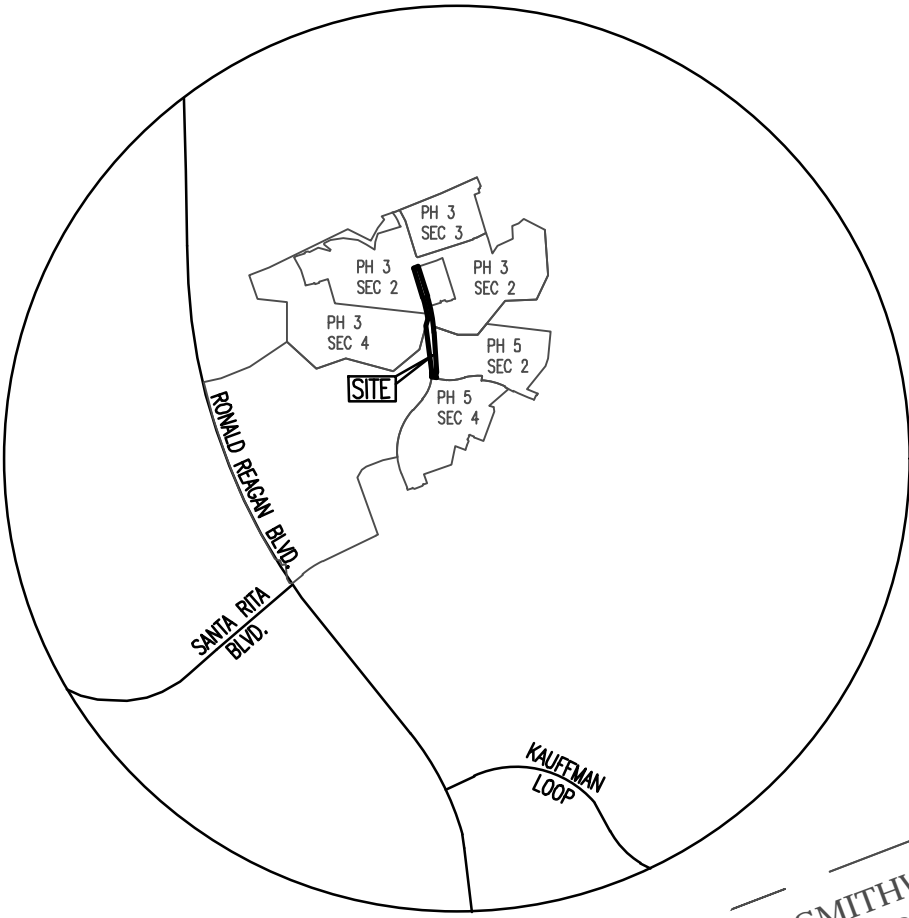
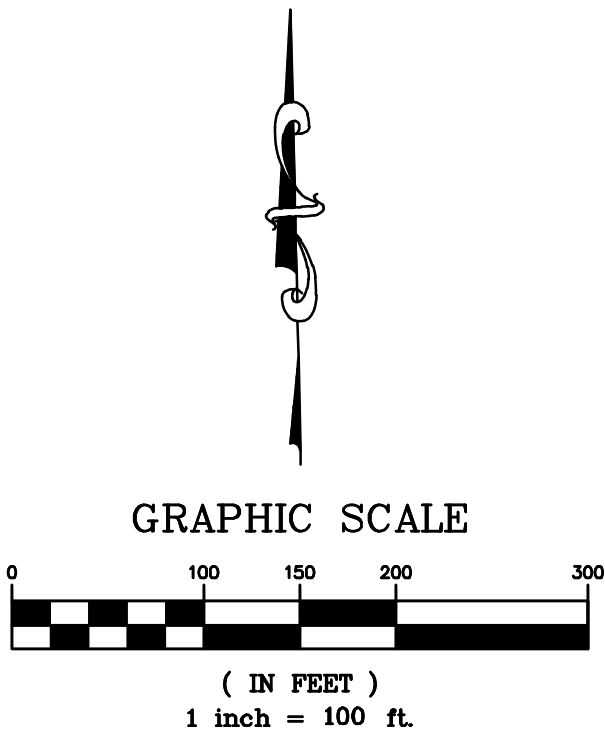


SANTA RITA RANCH PHASE 5, SECTION 5
FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
- 100 YEAR FEMA FLOODPLAIN
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

