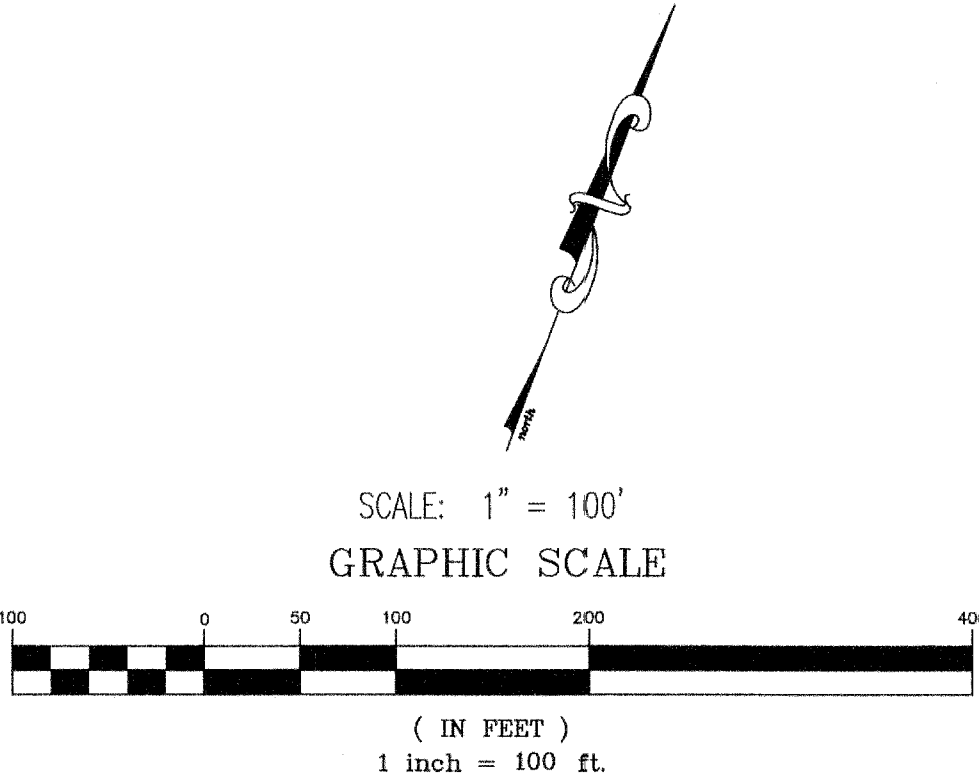
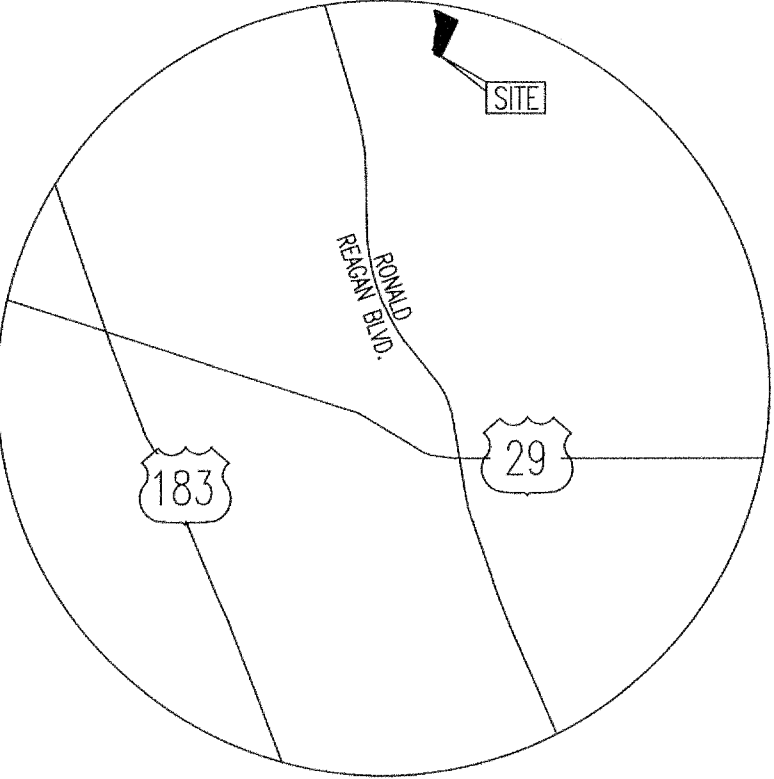
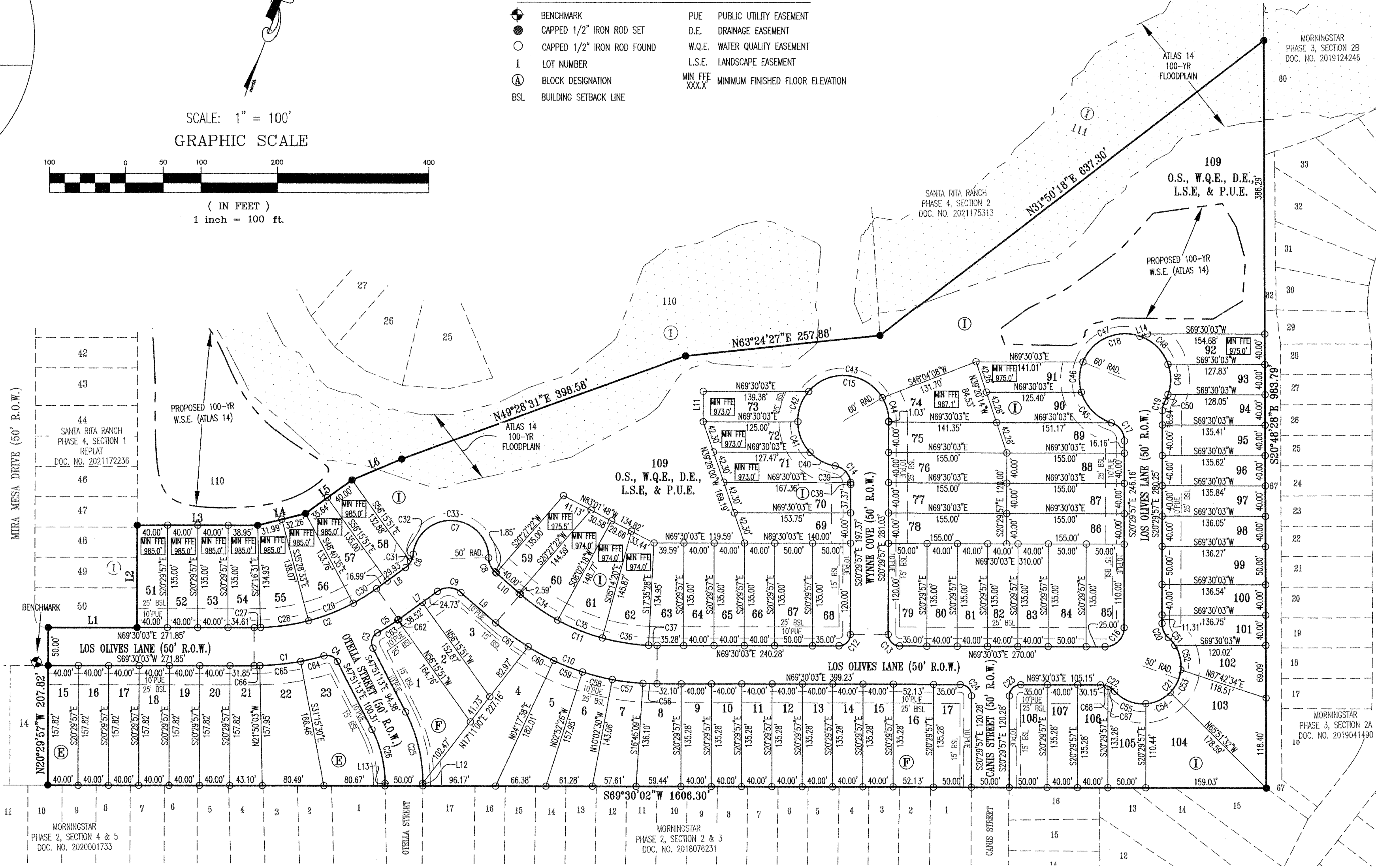


