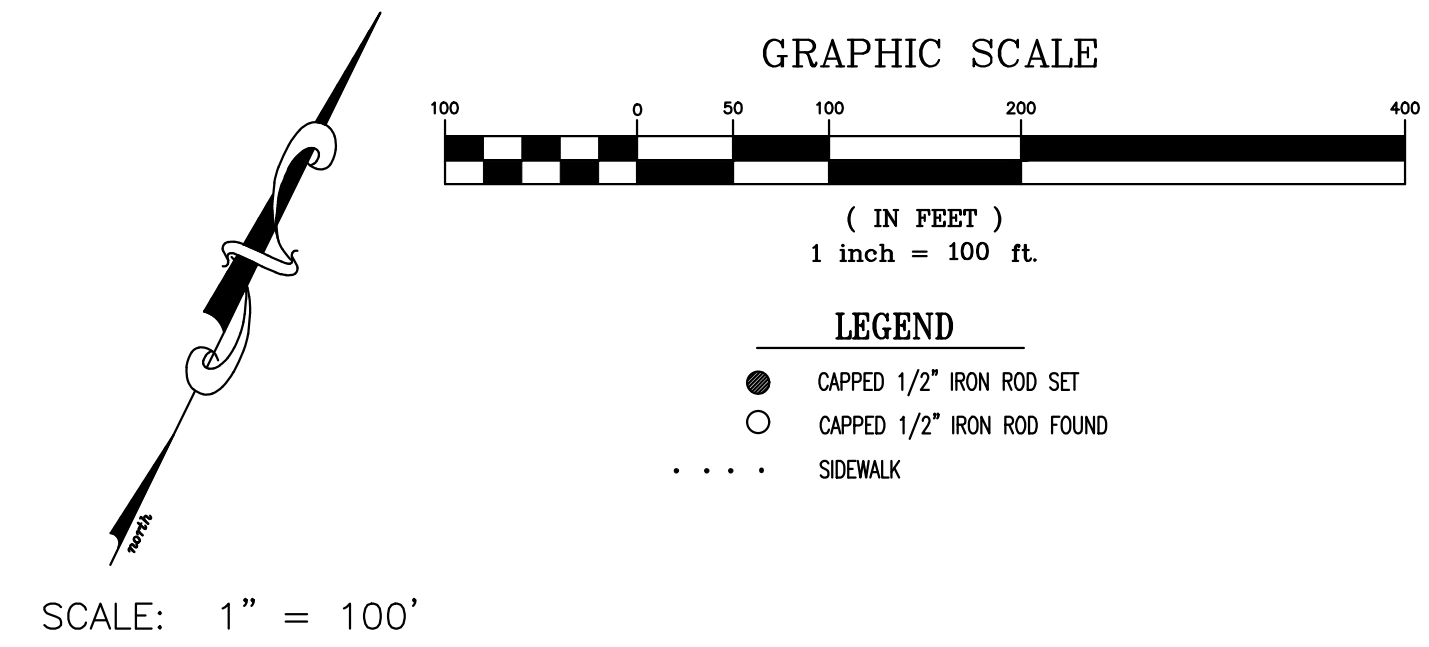
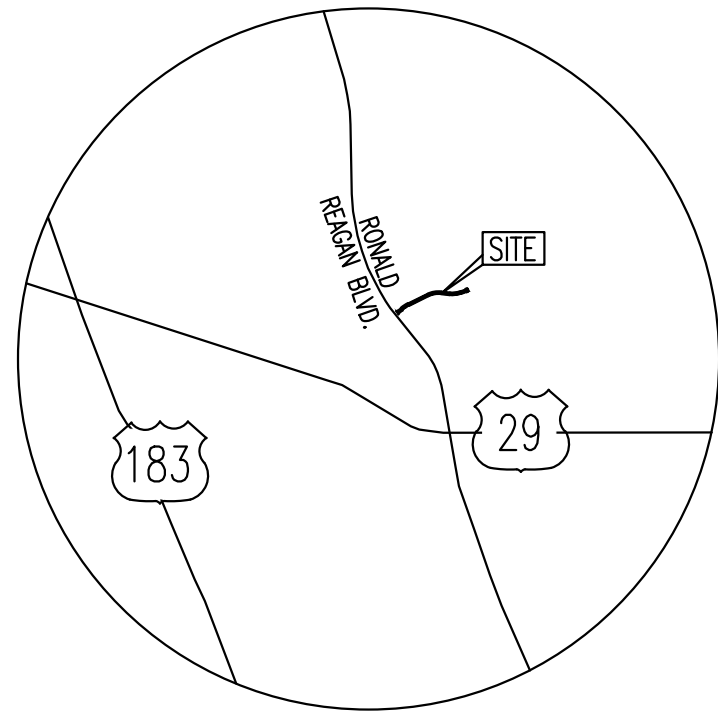