DATE: FEBRUARY 27, 2025

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: 2.435 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

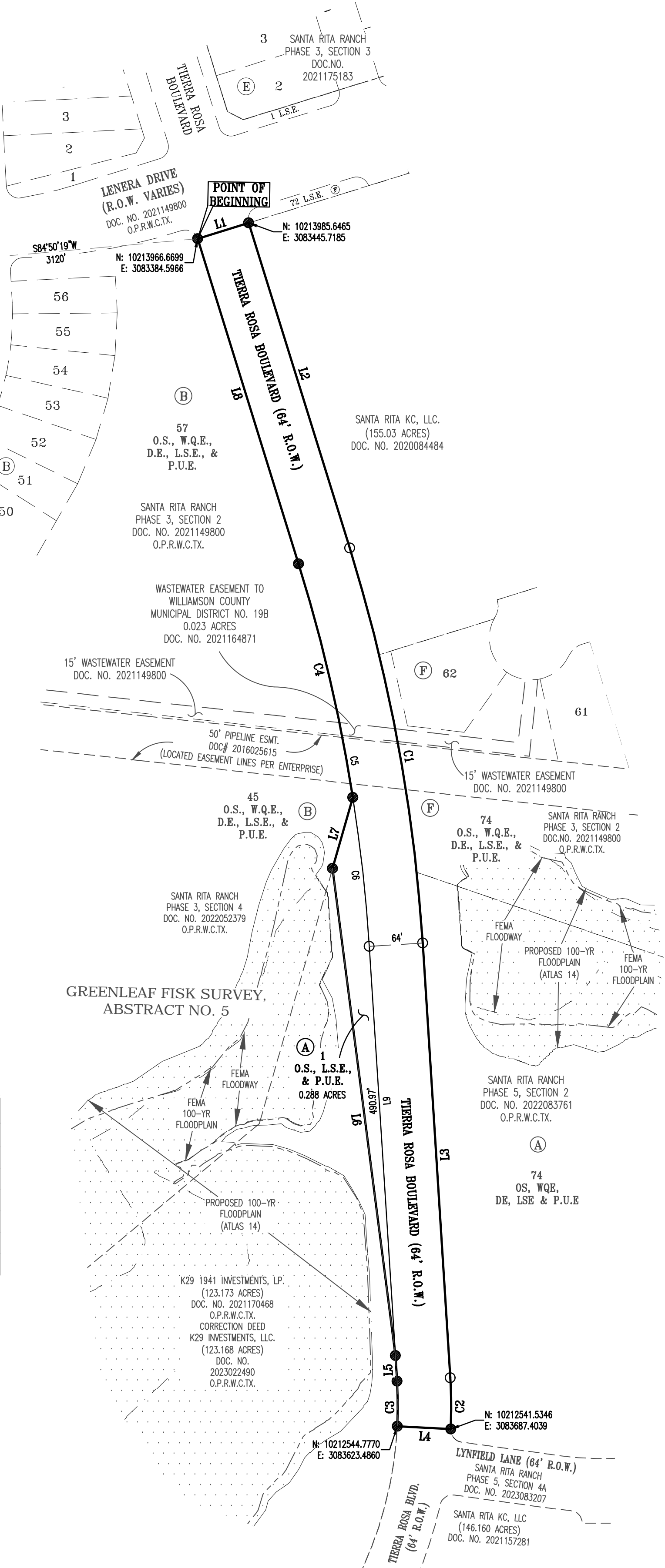
B. MANLOVE SURVEY,
ABSTRACT NO. 417
N. SMITHWICK SURVEY,
ABSTRACT NO. 590
GREENLEAF
FISK SURVEY,
ABSTRACT NO. 5

Line Table		
Line #	Length	Direction
L1	64.00	N72°45'07"E
L2	407.46	S17°14'53"E
L3	521.70	S03°39'12"E
L4	64.00	N87°05'45"W
L5	30.73	N03°39'12"W
L6	588.23	N07°20'46"W
L7	88.31	N16°00'22"E
L8	407.46	N17°14'53"W
L9	521.70	S03°39'12"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	482.14	2032.00	S10°27'03"E	481.01	242.21	13°35'41"
C2	61.33	532.00	S00°21'02"E	61.30	30.70	6°36'20"
C3	54.01	468.00	N00°20'50"W	53.98	27.03	6°36'44"
C4	287.51	1968.00	N13°03'46"W	287.25	144.01	8°22'13"
C5	466.95	1968.00	N10°27'03"W	465.86	234.58	13°35'41"
C6	179.45	1968.00	N06°15'56"W	179.38	89.79	5°13'28"

