

Drafter: RDG 2019-04-03
Revision:
Revision:
Revision:

Line Data Table		
Line #	Distance	Bearing
L1	34.19'	S51°18'52"E
L2	151.96'	S81°49'36"W
L3	148.66'	S54°19'20"W
L4	100.95'	N12°03'27"W
L5	36.87'	N67°46'56"E
L6	53.76'	S08°09'34"E

SURVEYOR'S NOTES:

- Field work was completed on March 27, 2019.
- This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Company, File No. 1818485-COM, Policy No. O-5966-000206353, and Policy date of March 18, 2019. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment.** Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in concrete curb approximately 68 feet northerly from the south line of Santa Rita Boulevard and approximately 300 feet easterly from the intersection of Santa Rita Boulevard and Leon Loop. Benchmark Elevation = 1,069.36' (NAVD'88). See vicinity map for general location.

OWNER:

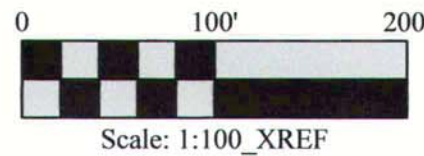
Liberty Hill Independent School District
301 Forest Street
Liberty Hill, Texas 78642

PREPARED BY:

JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd, Ste. A4
Round Rock, Texas 78664
(817) 431-4971

ENGINEER:

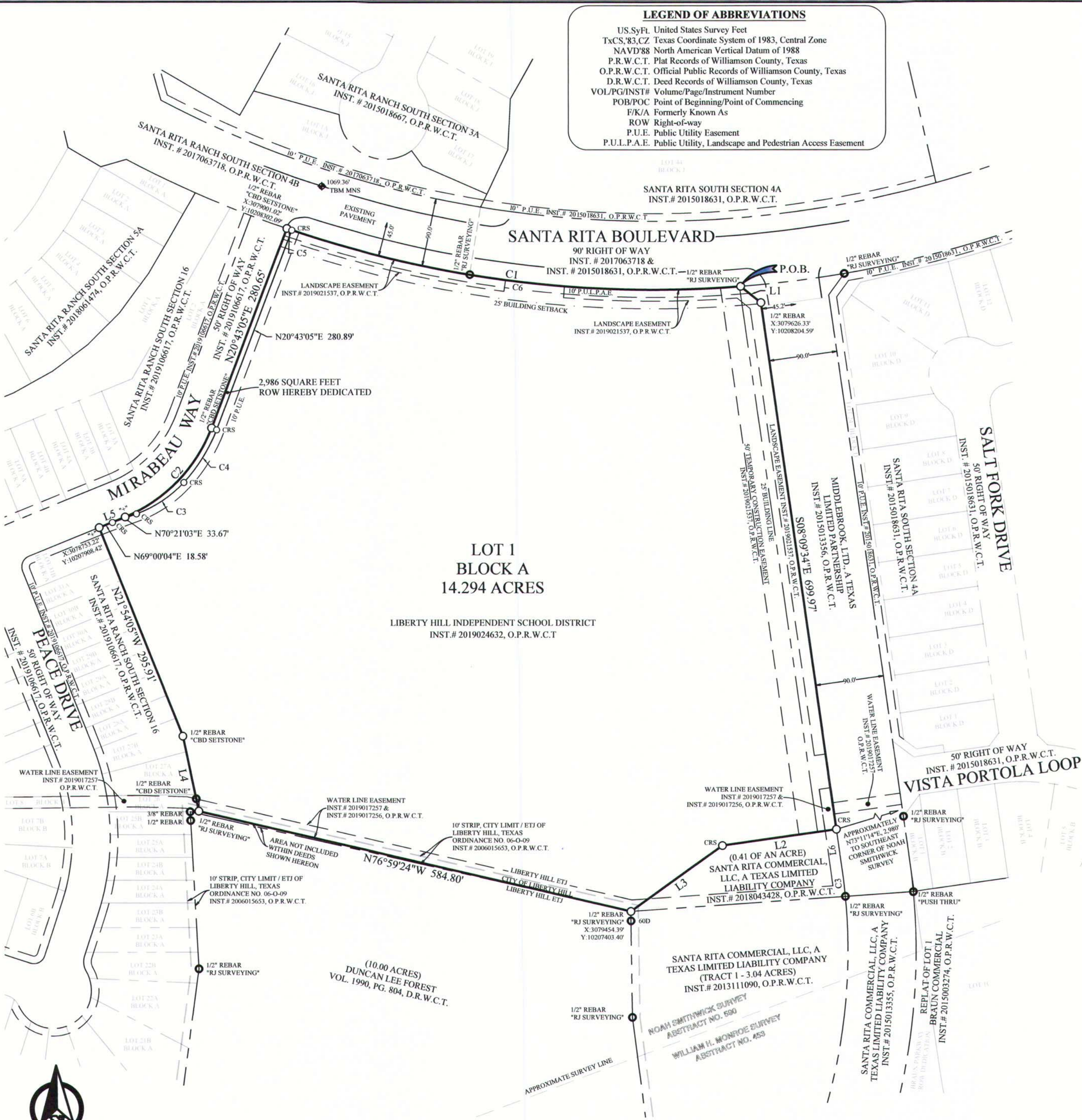
Adams Engineering
13785 Research Blvd., Suite 125
Austin, TX 78759



