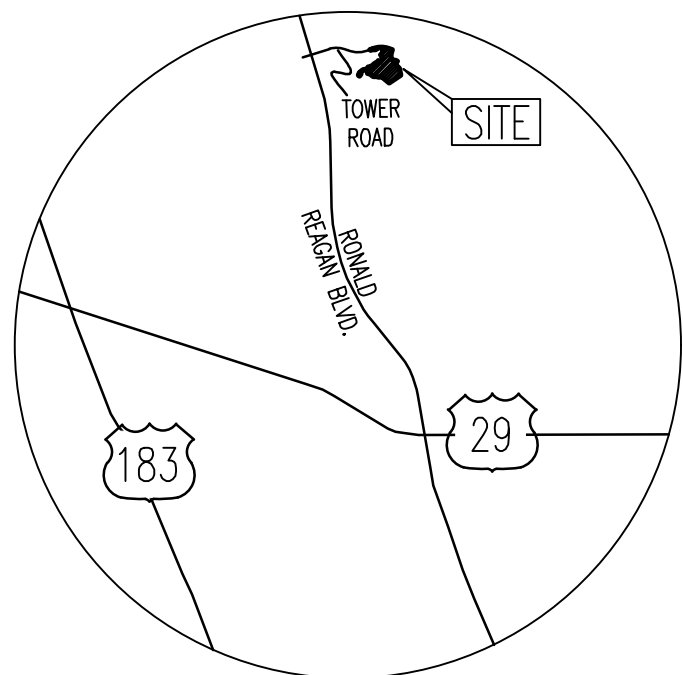
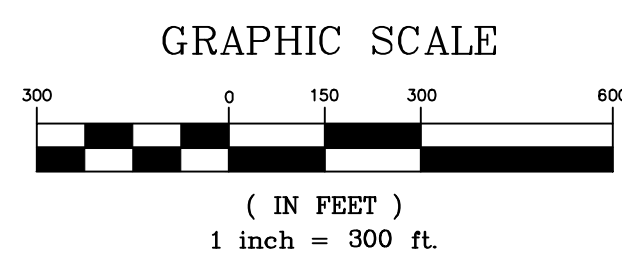


SANTA RITA RANCH PHASE 2B, SECTION 1  
FINAL PLAT



LOCATION MAP



SHEET KEY MAP

LEGEND

- CAPPED 1/2" IRON ROD FOUND  
STAMPED "CBD SETSTONE"
- CAPPED 1/2" CAPPED IRON ROD SET  
STAMPED "CBD SETSTONE"
- DEVELOPED 100 YEAR FLOODPLAIN  
PER ATLAS-14
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- O.S. OPEN SPACE
- W.Q.E. WATER QUALITY EASEMENT
- W.S.E. WATER SURFACE ELEVATION
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON  
COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

ORIGINAL SUBMITTAL DATE: MARCH 5, 2024

REVISED DATE: JUNE 20, 2024

OWNER:  
SRFV DEVELOPMENT, LLC.  
1700 CROSS CREEK DRIVE, STE. 100  
LIBERTY HILL, TX 78642

DEVELOPER:  
SRFV DEVELOPMENT, LLC.  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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

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

TOTAL ACREAGE: 40.917 ACRES  
SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417 AND  
WILLIAM W. SMITH SURVEY, ABSTRACT NO. 591

