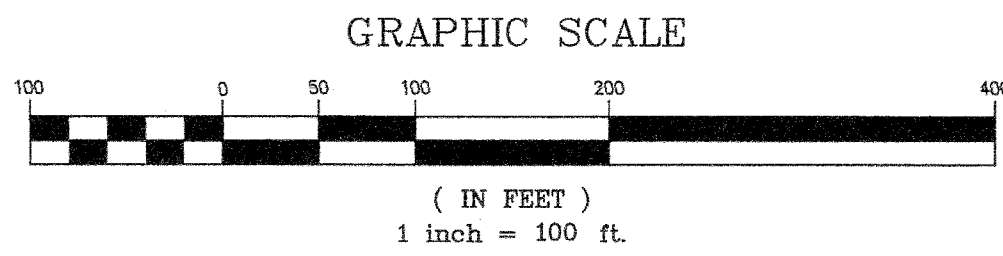
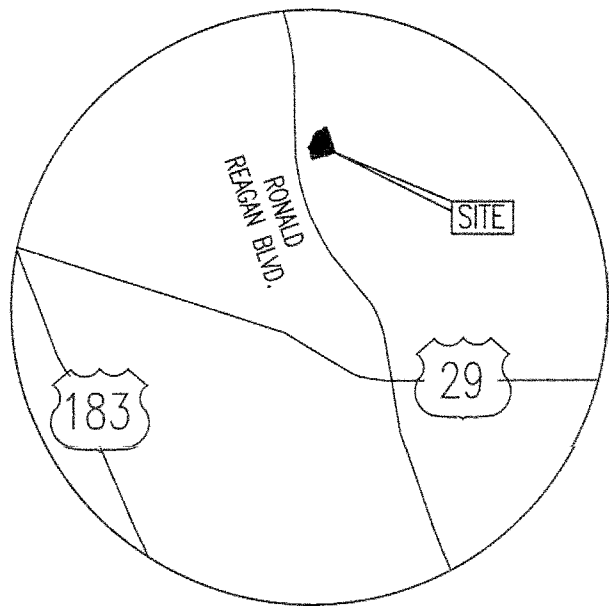


