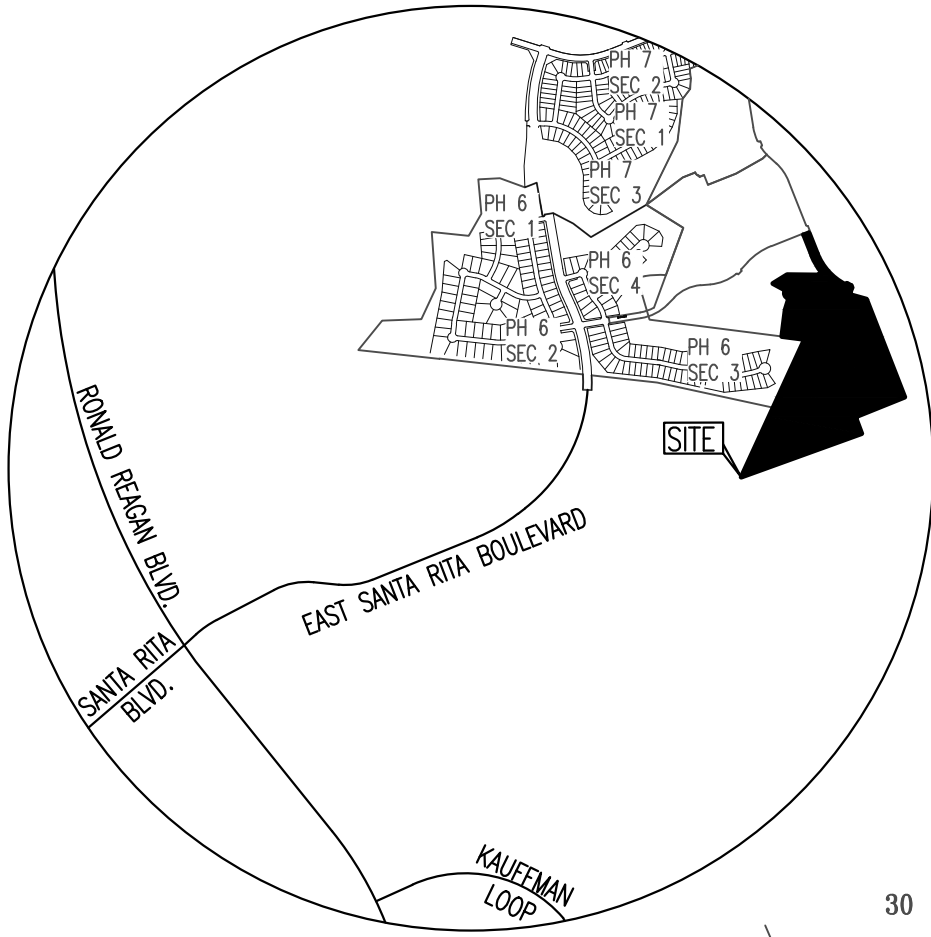
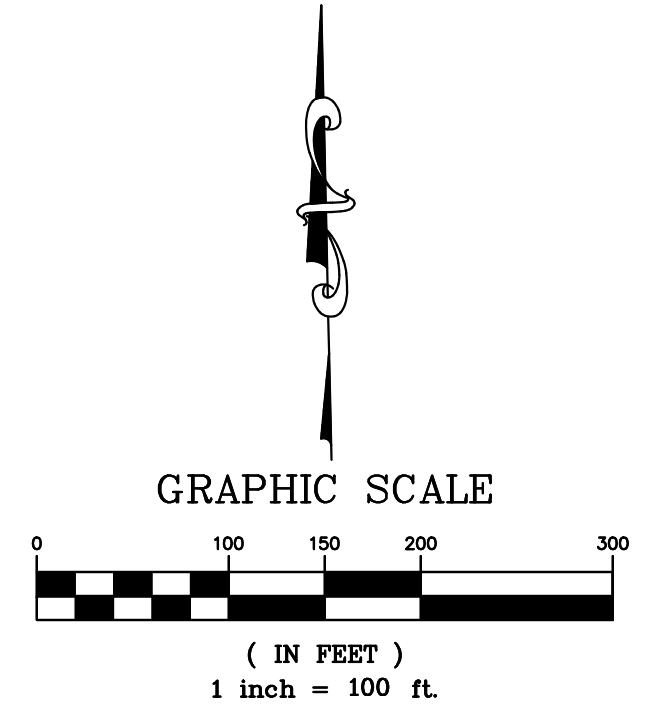


# SANTA RITA RANCH PHASE 7B, SECTION 4 FINAL PLAT



VICINITY MAP  
SCALE: 1"=2000'



DATE: NOVEMBER 12, 2025

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

KEITH MCALONAN  
CAMERON THOMSEN  
CINDY PHILLIPS  
SHANE WOLF  
CECILIA ROBERTS  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TX 78701

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: 42.874 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

Minimum Finished Floor Elevation (NAVD '88)		
Block	Lot	Min FFE
G	54	960.5
G	55	960.4
G	56	960.4
G	57	960.4
G	58	960.4
G	59	960.4
G	63	960.4
G	64	960.4
G	65	960.4
G	66	960.4
G	67	960.4
G	68	960.4
G	69	959.5
G	70	959.5
G	71	959.5
G	72	959.5
G	73	959.5