# EAST SANTA RITA BOULEVARD FINAL PLAT



SCALE: 1" = 100'

### GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

### LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- ..... SIDEWALK

DATE: JULY 9, 2021

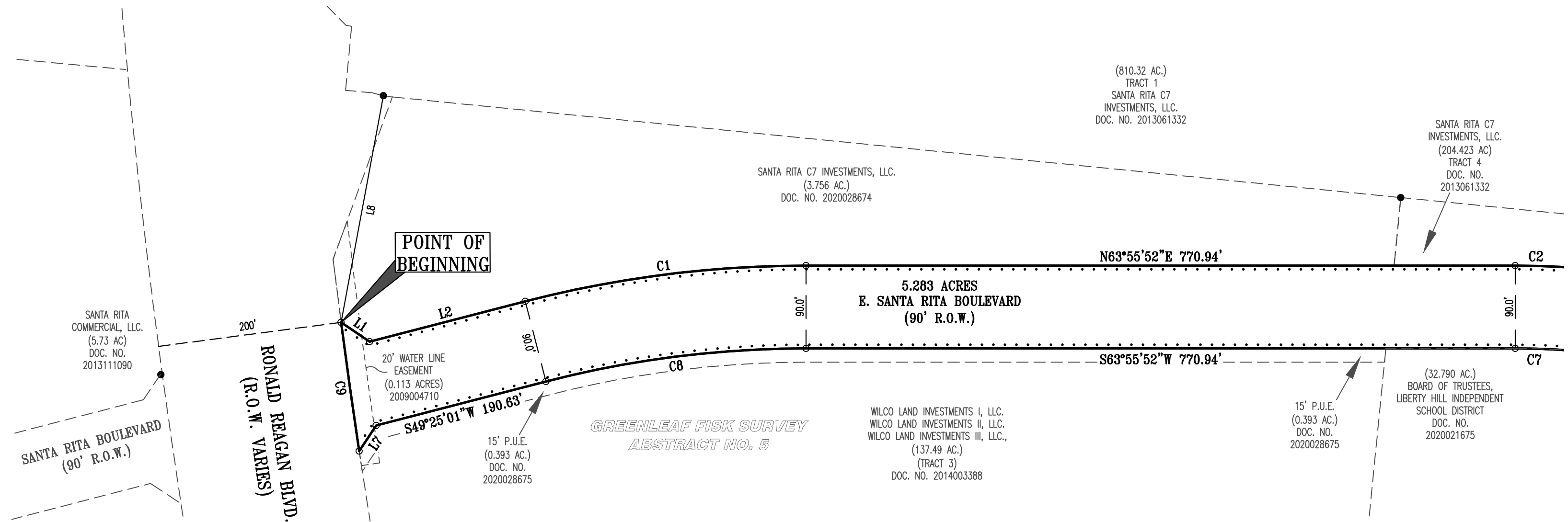
OWNER:  
SANTA RITA KC, LLC,  
1700 CROSS CREEK LANE  
STE. 100  
LIBERTY HILL, TX. 78642

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  
(512) 280-5165 fax

TOTAL ACREAGE: 5.283 ACRES  
SURVEY: GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5

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



**SANTA RITA PLAT NOTES:**

**GENERAL:**

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

**DRAINAGE AND FLOODPLAIN:**

- 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.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 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.

