

SANTA RITA RANCH PHASE 6, S	ECTION 3
FINAL PLAT	
METES AND BOUNDS BEING ALL OF THAT CERTAIN 29.053 ACRE TRACT OR PARCEL OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 118.212 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2023033961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 29.053 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:	<u>GENERAL:</u> 1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83. 2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID 118.212 ACRE TRACT, AND BEING ON THE NORTH LINE OF LOT 59, BLOCK A, SANTA RITA RANCH PHASE 5, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022083761, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,	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
THENCE, N83*39'12"W, WITH THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 2, A DISTANCE OF 740.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF LOT 74, BLOCK A, SAID SANTA RITA RANCH PHASE 5, SECTION 2, ON THE SOUTHEAST LINE OF LOT 74, BLOCK F, SANTA RITA RANCH PHASE 3, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 118.212 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,	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.
THENCE, OVER AND ACROSS SAID 118.212 ACRE TRACT OF LAND, AND FOLLOWING THE SOUTHEAST LINE OF LOT 74, BLOCK F, OF SAID SANTA RITA RANCH PHASE 3, SECTION 2 THE FOLLOWING FOUR (4) COURSES AND	
DISTANCES, NUMBERED 1 THROUGH 4,	DRAINAGE AND FLOODPLAIN:
 N39'00'22"E, A DISTANCE OF 389.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, N88'00'22"E, A DISTANCE OF 408.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, N25'00'22"E, A DISTANCE OF 355.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, N03'59'38"W, A DISTANCE OF 588.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF LOT 74, BLOCK F, OF SAID SANTA RITA RANCH PHASE 3, SECTION 2, 	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.
4) NOS 39 36 W, A DISTANCE OF 368.00 FEET TO A CAPPED 1/2 INCH TRONT ROD FOOND STAMFED CBD SETSIONE AT THE NORTHEAST CORNER OF LOT 74, BLOCK F, OF SAID SANTA RITA RANCH PHASE 3, SECTION 2, AND ON THE SOUTH LINE OF LOT 77, BLOCK F OF SANDA RITA RANCH PHASE 3, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020163813, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THENCE, WITH THE SOUTH LINE OF SAID LOT 77, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,	2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 45–55, BLOCK A. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
1) S83°59'38″E, A DISTANCE OF 387.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 2) N30°00'22"E, A DISTANCE OF 265.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,	3. THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED DECEMBER 9, 2021. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14.
 3) N04'59'38"W, A DISTANCE OF 360.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, 4) N87'00'22"E, A DISTANCE OF 225.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND 5) S69'59'38"E, A DISTANCE OF 276.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID LOT 77, BEING ON THE WEST LINE OF A CALLED 59.909 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED IN DOCUMENT NUMBER 2023033962, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, 	4. 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.
THENCE, WITH THE WEST LINE OF SAID 59.909 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,	5. MAINTENANCE RESPONSIBILITY FOR 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.
 N69'00'19"E, A DISTANCE OF 133.18 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND S09'47'28"E, A DISTANCE OF 356.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID 59.909 ACRE TRACT OF LAND, AND ON THE NORTH LINE OF SANTA RITA RANCH PHASE 6, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING ON THE NORTH RIGHT-OF-WAY LINE OF KISER ROAD (50' R.O.W.), FOR CORNER. 	6. 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.
K.C.W.J, FOR CORNER,	WATER AND WASTEWATER:
THENCE, ALONG THE WEST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,	1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
1) S80°12'32"W, A DISTANCE OF 13.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE NORTH TERMINUS OF SAID KISER ROAD, 2) S09°47'28"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE SOUTH TERMINUS OF SAID KISER ROAD,	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) N80°12'32"E, A DISTANCE OF 23.57 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, AND	3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/ GEORGETOWN UTILITY SYSTEMS
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 S54*47'28"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING ON THE WEST RIGHT OF WAY LINE OF EAST SANTA RITA BOULEVARD (90' R.O.W.), SAME BEING ON THE WEST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1,	4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL 5. ELECTRIC SERVICE IS PROVIDED BY: PEC
THENCE, ALONG THE WEST LINE OF SAID SANTA RITA RANCH PHASE 6, SECTION 1, AND ALONG THE WEST LINE OF SAID EAST SANTA RITA BOULEVARD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,	ROADWAY AND RIGHT-OF-WAY:
1) S09°47'28″E, A DISTANCE OF 506.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 303.63 FEET, AND A CHORD THAT BEARS S17'02'23″E, A DISTANCE OF 302.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET	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
STAMPED "CBD SETSTONE" FOR CORNER, 3) S24*17'19"E, A DISTANCE OF 101.31 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 1900.00 FEET, AN ARC LENGTH OF 172.58 FEET, AND A CHORD THAT BEARS S21*41'11"E, A DISTANCE OF 172.52 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, AND	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
5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 26.22 FEET, AND A CHORD THAT BEARS S30°59'20"W, A DISTANCE OF 23.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST SANTA RITA BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF JATES FIELD BEND (50' R.O.W.),	THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
THENCE, OVER AND ACROSS SAID 118.212 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES, NUMBERED 1 THROUGH 22,	2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
	3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 1) S81'03'44"W, A DISTANCE OF 154.10 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, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N53'56'16"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 	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.
 3) NO8'56'16"W, A DISTANCE OF 11.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 21.23 FEET, AND A CHORD THAT BEARS N10'09'16"W, A DISTANCE OF 21.23 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER. 	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.
5) S78°37'44″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. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR

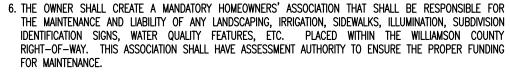
5) S78'37'44"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 19.11 FEET, AND A CHORD THAT BEARS S10'09'16"E, A DISTANCE OF 19.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 7) S08'56'16"E, A DISTANCE OF 11.35 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, 8) 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 S36'03'44"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 9) S81'03'44"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 4.11 FEET, AND A CHORD THAT BEARS S80'50'17"W, A DISTANCE OF 4.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 11) N20'09'40"W, A DISTANCE OF 320.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 12) NO0 32'15"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 RIGHT, 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 33.22 FEET, AND A CHORD THAT BEARS N85'24'47"W, A DISTANCE OF 33.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14) NO9'47'28"W, A DISTANCE OF 278.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 15) N72°36'48"W, A DISTANCE OF 278.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 16) N77"31'39"W, A DISTANCE OF 316.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 17) S10'56'49"W, A DISTANCE OF 150.00 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, 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 24.72 FEET, AND A CHORD THAT BEARS S51°43'01"W, A DISTANCE OF 24.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 19) N52°26'40"W, A DISTANCE OF 170.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

20) S66°04'40"W, A DISTANCE OF 28.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

21) SO4 36'00"W, A DISTANCE OF 320.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

22) S10°56'49"W, A DISTANCE OF 693.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.053 ACRES OF LAND.

