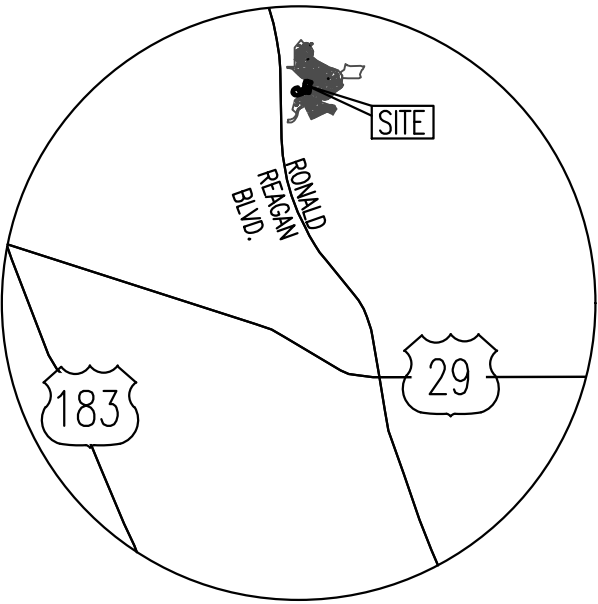


SANTA RITA RANCH PHASE 1, SECTION 7
FINAL PLAT

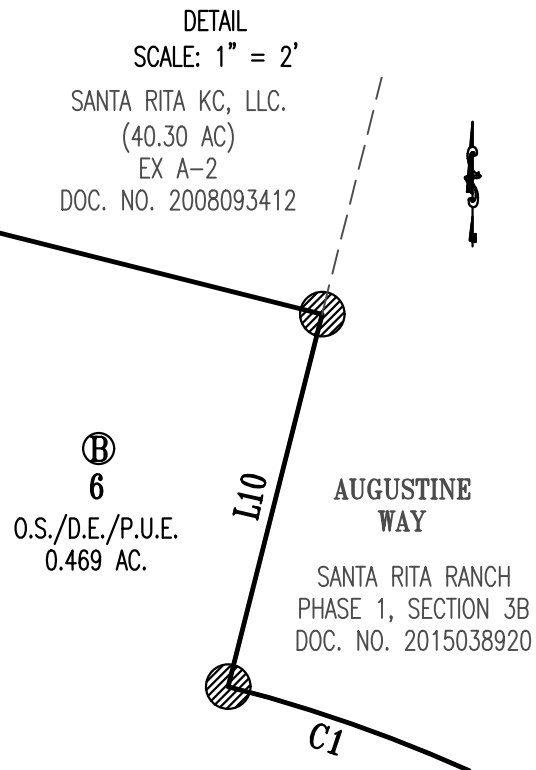


- LEGEND**
- BENCHMARK
 - CAPPED 1/2" IRON ROD SET
 - CAPPED 1/2" IRON ROD FOUND
 - 1 LOT NUMBER
 - Ⓐ BLOCK DESIGNATION
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - MIN F.F.E. XXX.X' MINIMUM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

SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



DATE: MAY 4, 2022

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

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: 14.487 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

TOTAL OF LOTS: 45
NO. OF SINGLE FAMILY LOTS: 42
NO. OF OPEN SPACE, D.E. AND P.U.E. LOTS: 2
NO. OF OPEN SPACE, L.S.E. AND P.U.E. LOTS: 1

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
AMATA STREET	420'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
FLORA SPRINGS COVE	624'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,044'					

SHEET NO. 1 OF 3

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 1, SECTION 7
FINAL PLAT

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF 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 WITHIN THIS SUBDIVISION EXCEPT LOT 30B-33B, BLOCK A. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED DECEMBER 9, 2021. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14.
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 19A/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/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.

