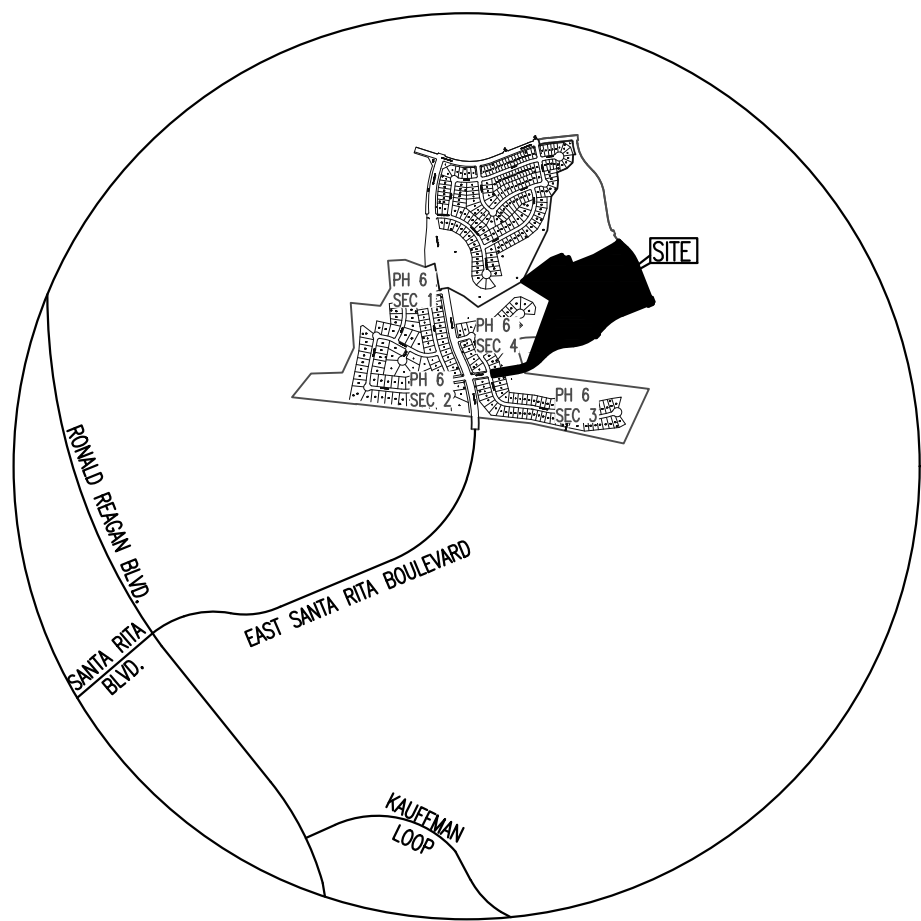
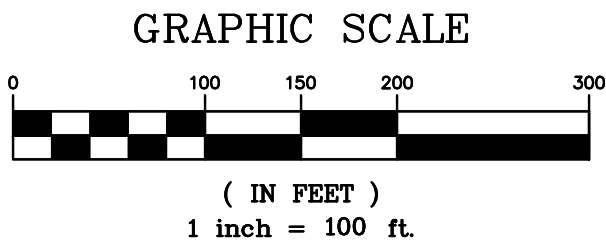


SANTA RITA RANCH PHASE 7B, SECTION 2
FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



LEGEND

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

ORIGINAL SUBMITTAL DATE: DECEMBER 5, 2024

DATE: APRIL 25, 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 OF 1983,
CENTRAL ZONE (4203)

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

TOTAL ACREAGE: 32.832 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

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

TOTAL OF LOTS	98
SINGLE FAMILY LOTS:	91
O.S., W.Q.E., D.E., L.S.E., & P.U.E.	1
O.S., L.S.E., & P.U.E. LOTS:	6

BENCHMARKS:

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)