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

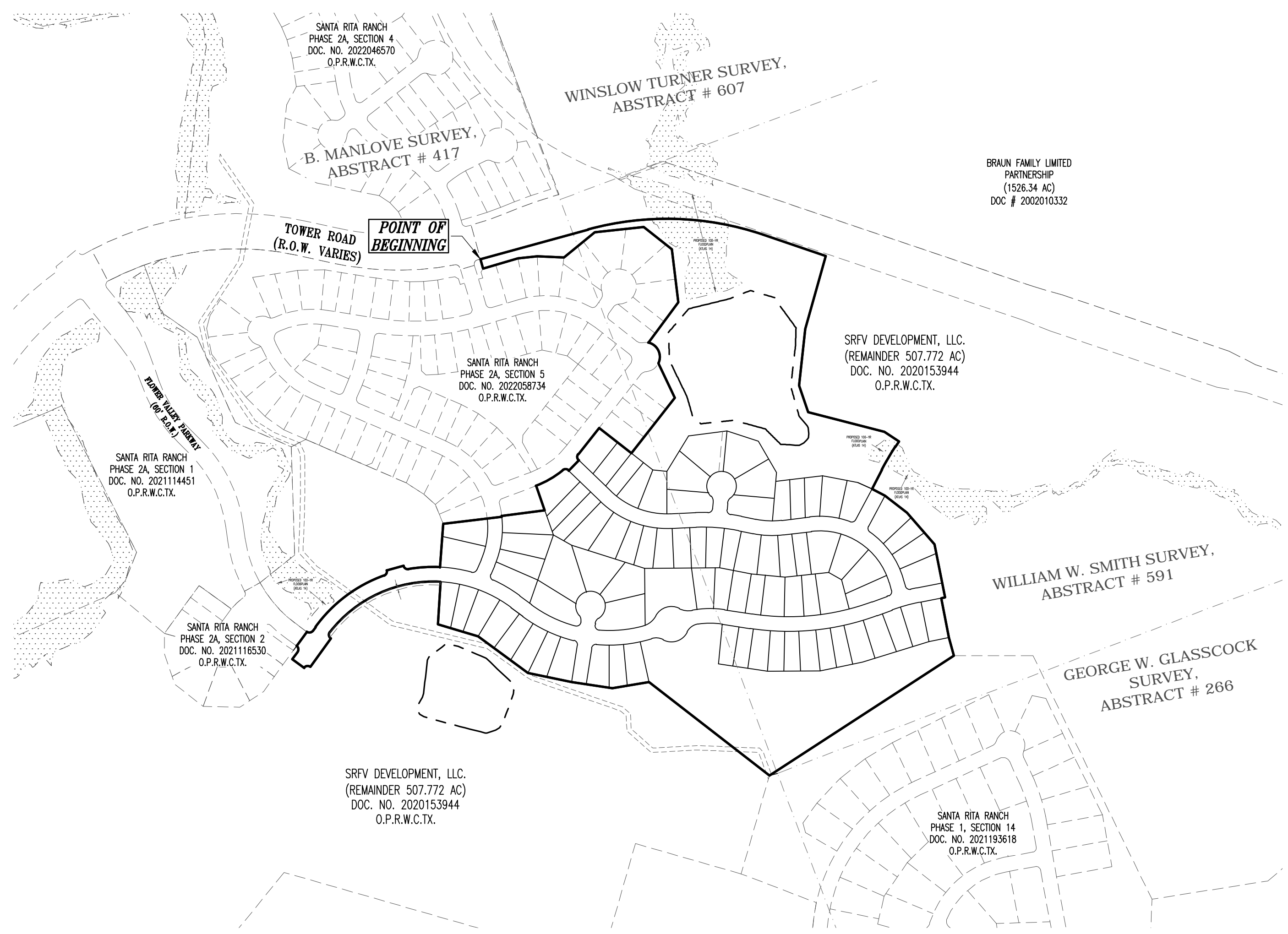
TBM 1:  
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL"  
N = 10221342.40  
E = 3082144.18  
ELEVATION = 894.63' (NAVD '88)

TBM 2:  
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL"  
N = 10221815.61  
E = 3081978.68  
ELEVATION = 883.28' (NAVD '88)

BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM OF 1983,  
CENTRAL ZONE (4203)

ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988  
(NAVD '88)

TOTAL OF LOTS	86
SINGLE FAMILY LOTS:	83
O.S., L.S.E. & P.U.E. LOTS:	1
D.E., O.S., L.S.E. & P.U.E. LOTS:	1
W.Q.E., D.E., O.S., L.S.E. & P.U.E. LOTS:	1



SRFV DEVELOPMENT, LLC.  
(REMAINDER 507.772 AC)  
DOC. NO. 2020153944  
O.P.R.W.C.TX.

SRFV DEVELOPMENT, LLC.  
(REMAINDER 507.772 AC)  
DOC. NO. 2020153944  
O.P.R.W.C.TX.

BRAUN FAMILY LIMITED  
PARTNERSHIP  
(1526.34 AC)  
DOC # 2002010332

Minimum Finished Floor Elevation (NAVD '88)		
Block	Lot	Min FFE
F	25	917.7'
F	26	917.7'
F	27	917.7'
F	29	917.7'
F	30	917.7'
F	31	917.7'
F	32	936.0'
F	33	939.0'
L	75	905.6'
L	76	905.6'
L	77	905.6'
L	78	905.6'
L	79	905.6'
L	80	905.6'
M	28	942.7'
M	29	943.0'
M	30	943.1'

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
FLOWER VALLEY PARKWAY	40'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
COW CAMP LANE	2,397'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
ABETO COVE	40'	120' R.O.W.	103' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
WATERSOUND CIRCLE	39'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BENT TWIG STREET	1,323'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CASTILLO BEND	231'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CEDRO BLANCO COVE	163'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TROZA PASS	156'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CATES COURT	118'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MARANA COURT	102'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	4,609'					

SHEET NO. 1 OF 6

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

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. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE UTILITY EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION IN VOLUME 939, PAGE 271, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
5. 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 EXCEPT LOTS 25-33, BLOCK F, LOTS 75-80, BLOCK L, AND LOTS 28-30, BLOCK M. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. 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 29, 2023. 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.
4. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
5. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
6. 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.