**BENCHMARKS:**

BM 1:  
CAPPED 1/2" IRON ROD SET STAMPED "CONTROL"  
N: 10213483.34  
E: 3088647.61  
ELEVATION: 958.43' (NAVD '88)

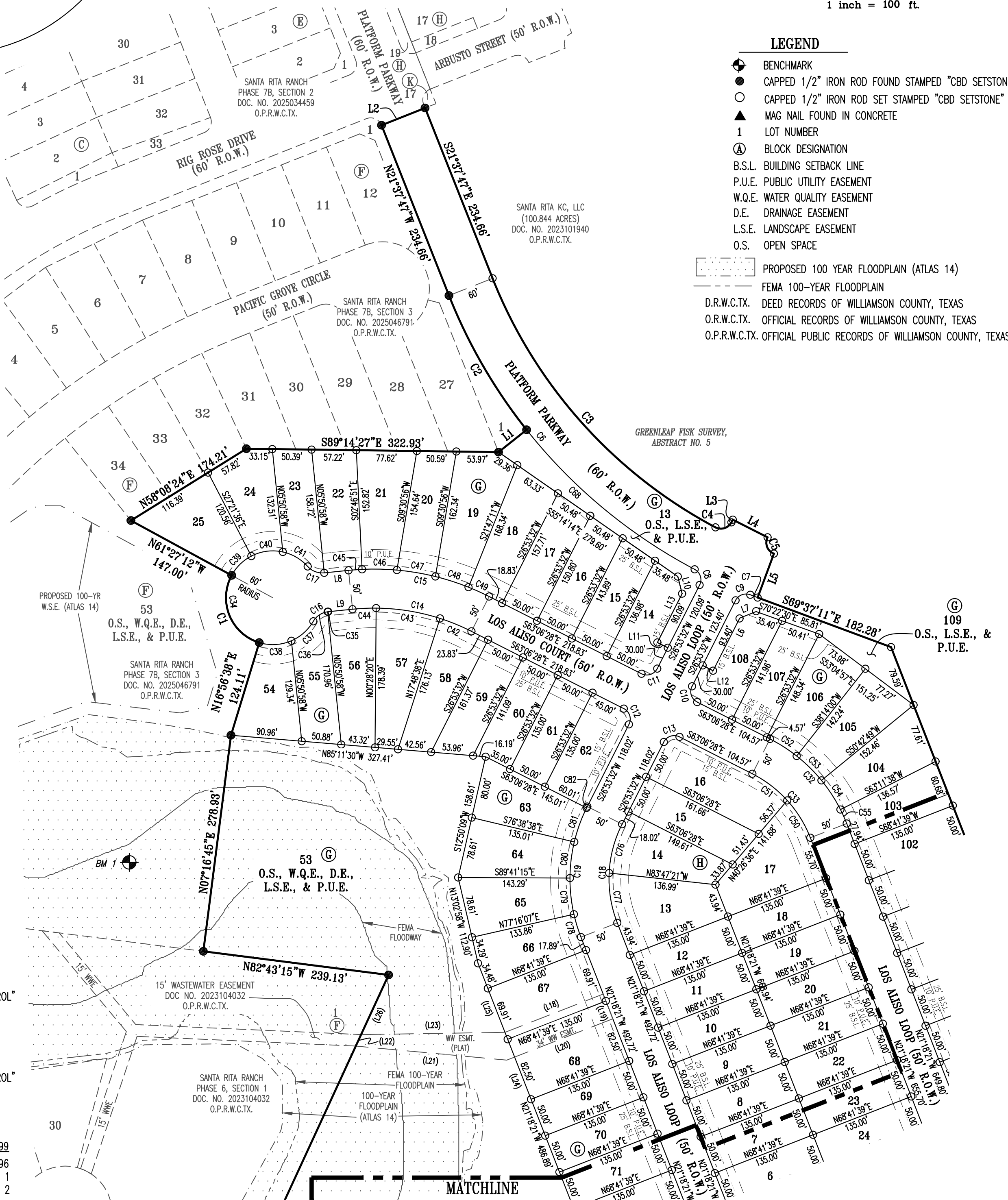
BM 2:  
CAPPED 1/2" IRON ROD SET STAMPED "CONTROL"  
N: 10212565.48  
E: 3088801.56  
ELEVATION: 952.34' (NAVD '88)

TOTAL OF LOTS	99
SINGLE FAMILY LOTS:	96
O.S., W.Q.E., D.E., L.S.E., & P.U.E. LOTS	1
O.S., L.S.E., & P.U.E. LOTS	2

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
LOS ALISO COURT	530'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LOS ALISO LOOP	2,562'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
PLATFORM PARKWAY	779'	60' R.O.W.	40' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
TOTAL	3,871'					

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B.



