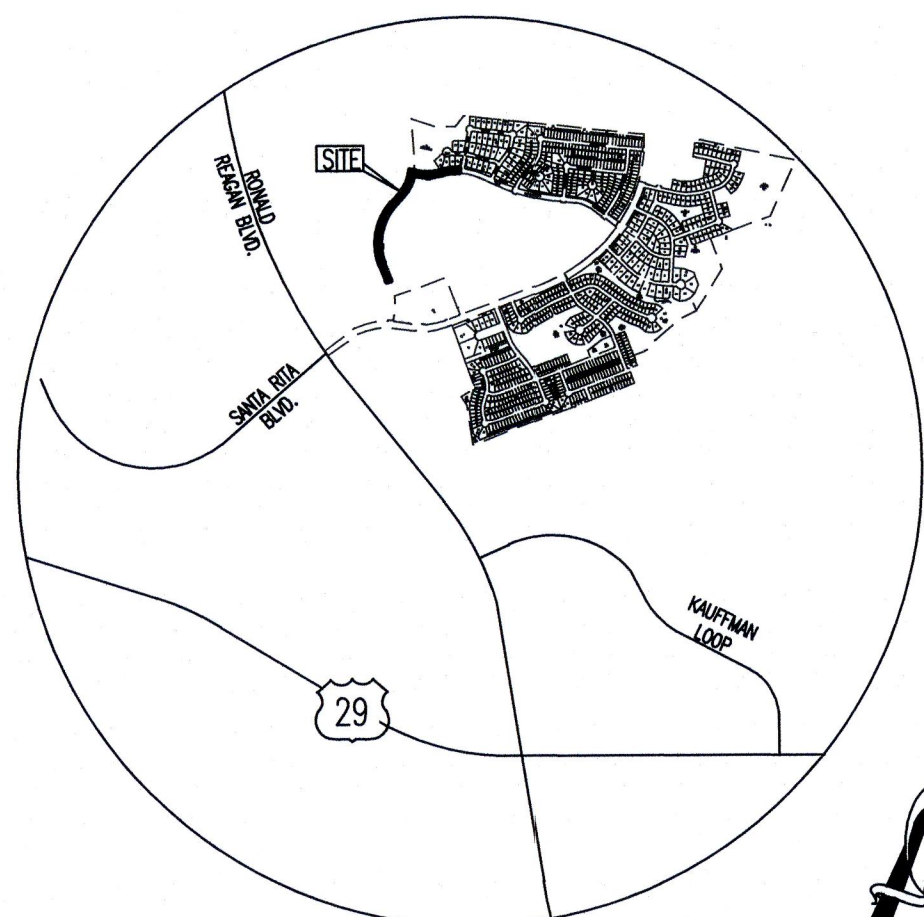
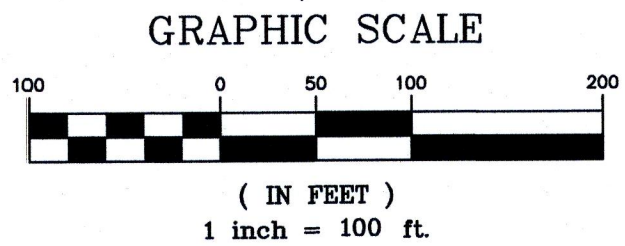


SANTA RITA RANCH PHASE 5, SECTION 4A

FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



- LEGEND**
- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP
 - 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
 - O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - 1 LOT NUMBER
 - ④ BLOCK DESIGNATION
- K29 1941 INVESTMENTS, LP.
(123.173 ACRES)
DOC. NO. 2021170468
O.P.R.W.C.T.X.
CORRECTION DEED
K29 INVESTMENTS, LLC.
(123.168 ACRES)
DOC. NO. 2023022490
O.P.R.W.C.T.X.