FIELD NOTES

BEING ALL OF THAT CERTAIN 14.487 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 40.30 ACRE TRACT OF LAND (EXHIBIT A-2) CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), A PORTION OF A CALLED 38.231 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2013102456 (O.P.R.W.C.TX.), AND BEING ALSO A PORTION OF A CALLED 8.814 ACRE TRACT (TRACT TWO) OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2013102457 (O.P.R.W.C.TX.), SAID 14.487 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING A POINT ON A WESTERN RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (50' R.O.W.), AND BEING ALSO A POINT ON A SOUTHERN RIGHT-OF-WAY LINE OF AUGUSTINE WAY (64' R.O.W.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID 40.30 ACRE TRACT AND WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S30°50'50"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 2) S14°09'10"W, A DISTANCE OF 339.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 10.20 FEET, AND WHOSE CHORD BEARS S13°34'48"W, A DISTANCE OF 10.20 FEET, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.88 FEET, AND WHOSE CHORD BEARS S54°47'24"W, A DISTANCE OF 19.99 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 5) S09°52'10"W, A DISTANCE OF 50.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, 15.00 FEET, AN ARC LENGTH OF 22.96 FEET, AND WHOSE CHORD BEARS S39°34'57"E, A DISTANCE OF 20.78 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, AND
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 110.90 FEET, AND WHOSE CHORD BEARS S01°58'02"E, A DISTANCE OF 110.68 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, BEING A POINT ON A WESTERN RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD AND BEING ALSO A NORTHEASTERN CORNER OF LOT 17A, BLOCK A OF SANTA RITA RANCH, PHASE 1, SECTION 1E, A SUBDVSION RECORDED IN DOCUMENT NUMBER 2017112332 (O.P.R.W.C.TX.), FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, CONTINUING ACROSS SAID 10.30 ACRE TRACT, WITH THE NORTHERN BOUNDARY LINE OF SAID SANTA RITA PHASE 1, SECTION 1E, AND CROSSING SAID 8.814 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N88°02'21"W, A DISTANCE OF 161.28 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND,
- 2) S84°14'41"W, A DISTANCE OF 67.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, AND
- 3) S68°22'31"W, A DISTANCE OF 238.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, BEING A NORTHWESTERN CORNER OF LOT 12, BLOCK A OF SAID SANTA RITA RANCH, PHASE 1, SECTION 1E AND BEING ALSO THE NORTHERNMOST CORNER OF LOT 6, BLOCK A, SANTA RITA RANCH, PHASE 1, SECTION 1A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2014054989 (O.P.R.W.C.TX.),

THENCE, CONTINUING ACROSS SAID 8.814 ACRE TRACT AND WITH THE NORTHERN BOUNDARY LINE OF SAID SANTA RITA RANCH, PHASE 1, SECTION 1A, S69°23'16"W, A DISTANCE OF 166.84 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, BEING A WESTERN CORNER OF SAID 8.814 ACRE TRACT, SAME BEING A NORTHWESTERN CORNER OF SAID LOT 6, BLOCK A, AND BEING ALSO AN EASTERN CORNER OF SAID 38.231 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 8.814 ACRE TRACT AND SAID 38.231 ACRE TRACT, AND CROSSING SAID 40.30 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) N81°47'19"W, A DISTANCE OF 136.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE',
- 2) N42°49'05"W, A DISTANCE OF 121.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE',
- 3) N16°28'49"W, A DISTANCE OF 295.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE',
- 4) N20°19'26"E, A DISTANCE OF 567.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE SOUTH LINE OF SAID AUGUSTINE WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, CONTINUING ACROSS SAID 40.30 ACRE TRACT, AND THE SOUTH LINE OF SAID AUGUSTINE WAY, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 502.00 FEET, AN ARC LENGTH OF 174.36 FEET, AND A CHORD THAT BEARS S65°53'49"E, A DISTANCE OF 173.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S75°50'50"E, A DISTANCE OF 249.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 449.00 FEET, AN ARC LENGTH OF 23.51 FEET, AND A CHORD THAT BEARS S77°20'51"E, A DISTANCE OF 23.51 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S78°50'52"E, A DISTANCE OF 53.42 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 429.00 FEET, AN ARC LENGTH OF 22.47 FEET, AND A CHORD THAT BEARS S77°20'51"E, A DISTANCE OF 22.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 6) S75°50'50"E, A DISTANCE OF 29.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF THE SOUTH LINE OF SAID AUGUSTINE WAY AND THE WEST RIGHT-OF-WAY LINE OF AMATA STREET (50' R.O.W.),

THENCE, WITH THE LINE OF SAID AMATA STREET, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) 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 S30°50'50"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S14°09'10"W, A DISTANCE OF 14.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE WEST TERMINUS OF SAID AMATA STREET,
- 3) S75°50'50"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE EAST TERMINUS OF SAID AMATA STREET,
- 4) N14°09'10"E, A DISTANCE OF 14.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) 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 N59°09'10"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF SAID AMATA STREET AND SAID AUGUSTINE WAY,