**LEGEND**

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- ▲ MAG NAIL FOUND IN CONCRETE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- ▨ PROPOSED 100 YEAR FLOODPLAIN (ATLAS 14)
- ▤ FEMA 100-YEAR FLOODPLAIN
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

MATCHLINE  
SHEET 2

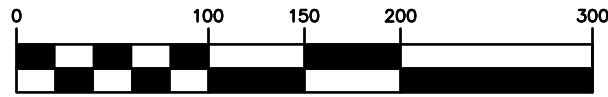
SHEET NO. 1 OF 6

**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

# SANTA RITA RANCH PHASE 7B, SECTION 4 FINAL PLAT



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

### LEGEND

- ⊕ BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
- STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET
- STAMPED "CBD SETSTONE"
- ▲ MAG NAIL FOUND IN CONCRETE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
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- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5

SANTA RITA KC, LLC  
(100.844 ACRES)  
DOC. NO. 2023101940  
O.P.R.W.C.TX.

30' WATERLINE ESMT  
CITY OF GEORGETOWN  
(1.301 ACRES)  
DOC. NO. 2024036861  
O.P.R.W.C.TX.

VOL. 851, PG. 705 D.R.W.C.TX.  
VOL. 2212, PG. 294 O.R.W.C.TX.  
VOL. 2241, PG. 447 O.R.W.C.TX.

(50' PIPELINE EASEMENT)  
DOC. NO. 2016025615 O.P.R.W.C.TX.  
LOCATED EASEMENT LINES PER ENTERPRISE

53 Ⓒ  
O.S., W.Q.E., D.E.,  
L.S.E., & P.U.E.

30' WATER LINE EASEMENT TO  
CITY OF GEORGETOWN, TX  
(1.301 ACRES)  
DOC. NO. 2024036861  
O.P.R.W.C.TX.

MORNINGSTAR  
PHASE 4, SECTION 3  
DOC. NO. 2022046849  
O.P.R.W.C.TX.

MORNINGSTAR  
PHASE 4, SECTION 3  
DOC. NO. 2022046849  
O.P.R.W.C.TX.

SHEET NO. 2 OF 6

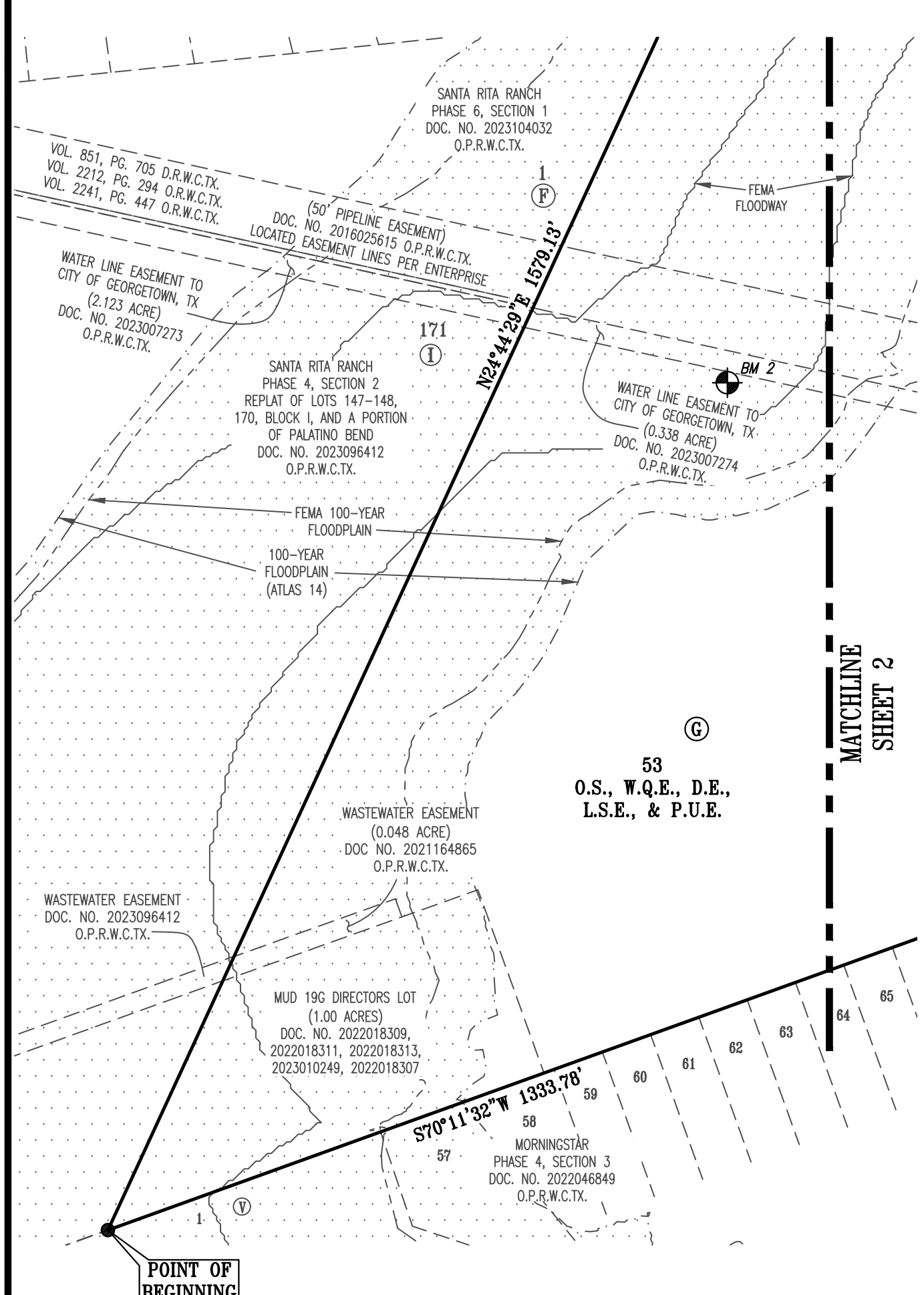
**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

