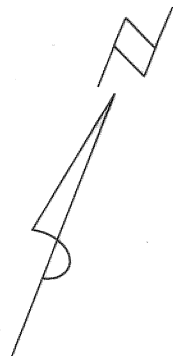


PLAT OF
SANTA RITA RANCH SOUTH SECTION 4B

SCALE: 1"=100'



MIDDLEBROOK, LTD
REMAINDER OF 40.79 ACRES
DOC. No. 2006087428 OPRWC



SITE DATA:
56 SINGLE FAMILY LOTS
2 OPEN SPACE LOTS
AREA OF PLAT: 16.645 ACRES

NOTES:

1. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
2. BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
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. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MIDDLEBROOK, LTD
REMAINDER OF 13.72 ACRES
DOC. No. 2006087429

NEW STREETS NAME	LENGTH	DESIGN SPEED
DANIEL CROSSING	220	25
LEON LOOP	1877	25
MARK WAY	364	25
SANTA RITA BOULEVARD	563	25
UMBRIA LANE	150	25
TOTAL	3174	

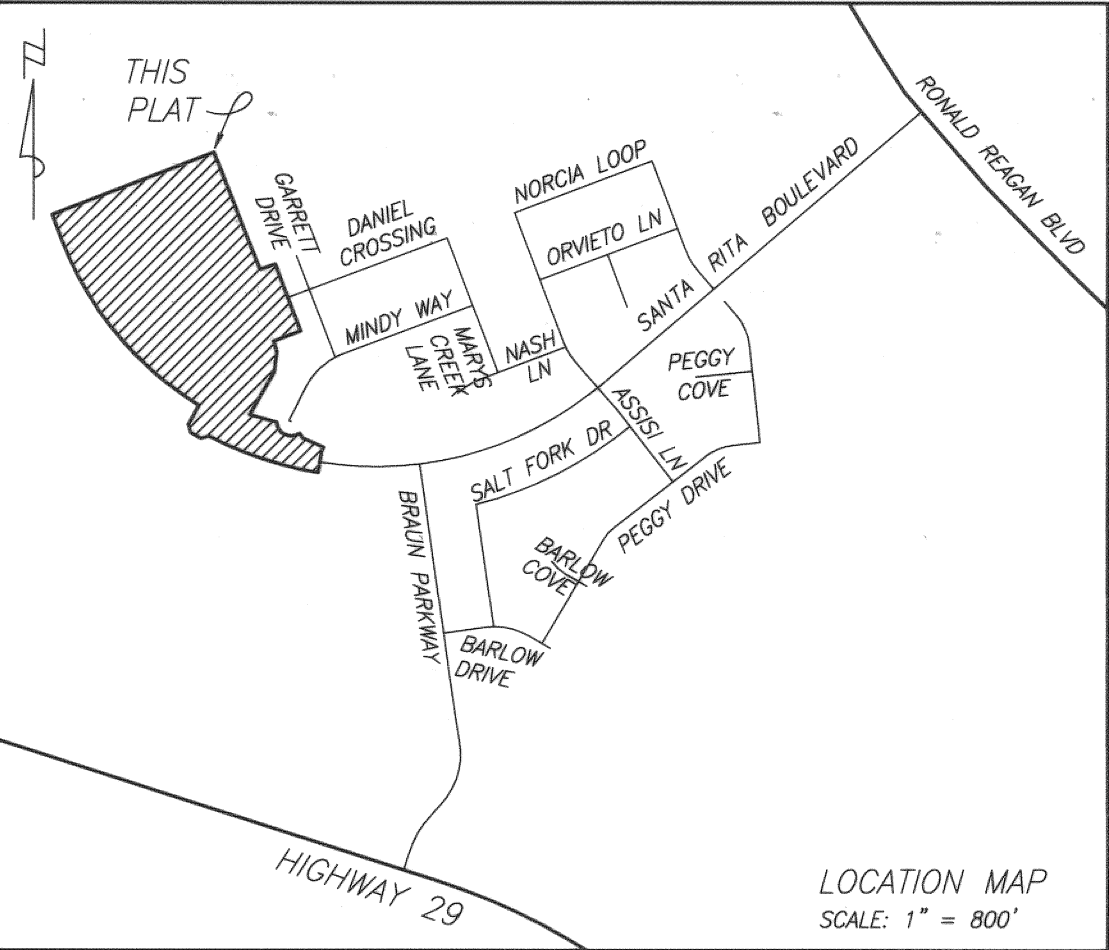
LEGEND:
○ = SET IRON ROD WITH "RJ SURVEYING" CAP
Ⓚ = BLOCK NAME
BL = BUILDING SETBACK LINE
PUE = PUBLIC UTILITY EASEMENT
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