Curve Table						Curve Table								Curve Table									Line Table				Line Table			
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Ci	urve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Line #	Length	Direction	Ľ	ine #	Length	Direction		
C1	23.56	15.00	S54°47'28"E	21.21	15.00	90°00'00"	C19	249.03	525.00	N03°47'52"E	246.70	126.90	27°10'40"		C37	90.08	616.99	S03°55'15"W	90.00	45.12	8°21'54"	L1	13.57	S80°12'32"W		L13	84.22	N24°17'19"W		
C2	303.63	1200.00	S17°02'23"E	302.82	152.63	14°29'51"	C20	73.49	450.00	N13°36'58"W	73.40	36.82	9°21'23"		C38	90.11	538.37	S12°53'53"W	90.00	45.16	9'35'22"	L2	50.00	S09°47'28"E		L14	84.22	N24°17'19"W		
C3	172.58	1900.00	S21°41'11"E	172.52	86.35	5°12'15"	C21	47.08	450.00	N21°17'29 " W	47.06	23.56	5 ° 59'39"		C39	76.84	525.00	N13°11'38"E	76.77	38.49	8°23'07"	L3	23.57	N80°12'32"E		L15	25.00	N08*56'16"W		
C4	26.22	15.00	S30°59'20"W	23.01	17.92	100°08'47"	C22	4.22	500.00	S24°02'49"E	4.22	2.11	0°29'00"		C40	89.09	525.00	N04°08'23"E	88.98	44.65	9*43'22"	L4	101.31	S24°17'19"E		L16	97.12	N81°03'44"E		
C5	23.56	15.00	N53°56'16"W	21.21	15.00	90°00'00"	C23	66.72	500.00	S19*58'58"E	66.67	33.41	7°38'42"		C41	83.10	525.00	N05°15'23"W	83.02	41.64	9'04'10"	L5	154.10	S81°03'44"W		L17	18.66	S29°30'48"W		
C6	21.23	500.00	N10°09'16"W	21.23	10.62	2°26'00"	C24	63.03	500.00	S12°32'56"E	62.98	31.55	7°13'20"		C42	6.25	50.00	N54°24'04"W	6.24	3.13	7'09'33"	L6	11.35	N08*56'16"W		L18	28.36	N70°44'13"E		
C7	19.11	450.00	S10°09'16"E	19.11	9.56	2°26'00"	C25	20.92	1415.00	N23°51'54"W	20.92	10.46	0°50'50"		C43	40.54	50.00	S74°49'42"E	39.44	21.46	46°27'14"	L7	50.00	S78°37'44"W		L19	28.36	N70°44'13"E		
C8	23.56	15.00	S36°03'44"W	21.21	15.00	90'00'00"	C26	63.60	1415.00	N22°09'13"W	63.60	31.81	2°34'31"		C44	114.43	235.00	N84°41'12"E	113.30	58.37	27*53'58"	L8	11.35	S08*56'16"E		L20	95.00	S80°12'32"W		
C9	4.11	525.00	S80°50'17"W	4.11	2.05	0°26'53"	C27	72.84	1415.00	N16°11'07"W	72.83	36.43	2*56'58"		C45	272.75	575.00	N03°47'52"E	270.20	138.99	27*10'40"	L9	120.00	S81°03'44"W		L21	15.00	N09°47'28"W		
C10	33.22	235.00	N85°24'47"W	33.19	16.64	8°05'56"	C28	68.79	1415.00	N13°19'04"W	68.78	34.40	2°47'08"		C46	21.03	25.00	N33°53'09"W	20.41	11.18	48°11'23"	L10	50.00	N00°32'15"E		L22	57.53	N09°47'28"W		
C11	24.72	50.00	S51°43'01"W	24.47	12.62	28'19'21"	C29	52.70	1415.00	N10°51'29 " W	52.70	26.35	2.08,02,		C47	39.27	25.00	S35°12'32"W	35.36	25.00	90°00'00"	L11	28.65	S66°04'40"W		L23	51.63	N09°47'28"W		
C12	115.86	50.00	N15°33'41"E	91.62	114.35	132°45'58"	C30	58.80	1365.00	S11°01'31"E	58.80	29.41	2*28'06"		C48	21.03	25.00	S75°41'47"E	20.41	11.18	48°11'23"	L12	26.31	N40°49'09"E						
C13	101.45	450.00	N17°49'47″W	101.24	50.94	12*55'02"	C31	76.76	1365.00	S13°52'13"E	76.75	38.39	3°13'19"		C49	162.65	50.00	S35°12'32 " W	99.85	897.21	186'22'46"									
C14	112.72	500.00	N17°49'47"W	112.49	56.60	12*55'02"	C32	76.76	1365.00	S17°05'32"E	76.75	38.39	3°13'19"		C50	23.56	15.00	N54°47'28"W	21.21	15.00	90°00'00"									
C15	84.53	1415.00	S22°34'38"E	84.51	42.28	3°25'21"	C33	76.76	1365.00	S20°18'51"E	76.75	38.39	3°13'19"		C51	23.56	15.00	S35°12'32"W	21.21	15.00	90°00'00"									
C16	23.14	15.00	N65°03'52 " W	20.91	14.59	88°23'50"	C34	56.31	1365.00	S23*06'24"E	56.30	28.16	2°21'48"		C52	345.38	1365.00	S17'02'23"E	344.46	173.62	14°29'51"									
C17	98.49	285.00	N80°38'14"E	98.00	49.74	19*48'02"	C35	2.47	1330.43	S09°47'28"E	2.47	1.24	0°06'23"		C53	194.34	1415.00	S13°43'32"E	194.18	97.32	7*52'08"	att	חרדר		0	<u> </u>	-			
C18	81.21	235.00	N80°38'14"E	80.81	41.02	19*48'02"	C36	90.10	538.75	S05°03'11"E	90.00	45.16	9"34'57"		C54	23.14	15.00	N26°32'18"E	20.91	14.59	88°23'50"	SHI	TE.	Γ NO.	3	U.	Ľ.	4		
																				\sim		Carls	on,	Briganc	e &]	Do	erin	g, Inc.		



