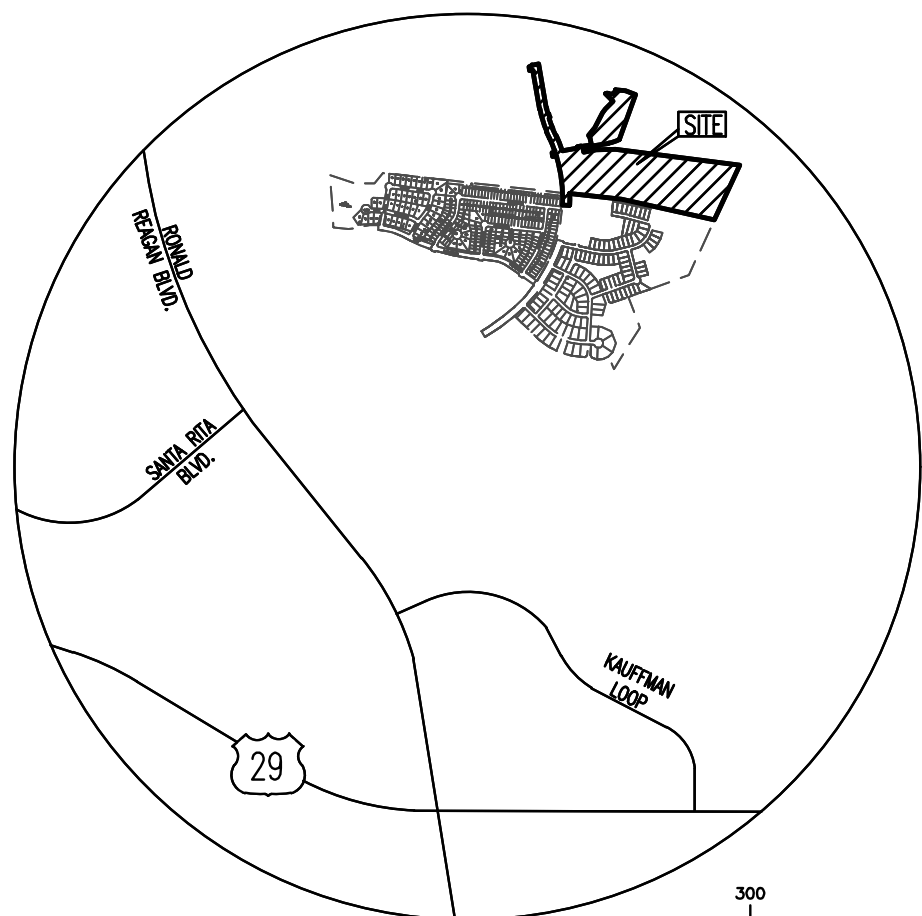
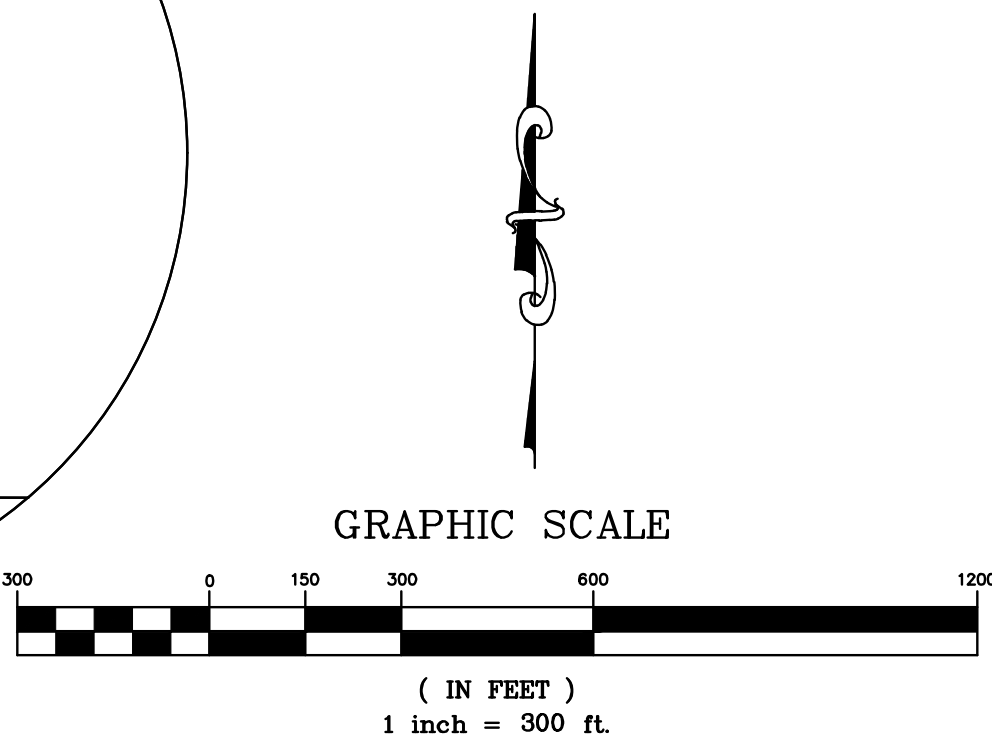


