




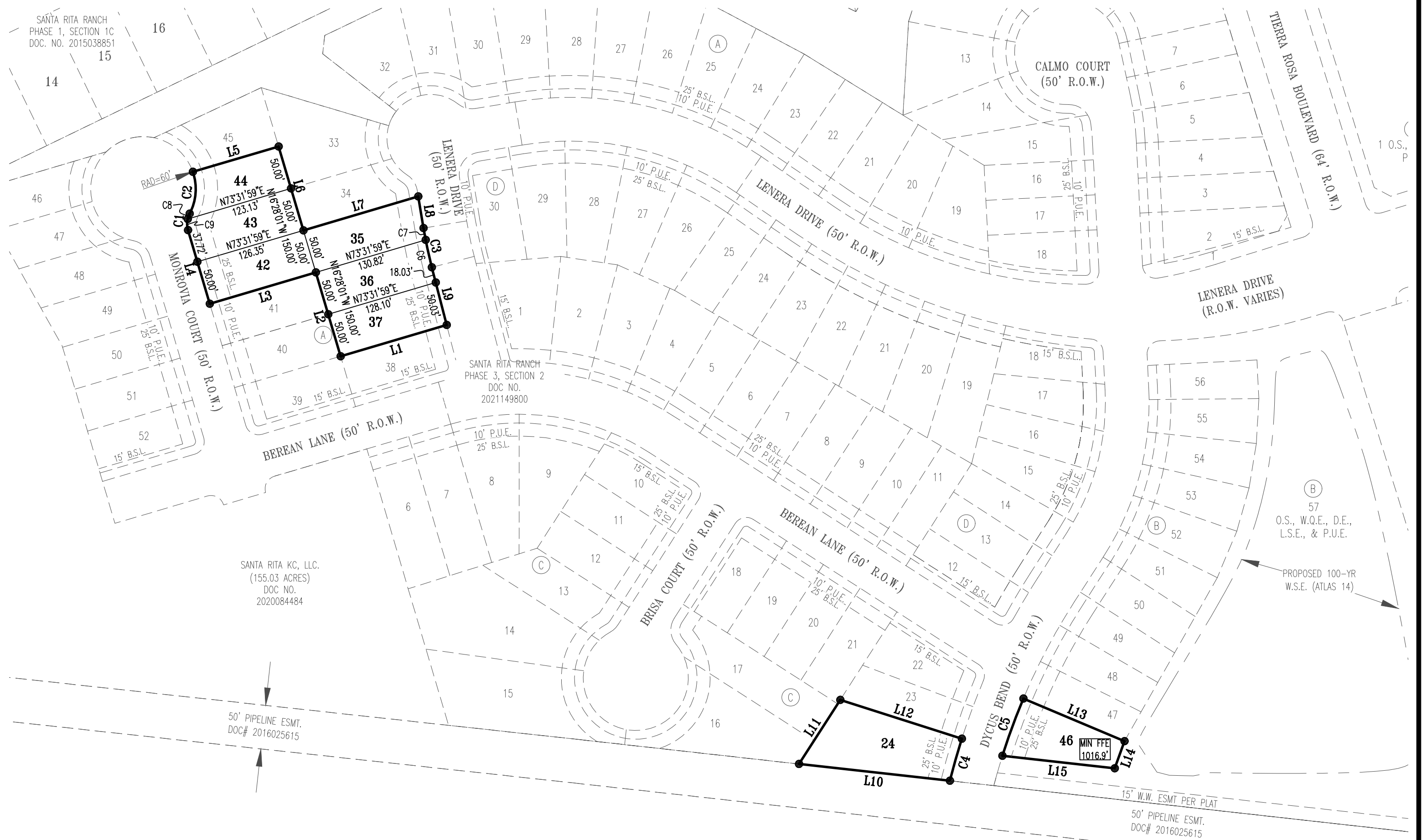




GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

	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
L.S.E.	LANDSCAPE EASEMENT
S.L.E.	SIGHT LINE EASEMENT
O.S.	OPEN SPACE
W.Q.E.	WATER QUALITY EASEMENT
	MINIMUM FINISHED FLOOR ELEVATION



