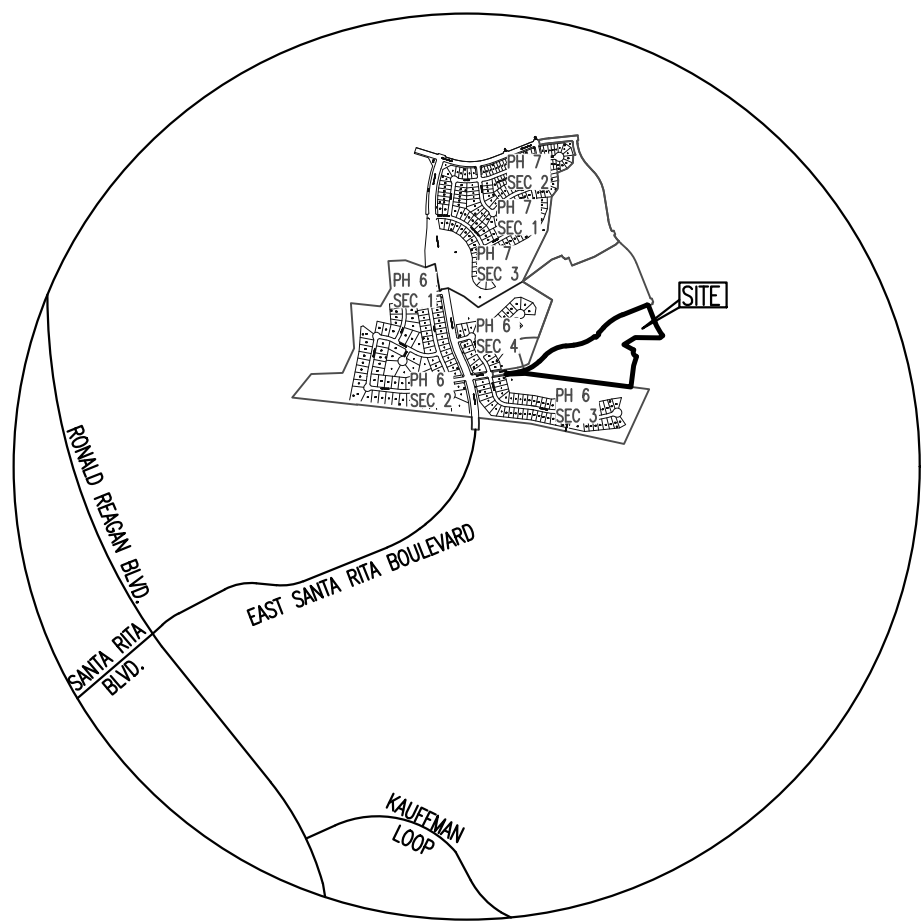
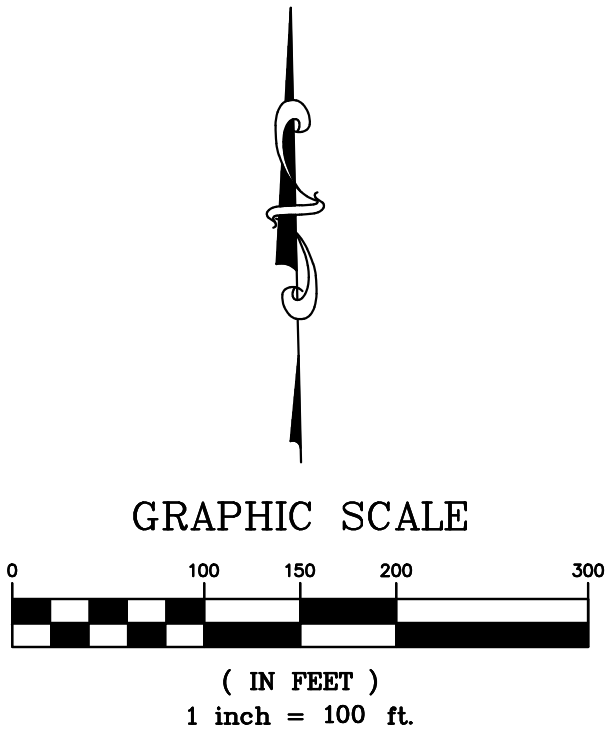