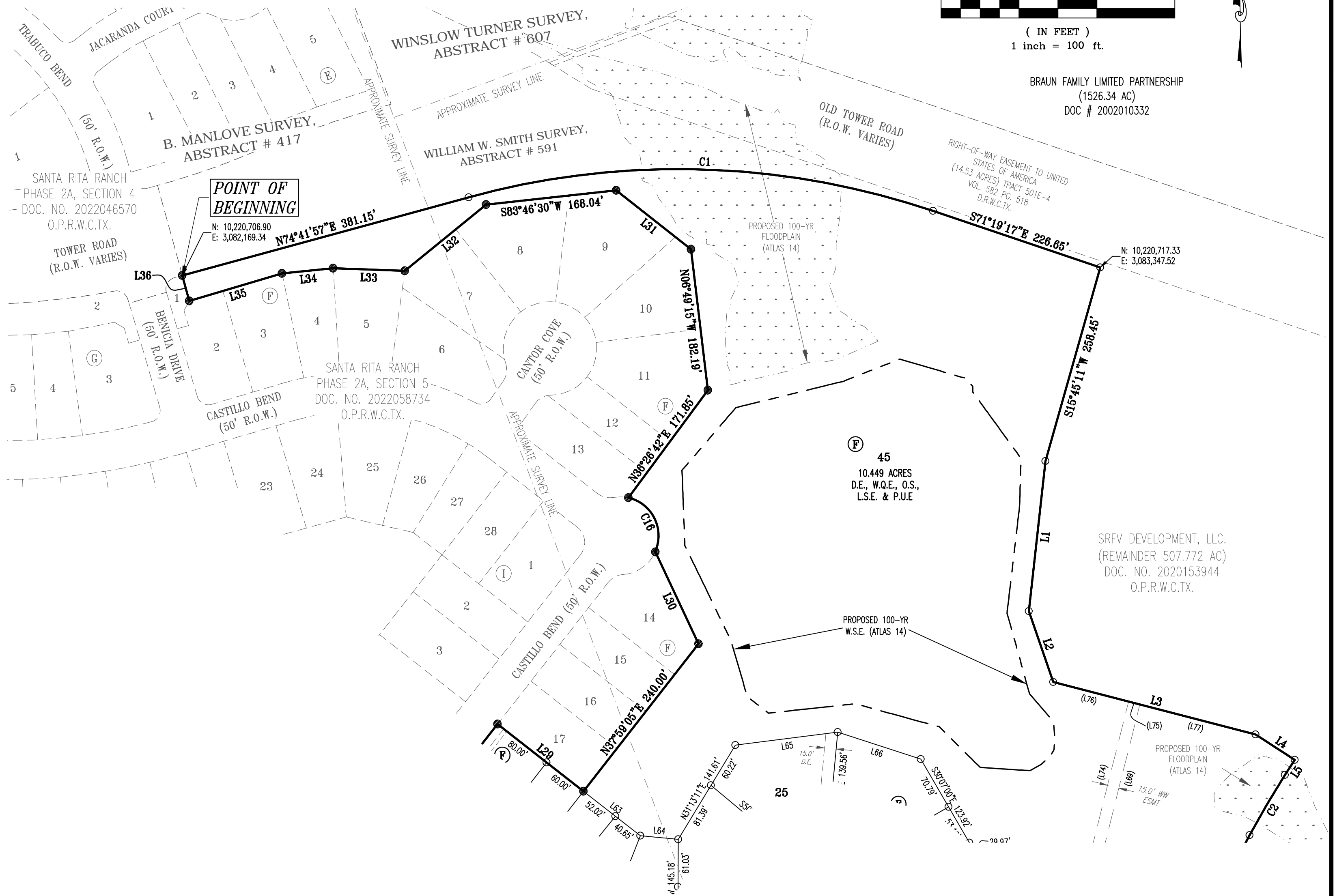
WATER AND WASTEWATER:

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 19C/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19C/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.

