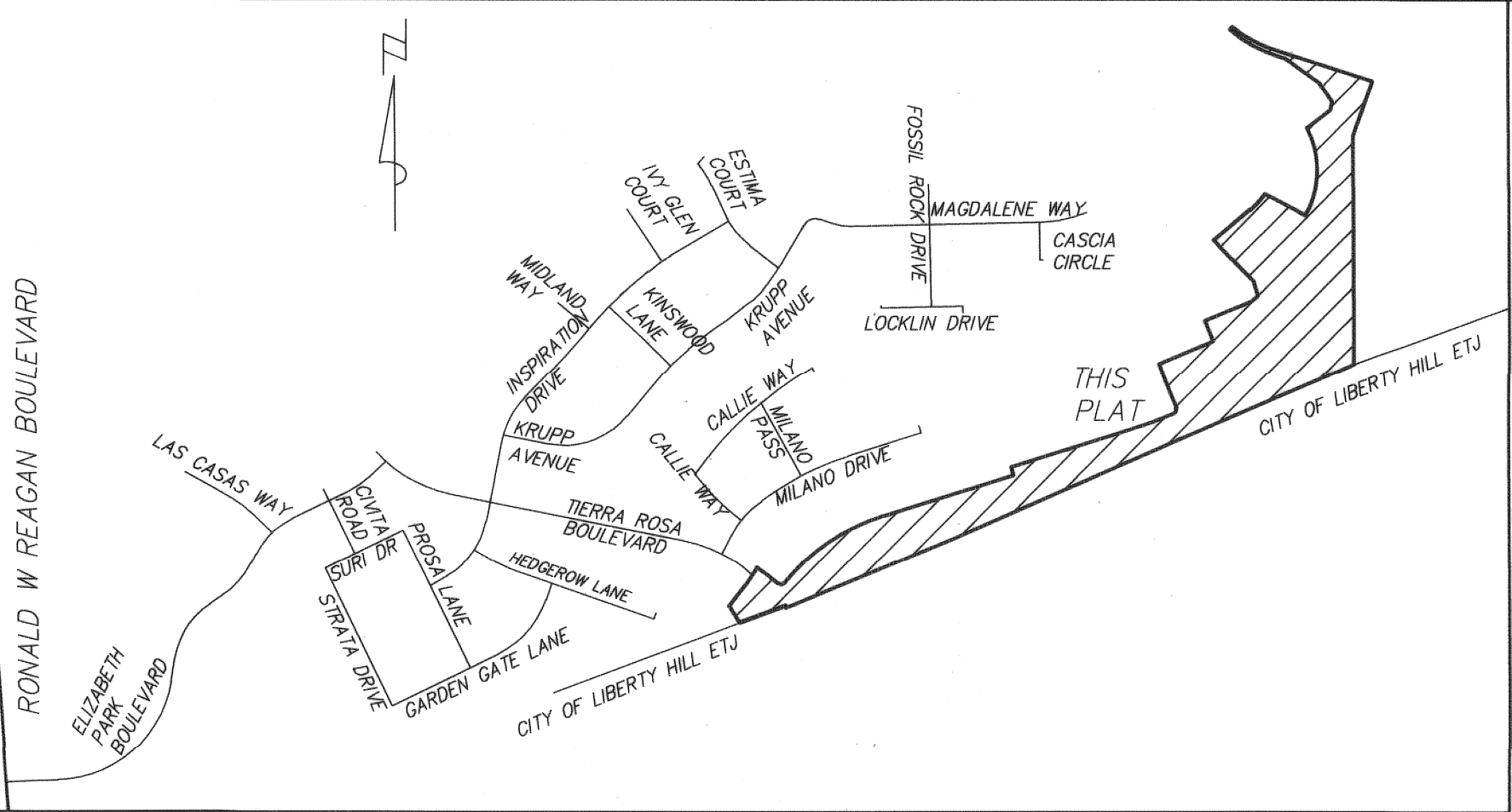
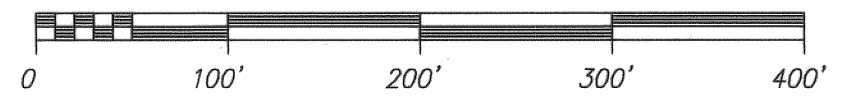


