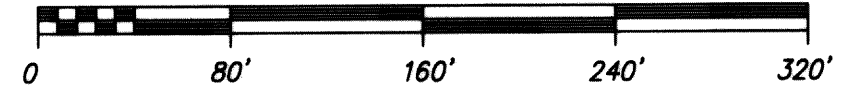
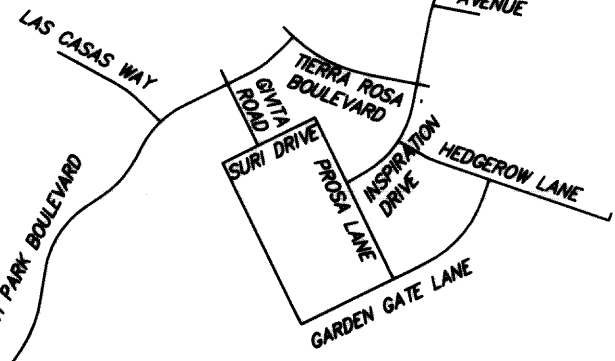


PLAT OF  
**SANTA RITA RANCH PHASE 1, SECTION 3A**  
WILLIAMSON, COUNTY, TEXAS

SCALE: 1" = 80'



RONALD W REAGAN BOULEVARD



LOCATION MAP  
SCALE: 1" = 600'

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

NEW STREETS	LENGTH	DESIGN SPEED
MIDLAND WAY	231	30
MIRACLE ROSE WAY	939	30
PERMIAN LANE	152	30
DISCOVERY WELL DRIVE	295	30

SITE DATA:

TOTAL AREA: 8.41 ACRES  
31 SINGLE FAMILY LOTS  
1 OPEN SPACE LOT

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

SANTA RITA KC, LLC  
90.13 ACRES  
DOC. No. 2008093412  
OPRWC

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N14°08'47"E
L2	16.57'	N14°08'47"E
L3	33.43'	N14°08'47"E
L4	30.53'	N67°51'38"W
L5	30.53'	N67°51'38"W
L6	50.00'	N14°08'47"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	56.41	50.00	64°38'45"	S31°15'01"W	53.47
C2	79.16	576.08	7°52'24"	S54°20'27"E	79.10
C3	72.29	526.08	7°52'24"	N54°20'27"W	72.24
C4	3.72	275.00	0°46'28"	S47°36'22"W	3.72
C5	158.74	275.00	33°04'20"	N30°40'57"E	156.54
C6	118.84	275.00	24°45'38"	N35°36'47"E	117.92
C7	43.61	275.00	9°05'11"	N18°41'23"E	43.57
C8	18.53	409.85	2°35'25"	N15°26'30"E	18.53
C9	22.15	15.00	84°35'51"	N25°33'43"W	20.19
C10	80.21	575.00	7°59'34"	N71°51'25"W	80.15
C11	87.19	625.00	7°59'34"	N71°51'25"W	87.12
C12	64.79	625.00	5°56'21"	N72°53'02"W	64.76
C13	22.40	625.00	2°03'14"	N68°53'15"W	22.40
C14	22.15	15.00	84°35'51"	N69°50'26"E	20.19
C15	179.65	409.85	25°06'54"	N40°05'58"E	178.22
C16	125.73	409.85	17°34'35"	N36°19'48"E	125.23
C17	53.92	409.85	7°32'19"	N48°53'15"E	53.89
C18	122.08	275.00	25°26'07"	N39°56'21"E	121.08
C19	12.88	275.00	2°41'01"	N51°18'54"E	12.88
C20	90.52	275.00	18°51'35"	N40°32'36"E	90.11
C21	18.68	275.00	3°53'31"	N29°10'03"E	18.68
C22	23.43	15.00	89°30'06"	N17°31'45"W	21.12
C23	28.03	25.00	64°15'04"	N85°35'39"E	26.59
C24	13.13	25.00	30°05'06"	N77°19'21"W	12.98
C25	14.91	25.00	34°09'59"	N70°33'07"E	14.69
C26	235.83	50.00	270°14'11"	N08°35'13"E	70.56
C27	61.06	50.00	69°57'58"	N88°27'06"E	57.33
C28	48.43	50.00	55°29'33"	N28°49'08"W	46.56
C29	69.93	50.00	80°07'55"	N76°21'39"W	64.37
C30	11.34	25.00	25°59'07"	N49°17'15"W	11.24
C31	23.69	15.00	90°29'54"	N72°28'15"E	21.31
C32	144.28	325.00	25°26'07"	N39°56'21"E	143.09
C33	16.80	325.00	2°57'40"	N28°42'08"E	16.79
C34	54.96	325.00	9°41'21"	N35°01'38"E	54.89
C35	55.71	325.00	9°49'20"	N44°46'58"E	55.65
C36	16.81	325.00	2°57'47"	N51°10'31"E	16.81
C37	241.86	359.85	38°30'37"	N33°24'06"E	237.34
C38	69.93	359.85	11°08'06"	N47°05'22"E	69.82
C39	87.26	359.85	13°53'40"	N43°34'28"E	87.05
C40	84.67	359.85	13°28'51"	N20°53'13"E	84.47
C41	61.37	325.00	10°49'11"	N19°33'23"E	61.28
C42	11.13	325.00	1°57'43"	N15°07'39"E	11.13
C43	50.24	325.00	8°51'28"	N20°32'14"E	50.19
C44	21.79	15.00	83°14'37"	N16°39'20"W	19.93
C45	21.79	15.00	83°14'37"	N80°06'02"E	19.93
C46	49.58	325.00	8°44'24"	N42°50'56"E	49.53

