

LOCATION MAP  
SCALE: 1" = 500'

- LEGEND:
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - BL = BUILDING SETBACK LINE
  - DE = DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
  - (B) = BLOCK NUMBER

NEW STREETS:

NAME	LENGTH	DESIGN SPEED
INSPIRATION DRIVE	904'	25
KRUPP AVENUE	262'	25
MIDLAND WAY	150'	25
KINSWOOD LANE	151'	25

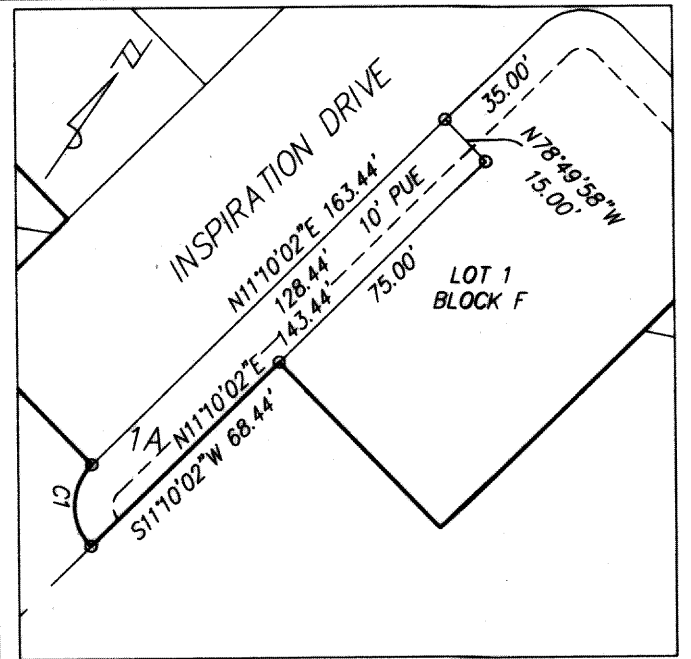
SITE DATA:

TOTAL AREA: 5.61 ACRES  
25 SINGLE FAMILY LOTS  
2 OPEN SPACE LOTS

SANTA RITA KC, LLC  
32.000 ACRES  
DOC. No. 2013102457  
OPRWC

PROPERTY OWNER:

SANTA RITA KC, LLC  
3345 BEE CAVE ROAD  
SUITE 203  
AUSTIN, TX, 78746



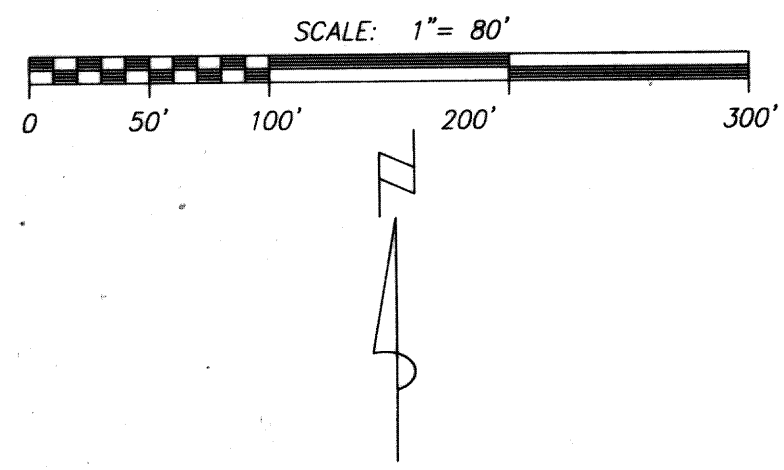
DETAIL A  
SCALE: 1" = 50'



LINE TABLE

LINE	LENGTH	BEARING
L1	40.14'	N117°02'E
L2	53.12'	S46°44'12"W
L3	43.00'	S59°29'12"W
L4	50.49'	S78°00'48"W
L5	27.60'	N24°37'46"W
L6	43.73'	S65°22'14"W
L7	33.62'	N78°49'58"W
L8	51.84'	N78°53'54"W
L9	15.00'	N78°49'58"W

