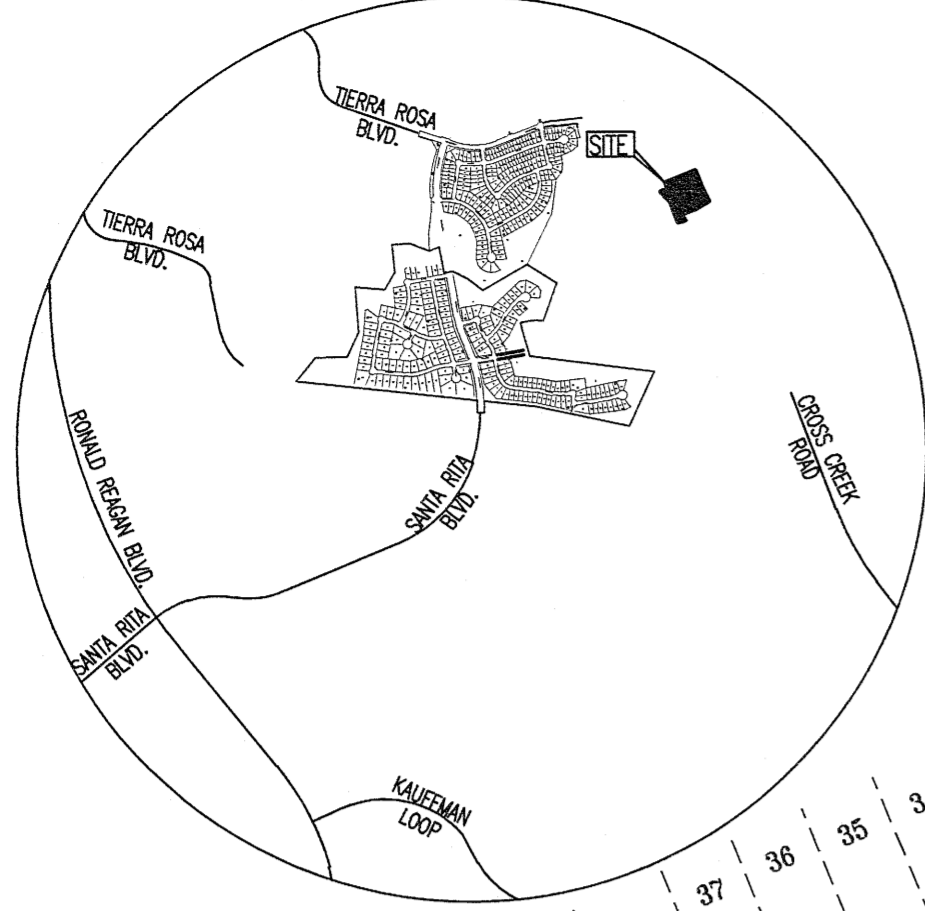
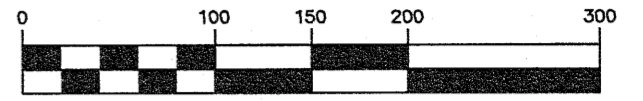


VICINITY MAP  
APPROX. SCALE:  
1"=2000'

