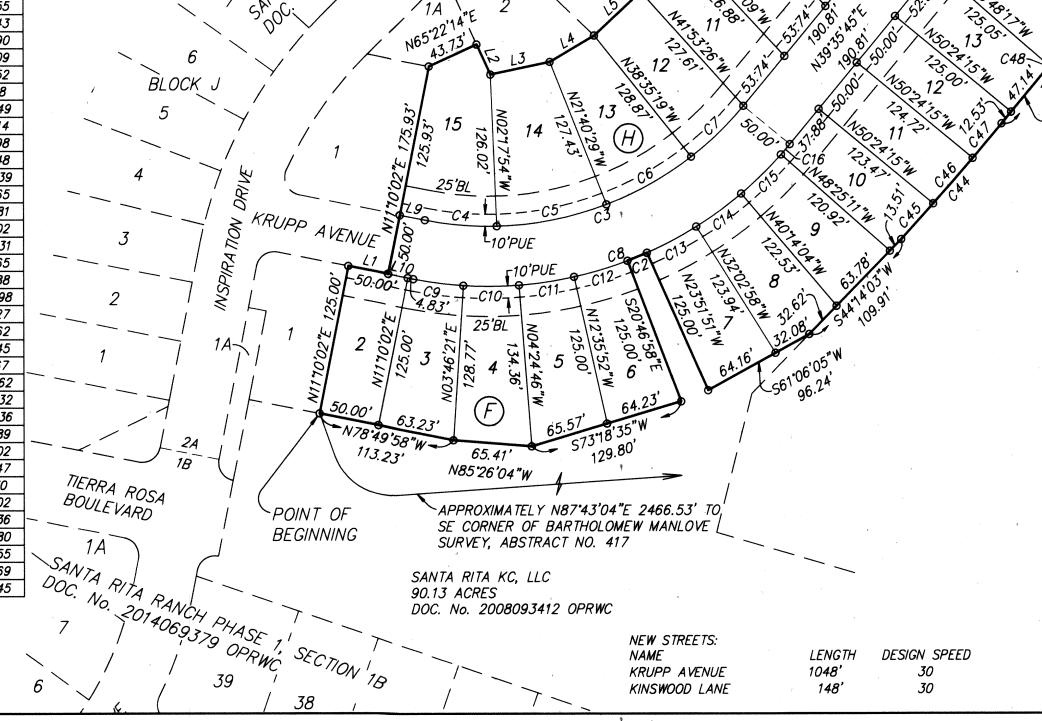


15.00 N48'24'45"E N4879'02"E N50°05'43"E 925.00 925.00 2'47'46" N51°35'19"E N54'30'13"E C33 32.02 875.00 2°05'49" N57°17'38"E C34 115.62 455.00 14'33'33" 49.68 | 455.00 | 675'19" | N5572'53"E | 49.65 65.94 | 455.00 | 878'13" | N47*56'06"E C36 *65.88* 128.32 505.00 14°33'33" C37 127.98 N51°03'46"E 45.29 | 505.00 | 508'17" C38 *45.27* N55°46'23"E 47.64 505.00 5°24'19" C39 N50°30'05"E 47.62 54.47 505.00 610'49" C40 N44°42'31"E 54.45 16.67 | 775.00 | 173'57" C41 N4072'44"E 16.67 C42 106.71 | 750.00 | 8°09'06" S54*15'59"W 106.62 122.49 | 662.43 | 10°35′41" C43 S44°53'36"W 122.32 127.38 | 2495.66 | 2.55'28" C44 S41°03'29"W \ 127.36 *39.89* | *2495.66* | *0*54'57"* N42°03'44"E | 39.89 50.02 | 2495.66 | 108'54" N41°01'49"E 50.02 *37.47* | *2495.66* | *0*51'37"* N40°01'34"E 37.47 2.30 662.43 071'56" N39°41'43"E 2.30 C49 49.03 | 662.43 | 474'26" N41°54'54"E 49.02 48.37 662.43 C50 471'01" N46°07'37"E *48.36* 22.80 | 662.43 | 1°58'18" C51 N4912'17"E 22.80 *30.56* | *750.00* | *2°20'03"* C52 *30.55* N51°21'28"E C53 48.70 | 750.00 | 3°43'14" N54°23'06"E 48.69 C54 27.45 750.00 2°05'49" N57"7'38"E 27.45



NOTES: 1. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE

SITE DATA:

TOTAL AREA: 7.33 ACRES

38 SINGLE FAMILY LOTS

2. THE MINIMUM 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 BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.

