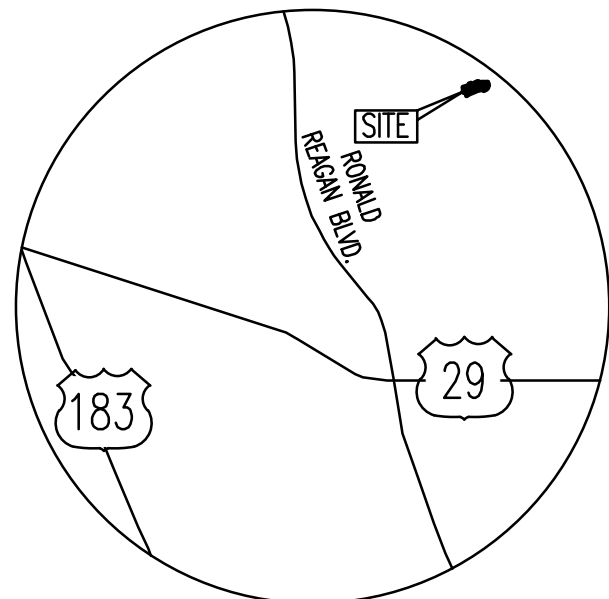
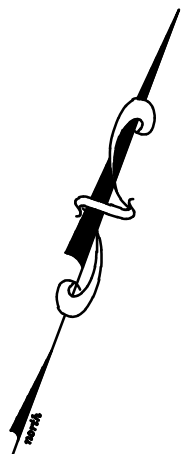


# SANTA RITA RANCH PHASE 7A, SECTION 2

## FINAL PLAT

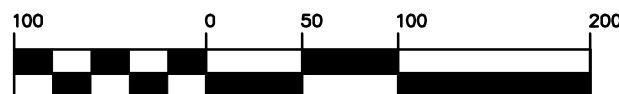


VICINITY MAP  
APPROX. SCALE:  
1"=2000'



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.



