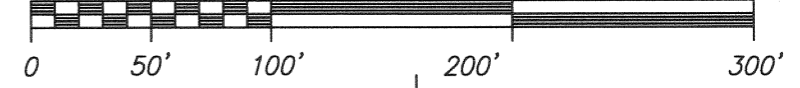
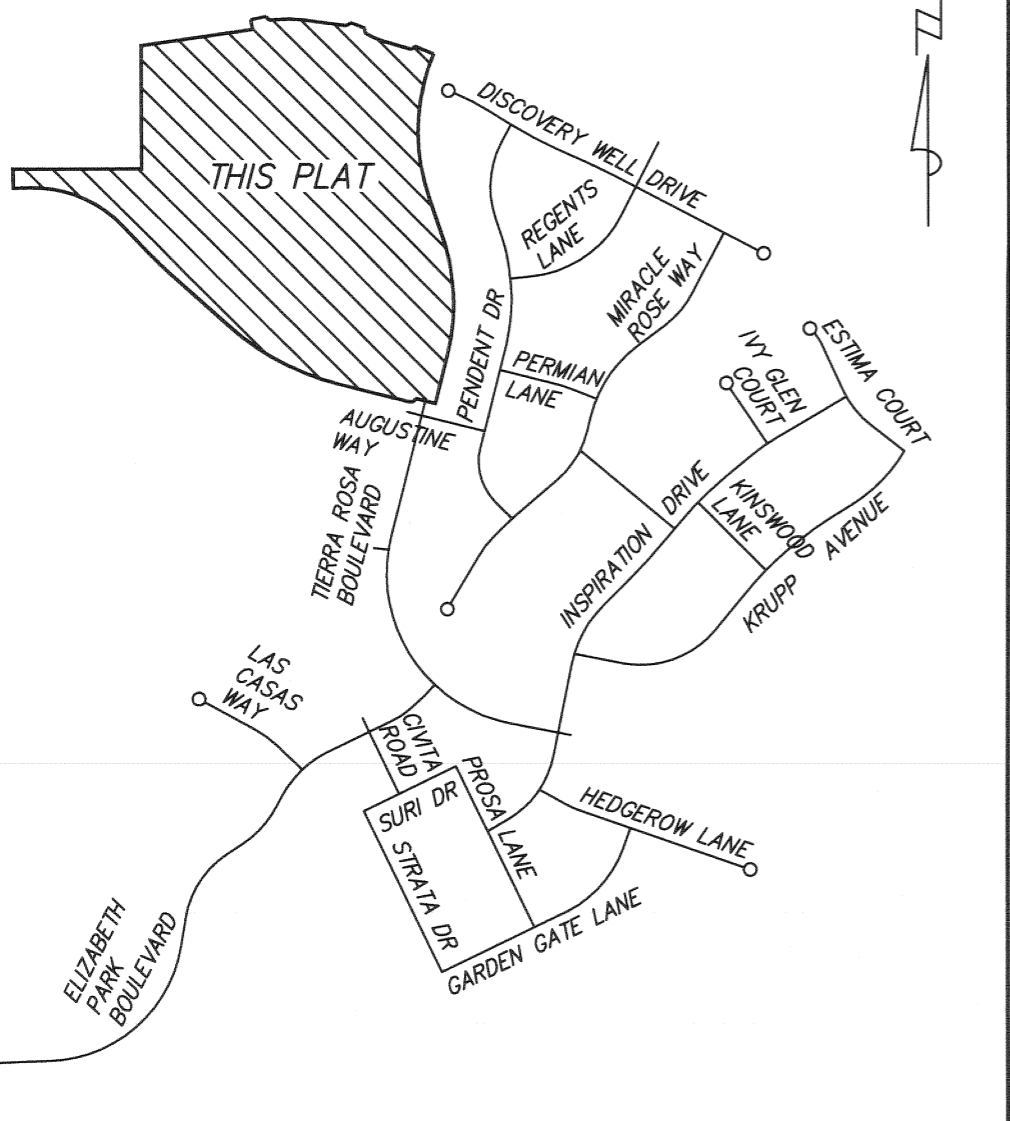