# SANTA RITA RANCH PHASE 2B, SECTION 1 FINAL PLAT



SHEET NO. 2 OF 6

CBD

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\5557\Survey\PLAT - SRR 2B-1

# SANTA RITA RANCH PHASE 2B, SECTION 1 FINAL PLAT

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

SHEET NO. 3 OF 6

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\5557\Survey\PLAT - SRR 2B-1

**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

J: \AC3D\5557\Survey\PLAT - SRR 2B-1

SANTA RITA RANCH PHASE 2B, SECTION 1  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	604.92	1020.00	S88°18'40"E	596.09	311.65	33°58'46"
C2	89.55	1025.00	S30°22'59"W	89.53	44.81	5°00'21"
C3	429.72	445.00	S65°31'15"W	413.22	233.28	55°19'44"
C4	24.07	15.00	S08°06'30"E	21.57	15.51	91°55'46"
C5	23.56	15.00	S80°55'36"W	21.21	15.00	90°00'00"
C6	23.56	15.00	N09°04'24"W	21.21	15.00	90°00'00"
C7	23.56	15.00	N80°55'36"E	21.21	15.00	90°00'00"
C8	295.84	495.00	N53°02'55"E	291.46	152.49	34°14'36"
C9	22.44	15.00	N27°18'54"E	20.40	13.92	85°42'39"
C10	22.03	15.00	S57°37'21"E	20.11	13.55	84°09'51"
C11	107.39	495.00	N86°30'37"E	107.17	53.90	12°25'47"
C12	3.09	325.00	N06°59'41"W	3.09	1.54	0°32'38"
C13	105.79	325.00	N60°04'52"E	105.32	53.37	18°38'58"
C14	21.82	15.00	S87°34'03"E	19.95	13.35	83°21'10"
C15	21.99	15.00	N04°00'28"W	20.07	13.50	83°59'06"
C16	89.01	50.00	N26°28'46"W	77.71	61.74	101°59'39"
C17	222.37	275.00	S69°09'54"E	216.36	117.66	46°19'46"
C18	42.29	650.00	N89°32'03"E	42.28	21.15	3°43'40"
C19	22.66	15.00	N48°07'20"E	20.57	14.12	86°33'06"
C20	21.03	25.00	N19°14'54"W	20.41	11.18	48°11'23"
C21	241.19	50.00	S85°09'12"E	66.67	44.72	276°22'46"
C22	21.03	25.00	S28°56'29"W	20.41	11.18	48°11'23"
C23	22.66	15.00	S38°25'45"E	20.57	14.12	86°33'06"
C24	36.73	650.00	S80°05'10"E	36.73	18.37	3°14'16"
C25	88.38	275.00	S87°40'26"E	88.00	44.57	18°24'47"
C26	139.60	295.00	S83°19'26"E	138.30	71.13	27°06'46"
C27	21.56	15.00	N69°03'23"E	19.75	13.12	82°21'09"
C28	21.68	15.00	S13°31'48"E	19.84	13.23	82°49'12"
C29	198.56	295.00	S35°39'25"E	194.84	103.21	38°33'57"
C30	22.67	15.00	S59°40'32"E	20.58	14.14	86°36'10"
C31	20.38	660.00	N77°54'28"E	20.38	10.19	1°46'10"
C32	96.60	610.00	S74°15'21"W	96.50	48.40	9°04'24"
C33	440.51	870.00	S84°13'28"W	435.82	225.08	29°00'38"
C34	82.61	275.00	N89°52'33"W	82.30	41.62	17°12'39"
C35	48.65	51.00	S54°11'32"W	46.82	26.35	54°39'12"
C36	95.35	60.00	S72°23'33"W	85.63	61.11	91°03'12"
C37	39.94	51.00	N84°30'48"W	38.92	21.05	44°51'56"
C38	191.01	495.00	S84°06'30"W	189.82	96.71	22°06'32"
C39	22.62	15.00	S51°57'22"W	20.54	14.09	86°24'47"
C40	22.15	15.00	N33°32'41"W	20.19	13.65	84°35'20"
C41	194.18	495.00	N64°36'05"W	192.93	98.35	22°28'32"
C42	689.59	445.00	S82°15'01"W	622.63	435.69	88°47'17"
C43	216.96	495.00	N87°08'54"W	215.22	110.25	25°06'45"
