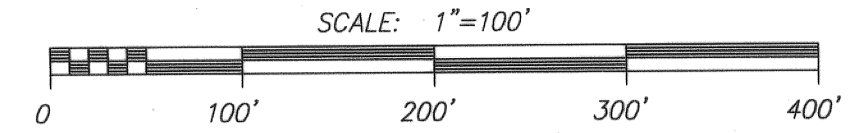
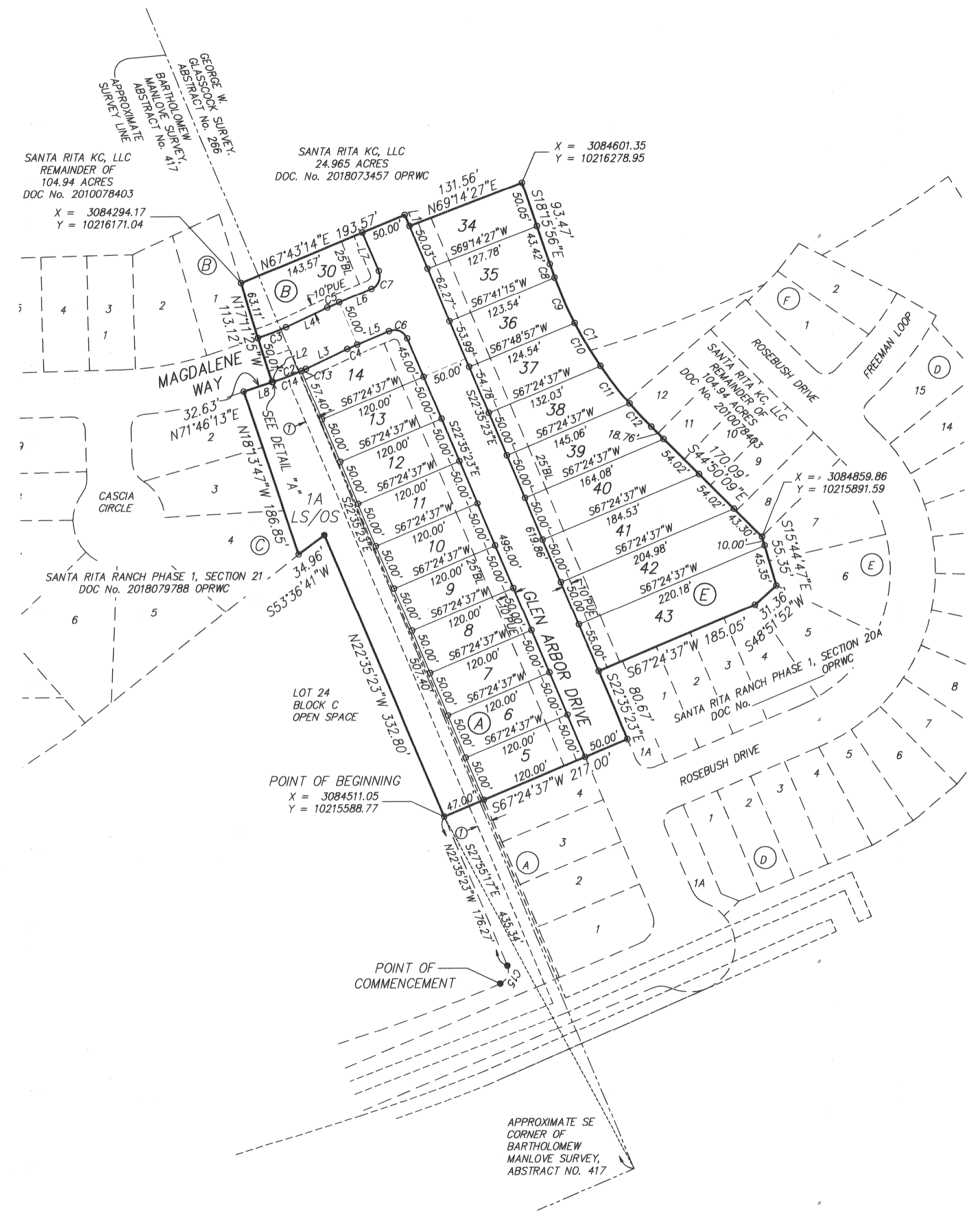