# SANTA RITA RANCH PHASE 7C, SECTION 3 FINAL PLAT



GRAPHIC SCALE



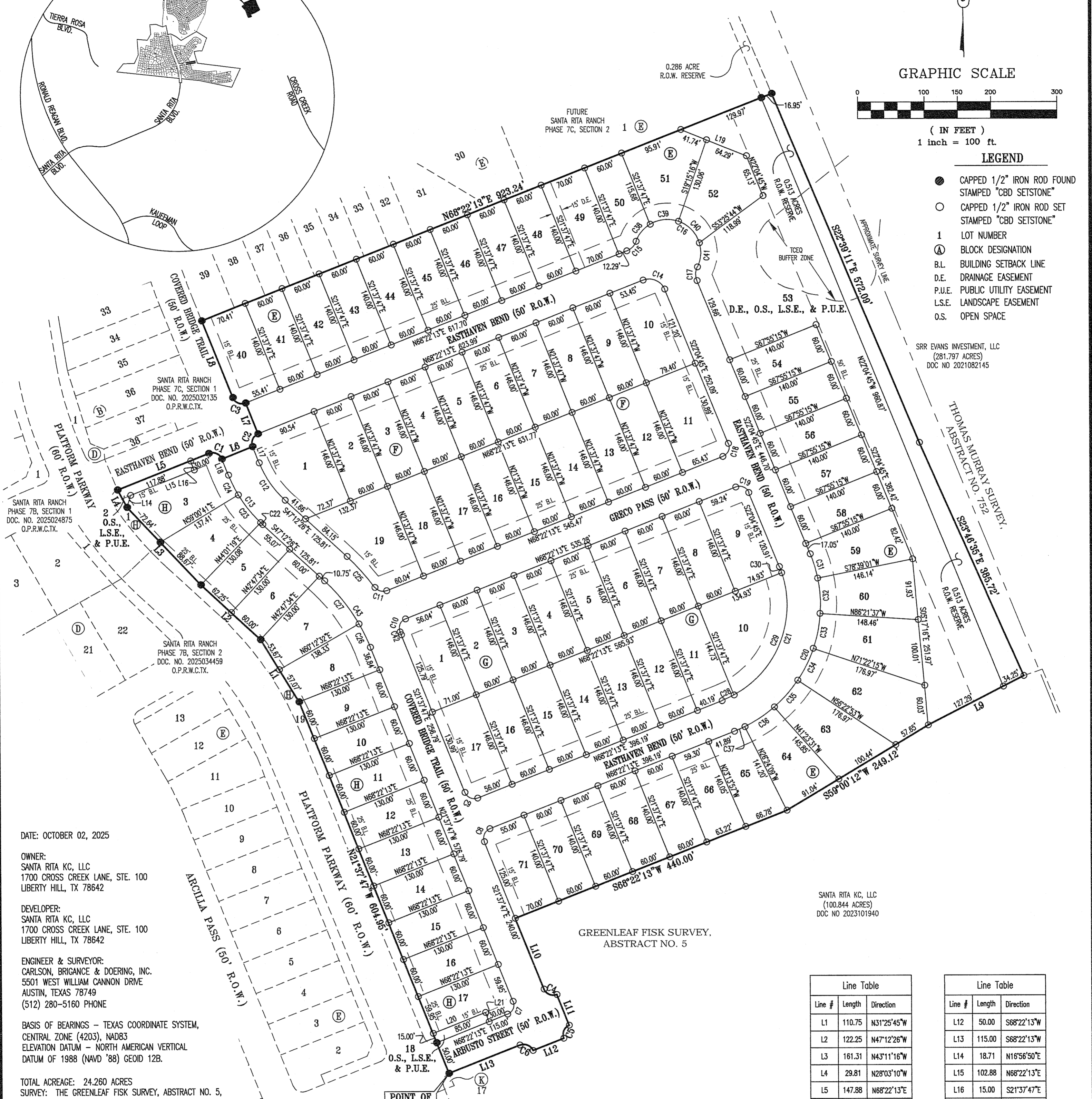
( IN FEET )  
1 inch = 100 ft.

**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.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE

SRR EVANS INVESTMENT, LLC  
(281.797 ACRES)  
DOC NO 2021082145

THOMAS MURRAY SURVEY  
ABSTRACT NO. 752



DATE: OCTOBER 02, 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: 24.260 ACRES  
SURVEY: THE 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	85
SINGLE FAMILY LOTS:	82
O.S., L.S.E. & P.U.E. LOTS:	2
D.E., O.S., L.S.E. & P.U.E. LOTS:	1

