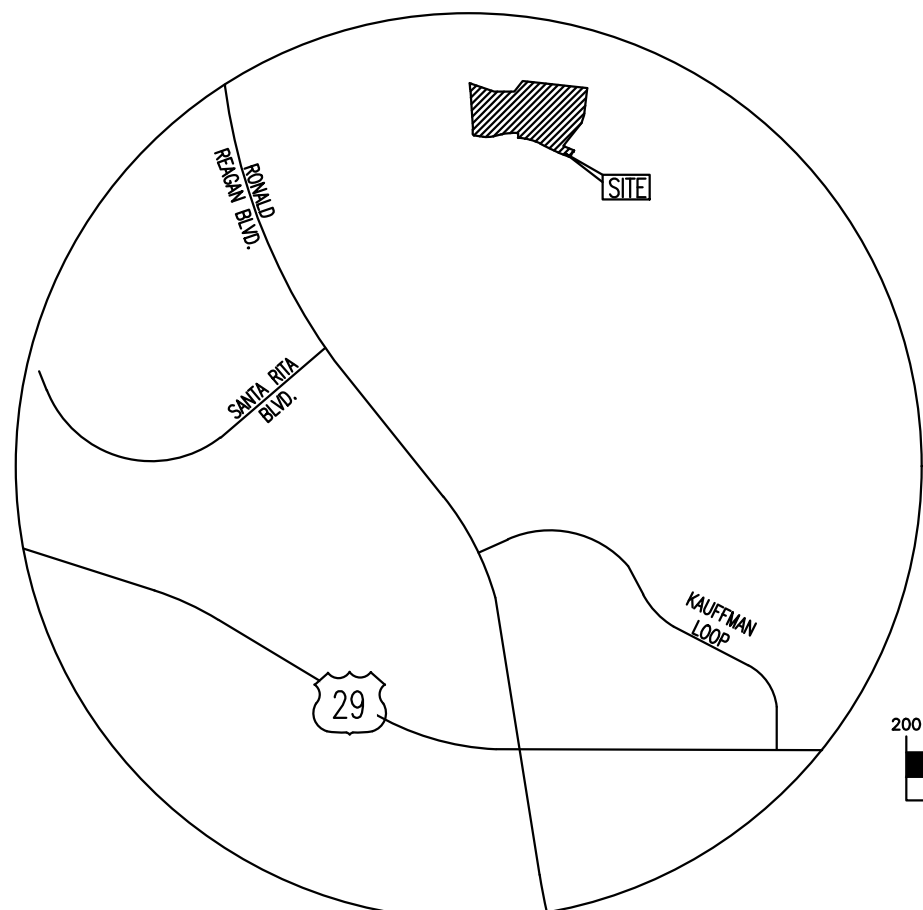
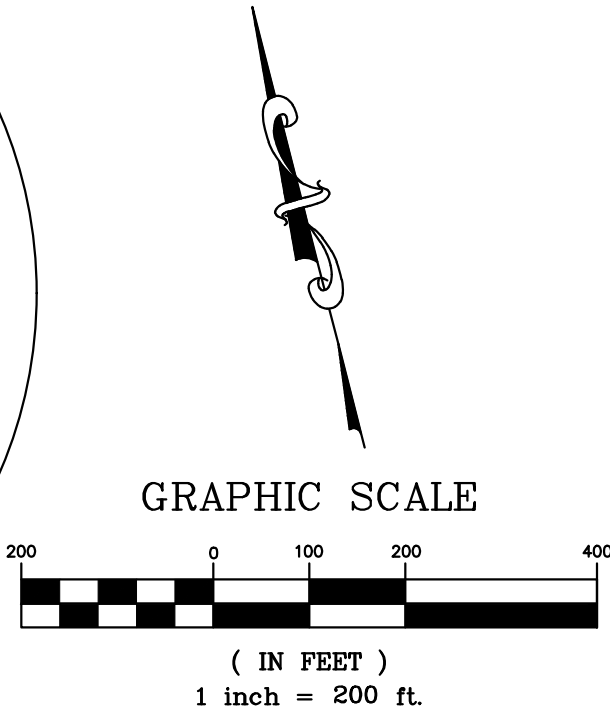


# SANTA RITA RANCH PHASE 5, SECTION 2 FINAL PLAT



VICINITY MAP  
APPROX. SCALE:  
1"=2000'



## LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- FEMA 100 YR FLOOD PLAIN
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- W.W.E. WASTE WATER EASEMENT

DATE: MAY 19, 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

TOTAL ACREAGE: 23.240 ACRES  
SURVEY: GREENLEAF-FISK SURVEY,  
ABSTRACT NO. 5

BENCHMARK IS A CAPPED IRON ROD SET  
N: 10212394.76  
E: 3084733.48  
ELEV. 1008.40  
NAVD88

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

TOTAL OF LOTS	45
SINGLE FAMILY LOTS:	42
O.S., W.Q.E., D.E., P.U.E. & L.S.E LOTS:	1
O.S., L.S.E, & P.U.E. LOTS:	2

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
LYNFIELD LANE	742'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
REATA RIDGE LOOP	1,776'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CHANTILLY WAY	473'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CHANTILLY CIRCLE	252'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	3,243'					

SHEET NO. 1 OF 4



**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 5, SECTION 2  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	290.63	2300.00	N66°53'10"W	290.44	145.51	7°14'24"
C2	318.94	768.00	N75°09'47"W	316.65	161.80	23°47'38"
C3	226.73	832.00	S85°07'59"W	226.03	114.07	15°36'50"
C4	132.02	368.00	S87°36'14"W	131.32	66.73	20°33'19"
C5	22.27	15.00	N39°34'59"W	20.28	13.76	85°04'15"
C6	61.33	532.00	N00°21'02"W	61.30	30.70	6°36'20"
C7	85.06	2032.00	S04°51'09"E	85.05	42.53	2°23'54"
C8	14.58	325.00	S21°10'20"W	14.58	7.29	2°34'12"
C9	23.45	15.00	S64°40'56"W	21.14	14.89	89°35'24"
C10	23.70	15.00	S18°31'41"E	21.31	15.14	90°31'26"
C11	17.89	1275.00	S27°08'08"W	17.89	8.94	0°48'13"
C12	76.62	1275.00	S29°15'33"W	76.61	38.32	3°26'35"
C13	76.62	1275.00	S32°42'08"W	76.61	38.32	3°26'35"
C14	69.83	1275.00	S35°59'34"W	69.82	34.92	3°08'16"
C15	6.98	400.00	N37°03'43"E	6.98	3.49	0°59'59"
C16	65.55	400.00	N31°52'03"E	65.47	32.85	9°23'20"
C17	65.96	400.00	N22°26'57"E	65.88	33.05	9°26'52"
C18	62.36	400.00	N13°15'34"E	62.29	31.24	8°55'54"
C19	21.03	25.00	S32°53'19"W	20.41	11.18	48°11'23"
C20	23.49	50.00	N43°31'29"E	23.27	11.97	26°55'02"
C21	55.69	50.00	N01°50'35"W	52.86	31.13	63°49'06"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	52.17	50.00	N63°38'33"W	49.83	28.74	59°46'50"
C23	31.30	50.00	S68°32'08"W	30.79	16.18	35°51'47"
C24	21.03	25.00	N74°41'56"E	20.41	11.18	48°11'23"
C25	69.43	3025.00	N81°51'50"W	69.43	34.72	1°18'54"
C26	69.43	3025.00	N83°10'44"W	69.43	34.72	1°18'54"
C27	16.38	3025.00	N83°59'29"W	16.38	8.19	0°18'37"
C28	21.03	25.00	S60°03'07"E	20.41	11.18	48°11'23"
C29	50.00	50.00	N64°36'16"W	47.94	27.31	57°17'42"
C30	107.85	50.00	S24°57'14"W	88.13	93.23	123°35'18"
C31	21.03	25.00	N12°44'44"W	20.41	11.18	48°11'23"
