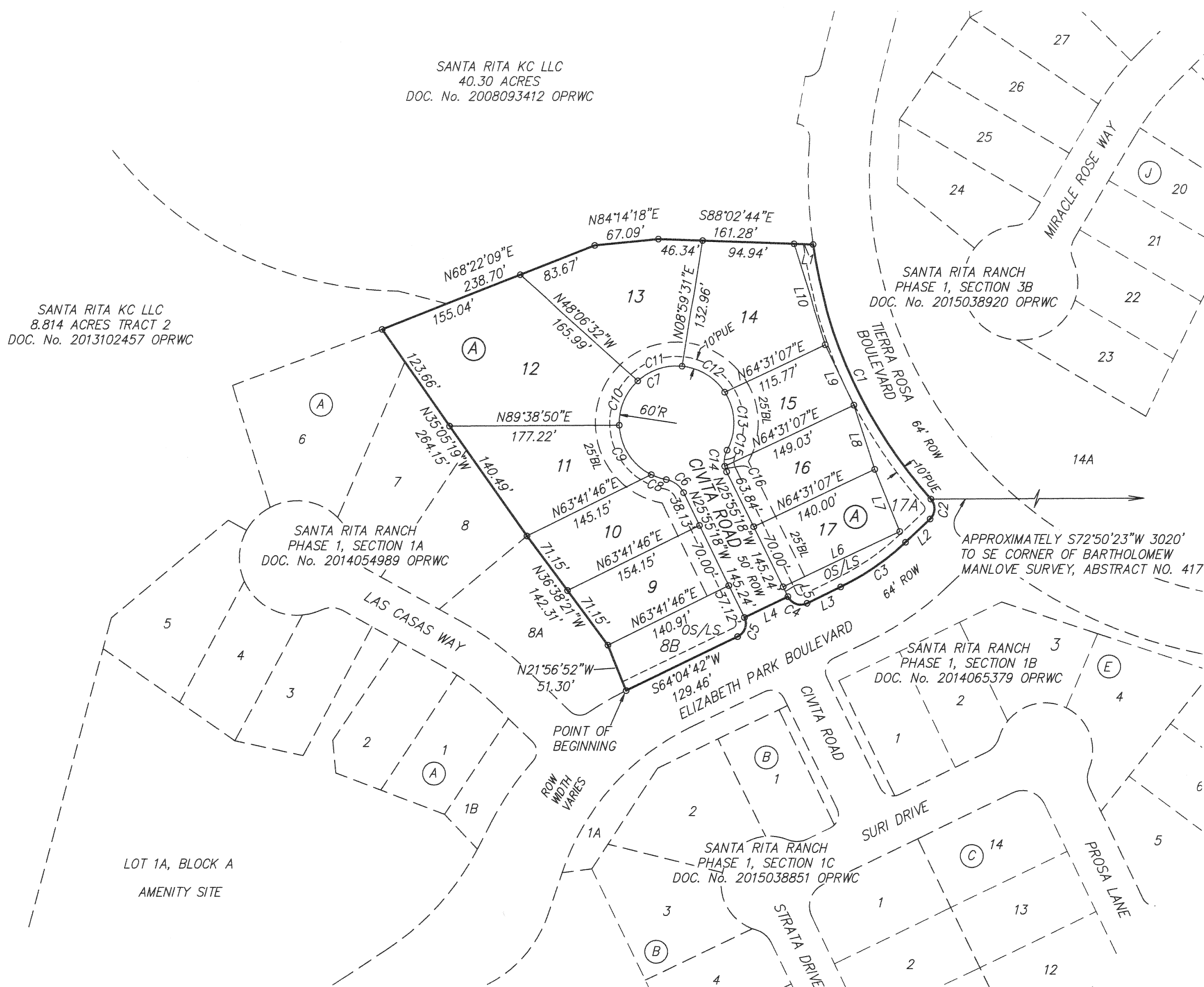
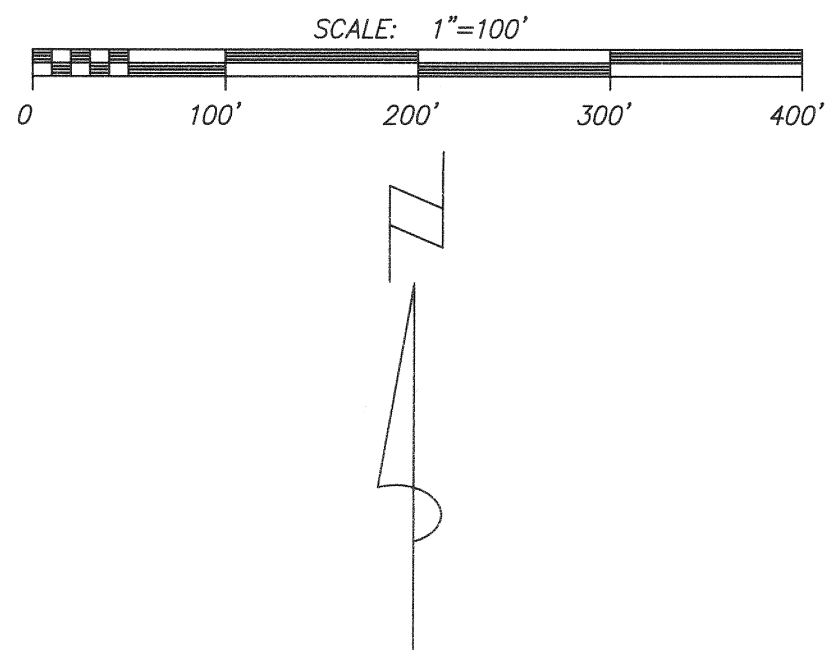


- LEGEND:
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - BL = BUILDING SETBACK LINE
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - ⓑ = BLOCK NUMBER
 - PUE = PUBLIC UTILITY EASEMENT
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - ROW = RIGHT OF WAY

SANTA RITA RANCH PHASE 1, SECTION 1E



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°02'44"W	20.00
L2	S46°25'40"W	35.28
L3	S64°04'42"W	39.33
L4	S64°04'42"W	50.00
L5	N25°55'18"W	11.40
L6	N64°31'07"E	135.00
L7	N21°50'02"W	70.14
L8	N17°56'24"W	70.61
L9	N25°28'53"W	70.00
L10	N17°33'09"W	110.66

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	297.97	510.00	33°28'30"	S24°56'25"E	293.75
C2	23.07	15.00	88°06'20"	S02°22'30"W	20.86
C3	82.56	268.00	17°39'02"	S55°15'11"W	82.23
C4	23.56	15.00	90°00'00"	N70°55'18"W	21.21
C5	23.56	15.00	90°00'00"	S19°04'42"W	21.21
C6	23.55	25.00	53°58'05"	N52°54'20"W	22.69
C7	301.53	60.00	287°56'10"	N64°04'42"E	70.59
C8	16.63	60.00	15°52'51"	N71°56'57"W	16.58
C9	64.83	60.00	61°54'12"	N33°03'26"W	61.72
C10	51.89	60.00	49°33'16"	N22°40'18"E	50.29
C11	50.49	60.00	48°12'41"	N71°33'17"E	49.01
C12	54.00	60.00	51°33'52"	N58°33'27"W	52.19
C13	63.69	60.00	60°49'18"	N02°21'51"W	60.74
C14	23.55	25.00	53°58'05"	N01°03'45"E	22.69
C15	17.33	25.00	39°42'45"	N08°11'25"E	16.98
C16	6.22	25.00	14°15'20"	N18°47'38"W	6.20

NOTES:

- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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 HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FOR LOTS 9-17, BLOCK A FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- OPEN SPACE/LANDSCAPE LOTS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D..
- BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

SITE DATA:

TOTAL AREA: 3.703 ACRES
9 SINGLE FAMILY LOTS
2 OPEN SPACE/LANDSCAPE LOTS

NEW PUBLIC STREETS:
NAME LENGTH DESIGN SPEED
CIVITA ROAD 214' 30

PROPERTY OWNER:

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

DATE: 13 APRIL 2017 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.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SANTA RITA RANCH PHASE 1, SECTION 1E

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 (TRACT 1) AND A 8.814 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NO. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF THAT 40.30 ACRE TRACT OF LAND (EXHIBIT A-2) CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NO. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET ON THE NORTH LINE OF ELIZABETH PARK BOULEVARD, AT THE MOST EASTERLY CORNER OF LOT 8A, BLOCK A, SANTA RITA RANCH PHASE 1, SECTION 1A ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2014054989 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID SECTION 1A AND ACROSS SAID 8.814-ACRE TRACT THE FOLLOWING THREE COURSES:

1. N.21°56'52"W. A DISTANCE OF 51.30 FEET TO A 1/2" IRON ROD SET;
2. N.36°38'21"W. A DISTANCE OF 142.31 FEET TO A 1/2" IRON ROD SET;
3. N.35°05'19"W. A DISTANCE OF 264.15 FEET TO A 1/2" IRON ROD SET;

THENCE IN PART ACROSS SAID 8.814-ACRE TRACT AND SAID 40.30-ACRE TRACT THE FOLLOWING THREE COURSES:

1. N.68°22'09"E. A DISTANCE OF 238.70 FEET TO A 1/2" IRON ROD SET;
2. N.84°14'18"E. A DISTANCE OF 67.09 FEET TO A 1/2" IRON ROD SET;
3. S.88°02'44"E. A DISTANCE OF 161.28 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE IN PART WITH THE SOUTHWEST LINE OF TERRA ROSA BOULEVARD AND THE NORTHWEST LINE OF SAID ELIZABETH PARK BOULEVARD THE FOLLOWING NINE COURSES:

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 297.97 FEET, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 33°28'30" AND A CHORD BEARING S.24°56'25"E., 293.75 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
2. SOUTHERLY, WITH THE TRANSITION OF SOUTHWEST LINE OF SAID TERRA ROSA BOULEVARD TO THE NORTHWEST LINE OF SAID ELIZABETH PARK BOULEVARD, ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.07 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°06'20", AND A CHORD BEARING S.02°22'30"W., 20.86 FEET TO A 1/2" IRON ROD SET;
3. S.46°25'40"W. A DISTANCE OF 35.28 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 82.56 FEET, SAID CURVE HAVING A RADIUS OF 268.00 FEET, A CENTRAL ANGLE OF 17°39'02", AND A CHORD BEARING S.55°15'11"W., 82.23 FEET TO A 1/2" IRON ROD SET;
5. S.64°04'42"W. A DISTANCE OF 39.33 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. WESTERLY, ALONG THE ARC OF SAID 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.70°55'18"W., 21.21 FEET TO A 1/2" IRON ROD SET;
7. S.64°04'42"W. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
8. SOUTHERLY ALONG THE ARC OF SAID CURVE, 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 S.19°04'42"W., 21.21 FEET TO A 1/2" IRON ROD SET;
9. S.64°04'42"W. A DISTANCE OF 129.46 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 3.703 ACRES, MORE OR LESS.

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SANTA RITA KC, LLC, BEING THE OWNER OF THAT 32.000 ACRE TRACT LAND (TRACT 1) AND 8.814 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT 40.30 ACRE TRACT OF LAND (EXHIBIT A-2) CONVEYED TO SANTA RITA KC, LLC., BY DEED RECORDED IN DOCUMENT NO. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.703 ACRES OUT OF SAID TRACTS 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 1E", 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 14 DAY OF NOVEMBER 2017.

SANTA RITA KC, LLC

BY:

JAMES EDWARD HORNE

ACKNOWLEDGMENT

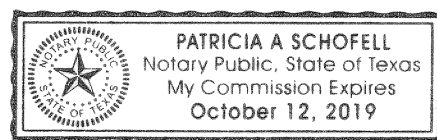
THE STATE OF TEXAS
COUNTY OF TRAVIS

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 14 DAY OF NOVEMBER, A.D., 2017.

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:

PRINTED NAME: Jason Rangel
TITLE: VP

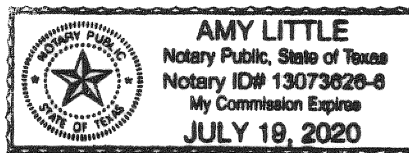
ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, 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 14th DAY OF November, A.D., 2017.

Amy Little
NOTARY PUBLIC SIGNATURE



SEAL

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 WASTEWATER SERVICES

Sally A. McFeron
Sally A. McFeron
CITY OF LIBERTY HILL

11/17/17
DATE

STREET NAMES APPROVED

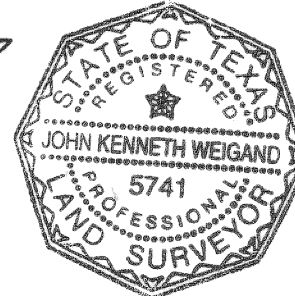
DATE: 11/16/17

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

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 Nov. 8, 2017
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

John Collins 11/8/17
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

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: 13 APRIL 2017

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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