C44	21.49	15.00	S64°21'42"W	19.70	13.06	82°05'31"
C45	144.17	275.00	S08°17'47"W	142.53	73.78	30°02'18"
C46	170.39	325.00	S08°17'47"W	168.44	87.20	30°02'18"
C47	23.27	15.00	S21°07'55"E	21.01	14.71	88°53'43"
C48	105.54	495.00	S59°28'18"E	105.34	52.97	12°12'57"
C49	166.71	445.00	S64°05'46"E	165.74	84.35	21°27'54"
C50	25.24	15.00	N56°57'38"E	22.37	16.78	96°25'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	241.19	50.00	S81°15'01"E	66.67	44.72	276°22'46"
C52	21.03	25.00	N15°20'43"W	20.41	11.18	48°11'23"
C53	21.03	25.00	S32°50'40"W	20.41	11.18	48°11'23"
C54	24.68	15.00	S38°22'41"E	21.99	16.16	94°15'19"
C55	151.11	445.00	N84°45'59"E	150.38	76.29	19°27'20"
C56	56.92	70.00	N51°44'34"E	55.37	30.14	46°35'31"
C57	92.25	60.00	N72°29'36"E	83.43	58.04	88°05'36"
C58	45.61	70.00	S82°07'36"E	44.81	23.65	37°19'59"
C59	110.74	325.00	N88°58'06"E	110.20	55.91	19°31'22"
C60	415.19	820.00	N84°13'28"E	410.77	212.15	29°00'38"
C61	22.67	15.00	N26°55'38"E	20.58	14.14	86°36'10"
C62	5.87	660.00	N69°58'26"E	5.87	2.93	0°30'34"
C63	344.25	245.00	N56°37'38"W	316.62	207.43	80°30'22"
C64	104.44	325.00	N87°40'26"W	104.00	52.68	18°24'47"
C65	145.17	600.00	N85°23'54"W	144.81	72.94	13°51'44"
C66	262.80	325.00	N69°09'54"W	255.69	139.06	46°19'46"
C67	46.99	495.00	N73°07'10"W	46.98	23.51	5°26'22"
C68	47.61	495.00	N67°38'39"W	47.60	23.83	5°30'41"
C69	57.15	495.00	N61°34'52"W	57.12	28.61	6°36'53"
C70	42.42	495.00	N55°49'07"W	42.41	21.22	4°54'36"
C71	46.72	445.00	N56°21'48"W	46.70	23.38	6°00'55"
C72	80.29	445.00	N64°32'23"W	80.18	40.25	10°20'15"
C73	66.88	445.00	N74°00'51"W	66.82	33.50	8°36'40"
C74	65.98	445.00	N82°34'02"W	65.92	33.05	8°29'42"
C75	40.70	495.00	S75°24'34"W	40.69	20.36	4°42'41"
C76	58.28	495.00	S81°08'18"W	58.25	29.17	6°44'46"
C77	48.48	495.00	S87°19'01"W	48.46	24.26	5°36'41"
C78	43.54	495.00	N87°21'27"W	43.53	21.79	5°02'25"
C79	67.14	610.00	S75°38'22"W	67.10	33.60	6°18'22"
C80	29.46	610.00	S71°06'10"W	29.46	14.73	2°46'02"
C81	49.93	870.00	S71°21'47"W	49.92	24.97	3°17'18"
C82	68.06	870.00	S75°14'55"W	68.04	34.05	4°28'57"
C83	48.61	870.00	S79°05'25"W	48.60	24.31	3°12'05"
C84	48.61	870.00	S82°17'30"W	48.60	24.31	3°12'05"
C85	58.34	870.00	S85°48'47"W	58.32	29.18	3°50'30"
C86	48.61	870.00	S89°20'05"W	48.60	24.31	3°12'05"
C87	48.61	870.00	N87°27'50"W	48.60	24.31	3°12'05"
C88	58.33	870.00	N83°56'33"W	58.32	29.18	3°50'30"
C89	11.41	870.00	N81°38'45"W	11.41	5.70	0°45'05"
C90	60.43	295.00	S49°04'16"E	60.33	30.32	1°14'41°5"
C91	47.29	295.00	S38°36'35"E	47.24	23.70	9°11'09"
C92	56.55	295.00	S28°31'31"E	56.46	28.36	10°58'58"
C93	34.29	295.00	S19°42'14"E	34.27	17.16	6°39'35"
C94	56.28	275.00	S84°19'51"E	56.19	28.24	1°14°3'37"
C95	32.09	275.00	N86°27'46"E	32.07	16.06	6°41'10"
C96	32.64	295.00	N86°17'22"E	32.62	16.34	6°20'23"
