

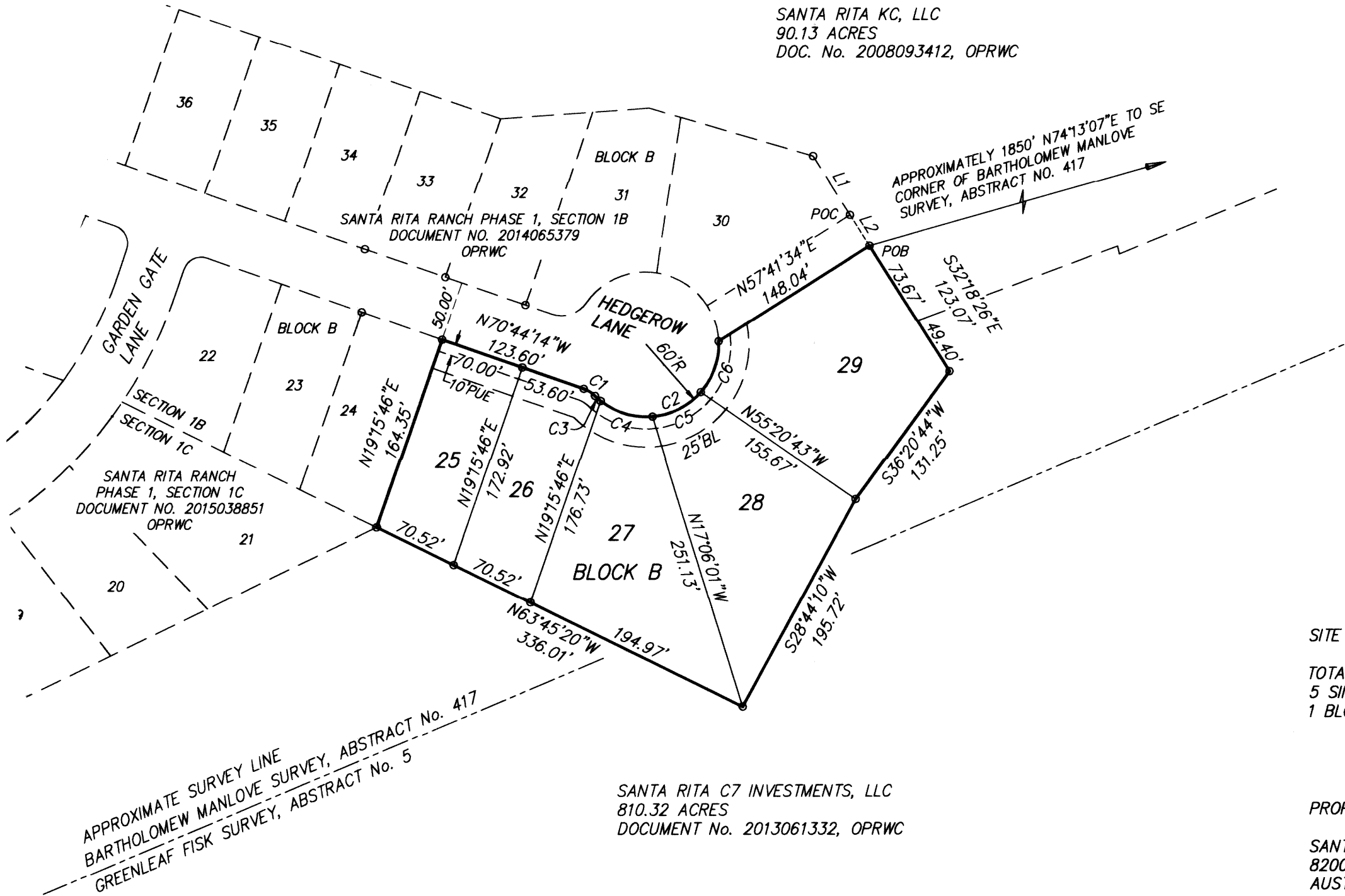
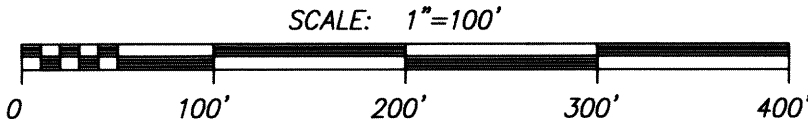
LOCATION MAP
SCALE: 1" = 400'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	11.08	25.00	25°24'10"	N58°02'09"W	10.99
C2	143.44	60.00	136°58'22"	N66°10'45"E	111.64
C3	6.14	60.00	5°51'47"	N48°15'58"W	6.14
C4	45.77	60.00	43°42'12"	N73°02'57"W	44.66
C5	45.77	60.00	43°42'12"	N63°14'51"E	44.66
C6	45.77	60.00	43°42'12"	N19°32'40"E	44.66

LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°18'26"W	57.88
L2	N32°18'26"W	30.00

LEGEND:
○ = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
BL = BUILDING SETBACK LINE
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PUE = PUBLIC UTILITY EASEMENT