ORIGINAL SUBMITTAL DATE: AUGUST 28, 2023

DATE: JANUARY 23, 2024

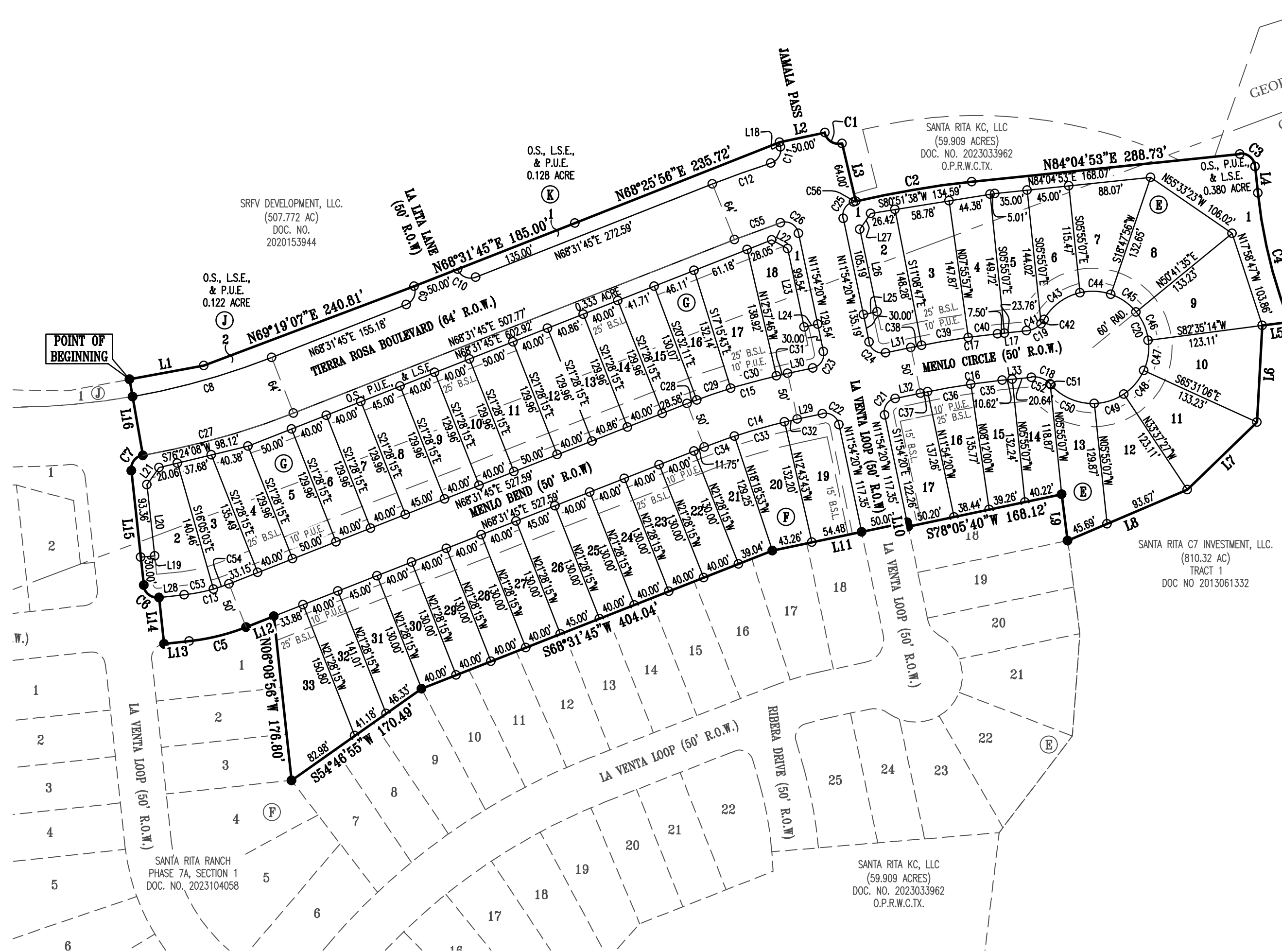
OWNER:  
SANTA RITA KC, LLC  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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

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

TOTAL ACREAGE: 10.760 ACRES  
SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5 AND  
GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266



ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
JAMALA PASS	49'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LA LITA LANE	47'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LA VENTA LOOP	378'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MENLO BEND	787'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MENLO CIRCLE	259'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TIERRA ROSA BLVD.	810'	64' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	MAJOR COLLECTOR
TOTAL	2,330'					

TOTAL OF LOTS	52
SINGLE FAMILY LOTS:	48
O.S., L.S.E. & P.U.E. LOTS:	4

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\5483\Survey\PLAT - SANTA RITA RANCH PHASE 7A, SECTION 2