4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND

5. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR BLOCK F, LOTS 7-23. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISED OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

6. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FOR BLOCK I, LOTS 11-18, BLOCK H, LOTS 8-15 AND BLOCK F, LOTS 2-6 FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

DATE: JULY 17, 2016

BRAUN FAMILY LIMITED PARTNERSHIP

DOC. No. 2013102458 OPRWC

14.535 ACRES

PROPERTY OWNER:

SUITE 203

SANTA RITA KC. LLC

3345 BEE CAVE ROAD

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

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

RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-9784

AUSTIN, TX, 78746 (512) 836-4793 FAX: (512) 836-4817 SHEET 1 OF 2 SHEETS F-10015400

SANTA RITA RANCH PHASE 1, SECTION 6A

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT No. 417, IN 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 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, AND 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, , MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN at a 1/2" iron rod set at the Southeast Corner of Lot 1, Block F, Santa Rita Ranch Phase 1, Section 2A, according to the plat thereof recorded in Document No. 2014065457 of the Official Public Records of Williamson County, Texas (from which point the Southeast Corner of the said Bartholomew Manlove Survey bears N.87'43'04"E. 2466.53 feet);

THENCE along the Easterly Line of said plat of Santa Rita Ranch Phase 1, Section 2A the following 12 courses:

- 1. N.11'10'02"E. a distance of 125.00 feet to a 1/2" iron rod set; 2. S. 78'49'58"E. a distance of 33.62 feet to a 1/2" iron rod set; 3. N.11"10'02"E. a distance of 175.93 feet to a 1/2" iron rod set; 4. N.65 22 14 E. a distance of 43.73 feet to a 1/2" iron rod set; 5. S.24'37'46"E. a distance of 27.60 feet to a 1/2" iron rod set; 6. N. 78'00'48"E. a distance of 50.49 feet to a 1/2" iron rod set; 7. N.59*29'12"E. a distance of 43.00 feet to a 1/2" iron rod set; 8. N. 46'44'12"E. a distance of 53.12 feet to a 1/2" iron rod set; 9. N. 40°02'42"E. a distance of 154.06 feet to a 1/2" iron rod set: 10. N.41°26'17"E. a distance of 60.11 feet to a 1/2" iron rod set; 11. N.43'06'28"E. a distance of 50.03 feet to a 1/2" iron rod set;
- 12. N.48°26'48"E. (at 60.11 feet pass a 1/2" iron rod set at the East Corner of Lot 1, Block I and the South Corner of Lot 2, Block I, Santa Rita Ranch Phase 1, Section 2B, according to the plat thereof recorded in Document No. 2015038969 of the Official Public Records of Williamson County, Texas), in all a distance of 108.78 feet to a 1/2"

THENCE along the Southerly Line of said plat of Santa Rita Ranch Phase 1, Section 2B, the following seven courses:

- 1. N.5071'26"E. a distance of 100.00 feet to a 1/2" iron rod set;
- 2. N. 58'46'24"E. a distance of 127.99 feet to a 1/2" iron rod set; 3. N.54'19'35"E. a distance of 70.49 feet to a 1/2" iron rod set;
- 4. N. 48 27 08 E. a distance of 25.60 feet to a 1/2" iron rod set;
- 5. S. 46 13 01 "E. a distance of 174.00 feet to a point on a non-tangent curve to the left; 6. Northeasterly along the arc of said curve, a distance of 19.08 feet, said curve having a radius of 505.00 feet, a central angle of 02'09'53" and a chord bearing N.42'42'03"E., 19.08 feet to a 1/2" iron rod set;
- 7. S.39'48'34"E. a distance of 127.48 feet to a 1/2" iron rod set in the Northwesterly Line of that 14.535 Acre Tract conveyed to Braun Family Limited Partnership by deed recorded in Document No. 2013102458 of the Official Public Records of Williamson