Line Table		
Line #	Length	Direction
L9	68.06	S14°28'01"E
L10	173.49	N83°39'12"W
L11	87.12	N32°46'22"E
L12	145.84	S72°17'21"E
L13	125.36	S67°08'09"E
L14	32.94	S19°39'03"W
L15	129.18	N83°39'12"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	19.36	25.00	N05°43'22"E	18.88	10.20	44°22'46"
C2	49.30	60.00	N04°22'20"E	47.93	26.14	47°04'50"
C3	45.81	525.00	S11°58'01"E	45.80	22.92	5°00'00"
C4	49.98	775.00	S15°51'48"W	49.97	25.00	3°41'42"
C5	69.73	725.00	N20°06'32"E	69.70	34.89	5°30'37"

THE PURPOSE OF THIS AMENDED PLAT IS TO REVISE A SCRIVENERS ERROR THAT CALLED OUT A 25' P.U.E., ON BLOCKS B AND C OF THE FINAL PLAT THAT SHOULD BE CALLED A 25' B.S.L., AND SCRIVENER'S ERROR ON THE SIDELINE DISTANCES OF LOTS 35-37, AND 42-44, BLOCK A.

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

SANTA RITA RANCH PHASE 3, SECTION 2
AMENDED PLAT OF LOTS 35–37 AND 42–44, BLOCK A, LOT
46, BLOCK B, AND LOT 24, BLOCK C

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.250 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING LOTS 35–37 AND 42–44, BLOCK A, LOT 46, BLOCK B, AND LOT 24, BLOCK C, SANTA RITA RANCH PHASE 3, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149800, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.250 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1
0.862 ACRES

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 37, BLOCK A, BEING A THE NORTHEAST CORNER OF LOT 38, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, SAME BEING IN THE WEST RIGHT–OF–WAY LINE OF LENERA DRIVE (50’ R.O.W.), FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S73°31’59”W, WITH THE COMMON LINE OF SAID LOT 38, AND SAID LOT 37, A DISTANCE OF 126.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHWEST CORNER OF SAID LOT 37, BEING A THE NORTHWEST CORNER OF SAID LOT 38, SAME BEING A THE SOUTHEAST CORNER OF LOT 40, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, ALSO BEING AT THE NORTHEAST CORNER OF LOT 39, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N16°28’01”W, WITH THE WEST LINE OF SAID LOT 37 AND LOT 36, THE EAST LINE OF SAID LOT 40, AND THE EAST LINE OF LOT 41, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHWEST CORNER OF SAID LOT 35, BEING AT THE NORTHWEST CORNER OF SAID LOT 36, SAME BEING A THE SOUTHEAST CORNER OF SAID LOT 42, BLOCK A, ALSO BEING AT THE NORTHEAST CORNER OF LOT 41, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S73°31’59”W, WITH THE COMMON LINE OF SAID LOTS 41 AND LOT 42, A DISTANCE OF 126.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHWEST CORNER OF SAID LOT 42, BEING AT THE NORTHWEST CORNER OF SAID LOT 41, SAME BEING IN THE EAST RIGHT–OF–WAY LINE OF MOROVIA COURT (50’ R.O.W.) FOR A SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG THE EAST LINE OF SAID MOROVIA COURT, AND THE WESTERN LINES OF SAID LOT 42, 43, AND 44, BLOCK A, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N16°28’01”W, A DISTANCE OF 87.72 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 19.36 FEET, AND A CHORD THAT BEARS N05°43’22”E, A DISTANCE OF 18.88 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 49.30 FEET, AND A CHORD THAT BEARS N04°22’20”E, A DISTANCE OF 47.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE NORTHWEST CORNER OF SAID LOT 44, BEING A THE SOUTHWEST CORNER OF LOT 45, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N73°31’59”E, WITH THE COMMON LINE OF SAID LOT 44, AND SAID LOT 45, A DISTANCE OF 102.17 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 45, BEING A THE NORTHEAST CORNER OF SAID LOT 44, SAME BEING IN THE SOUTHWEST LINE OF LOT 33, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S16°28’01”E, WITH THE WEST LINE OF SAID LOT 33, THE WEST LINE OF LOT 34, SAID SANTA RITA RANCH SECTION 3, PHASE 2, AND THE EASTERN LINE OF SAID LOTS 44 AND 43, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 43, BEING A THE SOUTHWEST CORNER OF SAID LOT 34, SAME BEING AT THE NORTHWEST CORNER OF SAID LOT 35, ALSO BEING AT THE NORTHEAST CORNER OF SAID LOT 42, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N73°31’59”E, WITH THE COMMON LINE OF SAID LOTS 34 AND LOT 35, A DISTANCE OF 136.78 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 34, BEING AT THE NORTHEAST CORNER OF SAID LOT 35, SAME BEING IN THE WEST RIGHT–OF–WAY LINE OF SAID LENERA DRIVE, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG THE WEST LINE OF SAID LENERA DRIVE, AND THE EASTERN LINES OF SAID LOT 35, 36, AND 37, BLOCK A, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S09°28’01”E, A DISTANCE OF 36.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 45.81 FEET, AND A CHORD THAT BEARS S11°58’01”E, A DISTANCE OF 45.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” FOR CORNER, AND
- 3) S14°28’01”E, A DISTANCE OF 38.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.862 ACRES OF LAND.