FINAL PLAT OF SANTA RITA RANCH PHASE 1 SECTION 20A

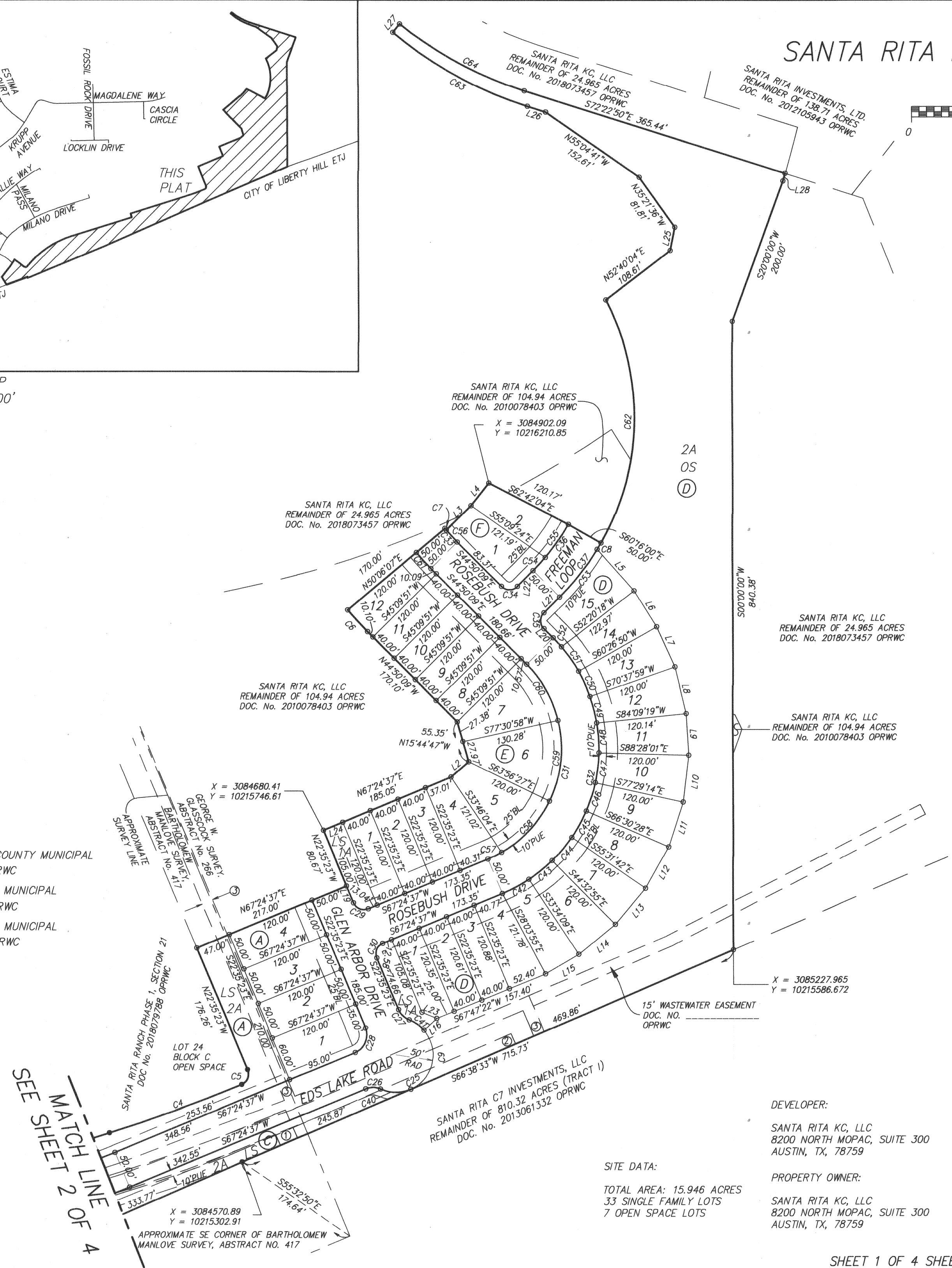
WILLIAMSON COUNTY, TEXAS
SCALE: 1" = 100'



LOCATION MAP
SCALE 1" = 600'