SANTA RITA KC, LLC  
(116.640 ACRES)  
DOC. NO. 2023090052  
CORRECTED IN  
DOC. NO. 2024072693

GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5

SANTA RITA KC, LLC  
(100.844 ACRES)  
DOC NO 2023101940

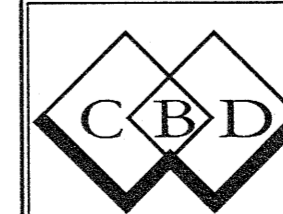
Line #	Length	Direction
L1	110.75	N31°25'45"W
L2	122.25	N47°12'26"W
L3	161.31	N43°11'16"W
L4	29.81	N28°03'10"W
L5	147.88	N68°22'13"E
L6	50.00	N68°22'13"E
L7	50.00	N21°37'47"W
L8	125.00	N21°37'47"W
L9	161.54	S62°41'06"W
L10	115.00	S21°37'47"E
L11	50.00	S21°37'47"E

Line #	Length	Direction
L12	50.00	S68°22'13"W
L13	115.00	S68°22'13"W
L14	18.71	N16°56'50"E
L15	102.88	N68°22'13"E
L16	15.00	S21°37'47"E
L17	26.50	S21°37'47"E
L18	26.50	S21°37'47"E
L19	106.03	N67°51'56"W
L20	85.00	N68°22'17"E
L21	14.95	N21°37'47"E

**ROAD TABLE**

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ARBUSTO STREET	195'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
COVERED BRIDGE TRAIL	1023'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EASTHAVEN BEND	1897'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
GRECO PASS	618'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	3,733'					

SHEET NO. 1 OF 3



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 3

## FINAL PLAT

**METES AND BOUNDS**

BEING ALL OF THAT CERTAIN 24.260 ACRE TRACT OF LAND SITUATED IN 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, SAID 24.260 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 WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF LOT 17, BLOCK K, SANTA RITA RANCH PHASE 7B, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2025034459, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 7B, SECTION 2, THE EAST LINE OF SANTA RITA RANCH PHASE 7B, SECTION 1, AND OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) N21°37'47"W, A DISTANCE OF 604.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N31°25'45"W, A DISTANCE OF 110.75 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N47°12'26"W, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N43°11'16"W, A DISTANCE OF 161.31 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 5) N28°03'10"W, A DISTANCE OF 29.81 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF LOT 1, BLOCK H, SAID SANTA RITA RANCH PHASE 7B, SECTION 1, SAME BEING ON THE SOUTH LINE OF EASTHAVEN BEND (50' R.O.W.), ALSO BEING AT THE SOUTHWEST CORNER OF SANTA RITA RANCH PHASE 7C, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202502135, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTH LINE OF SAID SANTA RITA RANCH PHASE 7C, SECTION 1, AND OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) N68°22'13"E, A DISTANCE OF 147.88 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND 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 FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N68°22'13"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) 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 N23°22'13"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N21°37'47"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) 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 N66°37'47"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N21°37'47"W, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 8) N68°22'13"E, A DISTANCE OF 923.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 100.844 ACRE TRACT OF LAND, BEING ON THE WEST LINE OF A CALLED 281.797 ACRE TRACT OF LAND CONVEYED TO SRR EVANS INVESTMENT, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2021082145, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 100.844 ACRE TRACT AND SAID 281.797 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

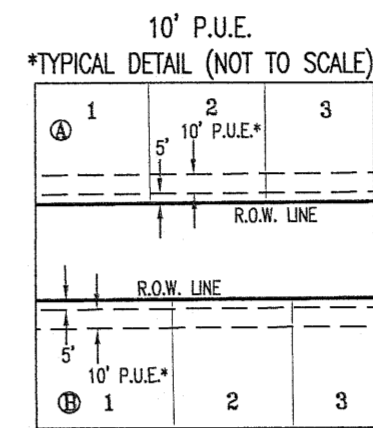
- 1) S22°39'11"E, A DISTANCE OF 572.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) S23°46'35"E, A DISTANCE OF 385.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

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

- 1) S62°41'06"W, A DISTANCE OF 161.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S59°00'12"W, A DISTANCE OF 249.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S68°22'13"W, A DISTANCE OF 440.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S21°37'47"E, A DISTANCE OF 115.00 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,
- 5) 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" FOR CORNER,
- 6) S21°37'47"E, A DISTANCE OF 50.00 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,
- 7) 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" FOR CORNER,
- 8) S68°22'13"W, A DISTANCE OF 50.00 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,
- 9) 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,
- 10) S68°22'13"W, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.260 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. A PUBLIC UTILITY EASEMENT 15 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY, EXCEPT AS NOTED:  
LOTS 40-71, BLOCK E, LOT 1, BLOCK F, LOTS 11-19, BLOCK F, LOT 1, BLOCK G, AND LOT 17, BLOCK G WHERE A 10 FEET WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PER THE DETAIL BELOW.



