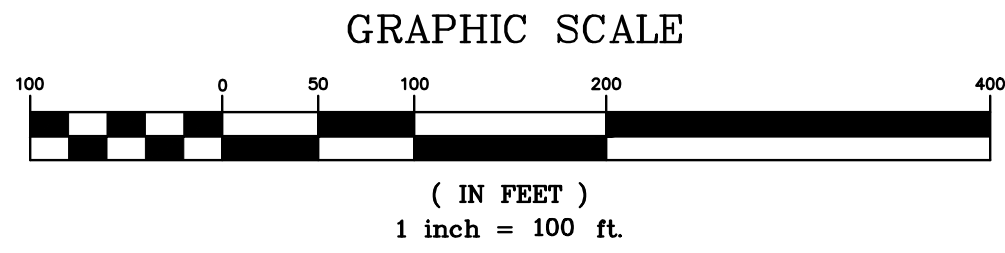
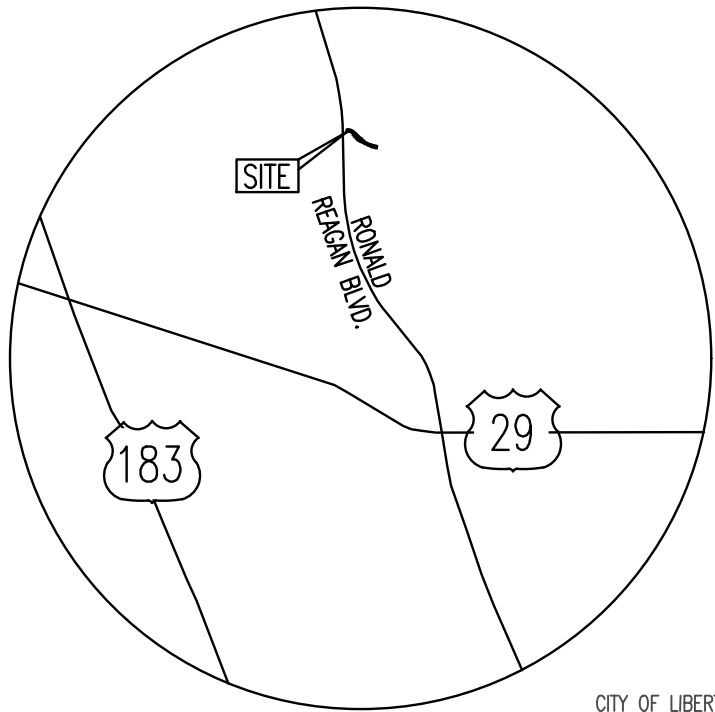


AUGUSTINE WAY  
FINAL PLAT



- LEGEND
- CAPPED 1/2" IRON ROD FOUND  
STAMPED "CBD SETSTONE"
  - CAPPED 1/2" IRON ROD SET  
STAMPED "CBD SETSTONE"

DATE: JUNE 30, 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

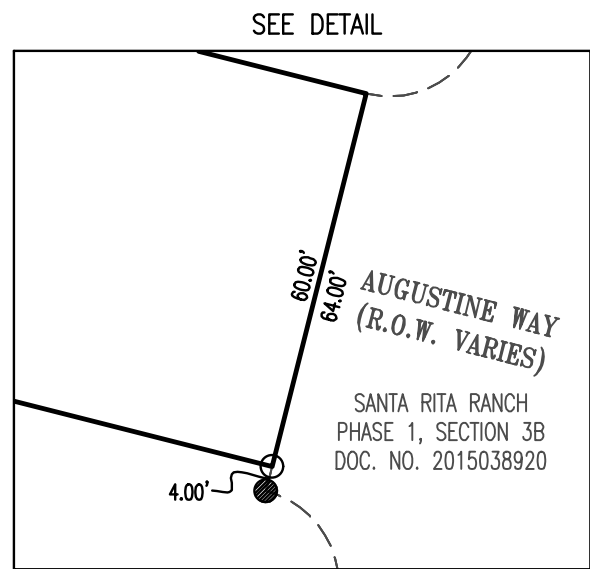
ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone

TOTAL ACREAGE: 1.913 ACRES  
SURVEY: B. MANLOVE SURVEY,  
ABSTRACT NO. 417  
  
F.E.M.A. MAP NO. 48491C0275E  
WILLIAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008

LINEAR FOOTAGE OF STREETS		
STREET NAMES	LINEAR FOOTAGE	DESIGN SPEED
AUGUSTINE WAY	1300'	35 M.P.H.
AMATA STREET	57'	25 M.P.H.
TOTAL	1357'	

STREETS				
STREET NAMES	DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH
AUGUSTINE WAY	PUBLIC	COLLECTOR	R.O.W. VARIES	44' FOC-FOC
AMATA STREET	PUBLIC	LOCAL	50' R.O.W.	33' FOC-FOC