SANTA RITA RANCH PHASE 6, SECTION 1
FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



DATE: DECEMBER 13, 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: 41.815 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

BENCHMARK IS A CAPPED IRON ROD SET
N: 10213196.85
E: 3085045.50
ELEV. 999.34
NAVD88

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

TOTAL OF LOTS	63
SINGLE FAMILY LOTS:	60
O.S., L.S.E. & P.U.E. LOTS:	1
O.S., W.Q.E., D.E., L.S.E., & P.U.E.	2

LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- A BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- W.Q.E. WATER QUALITY EASEMENT
- PROPOSED 100 YEAR
FLOODPLAIN (ATLAS 14)
- 100 YEAR FEMA FLOODPLAIN
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

MINIMUM FINISHED FLOOR ELEVATION
(NAVD '88)

BLOCK	LOT	MIN FFE
F	2	969.0'
F	3	968.9'
F	4	968.8'
F	5	968.7'
F	6	968.6'
F	7	968.5'
F	8	968.4'
F	9	968.2'
F	10	968.0'
F	11	967.8
F	12	967.7'
F	13	967.6'
F	14	967.6'
F	15	967.6'
F	16	967.4'
F	17	967.4'
F	18	967.2'
F	19	967.0'
F	20	966.6'
F	23	966.3'
F	24	966.1'
F	25	965.9'
F	26	965.6'
F	27	965.3'
F	28	965.1'
F	29	964.8'
F	30	964.5'
F	31	964.0'
F	32	959.7'
F	33	959.7'
F	34	959.4'
F	35	959.2'

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
EAST SANTA RITA BOULEVARD	1,890'	90' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	MAJOR COLLECTOR
JATES FIELD BEND	87'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
KISER ROAD	84'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LA CALETA BEND	110'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MONTECILO DRIVE	1,559'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RIG ROSE DR	322'	60' R.O.W.	40' FOC-FOC	25 M.P.H.	PUBLIC	MINOR COLLECTOR
TONADA COVE	651'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	4,703'					

SHEET NO. 1 OF 7

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

**GREENLEAF FISK SURVEY,
ABSTRACT NO. 5**

**MATCH LINE
SHEET 3**

SANTA RITA KC, LLC.
(118.212 ACRES)
DOCUMENT NO. 2023033961
O.P.R.W.C.T.X.

**LA CALETA BEND
(50' R.O.W.)**

JATES FIELD BEND
(50' R.O.W.)

RIG ROSE DRIVE (60' R.O.W.)

EAST SANTA RITA BLVD. (90' R.O.W.)

PALATINO BEND
(50' R.O.W.)

**MATCH LINE
SHEET 4**

FEMA 100-YR FLOODPLAIN

PROPOSED 100-YR FLOODPLAIN (ATLAS 14)

OS, DE, WQE, LSE & PUE

PROPOSED 100-YR W.S.E. (ATLAS 14)

SANTA RITA C7 INVESTMENTS, LLC.
(810.32 AC)
(TRACT 1)
DOCUMENT NO. 2013061332
O.P.R.W.C.T.X.

DOC NO 2016025615, VOL. 851, PG. 705,
VOL. 2212, PG. 294, AND VOL. 2241, PG. 447
(LOCATED EASEMENT LINES PER ENTERPRISE)

(PIPELINE ESMT)

SANTA RITA RANCH
PHASE 5, SECTION 1
DOC. NO. 2022011059
O.P.R.W.C.T.X.

SANTA RITA RANCH
PHASE 4, SECTION 3
DOC. NO. 2022005357
O.P.R.W.C.T.X.

