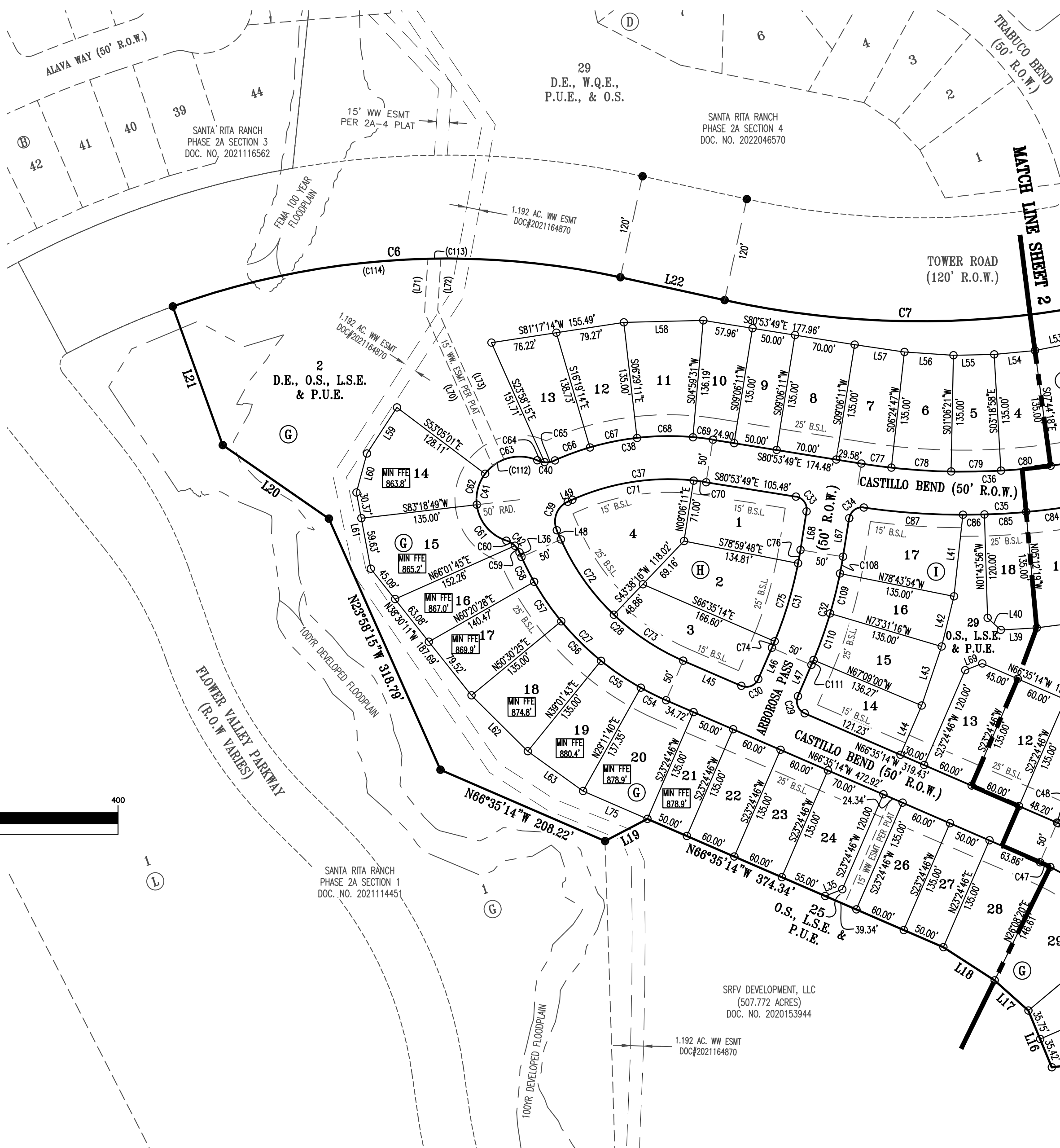
- BENCHMARK
- 1/2" IRON ROD FOUND
- CAPPED 1/2" IRON ROD SET
- LOT NUMBER
- BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- MIN FFE XXX.X'
- MINIMUM FINISHED FLOOR ELEVATION



SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



DATE: MAY 4, 2022

OWNER:
SRFV DEVELOPMENT, LLC.
1700 CROSS CREEK DRIVE, 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: 26.773 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

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

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ARBOROSA PASS	290'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BENICIA DRIVE	179'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CANTOR COVE	135'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CASTILLO BEND	3,188'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	3,792'					

TOTAL OF LOTS 80
SINGLE FAMILY LOTS: 77
D.E., O.S., L.S.E. & P.U.E. LOTS: 1
O.S., L.S.E. & P.U.E. LOTS: 2

SHEET NO. 1 OF 5

Carlson, Brigance & Doering, Inc.

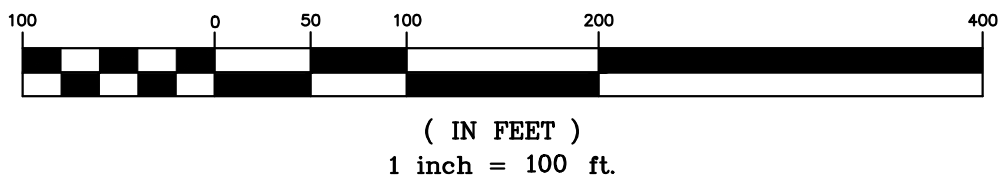
FIRM ID #F3791 REG. # 10024900

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

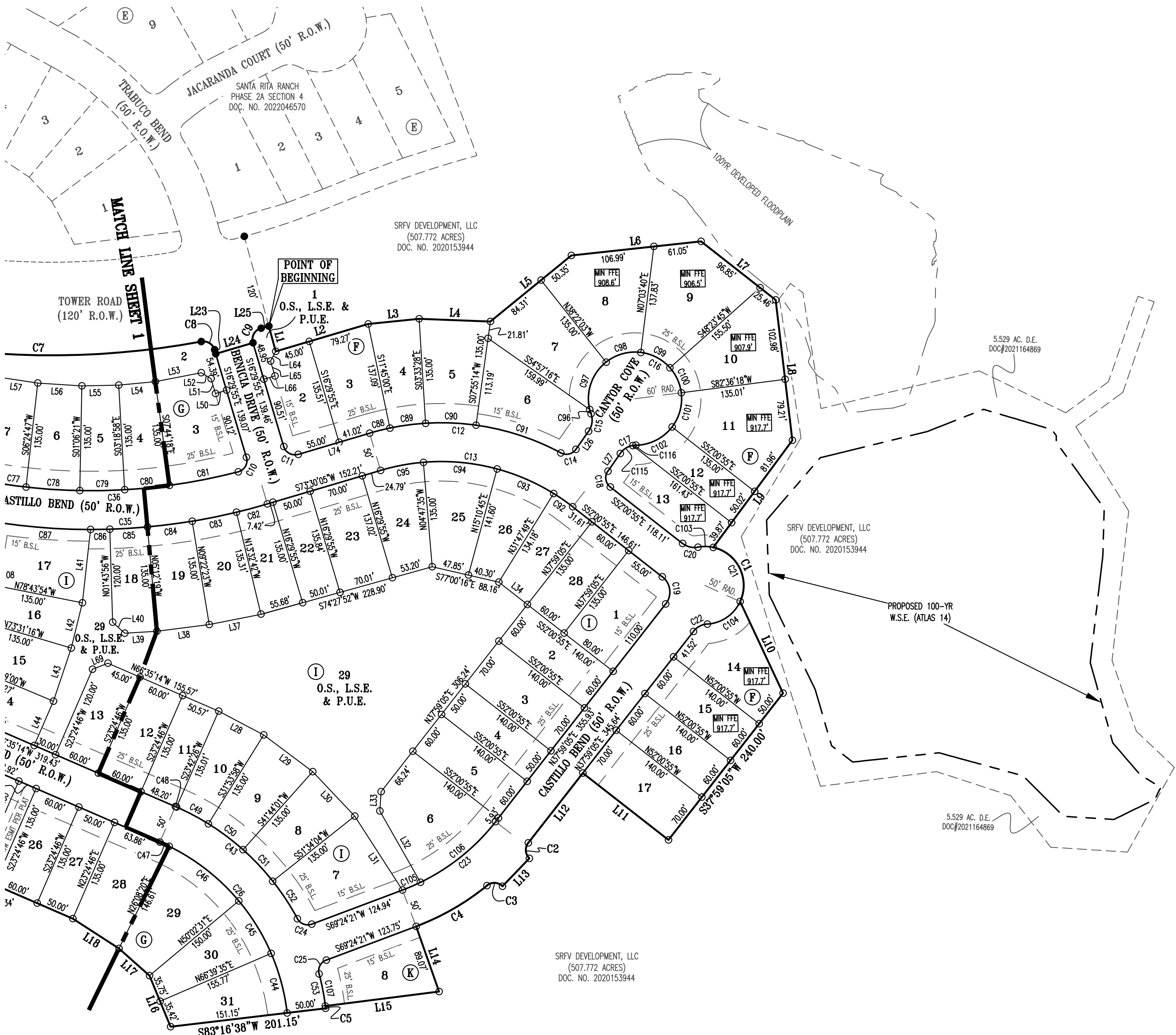
SANTA RITA RANCH PHASE 2A, SECTION 5
FINAL PLAT



SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND	
	BENCHMARK
	1/2" IRON ROD FOUND
	CAPPED 1/2" IRON ROD SET
	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
	MIN FFE XXX.X'



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 5
FINAL PLAT

Line Table		
Line #	Length	Direction
L1	33.69	S15°18'03"E
L2	124.27	N73°30'05"E
L3	65.90	N84°09'47"E
L4	92.00	S87°49'07"E
L5	134.66	N50°46'00"E
L6	168.04	N83°46'30"E
L7	122.31	S51°49'15"E