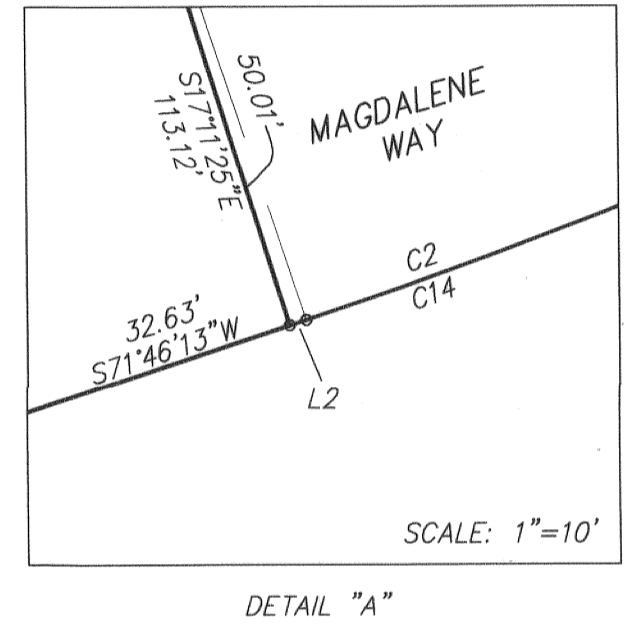
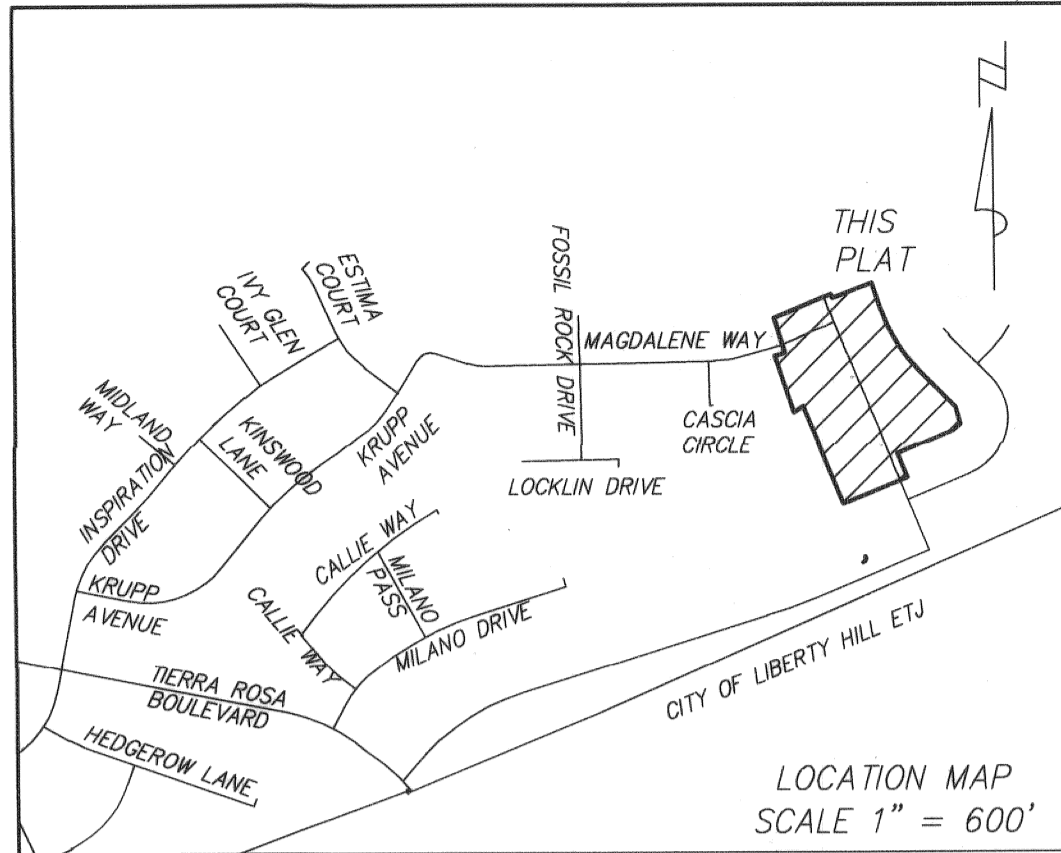