SANTA RITA RANCH
PHASE 6, SECTION 4
DOC. NO. 2025010287

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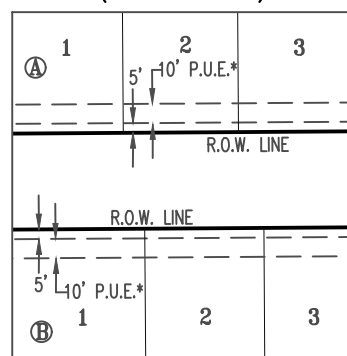
SANTA RITA RANCH
PHASE 6, SECTION 4
DOC. NO. 2025010287

SANTA RITA RANCH
PHASE 6, SECTION 4
DOC. NO. 2025010287

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ARCILLA PASS	678'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BORREGO BEND	1,112'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CARRILLON COURT	290'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MONTECIDO DRIVE	759'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MONZA BEND	631'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
PLATFORM PARKWAY	928'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
RIG ROSE DRIVE	2,349'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
TOTAL	6,747'					

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



SHEET NO. 1 OF 5

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

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

SANTA RITA RANCH PHASE 7B, SECTION 2
FINAL PLAT

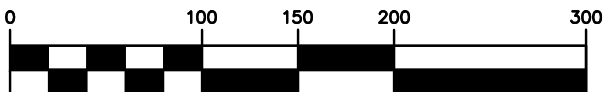
LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- LOT NUMBER
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- O.S. OPEN SPACE