L8	182.19	S06°49'15"E
L9	171.85	S36°26'42"W
L10	130.50	S25°06'25"E
L11	140.00	N52°00'55"W
L12	114.12	S37°59'05"W
L13	50.00	S43°59'59"W
L14	89.07	S19°25'49"E
L15	147.87	S82°44'00"W
L16	71.18	N22°27'22"W
L17	52.58	N48°17'46"W
L18	70.95	N57°02'51"W
L19	55.33	S62°24'54"W
L20	149.77	N55°18'50"W
L21	171.00	N19°48'02"W
L22	123.81	S77°38'57"E
L23	5.44	S16°29'55"E
L24	50.00	N73°30'05"E

Line Table		
Line #	Length	Direction
L25	10.25	N74°58'34"E
L26	28.52	S35°02'44"W
L27	27.76	S35°02'44"W
L28	65.71	N62°11'29"W
L29	78.86	N53°11'01"W
L30	78.86	N43°20'57"W
L31	113.45	N32°50'18"W
L32	105.89	S29°38'40"E
L33	24.93	N04°10'13"E
L34	46.79	S52°00'55"E
L35	21.21	S68°24'46"W
L36	5.75	N23°58'15"W
L37	68.02	S78°48'12"W
L38	68.00	S82°42'39"W
L39	41.67	S86°31'53"W
L40	20.89	N47°36'01"W
L41	95.11	S06°15'38"W
L42	60.00	N13°52'25"E
L43	72.31	N18°36'38"E
L44	62.22	S23°24'46"W
L45	73.49	N66°35'14"W
L46	39.60	S23°24'46"W
L47	39.60	S23°24'46"W
L48	11.65	N23°58'15"W

Line Table		
Line #	Length	Direction
L49	5.90	S66°01'45"W
L50	15.00	S73°30'05"W
L51	19.95	S16°29'55"E
L52	14.80	S58°45'14"E
L53	60.19	N78°59'26"E
L54	47.45	S84°28'22"W
L55	47.45	S88°53'42"W
L56	56.94	N86°14'26"W
L57	58.45	N81°33'40"W
L58	92.13	S88°31'06"W
L59	63.74	S33°03'15"W
L60	46.88	S15°06'54"W
L61	90.00	N10°42'59"W
L62	92.00	N45°13'56"W
L63	79.09	N54°11'27"W
L64	14.14	N28°30'05"E
L65	20.00	S16°29'55"E
L66	15.00	S73°30'05"W
L67	45.17	N09°06'11"E
L68	45.10	N09°06'11"E
L69	21.21	N68°24'46"E
L74	96.02	S73°30'05"W
L75	81.30	S66°35'14"E