FINAL PLAT OF
SANTA RITA RANCH PHASE 1, SECTION 1D



SITE DATA:
TOTAL AREA: 2.060 ACRES
5 SINGLE FAMILY LOTS
1 BLOCK

PROPERTY OWNER:
SANTA RITA KC, LLC
8200 NORTH MOPAC, SUITE 300
AUSTIN, TX, 78759

- NOTES:
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 - THE MINIMUM LOWEST 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.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
 - 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.
 - BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
 - ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

DATE: 12 AUGUST 2016 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
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FINAL PLAT OF
SANTA RITA RANCH PHASE 1, SECTION 1D

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 417 AND THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, 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, AND BEING ALL OF A 1.50-ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 20160781841 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" IRON ROD SET AT THE EAST CORNER OF LOT 30, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 1B ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2014065379 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD SET AT THE NORTH EAST CORNER OF SAID LOT 30 BEARS, N.32°18'26"W. A DISTANCE OF 57.88 FEET;

THENCE S.32°18'26"E. ACROSS SAID 90.13-ACRE TRACT A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING;

THENCE S.32°18'26"E. CONTINUING ACROSS SAID 90.13-ACRE TRACT 76.37 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID 1.50-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 90.13-ACRE TRACT AND THE NORTH LINE OF A 810.32-ACRE TRACT OF LAND CONVEYED TO A SANTA RITA C7 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2013061332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE SOUTHERLY LINES OF SAID 1.50-ACRE TRACT AND ACROSS SAID 810.32-ACRE TRACT THE FOLLOWING FOUR COURSES:

1. S.32°18'26"E. A DISTANCE OF 49.40 FEET TO A 1/2" IRON ROD SET;
2. S.36°20'44"W. A DISTANCE OF 131.25 FEET TO A 1/2" IRON ROD SET;
3. S.28°44'10"W. A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD SET;
4. N.63°45'20"W. A DISTANCE OF 336.01 FEET TO A 1/2" IRON ROD SET AT THE EAST CORNER OF LOT 21, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 1C ACCORDING TO THE PLAT THEREOF RECORDED DOCUMENT NO. 2015038851 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SAME BEING THE SOUTHEAST CORNER OF LOT 24 OF SAID SECTION 1B AND ON THE SOUTH LINE OF SAID 90.13-ACRE TRACT SAME BEING THE NORTH LINE OF A 810.32-ACRE TRACT;

THENCE N.19°15'46"E. WITH THE EAST LINE OF SAID LOT 24 AND ACROSS SAID 90.13-ACRE TRACT A DISTANCE OF 164.35 FEET TO A 1/2" IRON ROD SET AT THE NORTH EAST CORNER OF SAID LOT 24, AND ON THE SOUTH LINE OF HEDGEROW LANE ACCORDING TO SAID SECTION 1B;

THENCE WITH THE SOUTH LINE OF SAID HEDGEROW LANE AND CONTINUING ACROSS SAID 90.13-ACRE TRACT THE FOLLOWING THREE COURSES:

1. S.70°44'14"E. A DISTANCE OF 123.60 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 11.08 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°24'10", AND A CHORD BEARING S.58°02'09"E., 10.99 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
3. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.44 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 136°58'22", AND A CHORD BEARING N.66°10'45"E., 111.64 FEET TO A 1/2" IRON SET;

THENCE N.57°41'34"E. CONTINUING ACROSS SAID 90.13-ACRE TRACT A DISTANCE OF 148.04 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 2.060 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, AND OWNER OF A 1.50 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016078181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.060 ACRES OUT OF SAID TRACT AND DOES 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 1D", 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 5 DAY OF OCTOBER 2016.

SANTA RITA KC, LLC

BY:

8200 NORTH MOPAC, SUITE 300
AUSTIN, TX, 78759

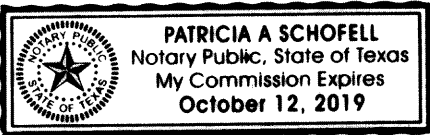
ACKNOWLEDGMENT

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 5 DAY OF OCTOBER, A.D., 2016.

Patricia A Schofell
NOTARY PUBLIC SIGNATURE



CONSENT OF MORTGAGEE

SEAL

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED OCTOBER 31, 2013, RECORDED AS DOCUMENT NO. 2008093412 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:

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

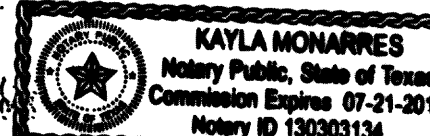
ACKNOWLEDGMENT

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 4th DAY OF October, A.D., 2016.

Kayla Monarres
NOTARY PUBLIC SIGNATURE

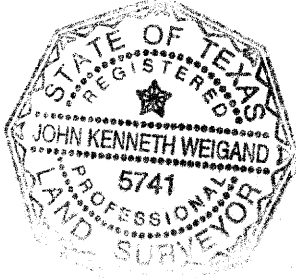


SEAL

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 10/4/2016
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. 48491C0250E AND 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 10/4/16
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.

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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.

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: _____

DATE: 12 AUGUST 2016

SCALE: 1" = 100'

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