PLAT OF
SANTA RITA RANCH PHASE 1, SECTION 8
 A PRIVATE SUBDIVISION

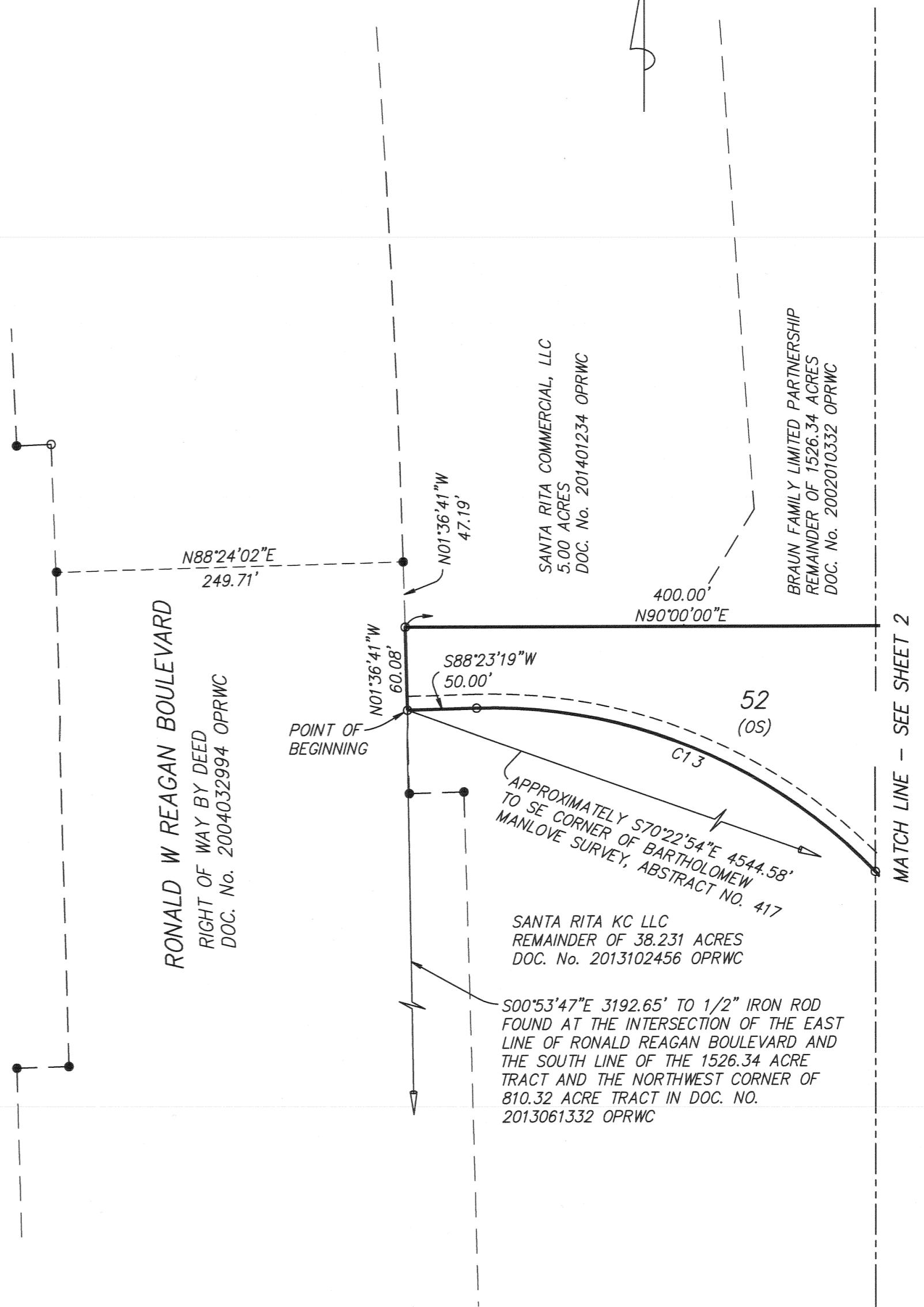
SCALE: 1" = 80'