- 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

- EASEMENT LIST:**
- ① 25' ROAD AND ACCESS EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. No. 2016070711 OPRWC
 - ② 15' WASTEWATER EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. No. 2016070713 OPRWC
 - ③ 15' WASTEWATER EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. NO. 2016070715 OPRWC



NEW STREETS:

NAME	LENGTH	DESIGN SPEED	ROW WIDTH
TERRA ROSA BLVD	176'	30	64'
EDS LAKE ROAD	1,826'	25	50'
GLEN ARBOR DRIVE	235'	25	50'
ROSEBUSH DRIVE	783'	25	50'
FREEMAN LOOP	155'	25	50'
TOTAL	3175'		

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: 15.946 ACRES
33 SINGLE FAMILY LOTS
7 OPEN SPACE LOTS

DATE: AUGUST 31, 2018 SCALE: 1" = 100'

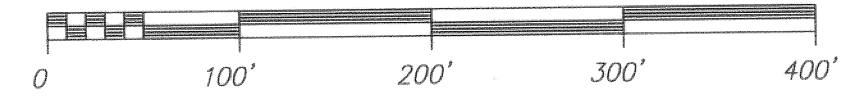
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

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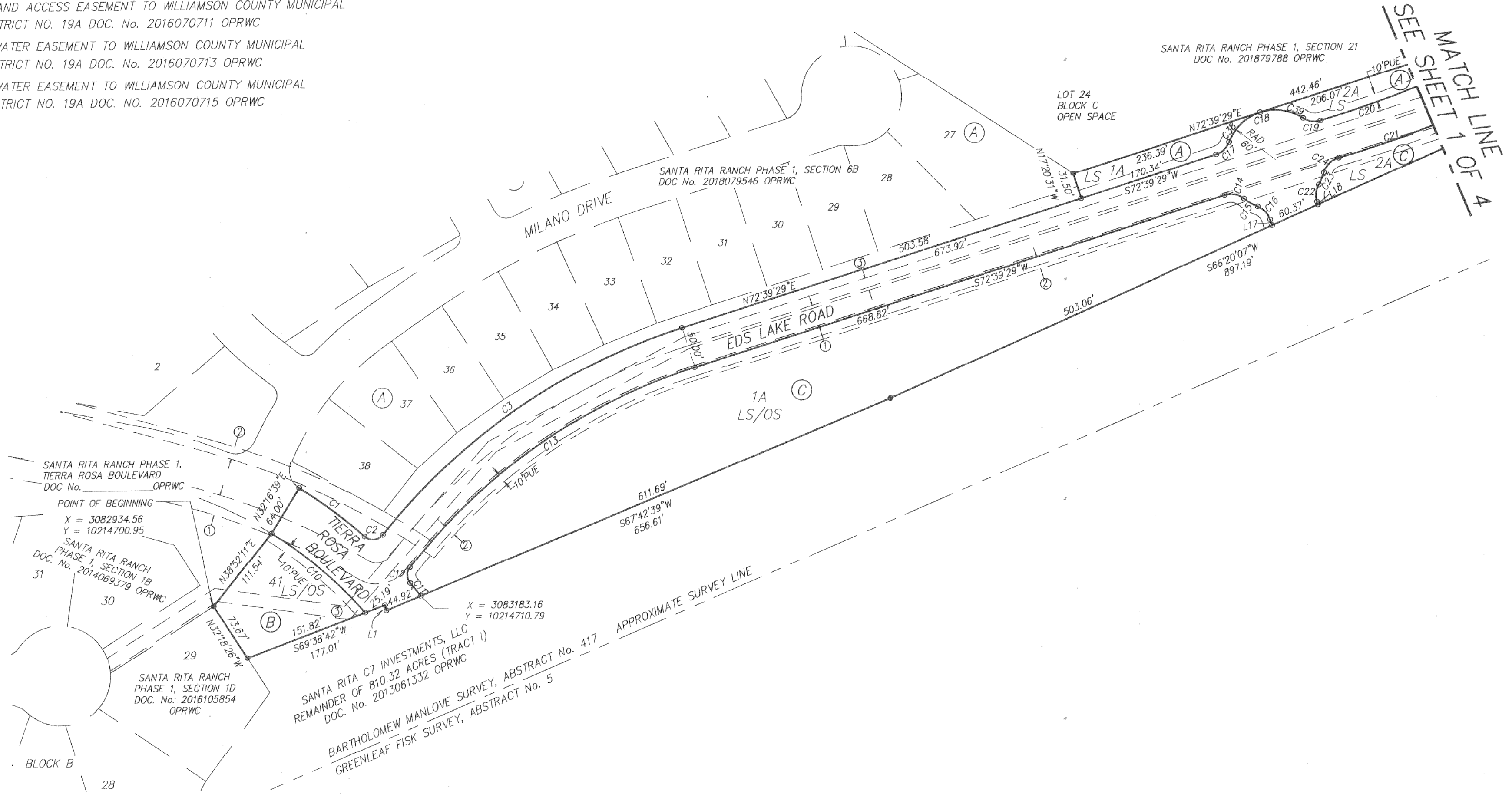
FINAL PLAT OF
SANTA RITA RANCH PHASE 1 SECTION 20A
 WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