100 YEAR FLOODPLAIN (ATLAS 14)
100 YEAR FEMA FLOODPLAIN

O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SHEET NO. 2 OF 5

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 7B, SECTION 2
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	45.81	50.00	S43°34'21"E	44.22	24.65	52°29'38"
C2	21.03	25.00	S45°43'29"E	20.41	11.18	48°11'23"
C3	23.56	15.00	N66°37'47"W	21.21	15.00	90°00'00"
C4	300.32	680.00	S55°43'05"W	297.88	152.65	25°18'16"
C5	23.56	15.00	S01°56'03"E	21.21	15.00	90°00'00"
C6	21.43	15.00	N87°51'37"W	19.65	13.01	81°51'08"
C7	293.76	500.00	S68°02'41"W	289.56	151.26	33°39'46"
C8	307.33	440.00	S64°51'58"W	301.12	160.23	40°01'12"
C9	313.40	500.00	S62°48'45"W	308.29	162.04	35°54'46"
C10	150.93	440.00	N70°56'30"E	150.20	76.22	19°39'16"
C11	275.79	440.00	N62°48'45"E	271.30	142.59	35°54'46"
C12	55.37	275.00	N71°03'09"E	55.27	27.78	11°32'09"
C13	42.61	275.00	N81°15'32"E	42.57	21.35	8°52'39"
C14	23.56	15.00	S49°18'08"E	21.21	15.00	90°00'00"
C15	124.86	440.00	S52°59'07"W	124.44	62.85	16°15'30"
C16	349.24	500.00	S64°51'58"W	342.18	182.08	40°01'12"
C17	245.14	440.00	N68°54'55"E	241.98	125.84	31°55'18"
C18	26.15	15.00	N03°00'37"E	22.96	17.84	99°53'20"
C19	117.55	465.00	S39°41'31"E	117.24	59.09	14°29'04"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	35.26	465.00	S44°45'43"E	35.25	17.64	4°20'40"
C21	82.29	465.00	S37°31'11"E	82.19	41.25	10°08'24"
C22	22.31	15.00	N75°03'35"W	20.31	13.80	85°13'11"
C23	32.22	155.00	S56°22'34"W	32.16	16.17	11°54'30"
C24	28.66	25.00	S17°34'47"W	27.12	16.14	65°41'03"
C25	299.29	60.00	S52°21'38"E	72.38	45.37	285°48'12"
C26	54.94	60.00	S10°58'16"W	53.04	29.57	52°28'01"
C27	108.39	60.00	S88°57'24"W	94.24	76.12	103°30'15"
C28	42.73	60.00	N18°53'29"W	41.83	22.31	40°47'59"
C29	42.73	60.00	N21°54'31"E	41.83	22.31	40°47'59"
C30	48.86	60.00	N65°38'19"E	47.52	25.88	46°39'37"
C31	1.65	60.00	S89°45'18"W	1.65	0.82	1°34'21"
C32	17.51	25.00	N70°28'54"E	17.15	9.13	40°07'09"
C33	42.61	205.00	S56°22'34"W	42.53	21.38	11°54'30"
C34	22.31	15.00	N19°43'13"E	20.31	13.80	85°13'11"
C35	150.85	465.00	S13°35'45"E	150.19	76.09	18°35'14"
C36	42.28	465.00	N20°17'05"W	42.26	21.15	5°12'34"
C37	47.47	465.00	N14°45'20"W	47.45	23.76	5°50'57"
C38	47.47	465.00	N08°54'24"W	47.45	23.76	5°50'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	13.63	465.00	N05°08'32"W	13.63	6.82	1°40'47"
C40	234.38	775.00	N12°57'58"W	233.48	118.09	17°19'39"
C41	4.25	775.00	N04°27'34"W	4.25	2.13	0°18'52"
C42	58.46	775.00	N06°46'40"W	58.45	29.24	4°19'19"
C43	58.46	775.00	N11°05'59"W	58.45	29.24	4°19'19"
C44	58.46	775.00	N15°25'18"W	58.45	29.24	4°19'19"
C45	54.74	775.00	N19°36'22"W	54.73	27.38	4°02'49"
C46	23.56	15.00	N88°03'57"E	21.21	15.00	90°00'00"
C47	308.79	415.00	S25°37'06"E	301.71	161.93	42°37'55"
C48	32.26	415.00	S44°42'25"E	32.25	16.14	4°27'15"
C49	68.56	415.00	S37°44'50"E	68.48	34.36	9°27'56"
C50	68.56	415.00	S28°16'54"E	68.48	34.36	9°27'56"
C51	68.56	415.00	S18°48'58"E	68.48	34.36	9°27'56"
C52	68.56	415.00	S09°21'02"E	68.48	34.36	9°27'56"
C53	2.29	415.00	N04°27'36"W	2.29	1.14	0°18'56"
C54	23.56	15.00	S40°41'52"W	21.21	15.00	90°00'00"
C55	115.79	325.00	N75°29'28"E	115.18	58.52	20°24'48"
C56	73.59	325.00	S79°12'39"W	73.43	36.95	12°58'26"
C57	42.20	325.00	S69°00'15"W	42.17	21.13	7°26'22"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C58	39.27	25.00	N69°42'56"W	35.36	25.00	90°00'00"
C59	20.83	15.00	N15°03'34"E	19.19	12.49	79°32'59"
C60	151.99	740.00	S48°57'00"W	151.73	76.27	11°46'06"
C61	124.86	740.00	S50°00'02"W	124.71	62.58	9°40'03"
C63	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C64	62.83	450.00	N25°37'47"W	62.78	31.47	8°00'00"
C65	9.64	450.00	S22°14'35"E	9.64	4.82	1°13'37"
C66	46.89	450.00	S25°50'29"E	46.86	23.46	5°58'11"
C67	6.31	450.00	S29°13'41"E	6.31	3.16	0°48'13"
C68	23.56	15.00	S15°22'13"W	21.21	15.00	90°00'00"
C69	21.48	205.00	N57°22'06"E	21.47	10.75	6°00'14"
C70	22.54	15.00	N82°35'30"W	20.48	14.01	86°05'02"
C71	137.61	440.00	N30°35'23"W	137.05	69.37	17°55'12"
C72	23.56	15.00	N23°22'13"E	21.21	15.00	90°00'00"
C73	41.29	600.00	S45°14'09"E	41.28	20.65	3°56'33"
C74	26.59	15.00	N03°34'47"E	23.24	18.38	10°13'42"
C75	16.24	155.00	N57°22'06"E	16.23	8.13	6°00'14"
C76	66.32	475.00	N64°22'13"E	66.27	33.22	8°00'00"
C77	41.05	475.00	N62°50'46"E	41.04	20.54	4°57'06"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C78	25.27	475.00	N66°50'46"E	25.27	12.64	3°02'54"
C79	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C80	9.91	25.00	N32°59'17"W	9.85	5.02	22°42'59"
C81	11.11	25.00	N57°04'58"W	11.02	5.65	25°28'23"
C82	234.20	825.00	N12°26'06"W	233.42	117.89	16°15'55"
C83	113.31	825.00	N08°14'13"W	113.22	56.74	7°52'09"
C84	120.89	825.00	N16°22'10"W	120.79	60.56	8°23'46"
C85	23.28	15.00	S23°54'05"W	21.02	14.72	88°56'16"
C86	73.30	525.00	N64°22'13"E	73.24	36.71	8°00'00"
C87	11.97	525.00	N67°43'02"E	11.97	5.98	1°18'22"
C88	47.74	525.00	N64°27'32"E	47.73	23.89	5°12'38"
C89	13.59	525.00	N61°06'43"E	13.59	6.80	1°29'00"
C90	23.56	15.00	N74°37'47"W	21.21	15.00	90°00'00"
C91	55.85	400.00	N25°37'47"W	55.81	27.97	8°00'00"
C92	26.68	400.00	S27°43'08"E	26.68	13.35	3°49'18"
C93	29.17	400.00	S23°43'08"E	29.16	14.59	4°10'42"
C94	23.56	15.00	N23°22'13"E	21.21	15.00	90°00'00"
C95	95.72	740.00	S64°39'53"W	95.65	47.93	7°24'41"
C96	24.69	15.00	S71°52'42"E	22.00	16.18	94°19'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C97	21.03	25.00	S00°37'15"E	20.41	11.18	48°11'23"
C98	162.65	50.00	N69°42'56"W	99.85	897.21	186°22'46"
C99	18.04	50.00	S13°08'17"W	17.94	9.12	20°40'21"
C100	42.45	50.00	S21°31'21"E	41.19	22.60	48°38'53"
C101	34.10	50.00	S65°22'54"E	33.44	17.74	39°04'13"
C102	38.55	50.00	N72°59'46"E	37.60	20.29	44°10'28"
C103	29.51	50.00	N34°00'07"E	29.08	15.20	33°48'51"
C104	21.03	25.00	N41°11'23"E	20.41	11.18	48°11'23"
C105	97.98	275.00	N75°29'28"E	97.46	49.51	20°24'48"
C106	223.21	500.00	S34°25'07"E	221.36	113.49	25°34'39"
C107	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C108	23.56	15.00	S23°22'13"W	21.21	15.00	90°00'00"
C109	37.10	540.00	S45°14'20"E	37.10	18.56	3°56'12"