SANTA RITA RANCH PHASE 4, SECTION 4
FINAL PLAT



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



DATE: MAY 24, 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

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: 20.381 ACRES
SURVEY: GREENLEAF-FISK SURVEY,
ABSTRACT NO. 5

BENCHMARK IS A MAG NAIL ON INLET
N. 10209885.37
E. 3086454.46
ELEV. = 990.61
NAVD88

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

TOTAL OF LOTS	85
SINGLE FAMILY LOTS:	84
O.S., W.Q.E., D.E., L.S.E. & P.U.E. LOTS:	1

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
CANIS STREET	160'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LOS OLIVES LANE	1,919'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
OTELLA STREET	224'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
WYNNE COVE	356'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,659'					

SHEET NO. 1 OF 3

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 4, SECTION 4
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. 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 13, 2022. 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 13, 2022.
3. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT LOTS 51-62, 71-74 AND 91-92, BLOCK 1, WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
4. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION 811.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
5. MAINTENANCE RESPONSIBILITY OF 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 19E/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19E/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.

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 20.381 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF A CALLED 195.138 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2021003517, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.X.), SAID 20.381 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND, BEING THE EASTERNMOST CORNER OF SAID 195.138 ACRE TRACT, BEING ALSO THE NORTHERNMOST CORNER OF LOT 15, BLOCK C, MORNINGSTAR PHASE 3, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019041490, O.P.R.W.C.T.X., BEING ALSO A SOUTHWESTERN CORNER OF LOT 67, BLOCK E, OF SAID MORNINGSTAR PHASE 3, SECTION 2A, FOR THE EASTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S69°30'02"W, WITH THE COMMON LINE OF SAID 195.138 ACRE TRACT, SAID MORNINGSTAR PHASE 3, SECTION 2A, MORNINGSTAR PHASE 2, SECTION 2 & 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2018076231, O.P.R.W.C.T.X., AND MORNINGSTAR PHASE 2, SECTION 4 & 5, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020011733, O.P.R.W.C.T.X., A DISTANCE OF 1606.30 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHWEST LINE OF LOT 10, BLOCK K OF SAID MORNINGSTAR PHASE 2, SECTIONS 4 & 5, BEING ALSO THE EASTERNMOST CORNER OF LOT 14, BLOCK E, SANTA RITA RANCH PHASE 4, SECTION 1 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2021172236, O.P.R.W.C.T.X., FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 195.138 ACRE TRACT, WITH THE COMMON LINE OF SAID SANTA RITA RANCH, PHASE 4, SECTION 1, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9.

