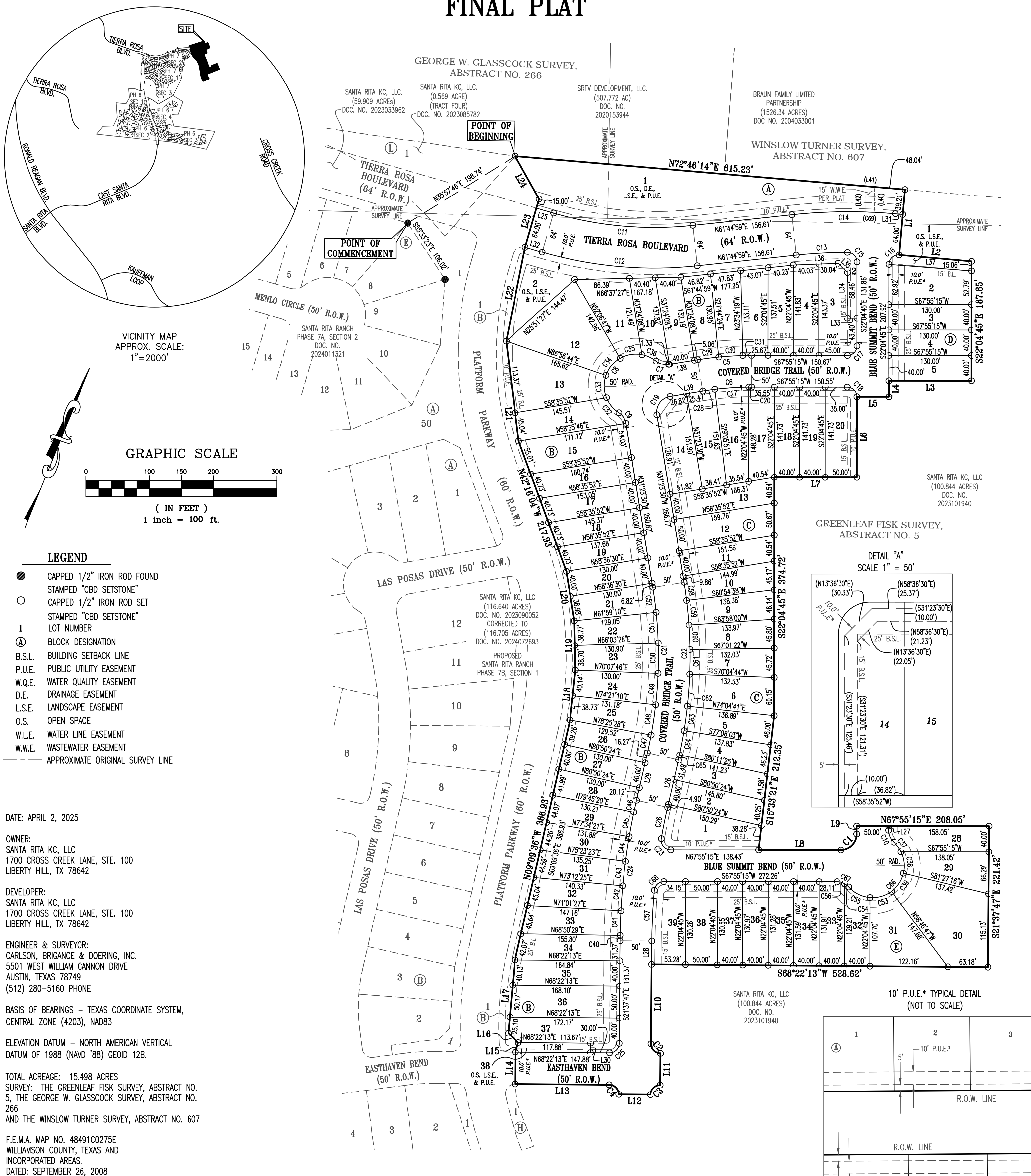


SANTA RITA RANCH PHASE 7C, SECTION 1  
FINAL PLAT



- LEGEND**
- CAPPED 1/2" IRON ROD FOUND
  - STAMPED "CBD SETSTONE"
  - CAPPED 1/2" IRON ROD SET
  - STAMPED "CBD SETSTONE"
  - 1 LOT NUMBER
  - Ⓐ BLOCK DESIGNATION
  - B.S.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
  - W.L.E. WATER LINE EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - APPROXIMATE ORIGINAL SURVEY LINE