- 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

- EASEMENT LIST:**
- ① 25' ROAD AND ACCESS EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. No. 2016070711 OPRWC
 - ② 15' WASTEWATER EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. No. 2016070713 OPRWC
 - ③ 15' WASTEWATER EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 19A DOC. NO. 2016070715 OPRWC



DATE: AUGUST 31, 2018 SCALE: 1" = 100'

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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIR	CHORD
C1	564.00'	97.44'	9°53'56"	S52°46'23"E 97.32'
C2	15.00'	24.35'	93°01'34"	N85°39'48"E 21.77'
C3	758.50'	443.59'	33°30'29"	N55°54'15"E 437.29'
C4	2000.00'	188.48'	5°23'59"	N69°57'30"E 188.42'
C5	15.00'	23.52'	89°50'53"	N22°20'04"E 21.19'
C6	454.44'	39.16'	4°56'16"	N42°22'01"W 39.15'
C7	284.44'	2.80'	0°33'51"	S40°10'49"E 2.80'
C8	340.19'	9.94'	1°40'30"	S30°34'15"W 9.94'
C9	50.00'	94.14'	107°52'15"	S12°42'26"W 80.84'
C10	500.00'	148.03'	16°57'47"	S49°14'28"E 147.49'
C11	564.00'	19.96'	2°01'38"	S38°49'13"E 19.96'
C12	15.00'	20.46'	78°10'09"	S00°44'57"E 18.91'
C13	708.50'	424.42'	34°19'22"	S55°29'49"W 418.10'
C14	25.00'	24.80'	56°50'04"	S78°55'29"E 23.79'
C15	60.00'	18.99'	18°08'14"	S59°34'33"E 18.91'
C16	25.00'	22.38'	51°18'09"	S42°59'35"E 21.64'
C17	25.00'	22.25'	50°59'36"	S47°09'41"W 21.52'
C18	60.00'	107.03'	102°12'35"	S72°46'11"W 93.40'
C19	25.00'	21.77'	49°53'52"	S81°04'28"E 21.09'
C20	1273.11'	138.65'	6°17'05"	S70°50'03"W 139.58'
C21	1050.00'	137.25'	7°29'21"	S71°09'18"W 137.15'
C22	25.00'	20.95'	48°01'01"	S06°40'00"W 20.34'
C23	60.00'	16.24'	15°30'41"	S22°55'10"W 16.19'
C24	25.00'	26.06'	59°44'09"	S45°01'54"W 24.90'
C25	50.00'	160.16'	183°31'56"	S22°24'37"W 99.95'
C26	25.00'	20.41'	46°45'58"	S89°12'23"E 19.84'
C27	25.00'	20.41'	46°45'58"	S45°58'22"E 19.84'
C28	25.00'	39.27'	90°00'00"	S22°24'37"W 35.36'
C29	15.00'	23.56'	90°00'00"	S67°35'23"E 21.21'
C30	15.00'	23.56'	90°00'00"	S22°24'37"W 21.21'
C31	160.00'	31.345'	112°14'47"	S11°17'14"W 265.68'
C32	210.00'	411.40'	112°14'47"	S11°17'14"W 348.70'
C33	284.44'	24.51'	4°56'16"	S42°22'01"E 24.51'
C34	15.00'	23.56'	90°00'00"	S89°50'09"E 21.21'
C35	15.00'	23.56'	90°00'00"	S00°09'51"W 21.21'
C36	290.19'	78.15'	15°25'48"	S37°26'54"W 77.91'
C37	340.19'	91.61'	15°25'48"	S37°26'54"W 91.34'
C38	60.00'	53.40'	50°59'36"	S47°09'41"W 51.65'
C39	60.00'	53.63'	51°12'59"	S81°44'01"E 51.87'
C40	50.00'	41.48'	47°32'02"	S89°35'26"E 40.30'
C41	50.00'	24.55'	28°07'39"	S55°17'31"E 24.30'