- 1) N20°29'57"W, A DISTANCE OF 207.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHEAST TERMINUS LINE OF LOS OLIVES LANE (50'. R.O.W.), BEING ALSO IN THE SOUTHEAST LINE OF LOT 50, BLOCK I, OF SAID SANTA RITA RANCH PHASE 4, SECTION 1, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) N69°30'03"E, A DISTANCE OF 117.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING THE EASTERNMOST CORNER OF SAID LOT 50, BLOCK I, FOR CORNER,
- 3) N20°29'57"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE EAST LINE OF LOT 47, BLOCK I, BEING ALSO THE SOUTHERNMOST CORNER OF LOT 110, BLOCK I, OF SAID SANTA RITA RANCH PHASE 4, SECTION 1, FOR CORNER
- 4) N69°30'03"E, A DISTANCE OF 158.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING A CORNER IN THE SOUTHEAST LINE OF SAID LOT 110, BLOCK I, FOR CORNER
- 5) N65°32'23"E, A DISTANCE OF 64.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING A CORNER IN THE SOUTHEAST LINE OF SAID LOT 110, BLOCK I, FOR CORNER
- 6) N33°44'08"E, A DISTANCE OF 75.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING A CORNER IN THE SOUTHEAST LINE OF SAID LOT 110, BLOCK I, FOR CORNER
- 7) N46°25'07"E, A DISTANCE OF 71.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING A CORNER IN THE SOUTHEAST LINE OF SAID LOT 110, BLOCK I, FOR CORNER
- 8) N49°28'31"E, A DISTANCE OF 398.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING A CORNER IN THE SOUTHEAST LINE OF SAID LOT 110, BLOCK I, FOR CORNER
- 9) N63°24'27"E, A DISTANCE OF 257.88 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING THE EASTERNMOST CORNER OF SAID LOT 110, BLOCK I, SAME BEING THE EASTERNMOST CORNER OF SAID SANTA RITA RANCH PHASE 4, SECTION 1, ALSO BEING AT THE SOUTHERNMOST CORNER OF LOT 111, BLOCK I, SANTA RITA RANCH PHASE 4, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENTER NUMBER 2021175313, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N31°50'18"E, OVER AND ACROSS SAID 195.138 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 637.30 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CSD SETSTONE" AT THE SOUTHEAST CORNER OF SAID LOT 111, BEING IN THE NORTHEAST LINE OF SAID 195.138 ACRE TRACT, BEING ALSO IN THE SOUTHWEST LINE OF LOT 80, BLOCK E, MORNINGSTAR PHASE 3, SECTION 2B SUBDIVISION, RECORDED IN DOCUMENT NUMBER 20191224246, O.P.R.W.C.TX., FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S20°48'28"E, WITH THE COMMON LINE OF SAID 195.138 ACRE TRACT AND SAID MORNINGSTAR PHASE 3, SECTION 2B AND SAID MORNINGSTAR PHASE 3, SECTION 2A, A DISTANCE OF 983.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.381 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	92.70	325.00	N61°19'46"E	92.39	46.67	16°20'33"
C2	171.66	275.00	N51°37'06"E	168.89	88.73	35°45'54"
C3	22.90	15.00	S04°07'21"E	20.74	14.35	87°27'43"
C4	20.68	15.00	N87°20'52"W	19.08	12.36	78°59'18"
C5	33.31	325.00	N36°40'19"E	33.30	16.67	5°52'22"
C6	21.03	25.00	N09°38'27"E	20.41	11.18	48°11'23"
C7	151.06	50.00	S72°05'45"W	99.82	829.34	173°05'59"
C8	21.03	25.00	S45°26'57"E	20.41	11.18	48°11'23"