DATE: APRIL 2, 2025

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

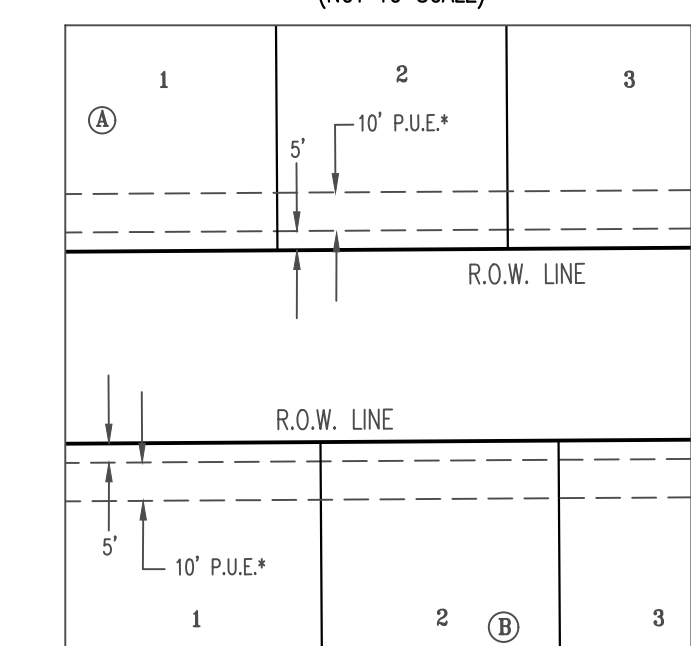
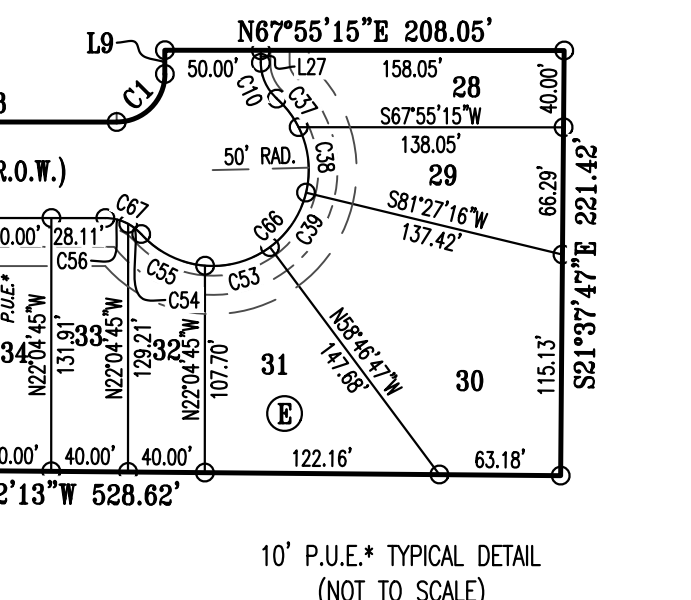
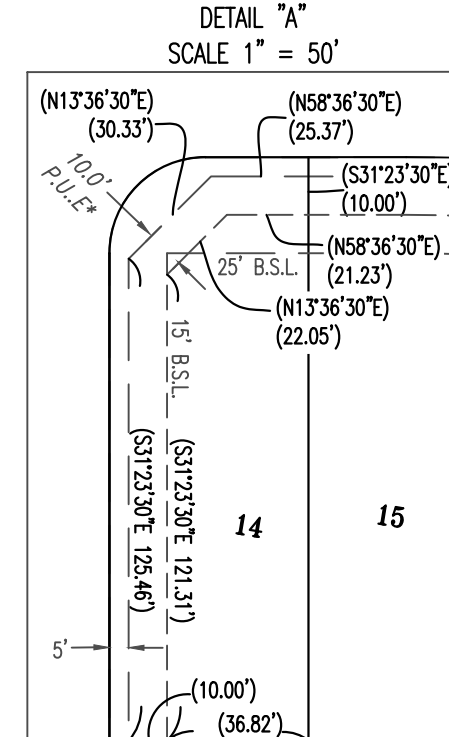
ELEVATION DATUM - NORTH AMERICAN VERTICAL  
DATUM OF 1988 (NAVD '88) GEOID 12B.