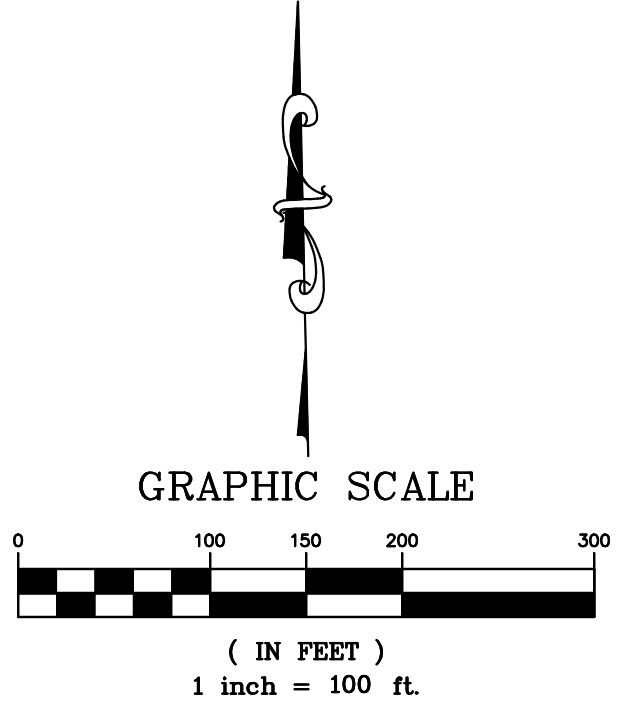
Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