Easement Line Table		
Line #	Length	Direction
(L70)	194.79	N23°58'15"W
(L71)	62.45	N03°33'33"E
(L72)	59.94	S03°33'33"W
(L73)	189.59	S23°58'15"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C112)	15.14	50.00	S60°13'24"W	15.08	7.63	1720°37"
(C113)	15.05	940.00	N89°05'55"E	15.05	7.52	0°55'01"
(C114)	302.54	940.00	S79°25'11"W	301.23	152.59	18°26'26"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	89.01	50.00	S26°28'46"E	77.71	61.74	101°59'39"
C2	21.99	15.00	S04°00'28"E	20.07	13.50	83°59'06"
C3	21.82	15.00	N87°34'03"W	19.95	13.35	83°21'10"
C4	105.79	325.00	S60°04'52"W	105.32	53.37	18°38'58"
C5	3.09	325.00	S06°59'41"E	3.09	1.54	0°32'38"
C6	527.48	940.00	N86°16'30"E	520.58	270.88	32°09'05"
C7	422.24	1060.00	S89°03'39"E	419.45	213.95	22°49'22"
C8	21.98	15.00	S58°29'07"E	20.07	13.50	83°59'19"
C9	24.02	15.00	N29°22'38"E	21.53	15.47	91°45'06"
C10	24.05	15.00	N29°25'46"E	21.55	15.49	91°51'20"
C11	23.56	15.00	S61°29'55"E	21.21	15.00	90°00'00"
C12	254.05	325.00	N84°06'17"W	247.63	133.91	44°47'16"
C13	261.50	275.00	N79°15'25"W	251.76	141.58	54°29'00"
C14	21.79	15.00	N76°40'03"E	19.93	13.33	83°14'37"
C15	23.55	25.00	N08°03'42"E	22.69	12.73	53°58'05"
C16	301.53	60.00	N54°57'16"W	70.59	43.64	287°56'10"
C17	23.55	25.00	S62°01'47"W	22.69	12.73	53°58'05"
C18	22.79	15.00	S08°29'05"E	20.66	14.25	87°03'39"
C19	39.27	25.00	N07°00'55"W	35.36	25.00	90°00'00"
C20	21.03	25.00	S76°06'36"E	20.41	11.18	48°11'25"
C21	162.65	50.00	N07°00'55"W	99.85	897.21	186°22'46"
C22	21.03	25.00	S62°04'46"W	20.41	11.18	48°11'23"
C23	150.81	275.00	N53°41'43"E	148.93	77.35	31°25'16"
C24	21.57	15.00	S69°24'02"E	19.76	13.13	82°23'14"
C25	22.02	15.00	S27°21'23"W	20.09	13.53	84°05'55"
C26	287.33	275.00	N36°39'18"W	274.44	158.34	59°51'52"
C27	241.73	325.00	S45°16'45"E	236.20	126.77	42°36'59"
C28	204.54	275.00	S45°16'45"E	199.86	107.26	42°36'59"
C29	23.56	15.00	S21°35'14"E	21.21	15.00	90°00'00"
C30	23.56	15.00	N68°24'46"E	21.21	15.00	90°00'00"
C31	118.63	475.00	N16°15'29"E	118.32	59.63	14°18'35"
C32	131.12	525.00	N16°15'29"E	130.78	65.90	14°18'35"
C33	23.56	15.00	N35°53'49"W	21.21	15.00	90°00'00"
C34	23.36	15.00	S53°42'59"W	21.07	14.80	89°13'35"
C35	346.67	800.00	N85°54'56"E	343.96	176.10	24°49'41"
C36	310.83	750.00	N87°13'49"E	308.61	157.68	23°44'46"
C37	158.74	275.00	S82°33'58"W	156.55	81.65	33°04'26"
C38	187.61	325.00	S82°33'58"W	185.01	96.50	33°04'26"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	39.27	25.00	S21°01'45"W	35.36	25.00	90°00'00"
C40	21.03	25.00	S89°52'34"E	20.41	11.18	48°11'23"
C41	162.65	50.00	S21°01'45"W	99.85	897.21	186°22'46"
C42	21.03	25.00	N48°03'57"W	20.41	11.18	48°11'23"
C43	217.70	325.00	N47°23'50"W	213.66	113.11	38°22'49"
C44	79.76	275.00	N15°01'54"W	79.48	40.16	16°37'04"
C45	79.76	275.00	N31°38'57"W	79.48	40.16	16°37'04"
C46	114.73	275.00	N51°54'34"W	113.90	58.21	23°54'11"
C47	13.08	275.00	N65°13'27"W	13.08	6.54	2°43'34"
C48	1.67	325.00	S66°26'24"E	1.67	0.84	0°17'40"
C49	46.47	325.00	S62°11'48"E	46.43	23.27	8°11'32"
C50	55.78	325.00	S53°11'01"E	55.71	27.96	9°50'03"
C51	55.78	325.00	S43°20'57"E	55.71	27.96	9°50'03"
C52	58.00	325.00	S33°19'11"E	57.92	29.08	10°13'30"