BM 1:
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL".
N=10213339.7430, E=3083947.6190
ELEVATION=1002.900' (NAVD '88)

BM 2
CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL".
N=10213196.8520, E=3085045.5080
ELEVATION=999.160' (NAVD '88)



SHEET NO. 1 OF 3

TOTAL OF 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
TIERRA ROSA BOULEVARD	1,461'	64' R.O.W.	48' FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
TOTAL	1,461'					



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 5, SECTION 5
FINAL PLAT

METES AND BOUNDS

BEING A 2.435 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 146.160 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.) A PORTION OF A CALLED 155.03 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2020084484, (O.P.R.W.C.TX.), AND ALL OF A CALLED 0.254 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 2023022491, (O.P.R.W.C.TX.), SAID 2.435 ACRE TRACT OF LAND 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 NORTHWEST TERMINUS OF TIERRA ROSA BOULEVARD (64' R.O.W.) AND LENERA DRIVE (R.O.W. VARIES), BEING THE NORTHEAST CORNER OF LOT 57, BLOCK B, SANTA RITA RANCH PHASE 3, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021149800, O.P.R.W.C.TX., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N72°45'07"E, WITH THE NORTH TERMINUS LINE OF SAID TIERRA ROSA BOULEVARD, SAME BEING THE SOUTH LINE OF SAID SANTA RITA RANCH PHASE 3, SECTION 2, OVER AND ACROSS SAID 155.03 ACRE TRACT OF LAND, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE NORTHEAST TERMINUS CORNER OF SAID TIERRA ROSA BOULEVARD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S17°14'53"E, OVER AND ACROSS SAID 155.03 ACRE TRACT OF LAND, A DISTANCE OF 407.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,

THENCE, OVER AND ACROSS SAID 155.03 ACRE TRACT OF LAND AND SAID 146.160 ACRE TRACT, WITH THE WEST LINE OF LOT 74, BLOCK F, SAID SANTA RITA RANCH PHASE 3, SECTION 2, WITH THE WEST LINE OF LOT 74, BLOCK A, SANTA RITA RANCH PHASE 5, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022083761, O.P.R.W.C.TX., ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2032.00 FEET, AN ARC LENGTH OF 482.14 FEET, AND A CHORD THAT BEARS S10°27'03"E, A DISTANCE OF 481.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, WITH THE WEST LINE OF SAID LOT 74, BLOCK A, AND OVER AND ACROSS SAID 146.160 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S03°39'12"E, A DISTANCE OF 521.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 61.33 FEET, AND A CHORD THAT BEARS S00°21'02"E, A DISTANCE OF 61.30 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AT THE SOUTHEAST TERMINUS CORNER OF SAID TIERRA ROSA BOULEVARD (64' R.O.W.) ACCORDING TO THE PLAT OF SANTA RITA RANCH PHASE 5, SECTION 4A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023083207, (O.P.R.W.C.TX.), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N87°05'45"W, WITH THE SOUTH TERMINUS LINE OF SAID TIERRA ROSA BOULEVARD, SAME BEING THE NORTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 4, OVER AND ACROSS SAID 146.160 ACRE TRACT, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, BEING ON THE EAST LINE OF A CALLED 123.173 ACRE TRACT OF LAND CONVEYED TO K29 1941 INVESTMENTS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2021170468, (O.P.R.W.C.TX.), AND CORRECTED TO BE A CALLED 123.168 ACRE TRACT OF LAND BY DEED RECORDED IN DOCUMENT NUMBER 2023022490, (O.P.R.W.C.TX.),

THENCE, WITH THE EAST LINE OF SAID 123.168 ACRE TRACT OF LAND AND OVER AND ACROSS SAID 146.160 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 468.00 FEET, AN ARC LENGTH OF 54.01 FEET, AND A CHORD THAT BEARS N00°20'50"W, A DISTANCE OF 53.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 2) N03°39'12"W, A DISTANCE OF 30.73 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTH CORNER OF SAID 0.254 ACRE TRACT OF LAND,