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

J:\AC3D\5458\Survey\SANTA RITA RANCH PHASE 6 SEC 3

FIRM ID #F3791

◆ REG. # 10024900

Civil EngineeringSurveying5501 West William CannonAustin, Texas 78749Phone No. (512) 280-5160Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 6, 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 THE CERTAIN CALLED 118.212 ACRE TRACT OF LAND CONVEYED BY DEED IN DOCUMENT NUMBER 2023033961, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS OUT OF AND A PART OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID 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 6, SECTION 3 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28 DAY OF May ..., 20 24

SANTA RITA KC, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 25th Day of May , 20**2**, A.D.

xollax

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

ASHLEY CUELLAR SOUSA Notary Public, State of Texas My Commission Expires May 15, 2026 NOTARY ID 13376154-3

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN SECURED BY THE PROPERTY, 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, 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

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 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.

5-16-2024 ENGINEERING BY: DATE

STEVEN P. CATES, P.E. NO. 93648 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE, AUSTIN, TEXAS 78749



ID # F3791

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I, ERIC JOHN 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 ARE SHOWN OR NOTED ON THE PLAT.

14/24 SURVEYED BY:_ DATE

ERIC JOHN DANNHEIM, R.P.L.S. NO. 6075 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE, AUSTIN, TEXAS 78749 EDANNHEIM@cbdeng.com



THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

PAUL BRANDENBURG, CITY MANAGER

PRINTED NAME: JASON RANCIC

TITLE: SUMAK ME PRESIDENT

STATE OF TEXAS

BY:

BEFORE ME ON THIS DAY PERSONALLY APPEARED <u>ASON Rangel</u>, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17 DAY OF May A.D., 20_2 mol; Heriande BY: JEEEEEEEEEEEEEEEEEEE NOTARY PUBLIC, STATE OF TEXAS ARACELI HERNANDEZ Notary Public, State of Texas PRINTED NAME: Araceli Hernandez Commission Expires 06-02-2024 } Notary ID 126285198 MY COMMISSION EXPIRES 6-2-2024

CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 24 DAY OF May

_, 2024 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR WIILIAMSON COUNTY, TEXAS

Brages indy PRINTED NAME)

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

I, BILL GRAVELL, JR., 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.

DATE

BILL GRAVELL, JR., COUNTY JUDGE 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



J:\AC3D\5458\Survey\OLD DWG\SANTA RITA RANCH PHASE 6 SEC 3 (4-18-2024)