JPH Job/Drawing No. (see below)
2019.009.006 Santa Rita Elem, Santa Rita Blvd, Williamson Co, Tx - PLAT.dwg
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DFW | Austin | Abilene

LEGEND OF ABBREVIATIONS

US.SyFl. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
F/K/A Formerly Known As
ROW Right-of-way
P.U.E. Public Utility Easement
P.U.L.P.A.E. Public Utility, Landscape and Pedestrian Access Easement



MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ◆ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.
"±" ○ "±" mark in concrete

Curve Data Table

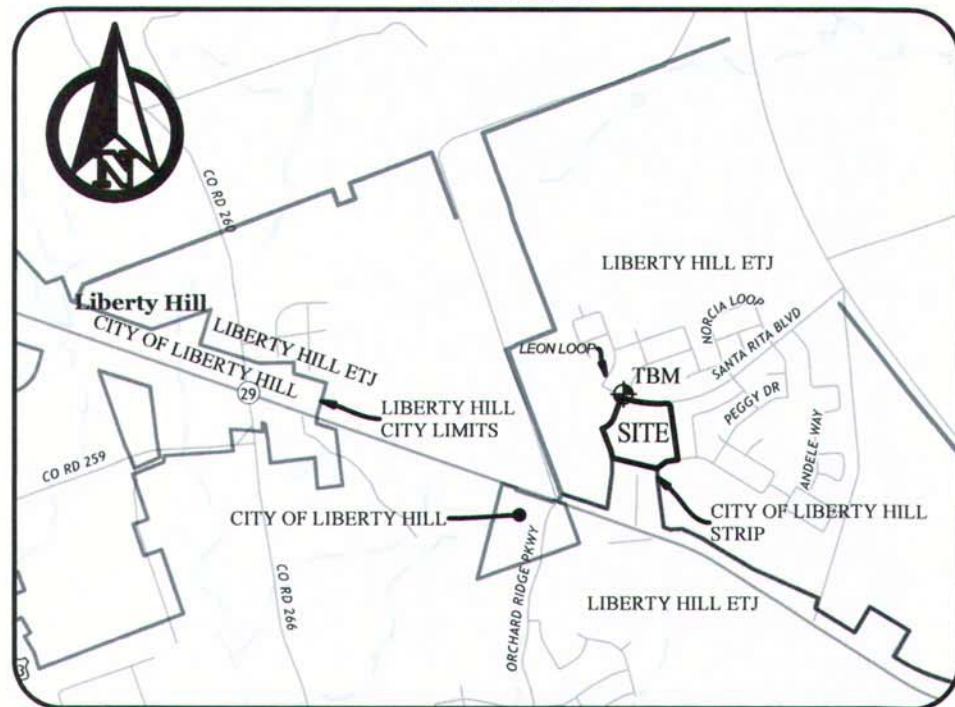
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	607.77'	1490.00'	023°22'15"	S82°45'35"E	603.56'
C2	168.39'	205.00'	047°03'54"	N44°15'01"E	163.70'
C3	75.74'	158.50'	027°22'47"	N56°39'39"E	75.02'
C4	82.34'	212.00'	022°15'11"	N31°50'40"E	81.82'
C5	7.00'	1490.00'	000°16'10"	N71°12'33"W	7.00'
C6	600.77'	1490.00'	023°06'05"	S82°53'40"E	596.70'

PLAT NOTES:

- This subdivision is wholly contained within the city limits and the Extra Territorial Jurisdiction of the City of Liberty Hill, Texas.
- Water service for this subdivision shall be provided by Georgetown Water. Wastewater service for this subdivision shall be provided by City of Liberty Hill. No lot within this subdivision shall be occupied until connected to permitted water distribution and wastewater collection facilities.
- No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Liberty Hill Public Works Department.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Liberty Hill.
- All public dedication shall be accomplished free of liens. Release of liens shall be provided to the Commissioner's Court.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- In addition to the easements shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
- No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 48491C0275E for Williamson Co., effective September 26, 2008.
- Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Liberty Hill.
- Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
- The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.
- 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.
- Except in certain isolated areas required to meet accessibility requirements, 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 (base flood elevation), whichever is higher.
- 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 lot in this subdivision shall be occupied until connection is made to an approved public sewer system.
- Easements and setback lines shown within the bounds of this plat without record information are hereby dedicated by this plat.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a Development Permit from the Williamson County Floodplain Administrator.
- 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.
- This Subdivision is subject to Storm-Water Management Controls as required by Williamson County Subdivision Regulations, Section B10.1 2000 Rules, on new development that would evoke such controls beyond existing conditions.

VICINITY MAP

NOT TO SCALE



FINAL PLAT

OF
SANTA RITA ELEMENTARY ADDITION
A SUBDIVISION OF 14.362 ACRES
SITUATED IN THE
NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
SITUATED IN THE
CITY OF LIBERTY HILL & E.T.J.
WILLIAMSON COUNTY, TEXAS

PREPARED ON: MAY 2, 2019

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
WHEREAS, Liberty Hill Independent School District, an independent school district in Williamson County, Texas is the owner of that certain tract situated in the Noah Smithwick Survey, Abstract No. 590, Liberty Hill ETJ and City of Liberty Hill, Williamson County, Texas, described in a Correction Special Warranty Deed to said Liberty Hill Independent School District recorded under Instrument Number 2019024632, of the Official Public Records of Williamson County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "RJ Surveying" found at the northeast corner of said tract conveyed to Liberty Hill Independent School District recorded under Instrument Number 2019024632 (hereinafter referred to as School tract) and the northwest corner of a called 1.70 acre tract described in a Special Warranty Deed to Middlebrook, Ltd., recorded under Instrument Number 2015013356, of said Official Public Records, being in the south right of way line of Santa Rita Boulevard, a 90' right of way shown by the plats of *SANTA RITA RANCH SOUTH, SECTION 4A*, recorded under Instrument Number 2015018631, of said Official Public Records, and *SANTA RITA RANCH SOUTH, SECTION 4B*, recorded under Instrument Number 2017063718, of said Official Public Records;

THENCE with the common line of said School tract and said 1.70 acre tract, the following courses and distances:
1. SOUTH 51 degrees 18 minutes 52 seconds EAST a distance of 34.19 feet to a 1/2 inch rebar found;
2. SOUTH 08 degrees 09 minutes 34 seconds EAST a distance of 699.97 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set, at the southeast corner of said School tract and the northeast corner of a called 0.41 of an acre tract described in a Warranty Deed to Santa Rita Commercial, LLC, recorded under Instrument Number 2018043428, of said Official Public Records;

THENCE with the south line of said School tract and the north line of said 0.41 of an acre tract, the following courses and distances:
1. SOUTH 81 degrees 49 minutes 36 seconds WEST a distance of 151.96 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set;
2. SOUTH 54 degrees 19 minutes 20 seconds WEST a distance of 148.66 feet to a 1/2 inch capped rebar stamped "RJ Surveying" found at the west corner of said 0.41 of an acre tract and the northeast corner of a called 10.00 acre tract described in an Assumption Warranty Deed with Vendor's Lien to Duncan Lee Forest, recorded in Volume 1990, Page 804, of the Deed Records of Williamson County, Texas;

THENCE NORTH 76 degrees 59 minutes 24 seconds WEST along the south line of said School tract, a distance of 584.80 feet to a 1/2 inch capped rebar stamped "RJ Surveying" found at the southwest corner of said School tract, in the east line of Block A, *SANTA RITA RANCH SOUTH SECTION 16*, a subdivision recorded under Instrument Number 2019106617, of said Official Public Records;

