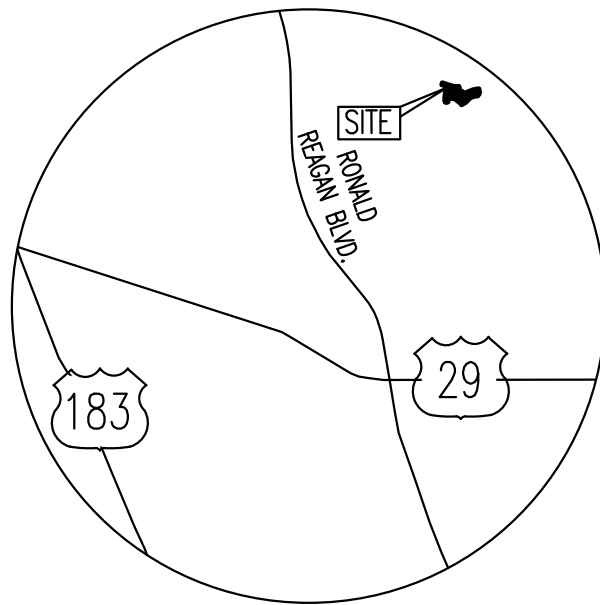


SANTA RITA RANCH PHASE 7A, SECTION 1
FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'

DATE: DECEMBER 12, 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: 20.896 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 AND
GEORGE W. GLASSCOCK SURVEY,
ABSTRACT NO. 266

F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS
AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008
AS AFFECTED BY LOMR
NO. 16-06-0501P
DATED: MARCH 2, 2017

BENCHMARK:
CAPPED IRON ROD SET
STAMPED "CONTROL"
N: 10212921.80
E: 3087472.14
ELEV: 979.79
(NAVD '88)

TOTAL OF LOTS	72
SINGLE FAMILY LOTS:	68
O.S., L.S.E. & P.U.E. LOTS:	4

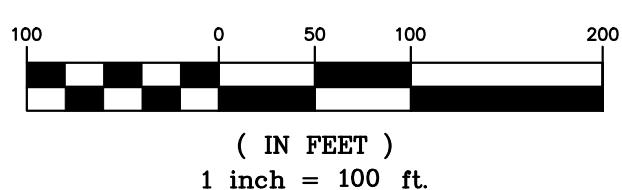
ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BELANGER CANYON DRIVE	66'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CRIMSON ROSE COURT	71'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EAST SANTA RITA BLVD.	871'	90' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	MAJOR COLLECTOR
LA VENTA LOOP	1,657'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MENLO BEND	708'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RIBERA DRIVE	149'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TIERRA ROSA BLVD.	879'	64' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
TOTAL	4,401'					

MINIMUM FINISHED FLOOR ELEVATION (NAVD '88)

BLOCK	LOT	MIN. FFE
E	22	982.4'
E	23	980.6'