OWNER:
MIDDLEBROOK, LTD., A TEXAS LIMITED PARTNERSHIP
8200 NORTH MOPAC, SUITE 300
AUSTIN, TEXAS 78759

DATE: JUNE 19, 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



LOCATION MAP
SCALE: 1" = 800'

SANTA RITA RANCH SOUTH SECTION 4B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	130.63	60.00	124°44'36"	S63°35'15"E	106.32
C2	479.65	1490.00	18°26'39"	N71°25'47"W	477.58
C3	910.73	1400.00	37°16'20"	N39°37'35"W	894.76
C4	266.87	300.00	50°58'09"	N04°29'39"E	258.16
C5	68.84	300.00	13°08'53"	N23°24'17"E	68.69
C6	89.08	300.00	17°00'48"	N08°19'27"E	88.75
C7	89.08	300.00	17°00'48"	N08°41'21"W	88.75
C8	19.87	300.00	3°47'40"	N19°05'35"W	19.86
C9	240.22	350.00	39°19'31"	N10°18'59"E	235.54
C10	37.19	350.00	6°05'14"	N26°56'07"E	37.17
C11	56.06	350.00	9°10'38"	N19°18'11"E	56.00
C12	56.06	350.00	9°10'38"	N10°07'33"E	56.00
C13	90.92	350.00	14°53'01"	N04°54'16"W	90.66
C14	39.27	25.00	90°00'00"	N65°59'25"W	35.36
C15	21.03	25.00	48°11'23"	N03°06'16"E	20.41
C16	162.65	50.00	186°22'46"	N65°59'25"W	99.85
C17	28.10	50.00	32°12'07"	N11°05'54"E	27.73
C18	51.11	50.00	58°33'56"	N34°17'08"W	48.91
C19	51.11	50.00	58°33'56"	N87°08'57"E	48.91
C20	32.33	50.00	37°02'47"	N39°20'35"E	31.77
C21	21.03	25.00	48°11'23"	N44°54'54"E	20.41
C22	21.03	25.00	48°11'23"	N86°53'44"W	20.41
C23	162.65	50.00	186°22'46"	N24°00'35"E	99.85
C24	61.55	50.00	70°32'12"	N81°55'52"E	57.74
C25	50.01	50.00	57°18'33"	N18°00'29"E	47.95
C26	51.08	50.00	58°32'01"	N39°54'47"W	48.89
C27	21.03	25.00	48°11'23"	N45°05'06"W	20.41
C28	39.27	25.00	90°00'00"	N24°00'35"E	35.36
C29	50.16	420.00	6°50'34"	N24°24'42"W	50.13
C30	52.23	325.00	9°12'27"	N64°24'21"E	52.17
C31	26.04	325.00	4°35'28"	N62°05'52"E	26.04
C32	26.19	325.00	4°36'59"	N66°42'06"E	26.18
C33	44.19	275.00	9°12'27"	N64°24'21"E	44.15
C34	140.68	470.00	17°08'57"	N29°33'54"W	140.15
C35	15.42	470.00	1°52'48"	N21°55'49"W	15.42
C36	57.00	470.00	6°56'57"	N26°20'42"W	56.97
C37	57.00	470.00	6°56'57"	N33°17'39"W	56.97
C38	11.24	470.00	1°22'15"	N37°27'15"W	11.24
C39	24.27	25.00	55°36'50"	N10°19'57"W	23.32
C40	240.32	50.00	275°23'19"	N59°46'48"E	67.31
C41	32.19	50.00	36°53'18"	N00°58'11"W	31.64
C42	41.97	50.00	48°05'56"	N43°27'48"W	40.75
C43	51.69	50.00	59°14'16"	N82°52'06"E	49.42
C44	51.54	50.00	59°03'33"	N23°43'11"E	49.29
C45	62.92	50.00	72°06'16"	N41°51'44"W	58.85
C46	17.36	25.00	39°46'29"	N58°01'37"W	17.01
C47	445.23	1400.00	18°13'17"	N71°32'28"W	443.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.01'	N29°59'04"E
L2	21.16'	N65°50'15"W
L3	21.21'	N65°59'25"W
L4	21.21'	N24°00'35"E
L5	21.21'	N65°59'25"W
L6	21.21'	N24°00'35"E
L7	52.44'	N69°00'35"E
L8	21.65'	N74°00'56"W
L9	27.22'	N59°48'08"E
L10	22.63'	N10°49'53"E
L11	22.66'	N59°48'08"E
L12	60.00'	N42°16'19"W
L13	62.90'	N39°43'47"W
L14	71.97'	N36°56'23"W
L15	73.33'	N33°56'02"W
L16	65.42'	N31°03'48"W
L17	60.51'	N28°27'30"W
L18	60.23'	N25°57'39"W
L19	51.91'	N26°48'10"E
L20	51.81'	N11°03'49"E
L21	52.12'	N04°45'47"W
L22	60.00'	N20°59'25"W
L23	28.26'	N04°45'47"W
L24	23.86'	N04°45'47"W
L25	74.25'	N65°01'28"E

