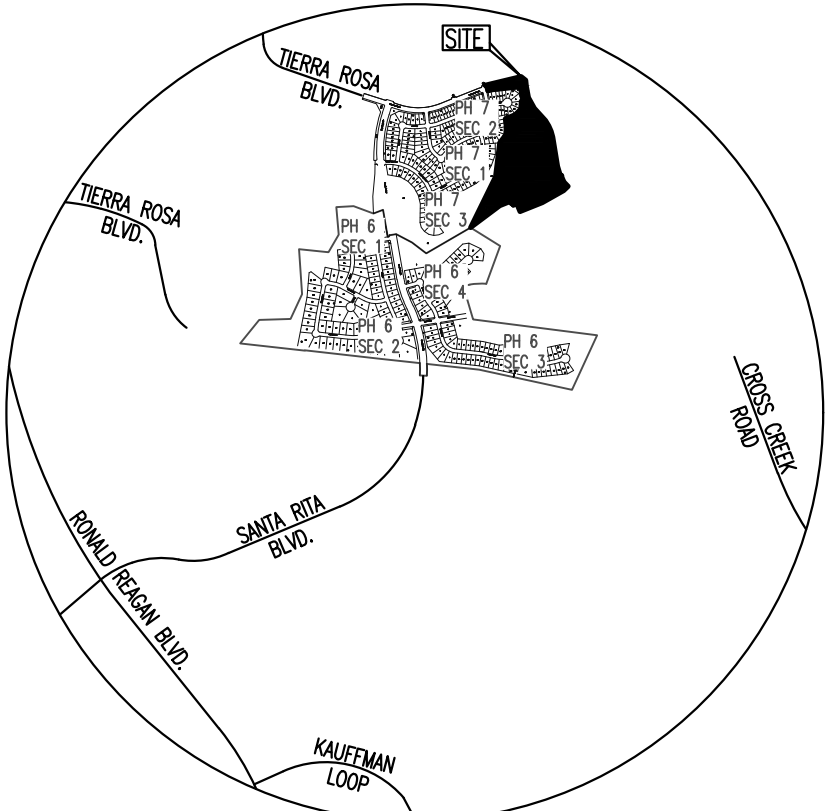


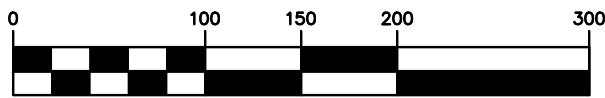
SANTA RITA RANCH PHASE 7B, SECTION 1
FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

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

DATE: APRIL 2, 2025

ORIGINAL SUBMITTAL DATE: SEPTEMBER 30, 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

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203),
NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
GEOID 12B.

