

LEGEND:

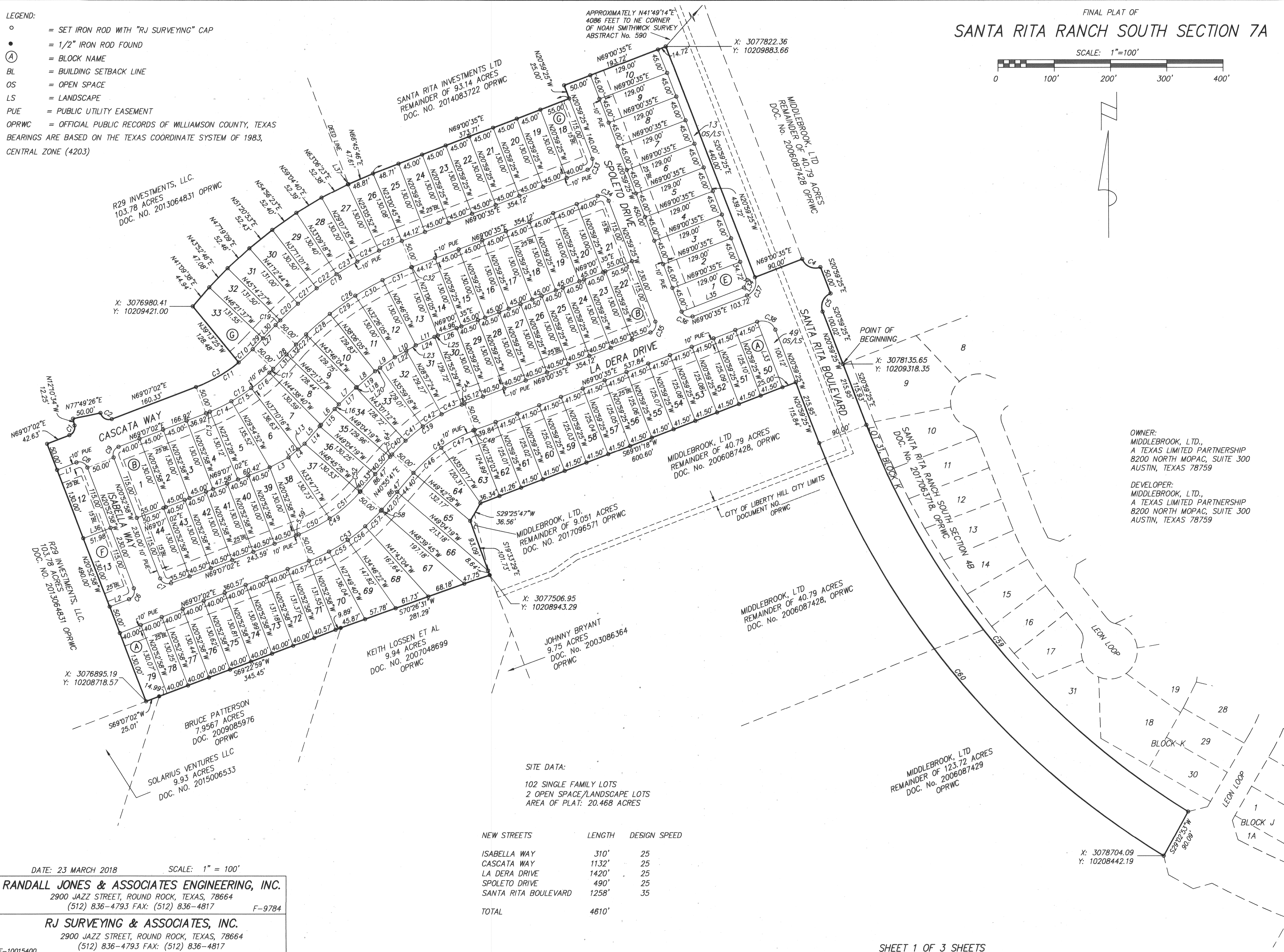
- = SET IRON ROD WITH "RJ SURVEYING" CAP
- = 1/2" IRON ROD FOUND
- Ⓐ = BLOCK NAME
- BL = BUILDING SETBACK LINE
- OS = OPEN SPACE
- LS = LANDSCAPE
- PUE = PUBLIC UTILITY EASEMENT
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