THAT PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT No. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 123.72 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD., BY DEED RECORDED IN DOCUMENT No. 2006087429 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT 40.79 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD., BY DEED RECORDED IN DOCUMENT No. 2006087428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID 123.72 ACRE TRACT (FROM WHICH POINT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 22, BLOCK F, MIDDLE BROOK RANCH SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. 2012025633 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS N 69°18'55"E. 855.00 FEET);

THENCE ACROSS SAID 123.72 ACRE TRACT THE FOLLOWING 17 COURSES:

1. S 20°41'05"E. A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD SET;
2. S 69°18'55"W. A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
3. S 16°35'44"E. A DISTANCE OF 45.45 FEET TO A 1/2" IRON ROD SET;
4. S 07°12'22"W. A DISTANCE OF 85.65 FEET TO A 1/2" IRON ROD SET;
5. S 29°59'02"W. A DISTANCE OF 205.32 FEET TO A 1/2" IRON ROD SET;
6. S 74°32'13"E. A DISTANCE OF 117.01 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
7. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.63 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 124°44'36" AND A CHORD BEARING S 63°35'15"E, 106.32 FEET TO A 1/2" IRON ROD SET;
8. S 35°57'33"E. A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET;
9. S 66°17'44"E. A DISTANCE OF 92.51 FEET TO A 1/2" IRON ROD SET;
10. S 26°05'41"W. A DISTANCE OF 19.02 FEET TO A 1/2" IRON ROD SET;
11. S 09°20'53"W. A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
12. WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 479.65 FEET, SAID CURVE HAVING A RADIUS OF 1490.00 FEET, A CENTRAL ANGLE OF 18°26'39" AND A CHORD BEARING N 71°25'47"W., 477.58 FEET TO A 1/2" IRON ROD SET;
13. S 73°53'08"W. A DISTANCE OF 34.67 FEET TO A 1/2" IRON ROD SET;
14. N 60°36'42"W. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
15. N 14°13'23"W. A DISTANCE OF 34.86 FEET TO A 1/2" IRON ROD SET;
16. N 29°02'53"E. A DISTANCE OF 90.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
17. NORTHWESTERLY ALONG THE ARC OF SAID CURVE (AT 489.20 FEET PASS THE NORTH LINE OF SAID 123.72 ACRE TRACT AND CONTINUE ACROSS SAID 40.79 ACRE TRACT) IN ALL A DISTANCE OF 910.73 FEET, SAID CURVE HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 37°16'20" AND A CHORD BEARING N 39°37'35"W., 894.76 FEET TO A 1/2" IRON ROD SET)

THENCE CONTINUE ACROSS SAID 40.79 ACRE TRACT THE FOLLOWING TWO COURSES:

1. N 20°59'25"W. A DISTANCE OF 115.93 FEET TO A 1/2" IRON ROD SET;
2. N 69°00'35"E. A DISTANCE OF 723.21 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF SAID 40.79 ACRE TRACT;

THENCE S 21°21'42"E. ALONG SAID EAST LINE A DISTANCE OF 524.46 FEET TO A FENCE POST FOUND AT THE SOUTHEAST CORNER OF SAID 40.79 ACRE TRACT AND IN THE NORTH LINE OF SAID 123.72 ACRE TRACT;

THENCE N 69°18'55"E. ALONG SAID NORTH LINE A DISTANCE OF 66.93 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 16.645 ACRES, MORE OR LESS.

DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT MIDDLEBROOK, LTD., BEING THE OWNER OF THAT 123.72 ACRE TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2006087429 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.645 ACRES OUT OF SAID TRACTS AND DOES 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 ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "SANTA RITA RANCH SOUTH SECTION 4B", 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 27 DAY OF JUNE 2017.

MIDDLEBROOK, LTD., A TEXAS LIMITED PARTNERSHIP

MIDDLEBROOK, LTD., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:

JAMES EDWARD HORNE, VICE PRESIDENT
8200 NORTH MOPAC, SUITE 300
AUSTIN, TEXAS 78759

ACKNOWLEDGMENT

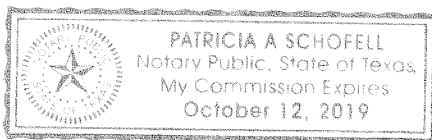
THE STATE OF TEXAS

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 27 DAY OF JUNE A.D., 2017.

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:

PRINTED NAME: Allen Wise
TITLE: Executive Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen 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 27th DAY OF June A.D., 2017.

ARACELI HERNANDEZ
NOTARY PUBLIC SIGNATURE



SEAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3rd DAY OF July 2017 A.D.

Cody Bridg
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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
SALLY A. McFeron

CITY OF LIBERTY HILL, TEXAS

6/30/17
DATE

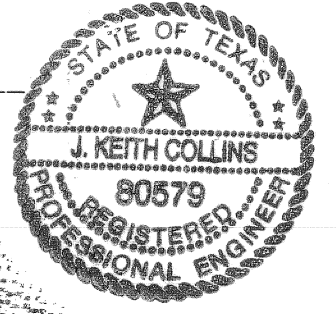
SHEET 2 OF 2 SHEETS

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275 C 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.

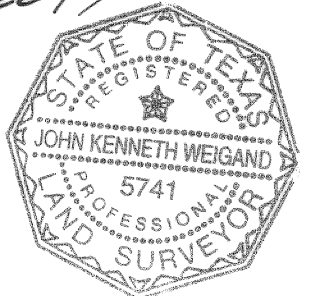
J. Keith Collins
J. KEITH COLLINS
DATE
LICENSED PROFESSIONAL ENGINEER No.



SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, 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.

J. Kenneth Weigand
J. KENNETH WEIGAND
DATE
R.P.L.S. NO. 5741
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
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 Plat Records of said County in Document Number _____

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: JUNE 19, 2017

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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