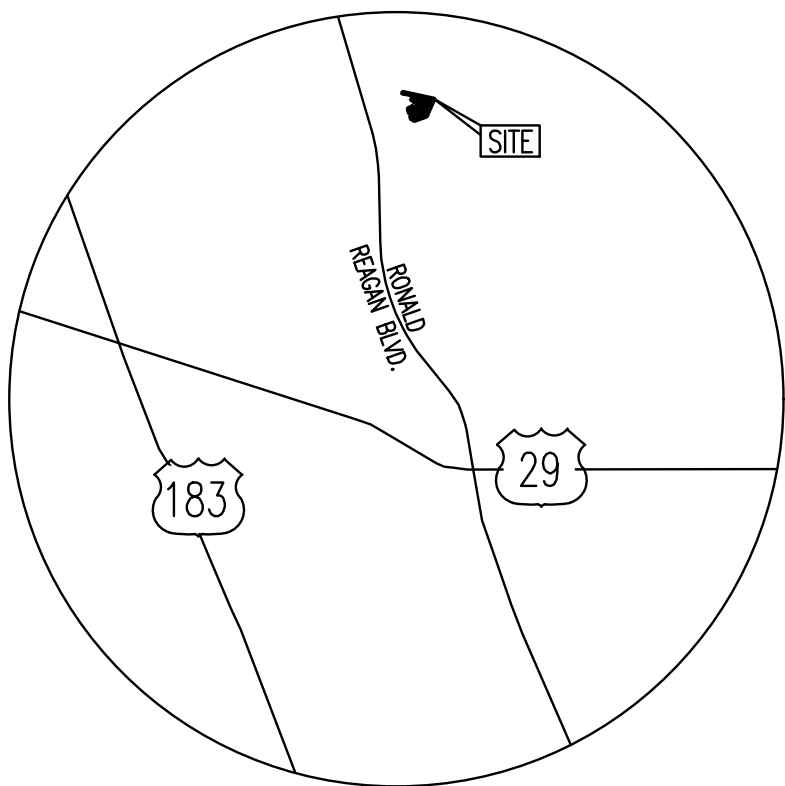


SANTA RITA RANCH PHASE 4, SECTION 2  
REPLAT OF LOTS 147-148, 170, BLOCK I, AND A PORTION  
OF PALATINO BEND



VICINITY MAP



SCALE: 1" = 100'

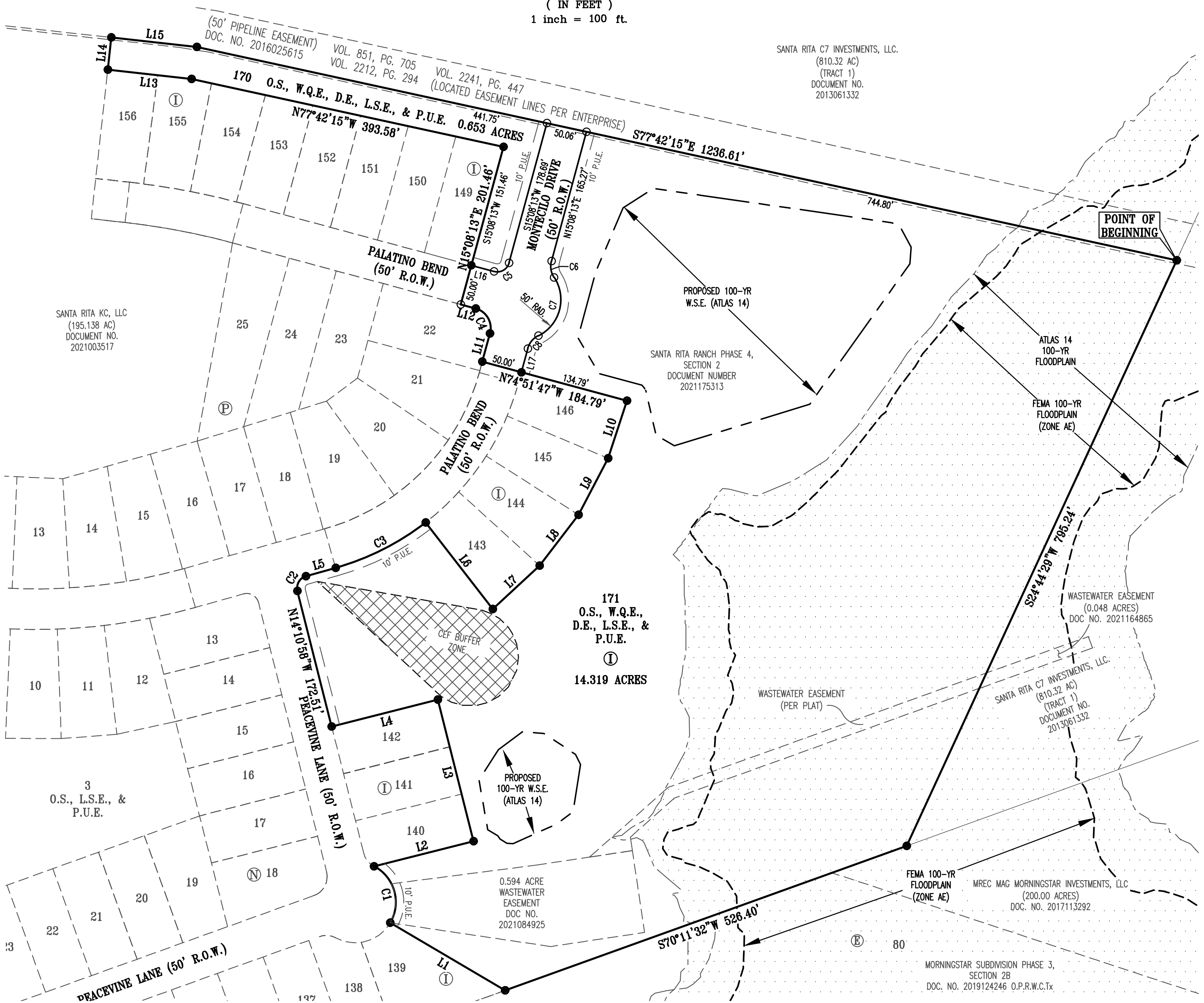
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