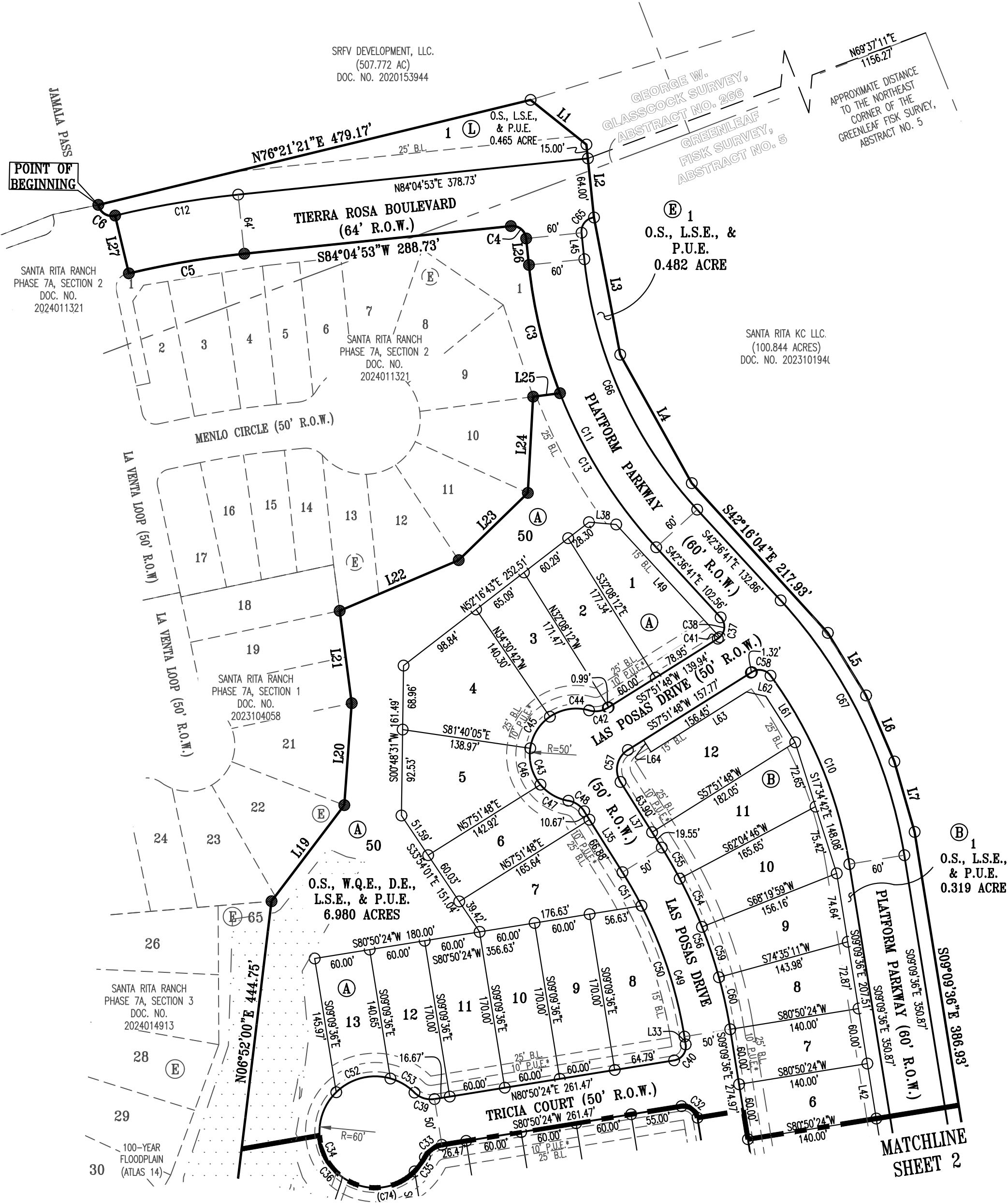
TOTAL ACREAGE: 23.542 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 AND THE GEORGE W.
GLASSCOCK SURVEY, ABSTRACT NO. 266

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

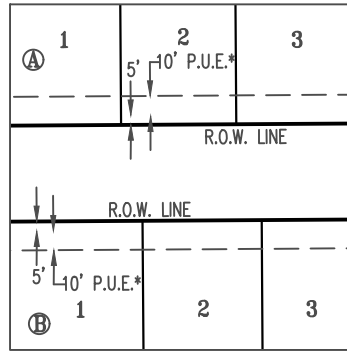
TOTAL OF LOTS	48
SINGLE FAMILY LOTS:	43
O.S., W.Q.E., D.E., L.S.E., & P.U.E.	1
O.S., L.S.E. & P.U.E. LOTS:	4

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BORRERO BEND	757'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LAS POSAS DRIVE	1,035'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
PLATFORM PARKWAY	1,511'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
TIERRA ROSA BOULEVARD	509'	64' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
TRICIA COURT	370'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	4,182'					



10' P.U.E. *TYPICAL
DETAIL
(NOT TO SCALE)



BM 1:
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL".
N=10213061.55, E=3086288.47
ELEVATION=994.59' (NAVD '88)

BM 2:
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL".
N=10212921.80, E=3087472.15
ELEVATION=979.80' (NAVD '88)

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5487\Survey\FINAL PLAT - SANTA RITA RANCH PHASE 7B, SECTION 1.dwg