SANTA RITA RANCH PHASE 7A, SECTION 2  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.95	15.00	S57°38'48"E	21.49	15.39	91°28'55"
C2	126.18	968.00	N80°20'49"E	126.09	63.18	7°28'08"
C3	23.56	15.00	S50°55'07"E	21.21	15.00	90°00'00"
C4	142.54	530.00	S13°37'25"E	142.11	71.70	15°24'35"
C5	62.84	235.00	S76°11'25"W	62.66	31.61	15°19'19"
C6	23.56	15.00	N51°08'56"W	21.21	15.00	90°00'00"
C7	22.58	15.00	N36°58'08"E	20.50	14.05	86°14'08"
C8	154.92	768.00	N74°18'28"E	154.66	77.72	11°33'27"
C9	23.56	15.00	N23°31'45"E	21.21	15.00	90°00'00"
C10	23.56	15.00	S66°28'15"E	21.21	15.00	90°00'00"
C11	22.03	15.00	N30°09'34"E	20.10	13.54	84°07'49"
C12	66.56	1032.00	N70°22'37"E	66.55	33.29	3°41'43"
C13	49.47	185.00	N76°11'25"E	49.33	24.88	15°19'19"
C14	104.34	625.00	S73°18'42"W	104.22	52.29	9°33'55"
C15	112.69	675.00	S73°18'42"W	112.56	56.47	9°33'55"
C16	88.82	850.00	S81°05'16"W	88.78	44.45	5°59'13"
C17	94.04	900.00	S81°05'16"W	94.00	47.06	5°59'13"
C18	23.55	25.00	N68°56'05"W	22.69	12.73	53°58'05"
C19	23.55	25.00	N57°05'50"E	22.69	12.73	53°58'05"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	301.53	60.00	N05°55'07"W	70.59	43.64	287°56'10"
C21	23.56	15.00	S33°05'40"W	21.21	15.00	90°00'00"
C22	23.56	15.00	N56°54'20"W	21.21	15.00	90°00'00"
C23	23.56	15.00	N33°05'40"E	21.21	15.00	90°00'00"
C24	23.56	15.00	S56°54'20"E	21.21	15.00	90°00'00"
C25	23.14	15.00	S32°16'49"W	20.91	14.58	88°22'19"
C26	25.25	15.00	N60°07'52"W	22.37	16.79	96°27°04"
C27	167.83	832.00	N74°18'28"E	167.54	84.20	11°33'27"
C28	11.01	675.00	N68°59'47"E	11.01	5.50	0°56'04"
C29	38.58	675.00	N71°06'03"E	38.57	19.29	3°16'28"
C30	50.65	675.00	N74°53'16"E	50.64	25.34	4°17'57"
C31	12.45	675.00	N77°33'57"E	12.45	6.23	1°03'25"
C32	13.98	625.00	S77°27'13"W	13.98	6.99	1°16'53"
C33	55.93	625.00	S74°14'57"W	55.92	27.99	5°07'39"
C34	34.43	625.00	S70°06'26"W	34.42	17.22	3°09'22"
C35	33.85	850.00	S82°56'26"W	33.84	16.93	2°16'53"
C36	47.25	873.35	S80°15'00"W	47.24	23.63	3°05'59"
C37	7.72	365.31	S78°05'40"W	7.72	3.86	1°12'41"
C38	11.93	900.00	N78°28'26"E	11.93	5.96	0°45'33"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	50.48	900.00	N80°27'38"E	50.48	25.25	3°12'50"
C40	31.63	900.00	N83°04'28"E	31.63	15.82	2°00'50"
C41	17.66	25.00	N63°50'34"E	17.30	9.22	40°28'38"
C42	5.89	25.00	N36°51'31"E	5.87	2.96	13°29'28"
C43	48.99	60.00	N53°30'07"E	47.64	25.95	46°46'40"
C44	33.41	60.00	S87°09'18"E	32.98	17.15	31°54'29"
C45	33.40	60.00	S55°15'14"E	32.97	17.14	31°53'39"
C46	33.40	60.00	S23°21'35"E	32.97	17.14	31°53'39"
C47	33.40	60.00	S08°32'04"W	32.97	17.14	31°53'39"
C48	33.40	60.00	S40°25'43"W	32.97	17.14	31°53'39"
C49	33.40	60.00	S72°19'22"W	32.97	17.14	31°53'39"
C50	52.13	60.00	N66°50'25"W	50.50	27.84	49°46'46"
C51	1.41	25.00	N43°33'59"W	1.41	0.71	3°13'53"
C52	22.14	25.00	N70°33'01"W	21.42	11.85	50°44'12"
C53	32.08	185.00	N78°53'01"E	32.04	16.08	9°56'07"
C54	17.39	185.00	N71°13'21"E	17.39	8.70	5°23'12"
C55	52.61	968.00	S70°05'10"W	52.60	26.31	3°06'51"
C56	2.47	968.00	S76°32'22"W	2.47	1.23	0°08'46"

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.

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. 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.

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.