Line Table		
Line #	Length	Direction
L1	140.73	N68°22'13"E
L2	50.00	N68°22'13"E
L3	109.10	S21°37'47"E
L4	60.00	N46°47'17"E
L5	19.97	N46°07'38"E
L6	88.67	S43°11'16"E
L7	122.25	S47°12'26"E
L8	110.75	S31°25'45"E
L9	75.00	S68°22'13"W
L10	93.16	S43°03'57"W
L11	50.00	S43°03'57"W
L12	5.20	N46°56'03"W
L13	101.21	S84°52'34"W
L14	101.95	S44°51'22"W
L15	60.00	N09°13'52"W
L16	33.49	N32°48'06"W
L17	26.40	N11°32'16"E
L18	38.22	N39°34'41"W
L19	15.00	S47°24'37"W
L20	101.21	S84°52'34"W
L21	20.73	S46°56'03"E
L22	28.88	N62°19'49"E
L23	28.88	S62°19'49"W

Line Table		
Line #	Length	Direction
L24	27.04	S46°56'03"E
L25	43.42	S04°18'08"E
L26	26.50	S85°41'52"W
L27	81.03	N65°17'04"E
L28	93.16	S43°03'57"W
L29	63.79	N60°22'13"E
L30	32.06	N54°21'59"E
L31	21.21	N23°22'13"E
L32	21.21	S74°37'47"E
L33	77.30	S47°12'26"E
L34	19.54	N54°21'59"E
L35	75.13	N65°17'04"E
L36	26.50	S85°41'52"W
L37	8.58	S04°18'08"E
L38	86.47	N63°14'23"E
L39	5.00	S21°37'47"E
L40	75.00	N60°22'13"E
L41	15.00	N29°37'47"W
L42	120.00	N68°22'13"E

