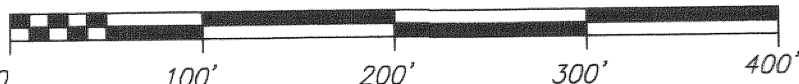


PLAT OF  
SANTA RITA RANCH SOUTH SECTION 6

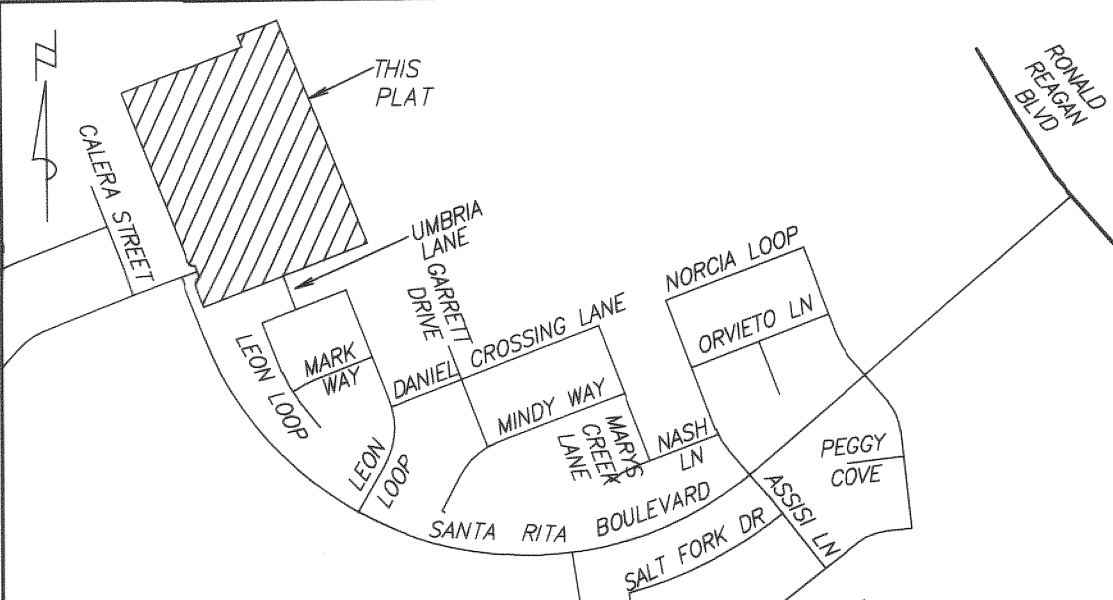
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



BRAUN FAMILY PARTNERSHIP  
REMAINDER OF 150 ACRES  
VOLUME 310, PAGE 86, DRWC

LOCATION MAP  
SCALE: 1" = 1000'