- |        |                            |         |   |
|--------|----------------------------|---------|---|
| ⊕      | BENCHMARK                  | P.U.E.  | PUBLIC UTILITY EASEMENT                   |
| ●      | CAPPED 1/2" IRON ROD SET   | D.E.    | DRAINAGE EASEMENT                         |
| ○      | CAPPED 1/2" IRON ROD FOUND | W.Q.E.  | WATER QUALITY EASEMENT                    |
| 1      | LOT NUMBER                 | L.S.E.  | LANDSCAPE EASEMENT                        |
| Ⓐ      | BLOCK DESIGNATION          | .....   | APPROXIMATE LOCATION OF PROPOSED SIDEWALK |
| B.S.L. | BUILDING SETBACK LINE      | MIN FFE | MINIMUM FINISHED FLOOR ELEVATION          |
|        |                            | XXX.X   |   |



DATE: OCTOBER 17, 2023

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

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

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 PHONE

TOTAL ACREAGE: 15.414 ACRES  
SURVEY: GREENLEAF-FISK SURVEY,  
ABSTRACT NO. 5

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

TOTAL OF LOTS 2  
SINGLE FAMILY LOTS: 0  
O.S., W.Q.E., D.E., P.U.E. & L.S.E LOTS: 2

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
PALATINO BEND	155'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MONTECILO DRIVE	220'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	375'					