Line Table		
Line #	Length	Direction
L1	81.03	N79°34'08"E
L2	50.00	N78°05'40"E
L3	64.00	S13°23'15"E
L4	28.63	S05°55'07"E
L5	29.17	S82°35'14"W
L6	103.86	S03°09'16"W
L7	103.86	S45°48'31"W
L8	139.36	S66°56'35"W
L9	50.15	N07°27'11"W
L10	4.92	N11°54'20"W
L11	147.74	S78°05'40"W
L12	31.96	S68°31'45"W
L13	27.08	S83°51'04"W
L14	50.00	N06°08'56"W
L15	123.36	N06°08'56"W
L16	82.64	N09°54'48"W
L17	31.26	N84°04'53"E
L18	5.14	N11°54'20"W

Line Table		
Line #	Length	Direction
L19	15.00	S83°51'04"W
L20	76.57	S06°08'56"E
L21	22.55	S35°06'54"W
L22	19.32	S61°41'18"E
L23	85.97	N11°54'20"W
L24	15.00	N78°05'40"E
L25	15.00	N78°05'40"E
L26	90.19	N11°54'20"W
L27	20.69	N34°28'39"E
L28	27.08	N83°51'04"E
L29	27.40	N78°05'40"E
L30	27.40	N78°05'40"E
L31	27.48	N78°05'40"E
L32	27.48	N78°05'40"E
L33	31.26	N84°04'53"E

SHEET NO. 2 OF 4

CBD

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 7A, SECTION 2

## FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 10.760 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 2.526 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023085782, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 0.008 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023085782, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 10.760 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 NORTHEAST CORNER OF LOT 1, BLOCK J, SANTA RITA RANCH PHASE 7A, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104058, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING ON THE NORTH LINE OF SAID 2.526 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID 2.526 ACRE TRACT OF LAND, 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, WILLIAMSON COUNTY, TEXAS, AND OVER AND ACROSS SAID 59.909 ACRE TRACT OF LAND, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N79°34'06"E, A DISTANCE OF 81.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N69°19'07"E, A DISTANCE OF 240.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N68°31'45"E, A DISTANCE OF 185.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N68°25'56"E, A DISTANCE OF 235.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N78°05'40"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, AND
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.95 FEET, AND A CHORD THAT BEARS S57°38'48"E, A DISTANCE OF 21.49 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,

THENCE, CONTINUING OVER AND ACROSS SAID 59.909 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 AND 3,

- 1) S13°23'15"E, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 968.00 FEET, AN ARC LENGTH OF 126.18 FEET, AND A CHORD THAT BEARS N80°20'49"E, A DISTANCE OF 126.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 3) N84°04'53"E, PASSING THE NORTH LINE OF SAID 59.909 ACRE TRACT OF LAND, AND THE NORTHWEST AND NORTHEAST CORNERS OF SAID 0.008 ACRE TRACT OF LAND, A DISTANCE OF 288.73 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,

THENCE, WITH THE NORTH AND EAST LINES 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 20136061332, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,  
THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S50°55'07"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S05°55'07"E, A DISTANCE OF 28.63 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 530.00 FEET, AN ARC LENGTH OF 142.54 FEET, AND A CHORD THAT BEARS S13°37'25"E, A DISTANCE OF 142.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S82°35'14"W, A DISTANCE OF 29.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S03°09'16"W, A DISTANCE OF 103.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S45°48'31"W, A DISTANCE OF 103.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 10) S66°56'35"W, A DISTANCE OF 139.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF LOT 18, BLOCK E, AND THE NORTHEAST CORNER OF LOT 19, BLOCK E, SAID SANTA RITA RANCH PHASE 7A, SECTION 1, FOR CORNER,

THENCE, OVER AND ACROSS SAID 59.909 ACRE TRACT OF LAND, PARTIALLY OVER AND ACROSS SAID 2.526 ACRE TRACT OF LAND, AND WITH THE EAST, NORTH AND WEST LINES OF SAID SANTA RITA RANCH PHASE 7A, SECTION 1, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15,

