

# FINAL PLAT OF SANTA RITA SOUTH COMMERCIAL

A REPLAT OF BRAUN COMMERCIAL, LOT 1A (DOC. NO. 2015003274)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- ▲ MAG NAIL FOUND
- B.L. BUILDING LINE
- Ⓐ BLOCK DESIGNATOR

## NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
3. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
4. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY.
5. DRIVEWAYS SHALL TAKE ACCESS FROM SANTA RITA BOULEVARD AND NOT RONALD REAGAN BOULEVARD
6. BEARINGS ARE BASED TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
7. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
8. LOTS 1, 2, AND 3, BLOCK A, ARE NOT INTENDED FOR RESIDENTIAL USE.
9. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (B10.1 2000 RULES), ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
10. WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LIBERTY HILL.
11. WATER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN.
12. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
13. 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.
14. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
15. THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF BRAUN COMMERCIAL AND REPLAT OF BRAUN COMMERCIAL LOT 1, AS RECORDED IN DOCUMENT NUMBER 2009002080 AND 2015003274 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
16. LOTS 1, 2 & 3 ARE SUBJECT TO ACCESS EASEMENT RECORDED IN DOCUMENT NUMBER 2019098612 OF WILLIAMSON COUNTY PUBLIC RECORDS.

DATE: AUGUST 16, 2019

## OWNER:

SANTA RITA COMMERCIAL, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
8200 NORTH MOPAC, STE. 300  
AUSTIN, TX. 78759

## DEVELOPER:

SANTA RITA COMMERCIAL, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
8200 NORTH MOPAC, STE. 300  
AUSTIN, TX. 78759

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone

TOTAL ACREAGE: 7.507 ACRES  
SURVEY: B. MANLOVE SURVEY,  
ABSTRACT NO. 417

F.E.M.A. MAP NO. 48491C 0275E  
WILLIAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008

TOTAL NO. OF LOTS: 3  
TOTAL NO. OF BLOCKS: 1

SANTA RITA, LLC.,  
(5.73 AC)  
DOC. NO.  
2013111090

NOAH SMITHWICK SURVEY,  
ABSTRACT NO. 590

SANTA RITA BOULEVARD  
(90' R.O.W.)  
N49°25'01"E 538.01'  
436.01'

RONALD REAGAN BOULEVARD  
(R.O.W. VARIES)

LOT 1  
COMMERCIAL  
3.206  
ACRES

WASTEWATER  
EASEMENT  
DOC. NO.  
2015003274

LOT 1A  
REPLAT OF LOT 1,  
BRAUN COMMERCIAL  
DOC. NO. 2015003274

LOT 2  
COMMERCIAL  
2.687  
ACRES

LOT 3  
WATER QUALITY POND  
1.614 ACRES

WILCO LAND  
INVESTMENTS I, LLC.,  
(146.60 AC)  
DOC. NO.  
2014003388

SANTA RITA  
RANCH SOUTH  
SECTION 15  
DOC. NO.  
2015065398

POINT OF  
BEGINNING

## Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	128.99	8100.00	S35°14'57"E	128.99	64.49	0°54'45"

## Line Table

Line #	Length	Direction
L1	24.89	N59°33'39"W
L2	39.10	S82°41'25"E
L3	141.73	N34°17'36"W
L4	200.07	N55°12'56"E

SHEET NO. 1 OF 2



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon  
Phone No. (512) 280-5160

Surveying Austin, Texas 78749  
Fax No. (512) 280-5165



FINAL PLAT OF  
SANTA RITA SOUTH COMMERCIAL  
A REPLAT OF BRAUN COMMERCIAL, LOT 1A (DOC. NO. 2015003274)

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I JAMES EDWARD HORNE, VICE PRESIDENT OF SANTA RITA COMMERCIAL, LLC., BEING THE OWNER OF LOT 1A OF REPLAT OF LOT 1, BRAUN COMMERCIAL, A SUBDIVISION RECORDED IN DOCUMENT NO. 2015003274 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 7.507 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 EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

"FINAL PLAT OF SANTA RITA SOUTH COMMERCIAL, A REPLAT OF BRAUN COMMERCIAL, LOT 1A (DOC. NO. 20150032740)"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29 DAY OF OCTOBER, 2019.