RONALD W REAGAN BOULEVARD



LOCATION MAP
 SCALE: 1" = 600'



NOTES:

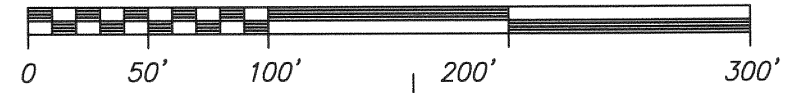
1. LOTS 27 AND 52, BLOCK A, ARE OPEN SPACE LOTS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
2. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER ON THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION, 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. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
6. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH ADJACENT HOMEOWNER.
7. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
8. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE STREETS.
9. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION. REFER TO THE HOMEOWNERS COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY FOR MAINTENANCE ASSESSMENTS.
10. EVERY DEED SHALL CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS, EXCEPT TIERRA ROSA BOULEVARD, ARE PRIVATE, THAT THE HOMEOWNERS ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE, THAT THE COUNTY WILL NEVER ACCEPT THEM FOR MAINTENANCE, AND THAT THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
11. ALL ROADS MUST BE CONSTRUCTED TO COUNTY STANDARDS. ALL ARTERIAL ROADS ARE DEDICATED TO THE PUBLIC.
12. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83
13. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY.

DATE: JULY 6, 2017

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
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PLAT OF
SANTA RITA RANCH PHASE 1, SECTION 8
 A PRIVATE SUBDIVISION



SANTA RITA KC, LLC
 REMAINDER OF 40.30 ACRES
 DOC. No. 2008093412 OPRWC

SANTA RITA KC LLC
 REMAINDER OF 38.231 ACRES
 DOC. No. 2013102456 OPRWC

BRAIN FAMILY LIMITED PARTNERSHIP
 REMAINDER OF 1526.34 ACRES
 DOC. No. 2002070332 OPRWC

SANTA RITA KC LLC
 REMAINDER OF 38.231 ACRES
 DOC. No. 2013102456 OPRWC

SANTA RITA KC, LLC
 REMAINDER OF 40.30 ACRES
 DOC. No. 2008093412

SANTA RITA KC, LLC
 REMAINDER OF 10.04 ACRES
 DOC. No. 2015011539 OPRWC

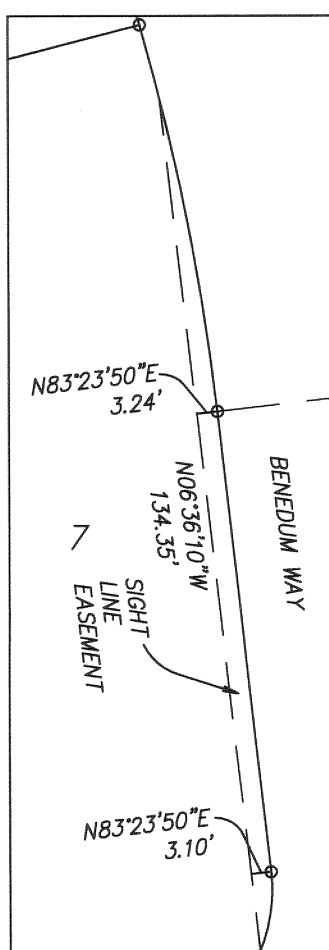
LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- OS = OPEN SPACE
- PUE = PUBLIC UTILITY EASEMENT
- SLE = SIGHT LINE EASEMENT
- WWE = WASTE WATER LINE EASEMENT
- (B) = BLOCK NAME

NEW STREETS NAME	LENGTH	DESIGN SPEED
BENEDUM WAY	882	30
ENCORE DRIVE	513	30
FAITH DRIVE	1205	30
TIERRA ROSA BOULEVARD	1124	40
TOTAL	3724	

SITE DATA:

TOTAL AREA: 21.86 ACRES
 68 SINGLE FAMILY LOTS
 2 OPEN SPACE LOTS



DETAIL A
 SCALE: 1" = 30'

DATE: JULY 6, 2017

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PLAT OF
SANTA RITA RANCH PHASE 1, SECTION 8
 A PRIVATE SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°01'07"E	9.88'
L2	N06°48'55"E	12.15'
L3	N22°52'16"W	75.19'
L4	N75°26'37"E	50.44'
L5	N75°26'37"E	45.45'
L6	N22°52'16"W	75.19'
L7	N22°52'16"W	35.82'
L8	N22°52'16"W	39.37'
L9	N83°30'07"E	22.01'
L10	N83°30'07"E	6.34'
L11	N48°00'55"W	51.98'
L12	N48°00'55"W	23.85'
L13	N48°00'55"W	28.14'
L14	N28°53'14"E	50.00'
L15	N28°53'14"E	26.01'
L16	N28°53'14"E	23.99'
L17	N28°53'14"E	50.00'
L18	N28°53'14"E	41.21'
L19	N28°53'14"E	8.79'
L20	N69°12'24"W	8.13'
L21	N06°29'53"W	72.47'
L22	N63°46'55"W	40.68'
L23	N63°46'55"W	40.69'
L24	N11°10'26"W	47.29'
L25	N11°10'26"W	43.89'
L26	N11°10'26"W	31.30'
L27	N11°10'26"W	24.81'
L28	N06°57'49"E	43.05'
L29	N06°57'49"E	43.05'
L30	N18°01'43"E	45.01'
L31	N18°01'43"E	55.01'
L32	N75°26'37"E	95.89'
L33	N63°46'55"W	81.36'
L34	N11°10'26"W	12.87'
L35	N11°10'26"W	45.01'
L36	N11°10'26"W	45.01'
L37	N11°10'26"W	44.40'
L38	N06°57'49"E	16.12'
L39	N06°57'49"E	69.98'
L40	N18°01'43"E	100.02'
L41	N86°05'21"E	127.92'
L42	N86°05'21"E	54.93'
L43	N86°05'21"E	73.00'
L44	N63°18'46"W	19.40'
L45	N60°43'32"W	68.29'
L46	N60°18'32"W	63.80'
L47	N53°33'36"W	62.35'
L48	N51°09'06"W	53.71'
L49	N48°00'55"W	45.00'
L50	N44°16'30"W	45.10'
L51	N35°00'17"W	78.79'
L52	N31°36'41"W	43.13'
L53	N33°51'19"E	57.53'
L54	N33°51'19"E	47.07'
L55	N33°51'19"E	104.59'
L56	N17°22'34"E	96.34'
L57	N15°03'47"E	82.00'
L58	N07°07'18"W	15.52'
L59	N07°52'24"W	55.58'
L60	N09°53'18"W	45.08'
L61	N11°29'06"W	45.17'
L62	N13°05'08"W	45.30'
L63	N15°50'23"W	56.66'
L64	N17°24'22"W	52.23'
L65	N14°33'37"W	45.00'
L66	N18°24'29"W	45.09'
L67	N09°46'13"W	44.55'
L68	N09°22'33"W	43.24'
L69	N09°12'34"W	45.00'
L70	N01°38'17"W	49.28'
L71	N22°52'16"W	8.12'
L72	N22°52'16"W	46.20'
L73	N22°52'16"W	20.88'
L74	N50°31'20"W	47.50'
L75	N50°31'20"W	15.23'
L76	N40°54'08"E	107.29'
L77	N40°54'08"E	25.31'
L78	N40°54'08"E	132.60'
L79	N40°54'08"E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	30.67	503.21	3°29'32"	N09°58'45"W	30.67
C2	22.32	15.00	85°15'22"	S54°21'12"E	20.32
C3	84.04	325.00	14°48'56"	S89°34'25"E	83.81
C4	20.17	15.00	77°02'28"	N59°18'50"E	18.68