SANTA RITA RANCH PHASE 1, SECTION 23

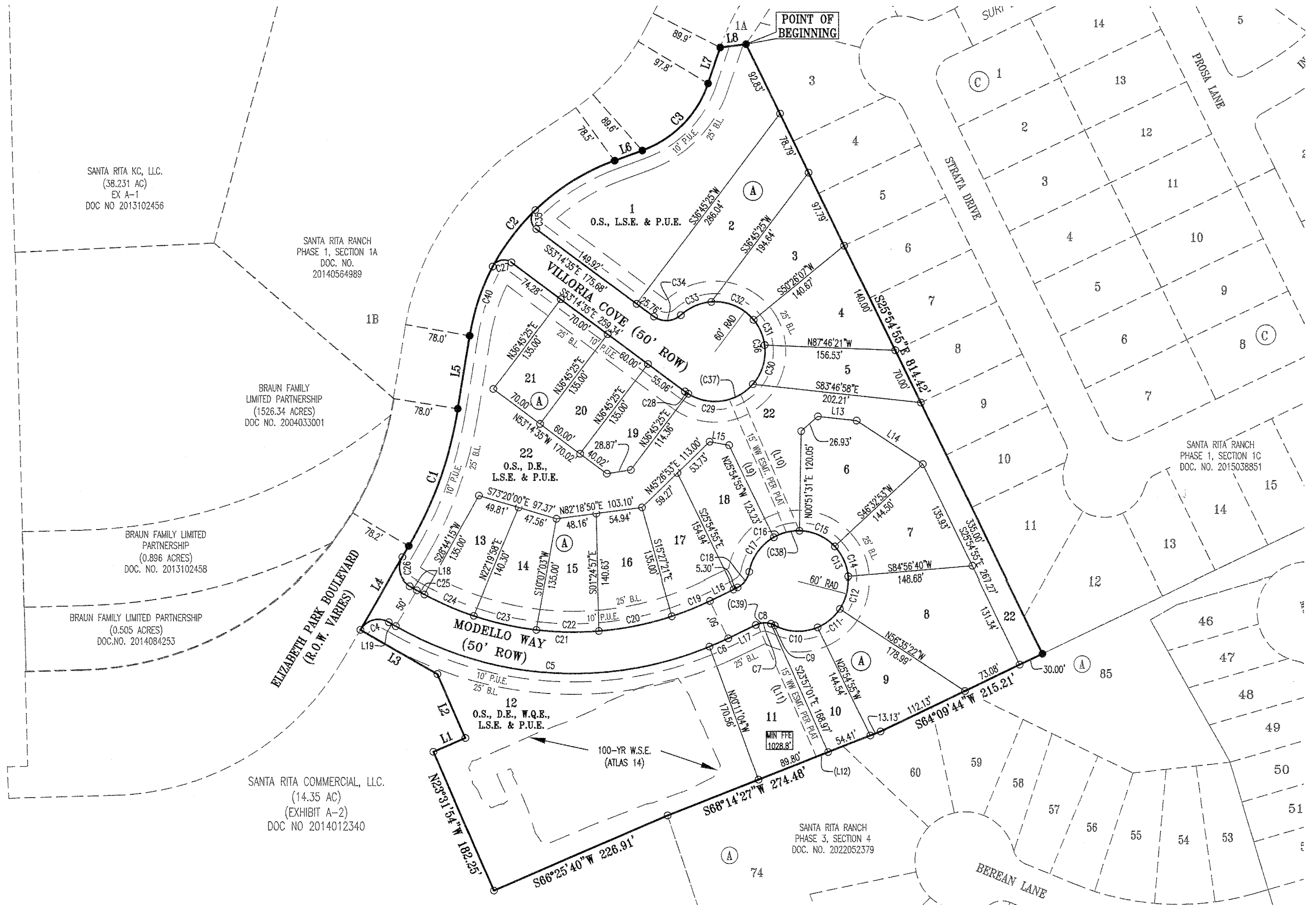
FINAL PLAT



SCALE: 1" = 100'

LEGEND

- | | |
|------------------------------|---|
| ● BENCHMARK | P.U.E. PUBLIC UTILITY EASEMENT |
| ● CAPPED 1/2" IRON ROD SET | D.E. DRAINAGE EASEMENT |
| ○ CAPPED 1/2" IRON ROD FOUND | W.Q.E. WATER QUALITY EASEMENT |
| 1 LOT NUMBER | L.S.E. LANDSCAPE EASEMENT |
| Ⓐ BLOCK DESIGNATION | APPROXIMATE LOCATION OF PROPOSED SIDEWALK |
| B.S.L. BUILDING SETBACK LINE | MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION |



ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
VILLORIA COVE	332'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MODELLO WAY	549'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	881'					

BENCHMARKS:

TBM-1: CAPPED 1/2 INCH IRON ROD
SET STAMPED "CONTROL"
N: 10214063.58, E: 3081822.55
ELEV = 1034.36' (NAVD88)

TBM-2: CAPPED 1/2 INCH IRON ROD
SET STAMPED "CONTROL"
N: 10213496.32, E: 3082347.38
ELEV = 1026.30' (NAVD88)

TOTAL ACREAGE: 10.403 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417, AND GREENLEAF
FISK SURVEY, ABSTRACT NO. 5

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

TOTAL OF LOTS:	22
NO. OF SINGLE FAMILY LOTS:	19
NO. OF O.S., L.S.E. & P.U.E. LOTS:	1
NO. OF O.S., D.E., L.S.E. & P.U.E. LOTS:	1
NO. OF O.S., D.E., W.Q.E., L.S.E. & P.U.E. LOTS:	1