DATE: SEPTEMBER 6, 2023

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

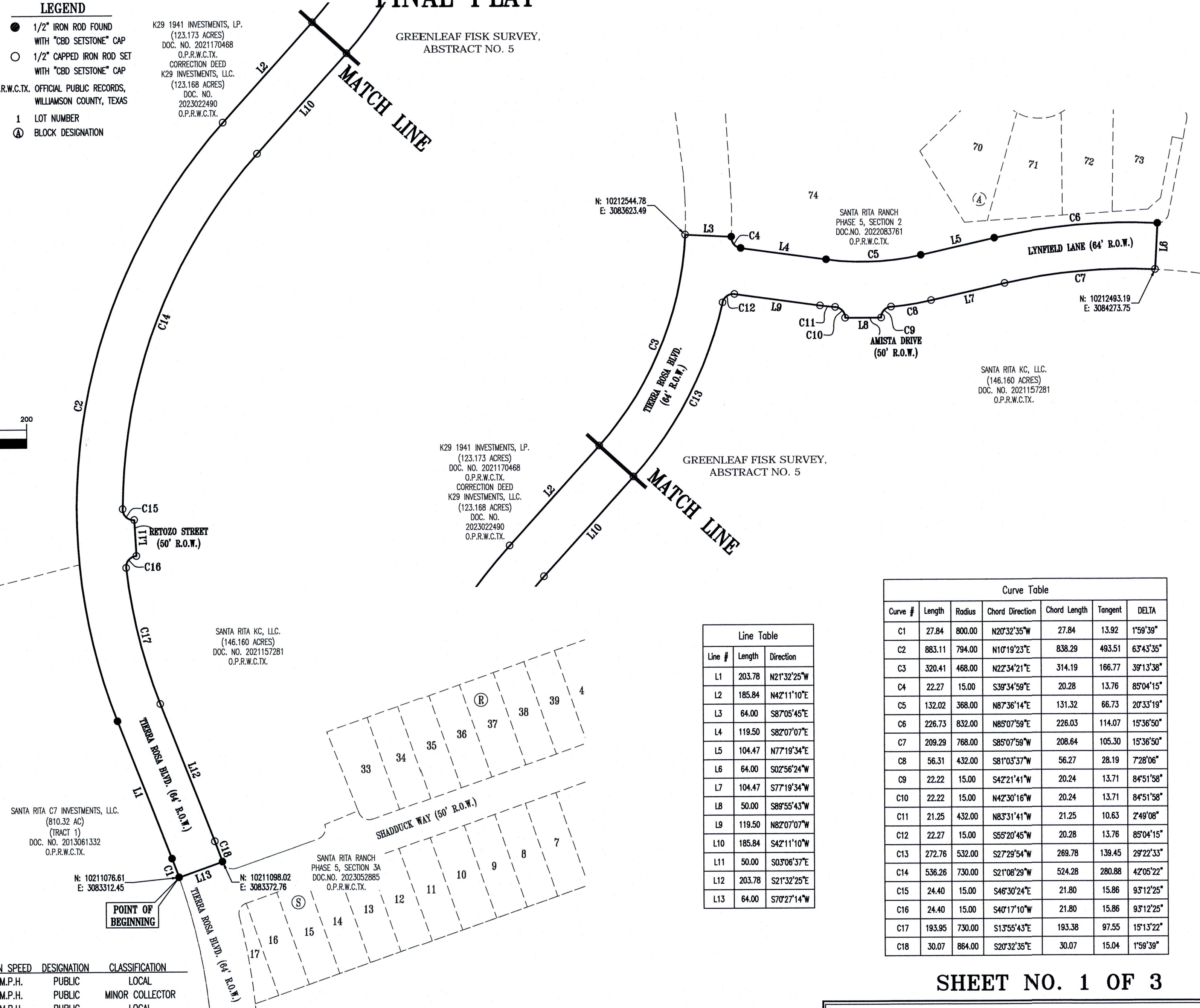
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

TOTAL ACREAGE: 3.283 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

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

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
AMISTA DRIVE	45'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LYNFIELD LANE	630'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
RETOZO STREET	48'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TIERRA ROSA BLVD.	1,608'	64' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
TOTAL	2,331'					