SHEET NO. 3 OF 5



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 7B, SECTION 2
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 32.832 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 116.706 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023090052, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), CORRECTED IN DOCUMENT NUMBER 2024072693, O.P.R.W.C.TX., AND 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., SAID 32.832 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 AN ANGLE POINT ON THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, BEING 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 AN ANGLE POINT ON THE NORTH LINE OF LOT 1, BLOCK E, SANTA RITA RANCH PHASE 6, SECTION 4, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2025010287, O.P.R.W.C.TX., SAME ALSO BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 116.706 ACRE TRACT OF LAND, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9:

- 1. N53°01'06"E, A DISTANCE OF 475.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 2. N68°22'13"E, A DISTANCE OF 140.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 3. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 45.81 FEET, AND A CHORD THAT BEARS S43°34'21"E, A DISTANCE OF 44.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER,
- 4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.03 FEET, AND A CHORD THAT BEARS S45°43'29"E, A DISTANCE OF 20.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 5. N68°22'13"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 6. S21°37'47"E, A DISTANCE OF 109.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 7. N68°22'13"E, A DISTANCE OF 315.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 8. N60°22'13"E, A DISTANCE OF 318.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER, AND
- 9. N46°47'17"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 116.706 ACRE TRACT OF LAND, BEING ON THE WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, FOR CORNER,

THENCE, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND AND SAID 116.706 ACRE TRACT OF LAND, AND PARTIALLY WITH THE COMMON LINE OF SAID 100.844 ACRE TRACT OF LAND AND SAID 116.706 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5:

- 1. N46°07'38"E, A DISTANCE OF 19.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 2. S43°11'16"E, A DISTANCE OF 88.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 3. S47°12'26"E, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 4. S31°25'45"E, A DISTANCE OF 110.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 5. S21°37'47"E, PASSING AT A DISTANCE OF 554.95 FEET AN ANGLE POINT ON SAID COMMON LINE, PASSING AT A DISTANCE OF 604.95 FEET AN ANGLE POINT ON SAID COMMON LINE, CONTINUING FOR A TOTAL DISTANCE OF 624.95 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 AND SAID 116.706 ACRE TRACT OF LAND, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES, NUMBERED 1 THROUGH 15:

- 1. S68°22'13"W, A DISTANCE OF 75.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 2. 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", FOR CORNER,
- 3. S68°22'13"W, A DISTANCE OF 342.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 4. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 300.32 FEET, AND A CHORD THAT BEARS S55°43'05"W, A DISTANCE OF 297.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 5. S43°03'57"W, A DISTANCE OF 93.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 6. 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 S01°56'03"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 7. S43°03'57"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 8. N46°56'03"W, A DISTANCE OF 5.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 9. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.43 FEET, AND A CHORD THAT BEARS N87°51'37"W, A DISTANCE OF 19.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER,
- 10. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 293.76 FEET, AND A CHORD THAT BEARS S68°02'41"W, A DISTANCE OF 289.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 11. S84°52'34"W, A DISTANCE OF 101.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 12. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 307.33 FEET, AND A CHORD THAT BEARS S64°51'58"W, A DISTANCE OF 301.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 13. S44°51'22"W, A DISTANCE OF 101.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR CORNER,
- 14. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 313.40 FEET, AND A CHORD THAT BEARS S62°48'45"W, A DISTANCE OF 308.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER, AND
- 15. S80°46'08"W, PASSING AT A DISTANCE OF A 166.94 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF LOT 1, BLOCK F, SANTA RITA RANCH PHASE 6, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104032, O.P.R.W.C.TX., BEING ON THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, CONTINUING FOR A TOTAL DISTANCE OF 333.88 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHEAST TERMINUS CORNER OF RIG ROSE DRIVE (60' R.O.W.) DEDICATED PER THE SAID PLAT OF SANTA RITA RANCH PHASE 6, SECTION 1, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N09°13'52"W, WITH THE EAST TERMINUS LINE OF SAID RIG ROSE DRIVE, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, AND WITH THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR THE NORTHEAST TERMINUS CORNER OF SAID RIG ROSE DRIVE, BEING THE SOUTHWEST CORNER OF LOT 29, BLOCK E, SAID SANTA RITA RANCH PHASE 6, SECTION 1, FOR CORNER,