By: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
SANTA RITA COMMERCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY  
8200 NORTH MOPAC, STE. 300  
AUSTIN, TX. 78759

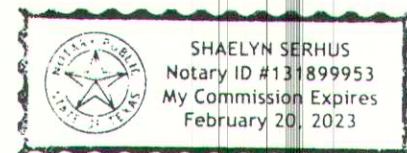
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 29 DAY OF OCTOBER, 2019, A.D.

[Signature]  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 1<sup>st</sup> DAY OF Nov, 2019, A.D.

[Signature]  
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. COMMERCIAL UTILITY EVALUATION REQUIRED PRIOR TO SITE PLAN APPROVAL. SITE PLAN TO BE APPROVED BY CITY OF LIBERTY HILL. IMPACT FEES TO BE PAID UPON SITE PLAN APPROVAL.

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.

[Signature]  
CITY OF LIBERTY HILL, TEXAS

10/29/19  
DATE

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, KERRI PEÑA, 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: [Signature] 10/18/2019  
KERRI PEÑA, P.E. NO. 90255  
GREEN CIVIL DESIGN, LLC.  
11130 JOLLYVILLE ROAD, SUITE 101  
AUSTIN, TEXAS 78759

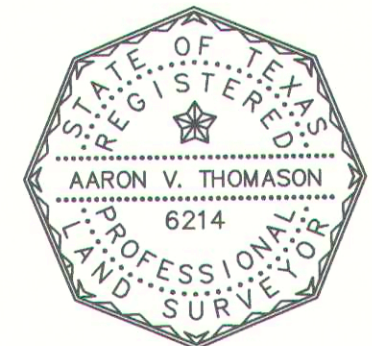


STATE OF TEXAS:

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: [Signature] 18 OCT 2019  
AARON V. THOMASON, R.P.L.S. NO. 6214  
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.

FIELD NOTES

BEING ALL OF THAT CERTAIN 7.507 ACRE TRACT OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NUMBER 590, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 1A, REPLAT OF LOT 1, BRAUN COMMERCIAL, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015003274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 7.507 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 THE SOUTHEAST CORNER OF SAID LOT 1A, BEING ALSO A POINT ON A WESTERN BOUNDARY LINE OF A CALLED 146.60 ACRE TRACT OF LAND CONVEYED TO WILCO LAND INVESTMENT I, LLC., IN DOCUMENT NUMBER 2014003388 (O.P.R.W.C.TX.), AND BEING ALSO A THE NORTHEAST CORNER OF LOT 40, BLOCK II, OF SANTA RITA SOUTH, SECTION 15, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015065398 (O.P.R.W.C.TX.), FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 1A, AND SAID SANTA RITA SOUTH, SECTION 15, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S77°48'37"W, A DISTANCE OF 349.22 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
2. N59°33'39"W, A DISTANCE OF 24.89 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
3. N06°04'59"W, A DISTANCE OF 348.17 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
4. N42°44'28"W, A DISTANCE OF 292.79 FEET TO A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", BEING THE NORTHWEST CORNER OF SAID LOT 1A, BEING ALSO THE NORTH CORNER OF LOT 80, BLOCK II OF SAID SANTA RITA SOUTH, SECTION 15, AND BEING ALSO A POINT ON A SOUTHEAST RIGHT-OF-WAY LINE OF SANTA RITA BOULEVARD (90' R.O.W.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 1A AND SAID SANTA RITA BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. N49°25'01"E, A DISTANCE OF 536.01 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
2. S82°41'25"E, A DISTANCE OF 39.10 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, BEING A NORTHEAST CORNER OF SAID LOT 1A AND BEING ALSO A POINT ON A SOUTHWEST RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 1A AND SAID RONALD REAGAN BOULEVARD AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 8100.00 FEET, AN ARC LENGTH OF 128.99 FEET, AND WHOSE CHORD BEARS S35°14'57"E, A DISTANCE OF 128.99 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", BEING A NORTHEAST CORNER SAID LOT 1A, BEING ALSO A POINT ON A SOUTHWEST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD AND BEING ALSO THE NORTH CORNER OF SAID 146.60 ACRE TRACT, FROM WHICH A CAPPED 1/2" IRON ROD FOUND STAMPED "RJ SURVEYING", BEARS S04°09'32"E, A DISTANCE OF 2.49 FEET,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 1A AND SAID 146.60 ACRE TRACT, S06°02'12"E, A DISTANCE OF 742.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.507 ACRES OF LAND.

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  
WILLIAMSON COUNTY, TEXAS

DATE

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

SHEET NO. 2 OF 2