THENCE, S75°50'50"E, A DISTANCE OF 195.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,

THENCE, S14°09'10"W, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.487 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S30°50'50"E	21.21	15.00	90°00'00"
C2	10.20	510.00	S13°34'48"W	10.20	5.10	1°08'44"
C3	21.88	15.00	S54°47'24"W	19.99	13.40	8°33'57"
C4	22.96	15.00	S39°34'57"E	20.78	14.41	87°41'21"
C5	110.90	510.00	S01°58'02"E	110.68	55.67	12°27'31"
C6	174.36	502.00	S65°53'49"E	173.49	88.07	19°54'03"
C7	23.51	449.00	S77°20'51"E	23.51	11.76	3°00'02"
C8	22.47	429.00	S77°20'51"E	22.46	11.24	3°00'02"
C9	23.56	15.00	S30°50'50"E	21.21	15.00	89°59'59"
C10	23.56	15.00	N59°09'10"E	21.21	15.00	90°00'00"
C11	32.33	325.00	S11°18'10"W	32.32	16.18	5°41'59"
C12	27.36	275.00	S11°18'10"W	27.34	13.69	5°41'59"
C13	68.28	325.00	S02°26'03"W	68.16	34.27	12°02'16"
C14	57.71	275.00	S02°26'31"W	57.61	28.96	12°01'29"
C15	22.50	15.00	S46°43'19"E	20.45	13.97	85°56'25"
C16	22.50	15.00	N39°13'06"E	20.45	13.97	85°56'25"
C17	205.86	500.00	S84°46'42"W	204.41	104.41	23°35'22"
C18	23.55	25.00	S45°59'58"W	22.69	12.73	53°58'05"
C19	23.55	25.00	S80°01'57"E	22.69	12.73	53°58'05"
C20	301.53	60.00	S17°01'00"E	70.59	43.64	287°56'10"
C21	88.36	550.00	S77°35'10"W	88.27	44.28	9°12'18"
C22	7.98	500.00	N83°53'03"W	7.98	3.99	0°54'51"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	37.10	500.00	N86°28'01"W	37.09	18.56	4°15'04"
C24	40.89	500.00	S89°03'53"W	40.88	20.46	4°41'08"
C25	40.86	500.00	S84°22'51"W	40.85	20.44	4°40'56"
C26	40.89	500.00	S79°41'49"W	40.88	20.46	4°41'08"
C27	38.14	500.00	S75°10'08"W	38.13	19.08	4°22'15"
C28	18.44	25.00	S51°50'56"W	18.03	9.66	42°16'08"
C29	5.10	25.00	S24°51'54"W	5.10	2.56	11°41'57"
C30	36.74	60.00	S36°33'19"W	36.16	18.96	35°04'48"
C31	29.05	60.00	S67°57'51"W	28.76	14.81	27°44'16"
C32	23.86	60.00	N86°46'21"W	23.71	12.09	22°47'19"
C33	23.22	60.00	N64°17'35"W	23.07	11.76	22°10'14"
C34	22.57	60.00	N42°25'45"W	22.44	11.42	21°33'26"
C35	24.51	60.00	N19°56'59"W	24.34	12.43	23°24'06"
C36	24.45	60.00	N03°25'36"E	24.28	12.40	23°21'03"
C37	22.63	60.00	N25°54'22"E	22.49	11.45	21°36'29"
C38	23.48	60.00	N47°55'24"E	23.34	11.89	22°25'35"
C39	27.73	60.00	N72°22'29"E	27.48	14.12	26°28'35"
C40	38.60	60.00	S5°57'21"E	37.94	20.00	36°51'44"
C41	4.69	60.00	S55°17'12"E	4.69	2.35	4°28'35"
C42	60.14	550.00	N86°33'34"W	60.11	30.10	6°15'54"
C43	25.88	275.00	S00°52'28"E	25.87	12.95	5°23'30"
C44	31.84	275.00	S05°08'16"W	31.82	15.94	6°37'59"

Line Table		
Line #	Length	Direction
L1	50.08	S09°52'10"W
L2	67.09	S84°14'41"W
L3	136.50	N81°47'19"W
L4	121.45	N42°49'05"W
L5	53.42	S78°50'52"E
L6	29.45	S75°50'50"E
L7	14.00	S14°09'10"W
L8	50.00	S75°50'50"E
L9	14.00	N14°09'10"E
L10	4.00	S14°09'10"W
L11	125.98	N01°20'27"E
L12	128.84	N06°34'23"E
L13	131.46	N06°34'23"E
L14	134.04	N03°57'22"E
L15	134.98	N01°24'27"E
L16	136.91	N03°16'35"W
L17	136.98	N07°57'37"W

