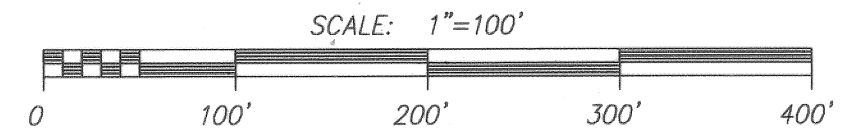


FINAL PLAT OF
SANTA RITA RANCH PHASE 1 SECTION 20C
WILLIAMSON COUNTY, TEXAS



- 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
 - (B) = BLOCK NUMBER
 - LS = LANDSCAPE
 - ☒ = MAILBOX CLUSTER
 - OS = OPEN SPACE
 - XXX.X = MINIMUM FINNISH FLOOR ELEVATION

NOTES:

- LOT 1A, BLOCK D; LOT 1A, BLOCK E AND LOT 1A, BLOCK G 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 FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT OR MORE TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY RANDALL JONES ENGINEERING, INC., DATED 08-08-19, OR ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN 5-FT OUTSIDE THE PERIMETER OF THE BUILDING, WHICHEVER IS GREATER.
- 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 EXCUTED 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT #19A. WATER AND WASTEWATER SERVICES TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.

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: 11.597 ACRES
58 SINGLE FAMILY LOTS
3 OPEN SPACE LOTS

NEW STREETS:

NAME	LENGTH	DESIGN SPEED	ROW WIDTH
UNIVERSITY LANDS DRIVE	166'	25	50'
GLEN ARBOR DRIVE	753'	25	50'
ROSEBUSH DRIVE	506'	25	50'
FREEMAN LOOP	828'	25	50'
TOTAL	2253'		

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.

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SANTA RITA RANCH PHASE 1 SECTION 20C

WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	35.15	325.00	6°11'49"	S63°48'22"E	35.13
C2	209.47	510.00	23°31'59"	S39°19'38"E	208.00
C3	205.74	525.00	22°27'11"	S61°09'14"E	204.42
C4	338.90	340.19	57°04'45"	S01°11'38"W	325.06
C5	2.80	284.44	0°33'51"	N40°10'49"W	2.80
C6	171.58	454.44	21°37'57"	N29°04'54"W	170.56
C7	371.04	315.00	67°29'23"	S11°09'19"W	349.96
C8	314.85	365.00	49°25'26"	S02°07'20"W	305.18
C9	21.98	15.00	83°57'28"	S15°08'40"E	20.07
C10	21.98	15.00	83°57'28"	S80°53'52"W	20.07
C11	46.95	275.00	9°46'52"	S62°00'50"E	46.89
C12	55.48	325.00	9°46'52"	S62°00'50"E	55.41
C13	38.10	365.00	5°58'52"	S41°54'34"W	38.09
C14	29.72	20.00	85°07'46"	S87°27'53"W	27.06
C15	29.72	20.00	85°07'46"	S02°20'07"W	27.06
C16	112.76	510.00	12°40'07"	S33°53'42"E	112.54
C17	10.00	510.00	1°07'24"	S50°31'56"E	10.00
C18	21.99	15.00	84°00'11"	S86°54'06"W	20.07
C19	25.13	15.00	95°59'49"	S03°05'54"E	22.29
C20	162.04	675.00	13°45'16"	S57°58'27"E	161.65
C21	155.80	625.00	14°16'59"	S58°14'18"E	155.40
C22	23.66	15.00	90°22'56"	S19°39'37"E	21.28
C23	23.32	15.00	89°05'21"	S70°04'32"W	21.04
C24	564.72	340.19	95°06'48"	S17°49'24"E	502.08
C25	481.72	290.19	95°06'48"	S17°49'24"E	428.28
C26	381.91	334.44	65°25'44"	S07°11'01"E	361.49
C27	324.81	284.44	65°25'44"	S07°11'01"E	307.45
C28	55.50	290.19	10°57'26"	S24°15'17"W	55.41
C29	62.70	290.19	12°22'47"	S12°35'10"W	62.58
C30	62.70	290.19	12°22'49"	S00°12'22"W	62.58
C31	62.71	290.19	12°22'52"	S12°10'28"E	62.58
C32	62.71	290.19	12°22'56"	S24°33'22"E	62.59
C33	62.72	290.19	12°23'02"	S36°56'22"E	62.60
C34	62.73	290.19	12°23'09"	S49°19'27"E	62.61
C35	49.95	290.19	9°51'46"	S60°26'55"E	49.89
C36	118.39	284.44	23°50'53"	S13°36'25"W	117.54
C37	40.13	284.44	8°05'03"	S02°21'34"E	40.10
C38	40.13	284.44	8°05'03"	S10°26'37"E	40.10
C39	128.96	284.44	25°58'36"	S27°28'26"E	127.85
C40	47.55	340.19	8°00'33"	S31°21'02"E	47.51
C41	37.55	340.19	6°19'27"	S38°31'02"E	37.53
C42	37.82	340.19	6°22'09"	S44°51'50"W	37.80
C43	38.09	340.19	6°24'55"	S51°15'22"E	38.07
C44	38.09	340.19	6°24'55"	S57°40'17"E	38.07
C45	26.72	340.19	4°30'04"	S63°07'46"E	26.72
C46	38.28	334.44	6°33'31"	S36°37'08"E	38.26
C47	38.29	334.44	6°33'33"	S30°03'37"E	38.27
C48	38.28	334.44	6°33'31"	S23°30'05"E	38.26
C49	38.29	334.44	6°33'33"	S16°56'34"E	38.27
C50	38.28	334.44	6°33'31"	S10°23'03"E	38.26
C51	38.29	334.44	6°33'33"	S03°49'32"E	38.27
C52	38.28	334.44	6°33'31"	S02°44'00"W	38.26
C53	38.28	334.44	6°33'31"	S09°17'31"W	38.26
C54	38.28	334.44	6°33'31"	S15°51'02"W	38.26
C55	37.36	334.44	6°24'03"	S22°19'49"W	37.34
C56	33.97	675.00	2°53'01"	S63°24'35"E	33.97
C57	39.11	675.00	3°19'08"	S60°18'30"E	39.10
C58	39.12	675.00	3°19'15"	S56°59'18"E	39.12
C59	39.14	675.00	3°19'21"	S53°40'00"E	39.14
C60	10.70	675.00	0°54'30"	S51°33'04"E	10.70
C61	23.39	625.00	2°08'40"	S64°18'28"E	23.39
C62	47.62	625.00	4°21'58"	S61°03'08"E	47.62
C63	47.73	625.00	4°22'30"	S56°40'54"E	47.71
C64	37.06	625.00	3°23'50"	S52°47'44"E	37.05
C65	25.72	315.00	4°40'40"	S20°15'03"E	25.71
C66	68.39	315.00	12°26'25"	S11°41'30"E	68.26
C67	77.68	315.00	14°07'46"	S01°35'35"W	77.46
C68	70.44	315.00	12°48'48"	S15°03'52"W	70.30
C69	61.96	315.00	11°16'13"	S27°06'22"W	61.86
C70	66.85	315.00	12°09'32"	S38°49'15"W	66.72
C71	24.66	365.00	3°52'14"	S20°39'16"E	24.65
C72	49.90	365.00	7°50'00"	S14°48'08"E	49.86
C73	49.85	365.00	7°49'31"	S06°58'23"E	49.81
C74	49.79	365.00	7°48'57"	S00°50'52"W	49.75
C75	49.72	365.00	7°48'18"	S08°39'29"W	49.68
C76	49.59	365.00	7°47'06"	S16°27'11"W	49.56
C77	41.34	365.00	6°29'20"	S23°35'24"W	41.31
C78	52.02	454.44	6°33'31"	S36°37'07"E	51.99
C79	52.02	454.44	6°33'31"	S30°03'36"E	51.99
C80	52.02	454.44	6°33'31"	S23°30'05"E	51.99
C81	15.52	454.44	1°57'24"	S19°14'38"E	15.52
C82	21.02	525.00	2°17'39"	S71°14'00"E	21.02
C83	40.04	525.00	4°22'11"	S67°54'05"E	40.03
C84	38.89	525.00	4°14'39"	S63°35'41"E	38.88
C85	38.89	525.00	4°14'39"	S59°21'02"E	38.88
C86	38.89	525.00	4°14'39"	S55°06'23"E	38.88
C87	38.89	525.00	4°14'39"	S50°51'44"E	38.88
C88	10.88	525.00	1°11'14"	S49°20'02"E	10.88
C89	20.33	325.00	3°35'03"	S58°54'56"E	20.33
C90	74.76	525.00	8°09'32"	S32°13'46"E	74.70
C91	19.46	20.00	55°44'16"	S12°21'37"E	18.70
C92	10.26	20.00	29°23'30"	S30°12'15"W	10.15
C93	86.71	510.00	09°44'29"	S45°06'00"E	86.60
C94	23.52	15.00	89°50'53"	N22°20'04"E	21.19