C53	45.21	325.00	N10°42'28"W	45.17	22.64	7°58'13"
C54	32.80	325.00	N63°41'47"W	32.78	16.41	5°46'54"
C55	55.78	325.00	N55°53'19"W	55.71	27.96	9°50'03"
C56	65.11	325.00	N45°13'56"W	65.00	32.66	11°28'42"
C57	55.78	325.00	N34°34'33"W	55.71	27.96	9°50'03"
C58	32.26	325.00	N26°48'53"W	32.25	16.15	5°41'17"
C59	9.40	25.00	N34°44'36"W	9.35	4.76	21°32'42"
C60	11.63	25.00	N58°50'17"W	11.52	5.92	26°38'41"
C61	57.14	50.00	N39°25'25"W	54.08	32.15	65°28'27"
C62	38.05	50.00	N15°06'54"E	37.14	20.00	43°36'10"
C63	67.46	50.00	N75°34'03"E	62.46	39.99	77°18'09"
C64	8.74	25.00	S75°47'29"E	8.69	4.41	20°01'14"
C65	12.29	25.00	N80°06'49"E	12.17	6.27	28°10'09"
C66	43.39	325.00	N69°51'15"E	43.36	21.73	7°39'01"
C67	55.78	325.00	N78°35'48"E	55.71	27.96	9°50'03"
C68	65.11	325.00	N89°15'10"E	65.00	32.66	11°28'42"
C69	23.32	325.00	S82°57'09"E	23.31	11.66	4°06'40"
C70	14.52	275.00	N82°24'35"W	14.52	7.26	3°01'32"
C71	144.22	275.00	S81°03'12"W	142.57	73.81	30°02'54"
C72	107.47	275.00	S35°10'00"E	106.79	54.43	22°23'29"
C73	97.07	275.00	S56°28'29"E	96.57	49.05	20°13'30"
C74	8.20	475.00	N22°55'04"E	8.20	4.10	0°59'23"
C75	94.67	475.00	N16°42'47"E	94.52	47.49	11°25'11"
C76	15.75	475.00	N10°03'12"E	15.75	7.88	1°54'01"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C77	35.21	750.00	S82°14'31"E	35.21	17.61	2°41'25"
C78	69.47	750.00	S86°14'26"E	69.44	34.76	5°18'25"
C79	57.88	750.00	N88°53'42"E	57.87	28.96	4°25'19"
C80	57.88	750.00	N84°28'22"E	57.87	28.96	4°25'19"
C81	90.38	750.00	N78°48'34"E	90.33	45.25	6°54'17"
C82	41.30	800.00	S74°58'49"W	41.29	20.65	2°57'27"
C83	58.19	800.00	S78°32'35"W	58.18	29.11	4°10'04"
C84	58.19	800.00	S82°42'39"W	58.18	29.11	4°10'04"
C85	48.49	800.00	S86°31'53"W	48.48	24.25	3°28'23"
C86	24.95	800.00	S89°09'41"W	24.95	12.48	1°47'13"
C87	115.54	800.00	N85°48'28"W	115.44	57.87	8°16'30"
C88	26.94	325.00	N75°52'33"E	26.93	13.48	4°44'55"
C89	46.47	325.00	N82°20'46"E	46.43	23.27	8°11'32"
C90	65.11	325.00	S87°49'07"E	65.00	32.66	11°28'42"
C91	115.54	325.00	S71°53'42"E	114.93	58.39	20°22'08"
C92	29.70	275.00	N55°06'33"W	29.68	14.86	6°11'16"
C93	79.76	275.00	N66°30'43"W	79.48	40.16	16°37'04"
C94	95.86	275.00	N84°48'25"W	95.38	48.42	19°58'20"
C95	56.18	275.00	S79°21'15"W	56.08	28.19	11°42'20"
C96	5.78	60.00	N16°09'38"W	5.78	2.89	5°31'26"
C97	68.10	60.00	N19°07'01"E	64.50	38.25	65°01'52"
C98	47.57	60.00	N74°20'49"E	46.34	25.12	45°25'43"
C99	43.29	60.00	S62°16'18"E	42.35	22.63	41°20'05"
C100	35.82	60.00	S24°29'59"E	35.29	18.46	34°12'33"
C101	46.85	60.00	S14°58'20"W	45.67	24.69	44°44'04"
C102	54.11	60.00	S63°10'36"W	52.30	29.05	51°40'27"
C103	19.83	50.00	S88°50'27"E	19.70	10.05	22°43'42"
C104	53.81	50.00	S55°20'46"W	51.25	29.84	61°39'25"
C105	25.17	275.00	N66°47'03"E	25.16	12.59	5°14'37"
C106	125.64	275.00	N51°04'25"E	124.55	63.94	26°10'40"
C107	42.12	325.00	N10°58'47"W	42.09	21.09	7°25'34"
C108	19.84	525.00	S10°11'09"W	19.84	9.92	2°09'55"
C109	47.74	525.00	S13°52'25"W	47.73	23.89	5°12'38"
C110	57.25	525.00	S19°36'10"W	57.22	28.65	6°14'53"
C111	6.29	525.00	S23°04'11"W	6.29	3.14	0°41'09"
C115	19.65	25.00	S57°33'52"W	19.15	10.36	45°02'15"
C116	3.90	25.00	S84°32'55"W	3.89	1.95	8°55'50"