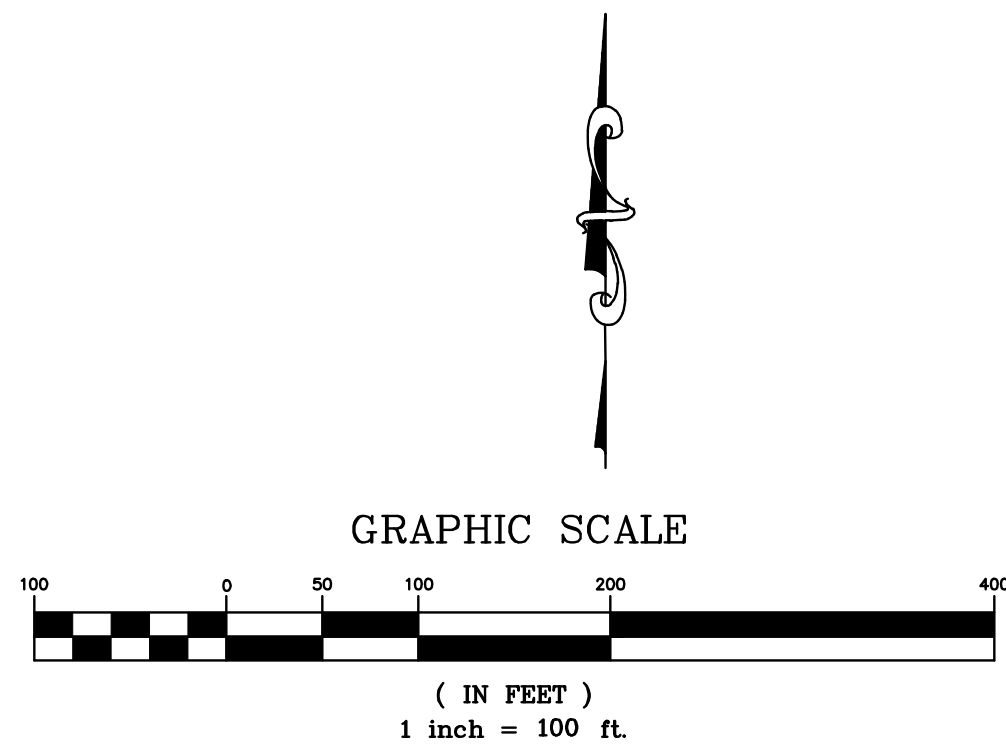
SANTA RITA RANCH
PHASE 4, SECTION 2
DOC. NO. 2021175313
O.P.R.W.C.T.X.