DATE: OCTOBER 4, 2022

OWNERS:

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

WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 19A

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

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 1, SECTION 23
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 10.403 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 8.856 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO SANTA RITA KC, LLC IN DOCUMENT NUMBER 2022112156, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A CALLED 0.062 ACRE TRACT OF LAND (EXHIBIT B) CONVEYED TO SANTA RITA KC, LLC IN DOCUMENT NUMBER 2022112156, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 1.484 ACRE TRACT OF LAND CONVEYED TO WILCO MUD 19A IN DOCUMENT NUMBER 2018056826, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.403 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT A NORTHEAST CORNER OF SAID 8.856 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF LOT 3, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 1C, RECORDED IN DOCUMENT NUMBER 2015038851, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S25°54'55"E, WITH THE EAST LINE OF SAID 8.856 ACRE TRACT OF LAND, AND THE WEST LINE OF SAID SANTA RITA RANCH PHASE 1, SECTION 1C, A DISTANCE OF 814.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 12, BLOCK B, SAID SANTA RITA RANCH, PHASE 1, SECTION 1C, BEING AT THE SOUTHEAST CORNER OF SAID 8.856 ACRE TRACT OF LAND, SAME BEING IN THE NORTHERN LINE OF LOT 85, BLOCK A, SANTA RITA RANCH PHASE 3, SECTION 4, RECORDED IN DOCUMENT NUMBER 2022052379 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTH LINE OF SAID 8.856 ACRE TRACT, THE SOUTH LINE OF SAID 1.484 ACRE TRACT OF LAND, THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 3, SECTION 4, AND THE NORTH LINE OF 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) S64°09'44"W, A DISTANCE OF 215.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S68°14'27"W, A DISTANCE OF 274.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 3) S66°25'40"W, A DISTANCE OF 226.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID 810.32 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 1.484 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIED TRACT OF LAND,

THENCE, WITH THE WEST LINE OF SAID 1.484 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) N23°31'54"W, A DISTANCE OF 182.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT A NORTHWESTERN CORNER OF SAID 1.484 ACRE TRACT OF LAND, FOR A WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) N66°28'06"E, A DISTANCE OF 42.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 3) N23°33'53"W, A DISTANCE OF 84.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE WEST LINE OF SAID 1.484 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF SAID 0.062 ACRE TRACT OF LAND,

