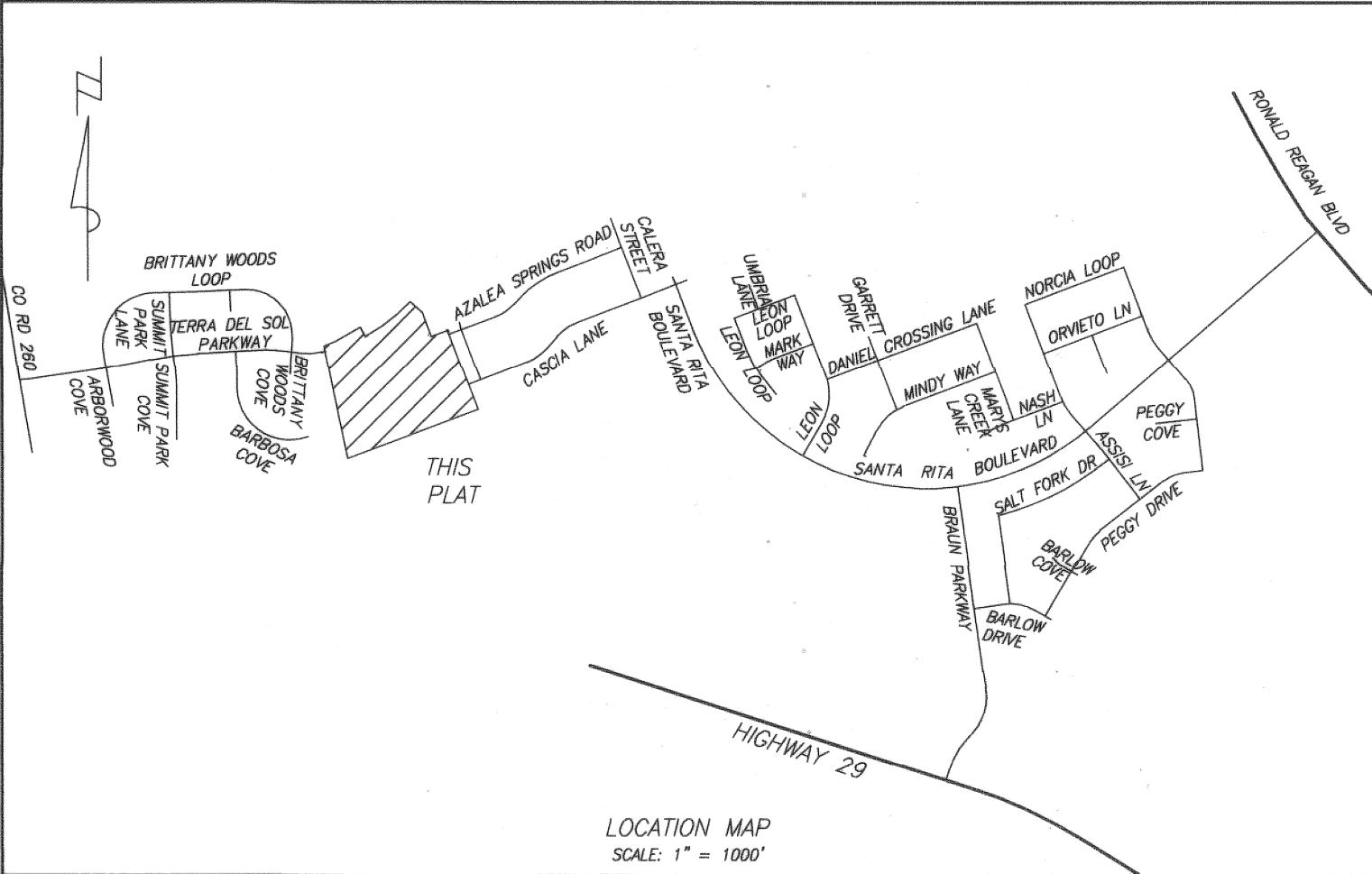


SANTA RITA RANCH SOUTH SECTION 7B