POINT OF BEGINNING

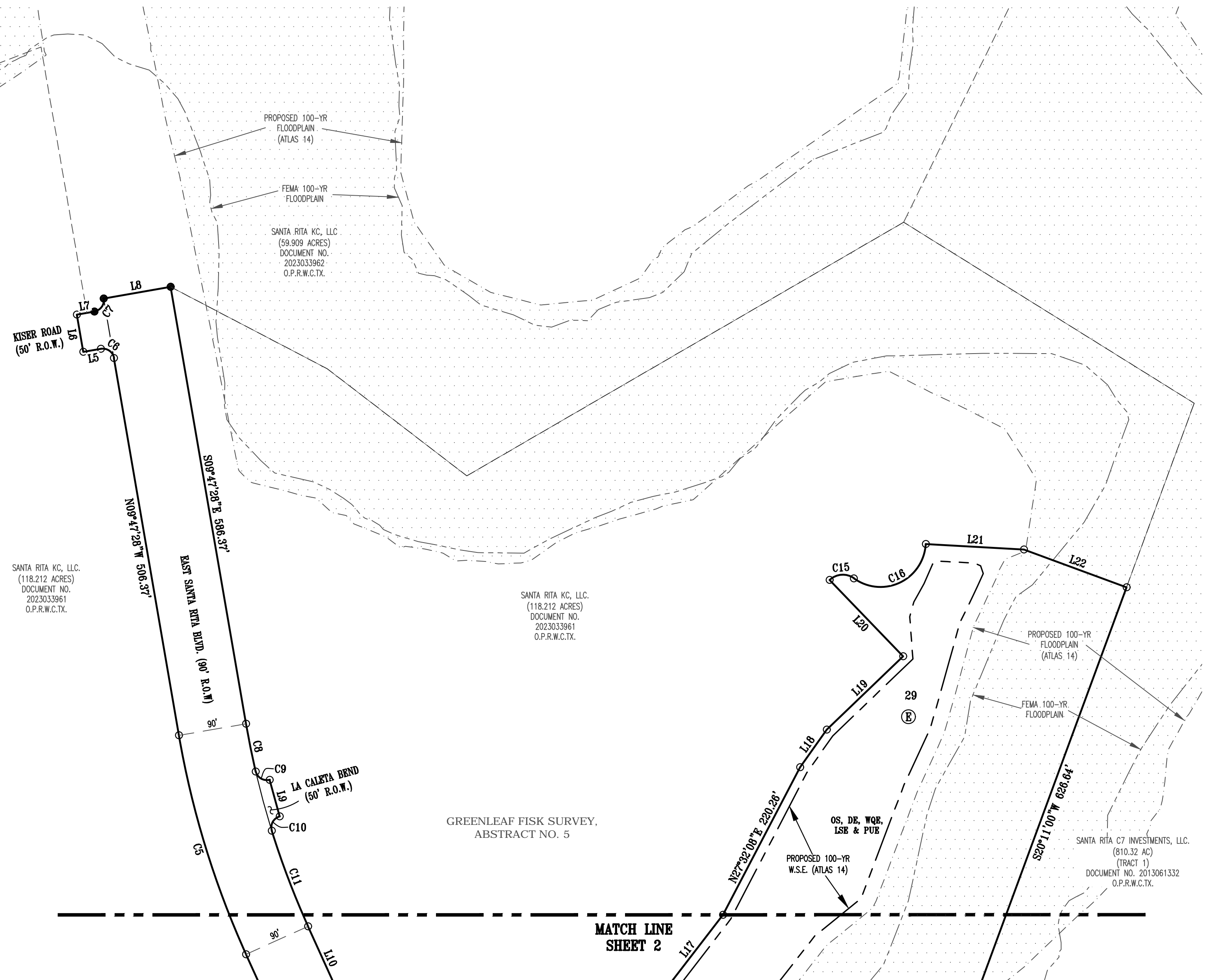

Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 6, SECTION 1

FINAL PLAT



- LEGEND**
- BENCHMARK
 - CAPPED 1/2" IRON ROD FOUND
 - STAMPED "CBD SETSTONE"
 - CAPPED 1/2" IRON ROD SET
 - STAMPED "CBD SETSTONE"
 - LOT NUMBER
 - BLOCK DESIGNATION
 - B.S.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - O.S. OPEN SPACE
 - W.Q.E. WATER QUALITY EASEMENT
 - PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
 - 100 YEAR FEMA FLOODPLAIN
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



SHEET NO. 3 OF 7

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 6, SECTION 1

FINAL PLAT

GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

SANTA RITA C7 INVESTMENTS, LLC.
(85.633 AC)
(TRACT 3)
DOCUMENT NO. 2013061332
O.P.R.W.C.TX.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

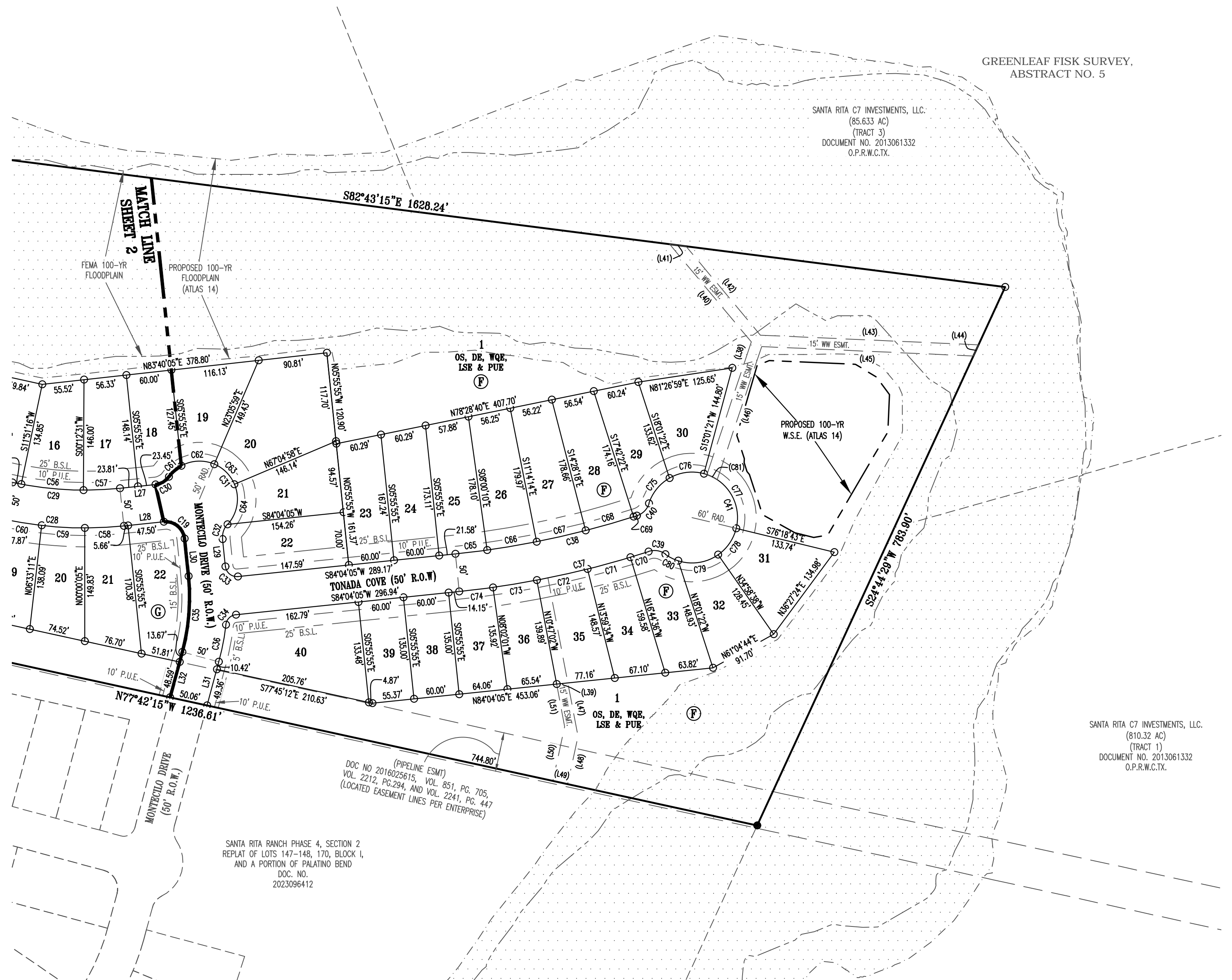
LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
- STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET
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- O.S. OPEN SPACE
- W.Q.E. WATER QUALITY EASEMENT
- PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
- 100 YEAR FEMA FLOODPLAIN
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