C32	22.31	15.00	N53°56'56"E	20.31	13.80	85°14'02"
C33	62.61	1025.00	N85°11'03"W	62.60	31.32	3°30'00"
C34	62.33	1025.00	N88°40'35"W	62.32	31.18	3°29'03"
C35	28.48	25.00	S57°46'54"E	26.97	16.01	65°16'25"
C36	163.62	60.00	S76°43'55"W	117.43	285.29	156°14'47"
C37	60.72	60.00	S30°22'50"E	58.16	33.24	57°58'44"
C38	63.28	60.00	S89°35'00"E	60.39	34.94	60°25'35"
C39	11.85	60.00	N54°32'41"E	11.83	5.95	11°19'02"
C40	17.76	25.00	S69°14'02"W	17.39	9.27	40°41'43"
C41	23.41	975.00	N89°43'50"W	23.41	11.70	1°22'32"
C42	88.64	975.00	N86°26'18"W	88.61	44.35	5°12'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	24.92	15.00	N36°14'32"W	22.15	16.42	95°11'00"
C44	21.36	15.00	N52°08'41"E	19.60	12.95	81°35'26"
C45	24.34	15.00	S35°08'06"E	21.76	15.80	92°58'08"
C46	266.51	832.00	N72°26'34"W	265.37	134.41	18°21'12"
C47	23.56	15.00	N71°44'02"E	21.21	15.00	90°00'00"
C48	17.89	1325.00	S27°07'14"W	17.89	8.94	0°46'24"
C49	115.30	1325.00	S30°00'00"W	115.26	57.68	4°59'08"
C50	23.11	15.00	N11°39'07"W	20.89	14.56	88°17'22"
C51	51.78	155.00	N65°22'03"W	51.54	26.14	19°08'30"
C52	70.01	975.00	N76°59'43"W	69.99	35.02	4°06'50"
C53	23.46	15.00	S56°08'55"W	21.14	14.90	89°35'54"
C54	23.66	15.00	S33°50'09"E	21.28	15.10	90°22'15"
C55	68.81	1025.00	N77°05'53"W	68.80	34.42	3°50'47"
C56	4.23	1025.00	N75°03'24"W	4.23	2.12	0°14'12"
C57	22.54	205.00	N71°47'19"W	22.53	11.28	6°17'58"
C58	45.95	205.00	N62°13'04"W	45.85	23.07	12°50'32"
C59	23.11	15.00	N80°03'31"E	20.89	14.56	88°17'22"
C60	38.11	1325.00	S36°44'16"W	38.10	19.05	1°38'52"
C61	82.95	350.00	N30°46'19"E	82.76	41.67	13°34'47"
C62	92.78	350.00	N16°23'16"E	92.51	46.66	15°11'18"
C63	39.27	25.00	N36°12'23"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	25.90	2975.00	N81°27'21"W	25.90	12.95	0°29'56"
C65	73.68	2975.00	N82°24'53"W	73.68	36.84	1°25'09"
C66	53.09	2975.00	N83°38'08"W	53.09	26.54	1°01'21"
C67	36.87	25.00	S53°36'05"W	33.62	22.71	84°30'14"
C68	299.47	60.00	S11°52'15"W	72.24	45.24	285°58'09"
C69	157.85	50.00	S53°36'05"W	100.00	6486.34	180°53'00"
C70	133.18	1325.00	S29°36'48"W	133.13	66.65	5°45'33"
C71	240.95	1275.00	S32°08'52"W	240.60	120.84	10°49'41"
C72	124.94	1025.00	N86°55'35"W	124.87	62.55	6°59'03"
C73	112.05	975.00	N87°07'34"W	111.99	56.09	6°35'04"
C74	152.67	2975.00	N82°40'35"W	152.66	76.35	2°56'25"
C75	155.24	3025.00	N82°40'35"W	155.22	77.64	2°56'25"
C76	162.65	50.00	N36°12'23"W	99.85	897.21	186°22'46"
C77	175.73	350.00	N23°10'40"E	173.89	89.76	28°46'05"
C78	200.84	400.00	N23°10'40"E	198.74	102.58	28°46'05"
C79	23.76	25.00	S52°21'59"E	22.87	12.86	54°26'36"
C80	73.04	1025.00	N76°58'47"W	73.03	36.54	4°04'59"
C81	68.49	205.00	N65°22'03"W	68.17	34.57	19°08'30"
C82	262.75	2236.00	S67°09'23"E	262.60	131.53	6°43'58"
C83	4.73	25.00	S85°00'12"E	4.72	2.37	10°49'49"