C42	210.00'	40.24'	10°58'46"	S61°55'14"W 40.18'
C43	210.00'	40.24'	10°58'46"	S50°56'28"W 40.18'
C44	210.00'	40.24'	10°58'46"	S39°57'42"W 40.18'
C45	210.00'	40.24'	10°58'46"	S28°58'55"W 40.18'
C46	210.00'	40.24'	10°58'46"	S18°00'09"W 40.18'
C47	210.00'	40.24'	10°58'46"	S07°01'22"W 40.18'
C48	210.00'	40.14'	10°57'10"	S03°56'36"E 40.08'
C49	210.00'	36.48'	9°56'51"	S14°23'36"E 36.41'
C50	210.00'	37.33'	10°11'09"	S24°27'36"E 37.28'
C51	210.00'	39.70'	10°49'57"	S34°58'09"E 39.64'
C52	210.00'	16.31'	4°27'02"	S42°36'38"E 16.31'
C53	340.19'	81.62'	13°45'18"	S38°17'09"W 81.47'
C54	290.19'	24.02'	4°44'35"	S42°47'31"W 24.01'
C55	290.19'	54.13'	10°41'14"	S35°04'37"W 54.05'
C56	284.44'	21.71'	4°22'25"	S42°38'57"E 21.71'
C57	160.00'	20.21'	7°14'20"	S63°47'27"W 20.20'
C58	160.00'	95.27'	34°06'45"	S43°06'55"W 93.86'
C59	160.00'	110.63'	39°37'01"	S06°15'02"W 108.44'
C60	160.00'	87.34'	31°16'40"	S29°11'49"E 86.26'
C61	334.44'	28.82'	4°56'16"	S42°22'01"E 28.81'
C62	340.19'	338.90'	57°04'45"	N01°11'38"E 325.06'
C63	525.00'	205.74'	22°27'11"	N61°09'14"W 204.42'
C64	510.00'	189.48'	21°17'12"	S61°44'14"E 188.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°40'27"W	6.73'
L2	N48°51'52"E	31.36'
L3	N44°53'02"E	46.16'
L4	N38°15'50"E	38.34'
L5	S41°33'37"E	73.89'
L6	S31°34'21"E	56.85'
L7	S24°27'36"E	58.59'
L8	S13°44'34"E	64.68'
L9	S03°17'34"E	55.53'
L10	S07°01'22"W	63.14'
L11	S18°00'09"W	63.14'
L12	S28°58'55"W	63.14'
L13	S39°57'42"W	63.14'
L14	S50°56'28"W	63.14'
L15	S59°20'25"W	51.74'
L16	S46°44'37"W	23.06'
L17	S17°20'31"E	7.07'
L18	S17°20'31"E	3.57'
L19	S22°35'23"E	24.33'
L20	S44°50'09"E	17.35'
L21	S45°09'51"W	29.71'
L22	S45°09'51"W	29.71'
L23	S67°24'00"E	21.28'
L24	S67°24'37"W	28.04'
L25	N11°09'59"E	31.97'
L26	N72°22'50"W	25.52'
L27	N38°54'22"E	14.45'
L28	S15°00'00"W	10.38'

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 (OPRWC), BEING A PART OF THE REMAINDER OF THAT 90.13 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2008093412 OPRWC, AND BEING A PART OF THAT 24.965 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2018073457 OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF LOT 29, BLOCK B OF SANTA RITA RANCH PHASE 1, SECTION 10 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2016105854 OPRWC;

THENCE ACROSS SAID 90.13 ACRE TRACT, ALONG THE SOUTH AND EAST LINES OF THAT 10.30 ACRE TRACT CONVEYED TO SANTA RITA KC, LLC BY DEED RECORDED IN DOCUMENT NO. 2015032027 OPRWC THE FOLLOWING ELEVEN COURSES:

- N38°52'11"E A DISTANCE OF 111.54 FEET TO A 1/2" IRON ROD SET;
- N32°16'39"E A DISTANCE OF 64.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE RIGHT;
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 97.44 FEET, SAID CURVE HAVING A RADIUS OF 564.00 FEET, A CENTRAL ANGLE OF 09°53'56" AND A CHORD BEARING S52°46'23"E A DISTANCE OF 97.32 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE;
- NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 24.35 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°01'34", AND A CHORD BEARING N85°39'48"E A DISTANCE OF 21.77 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE;
- NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 443.59 FEET, SAID CURVE HAVING A RADIUS OF 758.50 FEET, A CENTRAL ANGLE OF 33°30'29", AND A CHORD BEARING N55°54'15"E A DISTANCE OF 437.29 FEET TO A 1/2" IRON ROD SET;
- N72°39'29"E A DISTANCE OF 503.58 FEET TO A 1/2" IRON ROD SET;
- N17°20'31"W A DISTANCE OF 31.50 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT ON SAID 10.30 ACRE TRACT;
- N72°39'29"E A DISTANCE OF 442.46 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A TANGENT CURVE TO THE LEFT;
- NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 188.48 FEET, SAID CURVE HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 05°23'59", AND A CHORD BEARING N69°57'30"E A DISTANCE OF 188.42 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF COMPOUND CURVATURE;
- NORTHEASTERLY 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;
- N22°35'23"W A DISTANCE OF 176.26 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 104.94 ACRE TRACT AND ACROSS SAID 24.965 ACRE TRACT, THE FOLLOWING TWENTY-SIX COURSES:

- N67°24'37"E A DISTANCE OF 217.00 FEET TO A 1/2" IRON ROD SET;
- N22°35'23"W A DISTANCE OF 80.67 FEET TO A 1/2" IRON ROD SET;
- N67°24'37"E A DISTANCE OF 185.05 FEET TO A 1/2" IRON ROD SET;
- N48°51'52"E A DISTANCE OF 31.36 FEET TO A 1/2" IRON ROD SET;
- N15°44'47"W A DISTANCE OF 55.35 FEET TO A 1/2" IRON ROD SET;
- N44°50'09"W A DISTANCE OF 170.10 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE RIGHT;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 39.16 FEET, SAID CURVE HAVING A RADIUS OF 454.44 FEET, A CENTRAL ANGLE OF 04°56'16", AND A CHORD BEARING N42°22'01"W A DISTANCE OF 39.15 FEET TO A 1/2" IRON ROD SET;
- N50°06'07"E A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 2.80 FEET, SAID CURVE HAVING A RADIUS OF 284.44 FEET, A CENTRAL ANGLE OF 00°33'51", AND A CHORD BEARING S40°10'49"E A DISTANCE OF 2.80 FEET TO A 1/2" IRON ROD SET;
- N44°53'02"E A DISTANCE OF 46.16 FEET TO A 1/2" IRON ROD SET;
- N38°15'50"E A DISTANCE OF 38.34 FEET TO A 1/2" IRON ROD SET;
- S62°42'04"E A DISTANCE OF 120.17 FEET TO A 1/2" IRON ROD SET;
- S60°16'00"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
- NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 338.90 FEET, SAID CURVE HAVING A RADIUS OF 340.19 FEET, A CENTRAL ANGLE OF 57°04'45" AND A CHORD WHICH BEARS N01°11'38"E A DISTANCE OF 325.06 FEET TO A 1/2" IRON ROD SET;
- N52°40'04"E A DISTANCE OF 108.61 FEET TO A 1/2" IRON ROD SET;
- N11°09'59"E A DISTANCE OF 31.97 FEET TO A 1/2" IRON ROD SET;
- N35°21'36"W A DISTANCE OF 81.81 FEET TO A 1/2" IRON ROD SET;
- N55°04'41"W A DISTANCE OF 152.61 FEET TO A 1/2" IRON ROD SET;
- N72°22'50"W A DISTANCE OF 25.52 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE RIGHT;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 205.74 FEET, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 22°27'11", AND A CHORD WHICH BEARS N61°09'14"W A DISTANCE OF 204.42 FEET TO A 1/2" IRON ROD SET;
- N38°54'22"E A DISTANCE OF 14.45 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 189.48 FEET, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 21°17'12" AND A CHORD WHICH BEARS S61°44'14"E A DISTANCE OF 188.39 FEET TO A 1/2" IRON ROD SET;
- S72°22'50"E A DISTANCE OF 365.44 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID 24.965 ACRE TRACT;
- S15°00'00"W A DISTANCE OF 10.38 FEET TO A 1/2" IRON ROD SET;
- S20°00'00"W A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD SET;
- S00°00'00"W A DISTANCE OF 840.38 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF THE REMAINDER OF THAT 810.32 ACRE TRACT (TRACT 1) CONVEYED TO SANTA RITA C7 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2013061332 OPRWC;