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.34'	S38°15'50"W
L2	46.16'	S44°53'02"W
L3	13.12'	N22°35'23"W
L4	24.76'	S22°35'23"E
L5	24.49'	S22°35'23"E
L6	29.25'	S51°05'49"E
L7	20.85'	S51°05'49"E
L8	3.79'	S65°22'48"E
L9	37.58'	S25°07'24"W
L10	36.68'	S12°34'55"W
L11	36.68'	S00°11'33"W
L12	36.68'	S12°11'50"E
L13	36.68'	S24°35'12"E
L14	36.68'	S36°58'35"E
L15	36.68'	S49°21'57"E
L16	49.73'	S63°11'30"E
L17	36.87'	S18°15'56"E
L18	54.56'	S36°34'34"W
L19	14.45'	S38°54'22"W
L20	7.75'	S25°31'51"W
L21	5.84'	S25°31'51"W
L22	50.00'	N60°16'00"W
L23	15.63'	S08°08'28"E
L24	17.94'	S08°08'28"E
L25	47.86'	S08°08'28"E
L26	55.81'	S08°08'28"E
L27	10.26'	S08°08'28"E
L28	32.99'	S04°24'58"W
L29	55.88'	S04°24'58"W
L30	22.89'	S04°24'58"W
L31	21.71'	S23°55'40"W
L32	56.06'	S23°55'40"W
L33	47.65'	S23°55'40"W
L34	13.30'	S23°55'40"W
L35	33.06'	S18°15'56"E
L36	13.97'	S51°45'45"E
L37	24.13'	S65°22'48"E
L38	10.75'	S50°03'24"E
L39	10.10'	S52°12'18"E
L40	3.76'	S12°34'55"W
L41	32.92'	S12°34'55"W
L42	32.99'	S24°35'12"E
L43	36.68'	S12°11'50"E
L44	3.69'	S24°35'12"E
L45	20.15'	S44°54'00"W
L46	37.88'	S22°35'23"E
L47	5.20'	N74°56'23"E
L48	20.37'	S51°45'45"E
L49	52.67'	S45°42'40"E

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 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 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 ON 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:

- NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 509.07 FEET TO A 1/2" IRON ROD FOUND;

THENCE N17°56'26"W ACROSS SAID 104.94 ACRE TRACT A DISTANCE OF 289.06 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

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

- N17°11'25"W A DISTANCE OF 239.25 FEET TO A 1/2" IRON ROD SET;
- N21°41'31"E A DISTANCE OF 254.67 FEET TO A 1/2" IRON ROD SET;
- N23°05'43"E A DISTANCE OF 50.00 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 35.15 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 6°11'49", AND A CHORD BEARING S63°48'22"E A DISTANCE OF 35.13 FEET TO A 1/2" IRON ROD SET;
- N29°17'33"E A DISTANCE OF 188.53 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID 24.965 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 24.965 ACRE TRACT AND ALONG AN INTERIOR REMAINDER LINE OF THAT 78.96 ACRE TRACT (TRACT THREE) CONVEYED TO SANTA RITA INVESTMENTS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2010078328 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING FOUR COURSES:

- N74°56'23"E A DISTANCE OF 36.54 FEET TO A 1/2" IRON ROD SET;
- N52°33'46"E A DISTANCE OF 60.63 FEET TO A 1/2" IRON ROD SET;
- N48°56'59"E A DISTANCE OF 60.20 FEET TO A 1/2" IRON ROD SET;
- N42°36'43"E A DISTANCE OF 93.36 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;