C97	66.71	295.00	S84°03'46"E	66.56	33.50	12°57'21"
C98	40.25	295.00	S73°40'34"E	40.22	20.16	7°49'02"
C99	15.01	50.00	N34°44'30"W	14.96	7.56	17°12'10"
C100	57.55	50.00	N06°50'05"E	54.43	32.44	65°57'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	48.52	50.00	N67°36'41"E	46.64	26.36	55°36'12"
C102	47.53	50.00	S57°21'07"E	45.76	25.74	54°28'14"
C103	57.55	50.00	S02°51'31"W	54.43	32.44	65°57'00"
C104	15.01	50.00	S44°26'06"W	14.96	7.56	17°12'10"
C105	24.30	275.00	S48°31'53"E	24.29	12.16	5°03'45"
C106	84.69	275.00	S59°53'06"E	84.36	42.68	17°38'42"
C107	101.85	275.00	S79°19'06"E	101.27	51.52	21°13'17"
C108	11.52	275.00	N88°52'15"E	11.52	5.76	2°24'02"
C109	48.31	275.00	N18°16'58"E	48.25	24.22	10°03'58"
C110	95.86	275.00	N03°15'48"E	95.38	48.42	19°58'20"
C111	56.71	325.00	S02°16'03"E	56.64	28.43	9°59'55"
C112	56.71	325.00	S07°43'52"W	56.64	28.43	9°59'55"
C113	46.43	325.00	S16°49'22"W	46.39	23.25	8°11'05"
C114	13.62	325.00	S22°06'55"W	13.62	6.81	2°24'03"
C115	42.36	50.00	N15°10'03"W	41.11	22.55	48°32'42"
C116	55.45	50.00	N40°52'35"E	52.65	30.97	63°32'34"
C117	48.29	50.00	S79°40'57"E	46.44	26.22	55°20'21"
C118	33.98	50.00	S32°32'30"E	33.33	17.68	38°56'33"
C119	61.10	50.00	S21°56'04"W	57.36	35.02	70°00'35"
C120	151.11	445.00	N84°45'59"E	150.38	76.29	19°27'20"
C121	16.85	325.00	N80°41'31"E	16.85	8.43	2°58'12"
C122	56.24	325.00	N87°08'05"E	56.17	28.19	9°54'56"
C123	37.65	325.00	S84°35'20"E	37.63	18.85	6°38'14"
C124	29.03	820.00	S82°17'04"E	29.03	14.51	2°01'41"
C125	79.98	820.00	S86°05'33"E	79.94	40.02	5°35'17"
C126	68.54	820.00	N88°43'07"E	68.52	34.29	4°47'22"
C127	57.11	820.00	N84°19'43"E	57.10	28.57	3°59'27"
C128	98.79	820.00	N78°52'55"E	98.73	49.45	6°54'09"
C129	81.74	820.00	N72°34'29"E	81.71	40.91	5°42'42"
C130	25.77	245.00	N19°23'14"W	25.76	12.90	6°01'33"
C131	108.65	245.00	N35°06'17"W	107.76	55.23	25°24'33"
C132	109.05	245.00	N60°33'39"W	108.15	55.44	25°30'11"
C133	100.78	245.00	N85°05'47"W	100.07	51.11	23°34'05"
C134	19.56	325.00	S84°50'37"W	19.55	9.78	3°26'51"
C135	55.78	325.00	N88°30'56"W	55.71	27.96	9°50'03"
C136	29.11	325.00	N81°01'59"W	29.10	14.56	5°07'52"
C137	49.33	600.00	N80°49'22"W	49.32	24.68	4°42'39"
C138	61.50	600.00	N86°06'53"W	61.48	30.78	5°52'23"
C139	34.33	600.00	S89°18'35"W	34.33	17.17	3°16'42"
C140	47.08	325.00	N88°10'47"W	47.04	23.58	8°17'59"
C141	46.47	325.00	N79°56'02"W	46.43	23.27	8°11'32"
C142	46.47	325.00	N71°44'31"W	46.43	23.27	8°11'32"
C143	66.18	325.00	N61°48'45"W	66.06	33.20	11°40'00"
C144	55.72	325.00	N51°04'03"W	55.65	27.93	9°49'23"
C145	0.88	325.00	N46°04'41"W	0.88	0.44	0°09'21"
C146	7.03	70.00	N72°09'49"E	7.02	3.52	5°45'01"
C147	49.90	70.00	N48°52'03"E	48.85	26.06	40°50'30"
C148	109.57	495.00	N80°56'01"W	109.35	55.01	12°40'58"

