

LOCATION MAP
SCALE: 1" = 600'

- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - ⓑ = BLOCK NUMBER
 - BL = BUILDING LINE
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - POB = POINT OF BEGINNING

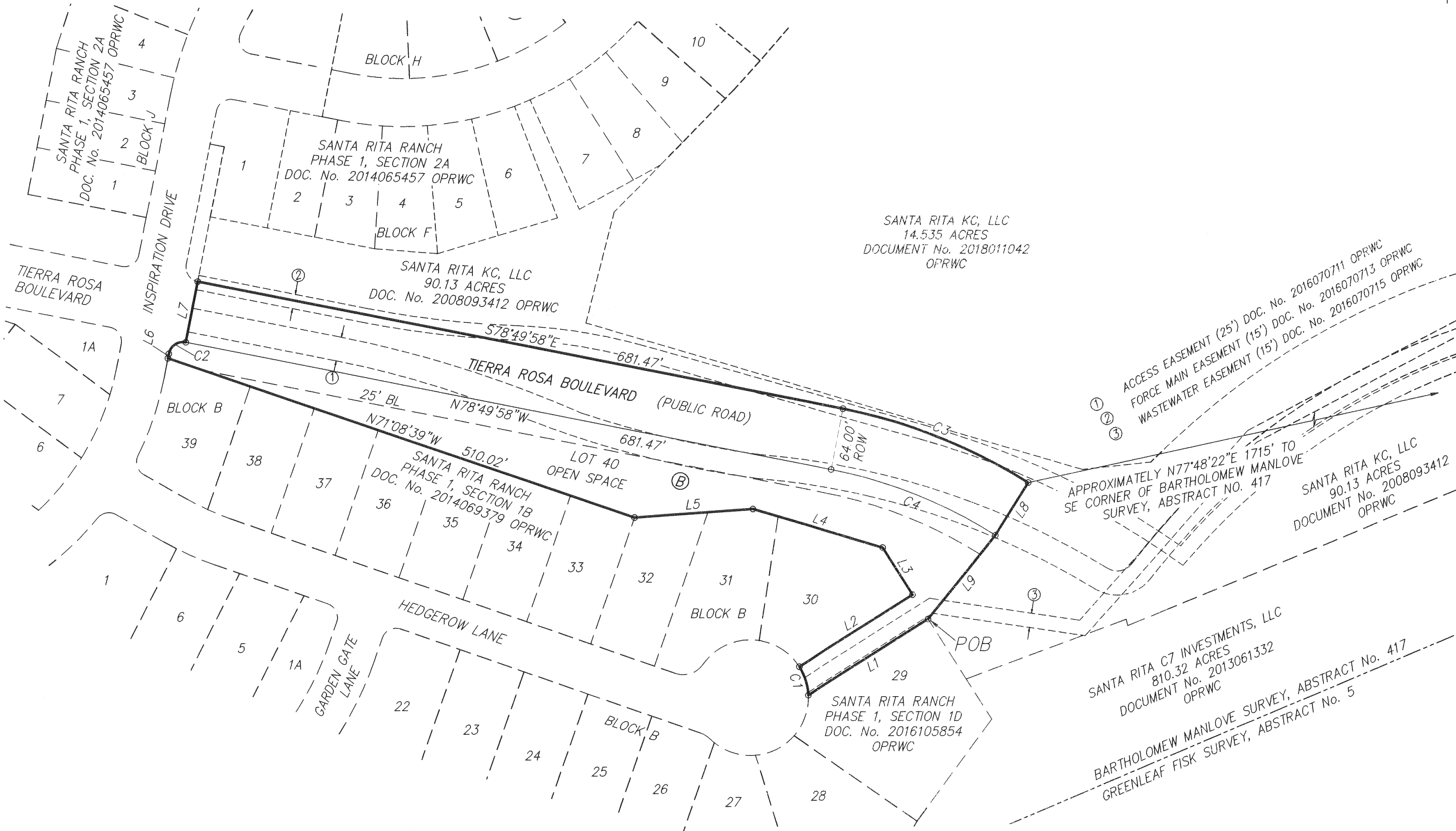
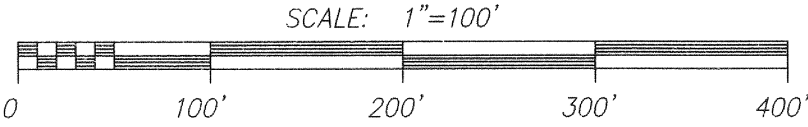
NEW STREETS:

NAME	LENGTH	DESIGN SPEED	ROW WIDTH
TIERRA ROSA BLVD (PUBLIC ROAD)	888'	30	64'

NOTES:

- BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
- A SIX FOOT SIDEWALK BE PROVIDED ON BOTH OF TERA ROSA BOULEVARD.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY PROPERTY/HOME OWNERS ASSOCIATION.
- 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 PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 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.
- IF THE ROADS WITHIN THIS PLAT WILL BE OPENED TO TRAFFIC BEFORE THE ROADS IN THE NEXT SECTION/PHASE ARE OPENED, TEMPORARY TURNAROUNDS WILL NEED TO BE PROVIDED AT THE END OF THOSE STREETS WITH A TEMPORARY DEAD-END EXCEEDING 150 FEET IN LENGTH. IF THESE TURNAROUNDS ARE TO BE LOCATED OUTSIDE OF THE PLAT BOUNDARY (ON THE ADJACENT PRIVATE PROPERTY), TEMPORARY EASEMENTS WILL NEED TO BE ESTABLISHED AND RECORDED PRIOR TO FINAL ACCEPTANCE OF THE ROADS WITHIN THIS PLAT.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