FINAL PLAT OF
SANTA RITA RANCH PHASE 1 SECTION 20B
 WILLIAMSON COUNTY, TEXAS



- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - BL = BUILDING SETBACK LINE
 - DE = DRAINAGE EASEMENT
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - PUE = PUBLIC UTILITY EASEMENT
 - Ⓟ = BLOCK NUMBER
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - ⊠ = MAILBOX CLUSTER
 - ① = 15' WASTEWATER EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. No. 2016070715 OPRWC



LINE TABLE

LINE	LENGTH	BEARING
L1	13.12	S22°35'23"E
L2	0.91	S71°46'13"W
L3	50.00	S64°56'18"W
L4	50.00	S64°56'18"W
L5	37.77	S67°24'37"W
L6	37.77	S67°24'37"W
L7	45.13	S22°35'23"E
L8	33.54	N71°46'13"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD
C1	454.44'	210.74'	26°34'14"	S31°33'03"E	208.86'
C2	325.00'	38.75'	6°49'55"	S68°21'15"W	38.73'
C3	275.00'	32.79'	6°49'55"	S68°21'15"W	32.77'
C4	275.00'	11.87'	2°28'20"	S66°10'28"W	11.86'
C5	325.00'	14.02'	2°28'20"	S66°10'28"W	14.02'
C6	15.00'	23.56'	90°00'00"	S67°35'23"E	21.21'
C7	15.00'	23.56'	90°00'00"	S22°24'37"W	21.21'
C8	454.44'	15.52'	1°57'24"	S19°14'38"E	15.52'
C9	454.44'	54.32'	6°50'55"	S23°38'47"E	54.29'
C10	454.44'	54.45'	6°51'54"	S30°30'12"E	54.42'
C11	454.44'	51.70'	6°31'05"	S37°11'41"E	51.67'
C12	454.44'	34.76'	4°22'56"	S42°38'42"E	34.75'
C13	325.00'	5.42'	0°57'18"	S65°24'57"W	5.42'
C14	325.00'	33.34'	5°52'37"	S68°49'54"W	33.32'
C15	15.00'	23.52'	89°50'53"	N22°20'04"E	21.19'

- NOTES:
- LOT 1A, BLOCK A IS LANDSCAPE AND OPEN SPACE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
 - ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 - 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 BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
 - A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS IN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
 - 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.
 - ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
 - LOT 30, BLOCK B AND LOT 14, BLOCK A HAVE ACCESS FROM GLEN ARBOR DRIVE. NO ACCESS IS ALLOWED FROM MAGDALENE WAY.
 - IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISION OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
 - THE CITY OF GEORGETOWN WILL BE THE WATER SERVICE PROVIDER.

NEW STREETS:

NAME	LENGTH	DESIGN SPEED	ROW WIDTH
MAGDALENE WAY	176'	25	50'
GLEN ARBOR DRIVE	620'	25	50'
TOTAL	796'		

DEVELOPER:
 SANTA RITA KC, LLC
 8200 NORTH MOPAC, SUITE 300
 AUSTIN, TX, 78759

PROPERTY OWNER:
 SANTA RITA KC, LLC
 8200 NORTH MOPAC, SUITE 300
 AUSTIN, TX, 78759

SITE DATA:
 TOTAL AREA: 5.068 ACRES
 21 SINGLE FAMILY LOTS
 1 LANDSCAPE/OPEN SPACE LOT

DATE: AUGUST 31, 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
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FINAL PLAT OF
SANTA RITA RANCH PHASE 1 SECTION 20B
 WILLIAMSON COUNTY, TEXAS

THAT PART OF THE BARTHOLOMEW MANLOVE SURVEY, ABSTRACT NO. 417 AND THAT PART OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 104.94 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2010078403 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF THAT 24.965 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2018073457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT 10.30 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2015032027 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE EASTERLY LINE OF SAID 10.30 ACRE TRACT THE FOLLOWING TWO COURSES:

1. NORTHERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 23.52 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°50'53", AND A CHORD BEARING N22°20'04"E A DISTANCE OF 21.19 FEET TO A 1/2" IRON ROD FOUND;
2. N22°35'23"W A DISTANCE OF 176.27 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE ACROSS SAID 104.94 ACRE TRACT AND SAID 24.965 ACRE TRACT THE FOLLOWING SIXTEEN COURSES:

