

PRELIMINARY PLAT OF SANTA RITA NORTHWEST

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I JAMES EDWARD HORNE, VICE PRESIDENT OF MREM TEXAS MANAGER, LLC, MANAGER OF SANTA RITA COMMERCIAL, LLC., BEING THE OWNER OF THAT CALLED 26.40 ACRES OF LAND OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT 417, SITUATED IN WILLIAMSON COUNTY, TEXAS, SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2014012340 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 26.210 ACRES OF LAND SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

"PRELIMINARY PLAT OF SANTA RITA NORTHWEST"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

BY: _____
JAMES EDWARD HORNE, VICE PRESIDENT
MREM TEXAS MANAGER, LLC, MANAGER OF
SANTA RITA COMMERCIAL, LLC, A TEXAS LIABILITY COMPANY
7143 VALBURN DRIVE
AUSTIN, TX. 78731

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

FIELD NOTES

BEING ALL OF THAT CERTAIN 26.210 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 26.40 ACRE TRACT OF LAND CONVEYED TO SANTA RITA COMMERCIAL, LLC., IN DOCUMENT NUMBER 2014012340 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 26.210 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", BEING A SOUTHWESTERN CORNER OF SAID 26.40 ACRE TRACT, BEING ALSO A WESTERN CORNER OF A CALLED 1,526.34 ACRE TRACT OF LAND CONVEYED TO BRAUN FAMILY LIMITED PARTNERSHIP IN DOCUMENT NUMBER 2004033001 (O.P.R.W.C.TX.) AND BEING ALSO A SOUTHEASTERN CORNER OF A CALLED 10.106 ACRE TRACT OF LAND CONVEYED TO JESLACKRP2, LLC., IN DOCUMENT NUMBER 2017109336 (O.P.R.W.C.TX.), FOR A SOUTHWESTERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.40 ACRE TRACT, SAID 10.106 ACRE TRACT, A CALLED 10.87 ACRE TRACT OF LAND CONVEYED TO ROBERT AND DORETHA PHILLIPS IN DOCUMENT NUMBER 2001071141 (O.P.R.W.C.TX.), A CALLED 12.00 ACRE TRACT OF LAND CONVEYED TO ROBERT AND DORETHA PHILLIPS IN SAID DOCUMENT NUMBER 2001071141, LOT 2 OF VILLA OAKS SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015101731 (O.P.R.W.C.TX.) AND A SOUTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 258 (R.O.W.VARIES), THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. N20°56'22"W, A DISTANCE OF 745.07 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
2. N19°06'07"W, A DISTANCE OF 275.65 FEET TO A 1/2" IRON ROD FOUND,
3. N21°59'13"W, A DISTANCE OF 310.41 FEET TO A 1/2" IRON ROD FOUND, AND
4. N22°27'46"W, A DISTANCE OF 184.48 FEET TO A CALCULATED POINT, BEING A POINT IN THE APPROXIMATE CENTERLINE OF ANDERSON CREEK AS LOCATED ON THE 11TH OF SEPTEMBER, 2018, BEING A NORTHWESTERN CORNER OF SAID 26.40 ACRE TRACT, BEING ALSO A POINT ON A SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 258 AND BEING ALSO A SOUTHWESTERN CORNER OF A REMAINDER OF A CALLED 3.4073 ACRE TRACT OF LAND CONVEYED TO MARION SHIPMAN IN DOCUMENT NUMBER 2013092374 (O.P.R.W.C.TX.), FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.40 ACRE TRACT, SAID 3.4073 ACRE TRACT AND WITH SAID APPROXIMATE CENTERLINE OF ANDERSON CREEK AS LOCATED ON SEPTEMBER 11TH, 2018, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, NUMBERED 1 THROUGH 21,