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S59°09'10"W	21.21	15.00	90°00'00"
C2	23.56	15.00	N30°50'50"W	21.21	15.00	89°59'59"
C3	22.47	429.00	N77°20'51"W	22.46	11.24	3°00'02"
C4	23.51	449.00	N77°20'51"W	23.51	11.76	3°00'02"
C5	297.42	732.00	N64°12'26"W	295.38	150.79	23°16'49"
C6	297.34	438.00	N72°00'53"W	291.66	154.65	38°53'42"
C7	340.87	502.00	S72°01'11"E	334.36	177.30	38°54'19"
C8	271.42	668.00	S64°12'26"E	269.56	137.61	23°16'49"



Line Table		
Line #	Length	Direction
L1	60.00	S14°09'10"W
L2	195.71	N75°50'50"W
L3	14.00	S14°09'10"W
L4	50.00	N75°50'50"W
L5	14.00	N14°09'10"E
L6	29.45	N75°50'50"W
L7	53.42	N78°50'52"W
L8	26.03	N75°50'50"W
L9	266.03	N52°34'02"W
L10	64.00	N01°32'28"W
L11	266.03	S52°34'02"E

SHEET NO. 1 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

# AUGUSTINE WAY

## FINAL PLAT

### 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 PROPOSED ROADWAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

### 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 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.
3. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

### WATER AND WASTEWATER:

1. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/GEORGETOWN UTILITY SYSTEMS.
2. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19A/CITY OF LIBERTY HILL.
3. 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. 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.
4. 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. 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.
6. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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

STATE OF TEXAS:

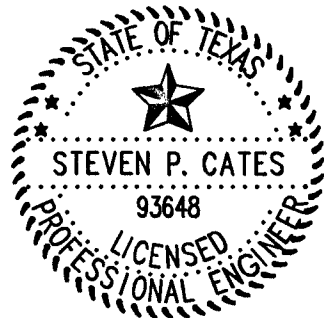
COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

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

ENGINEERING BY: Steven P. Cates 1-5-2024  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749

DATE



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

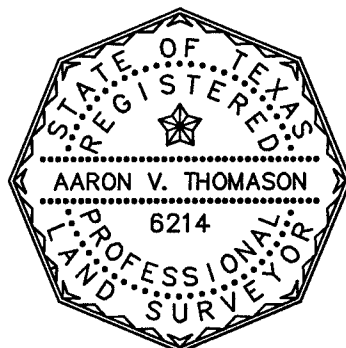
STATE OF TEXAS:

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: Aaron V. Thomason 05 Jan 2024  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com

DATE



### METES AND BOUNDS

BEING ALL OF THAT CERTAIN 1.913 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF A CALLED 38.231 ACRE TRACT OF LAND (EXHIBIT A-1) CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2013102456, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF THAT CALLED 10.04 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2015011539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 40.30 ACRE TRACT OF LAND (EXHIBIT A-2) CONVEYED TO SANTA RITA KC, LLC. IN DOCUMENT NUMBER 2008093412, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.913 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT A SOUTH CORNER OF LOT 52, BLOCK A, SANTA RITA RANCH, PHASE 1, SECTION 8, RECORDED IN DOCUMENT NUMBER 2018034364, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN THE WEST LINE OF SANTA RITA RANCH, PHASE 1, SECTION 3B, RECORDED IN DOCUMENT NUMBER 2015038920, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE INTERSECTION OF TIERRA ROSA BOULEVARD (64' R.O.W.) AND AUGUSTINE WAY (50' R.O.W.), FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S14°09'10"W, WITH THE WEST TERMINUS LINE OF SAID AUGUSTINE WAY AND THE WEST LINE OF SAID SANTA RITA RANCH PHASE 1, SECTION 3B, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID AUGUSTINE WAY BEARS S14°09'10"W, A DISTANCE OF 4.00 FEET,

THENCE, OVER AND ACROSS SAID 40.30 ACRE TRACT OF LAND AND SAID 38.231 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) N75°50'50"W, A DISTANCE OF 195.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) 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 S59°09'10"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S14°09'10"W, A DISTANCE OF 14.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N75°50'51"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N14°09'10"E, A DISTANCE OF 14.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 15.00 FEET, AND A CHORD THAT BEARS N30°50'50"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N75°50'50"W, A DISTANCE OF 29.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 429.00 FEET, AN ARC LENGTH OF 22.47 FEET, AND A CHORD THAT BEARS N77°20'51"W, A DISTANCE OF 22.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N78°50'52"W, A DISTANCE OF 53.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 449.00 FEET, AN ARC LENGTH OF 23.51 FEET, AND A CHORD THAT BEARS N77°20'51"W, A DISTANCE OF 23.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N75°50'50"W, A DISTANCE OF 26.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 732.00 FEET, AN ARC LENGTH OF 297.42 FEET, AND A CHORD THAT BEARS N64°12'26"W, A DISTANCE OF 295.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N52°34'02"W, A DISTANCE OF 266.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 438.00 FEET, AN ARC LENGTH OF 297.34 FEET, AND A CHORD THAT BEARS N72°00'53"W, A DISTANCE OF 291.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 38.231 ACRE TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES)