SANTA RITA RANCH SOUTH SECTION 7A

FINAL PLAT OF

SCALE: 1"=100'



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

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

SITE DATA:

102 SINGLE FAMILY LOTS
2 OPEN SPACE/LANDSCAPE LOTS
AREA OF PLAT: 20.468 ACRES

NEW STREETS	LENGTH	DESIGN SPEED
ISABELLA WAY	310'	25
CASCATA WAY	1132'	25
LA DERA DRIVE	1420'	25
SPOLETO DRIVE	490'	25
SANTA RITA BOULEVARD	1258'	35
TOTAL	4610'	

DATE: 23 MARCH 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.

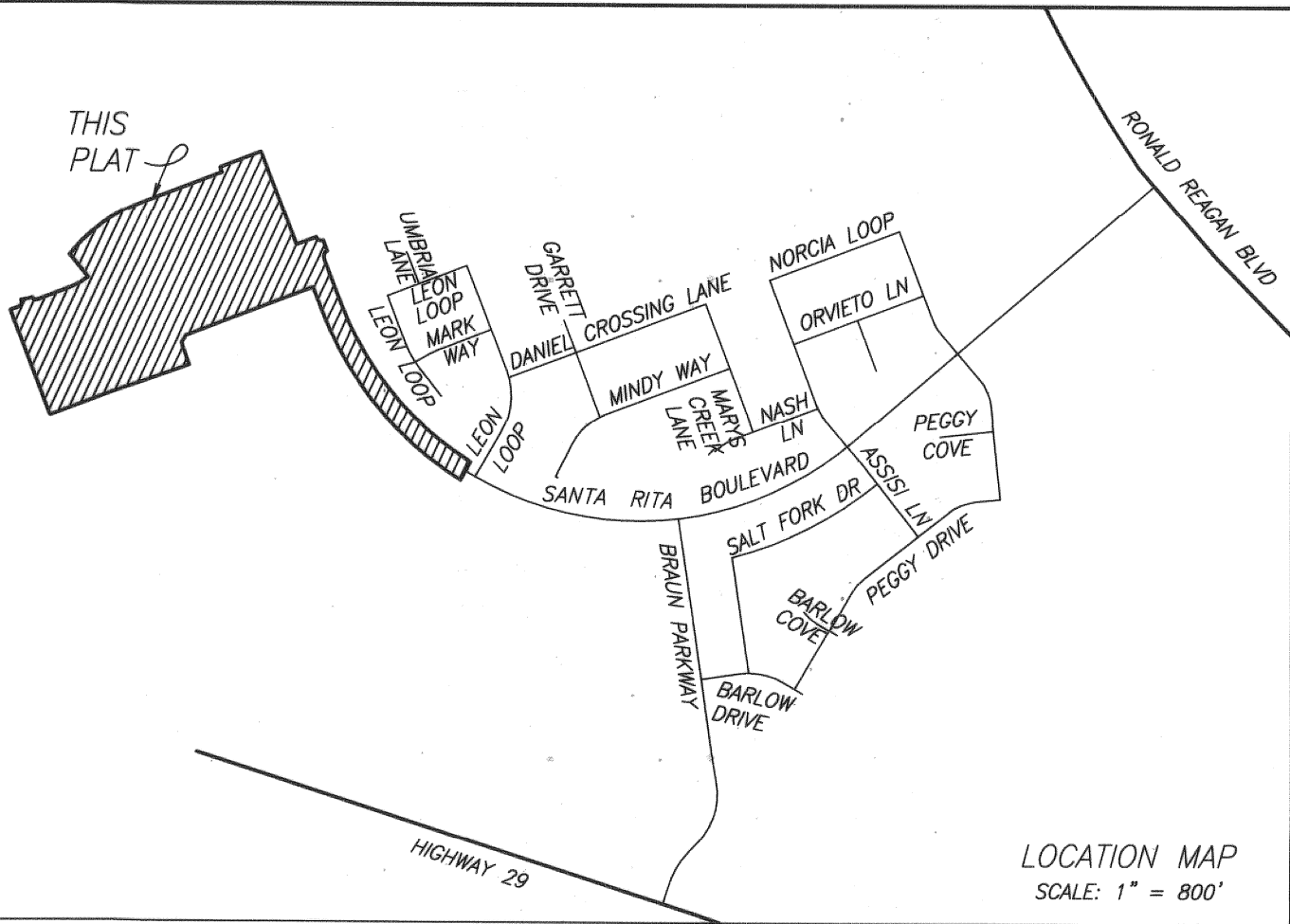
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SHEET 1 OF 3 SHEETS