SANTA RITA RANCH PHASE 7B, SECTION 3  
FINAL PLAT



VICINITY MAP  
APPROX. SCALE:  
1"=2000'



Minimum Finished Floor Elevation (NAVD '88)		
Block	Lot	Min FFE
F	35	965.2'
F	36	965.5'
F	37	965.9'
F	38	966.2'
F	39	966.5'
F	40	966.8'
F	41	967.3'
F	42	967.9'

BENCHMARKS:

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

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

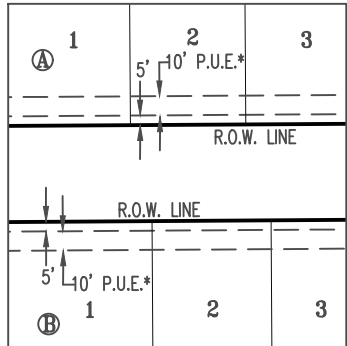
Line Table		
Line #	Length	Direction
L1	166.94	N80°46'08"E
L2	101.95	N44°51'22"E
L3	101.21	N84°52'34"E
L4	5.20	S46°56'03"E
L5	50.00	N43°03'57"E
L6	93.16	N43°03'57"E
L7	45.95	S51°34'48"W
L8	174.21	S58°08'24"W
L9	147.00	S61°27'12"E
L10	124.11	S16°56'38"W
L11	4.49	N43°03'57"E
L12	15.00	N43°03'57"E
L13	71.74	S46°56'03"E
L14	23.75	S06°12'45"E

Line Table		
Line #	Length	Direction
L15	21.21	N66°37'47"W
L16	15.00	S32°43'00"W
L17	105.22	N84°32'35"W
L18	101.17	N75°14'50"W
L19	96.86	S56°27'29"W
L20	23.54	S85°14'17"E
L21	77.98	S46°56'03"E
L22	15.00	N43°03'57"E
L23	61.56	S84°52'34"W
L24	15.00	N75°58'34"W
L25	120.00	S46°56'03"E
L26	21.81	N43°03'57"E
L27	61.56	S84°52'34"W
L28	120.00	S46°56'03"E

LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- A 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
- W.S.E. WATER SURFACE ELEVATION
- O.S. OPEN SPACE
- PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- FEMA 100-YEAR FLOODPLAIN

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



ORIGINAL SUBMITTAL DATE: DECEMBER 5, 2024

DATE: MAY 19, 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  
TOTAL ACREAGE: 19.331 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 39  
SINGLE FAMILY LOTS: 37  
O.S., W.Q.E., D.E., L.S.E., & P.U.E. LOTS 1  
O.S., L.S.E., & P.U.E. LOTS: 1

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
PACIFIC GROVE CIRCLE	1,210'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
SAN LORRENZO DRIVE	160'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,370'					

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).  
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B.

SHEET NO. 1 OF 4



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

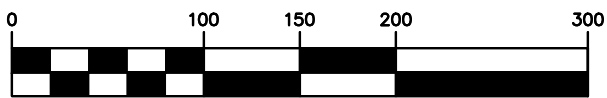
Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

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

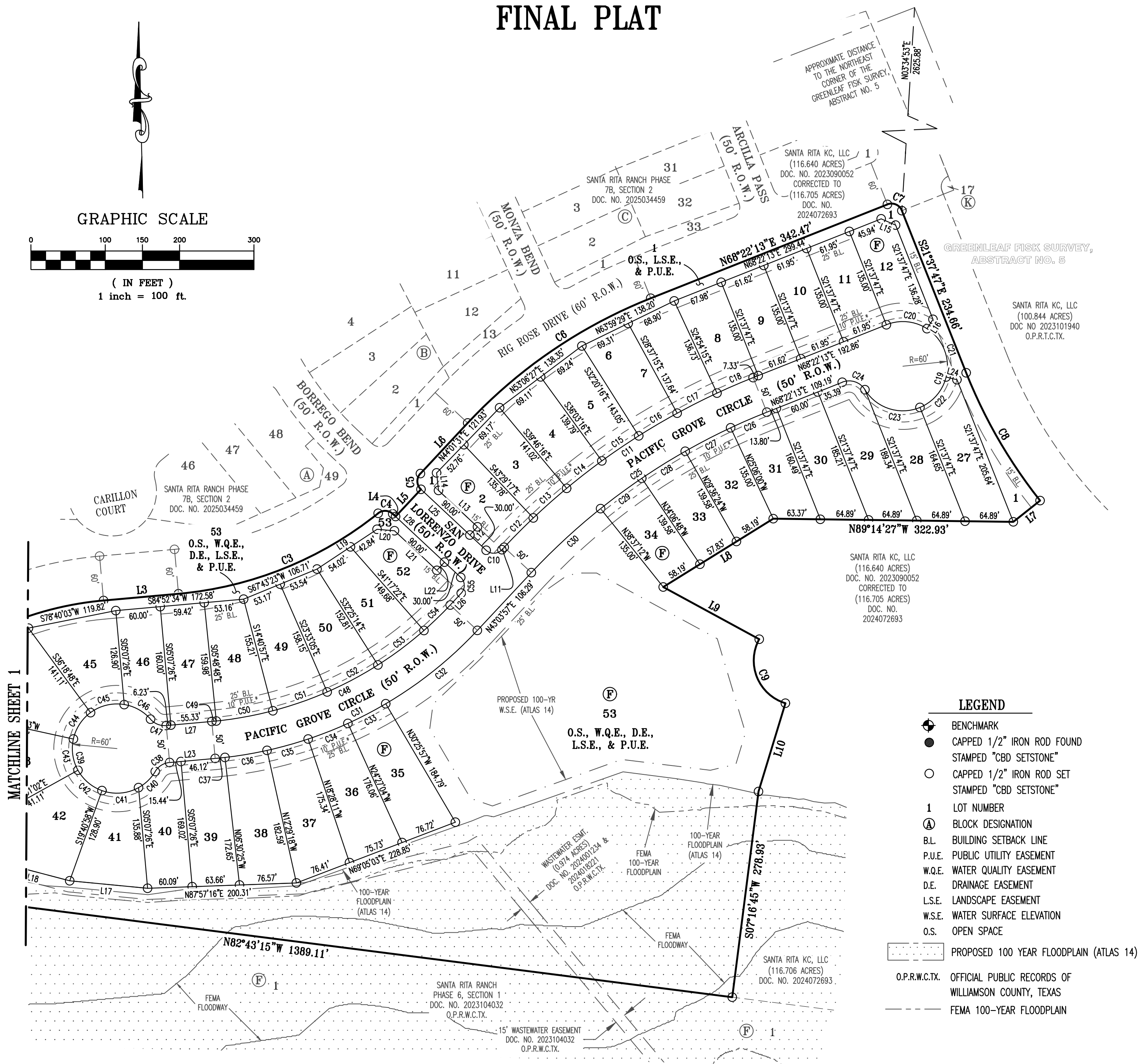
SANTA RITA RANCH PHASE 7B, SECTION 3  
FINAL PLAT



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
- W.S.E. WATER SURFACE ELEVATION
- O.S. OPEN SPACE
- PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
- O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- FEMA 100-YEAR FLOODPLAIN