TOTAL ACREAGE: 15.498 ACRES  
SURVEY: THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5,  
THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266  
AND THE WINSLOW TURNER SURVEY, ABSTRACT NO. 607

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

TOTAL OF LOTS	75
SINGLE FAMILY LOTS:	71
O.S., D.E., L.S.E., & P.U.E. LOTS:	1
O.S., L.S.E., & P.U.E. LOTS:	3

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BLUE SUMMIT BEND	684'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
COVERED BRIDGE TRAIL	1,498'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EASTHAVEN BEND	228'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TIERRA ROSA BOULEVARD	587'	64' R.O.W.	44' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
TOTAL	2,997'					



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 7C, SECTION 1  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.27	25.00	N22°55'15"E	35.36	25.00	90°00'00"
C2	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C3	23.56	15.00	S23°22'13"W	21.21	15.00	90°00'00"
C4	23.56	15.00	N66°37'47"W	21.21	15.00	90°00'00"
C5	85.22	525.00	S63°15'30"W	85.12	42.70	9°18'00"
C6	77.21	475.00	S63°15'52"W	77.12	38.69	9°18'46"
C7	21.03	25.00	S82°42'11"W	20.41	11.18	48°11'23"
C8	162.76	50.00	S13°36'30"W	99.85	881.32	186°29'40"
C9	21.03	25.00	S55°29'12"E	20.41	11.18	48°11'23"
C10	21.03	25.00	S46°10'26"E	20.41	11.18	48°11'23"
C11	221.38	568.00	N72°54'56"E	219.99	112.11	22°19'54"
C12	246.33	632.00	N72°54'56"E	244.77	124.75	22°19'54"
C13	80.57	768.00	S64°45'18"W	80.53	40.32	6°00'39"
C14	162.69	832.00	S67°21'06"W	162.43	81.61	11°12'14"
C15	23.60	15.00	N67°09'34"W	21.24	15.04	90°09'38"
C16	24.88	15.00	S25°26'14"W	22.12	16.38	95°01'57"
C17	23.56	15.00	N22°55'20"E	21.21	15.00	89°59'52"
C18	23.56	15.00	N67°04'45"W	21.21	15.00	90°00'00"
C19	39.27	25.00	S13°36'30"W	35.36	25.00	90°00'00"
C20	4.45	475.00	S67°39'10"W	4.45	2.22	0°32'11"
C21	261.91	675.00	N20°16'33"W	260.27	132.62	22°13'55"
C22	281.31	725.00	N20°16'33"W	279.55	142.45	22°13'55"
C23	26.17	15.00	S62°05'48"E	22.98	17.87	99°57'54"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	223.08	1025.00	S15°23'41"E	222.64	111.98	12°28'11"
C25	23.56	15.00	N23°22'13"E	21.21	15.00	90°00'00"
C26	50.27	975.00	S10°38'13"E	50.27	25.14	2°57'15"
C27	53.74	475.00	S64°08'36"W	53.71	26.90	6°28'56"
C28	19.02	475.00	S59°45'19"W	19.02	9.51	2°17'39"
C29	33.35	525.00	N60°25'40"E	33.34	16.68	3°38'21"
C30	38.19	525.00	N64°19'53"E	38.18	19.10	4°10'04"