THENCE, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 4, AND WITH THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4:

- 1. N80°46'08"E, A DISTANCE OF 333.88 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR CORNER,
- 2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 150.93 FEET, AND A CHORD THAT BEARS N70°56'30"E, A DISTANCE OF 150.20 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 3. N20°11'00"E, A DISTANCE OF 886.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 4. N58°05'20"W, A DISTANCE OF 452.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.832 ACRES OF LAND.

GENERAL:

- 1. BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), 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. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 6. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE INGRESS/EGRESS EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY RECORDED IN VOLUME 851, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 7. THIS PROPERTY IS SUBJECT TO BLANKET-TYPE INGRESS/EGRESS EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NUMBERS 2018079463, 2020067322, 2021048786, AND 2021104263, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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 THIS VICINITY.
- 3. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR ANY DEVELOPMENT WITH THE EFFECTIVE REGULATED FLOODPLAIN. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED DEVELOPMENT.
- 4. 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. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YEAR WATER SURFACE ELEVATION PER ATLAS 14.
- 5. 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.
- 6. 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 REMINE WITH THE OWNER.
- 7. 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.
- 8. 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.
- 9. THE FEMA FLOODWAY AND 100 YEAR FEMA FLOODPLAIN FOR THE MIDDLE FORK OF THE SAN GABRIEL RIVER SHOWN ON THE PLAT AND CULVERT CROSSING AT RIG ROSE DRIVE WAS APPROVED BY FEMA AS PART OF A CONDITIONAL LETTER OF MAP REVISION (CLOMR), CASE NO. 24-06-0895R, ON OCTOBER 16, 2024.

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.

SHEET NO. 4 OF 5



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\5485\Survey\FINAL PLAT – SANTA RITA RANCH PHASE 7B, SECTION 2.dwg

SANTA RITA RANCH PHASE 7B, SECTION 2 FINAL PLAT

STATE OF TEXAS

COUNTY OF WILLIAMSON

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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 RECORDED IN DOCUMENT NUMBER 2023090052, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CORRECTED IN DOCUMENT NUMBER 2024072693, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 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, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 32.832 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 2 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 25 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: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS

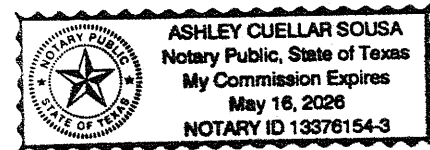
COUNTY OF WILLIAMSON

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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 25th 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: [Signature]
PRINTED NAME: JASON RANGEL
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS Travis
COUNTY OF

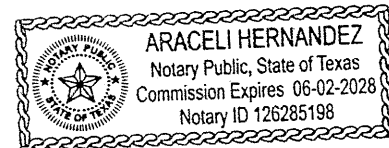
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 25 DAY OF April, A.D., 2025

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2028



STATE OF TEXAS

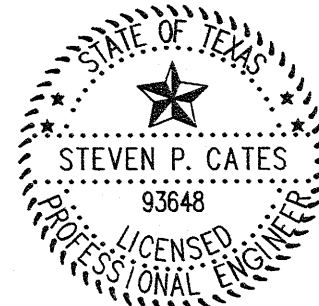
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS

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: [Signature] 4/25/2025
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

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§
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KNOW ALL MEN BY THESE PRESENTS

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2430385-COM, EFFECTIVE DATE NOVEMBER 1, 2024 ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 25 APR 2025
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



BY: [Signature]
MCKENZIE HICKS
DIRECTOR OF PLANNING

4/28/2025
DATE

CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 25 DAY OF April, 2025 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

Cindy Bridges
PRINTED NAME

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE PRESENTS

I, STEVEN SNELL, 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: [Signature]
STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON

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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. 5 OF 5