Line Table		
Line #	Length	Direction
L1	203.78	N21°32'25"W
L2	185.84	N42°11'10"E
L3	64.00	S87°05'45"E
L4	119.50	S82°07'07"E
L5	104.47	N77°19'34"E
L6	64.00	S02°56'24"W
L7	104.47	S77°19'34"W
L8	50.00	S89°55'43"W
L9	119.50	N82°07'07"W
L10	185.84	S42°11'10"W
L11	50.00	S03°06'37"E
L12	203.78	S21°32'25"E
L13	64.00	S70°27'14"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	27.84	800.00	N20°32'35"W	27.84	13.92	1°59'39"
C2	883.11	794.00	N10°19'23"E	838.29	493.51	63°43'35"
C3	320.41	468.00	N22°34'21"E	314.19	166.77	39°13'38"
C4	22.27	15.00	S39°34'59"E	20.28	13.76	85°04'15"
C5	132.02	368.00	N87°36'14"E	131.32	66.73	20°33'19"
C6	226.73	832.00	N85°07'59"E	226.03	114.07	15°36'50"
C7	209.29	768.00	S85°07'59"W	208.64	105.30	15°36'50"
C8	56.31	432.00	S81°03'37"W	56.27	28.19	7°28'06"
C9	22.22	15.00	S42°21'41"W	20.24	13.71	84°51'58"
C10	22.22	15.00	N42°30'16"W	20.24	13.71	84°51'58"
C11	21.25	432.00	N83°31'41"W	21.25	10.63	7°49'08"
C12	22.27	15.00	S55°20'45"W	20.28	13.76	85°04'15"
C13	272.76	532.00	S27°29'54"W	269.78	139.45	29°22'33"
C14	536.26	730.00	S21°08'29"W	524.28	280.88	42°05'22"
C15	24.40	15.00	S46°30'24"E	21.80	15.86	93°12'25"
C16	24.40	15.00	S40°17'10"W	21.80	15.86	93°12'25"
C17	193.95	730.00	S13°55'43"E	193.38	97.55	15°13'22"
C18	30.07	864.00	S20°32'35"E	30.07	15.04	1°59'39"

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 5, SECTION 4A

FINAL PLAT

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
3. 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.
4. 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.