THENCE, N60°02'41"W, WITH THE SOUTH LINE OF SAID 0.062 ACRE TRACT OF LAND, A DISTANCE OF 106.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF ELIZABETH PARK BOULEVARD (R.O.W. VARIES), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTHERN LINE OF SAID ELIZABETH PARK BOULEVARD, THE WEST LINE OF SAID 1.484 ACRE TRACT OF LAND, AND THE WEST LINE OF SAID 8.856 ACRE TRACT OF LAND , THE FOLLOWING THE EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) N29°57'18"E, A DISTANCE OF 115.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.40 FEET, AN ARC LENGTH OF 176.39 FEET, AND A CHORD THAT BEARS N19°28'49"E, A DISTANCE OF 175.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 3) N09°00'19"E, A DISTANCE OF 89.06 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 286.46 FEET, AND A CHORD THAT BEARS N39°23'58"E, A DISTANCE OF 273.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 5) N69°47'36"E, A DISTANCE OF 35.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 116.38 FEET, AND A CHORD THAT BEARS N44°08'52"E, A DISTANCE OF 112.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 7) N18°30'07"E, A DISTANCE OF 45.77 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 8) N82°46'50"E, A DISTANCE OF 31.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.403 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	176.39	482.40	N19°28'49"E	175.41	89.19	20°56'59"
C2	286.46	270.00	N39°23'58"E	273.21	158.37	60°47'17"
C3	116.38	130.00	N44°08'52"E	112.53	62.41	51°17'29"
C4	39.27	25.00	N74°57'06"E	35.35	25.00	89°59'40"
C5	389.76	425.00	S86°19'25"E	376.24	209.79	52°32'42"
C6	24.62	425.00	N65°44'39"E	24.62	12.31	3°19'09"
C7	18.64	25.00	S85°26'49"W	18.21	9.78	42°43'26"
C8	23.55	25.00	N88°55'53"W	22.69	12.73	53°58'05"
C9	4.91	25.00	N67°34'09"W	4.90	2.46	11°14'37"
C10	53.21	60.00	N87°21'14"W	51.48	28.50	50°48'48"
C11	35.43	60.00	S50°19'30"W	34.91	18.25	33°49'44"
C12	40.28	60.00	S14°10'39"W	39.53	20.93	38°27'58"
C13	301.53	60.00	N25°54'55"W	70.59	43.64	287°56'10"
C14	40.21	60.00	S24°15'13"E	39.46	20.89	38°23'47"
C15	47.85	60.00	S66°17'48"E	46.59	25.28	45°41'22"
C16	32.08	60.00	N75°32'36"E	31.70	16.43	30°37'51"
C17	52.48	60.00	N35°10'20"E	50.82	28.05	50°06'41"
C18	23.55	25.00	N37°06'02"E	22.69	12.73	53°58'05"
C19	49.35	375.00	N67°51'16"E	49.31	24.71	7°32'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	88.97	375.00	N78°25'15"E	88.76	44.69	13°35'35"
C21	365.63	375.00	N87°59'00"W	351.32	198.82	55°51'51"
C22	75.05	375.00	S89°02'57"E	74.92	37.85	11°28'00"
C23	77.14	375.00	S77°25'21"E	77.01	38.71	11°47'11"
C24	64.72	375.00	S66°35'07"E	64.64	32.44	9°53'18"
C25	10.41	375.00	S60°50'46"E	10.41	5.20	1°35'24"
C26	39.27	25.00	N15°02'53"W	35.36	25.00	90°00'22"
C27	25.92	15.00	N77°14'40"E	22.82	17.57	99°01'29"
C28	4.94	60.00	S55°36'12"E	4.94	2.47	4°43'15"
C29	85.12	60.00	N81°23'42"E	78.16	51.50	81°16'57"
C30	50.68	60.00	N16°33'23"E	49.19	26.96	48°23'40"
C31	33.43	60.00	N23°36'10"W	33.00	17.16	31°55'27"
C32	57.34	60.00	N68°56'34"W	55.18	31.07	54°45'21"
C33	40.59	60.00	S66°18'01"W	39.82	21.10	38°45'29"
C34	34.83	25.00	S86°50'21"W	32.08	20.92	79°50'09"
C35	26.37	15.00	N02°52'57"W	23.10	18.11	100°43'21"
C36	272.10	60.00	N03°09'39"W	92.04	71.71	259°50'09"
C40	88.25	270.00	S18°22'07"W	87.86	44.52	18°43'36"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C37)	15.04	60.00	N66°12'56"E	15.00	7.56	14°21'44"
(C38)	15.70	60.00	N83°21'53"E	15.66	7.90	14°59'32"
(C39)	18.91	25.00	S89°14'38"E	18.47	9.94	43°20'59"

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 PURPOSED ROADWAY 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 EXCEPT LOT 11, BLOCK A WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 3. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARLSON BRIGANCE, & DOERING, INC., DATED DECEMBER 23, 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 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.