**WATER AND WASTEWATER:**

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/GEORGETOWN UTILITY SYSTEMS.
- WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/ CITY OF LIBERTY HILL.
- ELECTRIC SERVICE IS PROVIDED BY: PEC

**ROADWAY AND RIGHT-OF-WAY:**

- 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.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- 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.
- 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.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

LINEAR FOOTAGE OF STREETS		
STREET NAMES	LINEAR FOOTAGE	DESIGN SPEED
E. SANTA RITA BOULEVARD	2539'	35 M.P.H.
TIERRA ROSA BOULEVARD	59'	35 M.P.H.
TOTAL	2598'	

STREETS				
STREET NAMES	DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH
E. SANTA RITA BOULEVARD	PUBLIC	COLLECTOR	90' R.O.W.	66' FOC-FOC
TIERRA ROSA BOULEVARD	PUBLIC	COLLECTOR	64' R.O.W.	44' FOC-FOC

## SHEET NO. 1 OF 3

**Carlson, Brigance & Doering, Inc.**

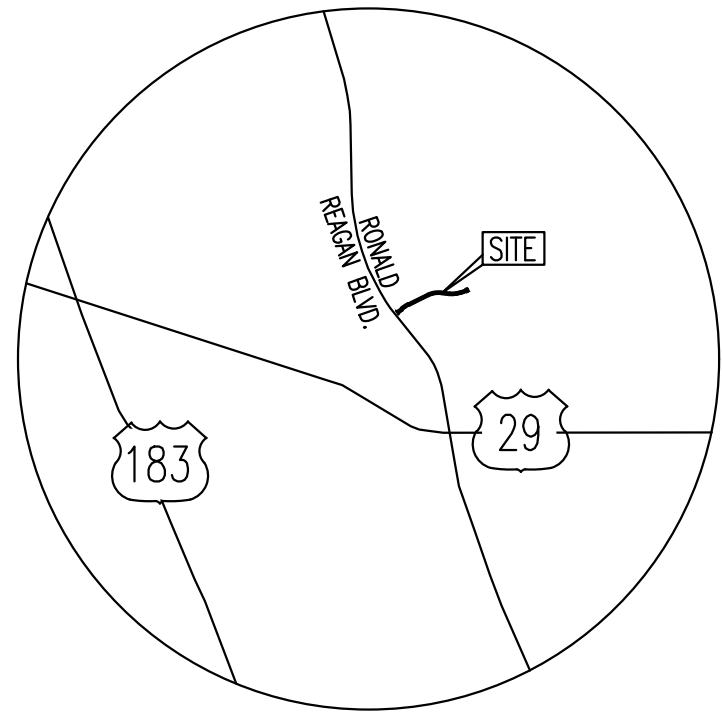
FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying

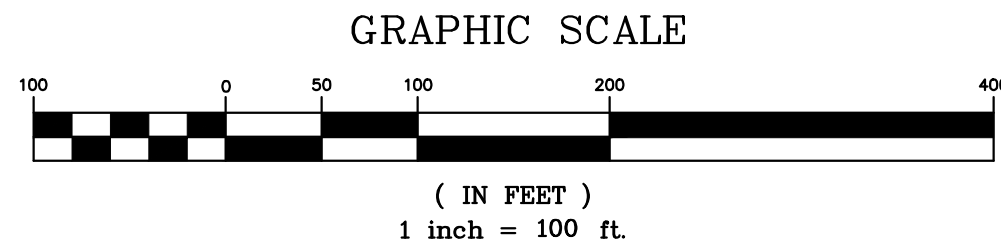
5501 West William Cannon    Austin, Texas 78749

Phone No. (512) 280-5160    Fax No. (512) 280-5165

# EAST SANTA RITA BOULEVARD FINAL PLAT



SCALE: 1" = 100'



### LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- ..... SIDEWALK

### FIELD NOTES

BEING ALL OF THAT CERTAIN 5.283 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 2.370 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2019096197 AND ALL OF A CALLED 2.914 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2021101049, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 5.283 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A CAPPED 1/2" IRON ROD FOUND, STAMPED "2218", BEING A SOUTHWESTERN CORNER OF A CALLED 810.32 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC., IN DOCUMENT NUMBER 2013061332 (O.P.R.W.C.TX.), AND BEING ALSO A POINT ON AN EASTERN RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES), FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, CROSSING SAID RONALD REAGAN BOULEVARD AND A CALLED 3.756 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC., IN DOCUMENT NUMBER 2020028674, S15°29'31"E, A DISTANCE OF 250.69 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING THE NORTHWESTERN CORNER OF SAID 2.370 ACRE TRACT, SAME BEING A THE SOUTHWESTERN CORNER OF SAID 3.756 ACRE TRACT, AND BEING ALSO A POINT ON AN EASTERN RIGHT-OF-WAY LINE OF SAID RONALD REGAN BOULEVARD, FOR THE WESTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 2.370 ACRE TRACT AND SAID 3.756 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S82°04'24"E, A DISTANCE OF 37.45 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- 2) N49°25'01"E, A DISTANCE OF 174.67 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, AND
- 3) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1217.47 FEET, AN ARC LENGTH OF 308.41 FEET, AND WHOSE CHORD BEARS N56°40'27"E, A DISTANCE OF 307.58 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, CONTINUING WITH THE COMMON BOUNDARY LINE OF SAID 2.370 ACRE TRACT AND SAID 3.756 ACRE TRACT, THE NORTHERN BOUNDARY LINE OF SAID 2.914 ACRE TRACT AND CROSSING SAID 204.423 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) N63°55'52"E, A DISTANCE OF 770.94 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 2) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 890.00 FEET, AN ARC LENGTH OF 442.70 FEET, AND WHOSE CHORD BEARS N78°10'52"E, A DISTANCE OF 438.15 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 3) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.36 FEET, AND WHOSE CHORD BEARS N49°43'48"E, A DISTANCE OF 20.35 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
- 4) S85°35'02"E, A DISTANCE OF 64.07 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, BEING A NORTHWEST CORNER OF A CALLED 195.138 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC., IN DOCUMENT NUMBER 2021003517 (O.P.R.W.C.TX.),

THENCE, WITH THE SOUTHERN BOUNDARY LINE OF SAID 195.138 ACRE TRACT, AND CROSSING SAID 204.423 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.57 FEET, AND WHOSE CHORD BEARS S37°58'53"E, A DISTANCE OF 21.22 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- 2) S82°59'31"E, A DISTANCE OF 280.59 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 3) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 383.93 FEET, AND WHOSE CHORD BEARS N83°15'34"E, A DISTANCE OF 380.26 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
- 4) N69°30'38"E, A DISTANCE OF 67.53 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A CORNER OF SAID 195.138 ACRE TRACT, FOR A NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S19°52'49"E, CONTINUING ACROSS SAID 204.423 ACRE TRACT WITH THE WESTERN BOUNDARY LINE OF SAID 195.138 ACRE TRACT, AND A CALLED 4.274 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., IN DOCUMENT NUMBER 2020005396 (O.P.R.W.C.TX.), A DISTANCE OF 90.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A WESTERN CORNER OF SAID 4.274 ACRE TRACT, SAME BEING A NORTHWESTERN CORNER OF SAID 195.138 ACRE TRACT, ALSO BEING A NORTHEASTERN CORNER OF A 32.790 ACRE TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES, LIBERTY HILL INDEPENDENT SCHOOL DISTRICT, DOCUMENT NUMBER 2020021675 (O.P.R.W.C.TX.), FOR AN EASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTHERN BOUNDARY LINE OF SAID 32.790 ACRE TRACT AND CROSSING SAID 204.423 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