SANTA RITA RANCH PHASE 2A, SECTION 5
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 26.773 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 ACRE TRACT OF LAND CONVEYED TO SRFV DEVELOPMENT, LLC IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 26.773 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF TOWER ROAD (120' R.O.W.), BEING AT A SOUTHEAST CORNER OF SANTA RITA RANCH, PHASE 2A, SECTION 4, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022046570, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES, NUMBERED 1 THROUGH 27,

- 1) S15°18'03"E, A DISTANCE OF 33.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N73°30'05"E, A DISTANCE OF 124.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N84°09'47"E, A DISTANCE OF 65.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S87°49'07"E, A DISTANCE OF 92.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N50°46'00"E, A DISTANCE OF 134.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N83°46'30"E, A DISTANCE OF 168.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S51°49'15"E, A DISTANCE OF 122.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S06°49'15"E, A DISTANCE OF 182.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S36°26'42"W, A DISTANCE OF 171.85 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 50.00 FEET, AN ARC LENGTH OF 89.01 FEET, AND A CHORD THAT BEARS S26°28'46"E, A DISTANCE OF 77.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) S25°06'25"E, A DISTANCE OF 130.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) S37°59'05"W, A DISTANCE OF 240.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N52°00'55"W, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S37°59'05"W, A DISTANCE OF 114.12 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,
- 15) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.99 FEET, AND A CHORD THAT BEARS S04°00'28"E, A DISTANCE OF 20.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S43°59'59"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.82 FEET, AND A CHORD THAT BEARS N87°34'03"W, A DISTANCE OF 19.95 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,
- 18) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 105.79 FEET, AND A CHORD THAT BEARS S60°04'52"W, A DISTANCE OF 105.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S19°25'49"E, A DISTANCE OF 89.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) S82°44'00"W, A DISTANCE OF 147.87 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,
- 21) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 3.09 FEET, AND A CHORD THAT BEARS S06°59'41"E, A DISTANCE OF 3.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) S83°16'38"W, A DISTANCE OF 201.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23) N22°27'22"W, A DISTANCE OF 71.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N48°17'46"W, A DISTANCE OF 52.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) N57°02'51"W, A DISTANCE OF 70.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26) N66°35'14"W, A DISTANCE OF 374.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 27) S62°24'54"W, A DISTANCE OF 55.33 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT AN EASTERN CORNER OF LOT 1, BLOCK G, SANTA RITA RANCH, PHASE 2A, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202114451, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 507.772 ACRE TRACT OF LAND, AND WITH THE EASTERN LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) N66°35'14"W, A DISTANCE OF 208.22 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N23°58'15"W, A DISTANCE OF 318.79 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N55°18'50"W, A DISTANCE OF 149.77 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 4) N19°48'02"W, A DISTANCE OF 171.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF SAID TOWER ROAD, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 507.772 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID TOWER ROAD, THE FOLLOWING EIGHT (8) COURSE AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 527.48 FEET, AND A CHORD THAT BEARS N86°16'30"E, A DISTANCE OF 520.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S77°38'57"E, A DISTANCE OF 123.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 422.24 FEET, AND A CHORD THAT BEARS S89°03'39"E, A DISTANCE OF 419.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.98 FEET, AND A CHORD THAT BEARS S58°29'07"E, A DISTANCE OF 20.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S16°29'55"E, A DISTANCE OF 5.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N73°30'05"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,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.02 FEET, AND A CHORD THAT BEARS N29°22'38"E, A DISTANCE OF 21.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 8) N74°58'34"E, A DISTANCE OF 10.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.773 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 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 8-15, BLOCK F AND LOTS 14-21, BLOCK G. 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.