Line Table		
Line #	Length	Direction
L1	193.87	S06°20'25"W
L2	96.32	S18°57'02"E
L3	268.15	S75°26'37"E</



# SANTA RITA RANCH PHASE 2B, SECTION 1

## FINAL PLAT

### FIELD NOTES

BEING ALL OF THAT CERTAIN 40.917 ACRE TRACT OF LAND OUT OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417 AND THE WILLIAM W. SMITH SURVEY, ABSTRACT NUMBER 591, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 507.772 ACRE TRACT CONVEYED TO SRFV DEVELOPMENT, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 40.917 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 SOUTHEAST TERMINUS OF TOWER ROAD (R.O.W. VARIES), ACCORDING TO THE PLAT OF SANTA RITA RANCH PHASE 2A, SECTION 4, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022046570, O.P.R.W.C.TX., SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK F, SANTA RITA RANCH PHASE 2A, SECTION 5, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022058734, O.P.R.W.C.TX., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18:

- 1) N74°41'57"E, A DISTANCE OF 381.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1020.00 FEET, AN ARC LENGTH OF 604.92 FEET, AND A CHORD THAT BEARS S88°18'40"E, A DISTANCE OF 596.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 3) S71°19'17"E, A DISTANCE OF 226.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S15°45'11"W, A DISTANCE OF 258.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 5) S06°20'25"W, A DISTANCE OF 193.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 6) S18°57'02"E, A DISTANCE OF 96.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 7) S75°26'37"E, A DISTANCE OF 268.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 8) S57°07'06"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 9) S32°53'10"W, A DISTANCE OF 23.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE LEFT;
- 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 89.55, AND WHOSE CHORD BEARS S30°22'59"W A DISTANCE OF 89.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 11) S27°52'48"W, A DISTANCE OF 73.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 12) S62°07'12"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 13) S52°39'56"E, A DISTANCE OF 95.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 14) S40°57'56"E, A DISTANCE OF 142.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 15) S11°12'27"E, A DISTANCE OF 185.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 16) S78°47'33"W, A DISTANCE OF 13.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 17) S11°12'27"E, A DISTANCE OF 137.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 18) S14°59'50"E, A DISTANCE OF 63.85 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AN ANGLE POINT ON THE NORTH LINE OF LOT 35, BLOCK A, SANTA RITA RANCH PHASE 1, SECTION 14, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021193618, O.P.R.W.C.TX., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S57°00'11"W, OVER AND ACROSS SAID 507.772 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 35, BLOCK A, A DISTANCE OF 750.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR THE NORTHWEST CORNER OF SAID LOT 35, BLOCK A;

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14:

- 1) N52°14'02"W, A DISTANCE OF 519.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 2) S80°38'29"W, A DISTANCE OF 127.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 3) N81°15'01"W, A DISTANCE OF 139.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 4) N78°11'00"W, A DISTANCE OF 152.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 5) N53°56'45"W, A DISTANCE OF 210.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 6) N73°03'59"W, A DISTANCE OF 143.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 7) N03°31'49"E, A DISTANCE OF 144.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT THE BEGINNING OF A CURVE TO THE LEFT;
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 445.00 FEET, AN ARC LENGTH OF 429.72 FEET, AND A CHORD THAT BEARS S65°31'15"W, A DISTANCE OF 413.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 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 24.07 FEET, AND A CHORD THAT BEARS S08°06'30"E, A DISTANCE OF 21.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 10) S36°02'36"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 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 S80°55'36"W A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 12) N54°04'24"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 13) N35°55'36"E, A DISTANCE OF 30.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 14) 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 N09°04'24"W A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHEAST TERMINUS OF FLOWER VALLEY PARKWAY (60' R.O.W.), SAME BEING THE NORTHEAST CORNER OF LOT 11, BLOCK L, SANTA RITA RANCH PHASE 2A, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021116530, O.P.R.W.C.TX., FOR CORNER;

THENCE, N35°55'36"E, WITH THE TERMINUS LINE OF SAID FLOWER VALLEY PARKWAY, SAME BEING THE EAST LINE OF SAID SANTA RITA RANCH PHASE 2A, SECTION 2, OVER AND ACROSS SAID 507.772 ACRE TRACT OF LAND, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE NORTHEAST TERMINUS OF SAID FLOWER VALLEY PARKWAY, AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;

### FIELD NOTES (CONT'D)

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9:

- 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 N80°55'36"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- 2) N35°55'36"E, A DISTANCE OF 15.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER;
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 295.84 FEET, AND A CHORD THAT BEARS N53°02'55"E, A DISTANCE OF 291.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.44 FEET, AND A CHORD THAT BEARS N27°18'54"E, A DISTANCE OF 20.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER;
- 5) N74°27'34"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER;
- 6) S15°32'26"E, A DISTANCE OF 1.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.03 FEET, AND A CHORD THAT BEARS S57°37'21"E, A DISTANCE OF 20.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER;
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 107.39 FEET, AND A CHORD THAT BEARS N86°30'37"E, A DISTANCE OF 107.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER;
- 9) N04°11'23"E, A DISTANCE OF 149.13 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHWEST CORNER OF LOT 31, BLOCK G, SANTA RITA RANCH PHASE 2A, SECTION 5, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022058734, O.P.R.W.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID SANTA RITA RANCH PHASE 2A, SECTION 5, FOR CORNER;