THENCE, N01°32'28"W WITH THE EAST LINE OF SAID RONALD REAGAN BOULEVARD AND THE WEST LINE OF SAID 38.231 ACRE TRACT, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID RONALD REAGAN BOULEVARD, SAME BEING IN THE SOUTH LINE OF A CALLED 5.000 ACRE TRACT OF LAND CONVEYED TO SANTA RITA COMMERCIAL, LLC IN DOCUMENT NUMBER 2014012340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS N01°32'28"W, A DISTANCE OF 124.15 FEET,

THENCE, OVER AND ACROSS SAID 38.231 ACRE TRACT, SAID 40.30 ACRE TRACT, SAID 10.04 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID LOT 52, BLOCK A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 502.00 FEET, AN ARC LENGTH OF 340.87 FEET, AND A CHORD THAT BEARS S72°01'11"E, A DISTANCE OF 334.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S52°34'02"E, A DISTANCE OF 266.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, AN ARC LENGTH OF 271.42 FEET, AND A CHORD THAT BEARS S64°12'26"E, A DISTANCE OF 269.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 4) S75°50'50"E, PASSING AT A DISTANCE OF 202.60 FEET A SOUTHWEST CORNER OF SAID LOT 52, BLOCK A, AND CONTINUING FOR A TOTAL DISTANCE OF 430.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.913 ACRES OF LAND.

## 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

J:\AC3D\5066\Survey\PLAT - AUGUSTINE WAY

# AUGUSTINE WAY

## FINAL PLAT

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 38.231 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013102456, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THAT CALLED 40.30 ACRE TRACT OF LAND (EXHIBIT A-2) RECORDED IN DOCUMENT NUMBER 2008093412, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CALLED 10.04 ACRE TRACT OF LAND RECORDED IN DOCUMENT 2015011539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE B. MANLOVE SURVEY, ABSTRACT 417, SITUATED IN WILLIAMSON COUNTY, TEXAS, SHOWN HEREON, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 1.913 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, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

### "AUGUSTINE WAY FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5 DAY OF January, 20 24.

SANTA RITA KC, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

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

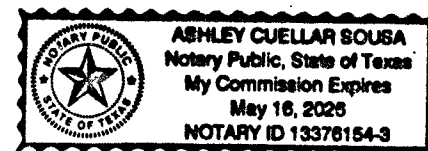
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 5 DAY OF January, 2024 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

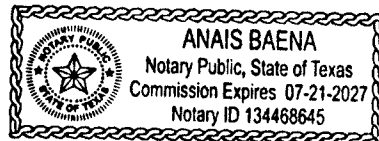
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF January, A.D., 2024.

BY: Anais Baena  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Anais Baena

MY COMMISSION EXPIRES 07-21-2027



#### 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]  
PAUL BRANDENBERG, CITY ADMINISTRATOR  
CITY OF LIBERTY HILL, TEXAS Manager

1/9/2024  
DATE

#### ROAD NAME & 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 5 DAY OF January, 2024 A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

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.

BILL GRAVELL JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

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

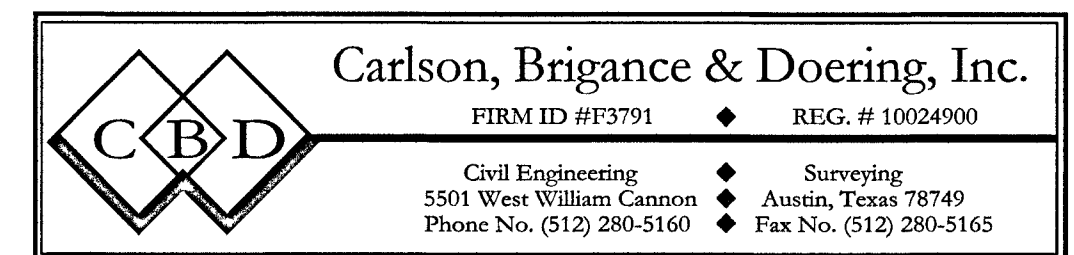
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS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

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

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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

## SHEET NO. 3 OF 3



J: \AC3D\5066\Survey\PLAT - AUGUSTINE WAY