SANTA RITA RANCH SOUTH SECTION 7A



- NOTES:
1. LOT 49, BLOCK A AND LOT 13, BLOCK E ARE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
 2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 3. BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
 4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
 6. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 7. 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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.
 8. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
 9. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 10. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
 11. A DEFACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°07'02"E	36.98'
L2	N69°07'02"E	36.98'
L3	N62°31'31"E	38.06'
L4	N49°01'06"E	37.62'
L5	N41°19'55"E	44.49'
L6	N41°19'55"E	48.35'
L7	N45°55'29"E	44.25'
L8	N49°09'53"E	43.03'
L9	N54°57'35"E	43.01'
L10	N60°23'55"E	43.00'
L11	N66°03'51"E	43.00'
L12	N49°01'06"E	21.92'
L13	N49°01'06"E	15.70'
L14	N41°19'55"E	41.12'
L15	N41°19'55"E	40.50'
L16	N41°19'55"E	11.21'
L17	N45°54'59"E	42.43'
L18	N46°07'06"E	1.82'
L19	N49°09'53"E	43.03'
L20	N54°57'35"E	10.87'
L21	N54°57'35"E	32.14'
L22	N60°23'55"E	23.62'
L23	N60°23'55"E	19.38'
L24	N66°03'51"E	36.42'
L25	N66°03'51"E	6.58'
L26	N69°00'35"E	35.96'
L27	N43°38'23"E	59.19'
L28	N43°38'23"E	59.19'
L29	N43°38'23"E	26.70'
L30	N43°38'23"E	32.50'
L31	N43°38'23"E	34.67'
L32	N43°38'23"E	24.53'
L33	N20°59'25"W	125.11'
L34	N24°00'35"E	14.54'
L35	N69°00'35"E	118.72'
L36	N69°07'02"E	51.98'
L37	N66°45'46"E	1.20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	21.28	15.00	81°17'36"	N28°28'14"E	19.54
C2	25.84	15.00	98°42'24"	S61°31'46"E	22.76
C3	88.03	275.00	18°20'26"	N59°56'49"E	87.65
C4	39.27	25.00	90°00'00"	S65°59'25"E	35.36
C5	39.27	25.00	90°00'00"	S24°00'35"W	35.36
C6	23.56	15.00	90°00'00"	N24°07'02"E	21.21
C7	23.56	15.00	90°00'00"	N65°52'58"W	21.21
C8	23.56	15.00	90°00'00"	N65°52'58"W	21.21
C9	23.56	15.00	90°00'00"	N24°07'02"E	21.21
C10	34.25	275.00	7°08'12"	N47°12'29"E	34.23
C11	122.28	275.00	25°28'39"	N56°22'42"E	121.28
C12	144.52	325.00	25°28'39"	N56°22'42"E	143.33