# SANTA RITA RANCH PHASE 7B, SECTION 4 FINAL PLAT



### LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
- STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET
- STAMPED "CBD SETSTONE"
- MAG NAIL FOUND IN CONCRETE
- 1** LOT NUMBER
- BLOCK DESIGNATION
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
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- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	106.40	60.00	N22°15'17"W	93.00	73.57	101°36'10"
C2	199.27	680.00	N30°01'29"W	198.56	100.35	164°7'25"
C3	437.17	620.00	S41°49'46"E	428.17	228.11	40°23'59"
C4	23.84	15.00	N72°25'53"E	21.41	15.28	91°04'42"
C5	25.27	15.00	S21°21'49"E	22.38	16.81	96°30'43"
C6	481.13	680.00	S41°53'58"E	471.16	251.13	40°32'21"
C7	10.04	680.00	S69°11'48"E	10.04	5.02	0°50'47"
C8	23.32	15.00	N17°38'18"W	21.04	14.76	89°03'41"
C9	22.08	15.00	S69°03'34"W	20.14	13.59	84°20'03"
C10	23.56	15.00	S18°06'28"E	21.21	15.00	90°00'00"
C11	23.56	15.00	N71°53'32"E	21.21	15.00	90°00'00"
C12	23.56	15.00	N18°06'28"W	21.21	15.00	90°00'00"
C13	23.56	15.00	S71°53'32"W	21.21	15.00	90°00'00"
C14	157.15	275.00	N79°28'43"W	155.02	80.79	32°44'30"
C15	185.72	325.00	N79°28'43"W	183.21	95.47	32°44'30"
C16	23.55	25.00	S57°09'59"W	22.69	12.73	53°58'05"
C17	23.55	25.00	S68°51'55"E	22.69	12.73	53°58'05"
C18	130.39	155.00	S02°47'36"W	126.58	69.33	48°11'53"
C19	172.45	205.00	S02°47'36"W	167.41	91.70	48°11'53"
C20	116.74	725.00	N16°41'34"W	116.62	58.50	9°13'34"
C21	108.69	675.00	N16°41'34"W	108.58	54.46	9°13'34"
C22	39.27	25.00	S57°04'47"E	35.36	25.00	90°00'00"
C23	162.65	50.00	S57°04'47"E	99.85	897.21	186°22'46"
C24	21.03	25.00	S53°49'32"W	20.41	11.18	48°11'23"
C25	21.03	25.00	N12°00'55"E	20.41	11.18	48°11'23"
C26	52.33	325.00	N73°18'26"E	52.28	26.22	9°13'34"
C27	44.28	275.00	N73°18'26"E	44.23	22.19	9°13'34"
C28	21.03	25.00	N87°12'39"W	20.41	11.18	48°11'23"
C29	39.27	25.00	N23°41'39"E	35.36	25.00	90°00'00"
C30	21.03	25.00	S45°24'02"E	20.41	11.18	48°11'23"
C31	162.65	50.00	N23°41'39"E	99.85	897.21	186°22'46"
C32	149.56	205.00	N42°12'24"W	146.27	78.29	41°48'07"
C33	113.08	155.00	N42°12'24"W	110.59	59.19	41°48'07"
C34	301.53	60.00	S05°50'58"E	70.59	43.64	287°56'10"
C35	0.68	25.00	S83°22'30"W	0.68	0.34	1°33'04"
C36	22.87	25.00	S56°23'27"W	22.08	12.31	52°25'01"
C37	38.17	60.00	S48°24'24"W	37.53	19.76	36°26'55"
C38	42.22	60.00	S86°47'15"W	41.35	22.02	40°18'47"
C39	35.70	60.00	N45°35'36"E	35.18	18.40	34°05'36"
C40	41.53	60.00	N82°28'04"E	40.70	21.63	39°39'19"
C41	37.51	60.00	S59°47'35"E	36.91	19.39	35°49'24"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C42	43.59	275.00	N67°38'55"W	43.54	21.84	90°4'54"
C43	83.22	275.00	N80°51'31"W	82.90	41.93	172°0'18"
C44	30.34	275.00	S87°18'41"W	30.33	15.19	61°9'19"
C45	17.41	325.00	N85°41'05"E	17.40	8.71	30°4'07"
C46	44.67	325.00	S88°50'35"E	44.64	22.37	75°2'33"
C47	50.05	325.00	S80°29'36"E	50.00	25.07	8°49'24"
C48	44.63	325.00	S72°08'51"E	44.60	22.35	75°2'05"
C49	28.96	325.00	S65°39'38"E	28.95	14.49	50°6'21"
C50	56.54	155.00	N31°45'23"W	56.23	28.59	20°54'03"
C51	56.54	155.00	N52°39'26"W	56.23	28.59	20°54'03"
C52	40.58	205.00	S57°26'14"E	40.51	20.36	11°20'28"
C53	44.65	205.00	S45°31'35"E	44.57	22.42	12°28'49"
C54	44.65	205.00	S33°02'46"E	44.57	22.42	12°28'49"
C55	19.68	205.00	S24°03'21"E	19.67	9.85	5°30'01"
C56	31.21	50.00	S51°36'49"E	30.71	16.13	35°45'49"
C57	36.96	50.00	S12°33'29"E	36.12	19.37	42°20'53"
C58	33.98	50.00	S28°05'14"W	33.33	17.68	38°56'33"
C59	42.27	50.00	S71°46'42"W	41.02	22.49	48°26'23"
C60	18.23	50.00	N73°33'32"W	18.13	9.22	20°53'08"
C61	27.88	325.00	S71°09'07"W	27.87	13.95	4°54'57"
C62	24.45	325.00	S75°45'55"W	24.44	12.23	4°18'38"
C63	21.03	25.00	S53°49'32"W	20.41	11.18	48°11'23"
C64	13.71	50.00	S37°35'06"W	13.67	6.90	15°42'32"
C65	44.02	50.00	S70°39'44"W	42.61	23.55	50°26'43"
C66	45.09	50.00	N58°16'49"W	43.58	24.21	51°40'12"
C67	59.83	50.00	N01°49'57"E	56.32	34.08	68°33'19"
C68	281.86	680.00	S50°17'40"E	279.85	142.98	23°44'57"
C69	17.47	675.00	N12°49'15"W	17.47	8.73	1°28'58"
C70	58.73	675.00	N16°03'17"W	58.71	29.38	4°59'06"
C71	32.50	675.00	N19°55'36"W	32.49	16.25	2°45'30"
C72	1.22	725.00	S21°15'28"E	1.22	0.61	0°05'47"
C73	50.04	725.00	S19°13'56"E	50.03	25.03	3°57'17"
C74	50.29	725.00	S15°16'03"E	50.28	25.15	3°58'27"
C75	15.19	725.00	S12°40'48"E	15.19	7.60	1°12'03"
C76	65.19	155.00	S14°50'34"W	64.71	33.09	24°05'57"
C77	65.19	155.00	S09°15'23"E	64.71	33.09	24°05'57"
C78	30.68	205.00	N17°01'07"W	30.65	15.37	8°34'28"
C79	46.67	205.00	N06°12'34"W	46.57	23.44	13°02'37"
C80	46.67	205.00	N06°50'03"E	46.57	23.44	13°02'37"
C81	46.45	205.00	N19°50'52"E	46.36	23.33	12°59'01"
C82	1.98	205.00	N26°36'58"E	1.98	0.99	0°33'10"

Easement Line Table		
Line #	Length	Direction
(L18)	135.00	N68°41'39"E
(L19)	34.00	S21°18'21"E
(L20)	145.77	S68°41'39"W
(L21)	194.26	N84°40'51"W
(L22)	16.20	S24°44'29"W
(L23)	184.35	N89°06'32"E
(L24)	50.00	N21°18'21"W
(L25)	52.41	N21°18'21"W
(L26)	84.08	N24°44'29"E

Line Table		
Line #	Length	Direction
L1	45.95	N51°34'48"E
L2	60.00	N68°22'13"E
L3	3.80	N26°53'32"E
L4	50.00	S63°06'28"E
L5	60.00	S20°22'49"W
L6	75.58	S26°53'32"W
L7	22.51	N68°15'31"E
L8	31.26	N84°09'02"E
L9	31.26	N84°09'02"E
L10	22.62	N14°10'12"W
L11	15.00	S63°06'28"E
L12	15.00	S63°06'28"E
L13	70.06	S26°53'32"W
L14	13.99	S12°04'47"E
L15	19.89	S12°04'47"E
L16	44.63	S77°55'13"W
L17	50.53	S77°55'13"W