THENCE, WITH THE WEST LINE OF SAID 0.254 ACRE TRACT, WITH THE EAST LINE OF SAID 123.168 ACRE TRACT, WITH THE EAST LINE OF LOT 45, BLOCK B, SANTA RITA RANCH PHASE 3, SECTION 4, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022052379 O.P.R.W.C.TX., AND OVER AND ACROSS SAID 155.03 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) N07°20'46"W, A DISTANCE OF 588.23 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 2) N16°00'22"E, A DISTANCE OF 88.31 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", ON THE EAST LINE OF SAID LOT 45, BLOCK B, BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,

THENCE, WITH THE EAST LINE OF SAID LOT 45, BLOCK B, SANTA RITA RANCH PHASE 3, SECTION 4, WITH THE EAST LINE OF LOT 57, BLOCK B, SAID SANTA RITA RANCH PHASE 3, SECTION 2, AND OVER AND ACROSS SAID 155.03 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1968.00 FEET, AN ARC LENGTH OF 287.51 FEET, AND A CHORD THAT BEARS N13°03'46"W, A DISTANCE OF 287.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 2) N17°14'53"W, A DISTANCE OF 407.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.435 ACRES OF LAND.

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), ELEVATION DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B
2. THIS SUBDVSION 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 SUBDVSION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

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 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.
3. 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.
4. 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.
5. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT IS NOT PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.
6. 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 CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

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 19F & 19G/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F & 19G/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 SUBDVSION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. THE PROPOSED 100-YEAR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC., DATED FEBRUARY 14, 2024. THE FEMA 100-YEAR FLOODPLAIN AND FLOODWAY SHOWN ON THE PLAT WERE TAKEN FROM FEMA C.L.O.M.R. NO. 24-06-0895R, EFFECTIVE OCTOBER 16, 2024.
4. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDVSION FROM SIDE STREETS IS PROHIBITED.
5. 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.
6. 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.
7. 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.
8. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 2 OF 3



Carlson, Brigrance & 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\5473\Survey\SANTA RITA RANCH PHASE 5, SECTION 5 – FINAL PLAT.dwg

SANTA RITA RANCH PHASE 5, SECTION 5 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 THAT CERTAIN CALLED 146.160 TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THAT CALLED 155.03 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2020084484, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THAT CALLED 0.254 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023022491, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 2.435 ACRE 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 5, SECTION 5 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28 DAY OF February, 20 25

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

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

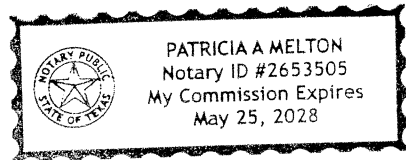
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT,
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 28 DAY OF February, 20 25 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

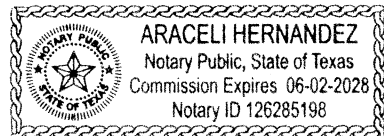
BY: [Signature]
PRINTED NAME: Brian Tuerff
TITLE: Senior Vice President

STATE OF TEXAS §
COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Brian Tuerff, 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 27 DAY OF February, A.D., 20 25

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Araceli Hernandez
MY COMMISSION EXPIRES: 6-02-2028



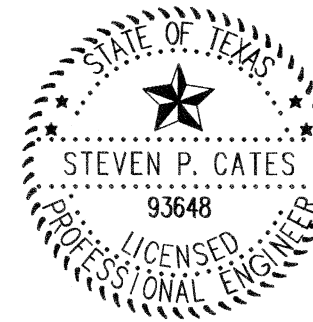
STATE OF TEXAS:

COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCE MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 AND FEMA L.O.M.R. NO. 16-06-0501P, EFFECTIVE MARCH 2, 2017 AND C.L.O.M.R. NO. 24-06-0895R, EFFECTIVE DATE OCTOBER 16, 2024, 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] 2/27/2025
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, ERIC J. 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 AS FOUND ON THE TITLE POLICIES ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 1800327-COM, EFFECTIVE DATE JANUARY 23, 2018 AND ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2235203-COM, EFFECTIVE DATE JULY 5, 2022.

SURVEYED BY: [Signature] 2/27/25
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
edannheim@cbdeng.com



[Signature]
BY: MCKENZIE HICKS
DIRECTOR OF PLANNING

3/3/2025
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3 DAY OF March, 2025 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS
[Signature]
PRINTED NAME

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.

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