C13	7.61	325.00	1°20'29"	N68°26'47"E	7.61
C14	42.39	325.00	7°28'24"	N64°02'20"E	42.36
C15	42.39	325.00	7°28'24"	N56°33'56"E	42.36
C16	42.39	325.00	7°28'24"	N49°05'32"E	42.36
C17	9.73	325.00	1°42'57"	N44°29'52"E	9.73
C18	272.32	615.00	25°22'12"	N56°19'29"E	270.10
C19	12.02	615.00	1°07'10"	N44°11'58"E	12.02
C20	43.24	615.00	4°01'43"	N46°46'24"E	43.23
C21	43.24	615.00	4°01'43"	N50°48'07"E	43.23
C22	43.24	615.00	4°01'43"	N54°49'50"E	43.23
C23	43.24	615.00	4°01'43"	N58°51'33"E	43.23
C24	43.24	615.00	4°01'43"	N62°53'16"E	43.23
C25	44.09	615.00	4°06'27"	N66°57'21"E	44.08
C26	250.18	565.00	25°22'12"	N56°19'29"E	248.14
C27	25.56	565.00	2°35'33"	N44°56'09"E	25.56
C28	55.88	565.00	5°40'00"	N49°03'55"E	55.86
C29	55.88	565.00	5°40'00"	N54°43'55"E	55.86
C30	55.88	565.00	5°40'00"	N60°23'55"E	55.86
C31	55.88	565.00	5°40'00"	N66°03'55"E	55.86
C32	1.10	565.00	0°06'40"	N68°57'15"E	1.10
C33	23.56	15.00	90°00'00"	N24°00'35"E	21.21
C34	23.56	15.00	90°00'00"	N65°59'25"W	21.21
C35	23.56	15.00	90°00'00"	N24°00'35"E	21.21
C36	23.56	15.00	90°00'00"	N65°59'25"W	21.21
C37	39.27	25.00	90°00'00"	N24°00'35"E	35.36
C38	39.27	25.00	90°00'00"	N65°59'25"W	35.36
C39	159.29	325.00	28°04'54"	N54°58'08"E	157.70
C40	34.33	325.00	6°03'07"	N43°57'14"E	34.31
C41	39.89	325.00	7°01'54"	N50°29'45"E	39.86
C42	39.89	325.00	7°01'54"	N57°31'39"E	39.86
C43	39.89	325.00	7°01'54"	N64°33'33"E	39.86
C44	5.30	325.00	0°56'04"	N68°32'33"E	5.30
C45	134.78	275.00	28°04'54"	N54°58'08"E	133.44
C46	66.96	275.00	13°57'02"	N47°54'12"E	66.79
C47	65.21	275.00	13°35'14"	N61°40'20"E	65.06
C48	2.61	275.00	0°32'38"	N68°44'16"E	2.61
C49	135.30	275.00	28°11'21"	N55°01'21"E	133.94
C50	61.93	275.00	12°54'13"	N62°39'55"E	61.80
C51	71.85	275.00	14°58'15"	N48°43'41"E	71.65
C52	1.51	275.00	0°18'53"	N41°05'07"E	1.51
C53	159.90	325.00	28°11'21"	N55°01'21"E	158.29
C54	39.39	325.00	6°56'42"	N65°38'41"E	39.37
C55	39.39	325.00	6°56'42"	N58°41'59"E	39.37
C56	39.39	325.00	6°56'42"	N51°45'17"E	39.37
C57	39.39	325.00	6°56'42"	N44°48'36"E	39.37
C58	2.32	325.00	0°24'34"	N41°07'58"E	2.32
C59	910.73	1400.00	37°16'20"	S39°37'35"E	894.76
C60	973.51	1490.00	37°26'05"	N39°42'28"W	956.28

DATE: 23 MARCH 2018

SCALE: 1" = 100'

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THAT PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 IN WILLIAMSON COUNTY, TEXAS, BEING 9.039 ACRES OUT OF THAT 9.051 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD BY DEED RECORDED IN DOCUMENT NO. 2017096571 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 8.793 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD BY DEED RECORDED IN DOCUMENT NO. 2017096570 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING 1.560 ACRES OUT OF A 40.79 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD BY DEED RECORDED DOCUMENT NO. 2006087428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 1.076 ACRES OUT OF A 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 31, BLOCK K, SANTA RITA RANCH SOUTH SECTION 4B, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017063718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE SOUTHWEST LINE OF SAID SECTION 4B, BEING ALSO THE SOUTHWEST LINE OF SAID LOT 31 AND IN PART ACROSS SAID 40.79 ACRE TRACT AND SAID 123.72 ACRE TRACT THE FOLLOWING TWO COURSES:

1. S.20°59'25"E. A DISTANCE OF 115.93 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT (PASS AT AN ARC DISTANCE OF 421.53 FEET THE SOUTH LINE OF SAID 40.79 ACRE TRACT AND THE NORTH LINE OF SAID 123.72 ACRE TRACT) A TOTAL DISTANCE OF 910.73 FEET, SAID CURVE HAVING A RADIUS OF 1,400.00 FEET, A CENTRAL ANGLE OF 37°16'20", AND A CHORD BEARING S.39°37'35"E., 894.76 FEET TO A 1/2" IRON ROD SET AT THE SOUTH CORNER OF SAID LOT 31 AND AT THE NORTH CORNER OF SANTA RITA BOULEVARD AS SHOWN ON SAID SECTION 4B PLAT;

THENCE S.29°02'53"W. ALONG THE NORTHWEST LINE OF SAID SANTA RITA BOULEVARD AND ACROSS SAID 123.72 ACRE TRACT A DISTANCE OF 90.09 FEET TO A 1/2" IRON ROD SET AT THE EAST CORNER OF SANTA RITA BOULEVARD AS SHOWN ON SAID SECTION 4B PLAT AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE IN PART ACROSS SAID 123.72 ACRE TRACT AND SAID 40.79 ACRE TRACT THE FOLLOWING TWO COURSES:

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, (PASS AT AN ARC DISTANCE OF 551.76 THE NORTH LINE OF SAID 123.72 ACRE TRACT AND THE SOUTH LINE OF SAID 40.79 ACRE TRACT) A TOTAL DISTANCE OF 973.51 FEET, SAID CURVE HAVING A RADIUS OF 1,490.00 FEET, A CENTRAL ANGLE OF 37°26'05" AND A CHORD BEARING N.39°42'28"W., 956.28 FEET TO A 1/2" IRON ROD SET;
2. N.20°59'25"W. A DISTANCE OF 115.84 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 8.793 ACRE TRACT AND AT A WESTERLY INSIDE ELL CORNER OF SAID 40.79 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 8.793 ACRE TRACT AND A NORTH LINE OF SAID 40.79 ACRE TRACT THE FOLLOWING TWO COURSES:

1. S.69°01'18"W. A DISTANCE OF 600.60 FEET TO A 1/2" IRON ROD SET;
2. S.29°25'47"W. ACROSS SAID 40.97 ACRE TRACT AND SAID 9.051 ACRE TRACT A DISTANCE OF 36.56 FEET TO A 1/2" IRON ROD SET;

THENCE S.19°33'29"E. CONTINUING ACROSS SAID 9.051 ACRE TRACT A DISTANCE OF 101.73 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 9.051 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 9.94 ACRE TRACT OF LAND CONVEYED TO KEITH LOSSEN, ET AL BY DEED RECORDED IN DOCUMENT NO. 2007048699 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND AT THE WESTERLY ANGLE POINT OF SAID 40.79 ACRE TRACT;

THENCE S.70°26'31"W. ALONG THE SOUTH LINE OF SAID 9.051 ACRE TRACT AND THE NORTH LINE OF SAID 9.94 ACRE TRACT A DISTANCE OF 281.29 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 9.94 ACRE TRACT SAME BEING THE NORTHEAST CORNER OF A 7.9567 ACRE TRACT OF LAND CONVEYED TO BRUCE PATTERSON BY DEED RECORDED IN DOCUMENT NO. 2009085976 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.69°22'59"W. CONTINUING ALONG THE SOUTH LINE OF SAID 9.051 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 7.9567 ACRE TRACT A DISTANCE OF 345.45 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 7.9567 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 9.93 ACRE TRACT OF LAND CONVEYED TO SOLARIUS VENTURES, LLC BY DEED RECORDED IN DOCUMENT NO. 2015006533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.69°07'02"W. CONTINUING ALONG THE SOUTH LINE OF SAID 9.051 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 9.93 ACRE TRACT A DISTANCE OF 25.01 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 9.051 ACRE TRACT AND ON THE SOUTH LINE OF A 103.78 ACRE TRACT OF LAND CONVEYED TO R29 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2013064831 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE WEST AND NORTH LINES OF SAID 9.051 ACRE TRACT AND ACROSS SAID 103.78 ACRE TRACT THE FOLLOWING 17 COURSES:

1. N.20°52'58"W. A DISTANCE OF 490.00 FEET TO A 1/2" IRON ROD SET;
2. N.69°07'02"E. A DISTANCE OF 42.63 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 21.28 FEET TO A 1/2" IRON ROD SET; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 81°17'36", AND A CHORD BEARING N.28°28'14"E., 19.54 FEET;
4. N.12°10'34"W. A DISTANCE OF 12.25 FEET TO A 1/2" IRON ROD SET;

DATE: 23 MARCH 2018

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5. N.77°49'26"E. A DISTANCE OF 50.00 FEET AT A 1/2" IRON ROD SET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;
6. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.84 FEET TO A 1/2" IRON ROD SET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 98°42'24" AND A CHORD BEARING S.61°31'46"E., 22.76 FEET;
7. N.69°07'02"E. A DISTANCE OF 160.33 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 88.03 FEET TO A 1/2" IRON ROD SET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 18°20'26", AND A CHORD BEARING N.59°56'49"E., 87.65 FEET;
9. N.39°13'25"W. A DISTANCE OF 128.48 FEET TO A 1/2" IRON ROD SET;
10. N.41°09'38"E. A DISTANCE OF 44.94 FEET TO A 1/2" IRON ROD SET ;
11. N.43°52'46"E. A DISTANCE OF 47.08 FEET TO A 1/2" IRON ROD SET;
12. N.47°19'09"E. A DISTANCE OF 52.46 FEET TO A 1/2" IRON ROD SET;
13. N.51°20'53"E. A DISTANCE OF 52.43 FEET TO A 1/2" IRON ROD SET ;
14. N.54°56'23"E. A DISTANCE OF 52.40 FEET TO A 1/2" IRON ROD SET;
15. N.59°04'40"E. A DISTANCE OF 52.39 FEET TO A 1/2" IRON ROD SET;
16. N.63°06'23"E. A DISTANCE OF 52.38 FEET TO A 1/2" IRON ROD SET;
17. N.66°45'46"E. A DISTANCE OF 1.20 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID 9.051 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 8.793 ACRE TRACT, THE EAST LINE OF SAID 103.78 ACRE TRACT, AND THE WEST LINE OF A 93.14 ACRE TRACT OF LAND CONVEYED TO SANTA RITA INVESTMENTS, LTD BY DEED RECORDED IN DOCUMENT NO. 2014083722 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE NORTH AND EAST LINES OF SAID 8.793 ACRE TRACT AND ACROSS SAID 93.14 ACRE TRACT THE FOLLOWING FIVE COURSES:

1. N.66°45'46"E. A DISTANCE OF 47.61 FEET TO A 1/2" IRON ROD SET;
2. N.69°00'35"E. A DISTANCE OF 373.71 FEET TO A 1/2" IRON ROD SET;
3. N.20°59'25"W. A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET;
4. N.69°00'35"E. A DISTANCE OF 193.72 FEET TO A 1/2" IRON ROD SET;
5. S.20°59'25"E. A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD SET ON A EASTERLY INSIDE ELL CORNER OF SAID 93.14 ACRE TRACT, SAME BEING A WESTERLY ELL CORNER OF SAID 40.79 ACRE TRACT;

N.69°00'35"E. ALONG AN EASTERLY LINE OF SAID 93.14 ACRE TRACT AND A WESTERLY LINE OF SAID 40.79 ACRE TRACT A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD SET AT AN EASTERLY ELL CORNER OF SAID 93.14 ACRE TRACT AND AT A WESTERLY INSIDE ELL CORNER OF SAID 40.79 ACRE TRACT FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE ACROSS SAID 40.79 ACRE TRACT THE FOLLOWING FOUR COURSES:

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S.65°59'25"E., 35.36 FEET TO A 1/2" IRON ROD SET;
2. S.20°59'25"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S.24°00'35"W., 35.36 FEET TO A 1/2" IRON ROD SET;
4. THENCE S.20°59'25"E. A DISTANCE OF 100.02 FEET TO THE SAID POINT OF BEGINNING.

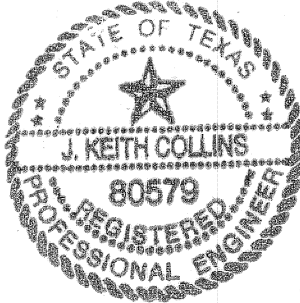
CONTAINING 20.468 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "R" SURVEYING" CAPS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

ENGINEER'S CERTIFICATION

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

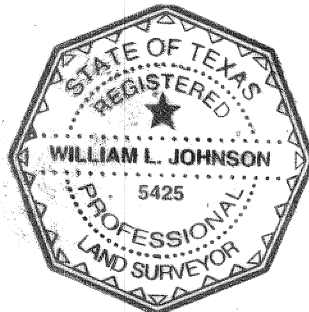
J. Keith Collins 6/25/18
J. KEITH COLLINS DATE
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS



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 25 JUNE 2018
WILLIAM L. JOHNSON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425
STATE OF TEXAS



OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT MIDDLEBROOK, LTD., BEING THE OWNER OF THAT 9.051 ACRE TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2017096571 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT 8.793 ACRE TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2017096570 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT 40.79 ACRE TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2006087428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT 123.72 ACRE TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2006087429 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 SOUTH SECTION 7A".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 26th DAY OF JUNE, 2018.

MIDDLEBROOK, LTD, A TEXAS LIMITED PARTNERSHIP

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

BY: J. Edward Horne
JAMES EDWARD HORNE, VICE PRESIDENT
8200 NORTH MOPAC, SUITE 300
AUSTIN, TX 78759

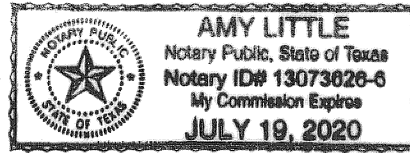
OWNER'S ACKNOWLEDGMENT

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 26th DAY OF JUNE, 2018 A.D.

BY: Amy Little
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME: Amy Little

MY COMMISSION EXPIRES: July 19, 2020

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF SECOND LIEN DEED OF TRUST, RECORDED AS DOCUMENT NO. 2018009176 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SUBORDINATION AGREEMENT RECORDED AS DOCUMENT NO. 2014083849 OF 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 Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Aaron Haroldsen

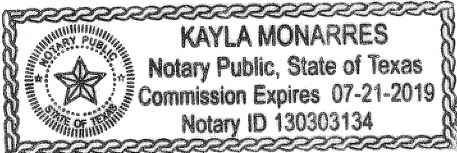
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF JUNE, 2018 A.D.

BY: Kayla Monarres
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Kayla monarres

MY COMMISSION EXPIRES: 07/21/19



FINAL PLAT OF

SANTA RITA RANCH SOUTH SECTION 7A

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

6/26/18
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 26th DAY OF JUNE, 2018, A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.

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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, DAN A. GATTIS, 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 COMMISSIONERS' 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.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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 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