Easement Line Table		
Line #	Length	Direction
(L38)	185.15	N18°27'07"E
(L39)	15.05	N84°04'05"E
(L40)	168.36	N39°53'19"W
(L41)	22.06	S82°43'15"E
(L42)	153.06	S39°53'19"E
(L43)	288.91	S87°27'20"E
(L44)	16.20	S24°44'29"W

Easement Line Table		
Line #	Length	Direction
(L45)	280.44	N87°27'20"W
(L46)	185.78	S18°27'07"W
(L47)	71.54	S10°47'02"E
(L48)	64.98	S12°14'45"W
(L49)	20.00	N77°45'15"W
(L50)	73.54	N12°17'45"E
(L51)	57.14	N10°47'02"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C81)	15.19	60.00	N63°34'13"W	15.15	7.63	14°30'09"



SANTA RITA C7 INVESTMENTS, LLC.
(810.32 AC)
(TRACT 1)
DOCUMENT NO. 2013061332
O.P.R.W.C.TX.

SHEET NO. 4 OF 7

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 6, SECTION 1
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	634.51	1900.00	N07°03'20"W	631.57	320.24	19°08'03"
C2	21.55	15.00	N57°46'49"W	19.74	13.11	82°18'55"
C3	26.22	15.00	N30°59'20"E	23.01	17.92	100°08'47"
C4	172.58	1900.00	N21°41'11"W	172.52	86.35	5°12'15"
C5	303.63	1200.00	N17°02'23"W	302.82	152.63	14°29'51"
C6	23.56	15.00	N54°47'28"W	21.21	15.00	90°00'00"
C7	23.56	15.00	N35°12'32"E	21.21	15.00	90°00'00"
C8	64.49	1110.00	S11°27'20"E	64.48	32.25	3°19'43"
C9	24.12	15.00	S59°10'38"E	21.60	15.56	92°06'54"
C10	24.10	15.00	S28°43'45"W	21.59	15.55	92°04'19"
C11	135.26	1110.00	S20°47'51"E	135.18	67.71	6°58'54"
C12	196.74	1990.00	S21°27'22"E	196.66	98.45	5°39'52"
C13	21.10	15.00	S58°55'39"E	19.41	12.72	80°36'26"
C14	24.87	15.00	N33°16'40"E	22.12	16.36	94°58'55"
C15	34.83	25.00	N86°02'06"E	32.08	20.92	79°50'09"
C16	128.59	60.00	N64°33'28"E	105.35	110.02	122°47'23"
C17	150.93	440.00	S70°56'30"W	150.20	76.22	19°39'16"
C18	153.95	1990.00	S00°17'43"W	153.91	77.01	4°25'57"
C19	39.27	25.00	N50°55'55"W	35.36	25.00	90°00'00"
C20	24.87	15.00	S33°16'40"W	22.12	16.36	94°58'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	301.53	60.00	N18°01'16"W	70.59	43.64	287°56'10"
C42	23.56	15.00	S35°46'08"W	21.21	15.00	90°00'00"
C43	1.30	15.00	S11°43'20"E	1.30	0.65	4°58'55"
C44	22.26	15.00	S56°43'20"E	20.27	13.75	85°01'05"
C45	72.47	155.00	S27°36'28"E	71.81	36.91	26°47'21"
C46	115.70	155.00	S62°23'12"E	113.03	60.70	42°46'08"
C47	13.61	205.00	N81°52'07"W	13.61	6.81	3°48'19"
C48	53.63	205.00	N72°28'17"W	53.48	26.97	14°59'22"
C49	53.63	205.00	N57°28'55"W	53.48	26.97	14°59'22"
C50	53.63	205.00	N42°29'33"W	53.48	26.97	14°59'22"
C51	53.63	205.00	N27°30'11"W	53.48	26.97	14°59'22"
C52	20.73	205.00	N17°06'39"W	20.73	10.38	5°47'42"
C53	4.41	275.00	N78°12'49"W	4.41	2.20	0°55'07"
C54	24.47	275.00	N81°13'19"W	24.46	12.24	5°05'54"
C55	11.70	450.00	S78°29'56"E	11.70	5.85	1°29'21"
C56	82.84	450.00	S84°31'03"E	82.73	41.54	10°32'53"
C57	48.23	450.00	N87°08'18"E	48.20	24.14	6°08'25"
C58	51.78	500.00	S87°02'05"W	51.75	25.91	5°56'00"
C59	57.17	500.00	N86°43'22"W	57.14	28.62	6°33'06"
C60	49.68	500.00	N80°36'02"W	49.66	24.86	5°41'33"