SHEET NO. 3 OF 6

**Carlson, Brigrance & 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

# SANTA RITA RANCH PHASE 7B, SECTION 4 FINAL PLAT

## METES AND BOUNDS

BEING ALL OF THAT CERTAIN 42.874 ACRE TRACT OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 116.706 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY CORRECTION WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024072693, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), A PORTION OF A CALLED 100.844 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2023101940, O.P.R.W.C.TX., ALL OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO THE FOLLOWING: SANTA RITA KC, LLC (2/7 REMAINING INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2024072693, O.P.R.W.C.TX.; CAMERON THOMSEN (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2022018307, O.P.R.W.C.TX.; CINDY PHILLIPS (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2022018309, O.P.R.W.C.TX.; SHANE WOLF (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2022018311, O.P.R.W.C.TX.; CECILIA ROBERTS (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2025075809, O.P.R.W.C.TX.; AND KEITH MCALONAN (1/7 INTEREST) BY DEED RECORDED IN DOCUMENT NUMBER 2023010249, O.P.R.W.C.TX., SAID 42.874 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" ON THE NORTH LINE OF LOT 1, BLOCK V, MORNINGSTAR PHASE 4, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022046849, O.P.R.W.C.TX., BEING THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT AND SAID 116.706 ACRE TRACT, AND THE SOUTHEAST CORNER OF LOT 171, BLOCK I, SANTA RITA RANCH PHASE 4, SECTION 2 REPLAT OF LOTS 147-148, 170, BLOCK I, AND A PORTION OF PALATINO BEND, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023096412, O.P.R.W.C.TX., FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WITH THE WEST LINE OF SAID 1.00 ACRE TRACT, THE WEST LINE OF SAID 116.706 ACRE TRACT, THE EAST LINE OF SAID LOT 171, BLOCK I, AND THE EAST AND THE NORTH LINES OF LOT 1, BLOCK F, SANTA RITA RANCH PHASE 6, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023104032, O.P.R.W.C.TX., THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

- 1) N24°44'29"E, A DISTANCE OF 1,579.13 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 2) N82°43'15"W, A DISTANCE OF 239.13 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON A SOUTH LINE OF SAID 116.706 ACRE TRACT, BEING THE NORTH LINE OF SAID LOT 1, BLOCK F, SAME BEING THE SOUTHEAST CORNER OF LOT 53, BLOCK F, SANTA RITA RANCH PHASE 7B, SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2025046791, O.P.R.W.C.TX.,

THENCE, OVER AND ACROSS SAID 116.706 ACRE TRACT AND WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 7B, SECTION 3, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9:

- 1) N07°16'45"E, A DISTANCE OF 278.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 2) N16°56'38"E, A DISTANCE OF 124.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 106.40 FEET, AND A CHORD THAT BEARS N22°15'17"W, A DISTANCE OF 93.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 4) N61°27'12"W, A DISTANCE OF 147.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 5) N58°08'24"E, A DISTANCE OF 174.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 6) S89°14'27"E, A DISTANCE OF 322.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
- 7) N51°34'48"E, A DISTANCE OF 45.95 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 199.27 FEET, AND A CHORD THAT BEARS N30°01'29"W, A DISTANCE OF 198.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
- 9) N21°37'47"W, A DISTANCE OF 234.66 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF LOT 1, BLOCK F OF SAID SANTA RITA RANCH PHASE 7B, SECTION 3, BEING AT THE SOUTHWEST TERMINUS CORNER OF PLATFORM PARKWAY (60' R.O.W.) AS DEDICATED IN SANTA RITA RANCH PHASE 7B, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2025034459, O.P.R.W.C.TX.,

THENCE, N68°22'13"E, WITH THE SOUTH TERMINUS LINE OF SAID PLATFORM PARKWAY, BEING THE SOUTH LINE OF SAID SANTA RITA RANCH PHASE 7B, SECTION 2, AND CROSSING SAID 116.706 ACRE TRACT, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST TERMINUS CORNER OF SAID PLATFORM PARKWAY, BEING ON THE EAST LINE OF SAID 116.706 ACRE TRACT AND THE WEST LINE OF SAID 100.844 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID 116.706 ACRE TRACT AND SAID 100.844 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7:

- 1) S21°37'47"E, A DISTANCE OF 234.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 437.17 FEET, AND A CHORD THAT BEARS S41°49'46"E, A DISTANCE OF 428.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.84 FEET, AND A CHORD THAT BEARS N72°25'53"E, A DISTANCE OF 21.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 4) N26°53'32"E, A DISTANCE OF 3.80 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
- 5) S63°06'28"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING 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 25.27 FEET, AND A CHORD THAT BEARS S21°21'49"E, A DISTANCE OF 22.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
- 7) S20°22'49"W, A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, S69°37'11"E, ACROSS SAID 116.706 ACRE TRACT, A DISTANCE OF 182.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, S21°18'21"E, PARTIALLY CROSSING SAID 116.706 ACRE TRACT AND PARTIALLY WITH THE COMMON LINE OF SAID 116.706 ACRE TRACT AND SAID 100.844 ACRE TRACT, A DISTANCE OF 1,096.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF LOT 7, BLOCK T, SAID MORNINGSTAR PHASE 4, SECTION 3, BEING THE SOUTHEAST CORNER OF SAID 116.706 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING ALSO THE SOUTHWEST CORNER OF SAID 100.844 ACRE TRACT,