TRACT 2
0.239 ACRES

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 24, BLOCK C, BEING IN THE WEST RIGHT–OF–WAY LINE OF DYCUS BEND (50’ R.O.W.), FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N83°39’12”W, WITH THE SOUTH LINE OF SAID LOT 24, AND OVER AND ACROSS 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, A DISTANCE OF 173.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHWEST CORNER OF SAID LOT 24, BEING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK C, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N32°46’22”E, WITH THE WEST LINE OF SAID LOT 24, THE EAST LINE OF SAID LOT 16, THE EAST LINE OF LOT 17, BLOCK C, AND THE EAST LINE OF LOT 21, BLOCK C, SAID SANTA RITA RANCH SECTION 3, PHASE 2, A DISTANCE OF 87.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHWEST CORNER OF SAID LOT 23, BEING AT THE NORTHWEST CORNER OF SAID LOT 24, SAME BEING IN THE EAST LINE OF SAID LOT 21, BLOCK A, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S72°17’21”E, WITH THE COMMON LINE OF SAID LOTS 23 AND LOT 24, A DISTANCE OF 145.84 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 23, BEING AT THE NORTHEAST CORNER OF SAID LOT 24, SAME BEING IN THE WEST RIGHT–OF–WAY LINE OF SAID DYCUS BEND, SAME BEING A THE BEGINNING OF A CURVE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 49.98 FEET, AND A CHORD THAT BEARS S15°51’48”W, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.239 ACRES OF LAND.

TRACT 3
0.149 ACRES

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHWEST CORNER OF SAID LOT 46, BLOCK B, BEING IN THE EAST RIGHT–OF–WAY LINE OF DYCUS BEND (50’ R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, ALSO BEING AT A WESTERN CORNER OF LOT 57, BLOCK A, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 39.73 FEET, AND A CHORD THAT BEARS N20°06’32”E, A DISTANCE OF 39.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE NORTHWEST CORNER OF SAID LOT 46, BEING AT THE SOUTHWEST CORNER OF LOT 47, BLOCK B, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S67°08’09”E, WITH THE COMMON LINE OF SAID LOT 46 AND SAID LOT 47, A DISTANCE OF 125.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 47, BEING AT THE NORTHEAST CORNER OF SAID LOT 46, SAME BEING IN THE WEST LINE OF SAID LOT 57, BLOCK B, SAID SANTA RITA RANCH SECTION 3, PHASE 2, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID LOT 46, AND SAID LOT 57, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S19°39’03”W, A DISTANCE OF 32.94 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED “CBD SETSTONE” AT THE SOUTHEAST CORNER OF SAID LOT 46, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) N83°39’12”W, A DISTANCE OF 129.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.149 ACRES OF LAND.

TRACT 1 – 0.862 ACRES
TRACT 2 – 0.239 ACRES
TRACT 3 – 0.149 ACRES
TOTAL = 1.250 ACRES

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 LOT 46, 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 PROPOSED 100–YR FLOODPLAIN BOUNDARY PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED JANUARY 20, 2021. THE FEMA 100–YR FLOODPLAIN SHOWN ON THE PLAT WAS TAKEN FROM THE FEMA FIRM No. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008, AND THE FEMA L.O.M.R. No 16–06–0501P, EFFECTIVE MARCH 2, 2017. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO EITHER THE BASE FLOOD ELEVATION OF THE PROPOSED 100–YR FLOODPLAIN BOUNDARY PER ATLAS 14, OR BY ADDING ONE (1) FOOT TO THE 100–YR WATER SURFACE ELEVATION OF THE WATER QUALITY/DETENTION POND DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED JANUARY 20, 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. 2 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