Line Table		
Line #	Length	Direction
L1	31.81	S81°03'44"W
L2	50.00	N08°56'16"W
L3	19.26	N81°03'44"E
L4	101.31	N24°17'19"W
L5	23.57	S80°12'32"W
L6	50.00	N09°47'28"W
L7	23.57	N80°12'32"E
L8	90.00	N80°12'32"E
L9	50.00	S15°12'01"E
L10	101.31	S24°17'19"E

Line Table		
Line #	Length	Direction
L11	179.94	N80°46'08"E
L12	50.00	N75°47'13"E
L13	5.67	S14°12'47"E
L14	140.36	N80°46'08"E
L15	94.89	N13°18'43"W
L16	33.47	N29°41'33"W
L17	129.25	N37°37'40"E
L18	60.96	N35°26'15"E
L19	140.00	N46°07'01"E
L20	140.00	N43°52'59"W

Line Table		
Line #	Length	Direction
L21	130.00	S86°50'13"E
L22	144.62	S69°49'00"E
L23	60.00	S09°13'52"E
L24	166.94	N80°46'08"E
L25	90.00	N87°29'18"W
L26	1.31	S14°12'47"E
L27	47.26	N84°04'05"E
L28	53.16	N84°04'05"E
L29	36.37	S05°55'55"E
L30	50.00	S05°55'55"E

Line Table		
Line #	Length	Direction
L31	59.77	N15°08'13"E
L32	62.26	N15°08'13"E
L33	7.85	N80°46'08"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	22.26	15.00	N56°43'20"W	20.27	13.75	85°01'05"
C22	25.34	15.00	S32°22'17"W	22.43	16.89	96°47'41"
C23	489.90	1990.00	N08°58'24"W	488.66	246.19	14°06'18"
C24	248.87	205.00	S48°59'32"E	233.87	142.37	69°33'29"
C25	188.17	155.00	S48°59'32"E	176.83	107.64	69°33'29"
C26	28.88	275.00	N80°45'46"W	28.87	14.45	6°01'01"
C27	34.13	325.00	N80°45'46"W	34.11	17.08	6°01'01"
C28	158.63	500.00	S86°50'35"E	157.96	79.99	18°10'39"
C29	142.77	450.00	S86°50'35"E	142.17	71.99	18°10'39"
C30	21.03	25.00	N59°58'24"E	20.41	11.18	48°11'23"
C31	162.65	50.00	N50°55'55"W	99.85	897.21	186°22'46"
C32	21.03	25.00	S18°09'47"W	20.41	11.18	48°11'23"
C33	23.56	15.00	S50°55'55"E	21.21	15.00	90°00'00"
C34	20.35	15.00	S45°12'15"W	18.82	12.09	77°43'41"
C35	101.12	275.00	N04°36'09"E	100.55	51.14	21°04'08"
C36	49.90	325.00	N10°44'19"E	49.85	25.00	8°47'49"
C37	256.38	1225.00	N78°04'21"E	255.91	128.66	11°59'29"
C38	245.74	1175.00	N78°04'36"E	245.29	123.32	11°58'59"
C39	23.51	25.00	N80°59'18"W	22.65	12.70	53°52'13"
C40	23.59	25.00	N45°02'53"E	22.73	12.76	54°04'28"

GENERAL:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

- 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.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 2-20 AND 23-35, BLOCK F. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED DECEMBER 9, 2021. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14.
- 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.
- 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.
- ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.