Line Table		
Line #	Length	Direction
L18	139.58	N12°38'39"W
L19	143.01	N17°01'00"W
L20	145.63	N17°01'00"W
L21	148.25	N17°01'00"W
L22	150.87	N17°01'00"W
L23	153.49	N17°01'00"W
L24	156.11	N17°01'00"W
L25	158.65	N17°01'00"W
L26	160.69	N17°01'00"W
L27	156.23	N17°01'00"W
L28	133.00	N17°01'00"W
L29	135.20	N08°10'01"W
L30	133.44	S17°01'00"E
L31	148.17	N17°01'00"W
L32	157.28	S17°01'00"E
L33	143.64	S17°01'00"E
L34	130.00	S17°01'00"E

Line Table		
Line #	Length	Direction
L35	116.36	N17°01'00"W
L36	102.72	S17°01'00"E
L37	170.70	S81°24'50"E
L38	175.01	N81°24'50"W
L39	174.50	N81°24'50"W
L40	172.22	N81°24'50"W
L41	174.42	S81°24'50"E
L42	176.55	N81°24'50"W
L43	177.32	S81°24'50"E
L44	175.99	N81°24'50"W
L45	174.29	S79°43'33"E
L46	172.74	N78°00'22"W
L47	92.13	N83°25'37"W
L48	87.88	S83°25'37"E
L49	55.85	N03°45'01"W
L50	55.93	S03°45'01"E

SHEET NO. 2 OF 3



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

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SANTA RITA RANCH PHASE 1, SECTION 7

FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER OF THE CERTAIN CALLED 40.30 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2008093412, A CALLED 38.231 ACRE TRACT CONVEYED IN DOCUMENT NUMBER 2013102456, AND A CALLED 8.814 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2013102457, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT 417, SITUATED IN WILLIAMSON COUNTY, TEXAS AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

"SANTA RITA RANCH PHASE 1, SECTION 7"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5th DAY OF May, 20 22

SANTA RITA KC, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

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

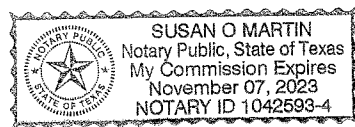
STATE OF TEXAS:

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF May, 2022 A.D.

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



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE 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: Dennesha Johnson
TITLE: Assistant Vice President

STATE OF TEXAS
COUNTY OF Travis

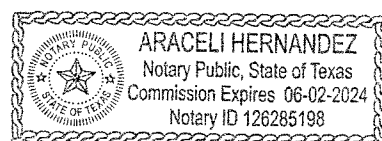
BEFORE ME ON THIS DAY PERSONALLY APPEARED Dennesha Johnson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF May, A.D., 2022

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernández

MY COMMISSION EXPIRES 6-2-2024



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.

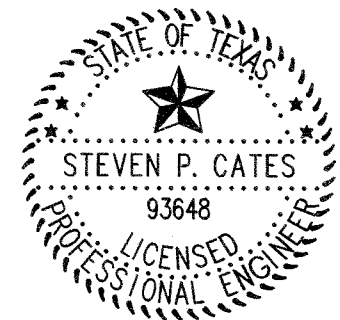
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: [Signature] 5/4/2022
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



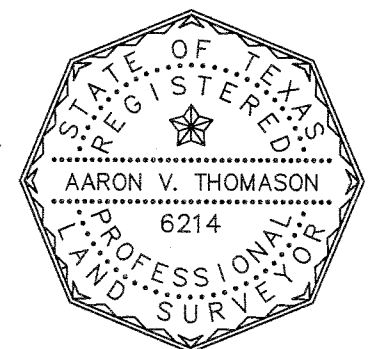
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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] 4th May 2022
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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] 5-5-22
JERRY WILLARD, JR., INTERIM DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 4 DAY OF May, 2022 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
[Signature]
PRINTED NAME: Cindy Bridges

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

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

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

STATE OF TEXAS §
§ 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



PATH-J: \AC3D\5148\SURVEY\PLAT - SANTA RITA PHASE 1 SECTION 7.dwg