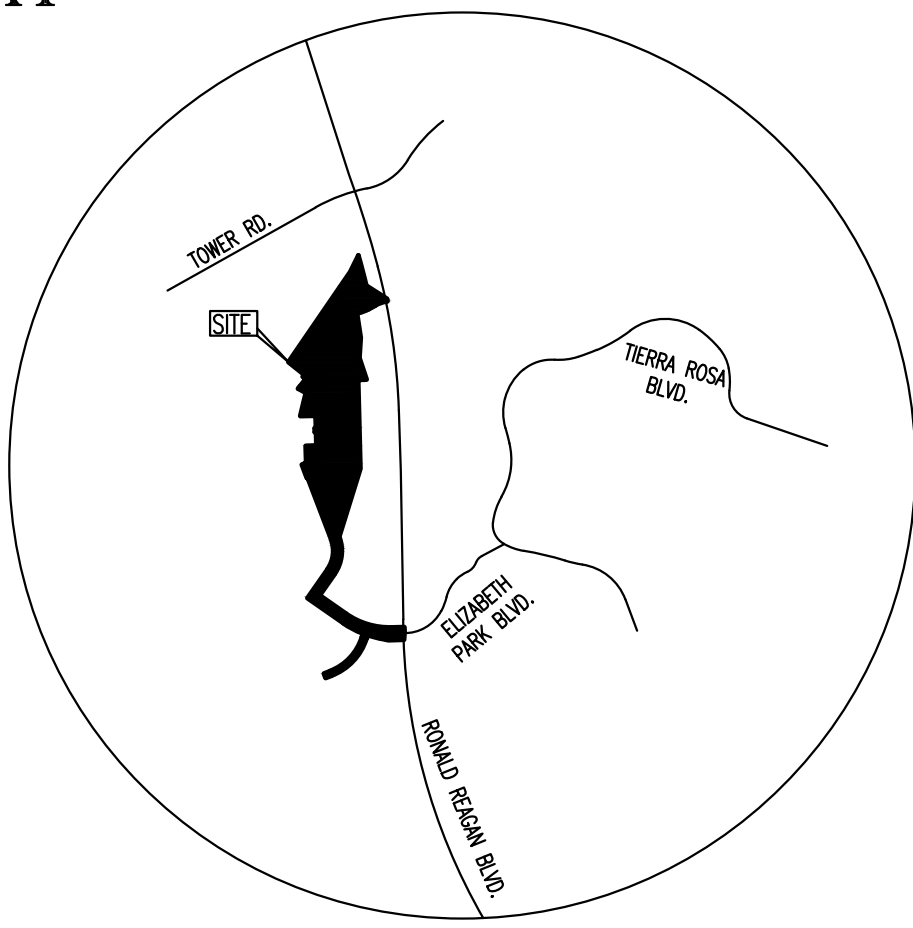
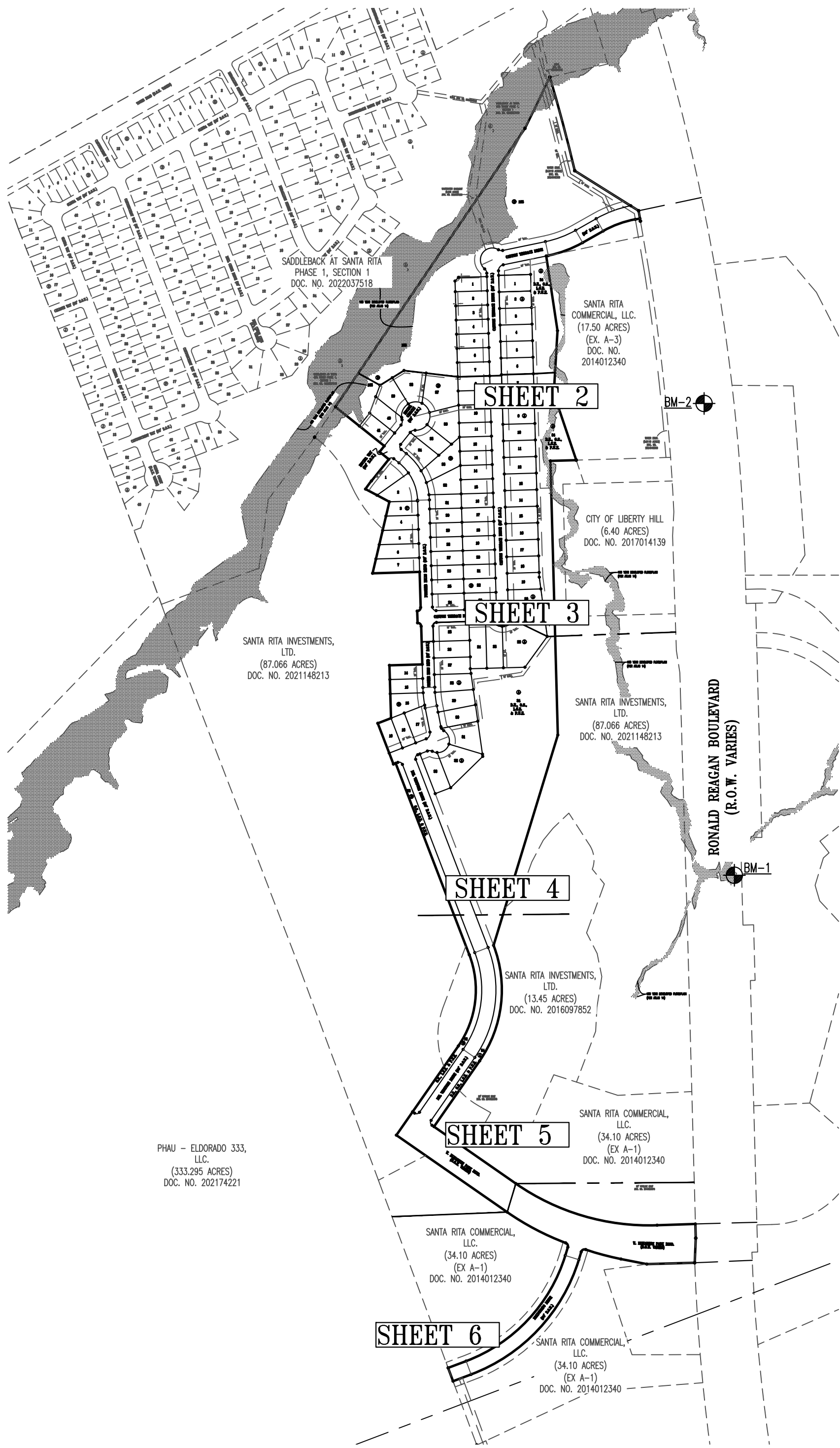
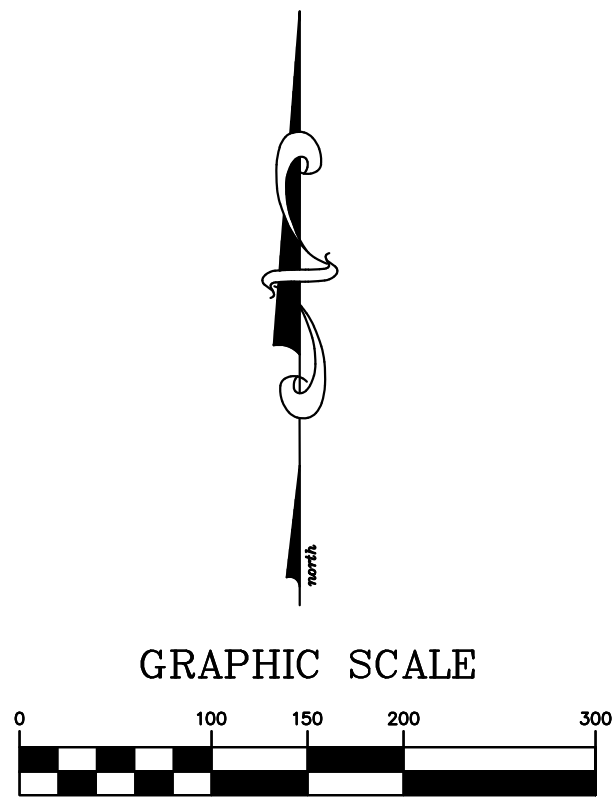


SANTA RITA RANCH NORTHWEST PHASE 2, SECTION 1
FINAL PLAT



VICINITY MAP
APPROX. SCALE: 1"=2000'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
- STAMPED "CBD SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD SET
- STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- A 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
- 100 YEAR DEVELOPED FLOOD PLAIN PER ATLAS 14

BENCHMARKS

BM-1: MAG NAIL FOUND ON THE EAST EDGE OF ASPHALT OF RONALD REAGAN BLVD.
+/- 500' SOUTH OF THE INTERSECTION WITH AUGUSTINE WAY
N: 10215964.05
E: 3080354.28
ELEV: 1002.35

BM-2: MAG NAIL FOUND ON THE EAST EDGE OF ASPHALT OF RONALD REAGAN BLVD.
+/- 1400' NORTH OF THE INTERSECTION WITH AUGUSTINE WAY.
N: 10217958.48
E: 3080226.45
ELEV: 926.20

DATE: JUNE 30, 2026

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: 54.895 ACRES
SURVEY: THE B. MANLOVE SURVEY, ABSTRACT NO. 417,

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

TOTAL OF LOTS 90
SINGLE FAMILY LOTS: 87
W.Q.E., D.E., O.S., L.S.E., & P.U.E. LOTS: 1
D.E., O.S., L.S.E., & P.U.E. LOTS: 1
O.S., L.S.E., & P.U.E. LOTS: 1

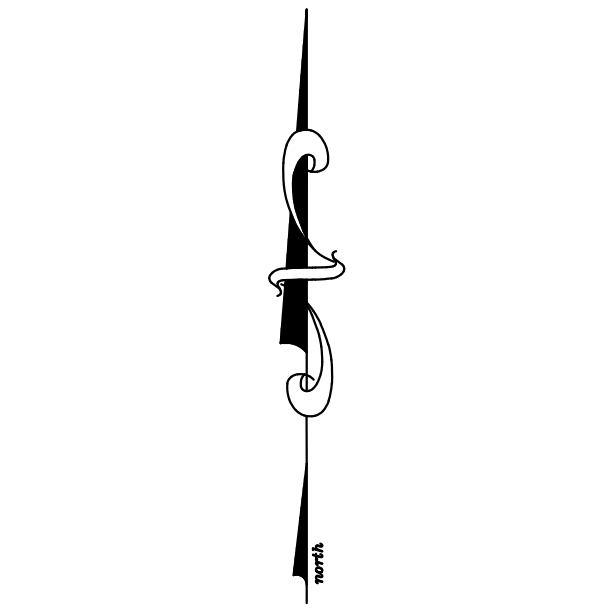
ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
CANYON TERRACE DRIVE	657'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
CANYON TERRACE DRIVE	1,860'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
DEL VENTURE DRIVE	1,749'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
ENCINA CIRCLE	174'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
ENCINA WAY	40'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MALDONADO DRIVE	853'	60' R.O.W.	45' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
PIONEER HILLS BEND	1,503'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
W. ELIZABETH PARK BLVD.	1,372'	R.O.W. VARIES	75'-134' FOC-FOC	45 M.P.H.	PUBLIC	ARTERIAL
TOTAL	8,208'					

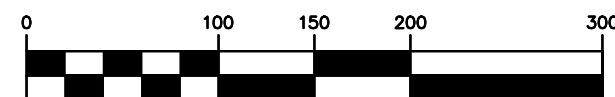


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SANTA RITA RANCH NORTHWEST PHASE 2, SECTION 1 FINAL PLAT



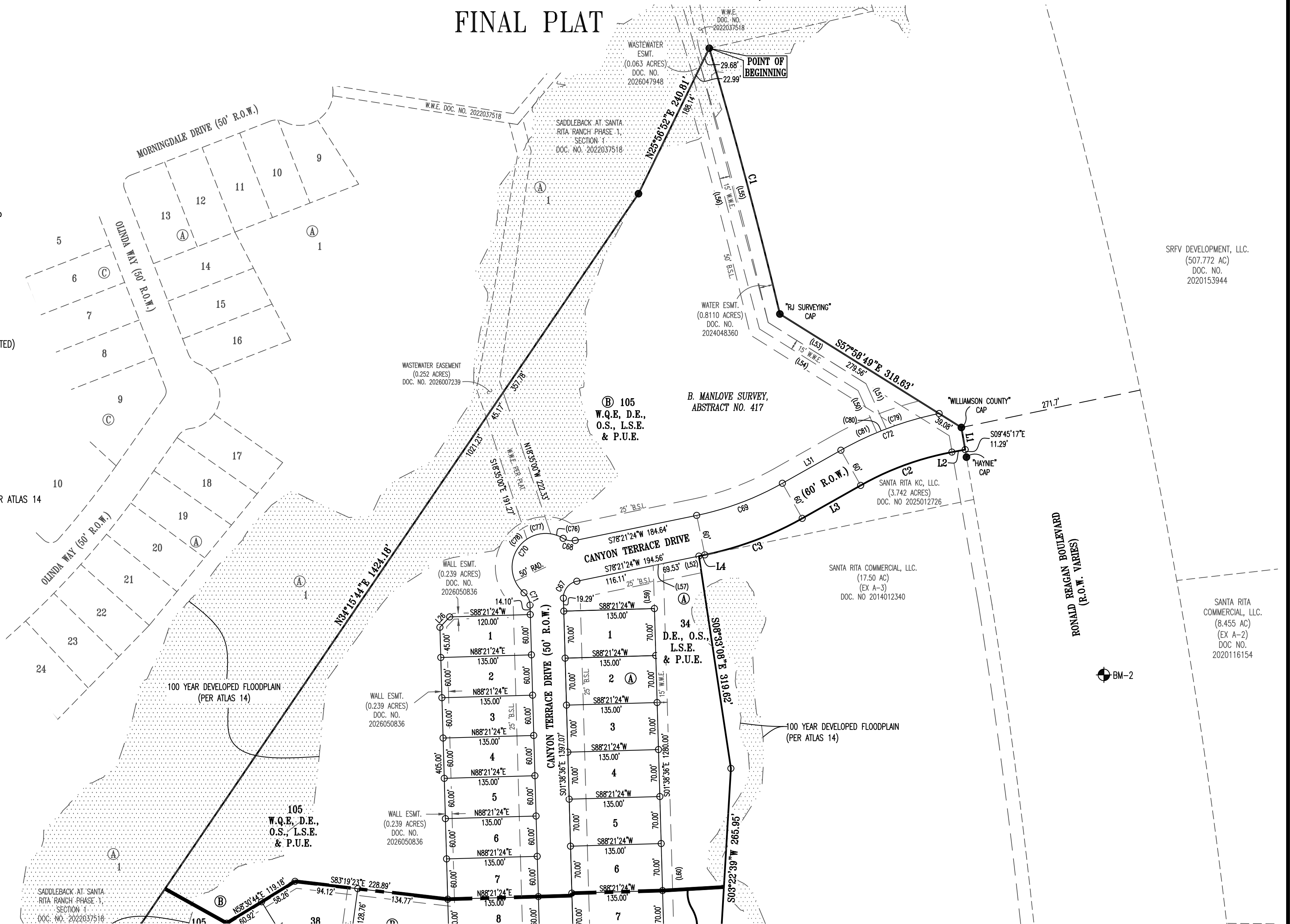
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE" (UNLESS NOTED)
- 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
- 100 YEAR DEVELOPED FLOOD PLAIN PER ATLAS 14



MATCH LINE
SHEET 3

SHEET NO. 2 OF 9

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

J: \AC3D\5665\Survey\PLAT - SRR NORTHWEST PHASE 2, SECTION 1

SHEET NO. 3 OF 9



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

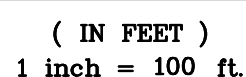
RONALD REAGAN BOULEVARD
(R.O.W. VARIES)

AUGUSTINE WAY
(1.913 ACRES)
DOC. NO. 2024005636

MATCH LINE
SHEET 2

MATCH LINE SHEET 4

GRAPHIC SCALE

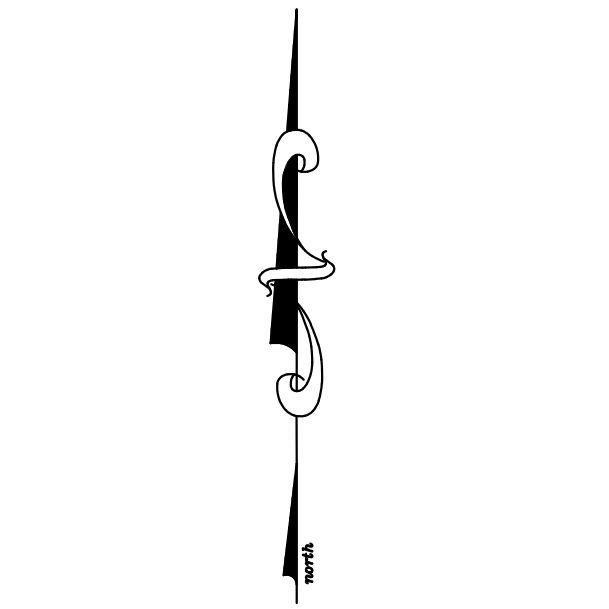


LEGEND

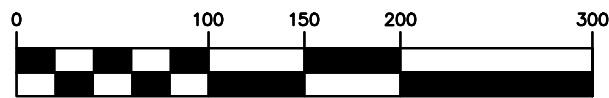
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STAMPED "CBD SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- ④ BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
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- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE

100 YEAR DEVELOPED FLOOD PLAIN PER ATLAS 14

SANTA RITA RANCH NORTHWEST PHASE 2, SECTION 1
FINAL PLAT



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

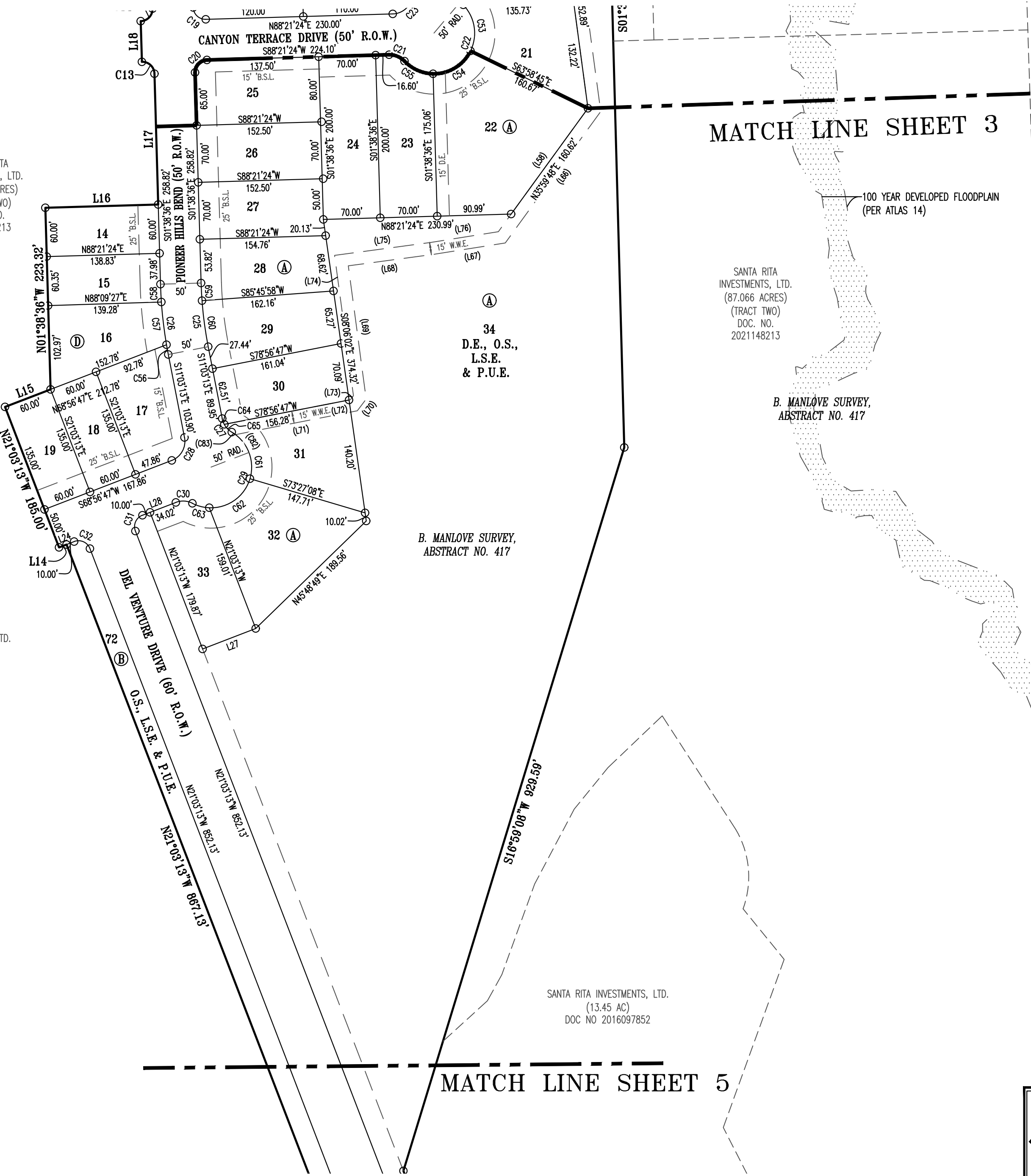
LEGEND

- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE" (UNLESS NOTED)
- 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
- 100 YEAR DEVELOPED FLOOD PLAIN PER ATLAS 14

SANTA RITA
INVESTMENTS, LTD.
(87.066 ACRES)
(TRACT TWO)
DOC. NO.
2021148213

SANTA RITA INVESTMENTS, LTD.
(87.066 ACRES)
(TRACT TWO)
DOC. NO. 2021148213

SANTA RITA INVESTMENTS, LTD.
(13.45 AC)
DOC NO 2016097852



SANTA RITA KC,
LLC.
(38.231 AC)
EX A-1
DOC NO
2013102456

AUGUSTINE WAY
(1.913 ACRES)
DOC. NO. 2024005636

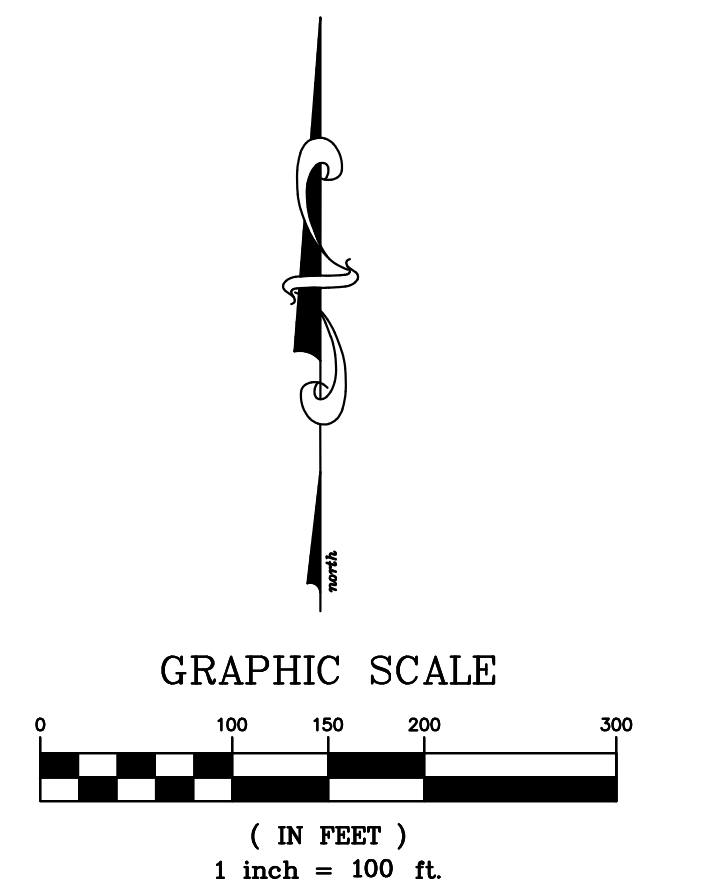
SANTA RITA KC,
LLC.
(38.231 AC)
EX A-1
DOC NO
2013102456

RONALD REAGAN BOULEVARD
(R.O.W. VARIES)

MATCH LINE SHEET 5

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 NORTHWEST PHASE 2, SECTION 1
---/MATCH LINE SHEET 4/ FINAL PLAT



LEGEND

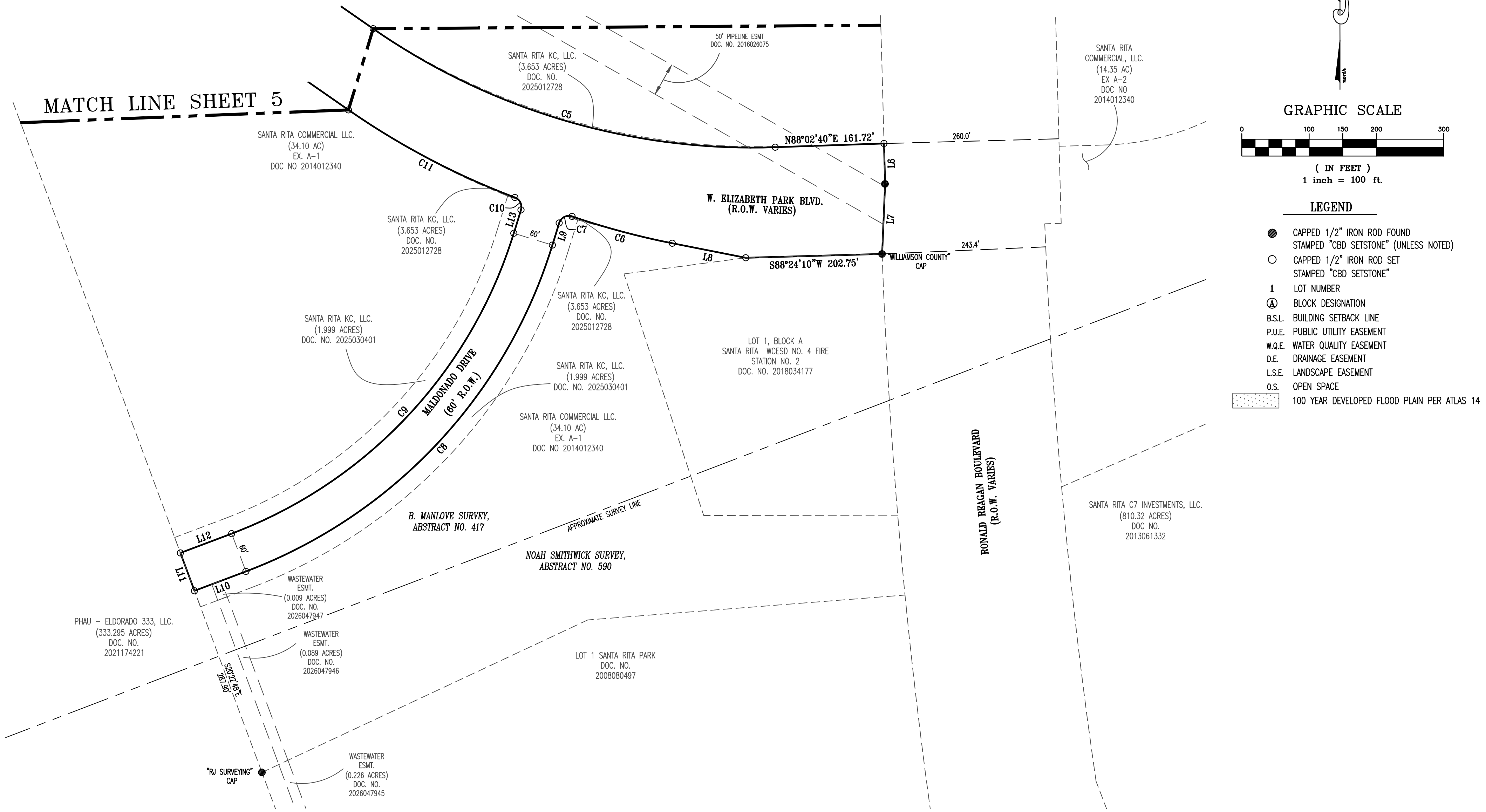
- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT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

SHEET NO. 5 OF 9

J: \AC3D\5665\Survey\PLAT - SRR NORTHWEST PHASE 2, SECTION 1


Carlson, Brigrance & 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 NORTHWEST PHASE 2, SECTION 1
FINAL PLAT



GRAPHIC SCALE

0 100 150 200 300

(IN FEET)
1 inch = 100 ft.

LEGEND

- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE" (UNLESS NOTED)
- CAPPED 1/2" IRON ROD SET
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Carlson, Brigance & Doering, Inc.

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SANTA RITA RANCH NORTHWEST PHASE 2, SECTION 1
FINAL PLAT

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 1-20, 23-25 AND 34, BLOCK A, LOTS 40, 41, 72 AND 105, BLOCK B, LOTS 1-7, BLOCK D, LOTS 14-19, BLOCK E WHERE A 10 FEET WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PER THE DETAIL SHOWN.

DRAINAGE AND FLOODPLAIN:

1. 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.
2. 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.
3. 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.
4. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL RESIDENTIAL 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.
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.
6. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
7. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
8. THE ATLAS 14 FLOODPLAIN SHOWN ON THIS PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE, AND DOERING, INC. DATED JULY 17, 2025.

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 19H/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/CITY OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

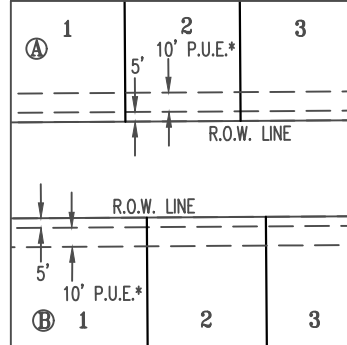
1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS 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.

Easement Line Table		
Line #	Length	Direction
(L50)	68.66	N24°14'16"W
(L51)	73.86	S24°14'15"E
(L52)	63.22	S78°21'24"W
(L53)	171.65	S57°59'15"E
(L54)	173.04	N57°59'15"W
(L55)	394.69	S14°46'59"E
(L56)	383.21	N14°46'59"W
(L57)	15.23	S78°21'24"W
(L58)	187.43	N35°59'48"E

Easement Line Table		
Line #	Length	Direction
(L59)	64.07	S01°38'36"E
(L60)	971.41	S01°38'36"E
(L61)	45.89	N88°21'24"E
(L62)	22.50	S01°33'12"E
(L63)	45.86	S88°21'24"W
(L64)	352.01	S01°38'36"E
(L65)	258.11	S07°40'40"E
(L66)	199.66	S35°59'48"W
(L67)	91.95	S80°59'48"W

Easement Line Table		
Line #	Length	Direction
(L68)	103.09	S82°21'05"W
(L69)	165.20	S07°38'55"E
(L70)	18.08	S37°05'23"W
(L71)	152.63	S78°56'47"W
(L72)	157.94	N78°56'47"E
(L73)	6.17	N37°05'23"E
(L74)	174.03	N07°38'55"W
(L75)	117.91	N82°21'05"E
(L76)	85.56	N80°59'48"E

*TYPICAL DETAIL (NOT TO SCALE)



Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C1	409.39	8150.00	S14°52'57"E	409.35	204.74 2°52'41"
C2	145.28	440.00	S69°58'54"W	144.62	73.31 18°55'03"
C3	155.47	500.00	S69°26'57"W	154.84	78.37 17°48'55"
C4	511.74	525.00	S06°52'16"W	491.72	278.26 55°50'56"
C5	633.73	988.00	S73°34'48"E	622.92	328.20 36°45'04"
C6	154.25	1159.50	N75°00'31"W	154.14	77.24 7°37'20"
C7	24.02	15.00	S62°56'04"W	21.53	15.46 91°44'09"
C8	688.97	755.00	S43°12'32"W	665.31	370.56 52°17'05"
C9	634.21	695.00	N43°12'32"E	612.44	341.11 52°17'05"
C10	22.61	15.00	N26°06'39"W	20.53	14.07 86°21'19"
C11	280.23	1140.00	N62°14'47"W	279.52	140.82 14°05'03"
C12	404.52	415.00	N06°52'16"E	388.70	219.96 55°50'56"
C13	23.56	15.00	N46°38'36"W	21.21	15.00 90°00'00"
C14	23.56	15.00	N43°21'40"E	21.21	15.00 89°59'29"
C15	42.45	475.00	N36°05'23"E	42.44	21.24 5°07'13"
C16	225.56	260.00	N26°29'48"W	218.56	120.43 49°42'25"
C17	182.19	210.00	N26°29'48"W	176.53	97.27 49°42'25"
C18	23.56	15.00	S83°38'59"W	21.21	15.00 90°00'00"
C19	23.56	15.00	S46°38'36"E	21.21	15.00 90°00'00"
C20	23.56	15.00	S43°21'24"W	21.21	15.00 90°00'00"
C21	21.03	25.00	N67°32'54"W	20.41	11.18 48°11'23"
C22	162.65	50.00	N43°21'24"E	99.85	897.21 186°22'46"
C23	39.27	25.00	N43°21'24"E	35.36	25.00 90°00'00"
C24	21.03	25.00	S25°44'17"E	20.41	11.18 48°11'23"
C25	78.84	480.00	S06°20'54"E	78.75	39.51 9°24'37"
C26	87.05	530.00	S06°20'54"E	86.95	43.62 9°24'37"
C27	21.03	25.00	S35°08'54"E	20.41	11.18 48°11'23"
C28	34.91	25.00	N28°56'47"E	32.14	20.98 80°00'00"
C29	153.92	50.00	N28°56'47"E	99.95	1581.95 176°22'46"
C30	21.03	25.00	N86°57'31"W	20.41	11.18 48°11'23"
C31	23.56	15.00	S23°56'47"W	21.21	15.00 90°00'00"
C32	23.56	15.00	N66°03'13"W	21.21	15.00 90°00'00"
C33	428.95	440.00	N06°52'29"E	412.16	233.25 55°51'23"
C34	487.44	500.00	N06°52'29"E	468.36	265.05 55°51'23"
C35	23.56	15.00	S10°12'03"E	21.21	15.00 90°00'26"
C36	23.56	15.00	N79°47'57"E	21.21	15.00 89°59'34"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C37	23.55	25.00	N11°39'57"E	22.69	12.73 53°58'05"
C38	301.53	60.00	S51°21'01"E	70.59	43.64 287°56'10"
C39	10.16	60.00	N10°28'07"W	10.14	5.09 9°41'57"
C40	67.16	60.00	N26°26'47"E	63.71	37.59 64°07'53"
C41	60.09	60.00	N87°12'12"E	57.61	32.84 57°22'56"
C42	51.64	60.00	S39°27'03"E	50.06	27.54 49°18'33"
C43	54.71	60.00	S11°19'28"W	52.83	29.42 52°14'30"
C44	57.78	60.00	S65°01'54"W	55.57	31.35 55°10'22"
C45	23.55	25.00	S65°38'02"W	22.69	12.73 53°58'05"
C46	123.66	210.00	N18°30'44"W	121.88	63.68 33°44'17"
C47	58.53	210.00	N43°21'57"W	58.34	29.46 15°58'07"
C48	96.20	260.00	S40°45'01"E	95.65	48.66 2°11'59"
C49	54.84	260.00	S24°06'30"E	54.74	27.52 12°05'05"
C50	52.94	260.00	S12°14'00"E	52.84	26.56 11°39'55"
C51	21.59	260.00	S04°01'19"E	21.58	10.80 4°45'26"
C52	5.10	50.00	S46°54'32"E	5.10	2.55 5°50'54"
C53	61.09	50.00	S08°58'55"E	57.36	35.01 70°00'20"
C54	56.90	50.00	S58°37'18"W	53.88	31.98 65°12'07"
C55	39.55	50.00	N66°06'56"W	38.53	20.88 45°19'25"
C56	12.23	530.00	N10°23'33"W	12.23	6.12 1°19'20"
C57	52.92	530.00	N06°52'15"W	52.90	26.48 5°43'15"
C58	21.90	530.00	N02°49'37"W	21.90	10.95 2°22'02"
C59	21.70	480.00	S02°56'19"E	21.70	10.85 2°35'26"
C60	57.13	480.00	S07°38'37"E	57.10	28.60 6°49'10"
C61	66.14	50.00	S21°20'52"E	61.42	38.92 75°47'28"
C62	66.22	50.00	S54°29'17"W	61.48	38.98 75°52'50"
C63	21.56	50.00	N75°13'04"W	21.40	10.95 24°42'28"
C64	7.61	25.00	S19°46'14"E	7.58	3.83 17°26'03"
C65	13.42	25.00	S43°51'55"E	13.26	6.88 30°45'20"
C66	23.56	15.00	S06°21'01"E	21.21	15.00 90°00'00"
C67	34.91	25.00	S38°21'24"W	32.14	20.98 80°00'00"
C68	18.69	25.00	S80°13'36"E	18.26	9.81 42°50'00"
C69	136.81	440.00	N69°26'57"E	136.26	68.96 17°48'55"
C70	149.25	50.00	S35°40'43"W	99.69	636.95 171°01'23"
C71	21.03	25.00	N25°44'17"W	20.41	11.18 48°11'23"
C72	156.72	500.00	S69°31'15"W	156.08	79.01 17°57'32"

Easement Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
(C76)	19.68	50.00	N70°05'16"W	19.56	9.97 22°33'21"
(C77)	37.04	50.00	S77°24'45"W	36.20	19.42 42°26'37"
(C78)	92.52	50.00	S03°10'44"W	79.88	66.38 106°01'25"
(C79)	81.91	500.00	S73°48'26"W	81.82	41.05 9°23'10"
(C80)	15.01	500.00	S68°15'15"W	15.01	7.51 1°43'14"
(C81)	59.80	500.00	S63°58°04"W	59.76	29.93 6°51'08"
(C82)	60.68	50.00	S18°13°05"E	57.02	34.71 69°31'55"
(C83)	5.46	50.00	N56°06'49"W	5.46	2.73 6°15'33"

Line Table		
Line #	Direction	Length
L1	S09°45'17"E	33.50
L2	S79°26'25"W	20.10
L3	S60°32'30"W	99.86
L4	S78°21'24"W	8.93
L5	S88°21'16"W	109.43
L6	S01°32'28"E	60.07
L7	S02°26'15"W	104.21
L8	N78°49'11"W	111.25
L9	S17°04'00"W	34.33
L10	S69°21'05"W	81.67
L11	N20°22'48"W	60.00

Line Table		
Line #	Direction	Length
L12	N69°21'05"E	81.38
L13	N17°04'00"E	36.34
L14	S68°56'47"W	9.89
L15	N68°56'47"E	60.00
L16	N88°21'24"E	138.83
L17	N01°38'36"W	160.84
L18	N01°38'36"W	50.00
L19	N01°38'36"W	150.29
L20	N61°55'29"W	114.13
L21	N38°38'59"E	117.44
L22	N51°21'01"W	50.00

Line Table		
Line #	Direction	Length
L23	N38°38'59"E	32.02
L24	S68°56'47"W	19.89
L25	S51°21'01"E	28.04
L26	N43°21'24"E	21.21
L27	S68°56'47"W	70.00
L28	N68°56'47"E	44.02
L29	S51°21'01"E	28.04
L30	N38°38'59"E	70.00
L31	S60°32'30"W	100.00
L32	N38°38'59"E	65.16
L33	N55°12'16"W	10.00

CBD

Carlson, Brigance & Doering, Inc.

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J:\AC3D\5665\Survey\PLAT – SRR NORTHWEST PHASE 2, SECTION 1

SHEET NO. 7 OF 9

SANTA RITA RANCH NORTHWEST PHASE 2, SECTION 1
FINAL PLAT

METES AND BOUNDS

A DESCRIPTION OF A 54.895 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 46.244 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025012725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), ALL OF A CALLED 3.742 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025012726, O.P.R.W.C.TX., ALL OF A CALLED 3.653 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025012728, O.P.R.W.C.TX., ALL OF A CALLED 0.501 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025012727, O.P.R.W.C.TX., ALL OF A CALLED 0.066 ACRE TRACT (EXHIBIT A-1) AND ALL OF A CALLED 0.005 ACRE TRACT (EXHIBIT A-2) CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025059977, O.P.R.W.C.TX., AND A PORTION OF A CALLED 1.999 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025030401, O.P.R.W.C.TX., SAID 54.895 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT ON THE WEST RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES), BEING AT THE NORTHEAST CORNER OF SAID 3.742 ACRE TRACT, SAME BEING ON THE SOUTH LINE OF SAID LOT 1, BLOCK A, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022037518, O.P.R.W.C.TX., FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID 3.742 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, THE FOLLOWING THREE (3) COURSES, NUMBERED 1 THROUGH 3,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 8,150.00 FEET, AN ARC LENGTH OF 409.39 FEET, AND A CHORD THAT BEARS S14°52'57"E, A DISTANCE OF 409.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING";
- 2) S57°58'49"E, A DISTANCE OF 318.63 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "WILLIAMSON COUNTY"; AND
- 3) S09°45'17"E, A DISTANCE OF 33.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"; FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "HAYNIE" ON THE WEST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, AND THE EAST LINE OF SAID 3.742 ACRE TRACT, BEARS S09°45'17"E, A DISTANCE OF 11.29 FEET,

THENCE, OVER AND ACROSS SAID 3.742 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES, NUMBERED 1 THROUGH 4,

- 1) S79°26'25"W, A DISTANCE OF 20.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 145.28 FEET, AND A CHORD THAT BEARS S69°58'54"W, A DISTANCE OF 144.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 3) S60°32'30"W, A DISTANCE OF 99.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 155.47 FEET, AND A CHORD THAT BEARS S69°26'57"W, A DISTANCE OF 154.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID 3.742 ACRE TRACT,

THENCE, S78°21'24"W, OVER AND ACROSS A CALLED 17.50 ACRE TRACT (EXHIBIT A-3) CONVEYED TO SANTA RITA COMMERCIAL, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2014012340, O.P.R.W.C.TX., AND WITH THE SOUTH LINE OF SAID 3.742 ACRE TRACT, A DISTANCE OF 8.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID 3.742 ACRE TRACT, BEING ON THE WEST LINE OF SAID 17.50 ACRE TRACT, SAME BEING ON THE EAST LINE OF SAID 46.244 ACRE TRACT,

THENCE, WITH THE COMMON LINE OF SAID 46.244 ACRE TRACT AND SAID 17.50 ACRE TRACT, THE FOLLOWING THREE (3) COURSES, NUMBERED 1 THROUGH 3,

- 1) S08°33'08"E, A DISTANCE OF 319.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 2) S03°22'39"W, A DISTANCE OF 265.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"; AND
- 3) S18°39'26"E, A DISTANCE OF 296.86 FEET TO A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP AT THE NORTHEAST CORNER OF A CALLED 0.93 ACRE TRACT CONVEYED TO THE CITY OF LIBERTY HILL BY DEED RECORDED IN DOCUMENT NUMBER 2024005960, O.P.R.W.C.TX., AND THE NORTHWEST CORNER OF A CALLED 0.92 ACRE TRACT CONVEYED TO THE CITY OF LIBERTY HILL BY DEED RECORDED IN DOCUMENT NUMBER 2024005959, O.P.R.W.C.TX.,

THENCE, WITH THE COMMON LINE OF SAID 0.93 ACRE TRACT AND SAID 46.244 ACRE TRACT, OVER AND ACROSS A CALLED 108.026 ACRE TRACT (EXHIBIT A-1) CONVEYED TO SANTA RITA INVESTMENTS, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2020111915, O.P.R.W.C.TX., AND A CALLED 87.066 ACRE TRACT (TRACT TWO) CONVEYED TO SANTA RITA INVESTMENTS, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2021148213, O.P.R.W.C.TX., THE FOLLOWING TWO (2) COURSES, NUMBERED 1 AND 2,

- 1) S88°21'16"W, A DISTANCE OF 109.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 0.93 ACRE TRACT, AND
- 2) S01°33'12"E, IN PART WITH THE WEST LINE OF SAID 0.93 ACRE TRACT, A DISTANCE OF 1159.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";

THENCE, ALONG THE EAST LINE OF SAID 46.244 ACRE TRACT, OVER AND ACROSS SAID 87.066 ACRE TRACT, AND A CALLED 13.45 ACRE TRACT CONVEYED TO SANTA RITA INVESTMENTS, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2016097852, O.P.R.W.C.TX., AND SAID 108.026 ACRE TRACT, THE FOLLOWING THREE (3) COURSES, NUMBERED 1 THROUGH 3,

- 1) S16°59'08"W, A DISTANCE OF 929.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 511.74 FEET, AND A CHORD THAT BEARS S06°52'16"W, A DISTANCE OF 491.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"; AND
- 3) S34°48'10"W, A DISTANCE OF 338.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID 0.501 ACRE TRACT,

THENCE, WITH THE NORTH LINE OF SAID 0.501 ACRE TRACT AND THE NORTH LINE OF SAID 3.653 ACRE TRACT, OVER AND ACROSS SAID 87.066 ACRE TRACT, AND A CALLED 34.10 ACRE TRACT (EXHIBIT A-1) CONVEYED TO SANTA RITA COMMERCIAL LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2014012340, O.P.R.W.C.TX., THE FOLLOWING THREE (3) COURSES, NUMBERED 1 THROUGH 3,

- 1) S55°12'16"E, A DISTANCE OF 421.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 988.00 FEET, AN ARC LENGTH OF 633.73 FEET, AND A CHORD THAT BEARS S73°34'48"E, A DISTANCE OF 622.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"; AND
- 3) N88°02'40"E, PARTIALLY WITH THE NORTH LINE OF SAID 0.005 ACRE TRACT, A DISTANCE OF 161.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, BEING AT THE NORTHEAST CORNER OF SAID 0.005 ACRE TRACT,

THENCE, WITH THE WEST LINE OF SAID RONALD REAGAN BOULEVARD, THE EAST LINE OF SAID 0.005 ACRE TRACT, AND THE EAST LINE OF SAID 3.653 ACRE TRACT, THE FOLLOWING TWO (2) COURSES, NUMBERED 1 AND 2,

- 1) S01°32'28"E, PASSING THE SOUTHEAST CORNER OF SAID 0.005 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 60.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE"; AND
- 2) S02°26'15"W, PASSING THE NORTHEAST CORNER OF SAID 0.066 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 104.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "WILLIAMSON COUNTY" AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, SANTA RITA WCESD NO. 4 FIRE STATION NO. 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2018034177, O.P.R.W.C.TX., BEING AT THE SOUTHEAST CORNER OF SAID 0.066 ACRE TRACT,

THENCE, S88°24'10"W, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 0.066 ACRE TRACT, A DISTANCE OF 202.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";

THENCE, OVER AND ACROSS SAID 34.10 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 0.066 ACRE TRACT, THE FOLLOWING TWO (2) COURSES, NUMBERED 1 AND 2,

- 1) N78°49'11"W, A DISTANCE OF 111.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 2) ALONG SAID CURVE TO THE RIGHT, PASSING THE WEST CORNER OF SAID 0.066 ACRE TRACT, PASSING THE SOUTH LINE OF SAID 3.653 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 3.653 ACRE TRACT, HAVING A RADIUS OF 1159.50 FEET, AN ARC LENGTH OF 154.25 FEET, AND A CHORD THAT BEARS N75°00'31"W, A DISTANCE OF 154.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,

(CONTINUED)

THENCE, OVER AND ACROSS SAID 3.653 ACRE TRACT AND SAID 1.999 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES, NUMBERED 1 THROUGH 4,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.02 FEET, AND A CHORD THAT BEARS S62°56'04"W, A DISTANCE OF 21.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 2) S17°04'00"W, A DISTANCE OF 34.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET, AN ARC LENGTH OF 688.97 FEET, AND A CHORD THAT BEARS S43°12'32"W, A DISTANCE OF 665.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"; AND
- 4) S69°21'05"W, A DISTANCE OF 81.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID 1.999 ACRE TRACT, BEING ON THE EAST LINE OF A CALLED 333.295 ACRE TRACT CONVEYED TO PHAU – ELDERADO 333, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2021174221, O.P.R.W.C.TX.,

THENCE, N20°22'48"W, WITH THE SOUTH LINE OF SAID 1.999 ACRE TRACT AND THE EAST LINE OF SAID 333.295 ACRE TRACT, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";

THENCE, OVER AND ACROSS SAID 1.999 ACRE TRACT AND SAID 3.653 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES, NUMBERED 1 THROUGH 5,

- 1) N69°21'05"E, A DISTANCE OF 81.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 695.00 FEET, AN ARC LENGTH OF 634.21 FEET, AND A CHORD THAT BEARS N43°12'32"E, A DISTANCE OF 612.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 3) N17°04'00"E, A DISTANCE OF 36.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT, BEING AT THE NORTHWEST CORNER OF SAID 1.999 ACRE TRACT, SAME BEING ON THE SOUTH LINE OF SAID 3.653 ACRE TRACT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.61 FEET, AND A CHORD THAT BEARS N26°06'39"W, A DISTANCE OF 20.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,140.00 FEET, AN ARC LENGTH OF 280.23 FEET, AND A CHORD THAT BEARS N62°14'47"W, A DISTANCE OF 279.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID 3.653 ACRE TRACT,

THENCE, N55°12'16"W, WITH THE SOUTH LINE OF SAID 3.653 ACRE TRACT, OVER AND ACROSS THE NORTH LINE OF SAID 34.10 ACRE TRACT, PASSING THE SOUTHWEST CORNER OF SAID 3.653 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID 0.501 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 34.10 ACRE TRACT, ALSO BEING THE SOUTH LINE OF SAID 87.066 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 570.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, N34°48'10"E, WITH THE WEST LINE OF SAID 0.501 ACRE TRACT, AND OVER AND ACROSS SAID 87.066 ACRE TRACT, A DISTANCE OF 458.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, ALONG THE WEST LINES OF SAID 46.244 ACRE TRACT, OVER AND ACROSS SAID 87.066 ACRE TRACT, SAID 13.45 ACRE TRACT, AND SAID 108.026 ACRE TRACT, THE FOLLOWING 20 (TWENTY) COURSES, NUMBERED 1 THROUGH 20,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 415.00 FEET, AN ARC LENGTH OF 404.52 FEET, AND A CHORD THAT BEARS N06°52'16"E, A DISTANCE OF 388.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 2) N21°03'13"W, A DISTANCE OF 867.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 3) S68°56'47"W, A DISTANCE OF 9.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 4) N21°03'13"W, A DISTANCE OF 185.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 5) N68°56'47"E, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 6) N01°38'36"W, A DISTANCE OF 223.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 7) N88°21'24"E, A DISTANCE OF 138.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 8) N01°38'36"W, A DISTANCE OF 160.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" 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 N46°38'36"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 10) N01°38'36"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- 11) 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 N43°21'40"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 12) N01°38'36"W, A DISTANCE OF 150.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 13) S88°21'24"W, A DISTANCE OF 199.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 14) N13°12'58"E, A DISTANCE OF 310.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 15) N61°55'29"W, A DISTANCE OF 114.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 42.45 FEET, AND A CHORD THAT BEARS N36°05'23"E, A DISTANCE OF 42.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 17) N38°38'59"E, A DISTANCE OF 117.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 18) N51°21'01"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
- 19) N38°38'59"E, A DISTANCE OF 32.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"; AND
- 20) N51°21'01"W, A DISTANCE OF 264.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 108.026 ACRE TRACT, BEING ON THE EAST LINE OF SAID LOT 1, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID LOT 1, AND THE WEST LINE OF SAID 108.026 ACRE TRACT, BEARS S34°15'44"W, A DISTANCE OF 155.36 FEET,

THENCE, N34°15'44"E, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 46.244 ACRE TRACT, A DISTANCE OF 1,424.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID 3.740 ACRE TRACT, AND THE NORTHEAST CORNER OF SAID 46.244 ACRE TRACT,

THENCE, N25°56'52"E, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 3.740 ACRE TRACT, A DISTANCE OF 240.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.895 ACRES OF LAND.



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

SHEET NO. 8 OF 9

J:\AC3D\5665\Survey\PLAT – SRR NORTHWEST PHASE 2, SECTION 1

SANTA RITA RANCH NORTHWEST PHASE 2, 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 A CALLED 46.244 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2025012725, A CALLED 3.742 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2025012726, A CALLED 3.653 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2025012728, A CALLED 0.501 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2025012727, A CALLED 1.999 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2025030401, A CALLED 0.066 ACRE TRACT (EXHIBIT A-1) AND A CALLED 0.005 ACRE TRACT (EXHIBIT A-2) CONVEYED IN DOCUMENT NUMBER 2025059977, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, DO HEREBY SUBDIVIDE 54.895 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 NORTHWEST PHASE 2, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF June, 20 26

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

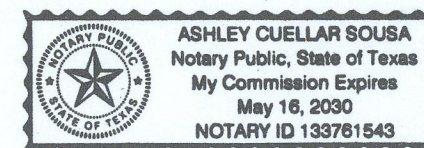
BY: James Edward Horne
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 23 DAY OF June, 20 26 A.D.

Ashley Cuellar Sousa
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009177, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

BY: Jason Rangel
PRINTED NAME: Jason Rangel
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Travis

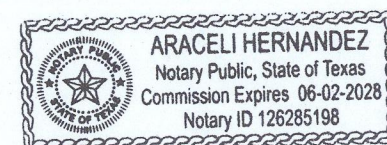
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF June, A.D., 20 26

BY: Araceli Hernandez
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2028



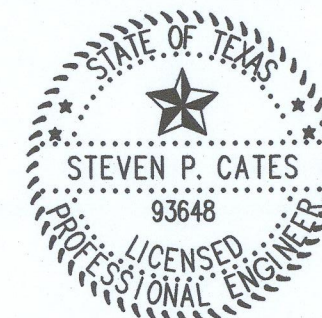
STATE OF TEXAS:

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: Steven P. Cates 6/22/2026
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.

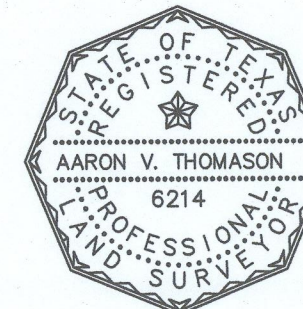
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

SURVEYED BY: Aaron V. Thomason 22 Jun 2026
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



Robyn Claridy-Miga
ROBYN CLARIDY-MIGA, DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LIBERTY HILL, TEXAS

July 1, 2026
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 23 DAY OF June, 2026 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
PRINTED NAME: Cindy Bridges

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: Steven Snell DATE
STEVEN SNELL
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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

I, NANCY E. 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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