Line Table		
Line #	Length	Direction
L1	122.48	N63°15'58"W
L2	64.00	N02°56'24"E
L3	104.47	S77°19'34"W
L4	119.50	N82°07'07"W
L5	102.44	S18°19'25"W
L6	152.40	S66°20'51"E
L7	4.88	S19°53'14"W
L8	64.00	S20°04'32"W
L9	13.34	S26°44'02"W
L10	6.21	N37°33'42"E
L11	63.02	N37°33'42"E
L12	3.83	S08°47'37"W
L13	42.10	S08°47'37"W
L14	9.80	S84°08'48"E
L15	1.46	N89°34'54"E
L16	23.25	N89°34'54"E
L17	15.00	S78°39'02"E
L18	85.04	S11°20'58"W

Line Table		
Line #	Length	Direction
L19	23.81	S48°50'03"W
L20	21.22	S33°37'27"E
L21	78.85	S11°20'58"W
L22	15.00	S78°39'02"E
L23	11.60	S55°47'48"E
L24	13.43	S26°44'02"W
L25	62.79	N63°15'58"W
L26	11.60	S55°47'48"E
L27	69.23	N37°33'42"E
L28	51.83	S08°47'37"W
L29	18.88	S84°08'48"E
L30	54.88	S84°08'48"E
L31	63.28	S84°08'48"E
L32	73.76	S84°08'48"E
L33	53.10	N76°17'38"W
L34	45.93	S08°47'37"W
L35	27.81	N45°32'12"E
L36	53.48	S84°08'48"E

SHEET NO. 2 OF 4



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

J: \AC3D\5260\Survey\PLAT – SANTA RITA PHASE 5 SECTION 2

# SANTA RITA RANCH PHASE 5, SECTION 2

## FINAL PLAT

METES AND BOUNDS

BEING A 23.240 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 146.160 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 23.240 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 southern terminus of Lynfield Lane (64' R.O.W.), being at a southwestern corner of Santa Rita Ranch Phase 5, Section 1, a subdivision recorded in Document Number 2022011059, Official Public Records, Williamson County, Texas, same being a the beginning of a curve to the right, for the southeast corner and the POINT OF BEGINNING of the herein described tract of land,

THENCE, over and across said 146.160 acre tract, the following eleven (11) courses and distances, numbered 1 through 11,

- 1) Along said curve to the right, having a radius of 2300.00 feet, an arc length of 290.63 feet, and a chord that bears N66°53'10"W, a distance of 290.44 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,
- 2) N63°15'58"W, a distance of 122.48 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, at a point of curvature, for a curve to the left,
- 3) Along said curve to the left, having a radius of 768.00 feet, an arc length of 318.94 feet, and a chord that bears N75°09'47"W, a distance of 316.65 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,
- 4) N02°56'24"W, a distance of 64.00 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, at a point of curvature, for a curve to the left,
- 5) Along said curve to the left, having a radius of 832.00 feet, an arc length of 226.73 feet, and a chord that bears S85°07'59"W, a distance of 226.03 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,
- 6) S77°19'34"W, a distance of 104.47 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, at a point of curvature, for a curve to the right,
- 7) Along said curve to the right, having a radius of 368.00 feet, an arc length of 132.02 feet, and a chord that bears S87°36'14"W, a distance of 131.32 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,
- 8) N82°07'07"W, a distance of 119.50 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, at a point of curvature, for a curve to the right,
- 9) Along said curve to the right, having a radius of 15.00 feet, an arc length of 22.27 feet, and a chord that bears N39°34'59"W, a distance of 20.28 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, at a point of curvature, for a curve to the left,
- 10) Along said curve to the left, having a radius of 532.00 feet, an arc length of 61.33 feet, and a chord that bears N00°21'02"W, a distance of 61.30 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, and
- 11) N03°39'12"W, a distance of 521.70 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at a point of curvature, for a curve to the left,
- 12) Along said curve to the left, having a radius of 2032.00 feet, an arc length of 85.06 feet, and a chord that bears S04°51'09"E, a distance of 85.05 feet to a capped 1/2 inch iron rod found stamped "CBD SETTSONE" in the north line of said 146.160 acre tract of land, being a the southwest corner of Lot 74, Block F, Santa Rita Ranch Phase 3, Section 2, a subdivision recorded in Document Number 2021149800, Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract of land,