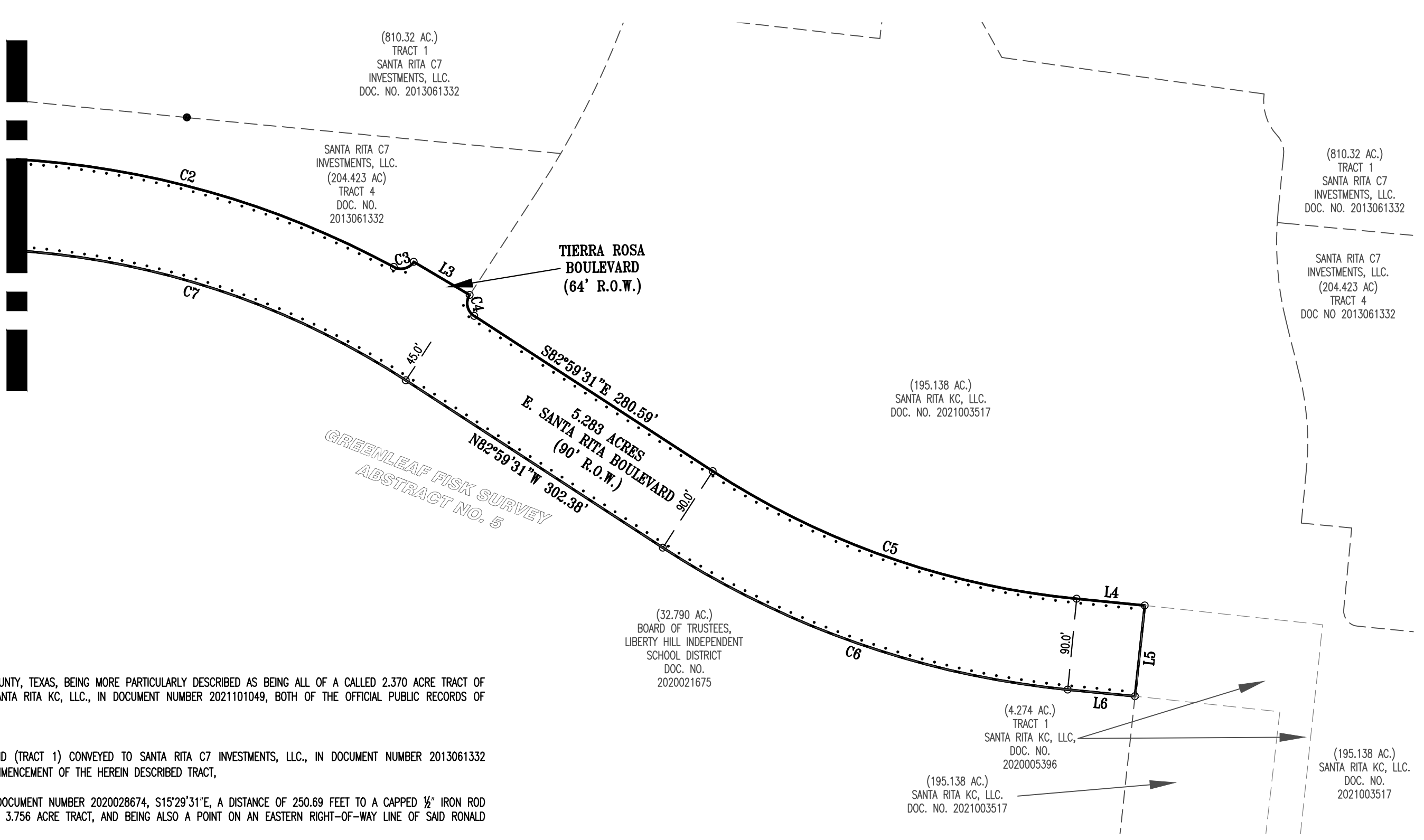
- 1) S69°30'38"W, A DISTANCE OF 66.57 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 2) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 890.00 FEET, AN ARC LENGTH OF 427.13 FEET, AND WHOSE CHORD BEARS S83°15'33"W, A DISTANCE OF 423.04 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- 3) N82°59'31"W, A DISTANCE OF 302.38 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, AND
- 4) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 461.84 FEET, AND WHOSE CHORD BEARS S80°28'10"W, A DISTANCE OF 455.45 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, CONTINUING ACROSS SAID 204.423 ACRE TRACT, WITH THE NORTHERN BOUNDARY LINE OF SAID 32.790 ACRE TRACT, AND WITH A COMMON BOUNDARY LINE OF SAID 2.370 ACRE TRACT AND A CALLED 137.49 ACRE TRACT OF LAND CONVEYED TO WILCO LAND INVESTMENTS, I, LLC., ET AL IN DOCUMENT NUMBER 2014003388 (O.P.R.W.C.TX.), THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) S63°55'52"W, A DISTANCE OF 770.94 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1127.47 FEET, AN ARC LENGTH OF 285.61 FEET, AND WHOSE CHORD BEARS S56°40'27"W, A DISTANCE OF 284.85 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- 3) S49°25'01"W, A DISTANCE OF 190.63 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
- 4) S07°24'51"W, A DISTANCE OF 33.46 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, BEING THE SOUTHERNMOST CORNER OF SAID 2.370 ACRE TRACT, SAME BEING A POINT ON A WESTERN BOUNDARY LINE OF SAID 137.49 ACRE TRACT, BEING ALSO A POINT ON AN EASTERN RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 2.370 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7900.00 FEET, AN ARC LENGTH OF 141.36 FEET, AND WHOSE CHORD BEARS N34°04'35"W, A DISTANCE OF 141.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.283 ACRES OF LAND.