GRAPHIC SCALE



LEGEND

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

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

J:\AC3D\5482\Survey\PLAT - SANTA RITA RANCH 7A-1

SANTA RITA RANCH PHASE 7A, SECTION 1
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	22.58	15.00	S36°58'08"W	20.50	14.05	86°14'08"
C2	23.56	15.00	S51°08'56"E	21.21	15.00	90°00'00"
C3	62.84	235.00	N76°11'25"E	62.66	31.61	15°19'19"
C4	20.97	390.00	S03°16'09"E	20.97	10.49	3°04'51"
C5	25.73	15.00	S41°49'39"W	22.69	17.34	98°17'34"
C6	21.55	15.00	N47°52'06"W	19.74	13.11	82°18'57"
C8	16.20	25.00	S10°45'59"W	15.91	8.39	37°07'00"
C9	4.83	25.00	S34°51'40"W	4.82	2.42	11°04'23"
C10	95.62	390.00	N08°45'09"W	95.38	48.05	14°02'52"
C11	23.56	15.00	N27°22'27"W	21.21	15.00	90°00'00"
C12	23.56	15.00	S62°37'33"W	21.21	15.00	90°00'00"
C13	612.57	1630.00	S06°51'34"W	608.98	309.94	21°31'57"
C14	589.10	1540.00	S06°40'01"W	585.52	298.20	21°55'03"
C15	22.18	15.00	S46°39'32"E	20.22	13.68	84°44'04"
C16	24.84	15.00	N43°32'01"E	22.10	16.34	94°52'50"
C18	321.27	832.00	S83°26'12"E	319.28	162.66	22°07'28"
C19	23.13	15.00	N50°19'26"W	20.91	14.57	88°21'00"
C20	23.56	15.00	N38°51'04"E	21.21	15.00	90°00'00"
C21	23.56	15.00	N51°08'56"W	21.21	15.00	90°00'00"
C22	23.56	15.00	S38°51'04"W	21.21	15.00	90°00'00"
C23	97.77	400.00	S89°08'48"E	97.53	49.13	14°00'17"
C24	85.55	350.00	S89°08'48"E	85.34	42.99	14°00'17"
C25	21.03	25.00	S58°02'58"E	20.41	11.18	48°11'23"
C26	39.27	25.00	S52°51'21"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	21.03	25.00	N16°14'21"W	20.41	11.18	48°11'23"
C28	162.65	50.00	S52°51'21"W	99.85	897.21	186°22'46"
C29	136.51	180.00	S27°52'32"E	133.27	71.73	43°27'13"
C30	174.43	230.00	S27°52'32"E	170.28	91.65	43°27'13"
C31	39.27	25.00	N85°23'51"E	35.36	25.00	90°00'00"
C32	21.03	25.00	N25°30'27"W	20.41	11.18	48°11'23"
C33	21.03	25.00	S16°18'10"W	20.41	11.18	48°11'23"
C34	162.65	50.00	N85°23'51"E	99.85	897.21	186°22'46"
C35	319.14	650.00	S54°27'48"W	315.95	162.86	28°07'53"
C36	343.15	700.00	S54°29'08"W	339.72	175.09	28°05'13"
C37	25.05	15.00	N63°37'25"W	22.24	16.57	95°41'41"
C38	23.13	15.00	S28°23'52"W	20.91	14.57	88°20'52"
C39	84.22	440.00	N10°17'34"W	84.09	42.24	10°58'00"
C40	74.65	390.00	N10°17'34"W	74.53	37.44	10°58'00"
C41	54.26	325.00	S73°18'42"W	54.19	27.19	9°33'55"
C42	21.03	25.00	N77°48'39"W	20.41	11.18	48°11'23"
C43	162.65	50.00	N33°05'40"E	99.85	897.21	186°22'46"
C44	21.03	25.00	S36°00'02"E	20.41	11.18	48°11'23"
C45	39.27	25.00	N33°05'40"E	35.36	25.00	90°00'00"
C46	32.53	325.00	N75°13'38"E	32.51	16.28	5°44'03"
C47	26.51	275.00	S75°19'59"W	26.50	13.26	5°31'22"
C49	34.28	50.00	S40°27'07"E	33.62	17.85	39°17'13"
C50	36.59	50.00	S00°09'12"W	35.77	19.15	41°55'24"
C51	33.92	50.00	S40°32'58"W	33.27	17.64	38°52'08"

Line Table		
Line #	Length	Direction
L1	50.00	N00°58'26"E
L2	18.28	N89°01'34"W
L3	110.00	N00°58'26"E
L4	80.30	N17°37'33"E
L5	121.90	N27°38'50"W
L6	94.00	N17°37'33"E
L7	136.70	S78°15'34"E
L8	148.61	S89°06'34"E
L9	67.47	N79°34'06"E
L10	82.64	S09°54'48"E
L11	123.36	S06°08'56"E
L12	50.00	S06°08'56"E
L13	27.08	N83°51'04"E
L14	31.96	N68°31'45"E
L15	4.92	S11°54'20"E
L16	110.14	S04°10'46"W
L17	129.83	S37°09'51"W
L18	72.12	N32°58'04"W
L19	1.88	N89°01'34"W
L20	50.00	S00°58'26"W
L21	90.00	S82°40'51"W
L22	17.32	N07°00'53"W
L23	15.95	N89°01'34"W

Line Table		
Line #	Length	Direction
L28	106.75	N11°54'20"W
L29	86.88	N17°37'33"E
L30	86.88	N17°37'33"E
L31	9.51	N89°01'34"W
L32	7.14	N89°01'34"W
L34	11.39	N89°01'34"W
L35	15.00	N83°51'04"E
L36	86.51	N72°22'27"W
L37	99.24	N83°51'04"E
L38	99.24	N83°51'04"E
L39	51.86	N82°08'39"W
L40	45.96	N82°08'39"W
L41	51.01	S49°36'09"E
L42	45.11	S49°36'09"E
L43	44.20	S40°23'51"W
L44	50.65	S40°23'52"W
L45	32.93	N15°46'35"W
L46	25.60	N15°46'35"W
L47	44.10	N78°05'40"E
L48	50.00	N78°05'40"E
L49	63.48	S74°56'17"E
L50	68.17	S06°08'56"E
L51	86.51	S72°22'27"E

GENERAL:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
- 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.
- THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 18, BLOCK B; LOT 1, BLOCK C; LOT 1, BLOCK H AND LOT 1, BLOCK J.