THENCE along the common line of said School tract and said Block A, *SANTA RITA RANCH SOUTH SECTION 16*, the following courses and distances:
1. NORTH 12 degrees 03 minutes 27 seconds WEST a distance of 100.95 feet, to a 1/2 inch capped rebar stamped "CBD Setstone" found;
2. NORTH 21 degrees 54 minutes 05 seconds WEST a distance of 295.91 feet to a "+" mark in concrete found at the west corner of said School tract, the northeast corner of Lot 31B, said Block A and in the southeast right of way line of Mirabeau Way, a 50' right of way shown by said plat of *SANTA RITA RANCH SOUTH SECTION 16*;

THENCE along the common line of said School tract and the southeast right of way line of said Mirabeau Way, the following courses and distances:
1. NORTH 67 degrees 46 minutes 56 seconds EAST, a distance of 36.87 feet to a "+" mark in concrete found at the beginning of a curve to the left (concave northwest), having a radius of 205.00 feet and a chord which bears NORTH 44 degrees 15 minutes 01 seconds EAST a distance of 163.70 feet;
2. Along the arc of said curve to the left, an arc length of 168.39 feet to a 1/2 inch capped rebar stamped "CBD Setstone" found;
3. NORTH 20 degrees 43 minutes 05 seconds EAST, a distance of 280.65 feet to a 1/2 inch capped rebar stamped "CBD Setstone" found at the northwest corner of said School tract, at the southeast intersection of said Mirabeau Way and said Santa Rita Boulevard and the beginning of a non-tangent curve to the left (concave north), having a radius of 1490.00 feet and a chord which bears SOUTH 82 degrees 45 minutes 35 seconds EAST a distance of 603.56 feet;

THENCE Along the arc of said curve to the left, the north line of said School tract and the south right of way line of said Santa Rita Boulevard, an arc length of 607.77 feet to the **POINT OF BEGINNING** enclosing 14.362 acres.

STATE OF TEXAS §
COUNTY OF *Williamson* §

KNOW ALL MEN BY THESE PRESENTS:

I, *Steven Snell*, authorized officer of Liberty Hill Independent School District, an independent school district in Williamson County, Texas, sole owner of the certain tract of land shown hereon and described in a deed recorded under Instrument Nos. 2019021537 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby plat said tract as 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 as shown on this plat are free of liens. This subdivision is to be known as *SANTA RITA ELEMENTARY ADDITION*.

Witness my hand at *Williamson* County, Texas, this *13th* day of *May*, 20 *20*
Steven Snell
Liberty Hill Independent School District,
an independent school district in Williamson County, Texas
Steven Snell - Superintendent
Print Name and Title

STATE OF TEXAS §
COUNTY OF *Williamson* §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared *Donna Cox*, authorized officer of Liberty Hill Independent School District, an independent school district in Williamson County, Texas, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the *13th* day of *May*, 20 *20*
Donna Cox
Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF *Williamson* §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jack Garner, Licensed Professional Engineer in the State of Texas, do hereby certify that this plat is located within the Edwards Aquifer Recharge Zone and is not encroached by a Special Flood Hazard Area inundated by 100 year flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community-Panel Number 48491C0275E, effective date September 26, 2008.

Jack Garner
Licensed Professional Engineer No. *98447*
State of Texas
Date *5-21-2020*



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Strevey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision, and that this plat is in conformance with the Williamson County Subdivision Regulations.

Cole Strevey
Cole Strevey
Registered Professional
Land Surveyor No. 6731
cole@jphls.com

MAY 13, 2020
Date



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of County Court, with and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, and its authentication, was filed for record in my office on the ___ day of ___, 20___, A.D. at ___ O'clock __M., and was duly recorded on this the ___ day of ___, 20___, A.D. at ___ O'clock __M., Plat Records of said county and state in Cabinet ___, Slides ___ witness my hand and seal of the county court of said County, at my office in Georgetown, Texas the last date written above.

BY: _____
Nancy E. Rister
Clerk, County Court
Williamson County, Texas

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 _____

ROAD NAME AND 911 ADDRESSING APPROVAL:
Road name and address assignments verified this the *13th* day of *May*, 20 *20* A.D.

Teresa Baker
Teresa Baker
Williamson County Addressing Director



JPH Job/Drawing No. (see below)
2019.009.006 Santa Rita Elem, Santa Rita Blvd, Williamson Co, Tx - PLAT.dwg
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PREPARED ON: APRIL 9, 2019