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	313.40	500.00	N62°48'45"E	308.29	162.04
C2	307.33	440.00	N64°51'58"E	301.12	160.23
C3	293.76	500.00	N68°02'41"E	289.56	151.26
C4	21.43	15.00	S87°51'37"E	19.65	13.01
C5	23.56	15.00	N01°56'03"W	21.21	15.00
C6	300.32	680.00	N55°43'05"E	297.88	152.65
C7	23.56	15.00	S66°37'47"E	21.21	15.00
C8	199.27	680.00	S30°01'30"E	198.56	100.35
C9	106.40	60.00	S22°15'17"E	93.00	73.57
C10	23.56	15.00	N88°03'57"E	21.21	15.00
C11	408.52	925.00	S55°43'05"W	405.21	207.65
C12	55.64	925.00	N44°47'20"E	55.63	27.83
C13	60.00	925.00	N48°22'13"E	59.99	30.01
C14	60.00	925.00	N52°05'14"E	59.99	30.01
C15	60.00	925.00	N55°48'14"E	59.99	30.01
C16	60.00	925.00	N59°31'14"E	59.99	30.01
C17	60.00	925.00	N63°14'15"E	59.99	30.01
C18	52.86	925.00	N66°43'59"E	52.86	26.44
C19	272.10	60.00	N18°17'17"E	92.04	71.71
C20	56.91	60.00	S84°27'24"E	54.80	30.80

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C21	74.67	60.00	S21°37'47"E	69.95	43.04
C22	55.97	60.00	S40°44'51"W	53.96	30.21
C23	84.55	60.00	N72°09'41"W	77.72	51.01
C24	34.83	25.00	N71°42'43"W	32.08	20.92
C25	386.44	875.00	S55°43'05"W	383.31	196.42
C26	53.00	875.00	S66°38'07"W	52.99	26.51
C27	68.83	875.00	S62°38'48"W	68.81	34.43
C28	68.83	875.00	S58°08'24"W	68.81	34.43
C29	68.83	875.00	S53°38'00"W	68.81	34.43
C30	126.97	875.00	S47°13'22"W	126.86	63.60
C31	401.35	550.00	N63°58'16"E	392.50	210.08
C32	158.40	550.00	S51°19'00"W	157.86	79.75
C33	57.42	550.00	S62°33'29"W	57.39	28.73
C34	57.42	550.00	S68°32'23"W	57.39	28.73
C35	57.42	550.00	S74°31'16"W	57.39	28.73
C36	57.42	550.00	S80°30'09"W	57.39	28.73
C37	13.28	550.00	S84°11'05"W	13.28	6.64
C38	23.55	25.00	S57°53'32"W	22.69	12.73
C39	301.53	60.00	S05°07'26"E	70.59	43.64
C40	31.63	60.00	S46°00'31"W	31.26	16.19

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C41	50.87	60.00	S85°23'45"W	49.36	27.07
C42	43.29	60.00	S49°39'00"E	42.35	22.63
C43	43.29	60.00	N08°18'55"W	42.35	22.63
C44	43.29	60.00	S33°01'09"W	42.35	22.63
C45	47.79	60.00	N76°30'23"E	46.54	25.25
C46	41.38	60.00	N60°54'53"W	40.57	21.55
C47	23.55	25.00	S68°08'23"E	22.69	12.73
C48	364.86	500.00	N63°58'16"E	356.82	190.98
C49	6.02	500.00	S84°31'53"W	6.02	3.01
C50	77.40	500.00	N79°45'08"E	77.32	38.78
C51	77.40	500.00	S70°52'59"W	77.32	38.78
C52	77.40	500.00	S62°00'51"W	77.32	38.78
C53	77.40	500.00	S53°08'42"W	77.32	38.78
C54	49.26	500.00	S45°53'17"W	49.24	24.65
C55	23.56	15.00	N01°56'03"W	21.21	15.00

SHEET NO. 2 OF 4



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 3
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 19.331 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 2024072693, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 19.331 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" 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 AN ANGLE POINT ON THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 116.706 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES, NUMBERED 1 THROUGH 23:

- 1) N80°46'08"E, A DISTANCE OF 166.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 313.40 FEET, AND A CHORD THAT BEARS N62°48'45"E, A DISTANCE OF 308.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 3) N44°51'22"E, 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,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 307.33 FEET, AND A CHORD THAT BEARS N64°51'58"E, A DISTANCE OF 301.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) N84°52'34"E, A DISTANCE OF 101.21 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,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 293.76 FEET, AND A CHORD THAT BEARS N68°02'41"E, A DISTANCE OF 289.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.43 FEET, AND A CHORD THAT BEARS S87°51'37"E, A DISTANCE OF 19.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 8) S46°56'03"E, A DISTANCE OF 5.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 9) N43°03'57"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 RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N01°56'03"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 11) N43°03'57"E, 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 RIGHT,
- 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 300.32 FEET, AND A CHORD THAT BEARS N55°43'05"E, A DISTANCE OF 297.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 13) N68°22'13"E, 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 RIGHT,
- 14) ALONG SAID CURVE TO THE RIGHT, 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", FOR CORNER,
- 15) S21°37'47"E, A DISTANCE OF 234.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 199.27 FEET, AND A CHORD THAT BEARS S30°01'30"E, A DISTANCE OF 198.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 17) S51°34'48"W, A DISTANCE OF 45.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 18) N89°14'27"W, A DISTANCE OF 322.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 19) S58°08'24"W, A DISTANCE OF 174.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 20) S61°27'12"E, A DISTANCE OF 147.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 21) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 106.40 FEET, AND A CHORD THAT BEARS S22°15'17"E, A DISTANCE OF 93.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 22) S16°56'38"W, A DISTANCE OF 124.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 23) S07°16'45"W, A DISTANCE OF 278.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING ON THE NORTH LINE OF LOT 1, BLOCK F, SAID SANTA RITA RANCH PHASE 6, SECTION 1,

THENCE, WITH THE WEST LINE OF SAID 116.706 ACRE TRACT OF LAND AND THE NORTH LINE OF LOT 1, BLOCK F, SAID SANTA RITA RANCH PHASE 6, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- 1) N82°43'15"W, A DISTANCE OF 1,389.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 2) S87°40'11"W, A DISTANCE OF 251.44 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.331 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. 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.
- 6. 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

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.

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 3 FINAL PLAT

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

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 2024072693, 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 19.331 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 3 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29 DAY OF May, 2025.

SANTA RITA KC, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

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

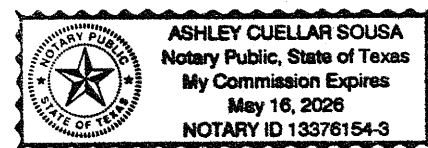
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1200 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 29<sup>th</sup> DAY OF May, 2025 A.D.

[Signature]  
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 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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

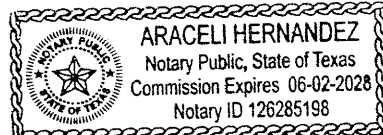
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29 DAY OF May, A.D., 2025.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES: 6-2-2028

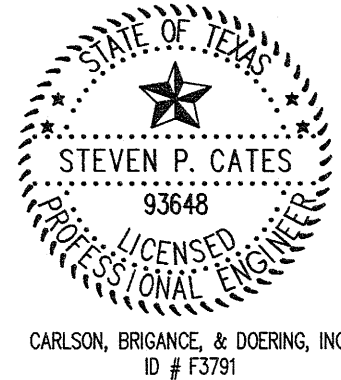


STATE OF TEXAS           §  
                                  §    KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON   §

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] 5/29/2025  
STEVEN P. CATES, P.E. NO. 93648           DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



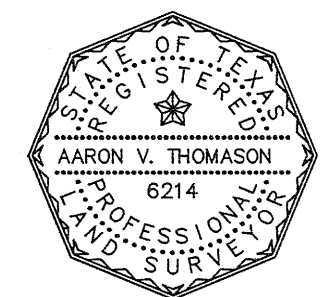
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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

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, GF NO. 2430385-COM, EFFECTIVE DATE NOVEMBER 1, 2024 ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 29 May 2025  
AARON V. THOMASON, R.P.L.S. NO. 6214           DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



BY: [Signature] 6/5/2025  
DIRECTOR OF PLANNING           DATE  
CITY OF LIBERTY HILL, TEXAS  
MCKENZIE HICKS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 29 DAY OF May, 2025 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS  
Cindy Bridges  
PRINTED NAME

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

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

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

## SHEET NO. 4 OF 4