PLAT OF
SANTA RITA RANCH PHASE 1 SECTION 6C
TIERRA ROSA BOULEVARD
WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°41'34"W	148.04'
L2	N57°41'34"E	140.00'
L3	N32°18'26"W	57.88'
L4	N73°40'23"W	140.74'
L5	S85°58'20"W	122.92'
L6	N11°10'02"E	4.85'
L7	N11°10'02"E	64.00'
L8	S32°16'39"W	64.00'
L9	S38°52'11"W	111.54'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	31.42	60.00	30°00'00"	N17°18'26"W	31.06
C2	23.56	15.00	90°00'00"	N56°10'02"E	21.21
C3	207.80	564.00	21°06'37"	S68°16'40"E	206.63
C4	184.22	500.00	21°06'37"	N68°16'40"W	183.18

SITE DATA:
TOTAL AREA: 2.601 ACRES
1 OPEN SPACE

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

DATE: 13 JULY 2018 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

S:\LAND\2501-2650\2522\dwg\2522-Road Plat.dwg 8/14/2018 4:11:59 PM CDT

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 417 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 90.13 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORED IN DOCUMENT NO. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A SET 1/2" IRON ROD FOR THE NORTH CORNER OF LOT 29, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 1D ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2016105854, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.57°41'34"W., A DISTANCE OF 148.04 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT

THENCE NORTHERLY ALONG HEDGEROW LANE AND THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET TO A 1/2" IRON ROD SET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD BEARING N.17°18'26"W., 31.06 FEET, FOR THE SOUTH CORNER OF LOT 30, BLOCK B, SANTA RITA RANCH PHASE 1, SECTION 1B ACCORDING TO PLAT THEREOF RECORDED IN DOCUMENT 2014069379, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG COMMON LINE OF SAID SANTA RITA RANCH PHASE 1, SECTION 1B AND SAID 90.13 ACRE TRACT THE FOLLOWING EIGHT COURSES:

1. N.57°41'34"E. A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD SET;
2. N.32°18'26"W. A DISTANCE OF 57.88 FEET TO A 1/2" IRON ROD SET;
3. N.73°40'23"W. A DISTANCE OF 140.74 FEET TO A 1/2" IRON ROD SET;
4. S.85°58'20"W. A DISTANCE OF 122.92 FEET TO A 1/2" IRON ROD SET;
5. N.71°08'39"W. A DISTANCE OF 510.02 FEET TO A 1/2" IRON ROD SET;
6. N.11°10'02"E. A DISTANCE OF 4.85 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET TO A 1/2" IRON ROD SET, (SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N.56°10'02"E., 21.21 FEET);
8. N.11°10'02"E. A DISTANCE OF 64.00 FEET TO A 1/2" IRON ROD SET IN WEST LINE OF A 14.535 ACRE TRACT CONVEYED TO BRAUN FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2013102458, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG COMMON LINE OF SAID 90.13 ACRE TRACT AND SAID 14.535 ACRE TRACT THE FOLLOWING TWO COURSES:

1. S.78°49'58"E. A DISTANCE OF 681.47 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 207.80 FEET TO A 1/2" IRON ROD SET, (SAID CURVE HAVING A RADIUS OF 564.00 FEET, A CENTRAL ANGLE OF 21°06'37", AND A CHORD BEARING S.68°16'40"E., 206.63 FEET);

THENCE ACROSS SAID 90.13 ACRE TRACT THE FOLLOWING TWO COURSES:

1. S.32°16'39"W. A DISTANCE OF 64.00 FEET TO A 1/2" IRON ROD SET;
2. S.38°52'11"W. A DISTANCE OF 111.54 FEET TO THE SAID POINT OF BEGINNING.

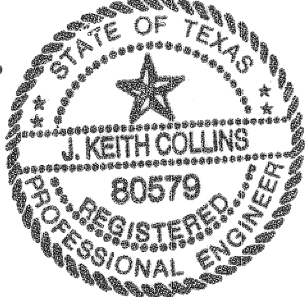
CONTAINING 2.601 ACRES, MORE OR LESS.

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 8/15/18
J. KEITH COLLINS DATE
LICENSED PROFESSIONAL ENGINEER No. 80579



SURVEYOR'S CERTIFICATION

I, WILLIAM L. JOHNSON, 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.

William L. Johnson 15 AUGUST 2018
WILLIAM L. JOHNSON DATE
R.P.L.S. NO. 5425
STATE OF TEXAS



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 [Signature]
PRINTED NAME: JASON RANGEL

TITLE: VICE PRESIDENT

CONSENT OF MORTGAGEE ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

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 23rd DAY OF August, A.D., 2018

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

SEAL

DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

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, DO HEREBY SUBDIVIDE 2.601 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 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 6C", 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 21st DAY OF August, 2018

SANTA RITA KC, LLC

BY: [Signature]
James Edward Horne

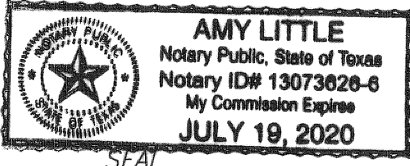
ACKNOWLEDGMENT

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 21st DAY OF August, A.D., 2018

Amy Little
NOTARY PUBLIC SIGNATURE



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.

Sally A. McFeron 8/28/18
Sally A. McFeron DATE
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 23rd DAY OF August, 2016.

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

PLAT OF

SANTA RITA RANCH PHASE 1 SECTION 6C
TIERRA ROSA BOULEVARD
WILLIAMSON COUNTY, 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: 13 JULY 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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