1. N22°35'23"W A DISTANCE OF 332.80 FEET TO A 1/2" IRON ROD FOUND;
2. S53°36'41"W A DISTANCE OF 34.96 FEET TO A 1/2" IRON ROD SET;
3. N18°13'47"W A DISTANCE OF 186.85 FEET TO A 1/2" IRON ROD SET;
4. N71°46'13"E A DISTANCE OF 32.63 FEET TO A 1/2" IRON ROD SET;
5. N17°11'25"W A DISTANCE OF 113.12 FEET TO A 1/2" IRON ROD SET;
6. N67°43'14"E A DISTANCE OF 193.57 FEET TO A 1/2" IRON ROD SET;
7. S22°35'23"E A DISTANCE OF 13.12 FEET TO A 1/2" IRON ROD SET;
8. N69°14'27"E A DISTANCE OF 131.56 FEET TO A 1/2" IRON ROD SET;
9. S18°15'56"E A DISTANCE OF 93.47 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
10. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 210.74 FEET, SAID CURVE HAVING A RADIUS OF 454.44 FEET, A CENTRAL ANGLE OF 26°34'14", AND A CHORD BEARING S31°33'03"E A DISTANCE OF 208.86 FEET TO A 1/2" IRON ROD SET;
11. S44°50'09"E A DISTANCE OF 170.09 FEET TO A 1/2" IRON ROD SET;
12. S15°44'47"E A DISTANCE OF 55.35 FEET TO A 1/2" IRON ROD SET;
13. S48°51'52"W A DISTANCE OF 31.36 FEET TO A 1/2" IRON ROD SET;
14. S67°24'37"W A DISTANCE OF 185.05 FEET TO A 1/2" IRON ROD SET;
15. S22°35'23"E A DISTANCE OF 80.67 FEET TO A 1/2" IRON ROD SET;
16. S67°24'37"W A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 5.068 ACRES, MORE OR LESS. ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

SURVEYOR'S CERTIFICATION

I, JOHN D. KIPP, 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 ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER COMMITMENT NO. GF NO. 1833748-COM, EFFECTIVE DATE AUGUST 27, 2018. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

John D Kipp 12/07/2018
 JOHN D. KIPP DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
 STATE OF TEXAS



OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT SANTA RITA KC, LLC, SOLE OWNER OF THAT CERTAIN 104.94 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010078403 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SOLE OWNER OF THAT CERTAIN 24.965 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018073457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 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 RANCH PHASE 1 SECTION 20B".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13th DAY OF December 2018.

SANTA RITA KC, LLC

BY: J E Horne
 JAMES EDWARD HORNE, VICE PRESIDENT
 SANTA RITA KC, LLC
 8200 NORTH MOPAC, SUITE 300
 AUSTIN, TX 78759

THE STATE OF TEXAS

COUNTY OF TRAVIS

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 13th DAY OF December A.D., 2018.

BY: Kayla Monarres
 NOTARY PUBLIC, STATE OF TEXAS
 KAYLA MONARRES
 Notary Public, State of Texas
 Commission Expires 07-21-2019
 Notary ID 130303134

PRINTED NAME: Kayla Monarres

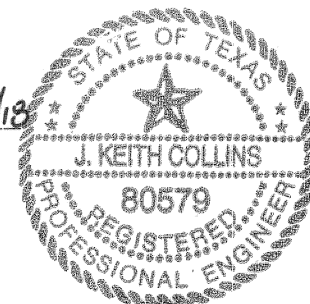
MY COMMISSION EXPIRES: 7-21-19

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. AND PER LOMR 16-06-0501P EFFECTIVE MARCH 2, 2017.

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 12/19/18
 J. KEITH COLLINS DATE
 LICENSED PROFESSIONAL ENGINEER NO. 80579
 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: Allen E. Wise
 PRINTED NAME: Allen E. Wise
 TITLE: Executive Vice President

STATE OF TEXAS

COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen E. Wise, 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 13th DAY OF December A.D., 2018.

BY: Kayla Monarres
 NOTARY PUBLIC, STATE OF TEXAS
 KAYLA MONARRES
 Notary Public, State of Texas
 Commission Expires 07-21-2019
 Notary ID 130303134

MY COMMISSION EXPIRES: 7-21-19

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 2/15/19
 CITY OF LIBERTY HILL, TEXAS
 Sally A. McFeron
 DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 17th DAY OF January 2019

Teresa Baker
 WILLIAMSON COUNTY ADDRESSING COORDINATOR
 Teresa Baker

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, 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.

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 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
 OF WILLIAMSON COUNTY, TEXAS

BY: _____
 DEPUTY

DATE: AUGUST 31, 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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