1. S75°18'29"E, A DISTANCE OF 54.70 FEET TO A CALCULATED POINT,
2. S75°38'59"E, A DISTANCE OF 24.79 FEET TO A CALCULATED POINT,
3. S87°51'08"E, A DISTANCE OF 52.16 FEET TO A CALCULATED POINT,
4. N79°08'21"E, A DISTANCE OF 44.02 FEET TO A CALCULATED POINT,
5. N20°18'00"E, A DISTANCE OF 63.09 FEET TO A CALCULATED POINT,
6. N82°48'17"E, A DISTANCE OF 49.88 FEET TO A CALCULATED POINT,
7. N58°31'03"E, A DISTANCE OF 24.46 FEET TO A CALCULATED POINT,
8. N02°23'08"W, A DISTANCE OF 14.21 FEET TO A CALCULATED POINT,
9. N03°51'25"E, A DISTANCE OF 15.67 FEET TO A CALCULATED POINT,
10. N05°00'33"E, A DISTANCE OF 6.89 FEET TO A CALCULATED POINT,
11. N35°27'37"E, A DISTANCE OF 11.98 FEET TO A CALCULATED POINT,
12. N72°52'44"E, A DISTANCE OF 13.59 FEET TO A CALCULATED POINT,
13. N81°44'40"E, A DISTANCE OF 37.52 FEET TO A CALCULATED POINT,
14. N62°13'39"E, A DISTANCE OF 64.97 FEET TO A CALCULATED POINT,
15. N53°37'24"E, A DISTANCE OF 46.39 FEET TO A CALCULATED POINT,
16. N56°02'17"E, A DISTANCE OF 49.38 FEET TO A CALCULATED POINT,
17. N47°46'06"E, A DISTANCE OF 52.69 FEET TO A CALCULATED POINT,
18. N57°56'41"E, A DISTANCE OF 35.62 FEET TO A CALCULATED POINT,
19. N58°16'00"E, A DISTANCE OF 43.86 FEET TO A CALCULATED POINT,
20. N62°51'42"E, A DISTANCE OF 50.15 FEET TO A CALCULATED POINT, AND
21. N49°47'55"E, A DISTANCE OF 17.47 FEET TO A CAPPED 1/2" IRON ROD FOUND, BEING A POINT IN THE APPROXIMATE CENTERLINE OF SAID ANDERSON CREEK AS LOCATED ON SEPTEMBER 11TH, 2018, BEING ALSO A NORTHEASTERN CORNER OF SAID 26.40 ACRE TRACT, BEING ALSO THE SOUTHEASTERN CORNER OF SAID 3.4073 ACRE TRACT AND BEING ALSO A POINT ON A WESTERN RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES), FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.40 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S18°29'35"E, A DISTANCE OF 979.75 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
2. S71°37'24"W, A DISTANCE OF 9.93 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "HAYNIE CONSULTING", AND
3. S18°29'47"E, A DISTANCE OF 814.40 TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", BEING A POINT ON A SOUTHEASTERN CORNER OF SAID 26.40 ACRE TRACT AND BEING ALSO A POINT ON A WESTERN RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 26.40 ACRE TRACT AND SAID 1,526.34 ACRE TRACT, THE FOLLOWING (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. S71°50'53"W, A DISTANCE OF 93.82 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 503.93 FEET, AN ARC LENGTH OF 266.95 FEET, AND WHOSE CHORD BEARS S56°40'19"W, A DISTANCE OF 263.84 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
3. S41°29'46"W, A DISTANCE OF 76.64 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 107.27 FEET, AND WHOSE CHORD BEARS S51°44'24"W, A DISTANCE OF 106.70 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING",
5. S61°59'02"W, A DISTANCE OF 90.14 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND
6. N20°18'29"W, A DISTANCE OF 333.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.210 ACRES OF LAND.

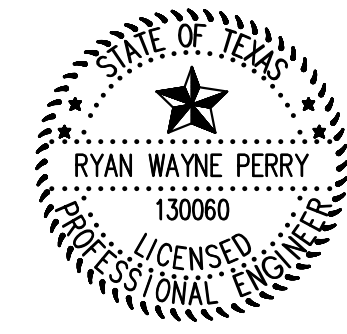
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C-0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, RYAN WAYNE PERRY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: _____
RYAN WAYNE PERRY, P.E. NO. 130060 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



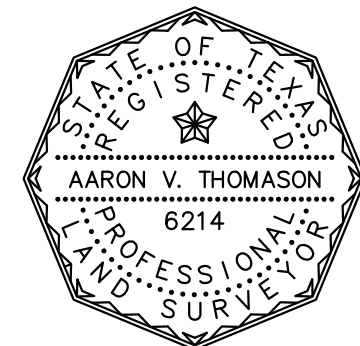
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM DATE
COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR 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 THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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 THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____

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
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