C31	13.68	525.00	N67°09'42"E	13.68	6.84	1°29'35"
C32	31.08	50.00	N61°50'07"W	30.58	16.06	35°36'27"
C33	35.72	50.00	N23°34'01"W	34.96	18.66	40°55'45"
C34	35.74	50.00	N17°22'23"E	34.98	18.67	40°57'04"
C35	35.74	50.00	N58°19'28"E	34.98	18.67	40°57'05"
C36	24.48	50.00	S87°10'20"E	24.24	12.49	28°03'20"
C37	18.80	50.00	N59°29'54"W	18.69	9.51	21°32'27"
C38	35.07	50.00	N28°38'12"W	34.35	18.29	40°10'57"
C39	34.70	50.00	N11°20'15"E	34.01	18.08	39°45'57"
C40	8.43	1025.00	N21°23'39"W	8.43	4.21	0°28'16"
C41	39.05	1025.00	N20°04'02"W	39.05	19.53	2°10'58"
C42	39.05	1025.00	N17°53'04"W	39.05	19.53	2°10'58"
C43	39.05	1025.00	N15°42'06"W	39.05	19.53	2°10'58"
C44	39.05	1025.00	N13°31'08"W	39.05	19.53	2°10'58"
C45	39.05	1025.00	N11°20'09"W	39.05	19.53	2°10'58"
C46	19.40	1025.00	N09°42'08"W	19.40	9.70	1°05'05"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C47	28.46	675.00	N10°22'04"W	28.46	14.23	2°24'57"
C48	47.97	675.00	N13°36'41"W	47.96	23.99	4°04'18"
C49	49.76	675.00	N17°45'32"W	49.74	24.89	4°13'24"
C50	47.97	675.00	N21°54'23"W	47.96	23.99	4°04'18"
C51	47.97	675.00	N25°58'41"W	47.96	23.99	4°04'18"
C52	39.80	675.00	N29°42'10"W	39.79	19.90	3°22'41"
C53	36.04	50.00	N51°52'15"E	35.27	18.84	41°18'04"
C54	8.63	25.00	S73°46'59"E	8.59	4.36	19°47'15"
C55	38.04	50.00	S85°41'03"E	37.13	19.99	43°35'22"
C56	12.39	25.00	N82°07'19"E	12.27	6.33	28°24'08"
C57	79.94	975.00	S19°16'51"E	79.92	39.99	4°41'52"
C58	29.13	725.00	S30°14'26"E	29.13	14.57	2°18'08"
C59	38.67	725.00	S27°33'41"E	38.67	19.34	3°03'22"
C60	38.67	725.00	S24°30'19"E	38.67	19.34	3°03'22"
C61	38.67	725.00	S21°26'57"E	38.67	19.34	3°03'22"
C62	50.60	725.00	S17°55'18"E	50.59	25.31	3°59'57"
C63	38.67	725.00	S14°23'38"E	38.67	19.34	3°03'22"
C64	38.67	725.00	S11°20'16"E	38.67	19.34	3°03'22"
C65	8.22	725.00	S09°29'05"E	8.22	4.11	0°38'59"
C66	162.65	50.00	S22°55'15"W	99.85	897.21	186°22'46"
C67	21.03	25.00	N87°59'03"W	20.41	11.18	48°11'23"
C68	22.21	15.00	S25°29'40"W	20.24	13.71	84°51'11"

Line Table		
Line #	Length	Direction
L1	103.21	S17°02'47"E
L2	114.12	N72°57'13"E
L3	130.00	S67°55'15"W
L4	25.00	S22°04'45"E
L5	50.00	S67°55'15"W
L6	126.73	S22°04'45"E
L7	130.00	S67°55'15"W
L8	129.12	N67°55'15"E
L9	12.43	N22°04'45"W
L10	125.00	S21°37'47"E
L11	50.00	S21°37'47"E
L12	50.00	S68°22'13"W
L13	147.88	S68°22'13"W
L14	50.00	N21°37'47"W
L15	15.58	N05°57'48"W
L16	21.58	N67°39'23"W
L17	115.39	N16°58'29"W
L18	78.87	N16°04'28"W
L19	77.47	N23°14'33"W
L20	78.98	N31°23'30"W