SANTA RITA RANCH PHASE 7B, SECTION 1
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 23.542 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, AND THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, 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, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), A PORTION OF A CALLED 116.706 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2024072693, O.P.R.W.C.TX., A PORTION OF A CALLED 100.844 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023101940, O.P.R.W.C.TX., AND ALL OF A CALLED 0.569 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2023085782, O.P.R.W.C.TX., SAID 23.542 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 TERMINUS POINT OF JAMALA PASS (50' R.O.W.) AS DEDICATED BY THE PLAT OF SANTA RITA RANCH PHASE 7A, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024011321, O.P.R.W.C.TX., BEING THE NORTHEAST CORNER OF SAID SANTA RITA RANCH PHASE 7A, SECTION 2, ALSO BEING AT THE NORTHWEST CORNER OF SAID 0.569 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N76°21'21"E, WITH THE NORTH LINE OF SAID 0.569 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, O.P.R.W.C.TX., A DISTANCE OF 479.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 0.569 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF SAID 100.844 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S51°25'05"E, A DISTANCE OF 76.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) S05°55'07"E, PASSING THE NORTHEAST CORNER OF SAID 116.706 ACRE TRACT OF LAND, AND CONTINUING WITH THE COMMON LINE OF SAID 100.844 ACRE TRACT OF LAND AND SAID 116.706 ACRE TRACT OF LAND, A DISTANCE OF 79.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) S10°48'54"E, A DISTANCE OF 150.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S29°07'12"E, A DISTANCE OF 158.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S42°16'04"E, A DISTANCE OF 217.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S31°23'30"E, A DISTANCE OF 78.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S23°14'33"E, A DISTANCE OF 77.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S16°04'28"E, A DISTANCE OF 78.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S09°09'36"E, A DISTANCE OF 386.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S16°58'29"E, A DISTANCE OF 115.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S67°39'23"E, A DISTANCE OF 21.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 10) S05°57'48"E, A DISTANCE OF 15.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF SAID 116.706 ACRE TRACT OF LAND, FOR CORNER,

THENCE, S21°37'47"E, WITH THE COMMON LINE OF SAID 100.844 ACRE TRACT OF LAND AND SAID 116.706 ACRE TRACT OF LAND, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S28°03'10"E, A DISTANCE OF 29.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S43°11'16"E, A DISTANCE OF 72.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 3) S46°07'38"W, A DISTANCE OF 19.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 116.706 ACRE TRACT, BEING ON THE WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, FOR CORNER,

THENCE, OVER AND ACROSS SAID 116.706 ACRE TRACT OF LAND, THE FOLLOWING NONE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

- 1) S46°47'17"W, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S60°22'13"W, A DISTANCE OF 318.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S68°22'13"W, A DISTANCE OF 315.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N21°37'47"W, A DISTANCE OF 109.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S68°22'13"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.03 FEET, AND A CHORD THAT BEARS N45°43'29"W, A DISTANCE OF 20.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 45.81 FEET, AND A CHORD THAT BEARS N43°34'21"W, A DISTANCE OF 44.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S68°22'13"W, A DISTANCE OF 140.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 9) S53°01'06"W, A DISTANCE OF 475.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A CORNER ON THE NORTH LINE OF A CALLED 118.212 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023033961, O.P.R.W.C.TX., BEING AT THE SOUTHEAST CORNER OF LOT 65, BLOCK E, SANTA RITA RANCH PHASE 7A, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024014913, O.P.R.W.C.TX., SAME BEING ON THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 7A, SECTION 3, WITH THE EAST LINE OF SANTA RITA RANCH PHASE 7A, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104058, O.P.R.W.C.TX., AND WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 7A, SECTION 2, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES, NUMBERED 1 THROUGH 16,

- 1) N26°07'34"E, A DISTANCE 737.99 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N06°52'00"E, A DISTANCE OF 444.75 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N37°09'51"E, A DISTANCE OF 129.83 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N04°10'46"E, A DISTANCE OF 110.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N07°27'11"W, A DISTANCE OF 100.30 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N66°56'35"E, A DISTANCE OF 139.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N45°48'31"E, A DISTANCE OF 103.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N03°09'16"E, A DISTANCE OF 103.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N82°35'14"E, A DISTANCE OF 29.17 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 142.54 FEET, AND A CHORD THAT BEARS N13°37'25"W, A DISTANCE OF 142.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N05°55'07"W, A DISTANCE OF 28.63 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) 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 N50°55'07"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S84°04'53"W, A DISTANCE 288.73 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 968.00 FEET, AN ARC LENGTH OF 126.18 FEET, AND A CHORD THAT BEARS S80°20'49"W, A DISTANCE OF 126.09 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTH TERMINUS CORNER OF TIERRA ROSA BOULEVARD (64' R.O.W.), BEING AT A CORNER ON THE NORTH LINE OF LOT 1, BLOCK E, SAID SANTA RITA RANCH PHASE 7A, SECTION 2,
- 15) N13°23'15"W, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH TERMINUS CORNER OF SAID TIERRA ROSA BOULEVARD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.95 FEET, AND A CHORD THAT BEARS N57°38'48"W, A DISTANCE OF 21.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.542 ACRES OF LAND.