PLAT OF  
SANTA RITA RANCH PHASE 1, SECTION 2A  
WILLIAMSON, COUNTY, TEXAS



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	23.56	15.00	90°00'00"	N33°49'58"W	21.21
C2	4.30	1137.43	0°12'59"	N48°26'15"E	4.30
C3	23.56	15.00	90°00'00"	N56°10'02"E	21.21
C4	27.11	15.00	103°33'44"	N27°03'06"W	23.57
C5	114.75	325.00	20°13'49"	N34°50'41"E	114.16
C6	221.17	375.00	33°47'33"	N28°03'48"E	217.98
C7	18.18	375.00	2°46'38"	N12°33'21"E	18.18
C8	46.88	375.00	7°09'43"	N17°31'32"E	46.84
C9	46.88	375.00	7°09'43"	N24°41'15"E	46.84
C10	46.88	375.00	7°09'43"	N31°50'58"E	46.84
C11	46.88	375.00	7°09'43"	N39°00'41"E	46.84
C12	15.49	375.00	2°22'02"	N43°46'34"E	15.49
C13	186.78	2020.66	5°17'46"	N42°18'42"E	186.71
C14	33.72	2020.66	0°57'22"	N44°28'54"E	33.72
C15	52.74	2020.66	1°29'44"	N43°15'21"E	52.74
C16	52.74	2020.66	1°29'44"	N41°45'38"E	52.74
C17	47.58	2020.66	1°20'57"	N40°20'17"E	47.58
C18	193.85	2070.66	5°21'50"	N42°16'40"E	193.78
C19	43.48	2070.66	1°12'11"	N44°21'30"E	43.47
C20	50.00	2070.66	1°23'01"	N43°03'54"E	50.00
C21	50.19	2070.66	1°23'19"	N41°40'44"E	50.18
C22	50.19	2070.66	1°23'19"	N40°17'25"E	50.18
C23	23.58	15.00	90°04'04"	N05°22'13"W	21.23
C24	23.33	15.00	89°06'26"	N85°02'32"E	21.05
C25	159.95	1137.43	8°03'26"	N44°31'02"E	159.82
C26	43.88	1137.43	2°12'37"	N41°35'37"E	43.88
C27	55.89	1137.43	2°48'55"	N44°06'23"E	55.88
C28	55.89	1137.43	2°48'55"	N46°55'18"E	55.88
C29	44.72	1087.43	2°21'23"	N47°22'03"E	44.72
C30	23.88	15.00	91°13'47"	N00°34'28"E	21.44
C31	24.36	15.00	93°02'45"	N88°26'12"E	21.77
C32	43.99	1087.43	2°19'04"	N40°45'17"E	43.99

- NOTES:
- LOT 1A, BLOCK F, AND LOT 1A, BLOCK H, ARE OPEN SPACE LOTS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
  - BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
  - NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
  - BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

DATE: JULY 12, 2014

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
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S:\LAND2001-2050\2039\dwg\2039-PLAT-A.dwg 7/12/2014 10:34:47 AM CDT

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 90.13 ACRE TRACT OF LAND CONVEYED TO SANTA RITA, KC, LLC, BY DEED RECORDED IN DOCUMENT NO. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT 32.000 ACRE TRACT CONVEYED TO SANTA RITA, KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE MOST SOUTHERLY POINT OF THE PARCEL HEREIN DESCRIBED (FROM WHICH POINT A 1/2" IRON ROD FOUND IN THE EAST LINE OF RONALD W REAGAN BOULEVARD AT THE NORTHWEST CORNER OF THAT 810.32 ACRE TRACT OF LAND CONVEYED DESCRIBED IN DOCUMENT NO. 2013061332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S.48°14'20"W. A DISTANCE OF 2271.16 FEET AND THE SOUTHEAST CORNER OF THE SAID B. MANLOVE SURVEY BEARS APPROXIMATELY N.86°31'53"E. A DISTANCE OF 2541.34 FEET);

THENCE ACROSS SAID 90.13 ACRE TRACT AND SAID 32.000 ACRE TRACT THE FOLLOWING 32 COURSES:

1. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N.33°49'58"W, 21.21 FEET TO A 1/2" IRON ROD SET;
2. N.78°49'58"W. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
3. N.11°10'02"E. A DISTANCE OF 40.14 FEET TO A 1/2" IRON ROD SET;
4. N.78°49'58"W. A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
5. N.11°10'02"E. A DISTANCE OF 154.87 FEET TO A 1/2" IRON ROD SET;
6. N.18°03'48"E. A DISTANCE OF 62.50 FEET TO A 1/2" IRON ROD SET;
7. N.24°41'15"E. A DISTANCE OF 62.46 FEET TO A 1/2" IRON ROD SET;
8. N.31°50'58"E. A DISTANCE OF 62.46 FEET TO A 1/2" IRON ROD SET;
9. N.38°37'14"E. A DISTANCE OF 62.49 FEET TO A 1/2" IRON ROD SET;
10. N.44°57'35"E. A DISTANCE OF 104.14 FEET TO A 1/2" IRON ROD SET;
11. N.42°28'58"E. A DISTANCE OF 208.05 FEET TO A 1/2" IRON ROD SET;
12. N.39°35'45"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
13. N.40°47'12"E. A DISTANCE OF 65.40 FEET TO A 1/2" IRON ROD SET;
14. N.44°06'23"E. A DISTANCE OF 62.02 FEET TO A 1/2" IRON ROD SET;
15. N.46°55'18"E. A DISTANCE OF 62.02 FEET TO A 1/2" IRON ROD SET;
16. S.41°40'15"E. A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
17. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.30 FEET, SAID CURVE HAVING A RADIUS OF 1137.43 FEET, A CENTRAL ANGLE OF 00°12'59" AND A CHORD BEARING N.48°26'15"E., 4.30 FEET TO A 1/2" IRON ROD SET;
18. S.41°27'15"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
19. S.45°02'25"E. A DISTANCE OF 126.56 FEET TO A 1/2" IRON ROD SET;
20. S.48°26'48"W. A DISTANCE OF 60.11 FEET TO A 1/2" IRON ROD SET;
21. S.43°06'28"W. A DISTANCE OF 50.03 FEET TO A 1/2" IRON ROD SET;
22. S.41°26'17"W. A DISTANCE OF 60.11 FEET TO A 1/2" IRON ROD SET;
23. S.40°02'42"W. A DISTANCE OF 154.06 FEET TO A 1/2" IRON ROD SET;
24. S.46°44'12"W. A DISTANCE OF 53.12 FEET TO A 1/2" IRON ROD SET;
25. S.59°29'12"W. A DISTANCE OF 43.00 FEET TO A 1/2" IRON ROD SET;
26. S.78°00'48"W. A DISTANCE OF 50.49 FEET TO A 1/2" IRON ROD SET;
27. N.24°37'46"W. A DISTANCE OF 27.60 FEET TO A 1/2" IRON ROD SET;
28. S.65°22'14"W. A DISTANCE OF 43.73 FEET TO A 1/2" IRON ROD SET;
29. S.11°10'02"W. A DISTANCE OF 175.93 FEET TO A 1/2" IRON ROD SET;
30. N.78°49'58"W. A DISTANCE OF 33.62 FEET TO A 1/2" IRON ROD SET;
31. S.11°10'02"W. A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
32. N.78°49'58"W. A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
33. S.11°10'02"W. A DISTANCE OF 68.44 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 5.61 ACRES, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT SANTA RITA KC, LLC, BEING THE OWNER OF THAT 90.13 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THAT 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NO. 2010078403 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.61 ACRES OUT OF SAID TRACTS AND DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "SANTA RITA RANCH PHASE 1, SECTION 2A", AND FURTHER ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

THIS 16 DAY OF July 2014 20\_\_

SANTA RITA, KC, LLC

BY: James Edward Hoewe, Vice President

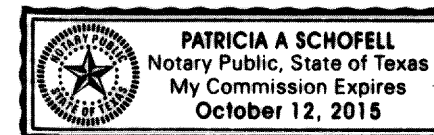
ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF Trans

BEFORE ME ON THIS DAY PERSONALLY APPEARED James Edward Hoewe, 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 16 DAY OF July, A.D., 2014.

Patricia A. Schofell  
NOTARY PUBLIC SIGNATURE



SEAL

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN 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, 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: Allen E. Wise

PRINTED NAME: Allen E. Wise  
TITLE: Executive Vice President

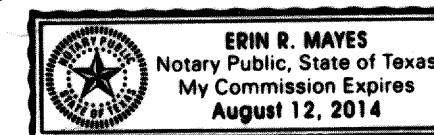
ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen E. Wise, Esq., 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 17th DAY OF July, A.D., 2014.

Erin R. Mayes  
NOTARY PUBLIC SIGNATURE



SEAL

SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

John K. Weigand July 17, 2014  
J. KENNETH WEIGAND  
R.P.L.S. NO. 5741  
STATE OF TEXAS

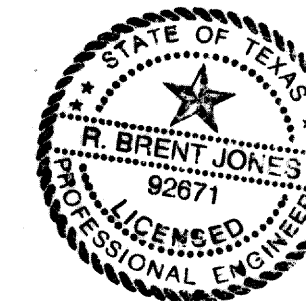


ENGINEER'S CERTIFICATION

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NO. 48491C0250E AND 48491C0275E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, R. BRENT JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

R. Brent Jones 7/14/14  
R. BRENT JONES  
DATE  
LICENSED PROFESSIONAL ENGINEER NO. 92671



PLAT OF  
**SANTA RITA RANCH PHASE 1, SECTION 2A**  
WILLIAMSON, COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, ROADS, OR OTHER 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 AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

THAT 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 ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT 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  
WILLIAMSON COUNTY, TEXAS

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

DATE: JULY 12, 2014

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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