S38°59'35"W, 2791.11' TO 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF RONALD W REAGAN BOULEVARD AND THE NORTHWEST CORNER OF 810.32 ACRE TRACT IN DOC. No. 2013061332 OPRWC

APPROXIMATELY S.78°30'44"E., 2525.16' TO SE CORNER OF BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 417

NOTES:

- LOT 64A, BLOCK F, IS AN OPEN SPACE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THIS LOT.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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: AUG. 12, 2014

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PLAT OF  
SANTA RITA RANCH PHASE 1, SECTION 3A  
WILLIAMSON, COUNTY, TEXAS

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; 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; AND A PART OF 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, 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 S38°59'35"W, 2791.11 FEET AND THE SOUTHEAST CORNER OF THE SAID B. MANLOVE SURVEY BEARS APPROXIMATELY S.78°30'44"E., 2525.16 FEET);

THENCE ACROSS SAID 90.13 ACRE TRACT, SAID 32.000 ACRE TRACT AND SAID 104.94 ACRE TRACT, THE FOLLOWING 28 COURSES:

1. N.42°46'52"W. A DISTANCE OF 180.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3.72 FEET SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 00°46'28" AND A CHORD BEARING S.47°36'22"W., 3.72 FEET TO A 1/2" IRON ROD SET;
3. N.45°02'25"W. A DISTANCE OF 97.10 FEET TO A 1/2" IRON ROD SET;
4. N.14°08'47"E. A DISTANCE OF 197.31 FEET TO A 1/2" IRON ROD SET;
5. S.75°51'13"E. A DISTANCE OF 7.34 FEET TO A 1/2" IRON ROD SET;
6. N.14°08'47"E. A DISTANCE OF 185.00 FEET TO A 1/2" IRON ROD SET;
7. S.75°51'13"E. A DISTANCE OF 49.39 FEET TO A 1/2" IRON ROD SET;
8. N.43°39'04"E. A DISTANCE OF 123.23 FEET TO A 1/2" IRON ROD SET;
9. N.48°25'31"E. A DISTANCE OF 175.58 FEET TO A 1/2" IRON ROD SET;
10. N.25°45'08"E. A DISTANCE OF 188.19 FEET TO A 1/2" IRON ROD SET;
11. N.32°44'11"E. A DISTANCE OF 50.19 FEET TO A 1/2" IRON ROD SET;
12. N.27°43'12"E. A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
13. S.62°16'49"E. A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
14. S.72°54'58"E. A DISTANCE OF 183.15 FEET TO A 1/2" IRON ROD SET;
15. S.70°23'13"E. A DISTANCE OF 144.65 FEET TO A 1/2" IRON ROD SET;
16. S.37°00'00"W. A DISTANCE OF 143.92 FEET TO A 1/2" IRON ROD SET;
17. S.67°13'13"W. A DISTANCE OF 33.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
18. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.41 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 64°38'45" AND A CHORD BEARING S.31°15'01"W., 53.47 FEET TO A 1/2" IRON ROD SET;
19. S.36°34'40"W. A DISTANCE OF 155.08 FEET TO A 1/2" IRON ROD SET;
20. S.27°07'33"W. A DISTANCE OF 144.90 FEET TO A 1/2" IRON ROD SET;
21. S.52°39'25"W. A DISTANCE OF 205.15 FEET TO A 1/2" IRON ROD SET;
22. S.41°36'08"W. A DISTANCE OF 112.57 FEET TO A 1/2" IRON ROD SET;
23. S.17°18'59"W. A DISTANCE OF 119.34 FEET TO A 1/2" IRON ROD SET;
24. S.21°42'30"W. A DISTANCE OF 98.97 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
25. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.16 FEET, SAID CURVE HAVING A RADIUS OF 576.08 FEET, A CENTRAL ANGLE OF 07°52'24" AND A CHORD BEARING S.54°20'27"E., 79.10 FEET TO A 1/2" IRON ROD SET;
26. S.39°35'45"W. A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;
27. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.29 FEET, SAID CURVE HAVING A RADIUS OF 526.08 FEET, A CENTRAL ANGLE OF 07°52'24" AND A CHORD BEARING N.54°20'27"W., 72.24 FEET TO A 1/2" IRON ROD SET;
28. S.41°30'24"W. A DISTANCE OF 98.07 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 8.41 ACRES, MORE OR LESS.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT 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 BEING THE OWNER OF THAT 104.94 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010078403 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE OWNER OF THAT 32.000 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 8.41 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 3A", 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 21<sup>st</sup> DAY OF August 2014.

SANTA RITA KC, LLC

BY: *[Signature]*

SEAL

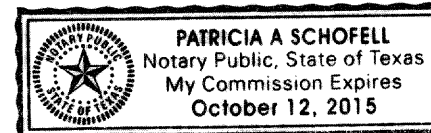
THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED *James Emerson Homan* 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 21<sup>st</sup> DAY OF August, A.D., 2014.

*[Signature]*  
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.

*[Signature]* Aug. 13, 2014  
J. KENNETH WEIGAND  
R.P.L.S. NO. 5741  
STATE OF TEXAS



ENGINEER'S CERTIFICATION

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

I, J. KEITH COLLINS, 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

*[Signature]* 8/14/14  
J. KEITH COLLINS  
LICENSED PROFESSIONAL ENGINEER NO. 80579



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

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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: AUG, 12, 2014

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(512) 836-4793 FAX: (512) 836-4817

STREET NAMES APPROVED

DATE: 8/20/14

*[Signature]*  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

SEAL