TEMPORARY TURNAROUND  
DOC. NO. 2018075161  
OPRWC

APPROXIMATELY N41°00'57"E  
3203 FEET TO NE CORNER  
OF NOAH SMITHCOX SURVEY  
ABSTRACT No. 590

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	39.27	25.00	90°00'00"	N24°00'35"E	35.36
C2	39.27	25.00	90°00'00"	N65°59'25"W	35.36
C3	28.98	25.00	66°25'19"	N12°13'14"E	27.39
C4	10.29	25.00	23°34'41"	N57°13'14"E	10.22
C5	23.56	15.00	90°00'00"	N24°00'35"E	21.21
C6	23.56	15.00	90°00'00"	N65°59'25"W	21.21
C7	23.56	15.00	90°00'00"	N65°59'25"W	21.21
C8	23.56	15.00	90°00'00"	N24°00'35"E	21.21
C9	39.43	25.00	90°22'17"	N23°49'27"E	35.47
C10	21.03	25.00	48°11'23"	N86°53'44"W	20.41
C11	162.97	50.00	186°45'02"	N23°49'27"E	99.83
C12	39.82	50.00	45°37'46"	N85°36'55"W	38.78
C13	55.75	50.00	63°53'09"	N39°37'37"E	52.91
C14	67.40	50.00	77°14'08"	N30°56'01"W	62.41
C15	21.03	25.00	48°11'23"	N45°27'23"W	20.41
C16	23.56	15.00	90°00'00"	N65°59'25"W	21.21
C17	23.56	15.00	90°00'00"	N24°00'35"E	21.21
C18	23.46	15.00	89°37'43"	N66°10'33"W	21.14
C19	23.66	15.00	90°22'17"	N23°49'27"E	21.28
C20	23.46	15.00	89°37'43"	N66°10'33"W	21.14
C21	23.66	15.00	90°22'17"	N23°49'27"E	21.28
C22	23.46	15.00	89°37'43"	N66°10'33"W	21.14
C23	23.66	15.00	90°22'17"	N23°49'27"E	21.28
C24	39.27	25.00	90°00'00"	N24°00'35"E	35.36
C25	21.03	25.00	48°11'23"	N86°53'44"W	20.41
C26	162.65	50.00	186°22'46"	N24°00'35"E	99.85
C27	39.18	50.00	44°53'58"	N85°15'01"W	38.19
C28	60.92	50.00	69°48'14"	N37°23'53"E	57.22
C29	62.55	50.00	71°40'34"	N33°20'31"W	58.55
C30	21.03	25.00	48°11'23"	N45°05'06"W	20.41

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°59'25"W	50.00'
L2	N65°59'25"W	21.09'
L3	N69°00'35"E	31.37'
L4	N20°59'25"W	10.00'
L5	N69°00'35"E	11.33'
L6	N24°13'29"E	87.36'
L7	N69°00'35"E	100.00'
L8	N69°00'35"E	36.28'
L9	N20°59'25"W	122.93'
L10	N69°00'35"E	90.00'
L11	N69°00'35"E	63.72'

- NOTES:
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
  - NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OF ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
  - 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 OF 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.
  - SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - LOT 1, BLOCK K; LOT 1, BLOCK M; AND LOT 1, BLOCK O, ARE FOR OPEN SPACE PURPOSES. AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
  - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  - 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.

- LEGEND:
- = SET IRON ROD WITH "RJ SURVEYING" CAP
  - = 1/2" IRON ROD FOUND
  - (K) = BLOCK NAME
  - BL = BUILDING SETBACK LINE
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - ..... = SIDEWALK
  - OS = OPEN SPACE
  - LS = LANDSCAPE
  - PUE = PUBLIC UTILITY EASEMENT
  - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

NEW STREETS	LENGTH	DESIGN SPEED
NAME		
CALERA STREET	1023	25
WHITTINGTON WAY	853	25
ROSA DRIVE	555	25
UMBRIA LANE	150	25
LA DERA DRIVE	547	25
TOTAL	3128	

SITE DATA:  
59 SINGLE FAMILY LOTS  
3 OPEN SPACE LOTS  
AREA OF PLAT: 15.948 ACRES

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

DATE: APRIL 10, 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



## DESCRIPTION

THAT PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 IN WILLIAMSON COUNTY, TEXAS, BEING 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, AND BEING ALL OF THAT 0.144 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD., BY DEED RECORDED IN DOCUMENT NO. 2018033818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 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, BEING ALSO AT THE NORTHWEST CORNER OF SAID SECTION 4B;

THENCE ACROSS SAID 40.79 ACRE TRACT THE FOLLOWING FOUR COURSES:

1. N20°59'25"W A DISTANCE OF 100.02 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT 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 N24°00'35"E, 35.36 FEET TO A 1/2" IRON ROD SET;
3. N20°59'25"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
4. NORTHWESTERLY 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 N65°59'25"W, 35.36 FEET TO A 1/2" IRON ROD SET AT A NORTHWESTERLY INSIDE ELL CORNER OF SAID 40.79 ACRE TRACT, AND AT A SOUTHEASTERLY ELL CORNER 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 N20°59'25"W ALONG THE WEST LINE OF SAID 40.79 ACRE TRACT AND THE WEST LINE OF SAID 0.144 ACRE TRACT AND THE EAST LINE OF SAID 93.14 ACRE TRACT A DISTANCE OF 755.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID 0.144 ACRE TRACT:

THENCE N69°00'35"E ALONG THE NORTH LINE OF SAID 0.144 ACRE TRACT AND ACROSS SAID 93.14 ACRE TRACT AND ACROSS SAID 40.79 ACRE TRACT A DISTANCE OF 542.02 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 40.79 ACRE TRACT THE FOLLOWING TWO COURSES:

1. N21°21'42"W A DISTANCE OF 48.48 FEET TO A 1/2" IRON ROD SET;
2. N69°00'35"E A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF A 844.79 ACRE TRACT OF LAND CONVEYED TO C7 (II) RANCH, LTD., BY DEED RECORDED IN DOCUMENT NO. 2004013917 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ON AN EASTERLY CORNER OF SAID 40.79 ACRE TRACT;

THENCE S21°21'42"E ALONG AN EAST LINE OF SAID 40.79 ACRE TRACT AND A WEST LINE OF SAID 844.79 ACRE TRACT A DISTANCE OF 1,003.52 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 12, BLOCK P, OF SAID SECTION 4B, BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 4B;

THENCE S69°00'35"W ALONG THE NORTH LINE OF SAID SECTION 4B AND ACROSS SAID 40.79 ACRE TRACT A DISTANCE OF 723.21 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 15.948 ACRES, MORE OR LESS.

## OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT MIDDLEBROOK, LTD., BEING THE OWNER OF 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 OWNER OF THAT 0.144 ACRE TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2018033818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES 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 6".

THIS 21<sup>ST</sup> DAY OF August 2018.

MIDDLEBROOK, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
8200 NORTH MOPAC, SUITE 300  
AUSTIN, TEXAS 78759

## OWNER'S ACKNOWLEDGMENT

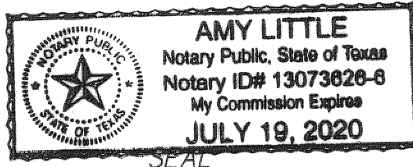
THE STATE OF TEXAS

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 21<sup>ST</sup> DAY OF August, A.D., 2018.

NOTARY PUBLIC SIGNATURE



## CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF SECOND LIEN DEED OF TRUST, DATED JANUARY 30, 2015, RECORDED AS DOCUMENT No. 2015009067 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

BY: [Signature]

PRINTED NAME: JASON RANGEL  
TITLE: VICE PRESIDENT

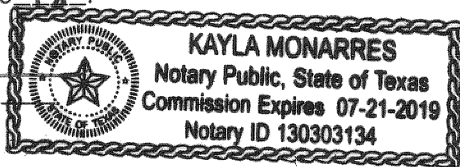
## ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, 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 23<sup>rd</sup> DAY OF August, A.D., 2018.

NOTARY PUBLIC SIGNATURE



SEAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 23<sup>rd</sup> DAY OF August, 2018 A.D.

[Signature]  
Cindy Bridges  
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.

[Signature]  
Sally A. McFerson  
CITY OF LIBERTY HILL, TEXAS

DATE

SHEET 2 OF 2 SHEETS

PLAT OF

## SANTA RITA RANCH SOUTH SECTION 6

WILLIAMSON COUNTY, TEXAS

## 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.

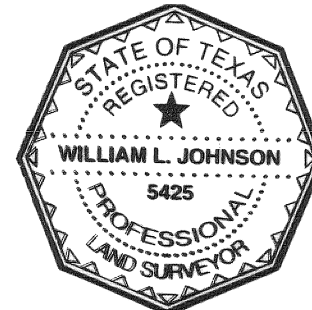
[Signature] 8/15/18  
J. KEITH COLLINS DATE  
LICENSED PROFESSIONAL ENGINEER No.



## 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.

[Signature] 15 AUGUST 2018  
WILLIAM L. JOHNSON DATE  
R.P.L.S. NO. 5425  
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 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  
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 INSTRUMENT 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: APRIL 10, 2018

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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