GENERAL:

1. BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B.
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. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
5. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

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 OF ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER IF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. 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 THE VICINITY.
3. THE PROPOSED 100–YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED DECEMBER 2, 2022.
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 THE ACCEPTED IN THE CONNECTION WITH DRAINAGE 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 19G/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19G/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.

EXISTING EASEMENTS NOTE:

THERE ARE EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2415568–COM, EFFECTIVE DATE APRIL 25, 2024 THAT ARE NOT SHOWN ON THE PLAT, AS FOLLOWS:

COMMUNICATION LINES EASEMENT RECORDED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
– DOES AFFECT SUBJECT PROPERTY, NOT PLOTTABLE.

ELECTRIC EASEMENT RECORDED IN DOCUMENT NUMBER 2018079463, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
– DOES AFFECT SUBJECT PROPERTY, NOT PLOTTABLE.

UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2020067322, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
– MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE.

UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2021048786, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
– MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE.

UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2021104263, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
– MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE.

SHEET NO. 3 OF 4

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

SANTA RITA RANCH PHASE 7B, 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 THAT CERTAIN CALLED 116.706 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023090052, CORRECTED IN DOCUMENT NUMBER 2024072693, BOTH OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, OWNER OF THAT CALLED 0.569 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023085782, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THAT CALLED 59.909 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023033962, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THAT CALLED 100.844 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023101940, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 23.542 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 7B, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3 DAY OF April, 2025

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

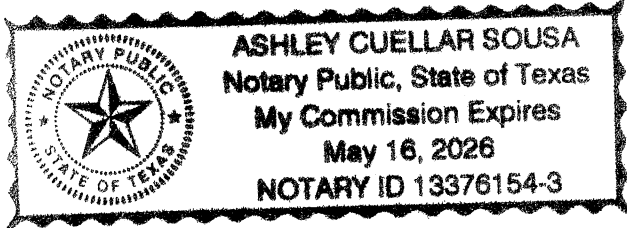
BY: JAMES EDWARD HORNE, VICE PRESIDENT
4700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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

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 DAY OF April, 2025 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: JASON RANGEL
PRINTED NAME: JASON RANGEL
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Travis

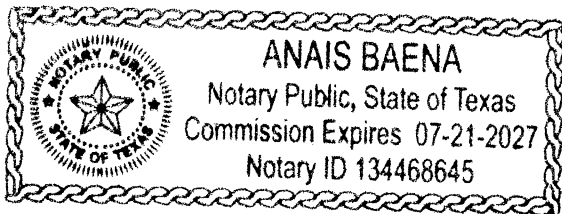
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28th DAY OF March, A.D., 2025

BY: ANAIS BAENA
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Anais Baena

MY COMMISSION EXPIRES 07-21-2027



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.

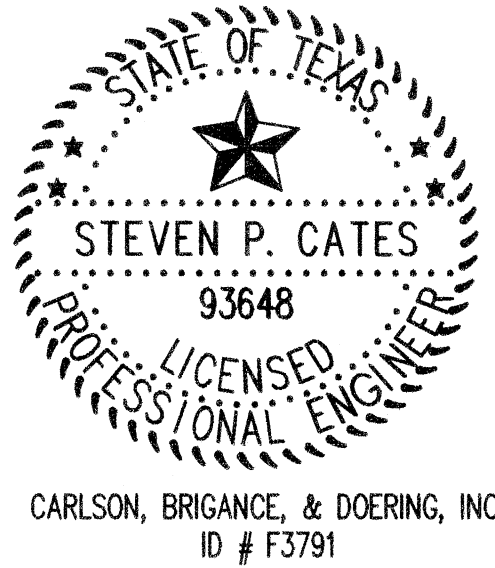
STATE OF TEXAS:

COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: STEVEN P. CATES, P.E. NO. 93648 DATE 4/3/2025
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, ERIC J. 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 AS LISTED ON THE TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2415568-COM, EFFECTIVE DATE APRIL 25, 2024 ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: ERIC J. DANNHEIM, R.P.L.S. NO. 6075 DATE 4/7/25
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
Edannheim@cbdeng.com



BY: MCKENZIE HICKS DATE 4/7/2025
DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3 DAY OF April, 2025 A.D.

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

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

I, 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.

DATE

BY:

TITLE:
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