**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. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE WILLIAMSON COUNTY 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, OF NO. 2408807-COM, EFFECTIVE DATE MARCH 12, 2024 THAT ARE NOT SHOWN ON THE PLAT, AS FOLLOWS:

COMMUNICATION LINES EASEMENT RECORDED IN VOLUME 1106, PAGE 585, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS – DOES AFFECT SUBJECT PROPERTY, NOT PLOTTABLE. (BLANKET TYPE)

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

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

THE TERMS, CONDITIONS, AND STIPULATIONS OF THE WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NUMBER 2006036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES AFFECT SUBJECT PROPERTY, NOT PLOTTABLE. (BLANKET TYPE)

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

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

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

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C2	23.56	15.00	N23°22'13"E	21.21	15.00	90°00'00"
C3	23.56	15.00	N66°37'47"W	21.21	15.00	90°00'00"
C4	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C5	23.56	15.00	S23°22'13"W	21.21	15.00	90°00'00"
C6	23.56	15.00	N66°37'47"W	21.21	15.00	90°00'00"
C7	23.56	15.00	N23°22'13"E	21.21	15.00	90°00'00"
C8	23.56	15.00	S23°22'13"W	21.21	15.00	90°00'00"
C9	23.56	15.00	S66°37'47"E	21.21	15.00	90°00'00"
C10	23.79	15.00	S22°55'51"W	21.38	15.23	90°52'43"
C11	19.76	15.00	S73°53'14"E	18.36	11.61	75°29'07"
C12	69.19	155.00	S34°25'07"E	68.62	35.18	25°34'39"
C13	91.51	205.00	S34°25'07"E	90.76	46.53	25°34'39"
C14	39.07	25.00	N66°51'16"W	35.22	24.80	89°33'02"
C15	21.03	25.00	N44°16'31"E	20.41	11.18	48°11'23"
C16	162.25	50.00	N66°51'16"W	99.87	965.33	185°55'48"
C17	21.03	25.00	S02°00'57"W	20.41	11.18	48°11'23"
C18	23.68	15.00	N23°08'44"E	21.30	15.12	90°26'58"
C19	23.44	15.00	N66°51'16"W	21.13	14.88	89°33'02"
C20	323.62	205.00	N23°08'44"E	291.05	206.61	90°26'58"
C21	244.69	155.00	N23°08'44"E	220.06	156.22	90°26'58"
C22	4.40	205.00	N46°35'34"W	4.40	2.20	1°13'45"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	53.63	205.00	N38°29'00"W	53.48	26.97	14°59'22"
C24	33.49	205.00	N26°18'33"W	33.45	16.78	9°21'32"
C25	62.75	325.00	N41°40'33"W	62.65	31.47	11°03'46"
C26	39.17	275.00	N25°42'38"W	39.14	19.62	8°09'41"
C27	83.59	275.00	N36°29'57"W	83.27	42.12	17°24'58"
C28	19.86	155.00	N64°41'59"E	19.85	9.94	7°20'28"
C29	214.61	155.00	N21°21'50"E	197.87	128.52	79°19'48"
C30	10.22	155.00	N20°11'24"W	10.22	5.11	3°46'41"
C31	38.39	205.00	S16°42'52"E	38.33	19.25	10°43'46"
C32	53.63	205.00	S03°51'18"E	53.48	26.97	14°59'22"
C33	53.63	205.00	S11°08'04"W	53.48	26.97	14°59'22"
C34	53.63	205.00	S26°07'26"W	53.48	26.97	14°59'22"
C35	53.63	205.00	S41°06'48"W	53.48	26.97	14°59'22"
C36	53.63	205.00	S56°06'10"W	53.48	26.97	14°59'22"
C37	17.08	205.00	S65°58'02"W	17.07	8.54	4°46'22"
C38	33.82	50.00	N39°33'33"E	33.18	17.59	38°45'27"
C39	43.91	50.00	N84°05'46"E	42.51	23.48	50°18'59"
C40	47.01	50.00	S43°48'45"E	45.30	25.40	53°51'59"
C41	37.52	50.00	S04°36'56"W	36.64	19.69	42°59'24"
C42	4.98	325.00	N22°04'09"W	4.98	2.49	0°52'43"
C43	122.76	275.00	N34°25'07"W	121.75	62.42	25°34'39"