THENCE ALONG THE NORTH LINE OF SAID 810.32 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 24.965 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 104.94 ACRE TRACT, AND ALONG THE SOUTH LINE OF SAID 90.13 ACRE TRACT THE FOLLOWING FIVE COURSES:

- S66°38'33"W A DISTANCE OF 715.73 FEET TO A 1/2" IRON ROD SET;
- S66°20'07"W A DISTANCE OF 897.19 FEET TO A 1/2" IRON ROD SET;
- S67°42'39"W A DISTANCE OF 656.61 FEET TO A 1/2" IRON ROD SET;
- N14°40'27"W A DISTANCE OF 6.73 FEET TO A 1/2" IRON ROD SET;
- S69°38'42"W A DISTANCE OF 177.01 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID LOT 29, BLOCK B;

THENCE N32°18'26"W ALONG THE SAID EAST LINE A DISTANCE OF 73.67 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 15.946 ACRES, MORE OR LESS.
 ALL IRON RODS SET OR FOUND HAVE AN "RJ SURVEYING" CAP.
 ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

NOTES:

- LOT 41, BLOCK B AND LOT 1A, BLOCK C ARE LANDSCAPE AND OPEN SPACE LOTS. LOT 2A, BLOCK D IS AN OPEN SPACE LOT. LOT 1A AND LOT 2A, BLOCK A AND LOT 2A, BLOCK C AND LOT 1A, BLOCK D AND LOT 1A, BLOCK E ARE LANDSCAPE LOTS 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 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 LOT 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).
- 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.

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 02/05/2019
 JOHN D. KIPP DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
 STATE OF TEXAS



DATE: AUGUST 31, 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
 (512) 836-4793 FAX: (512) 836-4817 F-9784

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SANTA RITA RANCH PHASE 1 SECTION 20A
WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION

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

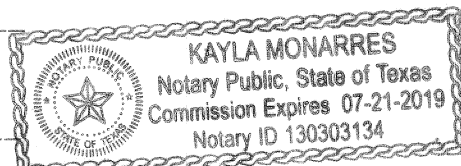
THAT SANTA RITA KC, LLC, SOLE OWNER OF THAT CERTAIN 90.13 ACRE TRACT (TRACT 1) OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008093412 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SOLE OWNER OF THAT CERTAIN 104.94 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN 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 20A".

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

SANTA RITA KC, LLC
BY: [Signature]
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: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Kayla monarres
MY COMMISSION EXPIRES: 7/21/2019



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

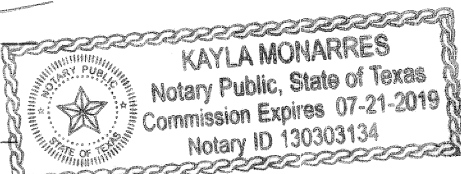
BY: [Signature]
PRINTED NAME: Allen E. Wise
TITLE: Executive vice President

THE 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: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Kayla monarres
MY COMMISSION EXPIRES: 7-21-19

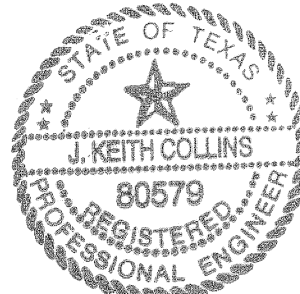


ENGINEER'S CERTIFICATION

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

[Signature] 12/10/18
J. KEITH COLLINS DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



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

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Teresa Baker

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

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.

[Signature] DATE
BILL GRAVELL JR., COUNTY JUDGE
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 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

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