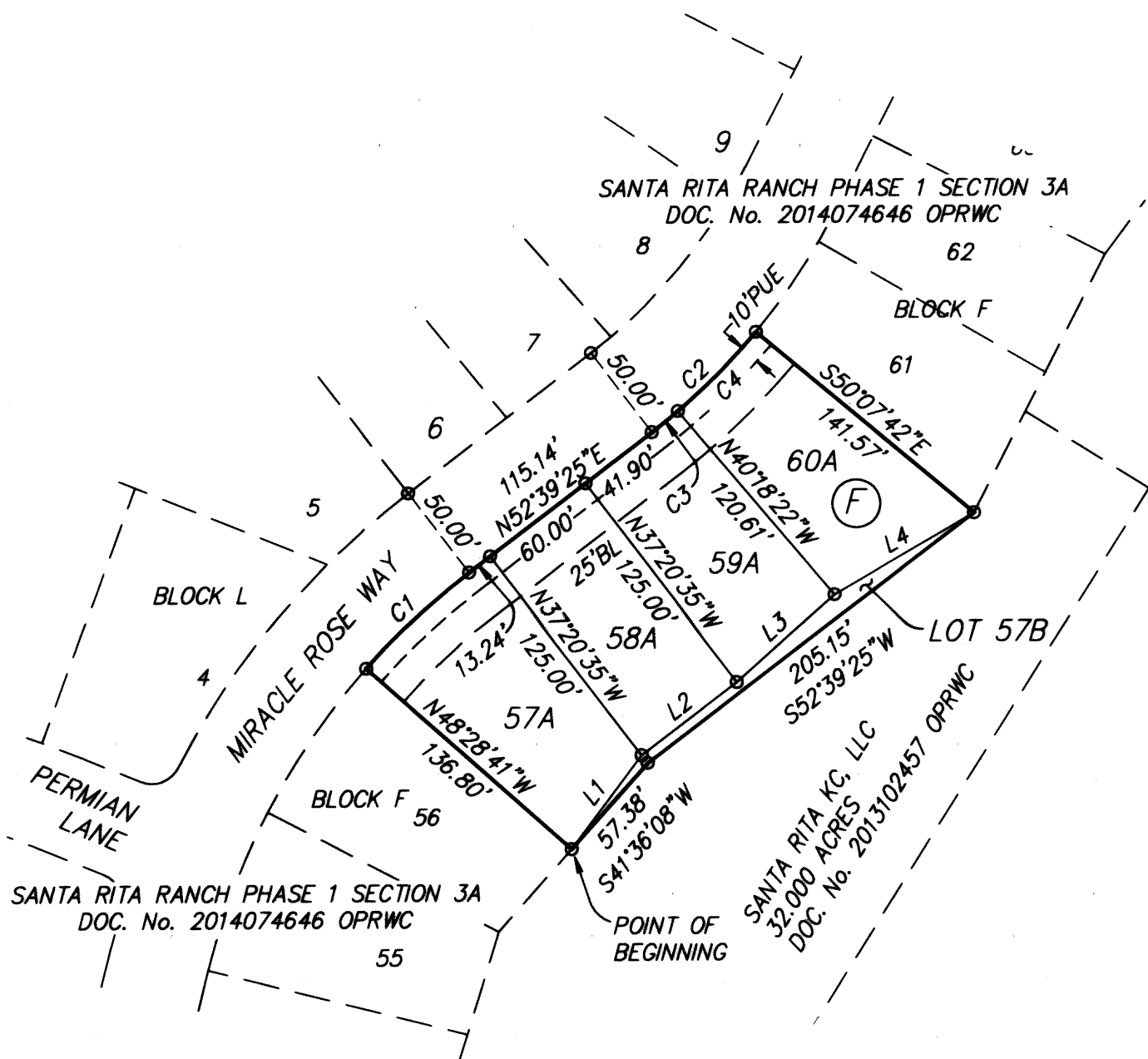
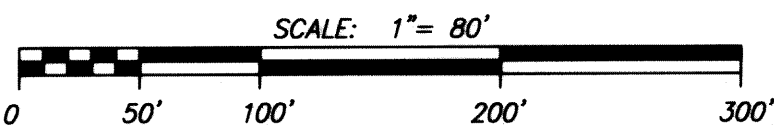


LOCATION MAP  
SCALE: 1" = 300'

PLAT OF  
**REPLAT OF LOTS 57, 58, 59 & 60, BLOCK F, SANTA RITA RANCH PHASE 1, SECTION 3A**  
BEING A REPLAT OF LOTS 57, 58, 59 & 60, BLOCK F, SANTA RITA RANCH PHASE 1, SECTION 3A, ACCORDING TO THE PLAT  
THEREOF RECORDED IN DOCUMENT No. 2014047646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



DESCRIPTION:

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT No. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 32.00 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT No. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING ALL OF LOTS 57, 58, 59 AND 60, BLOCK F, SANTA RITA RANCH PHASE 1 SECTION 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. 2014074646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE SOUTH CORNER OF SAID LOT 57;

THENCE N.48°28'41"W. ALONG THE SOUTHWESTERLY LINE OF SAID LOT 57 A DISTANCE OF 136.80 FEET TO A 1/2" IRON ROD SET AT THE WEST CORNER OF LOT 57 AND THE SOUTHEASTERLY LINE OF MIRACLE ROSE WAY AND TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID SOUTHEASTERLY LINE, AND THE NORTHWESTERLY LINE OF LOTS 57 TO 60 THE FOLLOWING THREE COURSES:

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.93 FEET, SAID CURVE HAVING A RADIUS OF 359.85 FEET, A CENTRAL ANGLE OF 11°08'06" AND A CHORD BEARING N.47°05'22"E., 69.82 FEET TO A 1/2" IRON ROD SET;
2. N.52°39'25"E. A DISTANCE OF 115.14 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 72.52 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 12°47'07", AND A CHORD BEARING N.46°15'51"E., 72.37 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF LOT 60;

THENCE S.50°07'42"E. ALONG THE NORTHEASTERLY LINE OF LOT 60 A DISTANCE OF 141.57 FEET TO A 1/2" IRON ROD SET AT THE EAST CORNER OF LOT 60;

THENCE ALONG THE SOUTHEASTERLY LINE OF LOTS 57 TO 60 THE FOLLOWING TWO COURSES:

1. S.52°39'25"W. A DISTANCE OF 205.15 FEET TO A 1/2" IRON ROD SET;
2. S.41°36'08"W. A DISTANCE OF 57.38 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 0.789 ACRE, MORE OR LESS.

ALL IRON RODS SET HAVE RJ SURVEYING CAPS  
BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

NOTES:

1. LOT 57B, BLOCK F, IS AN OPEN SPACE AND DRAINAGE EASEMENT LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THIS LOT.
2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
3. BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
6. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
7. THIS REPLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS SET FORTH IN THE ORIGINAL PLAT OF SANTA RITA SOUTH PHASE 1, SECTION 3A, AS RECORDED IN DOCUMENT No. 2014074646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
8. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

SITE DATA:

TOTAL AREA: 0.789 ACRE  
4 SINGLE FAMILY LOTS  
1 OPEN SPACE LOT

LEGEND:

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.54'	N36°47'37"E
L2	60.00'	N52°39'25"E
L3	65.13'	N48°15'56"E
L4	80.83'	N59°45'13"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	69.93	359.85	11°08'06"	N47°05'22"E	69.82
C2	72.52	325.00	12°47'07"	N46°15'51"E	72.37
C3	16.81	325.00	2°57'47"	N51°10'31"E	16.81
C4	55.71	325.00	9°49'20"	N44°46'58"E	55.65

DATE: JAN. 27, 2015

**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  
(512) 836-4793 FAX: (512) 836-4817  
F-10015400

PLAT OF  
REPLAT OF LOTS 57, 58, 59 & 60, BLOCK F, SANTA RITA RANCH PHASE 1, SECTION 3A

BEING A REPLAT OF LOTS 57, 58, 59 & 60, BLOCK F, SANTA RITA RANCH PHASE 1, SECTION 3A, ACCORDING TO THE PLAT  
THEREOF RECORDED IN DOCUMENT No. 2014047646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT THAT SANTA RITA KC, LLC, 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 AND THAT HIGHLAND HOMES-AUSTIN, LTD., BEING THE OWNER OF LOTS 57 AND 58, BLOCK L, SANTA RITA RANCH PHASE 1, SECTION 3A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 2014074646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2014080232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 0.789 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 "REPLAT OF LOTS 57, 58, 59 & 60, BLOCK F, 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 11<sup>th</sup> DAY OF February 2015

SANTA RITA KC, LLC, A TEXAS LIMITED COMPANY

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

BY: James Edward Horne  
JAMES EDWARD HORNE, VICE PRESIDENT

HIGHLAND HOMES-AUSTIN, LTD.,

BY: J. L. Smith  
J. L. SMITH  
TITLE: VICE PRESIDENT

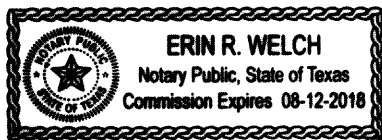
THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED JAMES EDWARD HORNE, 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 11<sup>th</sup> DAY OF February, A.D., 2015

Erin R. Welch  
NOTARY PUBLIC SIGNATURE



SEAL

THE STATE OF TEXAS

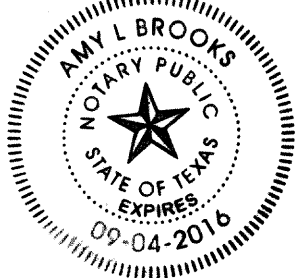
COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED J. L. Smith, 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 20 DAY OF February, A.D., 2015

Angela D. Brooks  
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

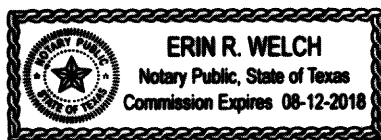
ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen E. Wise, 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 11<sup>th</sup> DAY OF February, A.D., 2015

Erin R. Welch  
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. 2014091914 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

PATRIOT BANK  
A TEXAS STATE BANK

BY: Brad Shelton

PRINTED NAME: Brad Shelton  
TITLE: Sr Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Brad Shelton, 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 19<sup>th</sup> DAY OF February, A.D., 2015

Erin R. Welch  
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 Kenneth Weigand Feb. 10, 2015  
J. KENNETH WEIGAND DATE  
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.

J. Keith Collins 2/10/15  
J. KEITH COLLINS DATE  
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

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: JAN. 27, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
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(512) 836-4793 FAX: (512) 836-4817  
F-10015400

STREET NAMES APPROVED

DATE: 2/10/15

Cathy Buden  
WILLIAMSON COUNTY ADDRESSING COORDINATOR