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 CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 22-23, BLOCK E. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 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 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT WERE DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED DECEMBER 2, 2022.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 22-23, BLOCK E PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

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 19G/GEORGETOWN UTILITY SYSTEMS
- WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19G/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 TEN (10') FOOT WIDE IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF BELANGER CANYON DRIVE, CRIMSON ROSE COURT, EAST SANTA RITA BOULEVARD, LA VENTA LOOP, MENLO BEND, RIBERA DRIVE AND TIERRA ROSA BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

SHEET NO. 2 OF 4

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

SANTA RITA RANCH PHASE 7A, SECTION 1
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 20.896 ACRE TRACT OF LAND, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5 AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 59.909 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023033962, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 0.027 ACRE (TRACT ONE) TRACT OF LAND AND ALL OF A CALLED 1.355 ACRE (TRACT TWO) TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023033960, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 17.355 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2019073789, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 2.526 ACRE (TRACT TWO) TRACT OF LAND AND ALL OF A CALLED 0.102 ACRE (TRACT THREE) TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023085782, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 20.896 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 INTERSECTION OF THE WEST LINE OF SAID 59.909 ACRE TRACT OF LAND AND THE SOUTH RIGHT-OF-WAY LINE OF CRIMSON ROSE COURT (50' R.O.W.), BEING AT THE NORTHEAST CORNER OF LOT 42, BLOCK A, SANTA RITA RANCH PHASE 1, SECTION 22, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021160002, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE WEST LINE OF SAID 59.909 ACRE TRACT OF LAND, OVER AND ACROSS SAID 17.355 ACRE TRACT, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 1, SECTION 22, AND WITH THE WEST LINE OF SAID 0.102 ACRE TRACT OF LAND, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10:

- 1) N00°58'26"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N89°01'34"W, A DISTANCE OF 18.28 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N00°58'26"E, A DISTANCE OF 110.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N04°28'46"E, A DISTANCE OF 147.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N07°39'38"E, A DISTANCE OF 150.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N12°21'26"E, A DISTANCE OF 150.51 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N17°37'33"E, A DISTANCE OF 80.30 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N27°38'50"W, A DISTANCE OF 121.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N72°22'27"W, A DISTANCE OF 191.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N17°37'33"E, PASSING AT A DISTANCE OF 15.00 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH RIGHT-OF-WAY LINE OF TIERRA ROSA BOULEVARD (64' R.O.W.) AT THE NORTHEAST CORNER OF LOT 17, BLOCK B, SAID SANTA RITA RANCH PHASE 1, SECTION 22, PASSING AT A DISTANCE OF 79.00 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH RIGHT-OF-WAY LINE OF SAID TIERRA ROSA BOULEVARD, BEING THE NORTHEAST CORNER OF SAID SANTA RITA RANCH PHASE 1, SECTION 22, SAME BEING THE SOUTHWEST CORNER OF SAID 0.102 ACRE TRACT OF LAND, CONTINUING FOR A TOTAL DISTANCE OF 94.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 0.102 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID 0.102 ACRE TRACT OF LAND, OVER AND ACROSS SAID 0.027 ACRE TRACT OF LAND, WITH THE NORTH LINE OF SAID 2.526 ACRE TRACT OF LAND, AND OVER AND ACROSS A CALLED 507.772 ACRE TRACT OF LAND CONVEYED TO SRFV DEVELOPMENT, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4:

- 1) S72°22'27"E, A DISTANCE OF 503.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S78°15'34"E, A DISTANCE OF 136.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S89°06'34"E, A DISTANCE OF 148.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 4) N79°34'06"E, A DISTANCE OF 67.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 2.526 ACRE TRACT OF LAND AND SAID 59.909 ACRE TRACT OF LAND, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THOUGH 15:

- 1) S09°54'48"E, A DISTANCE OF 82.64 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,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.58 FEET, AND A CHORD THAT BEARS S36°58'08"W, A DISTANCE OF 20.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S06°08'56"E, A DISTANCE OF 123.36 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 23.56 FEET, AND A CHORD THAT BEARS S51°08'56"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S06°08'56"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N83°51'04"E, A DISTANCE OF 27.08 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,
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 62.84 FEET, AND A CHORD THAT BEARS N76°11'25"E, A DISTANCE OF 62.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N68°31'45"E, A DISTANCE OF 31.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S06°08'56"E, A DISTANCE OF 176.80 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N54°46'55"E, A DISTANCE OF 170.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N68°31'45"E, A DISTANCE OF 404.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N78°05'40"E, A DISTANCE OF 147.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S11°54'20"E, A DISTANCE OF 4.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N78°05'40"E, A DISTANCE OF 168.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 15) S07°27'11"E, A DISTANCE OF 150.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

METES AND BOUNDS (CONTINUED)

THENCE, WITH THE EAST LINE OF SAID 59.909 ACRE TRACT OF LAND AND 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 OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 THROUGH 2:

- 1) S04°10'46"W, A DISTANCE OF 110.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) S37°09'51"W, A DISTANCE OF 129.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 59.909 ACRE TRACT OF LAND, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18:

- 1) S85°11'26"W, A DISTANCE OF 244.46 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,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 20.97 FEET, AND A CHORD THAT BEARS S03°16'09"E, A DISTANCE OF 20.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S68°31'45"W, A DISTANCE OF 153.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S41°41'52"W, A DISTANCE OF 144.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S46°08'44"W, A DISTANCE OF 167.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S61°15'04"W, A DISTANCE OF 237.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N32°58'04"W, A DISTANCE OF 72.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N49°36'09"W, A DISTANCE OF 341.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N76°57'01"W, A DISTANCE OF 184.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N82°08'39"W, A DISTANCE OF 200.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) S02°04'53"E, A DISTANCE OF 146.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N89°01'34"W, A DISTANCE OF 1.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S00°58'26"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,
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 25.73 FEET, AND A CHORD THAT BEARS S41°49'39"W, A DISTANCE OF 22.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) S82°40'51"W, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 16) N07°00'53"W, A DISTANCE OF 17.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 17) 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 N47°52'06"W, A DISTANCE OF 19.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 18) N89°01'34"W, A DISTANCE OF 15.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.896 ACRES OF LAND.

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

J:\AC3D\5482\Survey\PLAT – SANTA RITA RANCH 7A–1

SANTA RITA RANCH PHASE 7A, SECTION 1

FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC., OWNER OF A CALLED 59.909 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2023033962, A CALLED 17.355 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2019073789, A CALLED 1.355 ACRE TRACT OF LAND AND A 0.027 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2023033960, A CALLED 0.102 ACRE TRACT OF LAND AND A CALLED 2.526 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2023085782, ALL IN OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, AND GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 20.896 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 7A, SECTION 1"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF October, 20 23

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

BY: J. E. Horne
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

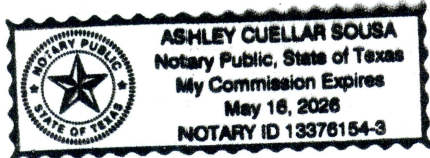
STATE OF TEXAS §

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 19 DAY OF October, 20 23 A.D.

Ashley Cuellar Sousa
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



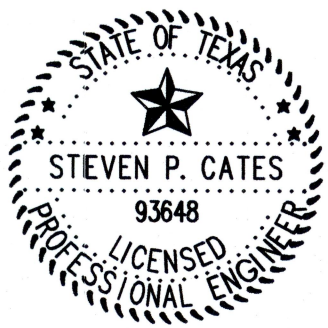
STATE OF TEXAS:

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: Steven P. Cates 10/19/2023
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

STATE OF TEXAS:

COUNTY OF TRAVIS:

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: E. J. Dannheim 10/19/23
ERIC JOHN DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
Edannheim@cbdeng.com



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.

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
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 20 DAY OF October, A.D., 20 23

BY: Araceli Hernandez
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.

[Signature] 11/29/2023
PAUL BRANDENBURG, CITY MANAGER DATE
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 18 DAY OF October, 20 23 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
PRINTED NAME Cindy Bridges

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 DATE
WILLIAMSON COUNTY, TEXAS

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

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\5482\Survey\PLAT - SANTA RITA RANCH 7A-1