SHEET NO. 1 OF 3

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

SANTA RITA RANCH PHASE 4, SECTION 2  
REPLAT OF LOTS 147–148, 170, BLOCK I, AND A PORTION  
OF PALATINO BEND

METES AND BOUNDS

BEING A 15.414 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING COMPROMISED OF ALL OF LOTS 147 THROUGH 148, BLOCK I, LOT 170, BLOCK I, AND A PORTION OF PALATINO BEND (50' R.O.W.), SANTA RITA RANCH PHASE 4, SECTION 2, RECORDED IN DOCUMENT NUMBER 2021175313, OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 15.414 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 170, BLOCK I, BEING THE EAST CORNER OF A CALLED 195.138 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC IN DOCUMENT NUMBER 2021003517, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S24°44'29"W, WITH THE COMMON LINE OF SAID LOT 170, SAID 195.138 ACRE TRACT OF LAND, AND OVER AND ACROSS A CALLED 810.32 ACRE TRACT OF LAND CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC IN DOCUMENT NUMBER 2013061332, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 795.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND ON A NORTH LINE OF A CALLED 200.00 ACRE TRACT OF LAND CONVEYED TO MREC MAG MORNINGSTAR INVESTMENTS, LLC IN DOCUMENT NUMBER 2017113292, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING AN EASTERN CORNER OF SAID 195.138 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 170, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S70°11'32"W, A DISTANCE OF 526.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF LOT 139, BLOCK I, SAID SANTA RITA RANCH PHASE 4, SECTION 2, BEING THE SOUTHWEST CORNER OF SAID LOT 170, BLOCK I, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 170, BLOCK I, THE RIGHT-OF-WAY OF PEACEVINE LANE (50' R.O.W.), THE RIGHT-OF-WAY OF PALATINO BEND (50' R.O.W.), LOTS 139, 140, 141, 142, 143, 144, 145, AND 146, BLOCK I, SAID SANTA RITA RANCH PHASE 4, SECTION 2, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1)N59°31'03"W, A DISTANCE OF 164.48 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 81.03 FEET, AND A CHORD THAT BEARS N15°56'42"W, A DISTANCE OF 72.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 3)N75°49'02"E, A DISTANCE OF 126.67 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 4)N14°10'58"W, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 5)S75°49'02"W, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 6)N14°10'58"W, A DISTANCE OF 172.51 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7)ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.15 FEET, AND A CHORD THAT BEARS N30°02'00"E, A DISTANCE OF 20.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 8)N74°14'58"E, A DISTANCE OF 38.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 9)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 125.03 FEET, AND A CHORD THAT BEARS N63°13'42"E, A DISTANCE OF 124.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 10) S37°47'35"E, A DISTANCE OF 135.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 11) N47°17'24"E, A DISTANCE OF 78.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 12) N37°27'21"E, A DISTANCE OF 78.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 13) N27°37'18"E, A DISTANCE OF 78.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 14) N18°03'34"E, A DISTANCE OF 74.51 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND, FOR CORNER,
- 15) N74°51'47"W, OVER AND ACROSS SAID PALATINO BEND, A DISTANCE OF 184.79 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID PALATINO BEND, BEING ON THE EAST LINE OF LOT 22, BLOCK P, SAID SANTA RITA RANCH PHASE 4, SECTION 2,

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 22, BLOCK P, AND THE RIGHT-OF-WAY LINE OF PALATINO BEND (50' R.O.W.), THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED ONE THROUGH THREE,

- 1)N15°08'13"E, A DISTANCE OF 36.17 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N29°51'47"W A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3)N74°51'47"W, A DISTANCE OF 19.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, N15°08'13"E, OVER AND ACROSS SAID PALATINO BEND (50' R.O.W.), WITH THE COMMON LINE OF LOT 149, SAID SANTA RITA RANCH PHASE 4, SECTION 2, AND SAID LOT 170, BLOCK I, A DISTANCE OF 201.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 150, BEING THE NORTHWEST CORNER OF SAID LOT 149, SAME BEING ON A SOUTHERN LINE OF SAID LOT 170, BLOCK I,

THENCE, N77°42'15"W, ALONG THE COMMON BOUNDARY LINE OF LOTS 149, 150, 151, 152, 153, 154 AND 155, BLOCK I, SAID SANTA RITA RANCH PHASE 4, SECTION 2, AND SAID LOT 170, BLOCK I, A DISTANCE OF 393.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 155,

THENCE, N83°42'11"W, ALONG THE COMMON BOUNDARY OF SAID LOT 155, LOT 156, BLOCK I, SAID SANTA RITA RANCH PHASE 4, SECTION 2, AND SAID LOT 170, BLOCK I, A DISTANCE OF 103.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 156, BLOCK I,

THENCE, N06°17'49"E, CONTINUING OVER AND ACROSS SAID 195.138 ACRE TRACT AND WITH A WESTERN LINE OF SAID LOT 170, BLOCK I, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 170, BEING IN THE NORTH LINE OF SAID 195.38 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID LOT 170, SAID 195.138 ACRE TRACT OF LAND, AND CONTINUING OVER AND ACROSS SAID 810.32 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S83°42'11"E, A DISTANCE OF 106.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) S77°42'15"E, A DISTANCE OF 1236.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.414 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	81.03	50.00	N15°56'42"W	72.45	52.56	92°51'17"
C2	23.15	15.00	N30°02'00"E	20.92	14.60	88°25'55"
C3	125.03	325.00	N63°13'42"E	124.26	63.30	22°02'32"
C4	39.27	25.00	N29°51'47"W	35.36	25.00	90°00'00"
C5	23.56	15.00	N60°08'13"E	21.21	15.00	90°00'00"
C6	21.03	25.00	S08°57'28"E	20.41	11.18	48°11'23"
C7	84.11	50.00	N15°08'13"E	74.54	55.90	96°22'46"
C8	21.03	25.00	S39°13'55"W	20.41	11.18	48°11'23"