C5	21.12	15.00	80°40'36"	S19°32'42"E	19.42
C6	54.76	235.00	13°21'03"	S66°33'32"E	54.64
C7	22.00	15.00	84°01'46"	N64°45'04"E	20.08
C8	456.50	634.15	41°14'43"	S02°06'49"W	446.71
C9	345.32	605.88	32°39'20"	S02°10'53"E	340.66
C10	23.56	15.00	90°00'00"	S59°08'47"W	21.21
C11	390.99	804.73	27°50'18"	N61°56'04"W	387.16
C12	75.15	968.00	4°26'53"	N45°47'28"W	75.13
C13	320.32	382.00	48°02'39"	N67°35'21"W	311.02
C14	356.69	503.21	40°36'44"	N08°34'51"E	349.27
C15	436.21	325.00	76°54'08"	N09°33'51"W	404.20
C16	275.01	325.00	48°28'59"	N72°15'24"W	266.88
C17	51.87	25.00	118°52'37"	N37°03'35"W	43.05
C18	224.33	50.00	257°04'00"	N73°50'43"E	78.22
C19	21.03	25.00	48°11'23"	N30°35'35"W	20.41
C20	121.45	425.00	16°22'23"	N14°41'05"W	121.04
C21	140.51	275.00	29°16'30"	N08°14'01"W	138.99
C22	21.20	25.00	48°35'39"	N30°42'04"E	20.57
C23	153.91	50.00	176°22'22"	N33°11'17"W	99.95
C24	21.03	25.00	48°11'23"	N82°43'13"E	20.41
C25	23.32	15.00	89°05'31"	N28°38'20"W	21.04
C26	188.84	553.21	19°33'30"	N06°07'41"E	187.93
C27	22.69	15.00	86°40'11"	N39°41'02"E	20.59
C28	133.31	275.00	27°46'28"	N83°05'39"W	132.01
C29	75.18	275.00	15°39'48"	N61°22'30"W	74.95
C30	111.69	325.00	19°41'27"	N63°23'20"W	111.14
C31	22.60	15.00	86°18'58"	N30°04'34"W	20.52
C32	384.93	698.15	31°35'27"	N02°42'49"W	380.08
C33	308.84	541.88	32°39'20"	N02°10'53"W	304.68
C34	59.85	503.21	6°48'51"	N04°49'33"W	59.81
C35	59.85	503.21	6°48'51"	N01°59'18"E	59.81
C36	59.85	503.21	6°48'53"	N08°48'11"E	59.82
C37	59.85	503.21	6°48'53"	N15°37'04"E	59.82
C38	55.26	503.21	6°17'29"	N22°10'15"E	55.23
C39	31.36	503.21	3°34'13"	N27°06'07"E	31.35
C40	19.00	325.00	3°21'01"	N27°12'43"E	19.00
C41	45.41	325.00	8°00'20"	N21°32'02"E	45.37
C42	40.97	325.00	7°13'20"	N13°55'12"E	40.94
C43	41.97	325.00	7°23'55"	N06°36'35"E	41.94
C44	35.59	325.00	6°16'27"	N00°13'36"W	35.57
C45	36.00	325.00	6°20'50"	N06°32'14"W	35.98
C46	45.14	325.00	7°57'27"	N13°41'23"W	45.10
C47	26.55	325.00	4°40'52"	N20°00'32"W	26.54
C48	49.33	325.00	8°41'48"	N26°41'52"W	49.28
C49	34.01	325.00	5°59'47"	N34°02'40"W	34.00
C50	45.37	325.00	7°59'56"	N41°02'31"W	45.34
C51	16.87	325.00	2°58'26"	N46°31'42"W	16.87
C52	20.48	325.00	3°36'35"	N49°49'12"W	20.47
C53	42.76	325.00	7°32'18"	N55°23'39"W	42.73
C54	43.50	325.00	7°40'09"	N62°59'53"W	43.47
C55	46.53	325.00	8°12'09"	N70°56'02"W	46.49
C56	43.11	325.00	7°36'00"	N78°50'06"W	43.08