- 1) N07°27'11"W, A DISTANCE OF 50.15 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S78°05'40"W, A DISTANCE OF 168.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N11°54'20"W, A DISTANCE OF 4.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S78°05'40"W, A DISTANCE OF 147.74 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S68°31'45"W, A DISTANCE OF 404.04 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S54°46'55"W, A DISTANCE OF 170.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N06°08'56"W, A DISTANCE OF 176.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S68°31'45"W, A DISTANCE OF 31.96 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,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 62.84 FEET, AND A CHORD THAT BEARS S76°11'25"W, A DISTANCE OF 62.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S83°51'04"W, A DISTANCE OF 27.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N06°08'56"W, A DISTANCE OF 50.00 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,
- 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N51°08'56"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N06°08'56"W, A DISTANCE OF 123.36 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,
- 14) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.58 FEET, AND A CHORD THAT BEARS N36°58'08"E, A DISTANCE OF 20.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 15) N09°54'48"W, A DISTANCE OF 82.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.760 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

# SANTA RITA RANCH PHASE 7A, SECTION 2

## FINAL PLAT

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 0.008 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2023085782, AND A CALLED 2.256 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 GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 10.760 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 2 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29 DAY OF January, 2024

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

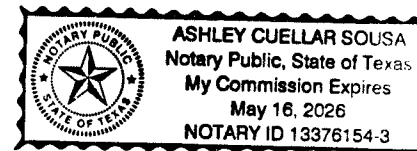
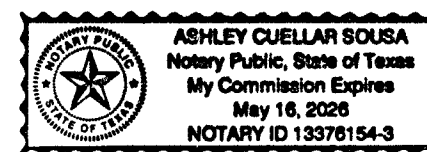
STATE OF TEXAS §

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 29 DAY OF January, 2024 A.D.

Ashley Cuellar Sousa  
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  
COUNTY OF Travis

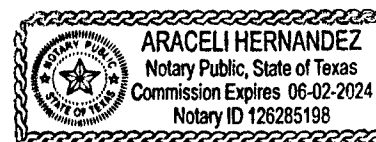
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 DAY OF January, A.D., 2024

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-02-2024



THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

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

1/30/2024  
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 26 DAY OF January, 2024 A.D.

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

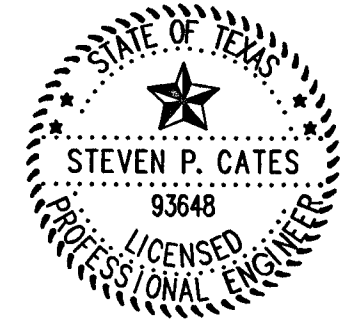
STATE OF TEXAS:

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] 1/26/2024  
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.

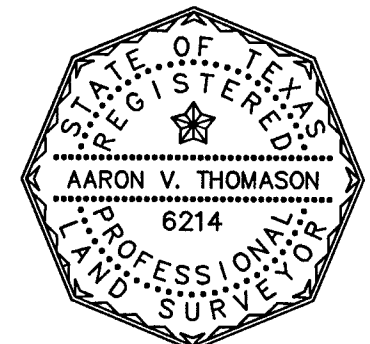
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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] 26 Jan 2024  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

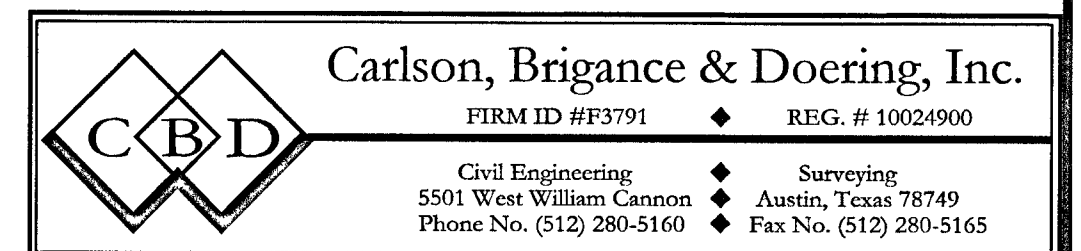
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS THE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

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

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SHEET NO. 4 OF 4



J: \AC3D\5483\Survey\PLAT - SANTA RITA RANCH PHASE 7A, SECTION 2