Line Table		
Line #	Length	Direction
L21	158.41	N29°07'12"W
L22	150.45	N10°48'54"W
L23	79.00	N05°55'07"W
L24	76.99	N51°25'05"W
L25	28.03	N84°04'53"E
L26	76.39	S09°09'36"E
L27	6.52	S22°04'45"E
L28	36.37	S21°37'47"E
L29	76.39	S09°09'36"E
L30	15.00	S21°37'47"E
L31	11.88	S72°57'13"W
L32	28.03	S84°04'53"W
L33	15.00	N67°55'15"E
L34	71.81	S22°04'45"E
L35	20.73	S68°22'35"E
L36	70.07	N65°42'51"E
L37	130.39	N72°22'31"E
L38	46.39	S58°36'30"W
L39	52.29	S58°36'30"W

Easement Line Table		
Line #	Length	Direction
(L40)	39.85	N22°04'45"W
(L41)	15.05	S72°46'14"W
(L42)	40.53	S22°04'45"E

Easement Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
(C69)	15.01	832.00	N70°11'12"E	15.01	7.51 1°02'02"

SHEET NO. 2 OF 4



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 7C, SECTION 1
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 15.498 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, THE WINSLOW TURNER SURVEY, ABSTRACT NUMBER 607, AND THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 100.844 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 2023101940, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 15.498 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 CORNER OF LOT 7, BLOCK E, SANTA RITA RANCH PHASE 7A, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024011321, O.P.R.W.C.TX., BEING AT THE NORTHWEST CORNER OF LOT 8, BLOCK E, SAID SANTA RITA RANCH PHASE 7A, SECTION 2, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, BEING AT THE NORTHEAST CORNER OF LOT 9, BLOCK E, SAID SANTA RITA RANCH PHASE 7A, SECTION 2, BEARS S55°33'23"E, A DISTANCE OF 106.02 FEET,

THENCE, N35°57'46"E, CROSSING A CALLED 59.909 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2023033962, O.P.R.W.C.TX., 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., AND LOT 1, BLOCK E, SAID SANTA RITA RANCH PHASE 7A, SECTION 2, A DISTANCE OF 198.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 0.569 ACRE TRACT, BEING AT THE NORTHWEST CORNER OF SAID 100.844 ACRE TRACT, SAME BEING ON THE SOUTH LINE OF 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., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N72°46'14"E, WITH THE NORTH LINE OF SAID 100.844 ACRE TRACT, THE SOUTH LINE OF SAID 507.772 ACRE TRACT, AND THE SOUTH LINE OF A CALLED 1526.34 ACRE TRACT OF LAND CONVEYED TO BRAUN FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NUMBER 2004033001, O.P.R.W.C.TX., A DISTANCE OF 615.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CROSSING SAID 100.844 ACRE TRACT, THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES, NUMBERED 1 THROUGH 23,

- 1) S17°02'47"E, A DISTANCE OF 103.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 2) N72°57'13"E, A DISTANCE OF 114.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S22°04'45"E, A DISTANCE OF 187.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) S67°55'15"W, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) S22°04'45"E, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 6) S67°55'15"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 7) S22°04'45"E, A DISTANCE OF 126.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 8) S67°55'15"W, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 9) S22°04'45"E, A DISTANCE OF 374.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 10) S15°33'21"E, A DISTANCE OF 212.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 11) N67°55'15"E, A DISTANCE OF 129.12 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,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N22°55'15"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 13) N22°04'45"W, A DISTANCE OF 12.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 14) N67°55'15"E, A DISTANCE OF 208.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 15) S21°37'47"E, A DISTANCE OF 221.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 16) S68°22'13"W, A DISTANCE OF 528.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 17) S21°37'47"E, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 18) 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 S66°37'47"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 19) S21°37'47"E, 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,
- 20) 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 S23°22'13"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 21) 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,
- 22) 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 N66°37'47"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 23) S68°22'13"W, A DISTANCE OF 147.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT A CORNER ON THE WEST LINE OF SAID 100.844 ACRE TRACT, BEING THE EAST LINE OF A CALLED 116.705 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023090052, O.P.R.W.C.TX., AND CORRECTED IN DOCUMENT NUMBER 2024072693, O.P.R.W.C.TX. FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N21°37'47"W, WITH THE COMMON LINE OF SAID 100.844 ACRE TRACT AND SAID 116.705 ACRE TRACT, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, CROSSING SAID 100.844 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) N05°57'48"W, A DISTANCE OF 15.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 2) N67°39'23"W, A DISTANCE OF 21.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 3) N16°58'29"W, A DISTANCE OF 115.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 4) N09°09'36"W, A DISTANCE OF 386.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 5) N16°04'28"W, A DISTANCE OF 78.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 6) N23°14'33"W, A DISTANCE OF 77.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 7) N31°23'30"W, A DISTANCE OF 78.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 8) N42°16'04"W, A DISTANCE OF 217.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 9) N29°07'12"W, A DISTANCE OF 158.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 10) N10°48'54"W, A DISTANCE OF 150.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A CORNER ON THE WEST LINE OF SAID 100.844 ACRE TRACT, BEING THE EAST LINE OF SAID 116.705 ACRE TRACT,

