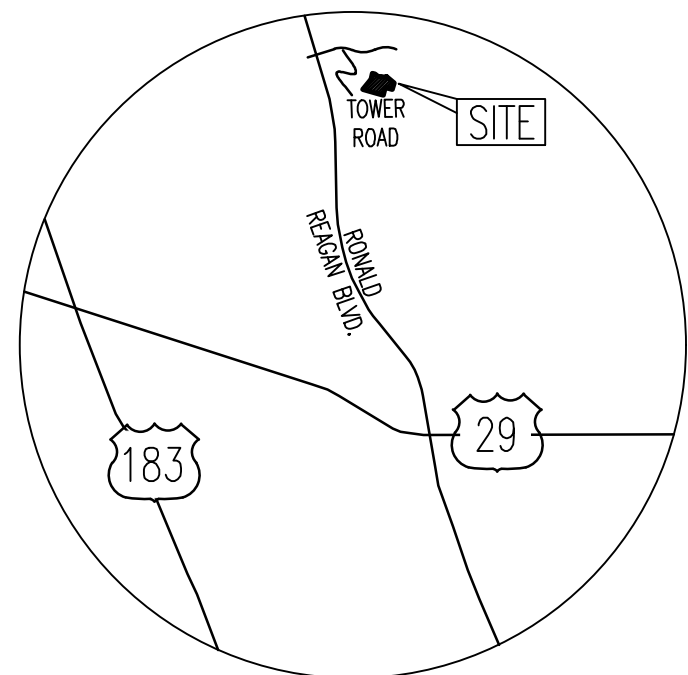


SANTA RITA RANCH PHASE 2A, SECTION 6  
FINAL PLAT



LOCATION MAP

ORIGINAL SUBMITTAL DATE: MARCH 5, 2024

DATE: JUNE 24, 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: 23.467 ACRES  
SURVEY: B. MANLOVE SURVEY,  
ABSTRACT NO. 417

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

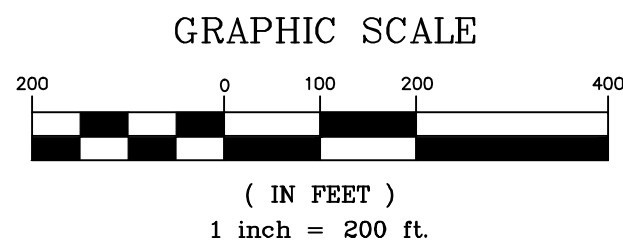
TBM 1:  
CAPPED 1/2 INCH IRON ROD SET STAMPED  
"CONTROL"  
N = 10221342.40  
E = 3082144.18  
ELEVATION = 894.63' (NAVD '88)

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)

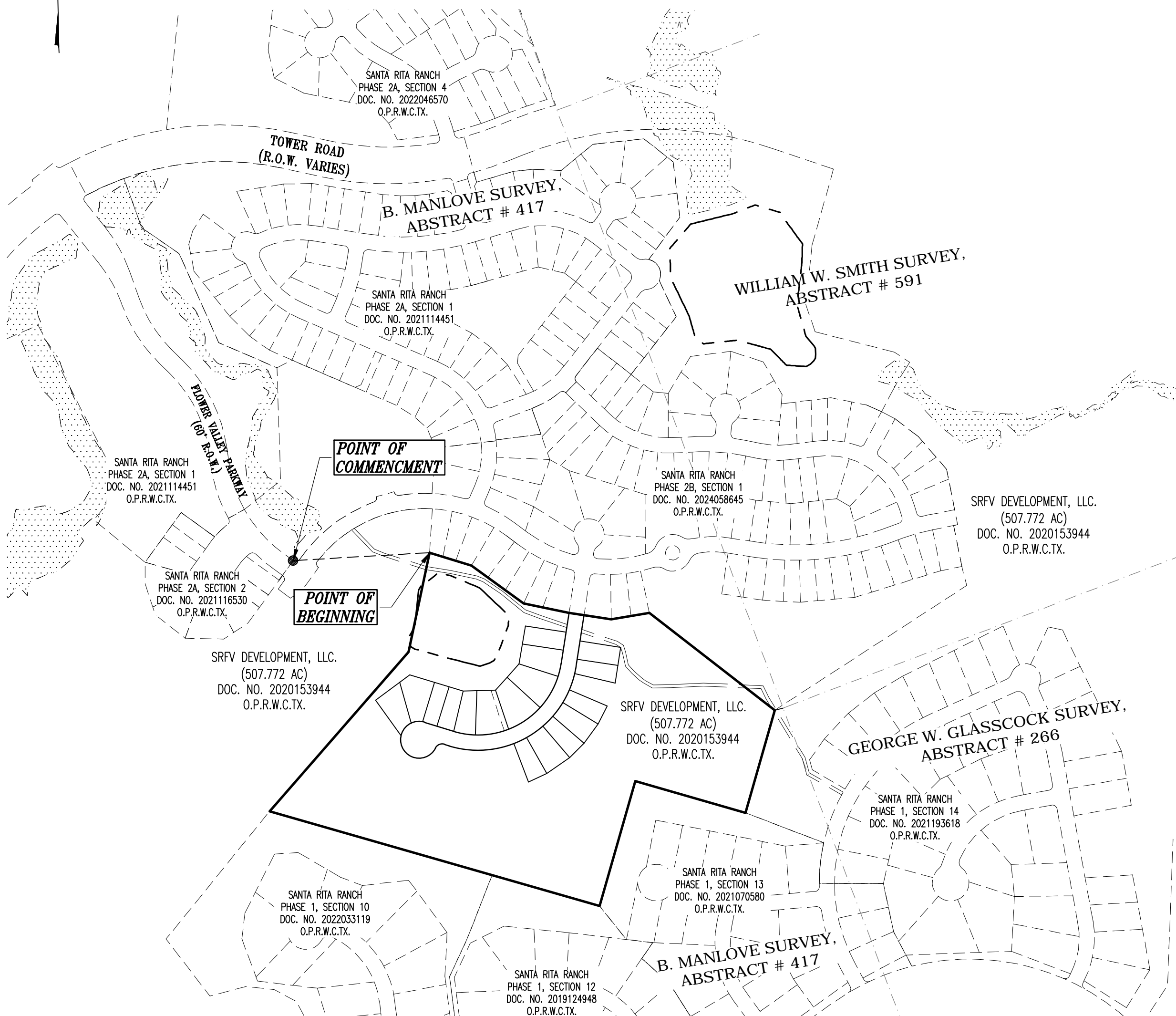
ELEVATION DATUM - NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD '88)

|  |    |
|--|----|
| TOTAL OF LOTS                            | 18 |
| SINGLE FAMILY LOTS:                      | 17 |
| D.E., W.Q.E., O.S. L.S.E. & P.U.E. LOTS: | 1  |



- LEGEND**
- CAPPED 1/2" IRON ROD FOUND  
STAMPED "CBD SETSTONE"
  - CAPPED 1/2" CAPPED IRON ROD SET  
STAMPED "CBD SETSTONE"
  - ATLAS-14 FULLY DEVELOPED FLOODPLAIN
  - 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
  - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

| Minimum Finished Floor Elevation<br>(NAVD '88) |     |         |
|--|-----|---------|
| Block  | Lot | Min FFE |
| L  | 83  | 905.6'  |
| L  | 84  | 905.6'  |
| L  | 85  | 905.6'  |
| L  | 86  | 905.6'  |
| L  | 87  | 905.6'  |
| L  | 88  | 905.6'  |
| L  | 89  | 905.6'  |
| L  | 90  | 905.6'  |
| L  | 91  | 905.6'  |



AREA MAP

| ROAD TABLE        |                |              |                |              |             |                |
|-------------------|----------------|--------------|----------------|--------------|-------------|----------------|
| STREET NAMES      | LINEAR FOOTAGE | R.O.W. WIDTH | PAVEMENT WIDTH | DESIGN SPEED | DESIGNATION | CLASSIFICATION |
| CEDRO BLANCO COVE | 818'           | 50' R.O.W.   | 33' FOC-FOC    | 25 M.P.H.    | PUBLIC      | LOCAL          |
| TOTAL             | 818'           |              |                |              |             |                |

SHEET NO. 1 OF 4

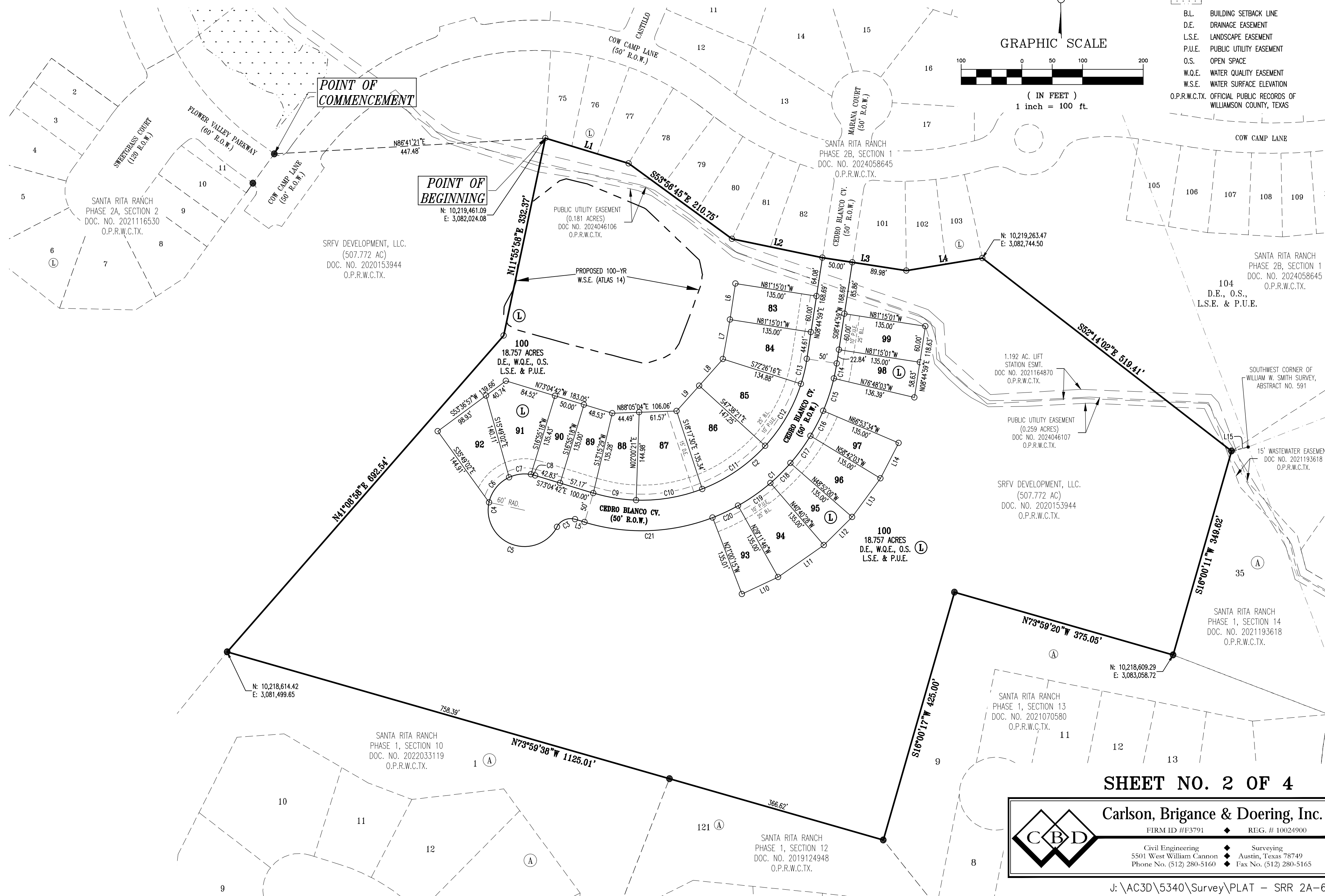


Carlson, Brigance & Doering, Inc.