GENERAL:

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.
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. EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF SANTA RITA RANCH PHASE 4, SECTION 2, AS RECORDED IN DOCUMENT NO. 2021175313 IN OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

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 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.
3. THE PROPOSED 100-YR FLOODPLAIN BOUNDARY PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CALRSON, BRIGANCE & DOERING, INC., DATED NOVEMBER 4, 2020. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PLAT WAS TAKEN FROM THE FEMA FIRM No. 48491C 0275E, EFFECTIVE SEPTEMBER 26, 2008, AND THE FEMA L.O.M.R. No 16-06-0501P, EFFECTIVE MARCH 2, 2017. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO EITHER THE BASE FLOOD ELEVATION OF THE PROPOSED 100-YR FLOODPLAIN BOUNDARY PER ATLAS 14, OR BY ADDING ONE (1) FOOT TO THE 100-YR WATER SURFACE ELEVATION OF THE WATER QUALITY/DETENTION POND DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED NOVEMBER 4, 2020.
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.
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.

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 19E/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19E/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.
7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

Line Table		
Line #	Length	Direction
L1	164.48	N59°31'03"W
L2	126.67	N75°49'02"E
L3	180.00	N14°10'58"W
L4	135.00	S75°49'02"W
L5	38.05	N74°14'58"E
L6	135.00	S37°47'35"E
L7	78.86	N47°17'24"E
L8	78.86	N37°27'21"E
L9	78.86	N27°37'18"E

Line Table		
Line #	Length	Direction
L10	74.51	N18°03'34"E
L11	36.17	N15°08'13"E
L12	19.03	N74°51'47"W
L13	103.98	N83°42'11"W
L14	40.00	N06°17'49"E
L15	106.08	S83°42'11"E
L16	29.03	S74°51'47"E
L17	30.26	N15°08'13"E

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 4, SECTION 2 REPLAT OF LOTS 147-148, 170, BLOCK I, AND A PORTION OF PALATINO BEND

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§ KNOW ALL MEN BY THESE PRESENTS;  
§

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC. OWNER LOTS 147-148, AND LOT 170, BLOCK I, SANTA RITA RANCH PHASE 4, SECTION 2, RECORDED IN DOCUMENT NUMBER 2021175313, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE, 15.414 ACRE SAID TRACTS 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. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 4, SECTION 2  
REPLAT OF LOTS 147-148, 170, BLOCK I, AND A PORTION OF PALATINO BEND"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF October, 20 22

SANTA RITA KC, LLC.  
A TEXAS LIMITED PARTNERSHIP

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

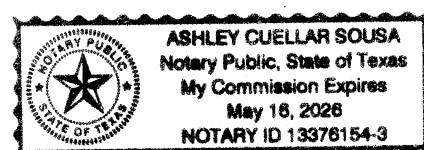
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

STATE OF TEXAS  
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 19 DAY OF October, 20 23 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

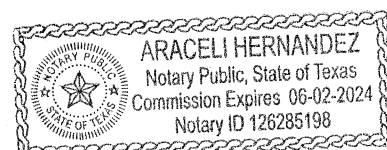
BY: [Signature]  
PRINTED NAME: Jason Rangel  
TITLE: SENIOR VICE PRESIDENT

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 20 DAY OF October, A.D., 20 23

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Araceli Hernandez



MY COMMISSION EXPIRES 6-02-2024

## CITY OF LIBERTY HILL APPROVAL

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] 10/24/2023  
PAUL BRANDENBURG, CITY MANAGER  
CITY OF LIBERTY HILL, TEXAS

## ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 18 DAY OF October, 2023 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

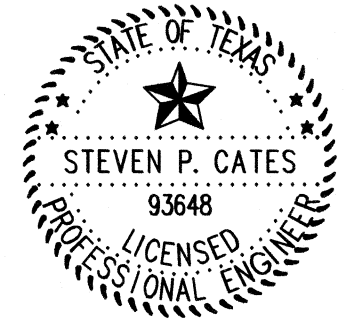
STATE OF TEXAS:

COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: [Signature] 10/19/2023  
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 ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 19 Oct 2023  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



STATE OF TEXAS  
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.

BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS  
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