METES AND BOUNDS

BEING A 3.283 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING OF A PORTION OF A CALLED 146.160 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3.283 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE WEST TERMINUS OF TIERRA ROSA BOULEVARD (64' R.O.W.), BEING AT THE NORTHWEST CORNER OF SANTA RITA RANCH PHASE 5, SECTION 3A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023052885, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE WEST LINE OF SAID 146.160 ACRE TRACT OF LAND, SAME ALSO BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS A CALLED 810.32 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, WITH THE WEST LINE OF SAID 146.160 ACRE TRACT OF LAND, AND WITH THE EAST LINE OF A CALLED 123.173 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO K29 1941 INVESTMENTS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2021170468, AND CORRECTED TO BE A CALLED 123.168 ACRE TRACT OF LAND CONVEYED TO K29 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023022490, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 27.84 FEET, AND A CHORD THAT BEARS N20°32'35"W, A DISTANCE OF 27.84 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N21°32'25"W, A DISTANCE OF 203.78 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 794.00 FEET, AN ARC LENGTH OF 883.11 FEET, AND A CHORD THAT BEARS N10°19'23"E, A DISTANCE OF 838.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N42°11'10"E, A DISTANCE OF 185.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 468.00 FEET, AN ARC LENGTH OF 320.41 FEET, AND A CHORD THAT BEARS N22°34'21"E, A DISTANCE OF 314.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, S87°05'45"E, OVER AND ACROSS SAID 146.160 ACRE TRACT, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE WEST LINE OF LOT 74, BLOCK A, SANTA RITA RANCH PHASE 5, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022083761, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, OVER AND ACROSS SAID 146.160 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 2, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.27 FEET, AND A CHORD THAT BEARS S39°34'59"E, A DISTANCE OF 20.28 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S82°07'07"E, A DISTANCE OF 119.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 368.00 FEET, AN ARC LENGTH OF 132.02 FEET, AND A CHORD THAT BEARS N87°36'14"E, A DISTANCE OF 131.32 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER
- 4) N77°19'34"E, A DISTANCE OF 104.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 832.00 FEET, AN ARC LENGTH OF 226.73 FEET, AND A CHORD THAT BEARS N85°07'59"E, A DISTANCE OF 226.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH TERMINUS OF LYNFIELD LANE (64' R.O.W.), AND
- 6) S02°56'24"W, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTH TERMINUS OF SAID LYNFIELD LANE, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, CONTINUING OVER AND ACROSS SAID 146.160 ACRE TRACT OF LAND, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 768.00 FEET, AN ARC LENGTH OF 209.29 FEET, AND A CHORD THAT BEARS S85°07'59"W, A DISTANCE OF 208.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S77°19'34"W, A DISTANCE OF 104.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 432.00 FEET, AN ARC LENGTH OF 56.31 FEET, AND A CHORD THAT BEARS S81°03'37"W, A DISTANCE OF 56.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.22 FEET, AND A CHORD THAT BEARS S42°21'41"W, A DISTANCE OF 20.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S89°55'43"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.22 FEET, AND A CHORD THAT BEARS N42°30'16"W, A DISTANCE OF 20.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 432.00 FEET, AN ARC LENGTH OF 21.25 FEET, AND A CHORD THAT BEARS N83°31'41"W, A DISTANCE OF 21.25 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, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.27 FEET, AND A CHORD THAT BEARS S55°20'45"W, A DISTANCE OF 20.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 272.76 FEET, AND A CHORD THAT BEARS S27°29'54"W, A DISTANCE OF 269.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) S42°11'10"W, A DISTANCE OF 185.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 536.26 FEET, AND A CHORD THAT BEARS S21°08'29"W, A DISTANCE OF 524.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.40 FEET, AND A CHORD THAT BEARS S46°30'24"E, A DISTANCE OF 21.80 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S03°06'37"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 15) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.40 FEET, AND A CHORD THAT BEARS S40°17'10"W, A DISTANCE OF 21.80 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 193.95 FEET, AND A CHORD THAT BEARS S13°55'43"E, A DISTANCE OF 193.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) S21°32'25"E, A DISTANCE OF 203.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 18) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 864.00 FEET, AN ARC LENGTH OF 30.07 FEET, AND A CHORD THAT BEARS S20°32'35"E, A DISTANCE OF 30.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE EAST TERMINUS OF SAID TIERRA ROSA BOULEVARD, BEING ON THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 3A, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S70°27'14"W, WITH THE TERMINUS LINE OF SAID TIERRA ROSA BOULEVARD AND THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 3A, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.283 ACRES OF LAND.

SHEET NO. 2 OF 3



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

♦ ♦ ♦
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

J:\AC3D\5515\Survey\PLAT – SANTA RITA 5–4A

SANTA RITA RANCH PHASE 5, SECTION 4A 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 THAT CERTAIN CALLED 146.160 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 3.283 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 4A FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7 DAY OF September, 20 23.

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

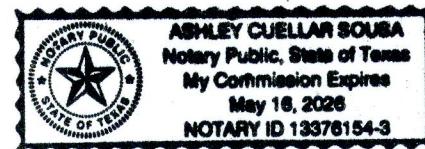
STATE OF TEXAS §

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 7th DAY OF September, 20 23 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: SENIOR VICE PRESIDENT

STATE OF TEXAS Travis
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 7th DAY OF September, A.D., 2023.

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 06-02-2024



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.

[Signature]
PAUL BRANDENBURG, CITY MANAGER
CITY OF LIBERTY HILL, TEXAS

9/21/2023
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8th DAY OF September, 2023 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

[Signature]
PRINTED NAME

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] 9/7/2023 DATE
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.

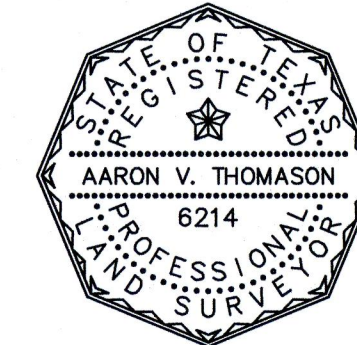
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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] 07 Sep 2023 DATE
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 §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

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 Gravel Jr. COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET NO. 3 OF 3



J: \AC3D\5515\Survey\PLAT - SANTA RITA 5-4A