C9	33.48	25.00	S72°05'45"W	31.03	19.79	76°43'13"
C10	232.31	325.00	N89°58'43"E	227.40	121.37	40°57'19"
C11	196.57	275.00	N89°58'43"E	192.41	102.70	40°57'19"
C12	23.56	15.00	N24°30'03"E	21.21	15.00	90°00'00"
C13	23.56	15.00	S65°29'57"E	21.21	15.00	90°00'00"
C14	34.83	25.00	N60°25'01"W	32.08	20.92	79°50'09"
C15	272.10	60.00	S29°34'59"W	92.04	71.71	258°50'09"
C16	39.27	25.00	N24°30'03"E	35.36	25.00	90°00'00"
C17	31.63	25.00	N56°44'34"W	29.56	18.33	72°29'14"
C18	294.66	60.00	S47°42'08"W	76.02	49.13	281°22'37"
C19	12.61	25.00	S06°03'15"E	12.47	6.44	28°53'23"
C20	21.03	25.00	S44°35'38"E	20.41	11.18	48°11'23"
C21	162.65	50.00	N24°30'03"E	99.85	897.21	186°22'46"
C22	21.03	25.00	N86°24'15"W	20.41	11.18	48°11'23"
C23	23.56	15.00	S24°30'03"W	21.21	15.00	90°00'00"
C24	23.56	15.00	N65°29'57"W	21.21	15.00	90°00'00"
C25	97.55	205.00	N34°13'19"W	96.63	49.71	27°15'48"
C26	73.75	155.00	N34°13'19"W	73.06	37.59	27°15'48"
C27	8.52	275.00	N68°36'46"E	8.52	4.26	1°46'34"
C28	63.36	275.00	N61°07'28"E	63.22	31.82	13°12'02"
C29	63.36	275.00	N47°55'26"E	63.22	31.82	13°12'02"
C30	36.42	275.00	N37°31'47"E	36.39	18.24	7°35'16"
C31	10.37	25.00	N21°51'14"E	10.29	5.26	2°34'59"
C32	10.66	25.00	N02°14'28"W	10.58	5.41	24°25'33"
C33	151.06	50.00	N72°05'45"E	99.82	829.34	173°05'59"
C34	59.60	275.00	S75°45'10"E	59.48	29.92	12°25'04"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	63.73	275.00	S88°36'01"E	63.58	32.01	131°6'38"
C36	62.08	275.00	N78°17'38"E	61.95	31.17	125°6'03"
C37	11.16	275.00	N70°39'50"E	11.16	5.58	21°9'34"
C38	2.64	25.00	N23°31'20"W	2.64	1.32	6'02'46"
C39	32.20	25.00	N63°26'24"W	30.02	18.77	73°47'23"
C40	38.42	60.00	N81°59'27"W	37.77	19.89	36°41'17"
C41	44.15	60.00	N42°33'58"W	43.16	23.13	42°09'41"
C42	43.44	60.00	N00°44'32"W	42.50	22.72	41°29'12"
C43	113.69	60.00	N74°17'00"E	97.43	83.44	108°33'51"
C44	32.40	60.00	S35°58'01"E	32.00	16.60	30°56'08"
C45	58.44	60.00	N65°04'53"W	56.16	31.77	55°48'35"
C46	40.83	60.00	N17°40'51"W	40.05	21.24	38°59'29"
C47	90.98	60.00	N45°15'14"E	82.51	56.82	86°52'41"
C48	53.76	60.00	S65°38'13"E	51.98	28.84	51°20'24"
C49	40.77	60.28	S20°29'45"E	40.00	21.20	38°45'15"
C50	9.86	60.00	S03°40'59"W	9.85	4.94	9°24'55"
C51	13.27	50.00	S61°04'58"E	13.24	6.68	15°12'43"
C52	33.63	50.00	S34°12'29"E	33.00	17.48	38°32'15"
C53	33.63	50.00	S04°19'46"W	33.00	17.48	38°32'15"
C54	36.10	50.00	S44°16'58"W	35.32	18.88	41°22'09"
C55	46.01	50.00	N88°40'16"W	44.40	24.78	52°43'23"
C56	18.46	325.00	S71°07'41"W	18.46	9.23	31°15'16"
C57	40.86	325.00	S76°21'25"W	40.83	20.46	71°12'11"
C58	40.66	325.00	S83°32'32"W	40.63	20.36	71°10'04"
C59	40.66	325.00	N89°17'24"W	40.63	20.36	71°10'04"
C60	38.18	325.00	N82°20'27"W	38.15	19.11	64°43'48"
C61	53.50	325.00	N74°15'36"W	53.44	26.81	9°25'55"
C62	1.48	325.00	S33°51'57"W	1.48	0.74	01°15'37"
C63	31.84	325.00	S36°48'08"W	31.82	15.93	5'36'45"
C64	31.67	325.00	S55°57'00"W	31.66	15.85	5'35'01"
C65	53.46	325.00	S63°27'14"W	53.40	26.79	9°25'27"
C66	7.57	325.00	S68°50'00"W	7.57	3.79	1°20'06"
C67	10.90	25.00	N74°47'52"W	10.81	5.54	24°58'37"
C68	10.13	25.00	S81°06'26"W	10.06	5.13	23°12'46"