## SHEET NO. 2 OF 3

**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 7C, 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 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, DO HEREBY SUBDIVIDE 24.260 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 3 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 25 DAY OF September, 2025.

SANTA RITA KC, LLC  
 A TEXAS LIMITED PARTNERSHIP

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

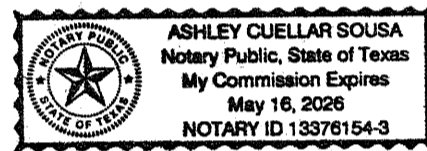
BY: [Signature]  
 JAMES EDWARD HORNE, VICE PRESIDENT  
 1700 CROSS CREEK LANE, STE. 100  
 LIBERTY HILL, TX 78642

STATE OF TEXAS: §  
 § KNOW ALL MEN BY THESE PRESENTS;  
 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 25th DAY OF September, 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, 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: Denisha Johnson  
 TITLE: Vice President

STATE OF TEXAS  
 COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Denisha Johnson, 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 25 DAY OF September, A.D., 2025.

BY: [Signature]  
 NOTARY PUBLIC, STATE OF TEXAS  
 PRINTED NAME: Araceli Hernandez  
 MY COMMISSION EXPIRES 6-2-2028



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.

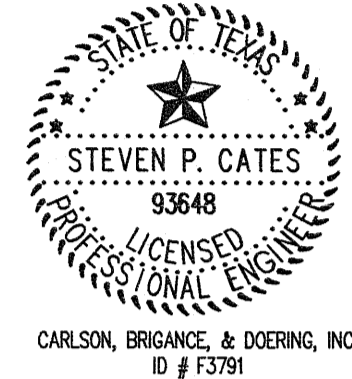
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:  
 COUNTY OF TRAVIS:

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.

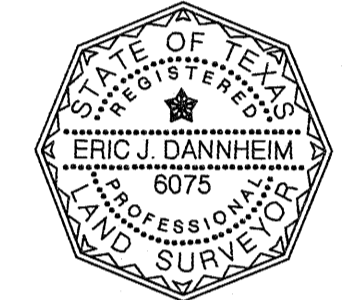
ENGINEERING BY: [Signature] 9/25/25  
 STEVEN P. CATES, P.E. NO. 93648  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE,  
 AUSTIN, TEXAS 78749



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. 2408807-COM, EFFECTIVE DATE MARCH 12, 2024 ARE SHOWN OR NOTED ON THE PLAT.  
 DATE OF SURVEY: FEBRUARY 13, 2018

SURVEYED BY: [Signature] 9/25/25  
 ERIC J. DANNHEIM, R.P.L.S. NO. 6075  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE,  
 AUSTIN, TEXAS 78749  
 Edannheim@cbdeng.com



[Signature] 10/1/2025  
 BY: MCKENZIE HICKS  
 DIRECTOR OF PLANNING  
 CITY OF LIBERTY HILL, TEXAS

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

[Signature] on behalf of [Signature]  
 WILLIAMSON COUNTY ADDRESSING COORDINATOR  
 WILLIAMSON COUNTY, TEXAS  
[Signature]  
 PRINTED NAME

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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREOF, 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.

STEVEN SNELL, COUNTY JUDGE  
 WILLIAMSON COUNTY, TEXAS  
 DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT  
 OF WILLIAMSON COUNTY, TEXAS

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

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791    ♦    REG. # 10024900

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