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C57	47.00	325.00	8°17'12"	N86°46'42"W	46.96
C58	31.63	325.00	5°34'36"	N86°17'24"E	31.62
C59	50.09	50.00	57°24'06"	N06°19'20"W	48.02
C60	36.32	50.00	41°37'21"	N55°50'03"W	35.53
C61	34.31	50.00	39°19'11"	N83°41'41"E	33.64
C62	34.90	50.00	39°59'45"	N44°02'13"E	34.20
C63	37.92	50.00	43°27'19"	N02°18'40"E	37.02
C64	30.78	50.00	35°16'17"	N37°03'08"W	30.30
C65	26.21	425.00	3°32'00"	N08°15'53"W	26.20
C66	44.02	425.00	5°56'05"	N12°59'55"W	44.00
C67	45.14	425.00	6°05'09"	N19°00'33"W	45.12
C68	6.08	425.00	0°49'09"	N22°27'42"W	6.08
C69	16.92	275.00	3°31'33"	N21°06'30"W	16.92
C70	50.41	275.00	10°30'12"	N14°05'37"W	50.34
C71	45.23	275.00	9°25'25"	N04°07'48"W	45.18
C72	27.94	275.00	5°49'20"	N03°29'34"E	27.93
C73	39.72	50.00	45°30'53"	N32°14'27"E	38.68
C74	34.18	50.00	39°09'45"	N10°05'52"W	33.51
C75	28.98	50.00	33°12'24"	N46°16'56"W	28.57
C76	51.04	50.00	58°29'20"	N87°52'12"E	48.85
C77	40.30	553.21	4°10'26"	N13°49'13"E	40.29
C78	45.39	553.21	4°42'05"	N09°22'57"E	45.38
C79	103.15	553.21	10°40'58"	N01°41'25"E	103.00
C80	39.85	275.00	8°18'06"	N87°10'10"E	39.81
C81	45.13	275.00	9°24'09"	N83°58'42"W	45.08
C82	48.33	275.00	10°04'13"	N74°14'31"W	48.27
C83	35.17	275.00	7°19'41"	N65°32'34"W	35.15
C84	40.01	275.00	8°20'08"	N57°42'40"W	39.97
C85	27.52	325.00	4°51'04"	N55°58'08"W	27.51
C86	84.18	325.00	14°50'23"	N65°48'52"W	83.94
C87	47.26	553.21	4°53'39"	N26°26'24"E	47.24
C88	34.91	25.00	80°00'00"	N33°11'05"W	32.14
C89	168.39	325.00	29°41'11"	N08°01'41"W	166.51
C90	107.16	375.00	16°22'23"	N14°41'05"W	106.80
C91	39.27	25.00	90°00'00"	N38°30'07"E	35.36
C92	232.70	275.00	48°28'59"	N72°15'24"W	225.82
C93	369.10	275.00	76°54'08"	N09°33'51"W	342.02
C94	96.37	325.00	16°59'22"	N01°40'46"W	96.02
C95	46.90	325.00	8°16'06"	N14°18'30"W	46.86
C96	25.12	325.00	4°25'43"	N20°39'25"W	25.11
C97	45.50	375.00	6°57'05"	N19°23'43"W	45.47
C98	61.66	375.00	9°25'17"	N11°12'32"W	61.59
C99	19.39	275.00	4°02'26"	N85°31'20"E	19.39
C100	65.46	275.00	13°38'15"	N85°38'19"W	65.30
C101	102.46	275.00	21°20'47"	N68°08'48"W	101.86
C102	45.40	275.00	9°27'30"	N52°44'40"W	45.35
C103	62.06	275.00	12°55'49"	N41°33'01"W	61.93
C104	60.51	275.00	12°36'26"	N28°46'53"W	60.39
C105	69.71	275.00	14°31'30"	N15°12'55"W	69.53
C106	84.97	275.00	17°42'14"	N00°53'57"E	84.64
C107	49.85	275.00	10°23'10"	N14°56'39"E	49.78
C108	42.00	275.00	8°45'00"	N24°30'43"E	41.96
C109	4.80	553.21	0°29'51"	N28°38'18"E	4.80
C110	42.45	553.21	4°23'48"	N26°11'28"E	42.44
C111	21.68	15.00	82°49'21"	N65°24'14"E	19.84