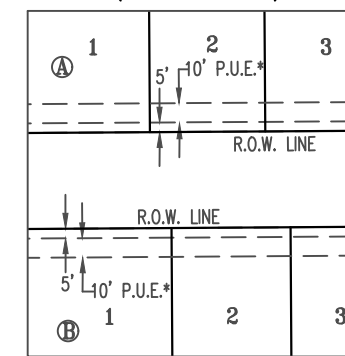
THENCE, WITH THE SOUTH LINE OF SAID 116.706 ACRE TRACT, THE SOUTH LINE OF SAID 1.00 ACRE TRACT, AND THE NORTH LINE OF SAID MORNINGSTAR PHASE 4, SECTION 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3:

- 1) S68°00'43"W, A DISTANCE OF 552.79 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S20°22'47"E, A DISTANCE OF 185.48 FEET TO A "MAC" NAIL FOUND IN CONCRETE, AND
- 3) S70°11'32"W, A DISTANCE OF 1,333.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.874 ACRES OF LAND.

## GENERAL:

1. BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.  
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B.
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. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE INGRESS/EGRESS EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY RECORDED IN VOLUME 851, PAGE 705, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
6. THIS PROPERTY IS SUBJECT TO BLANKET-TYPE INGRESS/EGRESS EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NUMBERS 2018079463, 2020067322, 2021048786, AND 2021104263, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
7. A PUBLIC UTILITY EASEMENT 15 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY, EXCEPT AS NOTED:  
LOTS 14-25, BLOCK G, LOTS 54-108, BLOCK G, AND LOTS 1-29, BLOCK H WHERE A 10 FEET WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PER THE DETAIL BELOW.

10' P.U.E. \*TYPICAL  
DETAIL  
(NOT TO SCALE)



## DRAINAGE AND FLOODPLAIN:

5. 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 OF ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
6. 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.
7. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR ANY DEVELOPMENT WITH THE EFFECTIVE REGULATED FLOODPLAIN. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED DEVELOPMENT.
8. THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED DECEMBER 2, 2022. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YEAR WATER SURFACE ELEVATION PER ATLAS 14.
9. 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.
10. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THE ACCEPTED IN THE CONNECTION WITH DRAINAGE OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
11. 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.
12. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

## 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 19G/GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 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 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.

SHEET NO. 4 OF 6

**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

J:\AC3D\5488\Survey\PLAT - SRR 7B-4.dwg


# SANTA RITA RANCH PHASE 7B, SECTION 4 FINAL PLAT

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

I, KEITH MCALONAN, OWNER OF AN UNDIVIDED ONE-SEVENTH (1/7TH) INTEREST IN A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023010249, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 42.874 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 7B, SECTION 4 FINAL PLAT"

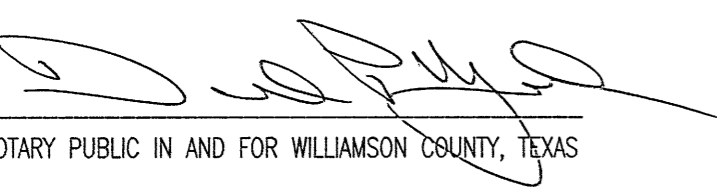
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19<sup>th</sup> DAY OF November, 2025.

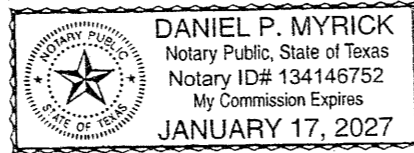
  
KEITH MCALONAN  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH MCALONAN, 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 19<sup>th</sup> DAY OF November, 2025, A.D.

  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

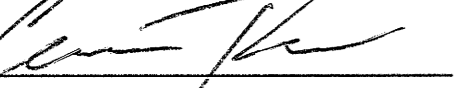


STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

I, CAMERON THOMSEN, OWNER OF AN UNDIVIDED ONE-SEVENTH (1/7TH) INTEREST IN A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022018307, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 42.874 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 7B, SECTION 4 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20<sup>th</sup> DAY OF November, 2025.

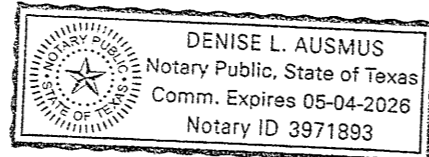
  
CAMERON THOMSEN  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAMERON THOMSEN, 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 20<sup>th</sup> DAY OF November, 2025, A.D.

  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS




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

I, CINDY PHILLIPS, OWNER OF AN UNDIVIDED ONE-SEVENTH (1/7TH) INTEREST IN A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022018309, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 42.874 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 7B, SECTION 4 FINAL PLAT"


TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19<sup>th</sup> DAY OF November, 2025.