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT, WITH THE SOUTH, EAST AND NORTH LINES OF SAID SANTA RITA RANCH PHASE 2A, SECTION 5, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES, NUMBERED 1 THROUGH 22:

- 1) N83°16'38"E, A DISTANCE OF 201.15 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 3.09 FEET, AND A CHORD THAT BEARS N06°59'41"W, A DISTANCE OF 3.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 3) N82°44'00"E, A DISTANCE OF 147.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 4) N19°25'49"W, A DISTANCE OF 89.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 105.79 FEET, AND A CHORD THAT BEARS N60°04'52"E, A DISTANCE OF 105.32 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER;
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.82 FEET, AND A CHORD THAT BEARS S87°34'03"E, A DISTANCE OF 19.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 7) N43°59'59"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER;
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.99 FEET, AND A CHORD THAT BEARS N04°00'28"W, A DISTANCE OF 20.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 9) N37°59'05"E, A DISTANCE OF 114.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 10) S52°00'55"E, A DISTANCE OF 140.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 11) N37°59'05"E, A DISTANCE OF 240.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 12) N25°06'25"W, A DISTANCE OF 130.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER;
- 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 89.01 FEET, AND A CHORD THAT BEARS N26°28'46"W A DISTANCE OF 77.71 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 14) N36°26'42"E, A DISTANCE OF 171.85 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 15) N06°49'15"W, A DISTANCE OF 182.19 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 16) N51°49'15"W, A DISTANCE OF 122.31 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 17) S83°46'30"W, A DISTANCE OF 168.04 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 18) S50°46'00"W, A DISTANCE OF 134.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 19) N87°49'07"W, A DISTANCE OF 92.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 20) S84°09'47"W, A DISTANCE OF 65.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 21) S73°30'05"W, A DISTANCE OF 124.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER;
- 22) N15°18'03"W, A DISTANCE OF 33.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.917 ACRES OF LAND.

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

## SHEET NO. 5 OF 6



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\5557\Survey\PLAT – SRR 2B–1

# SANTA RITA RANCH PHASE 2B, SECTION 1 FINAL PLAT

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SRFV DEVELOPMENT, LLC, OWNER THAT CERTAIN CALLED 507.772 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, AND ALSO IN THE WILLIAM W. SMITH SURVEY, ABSTRACT NUMBER 591, WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS 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. THIS SUBDIVISION IS TO BE KNOWN AS,

## "SANTA RITA RANCH PHASE 2B, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF July, 2024

SRFV DEVELOPMENT, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

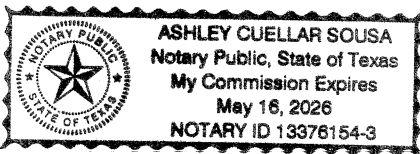
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 3<sup>rd</sup> DAY OF July, 2024 A.D.

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



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEEDS 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: Nick Fuhrman  
TITLE: Executive Vice President

STATE OF TEXAS  
COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Nicholas Fuhrman, 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 2 DAY OF July, 2024 A.D.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

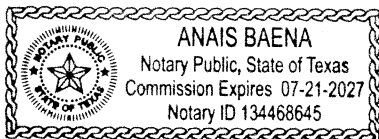
PRINTED NAME: Anais Baena

MY COMMISSION EXPIRES: 07-21-2027

CITY OF LIBERTY HILL APPROVAL

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] 7/10/2024  
PAUL BRANDENBURG, CITY MANAGER  
CITY OF LIBERTY HILL, TEXAS



ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8 DAY OF July, 2024 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

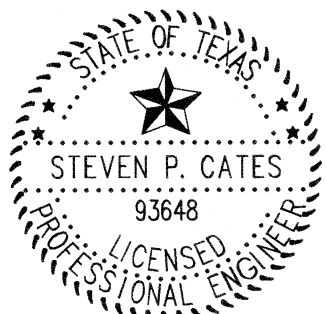
PRINTED NAME: Cindy Bridges

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] 7/2/2024  
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, JOHN DAVID KIPP, 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 AS FOUND ON THE TITLE POLICY ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2010289-COM, EFFECTIVE DATE JUNE 10, 2020, ISSUED DATE JUNE 19, 2020.

SURVEYED BY: [Signature] 07/02/2024  
JOHN DAVID KIPP, R.P.L.S. NO. 5844  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
jkipp@cbdeng.com



STATE OF TEXAS §  
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.

[Signature] DATE  
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

PRINTED NAME: \_\_\_\_\_

### SHEET NO. 6 OF 6



**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\5557\Survey\PLAT - SRR 2B-1