THENCE, with the northern line of said 146.160 acre tract, the south line of said Lot 74, and over and across a called 810.32 acre tract of land (Tract 1) conveyed to Santa Rita C7 Investments, LLC in Document Number 2013061332, Official Public Records, Williamson County, Texas, the following three (3) courses and distances, numbered 1 through 3,

- 1) S70°59'38"E, a distance of 335.60 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
- 2) S89°59'38"E, a distance of 260.00 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner, and
- 3) N39°00'22"E, a distance of 175.47 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" at a northern corner of said 146.160 acre tract of land, being at a southwestern corner of said Lot 74, for a northern corner of the herein described tract of land,

THENCE, S83°39'12"E, continuing with the northern line of said 146.160 acre tract, and over and across said 810.32 acre tract of land, a distance of 844.33 feet to a capped 1/2 inch iron rod found in the north line of said 146.160 acre tract of land, being at the northwest corner of Lot 10, Block A, said Santa Rita Ranch, Phase 5, Section 1, for the northeast corner of the herein described tract of land,

THENCE, over and across said 146.160 acre tract, the western line of said Santa Rita Phase 5, Section 1, the following seven (7) courses and distances, numbered 1 through 7,

- 1) S06°17'49"W, a distance of 355.00 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
- 2) S18°19'25"W, a distance of 102.44 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
- 3) S38°20'47"W, a distance of 382.97 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
- 4) S66°20'51"E, a distance of 152.40 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner, at a point of curvature, for a curve to the left,
- 5) Along said curve to the left, having a radius of 325.00 feet, an arc length of 14.58 feet, and a chord that bears S21°10'20"W, a distance of 14.58 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
- 6) N19°53'14"E, a distance of 4.88 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", at a point of curvature, for a curve to the right,
- 7) Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.45 feet, and a chord that bears S64°40'56"W, a distance of 21.14 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
- 8) S20°04'32"W, a distance of 64.00 feet to the POINT OF BEGINNING, and containing 23.240 acres of land.

9)

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 MARCH 21, 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 MARCH 21, 2022.
3. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT LOTS 59-70 BLOCK A, 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 B11.1, 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 19F/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/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. 3 OF 4



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 5, SECTION 2 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 THAT CERTAIN CALLED 146.160 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021157281, 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 SAID 23.240 ACRE 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 5, SECTION 2 FINAL PLAT"

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

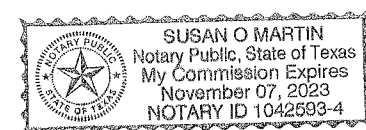
STATE OF TEXAS §

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 27<sup>th</sup> 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

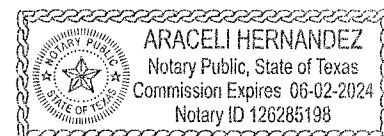
BY: [Signature]  
PRINTED NAME: Allen E. Wise  
TITLE: Executive Vice President

STATE OF TEXAS Travis  
COUNTY OF

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF June, A.D., 2022.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Araceli Hernandez



MY COMMISSION EXPIRES 6-02-2024

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 L. MILLARD, JR., INTERIM DIRECTOR OF PLANNING  
CITY OF LIBERTY HILL, TEXAS

DATE

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

[Signature] on behalf of Teresa Barker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS  
George Strebel  
PRINTED NAME

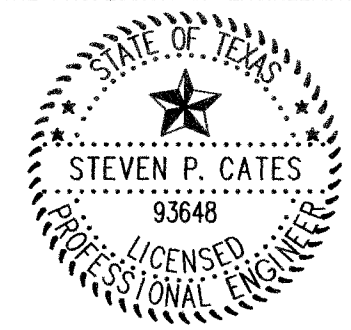
STATE OF TEXAS:

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] 6/27/2022  
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

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.

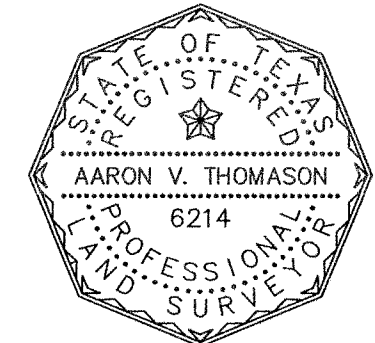
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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] 27 June 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



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 §  
§ 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. 4 OF 4



J:\AC3D\5260\Survey\PLAT - SANTA RITA PHASE 5 SECTION 2