WATER AND WASTEWATER:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/ GEORGETOWN UTILITY SYSTEMS
- WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
- ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

- 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.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- 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.
- 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.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 5 OF 7

CBD

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\5272\Survey\FINAL PLAT – SANTA RITA RANCH PHASE 6 SEC 1

SANTA RITA RANCH PHASE 6, SECTION 1

FINAL PLAT

METES AND BOUNDS DESCRIPTION

BEING ALL OF THAT CERTAIN 41.815 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 118.212 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023003961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 41.815 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 A CORNER IN THE SOUTH LINE OF SAID 118.212 ACRE TRACT, BEING ON THE EAST LINE OF LOT 10, BLOCK A, SANTA RITA RANCH PHASE 5, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022011059, O.P.R.W.C.TX., BEING AT THE NORTHWEST TERMINUS OF THE RIGHT-OF-WAY OF EAST SANTA RITA BOULEVARD (90' R.O.W.), SAME BEING ON THE NORTH LINE OF SANTA RITA RANCH PHASE 4, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022005357, O.P.R.W.C.TX., SAME 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, ALONG SAID CURVE TO THE LEFT, AND IN PART WITH THE COMMON LINE OF SAID LOT 10 AND SAID 118.212 ACRE TRACT AND IN PART CROSSING SAID 118.212 ACRE TRACT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 634.51 FEET, AND A CHORD THAT BEARS N07°03'20"W, A DISTANCE OF 631.57 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,

THENCE, CONTINUING ACROSS SAID 118.212 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.55 FEET, AND A CHORD THAT BEARS N57°46'49"W, A DISTANCE OF 19.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
2. S81°03'44"W, A DISTANCE OF 31.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
3. N08°56'16"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
4. N81°03'44"E, A DISTANCE OF 19.26 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,
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 26.22 FEET, AND A CHORD THAT BEARS N30°59'20"E, A DISTANCE OF 23.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
6. N19°33'44"W, A DISTANCE OF 31.70 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,
7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 140.88 FEET, AND A CHORD THAT BEARS N22°09'51"W, A DISTANCE OF 140.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
8. N24°17'19"W, A DISTANCE OF 101.31 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,
9. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 303.63 FEET, AND A CHORD THAT BEARS N17°02'23"W, A DISTANCE OF 302.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
10. N09°47'28"W, A DISTANCE OF 506.37 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,
11. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N54°47'28"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
12. S80°12'32"W, A DISTANCE OF 23.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, AND
13. N09°47'28"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N80°12'32"E, IN PART CROSSING SAID 118.212 ACRE TRACT AND IN PART WITH THE COMMON LINE OF SAID 118.212 ACRE TRACT AND A CALLED 59.909 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023033962, O.P.R.W.C.TX., A DISTANCE OF 23.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT A POINT OF CURVATURE IN SAID COMMON LINE, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, WITH THE COMMON LINE OF SAID 118.212 ACRE TRACT AND SAID 59.909 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N35°12'32"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
2. N80°12'32"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,

THENCE, CROSSING SAID 118.212 ACRE TRACT, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25,

1. S09°47'28"E, A DISTANCE OF 586.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1110.00 FEET, AN ARC LENGTH OF 64.49 FEET, AND A CHORD THAT BEARS S11°27'20"E, A DISTANCE OF 64.48 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,
3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.12 FEET, AND A CHORD THAT BEARS S59°10'38"E, A DISTANCE OF 21.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
4. S15°12'10"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.10 FEET, AND A CHORD THAT BEARS S28°43'45"W, A DISTANCE OF 21.59 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 1110.00 FEET, AN ARC LENGTH OF 135.26 FEET, AND A CHORD THAT BEARS S20°47'51"E, A DISTANCE OF 135.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
7. S24°17'19"E, A DISTANCE OF 101.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

8. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1990.00 FEET, AN ARC LENGTH OF 196.74 FEET, AND A CHORD THAT BEARS S21°27'22"E, A DISTANCE OF 196.66 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 21.10 FEET, AND A CHORD THAT BEARS S58°55'39"E, A DISTANCE OF 19.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
10. N80°46'08"E, A DISTANCE OF 179.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
11. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.87 FEET, AND A CHORD THAT BEARS N33°16'40"E, A DISTANCE OF 22.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
12. N75°47'13"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
13. S14°12'47"E, A DISTANCE OF 5.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
14. N80°46'08"E, A DISTANCE OF 140.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
15. N13°18'43"W, A DISTANCE OF 94.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
16. N29°41'33"W, A DISTANCE OF 33.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
17. N37°37'40"E, A DISTANCE OF 129.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
18. N27°32'08"E, A DISTANCE OF 220.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
19. N35°26'15"E, A DISTANCE OF 60.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
20. N46°07'01"E, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
21. N43°52'59"W, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
22. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.83 FEET, AND A CHORD THAT BEARS N86°02'06"E, A DISTANCE OF 32.08 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,
23. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 128.59 FEET, AND A CHORD THAT BEARS N64°33'28"E, A DISTANCE OF 105.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
24. S86°50'13"E, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, AND
25. S69°49'00"E, A DISTANCE OF 144.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' IN THE EAST LINE OF SAID 118.212 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CROSSING AN 810.32 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2013061332, O.P.R.W.C.TX., WITH THE EAST AND NORTH LINES OF SAID 118.212 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. S20°11'00"W, A DISTANCE OF 626.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 150.93 FEET, AND A CHORD THAT BEARS S70°56'30"W, A DISTANCE OF 150.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
3. S80°46'08"W, A DISTANCE OF 333.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
4. S09°13'52"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,
5. N80°46'08"E, A DISTANCE OF 166.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, AND
6. N87°40'11"E, A DISTANCE OF 251.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER,

THENCE, CONTINUING WITH THE NORTH AND EAST LINES OF SAID 118.212 ACRE TRACT, IN PART CROSSING SAID 810.32 ACRE TRACT AND IN PART CROSSING A CALLED 85.633 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2013061332, O.P.R.W.C.TX., THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 2,

1. S82°43'15"E, A DISTANCE OF 1628.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' FOR CORNER, BEING THE EASTERNMOST CORNER OF SAID 118.212 ACRE TRACT,
2. S24°44'29"W, A DISTANCE OF 783.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBDSETSTONE' AT THE NORTHEAST CORNER OF LOT 171, BLOCK I, SANTA RITA RANCH PHASE 4, SECTION 2, REPLAT OF LOTS 147-148, 170, BLOCK I, AND A PORTION OF PALATINO BEND, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023096412, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID 118.212 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CROSSING SAID 810.32 ACRE TRACT OF LAND WITH THE SOUTH LINE OF SAID 118.212 ACRE TRACT, BEING THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 4, SECTION 2, REPLAT OF LOTS 147-148, 170, BLOCK I, AND A PORTION OF PALATINO BEND, THE NORTH LINE OF SANTA RITA RANCH PHASE 4, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021175313, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID SANTA RITA RANCH PHASE 4, SECTION 3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES NUMBERED 1 THROUGH 4,

1. N77°42'15"W, A DISTANCE OF 1236.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
2. N83°42'11"W, A DISTANCE OF 686.71 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 1990.00 FEET, AN ARC LENGTH OF 153.95 FEET, AND A CHORD THAT BEARS S00°17'43"W, A DISTANCE OF 153.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST TERMINUS CORNER OF SAID EAST SANTA RITA BOULEVARD FOR CORNER, AND
4. N87°29'18"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.815 ACRES OF LAND.

SHEET NO. 6 OF 7



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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♦ ♦ ♦
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Austin, Texas 78749
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J: \AC3D\5272\Survey\FINAL PLAT – SANTA RITA RANCH PHASE 6 SEC 1

SANTA RITA RANCH PHASE 6, SECTION 1

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 41.815 ACRE TRACT OF LAND CONVEYED BY DEED IN DOCUMENT NUMBER 2023033961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS OUT OF AND A PART OF THE 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 6, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29 DAY OF November, 20 23

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

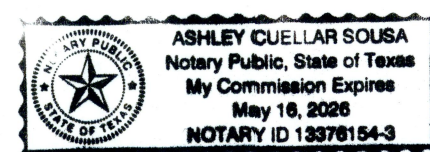
STATE OF TEXAS:

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 29 DAY OF November, 2023 A.D.

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



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN SECURED BY THE PROPERTY, 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, 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
COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED _____, 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 November, A.D., 2023.

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



MY COMMISSION EXPIRES 6-2-2024

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

11/29/2023
DATE

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

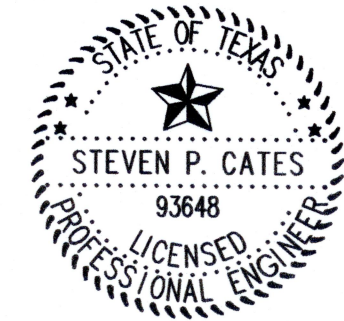
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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] 11/22/23
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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I, ERIC JOHN DANNHEIM, 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] 11/22/23
ERIC JOHN DANNHEIM, R.P.L.S. NO. 6075 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
EDANNHEIM@cbdeng.com



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 28 DAY OF November, 2023 A.D.

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

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
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. 7 OF 7