THENCE, N05°55'07"W, PARTIALLY WITH THE COMMON LINE OF SAID 100.844 ACRE TRACT AND SAID 116.705 ACRE TRACT, AND PARTIALLY CROSSING SAID 100.844 ACRE TRACT, A DISTANCE OF 79.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",

THENCE, N51°25'05"W, CROSSING SAID 100.844 ACRE TRACT, A DISTANCE OF 76.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.498 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 ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF 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 THIS VICINITY.
- 3. 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.
- 4. 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.
- 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.

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.
- 7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

EXISTING EASEMENTS NOTE:

THERE ARE EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2430385-COM, EFFECTIVE DATE NOVEMBER 1, 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. 10' IN WIDTH, BASED ON LINES AS BUILT (NO LINES LOCATED).

ELECTRIC EASEMENT RECORDED IN DOCUMENT NUMBER 2018079463, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS – DOES AFFECT SUBJECT PROPERTY, NOT PLOTTABLE. 20' IN WIDTH, BASED ON LINES AS BUILT (NO LINES LOCATED).

UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2020067322, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS – MAY AFFECT SUBJECT PROPERTY. DEFINED EASEMENT (EXHIBIT "A") NOT INCLUDED WITH DEED. NOT PLOTTABLE. 20' IN WIDTH, BASED ON LINES AS BUILT (NO LINES LOCATED).

UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2021048786, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS – MAY AFFECT SUBJECT PROPERTY. DEFINED EASEMENT (EXHIBIT "A") NOT INCLUDED WITH DEED. NOT PLOTTABLE. 20' IN WIDTH, BASED ON LINES AS BUILT (NO LINES LOCATED).

UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2021104263, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS – MAY AFFECT SUBJECT PROPERTY. DEFINED EASEMENT (EXHIBIT "A") NOT INCLUDED WITH DEED. NOT PLOTTABLE. 10' IN WIDTH, BASED ON LINES AS BUILT (NO LINES LOCATED).

Carlson, Brigrance & 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 7C, 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 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, THE WINSLOW TURNER SURVEY, ABSTRACT NUMBER 607, AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, DO HEREBY SUBDIVIDE 15.498 ACRES 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 7C, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17 DAY OF April, 20 25

SANTA RITA KC, LLC.  
A TEXAS LIMITED PARTNERSHIP

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

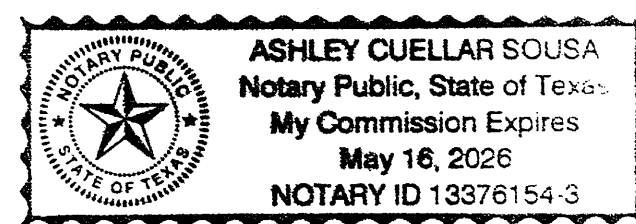
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 17 DAY OF April, 20 25 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