Line Table		
Line #	Length	Direction
L1	42.00	N66°28'06"E
L2	84.02	N23°33'53"W
L3	106.38	N60°02'41"W
L4	115.49	N29°57'18"E
L5	89.06	N09°00'19"E
L6	35.41	N69°47'36"E
L7	45.77	N18°30'07"E
L8	31.27	N82°46'50"E

Easement Line Table		
Line #	Length	Direction
(L9)	174.20	N23°16'14"W
(L10)	178.82	N23°16'14"W
(L11)	174.42	N23°57'01"W
(L12)	15.01	N68°14'27"E

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\5400\Survey\PLAT- SANTA RITA PHASE 1, SECTION 23

SANTA RITA RANCH PHASE 1, SECTION 23

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 8.856 ACRE TRACT OF LAND AND A 0.062 ACRE TRACT OF LAND CONVEYED BY DEED IN DOCUMENT NUMBER 2022112156, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, AND GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND I, ROBERT J. LIVERMAN, PRESIDENT, WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A, OWNER OF THE CERTAIN CALLED 1.484 ACRE TRACT OF LAND CONVEYED BY DEED 2018056826 OUT OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, AND GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, 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 23 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12 DAY OF October, 2022

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

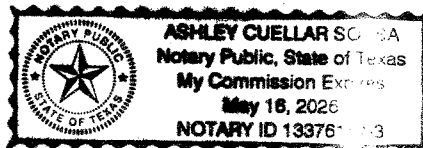
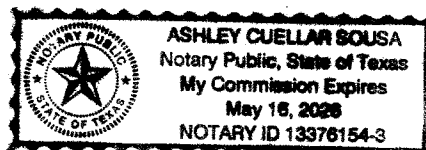
STATE OF TEXAS:

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 12th DAY OF October, 2022A.D.

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



TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5th DAY OF October, 2022

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO.19A

BY:
BOARD OF DIRECTORS

[Signature]
James Knight,
Vice President

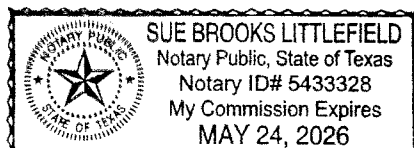
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Knight, 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 October, 2022A.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

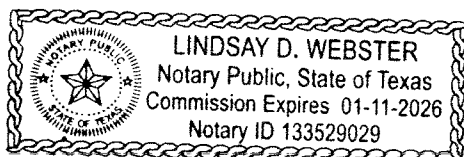
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF October, A.D., 2022

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Lindsay Webster

MY COMMISSION EXPIRES 01-11-2026



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

DATE

10-12-22

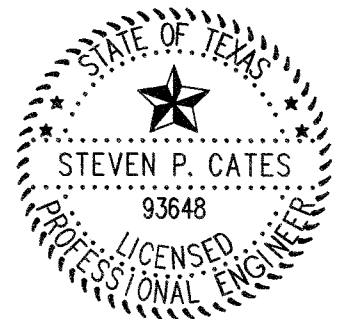
STATE OF TEXAS:

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] 10/11/2022
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] 11 Oct 2022
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cdbg.com



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 DATE
WILLIAMSON COUNTY, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12th DAY OF October, 2022A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
[Signature]
PRINTED NAME

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

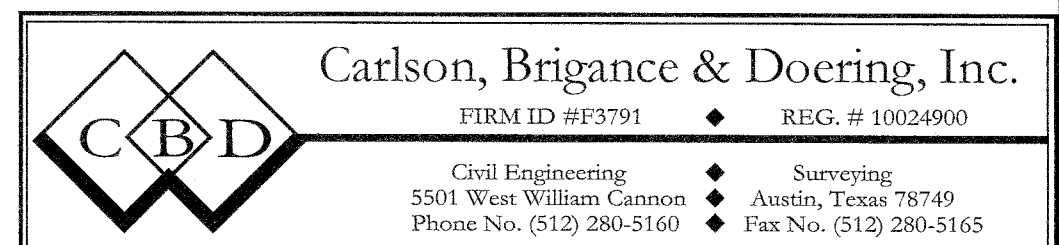
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 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



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

J: \AC3D\5400\Survey\PLAT- SANTA RITA PHASE 1, SECTION 23