J:\AC3D\5266\Survey\AMENDED PLAT – SANTA RITA SECTION 3, PHASE 2

**SANTA RITA RANCH PHASE 3, SECTION 2
AMENDED PLAT OF LOTS 35-37 AND 42-44, BLOCK A, LOT
46, BLOCK B, AND LOT 24, BLOCK C**

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

I, KENNETH BAKER, VICE PRESIDENT OF LAND ACQUISITIONS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. OWNER OF LOT 35, BLOCK A, SANTA RITA RANCH PHASE 3, SECTION 2, CONVEYED IN DOCUMENT NUMBER 2022003006, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, I, JEFF STINSON, HIGHLAND HOMES-AUSTIN, LLC., OWNER OF LOT 46, BLOCK B, SAID SANTA RITA RANCH PHASE 3, SECTION 2, CONVEYED IN DOCUMENT NUMBER 2021197941, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, I, NICK MCINTYRE, PERRY HOMES, LLC., OWNER OF LOTS 36, 37, 42, 43, AND 44, BLOCK A, SAID SANTA RITA RANCH PHASE 3, SECTION 2, CONVEYED IN DOCUMENT NUMBER 2022004211, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND OWNER OF LOT 24, BLOCK C, SAID SANTA RITA RANCH PHASE 3, SECTION 2, CONVEYED IN DOCUMENT NUMBER 2022004478, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID SANTA RITA RANCH PHASE 3, SECTION 2, BEING A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, 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 2 AMENDED PLAT OF LOTS 35-37 AND 42-44,
BLOCK A, LOT 46, BLOCK B, AND LOT 24, BLOCK C"**

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 27th DAY OF April, 2022.

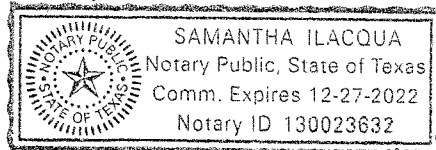
Kenneth Baker
KENNETH BAKER, VICE PRESIDENT OF LAND ACQUISITIONS
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
13620 N. FM 620, BLDG. B, SUITE 150
AUSTIN, TEXAS 78717

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kenneth Baker, 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 27th DAY OF April, 2022 A.D.

Samantha Ilacqua
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



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

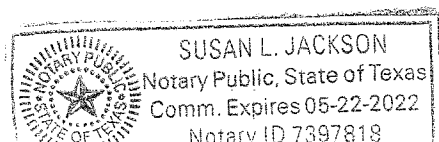
Jeff Stinson
JEFF STINSON
HIGHLAND HOMES-AUSTIN, LLC
5601 DEMOCRACY DRIVE, SUITE 300
PLANO, TEXAS 75024

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF STINSON, 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 29 DAY OF April, 2022 A.D.

Susan L. Jackson
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28 DAY OF APRIL, 2022

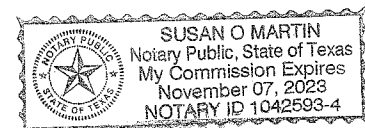
Nick McIntyre
NICK MCINTYRE
PERRY HOMES, LLC.
9000 GULF FREEWAY
HOUSTON, TEXAS 77017

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 28th DAY OF April, 2022 A.D.

Susan O. Martin
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



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.

Jerry Millard, Jr.
JERRY MILLARD, JR. INTERIM DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

5-5-22
DATE

ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 26th DAY OF April, 2022 A.D.

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:

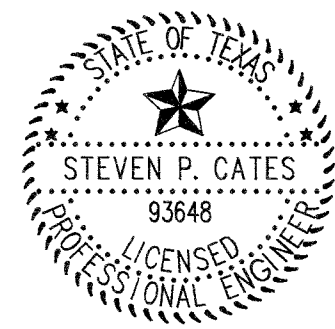
COUNTY OF WILLIAMSON:

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: Steven P. Cates 4/26/2022
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

DATE



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

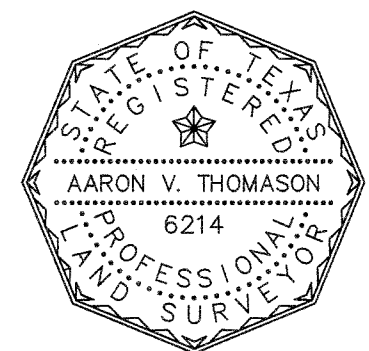
STATE OF TEXAS:

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: Aaron V. Thomason 26 April 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

DATE



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

DATE

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