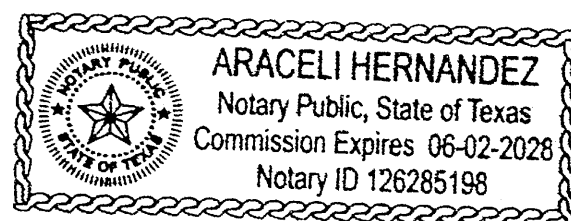
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17 DAY OF April, A.D., 20 25

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-28

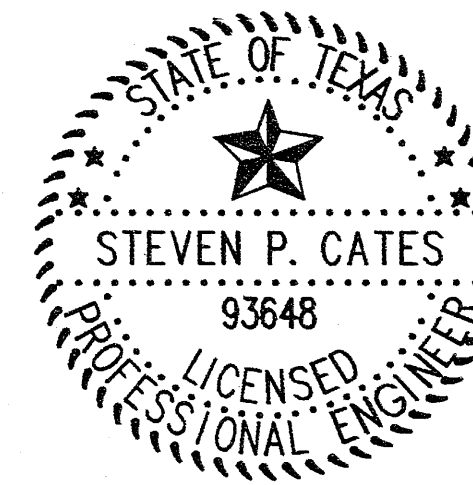


STATE OF TEXAS:  
COUNTY OF TRAVIS:

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] 4/17/2025  
STEVEN P. CATES, P.E. NO. 93648 DATE  
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, 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. 2430385-COM, EFFECTIVE DATE NOVEMBER 1, 2024 ARE SHOWN OR NOTED ON THE PLAT.

DATE OF SURVEY: FEBRUARY 13, 2018

SURVEYED BY: [Signature] 4/17/25  
ERIC J. DANNHEIM, R.P.L.S. NO. 6075 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
Edannheim@cbdeng.com



BY: [Signature]  
MCKENZIE HICKS

DIRECTOR OF PLANNING:  
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21<sup>st</sup> DAY OF April, 20 25 A.D.

Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS  
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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_  
WILLIAMSON COUNTY, TEXAS

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

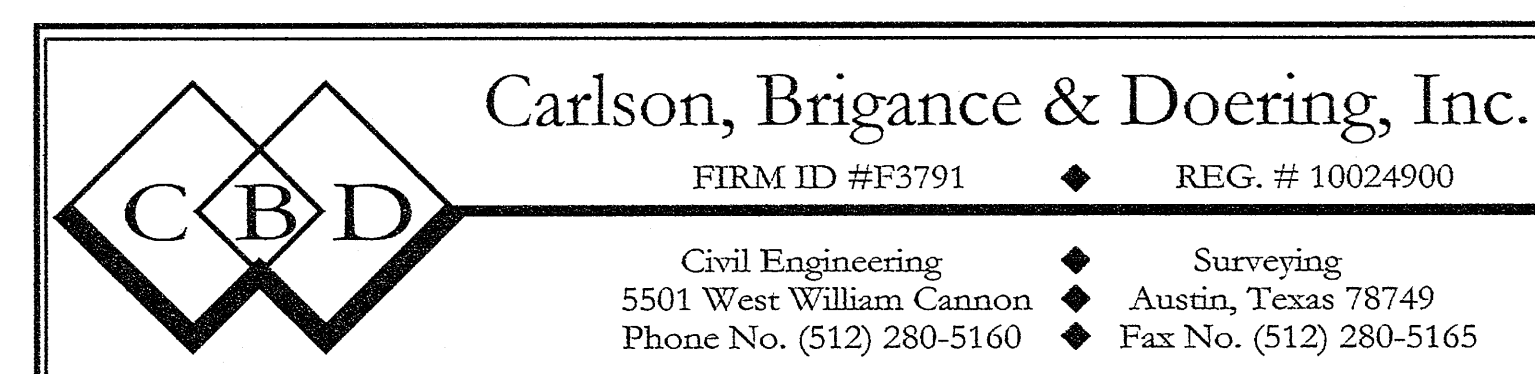
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., AND DULY RECORDED 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



J:\AC3D\5489\SURVEY\PLAT - SANTA RITA 7C-1.dwg