DATE: JULY 6, 2017

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PLAT OF
SANTA RITA RANCH PHASE 1, SECTION 8
A PRIVATE SUBDIVISION

ENGINEER'S CERTIFICATION

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL No. 48491C0250E AND 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

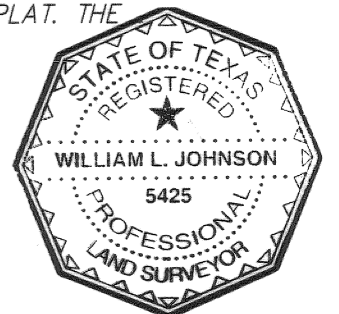
J. Keith Collins 3/29/18
J. KEITH COLLINS DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579



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 27 March 2018
WILLIAM L. JOHNSON DATE
R.P.L.S. NO. 5425
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
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS;

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: JULY 6, 2017

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

F-10015400

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 40.30 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT 10.04 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2015011539 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT 38.231 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013102456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THAT 32.000 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET IN THE WEST LINE OF SAID 38.231 ACRE TRACT IN THE EAST LINE OF RONALD W REAGAN BOULEVARD (FROM WHICH POINT A 1/2" IRON ROD FOUND IN THE EAST LINE OF RONALD W REAGAN BOULEVARD AT THE NORTHWEST CORNER OF THAT 810.32 ACRE TRACT BEARS S.00°53'47"E. 3192.65 FEET);

THENCE N.01°36'41"W. ALONG THE EAST LINE OF RONALD W REAGAN BOULEVARD AND THE WEST LINE OF SAID 38.231 ACRE TRACT A DISTANCE OF 60.08 FEET TO A 1/2" IRON ROD SET AT THE WESTERLY NORTHWEST CORNER OF SAID 38.231 ACRE TRACT;

THENCE N.90°00'00"E. ALONG A NORTH LINE OF SAID 38.231 ACRE TRACT A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD SET AT AN INTERIOR CORNER THEREOF;

THENCE N.00°00'00"E. ALONG A WEST LINE OF SAID 38.231 ACRE TRACT A DISTANCE OF 384.88 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 40.30 ACRE TRACT, SAID 10.04 ACRE TRACT, SAID 38.231 ACRE TRACT AND SAID 32.000 ACRE TRACT THE FOLLOWING 27 COURSES:

1. N.81°47'52"E. A DISTANCE OF 349.62 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.67 FEET, SAID CURVE HAVING A RADIUS OF 503.21 FEET, A CENTRAL ANGLE OF 03°29'32" AND A CHORD BEARING N.09°58'45"W., 30.67 FEET TO A 1/2" IRON ROD SET;
3. N.78°16'29"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.32 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 85°15'22" AND A CHORD BEARING S.54°21'12"E., 20.32 FEET TO A 1/2" IRON ROD SET;
5. N.83°01'07"E. A DISTANCE OF 10.87 FEET TO A 1/2" IRON ROD SET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 84.04 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 14°48'56", AND A CHORD BEARING S.89°34'25"E., 83.81 FEET TO A 1/2" IRON ROD SET;
7. S.82°09'56"E. A DISTANCE OF 134.14 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
8. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 20.17 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 77°02'28", AND A CHORD BEARING N.59°18'50"E., 18.68 FEET TO A 1/2" IRON ROD SET;
9. S.68°17'35"E. A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
10. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.12 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°40'36" AND A CHORD BEARING S.19°32'42"E., 19.42 FEET TO A 1/2" IRON ROD SET AT A POINT OF COMPOUND CURVE OF A CURVE TO THE LEFT;
11. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.76 FEET, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 13°21'03" AND A CHORD BEARING S.66°33'32"E., 54.64 FEET TO A 1/2" IRON ROD SET;
12. S.73°14'03"E. A DISTANCE OF 84.24 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
13. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 22.00 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 84°01'46", AND A CHORD BEARING N.64°45'04"E., 20.08 FEET TO A 1/2" IRON ROD SET;
14. S.67°15'50"E. A DISTANCE OF 64.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
15. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 456.50 FEET, SAID CURVE HAVING A RADIUS OF 634.15 FEET, A CENTRAL ANGLE OF 41°14'43" AND A CHORD BEARING S.02°08'49"W., 446.71 FEET TO A 1/2" IRON ROD SET;
16. S.18°30'33"E. A DISTANCE OF 154.62 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
17. SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 345.32 FEET, SAID CURVE HAVING A RADIUS OF 605.88 FEET, A CENTRAL ANGLE OF 32°39'20", AND A CHORD BEARING S.02°10'53"E., 340.66 FEET TO A 1/2" IRON ROD SET;
18. S.14°08'47"W. A DISTANCE OF 162.82 FEET TO A 1/2" IRON ROD SET;
19. N.75°51'13"W. A DISTANCE OF 64.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
20. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S.59°08'47"W., 21.21 FEET;
21. N.75°51'13"W. A DISTANCE OF 227.91 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
22. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 390.99 FEET, SAID CURVE HAVING A RADIUS OF 804.73 FEET, A CENTRAL ANGLE OF 27°50'18", AND A CHORD BEARING N.61°56'04"W., 387.16 FEET TO A 1/2" IRON ROD SET;
23. N.48°00'55"W. A DISTANCE OF 284.66 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
24. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 75.15 FEET, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 04°26'53", AND A CHORD BEARING N.45°47'28"W., 75.13 FEET TO A 1/2" IRON ROD SET;
25. N.43°34'02"W. A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
26. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 320.32 FEET, SAID CURVE HAVING A RADIUS OF 382.00 FEET, A CENTRAL ANGLE OF 48°02'39", AND A CHORD BEARING N.67°35'21"W., 311.02 FEET TO A 1/2" IRON ROD SET;
27. S.88°23'19"W. A DISTANCE OF 50.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 21.86 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

THAT THAT SANTA RITA KC, LLC, BEING THE OWNER OF THAT 40.30 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT 10.04 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2015011539 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT 38.231 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013102456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THAT 32.000 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013102457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 21.86 ACRES OUT OF SAID TRACTS 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 TIERRA ROSA BOULEVARD. ALL OTHER ROADS ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE USE OF THE PROPERTY OWNERS, THEIR ASSIGNS AND SUCCESSORS AND EMERGENCY RESPONSE VEHICLES. ALL EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER. THIS SUBDIVISION IS TO BE KNOWN AS "SANTA RITA RANCH PHASE 1, SECTION 8", 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 27th DAY OF March 2018

SANTA RITA KC, LLC

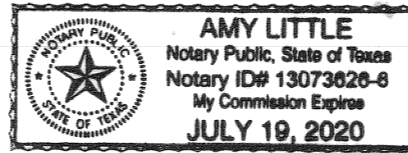
BY: *J. H. H.*

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 27th DAY OF March, A.D., 2018.

Amy Little
NOTARY PUBLIC SIGNATURE



SEAL

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: *Aaron Haroldsen*

PRINTED NAME: Aaron Haroldsen
TITLE: Assistant Vice President

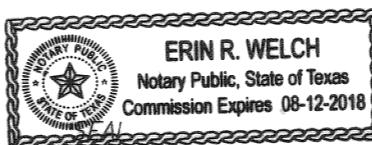
ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Aaron Haroldsen 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 27th DAY OF March, A.D., 2018.

Erin R. Welch
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.

Rally A. Jones 4/9/18
CITY OF LIBERTY HILL, TEXAS

STREET NAMES APPROVED

DATE: 3/29/18

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges