

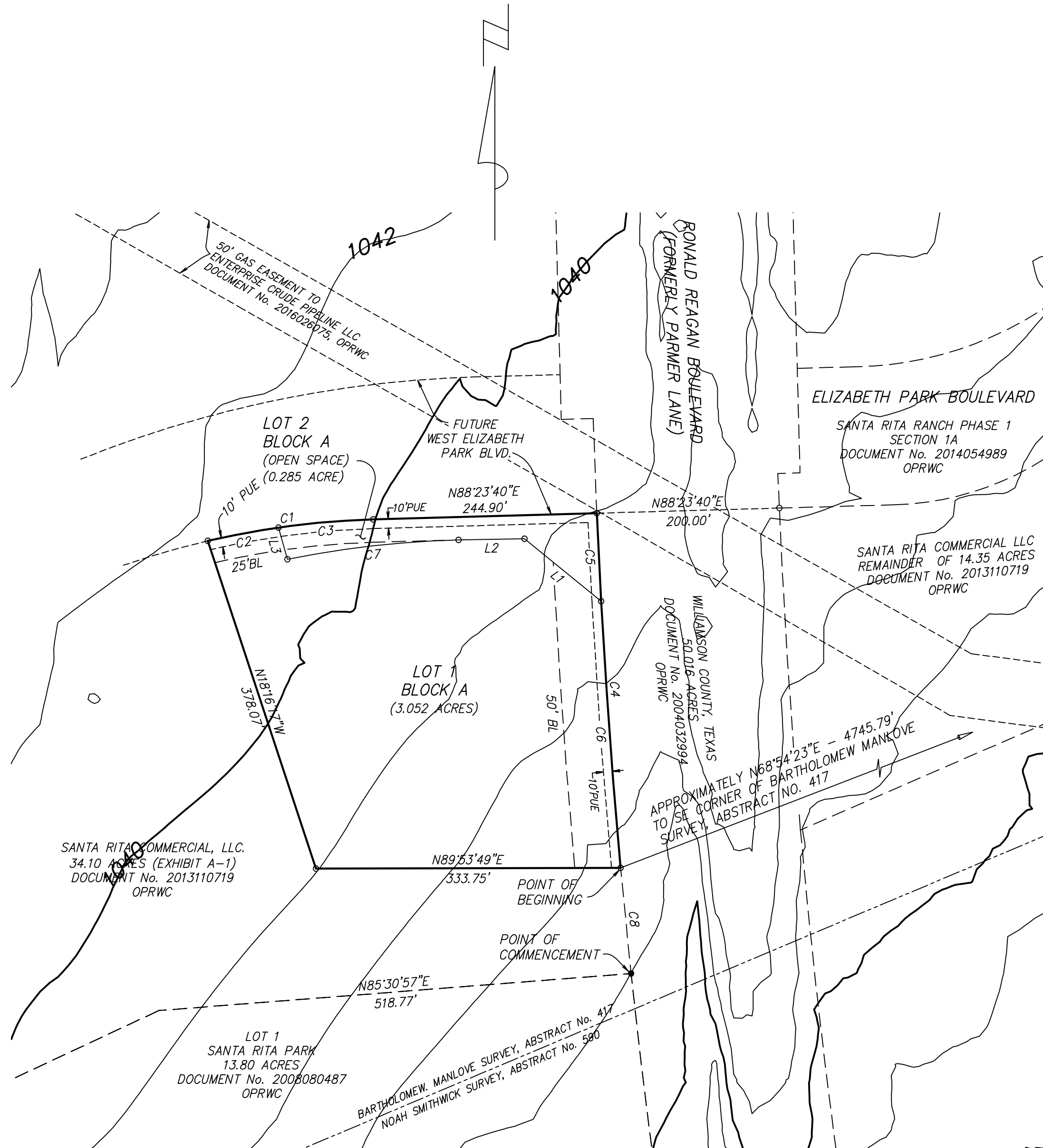
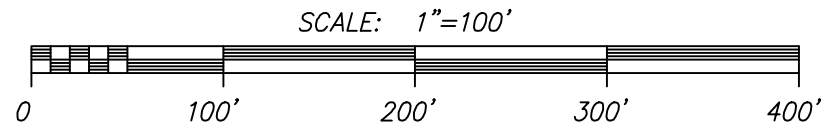
LOCATION MAP
SCALE: 1" = 1000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°43'03"W	108.30'
L2	S89°05'25"W	72.27'
L3	N15°56'59"W	36.09'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	183.15	908.78	11°32'50"	N82°37'16"E	182.84
C2	78.90	908.78	4°58'27"	N79°20'04"E	78.87
C3	104.25	908.78	6°34'23"	N85°06'29"E	104.20
C4	389.68	8100.00	2°45'23"	S03°50'52"E	389.64
C5	96.69	8100.00	0°41'02"	S02°48'41"E	96.69
C6	292.98	8100.00	2°04'21"	S04°11'23"E	292.96
C7	188.80	1097.00	9°51'40"	S83°30'56"W	188.57
C8	116.28	8100.00	0°49'21"	N05°38'14"W	116.28

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

PLAT OF
SANTA RITA WCESD No. 4 FIRE STATION No. 2



- NOTES:
1. LOT 2, BLOCK A, IS AN OPEN SPACE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
 2. 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 BFE, WHICHEVER IS HIGHER.
 3. 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 SUFFICIENT SUPPLY.
 5. A DEFACTO 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.
 6. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH ADJACENT PROPERTY OWNER.
 7. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
 8. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.

SITE DATA:

TOTAL AREA: 3.337 ACRES
1 COMMERCIAL LOT
1 OPEN SPACE LOT

SHEET 1 OF 2 SHEETS

DATE: MARCH 1, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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PLAT OF

SANTA RITA WCESD No. 4 FIRE STATION No. 2

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT No. 417 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 34.10 ACRE TRACT OF LAND CONVEYED TO SANTA RITA COMMERCIAL, LLC, BY DEED RECORDED IN DOCUMENT No. 2013110719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at 1/2" iron rod at the Northeast Corner of Lot 1, Santa Rita Park according to the plat thereof recorded in Document No. 2008080487 of the Official Public Records of Williamson County, Texas, in the West Line of Ronald Reagan Boulevard as described in Document No. 2004032994 of the Official Public Records of Williamson County, Texas;

THENCE northerly along the West Line of Ronald Reagan Boulevard, the East Line of said 34.10 Acre Tract and along the arc of a curve to the right, a distance of 116.28 feet, said curve having a radius of 8,100.00 feet, a central angle of 01°11'25" and a chord bearing N.05°38'14"W., 116.28 feet, to a 1/2" iron rod set at the Point of Beginning;

Thence across said 34.10 Acre Tract the following four courses:

1. N.89°54'47"W. a distance of 333.75 feet to 1/2"iron rod set;

2. N.18°16'17"W. a distance of 378.07 feet to 1/2"iron rod set at a point on a non-tangent curve to the left;

3. Easterly, along the arc of said curve a distance of 183.15 feet, said curve having a radius of 908.78 feet, a central angle of 11°32'50", and a chord bearing N.82°37'16"E., 182.84 feet to a 1/2" iron rod set;

4. N.88°23'41"E. a distance of 244.90 feet to 1/2"iron rod set in West Line of said Ronald Reagan Boulevard and the East Line of said 34.10 Acre Tract;

Thence Southerly along West Line of Ronald Reagan Boulevard, The East Line of said 34.10 Acre Tract and along the arc of a curve to the left a distance of 389.68 feet, said curve having a radius of 8,100.00 feet, a central angle of 02°45'23" and a chord bearing S.03°50'52"E., 389.64 feet to the said Point of Beginning,;

Containing 3.337 acres, more or less.

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20 ____.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

DATE

CITY OF LIBERTY HILL, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SANTA RITA COMMERCIAL, LLC, BEING THE OWNER OF THAT 34.10 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013110719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 3.337 ACRES OUT OF SAID TRACT 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. ALL EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER. THIS SUBDIVISION IS TO BE KNOWN AS "SANTA RITA WCESD No. 4 FIRE STATION No. 2", 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.

SANTA RITA COMMERCIAL, LLC, a Texas limited liability company

By: MREM Texas Manager, LLC, a Delaware limited liability company,

Manager

Date: _____ By: _____

James Edward Horne, Manager

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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 _____DAY OF _____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE

SEAL

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED _____, _____ RECORDED AS DOCUMENT No. _____ 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:

TITLE:

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED _____, 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 _____DAY OF _____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE

SEAL

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

DATE

LICENSED PROFESSIONAL ENGINEER NO. 80579

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.

STEPHEN R. LAWRENCE

DATE

R.P.L.S. NO. 6352

STATE OF TEXAS

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

DATE

WILLIAMSON COUNTY, TEXAS

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: MARCH 1, 2018

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SHEET 2 OF 2 SHEETS