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

SANTA RITA RANCH PHASE 2A, SECTION 6  
FINAL PLAT



SHEET NO. 2 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\5340\Survey\PLAT - SRR 2A-6

# SANTA RITA RANCH PHASE 2A, SECTION 6

## FINAL PLAT

GENERAL:

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

DRAINAGE AND FLOODPLAIN:

- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 83-91, BLOCK L. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED DECEMBER 21, 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.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.

WATER AND WASTEWATER:

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

ROADWAY AND RIGHT-OF-WAY:

- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

FIELD NOTES

BEING ALL OF THAT CERTAIN 23.467 ACRE TRACT OF LAND OUT OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, 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 23.467 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE NORTHEAST TERMINUS OF FLOWER VALLEY PARKWAY (60' R.O.W.), SAME BEING THE NORTHEAST CORNER OF SANTA RITA RANCH PHASE 2A, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021116530, O.P.R.W.C.TX.;

THENCE, N86°41'21"E, OVER AND ACROSS SAID 507.772 ACRE TRACT, A DISTANCE OF 447.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" 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 SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6:

- S73°03'59"E, A DISTANCE OF 143.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S53°56'45"E, A DISTANCE OF 210.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S78°11'00"E, A DISTANCE OF 152.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S81°15'01"E, A DISTANCE OF 139.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- N80°38'29"E, A DISTANCE OF 127.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- S52°14'02"E, A DISTANCE OF 519.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHWEST CORNER 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., SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S16°00'11"W, OVER AND ACROSS SAID 507.772 ACRE TRACT, WITH THE WEST LINE OF SAID LOT 35, BLOCK A, A DISTANCE OF 349.62 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AN ANGLE POINT ON THE WEST LINE OF SAID LOT 35, BLOCK A, SAME BEING AN ANGLE POINT ON THE NORTH LINE OF LOT 9, BLOCK A, SANTA RITA RANCH, PHASE 1 SECTION 13, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021070580, O.P.R.W.C.TX., FOR CORNER;

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT, WITH THE NORTH AND WEST LINES OF SAID LOT 9, BLOCK A, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- N73°59'20"W, A DISTANCE OF 375.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHWEST CORNER OF SAID LOT 9, BLOCK A, FOR CORNER;
- S16°00'17"W, A DISTANCE OF 425.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK A, SAME BEING THE NORTHEAST CORNER OF LOT 121, BLOCK A, SANTA RITA RANCH PHASE 1 SECTION 12, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019124948, O.P.R.W.C.TX., FOR CORNER;

THENCE, N73°59'38"W, OVER AND ACROSS SAID 507.772 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 121, BLOCK A, AND WITH THE NORTH LINE OF LOT 1, BLOCK A, SANTA RITA RANCH PHASE 1, SECTION 10, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022033119, O.P.R.W.C.TX., PASSING AT A DISTANCE OF 366.62 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHWEST CORNER OF SAID LOT 121, BLOCK A, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, CONTINUING FOR A TOTAL DISTANCE OF 1125.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, FOR CORNER;

THENCE, OVER AND ACROSS SAID 507.772 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- N41°08'58"E, A DISTANCE OF 692.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER;
- N11°55'58"E, A DISTANCE OF 332.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.467 ACRES OF LAND.

| Curve Table |        |        |                 |              |         |            |
|-------------|--------|--------|-----------------|--------------|---------|------------|
| Curve #     | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA      |
| C1          | 556.86 | 325.00 | N57°50'08"E     | 491.20       | 375.00  | 98°10'19"  |
| C2          | 471.19 | 275.00 | N57°50'08"E     | 415.63       | 317.31  | 98°10'19"  |
| C3          | 34.83  | 25.00  | S67°00'13"W     | 32.08        | 20.92   | 79°50'09"  |
| C4          | 272.10 | 60.00  | S22°59'47"E     | 92.04        | 71.71   | 259°50'09" |
| C5          | 173.12 | 60.00  | N70°15'16"W     | 119.02       | 465.78  | 165°19'11" |
| C6          | 54.84  | 60.00  | N38°35'20"E     | 52.95        | 29.50   | 52°22'01"  |
| C7          | 36.95  | 60.00  | N82°24'52"E     | 36.37        | 19.08   | 35°17'01"  |
| C8          | 7.19   | 60.00  | S76°30'38"E     | 7.18         | 3.60    | 6°51'51"   |
| C9          | 71.59  | 275.00 | S80°32'10"E     | 71.39        | 36.00   | 14°54'56"  |
| C10         | 111.40 | 275.00 | N80°24'04"E     | 110.64       | 56.47   | 23°12'36"  |
| C11         | 126.88 | 275.00 | N55°34'43"E     | 125.76       | 64.59   | 26°26'07"  |