THENCE along said Northwesterly Line the following eight courses:

- 1. S.47'55'44"W. a distance of 111.60 feet to a 1/2" iron rod set;
- 2.S.58°20'32"W. a distance of 127.92 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
- 3. Southwesterly, along the arc of said curve to the left a distance of 106.71 feet, said curve having a radius of 750.00 feet, a central angle of 08°09'06", and a chord bearing S.54*15'59"W., 106.62 feet to a 1/2" iron rod set;
- 4. S.5011'26"W. a distance of 45.26 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
- 5. Southwesterly, along the arc of said curve to the left a distance of 122.49 feet, said curve having a radius of 662.43 feet, a central angle of 10°35'41", and a chord bearing S.44°53'36"W., 122.32 feet to a 1/2" iron rod set;
- 6. S.39'35'45"W. a distance of 59.67 feet to a 1/2" iron rod set at a point of curvature of a curve to the right:
- 7. Southwesterly, along the arc of said curve to the right a distance of 127.38 feet, said curve having a radius of 2495.66 feet, a central angle of 02°55'28", and a chord bearing S.41°03'29"W., 127.37 feet to a 1/2" iron rod set;
- 8. S. 4474'03"W. a distance of 109.91 feet to a 1/2" iron rod set;

THENCE across said 90.13 Acre Tract the following seven courses:

- 1. S.61°06'05"W. a distance of 96.24 feet to a 1/2" iron rod set; 2.N.23'51'51"W. a distance of 125.00 feet to a 1/2" iron rod set at a point on a non—tanaent curve to the riaht:
- 3. Westerly along the arc of said curve, a distance of 17.48 feet, said curve having a radius of 325.00 feet, a central angle of 03'04'53" and a chord bearing S.67'40'35"W., 17.48 feet to a 1/2" iron rod set;

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF

- 4. S.20'46'58"E. a distance of 125.00 feet to a 1/2" iron rod set;
- 5. S. 73'18'35"W. a distance of 129.80 feet to a 1/2" iron rod set;
- 6. N.85'26'04"W. a distance of 65.41 feet to a 1/2" iron rod set;
- 7. N.78'49'58"W. a distance of 113.23 feet to the said Point of Beginning.

Containing 7.33 acres, more or less.

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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; 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; AND THAT 32.000 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 201302457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 7.33 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 6A". 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 23 DAY OF AUGUST 20 16.

SANTA RITA KC. LLC

VICE PRESIDENT SANTA RITA KC, LLC

ACKNOWLEDGMENT

THE STATE OF TEXAS COUNTY OF TRAYIS

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 23 DAY OF __Auanst_____, A.D., 20_16_.

NOTARY PUBLIC SIGNATURE

PATRICIA A SCHOFELL Notary Public, State of Texas My Commission Expires October 12, 2019

SEÄL

THE CITY OF LIBERTY HILL, TEXAS, ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

CITY OF LIBERTY HILL, TEXAS

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.

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, 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 LICENSED PROFESSIONAL ENGINEER NO. 92671



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: Machine

PRINTED NAME: Allen E. WISE TITLE: EXECUTIVE VICE president

ACKNOWLEDGMENT

THE STATE OF TEXAS COUNTY OF WILLIAMSON TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED AILL E. WISC. 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 25th DAY OF ____, A.D., 20_11.

KAYLA MONARRES Netary Public, State of Texas Commission Expires 07-21-2019 Notary ID 130303134

SEAL

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 DÉVICES 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,	COU	VTY	JUDGE
WILLIA	M	SON CO	INTY	TFX	45

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

DEPUTY

DATE: JULY 17, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

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

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 2 SHEETS

October 2016. WILLIAMSON COUNTY ADDRESSING COORDINATOR