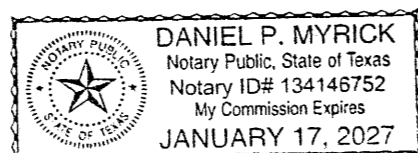
  
CINDY PHILLIPS  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CINDY PHILLIPS, 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 19<sup>th</sup> DAY OF November, 2025, A.D.

  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS




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

I, SHANE WOLF, OWNER OF AN UNDIVIDED ONE-SEVENTH (1/7TH) INTEREST IN A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022018311, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 42.874 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 7B, SECTION 4 FINAL PLAT"

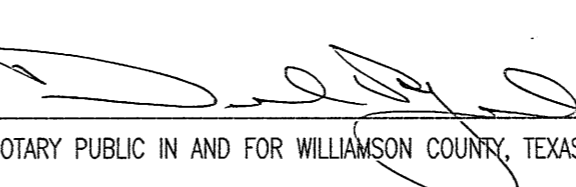
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19<sup>th</sup> DAY OF November, 2025.

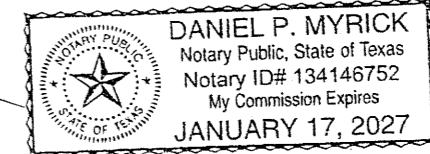
  
SHANE WOLF  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHANE WOLF, 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 19<sup>th</sup> DAY OF November, 2025, A.D.

  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

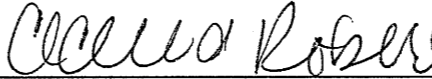


STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF ~~WILLIAMSON~~ §  
~~TRAVIS~~ §

I, CECILIA ROBERTS, OWNER OF AN UNDIVIDED ONE-SEVENTH (1/7TH) INTEREST IN A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025075809, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 42.874 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CERTIFY THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, 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 7B, SECTION 4 FINAL PLAT"

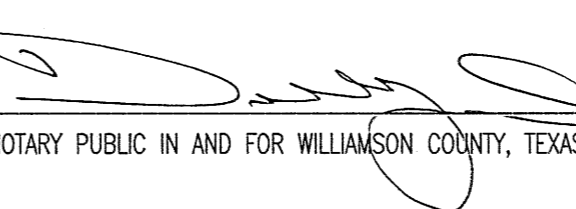
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19<sup>th</sup> DAY OF November, 2025.

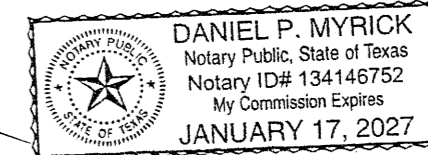
  
CECILIA ROBERTS  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE. SUITE 1300  
AUSTIN, TEXAS 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CECILIA ROBERTS, 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 19<sup>th</sup> DAY OF November, 2025, A.D.

  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



SHEET NO. 5 OF 6

 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

# SANTA RITA RANCH PHASE 7B, SECTION 4 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 116.706 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2024072693, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 100.844 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023101940, 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 42.874 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 7B, SECTION 4 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20 DAY OF November, 2025

SANTA RITA KC, LLC.  
 A TEXAS LIMITED PARTNERSHIP

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

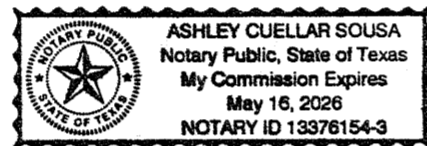
BY: [Signature]  
 JAMES EDWARD HORNE, VICE PRESIDENT  
 1700 CROSS CREEK LANE, STE. 100  
 LIBERTY HILL, TX 78642

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 20<sup>th</sup> DAY OF November, 2025 A.D.

BY: [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, 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

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 (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF November, A.D., 2025

BY: [Signature]  
 NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez  
 MY COMMISSION EXPIRES: 6-02-2028

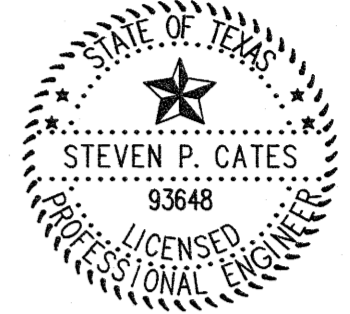


STATE OF TEXAS:  
 COUNTY OF TRAVIS:

A PORTION OF THIS TRACT IS 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] 11/18/25  
 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

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 AS LISTED ON THE TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2517423-COM, EFFECTIVE DATE JUNE 16, 2025 ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 11/18/25  
 ERIC J. DANNHEIM, R.P.L.S. NO. 6075 DATE  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE,  
 AUSTIN, TEXAS 78749



BY: [Signature] 12/2/2025  
 MCKENZIE HICKS DATE  
 DIRECTOR OF PLANNING  
 CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 1<sup>st</sup> DAY OF December, 2025 A.D.

BY: [Signature]  
 WILLIAMSON COUNTY ADDRESSING COORDINATOR  
 WILLIAMSON COUNTY, TEXAS  
 PRINTED NAME: Teresa Baker

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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREOF, 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.

STEVEN SNELL, COUNTY JUDGE DATE  
 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. 6 OF 6

**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