| Curve Table |        |        |                 |              |         |           |
|-------------|--------|--------|-----------------|--------------|---------|-----------|
| Curve #     | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA     |
| C12         | 119.03 | 275.00 | N29°57'42"E     | 118.10       | 60.46   | 24°47'55" |
| C13         | 42.30  | 275.00 | N13°09'21"E     | 42.26        | 21.19   | 8°48'45"  |
| C14         | 25.24  | 325.00 | S10°58'28"W     | 25.23        | 12.63   | 4°26'59"  |
| C15         | 56.20  | 325.00 | S18°09'12"W     | 56.13        | 28.17   | 9°54'28"  |
| C16         | 46.47  | 325.00 | S27°12'11"W     | 46.43        | 23.27   | 8°11'32"  |
| C17         | 55.78  | 325.00 | S36°12'59"W     | 55.71        | 27.96   | 9°50'03"  |
| C18         | 46.47  | 325.00 | S45°13'46"W     | 46.43        | 23.27   | 8°11'32"  |
| C19         | 65.11  | 325.00 | S55°03'53"W     | 65.00        | 32.66   | 11°28'42" |
| C20         | 46.47  | 325.00 | S64°54'00"W     | 46.43        | 23.27   | 8°11'32"  |
| C21         | 215.13 | 325.00 | S87°57'31"W     | 211.22       | 111.67  | 37°55'32" |

| Line Table |        |             |
|------------|--------|-------------|
| Line #     | Length | Direction   |
| L1         | 143.48 | S73°03'59"E |
| L2         | 152.24 | S78°11'00"E |
| L3         | 139.98 | S81°15'01"E |
| L4         | 127.10 | N80°38'29"E |
| L5         | 16.33  | N73°04'42"W |
| L6         | 60.00  | N08°44'59"E |
| L7         | 66.09  | N10°04'50"E |
| L8         | 58.77  | N41°49'33"E |
| L9         | 56.10  | N41°49'33"E |
| L10        | 65.71  | S64°54'00"W |
| L11        | 92.00  | S55°03'53"W |
| L12        | 65.71  | S45°13'46"W |
| L13        | 78.86  | S36°12'59"W |
| L14        | 65.71  | S27°12'11"W |
| L15        | 28.06  | N76°11'05"E |

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\5340\Survey\PLAT – SRR 2A–6

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

# SANTA RITA RANCH PHASE 2A, SECTION 6 FINAL PLAT

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, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, 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 2A, SECTION 6 FINAL PLAT"

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

SRFV DEVELOPMENT, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

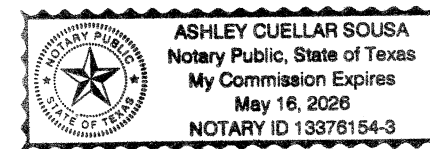
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 3rd 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

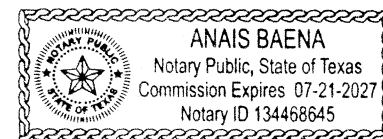
BEFORE ME ON THIS DAY PERSONALLY APPEARED Nicholas Fuhrman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

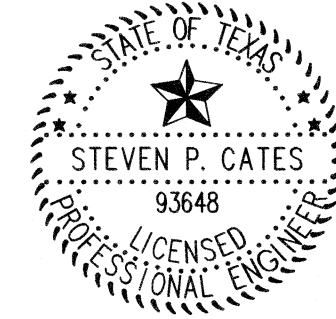
PRINTED NAME: Cindy Bridges

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

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

BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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

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

## SHEET NO. 4 OF 4



J:\AC3D\5340\Survey\PLAT - SRR 2A-6