Line Table		
Line #	Length	Direction
L1	117.24	N69°30'03"E
L2	135.00	N20°29'57"W
L3	158.95	N69°30'03"E
L4	64.25	N55°32'23"E
L5	75.64	N33°44'09"E
L6	71.39	N46°25'07"E
L7	63.25	N33°44'09"E

Line Table		
Line #	Length	Direction
L8	46.92	N33°44'09"E
L9	60.78	N69°32'38"W
L10	44.45	N69°32'38"W
L11	40.00	N20°29'57"W
L12	3.47	S20°35'25"E
L13	3.39	S20°35'25"E
L14	10.33	S50°41'04"W

SHEET NO. 2 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 4, SECTION 4

FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER THAT CERTAIN CALLED 195.138 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021003517, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE 20.381 ACRES, 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,

"SANTA RITA RANCH PHASE 4, SECTION 4"

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

SANTA RITA KC, LLC,
A TEXAS LIMITED PARTNERSHIP

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

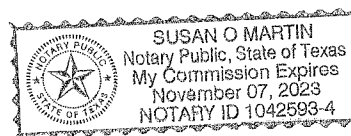
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 27th DAY OF JUNE, 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: JASON RANGEL
TITLE: First Vice President

STATE OF TEXAS
COUNTY OF Travis

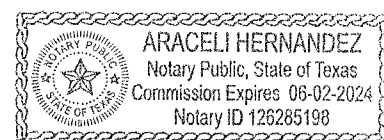
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF June, A.D., 2022.

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2024



CITY OF LIBERTY HILL APPROVAL

THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

[Signature]
JERRY L. MILLARD, JR., INTERIM DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

6-28-22
DATE

ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 27 DAY OF JUNE, 2022 A.D.

[Signature]
on behalf of Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: GEORGE STRESEL

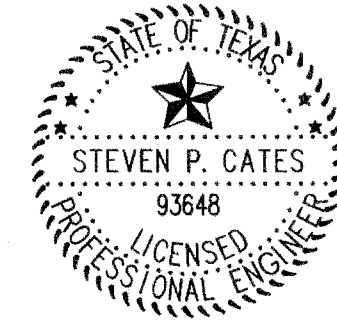
STATE OF TEXAS:

COUNTY OF TRAVIS:

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] 6/24/2022
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.

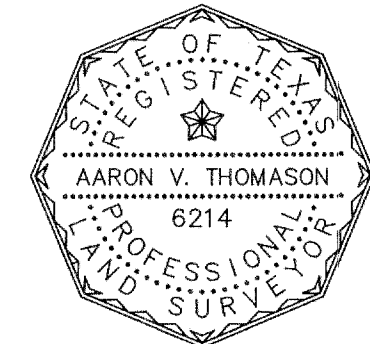
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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

BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §
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



J: \AC3D\5258\Survey\PLAT - SANTA RITA RANCH PHASE 4, SECTION 4