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

- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 23°31'59", AND A CHORD BEARING S39°19'38"E A DISTANCE OF 208.00 FEET TO A 1/2" IRON ROD SET;
- S38°54'22"W A DISTANCE OF 14.45 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 BEARING S61°09'14"E A DISTANCE OF 204.42 FEET TO A 1/2" IRON ROD SET;
- S72°22'50"E A DISTANCE OF 25.52 FEET TO A 1/2" IRON ROD SET;
- S55°04'41"E A DISTANCE OF 152.61 FEET TO A 1/2" IRON ROD SET;
- S35°21'36"E A DISTANCE OF 81.81 FEET TO A 1/2" IRON ROD SET;
- S11°09'59"W A DISTANCE OF 31.97 FEET TO A 1/2" IRON ROD SET;
- S52°40'04"W A DISTANCE OF 108.61 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, 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 BEARING S01°11'38"W A DISTANCE OF 325.06 FEET TO A 1/2" IRON ROD SET;
- N60°16'00"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
- N62°42'04"W A DISTANCE OF 120.17 FEET TO A 1/2" IRON ROD SET;
- S38°15'50"W A DISTANCE OF 38.34 FEET TO A 1/2" IRON ROD SET;
- S44°53'02"W A DISTANCE OF 46.16 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, 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 N40°10'49"W A DISTANCE OF 2.80 FEET TO A 1/2" IRON ROD SET;
- S50°06'07"W A DISTANCE OF 170.00 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 171.58 FEET, SAID CURVE HAVING A RADIUS OF 454.44 FEET, A CENTRAL ANGLE OF 21°37'57", AND A CHORD BEARING N29°04'54"W A DISTANCE OF 170.56 FEET TO A 1/2" IRON ROD SET;
- N18°15'56"W A DISTANCE OF 93.47 FEET TO A 1/2" IRON ROD SET;
- S69°14'27"W A DISTANCE OF 131.56 FEET TO A 1/2" IRON ROD SET;
- N22°35'23"W A DISTANCE OF 13.12 FEET TO A 1/2" IRON ROD SET;
- S67°43'14"W A DISTANCE OF 193.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.597 ACRES, MORE OR LESS.
ALL IRON RODS SET OR FOUND HAVE "RJ SURVEYING" CAPS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

DATE: AUGUST 31, 2018

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

RJ SURVEYING & ASSOCIATES, INC.
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(512) 836-4793 FAX: (512) 836-4817

F-9784
F-10015400

SANTA RITA RANCH PHASE 1 SECTION 20C

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 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 20C".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2nd DAY OF AUGUST, 2019.

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

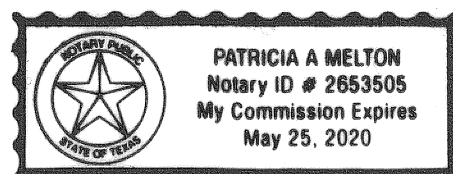
BEFORE ME ON THIS DAY PERSONALLY APPEARED JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2 DAY OF AUGUST, A.D., 2019.

BY: [Signature]
 NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Patricia A. McIlton

MY COMMISSION EXPIRES: 5-25-2020



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

STATE OF TEXAS

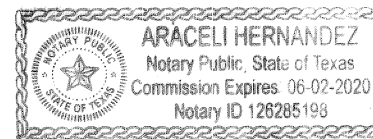
COUNTY OF Travis

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 5 DAY OF August, A.D., 2019.

BY: [Signature]
 NOTARY PUBLIC, STATE OF TEXAS
 PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES: 6-2-2020



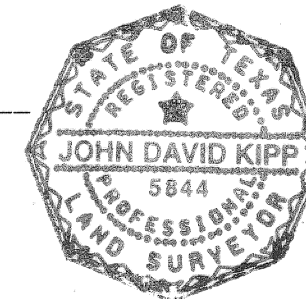
THE CITY OF LIBERTY HILL, TEXAS, ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

[Signature] 8.8.19
 CITY OF LIBERTY HILL, TEXAS DATE

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 OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

John D Kipp 01/29/2019
 JOHN D. KIPP DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
 STATE OF TEXAS

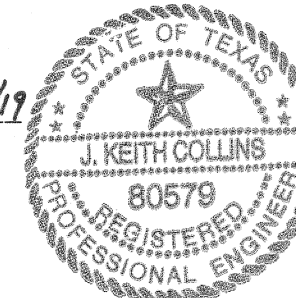


ENGINEER'S CERTIFICATION

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.

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] 8/25/19
 J. KEITH COLLINS DATE
 LICENSED PROFESSIONAL ENGINEER NO. 80579
 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

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 COMMISSIONER'S 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 Gravel Jr. 8/25/19
 BILL GRAVELL JR., COUNTY JUDGE DATE
 WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WILLIAMSON

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

(512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, INC.

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F-10015400