MATCHLINE SEE SHEET 1



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	308.41	1217.47	N56°40'27"E	307.58	155.03	14°30'51"
C2	442.70	890.00	N78°10'52"E	438.15	226.03	28°29'59"
C3	22.36	15.00	N49°43'48"E	20.35	13.84	85°24'07"
C4	23.57	15.00	S37°58'53"E	21.22	15.01	90°01'16"
C5	383.93	800.00	N83°15'34"E	380.26	195.74	27°29'50"
C6	427.13	890.00	S83°15'33"W	423.04	217.76	27°29'51"
C7	461.84	800.00	S80°28'10"W	455.45	237.55	33°04'37"
C8	285.61	1127.47	S56°40'27"W	284.85	143.57	14°30'51"
C9	141.36	7900.00	N34°04'35"W	141.35	70.68	1°01'31"

Line Table		
Line #	Length	Direction
L1	37.45	S82°04'24"E
L2	174.67	N49°25'01"E
L3	64.07	S85°35'02"E
L4	67.53	N69°30'38"E
L5	90.00	S19°52'49"E
L6	66.57	S69°30'38"W
L7	33.46	S07°24'51"W
L8	250.69	S15°29'31"E

## SHEET NO. 2 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

# EAST SANTA RITA BOULEVARD

## FINAL PLAT

CONSENT OF MORTGAGEE

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

I JAMES EDWARD HORNE, VICE PRESIDENT OF SANTA RITA KC, LLC., BEING THE OWNER OF THAT CALLED 2.370 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2019096197, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SANTA RITA KC, LLC., BEING THE OWNER OF THAT CALLED 2.914 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021101049, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE GREENLEAF FISK SURVEY, ABSTRACT 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, SHOWN HEREON, AND DO HEREBY SUBDIVIDE 5.283 ACRES OF LAND 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, THIS SUBDIVISION IS TO BE KNOWN AS:

### "EAST SANTA RITA BOULEVARD FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17<sup>th</sup> DAY OF August, 2021

SANTA RITA KC, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

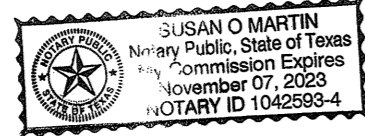
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE  
STE. 100  
LIBERTY HILL, TX 78642

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 17<sup>th</sup> DAY OF August, 2021, A.D.

[Signature]  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

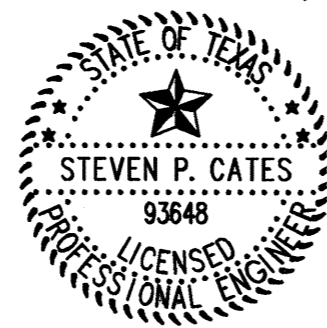


STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C-0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, 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] 8-17-2021  
STEVEN P. CATES, P.E. NO. 93648 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749

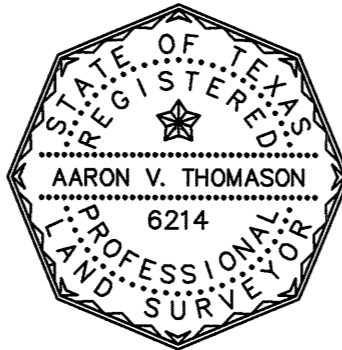


CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 17th 2021  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



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.

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

INTERNATIONAL BANK OF COMMERCE,  
A TEXAS BANKING ASSOCIATION

BY: [Signature]

PRINTED NAME: Jason Ramel

TITLE: First Vice President

STATE OF TEXAS  
COUNTY OF Travis

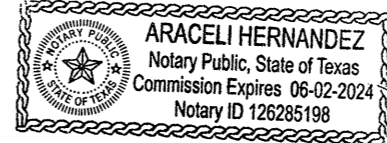
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Ramel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17 DAY OF August, A.D., 2021.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2024



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.

[Signature] 8-17-2021  
JOHN BYNUM, DIRECTOR OF PLANNING DATE  
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 17<sup>th</sup> DAY OF August, 2021 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Teresa Baker

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

KNOW ALL MEN BY THESE PRESENTS;

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.

[Signature] \_\_\_\_\_ DATE  
BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

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

KNOW ALL MEN BY THESE PRESENTS;

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER \_\_\_\_\_

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

PRINTED NAME: \_\_\_\_\_

### SHEET NO. 3 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

PATH-J: \AC3D\5155\SURVEY\PLAT-SANTA RITA BLVD.dwg