SHEET NO. 4 OF 5

CBD

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 5

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,

"FINAL PLAT OF SANTA RITA RANCH PHASE 2A, SECTION 5"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF April, 2022

SRFV DEVELOPMENT, LLC.
A TEXAS LIMITED LIABILITY COMPANY

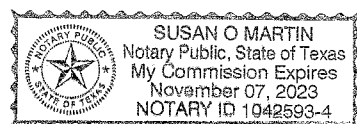
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 19th DAY OF April, 2022 A.D.

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



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

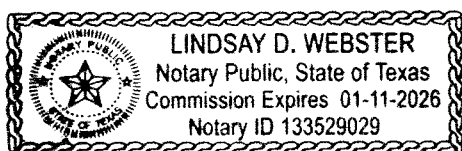
BY: [Signature]
PRINTED NAME: Jason Rangel
TITLE: First Vice President

STATE OF TEXAS
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18th DAY OF April, 2022 A.D.
BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Lindsay D. Webster
MY COMMISSION EXPIRES: 01/11/2026

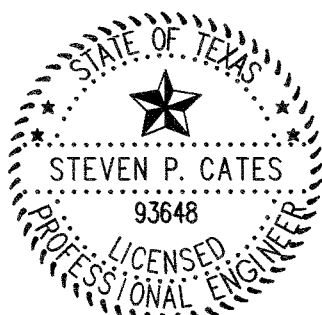


STATE OF TEXAS:
COUNTY OF TRAVIS:

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] 4/18/2022
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] April 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] 4-21-22
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 19 DAY OF April, 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 DATE
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

PRINTED NAME: _____

SHEET NO. 5 OF 5



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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5501 West William Cannon ♦ Austin, Texas 78749
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