WILLIAMSON COUNTY, TEXAS

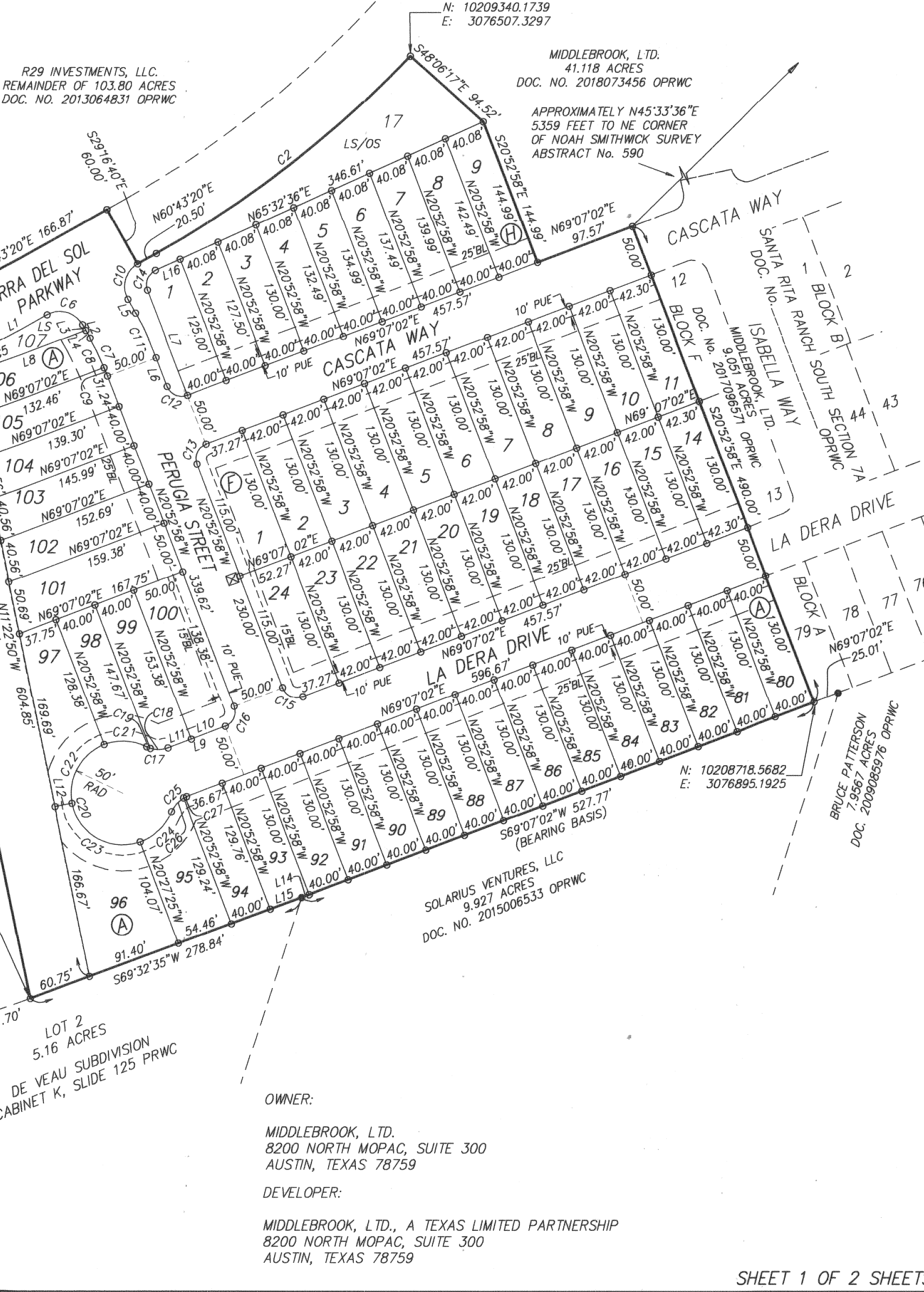
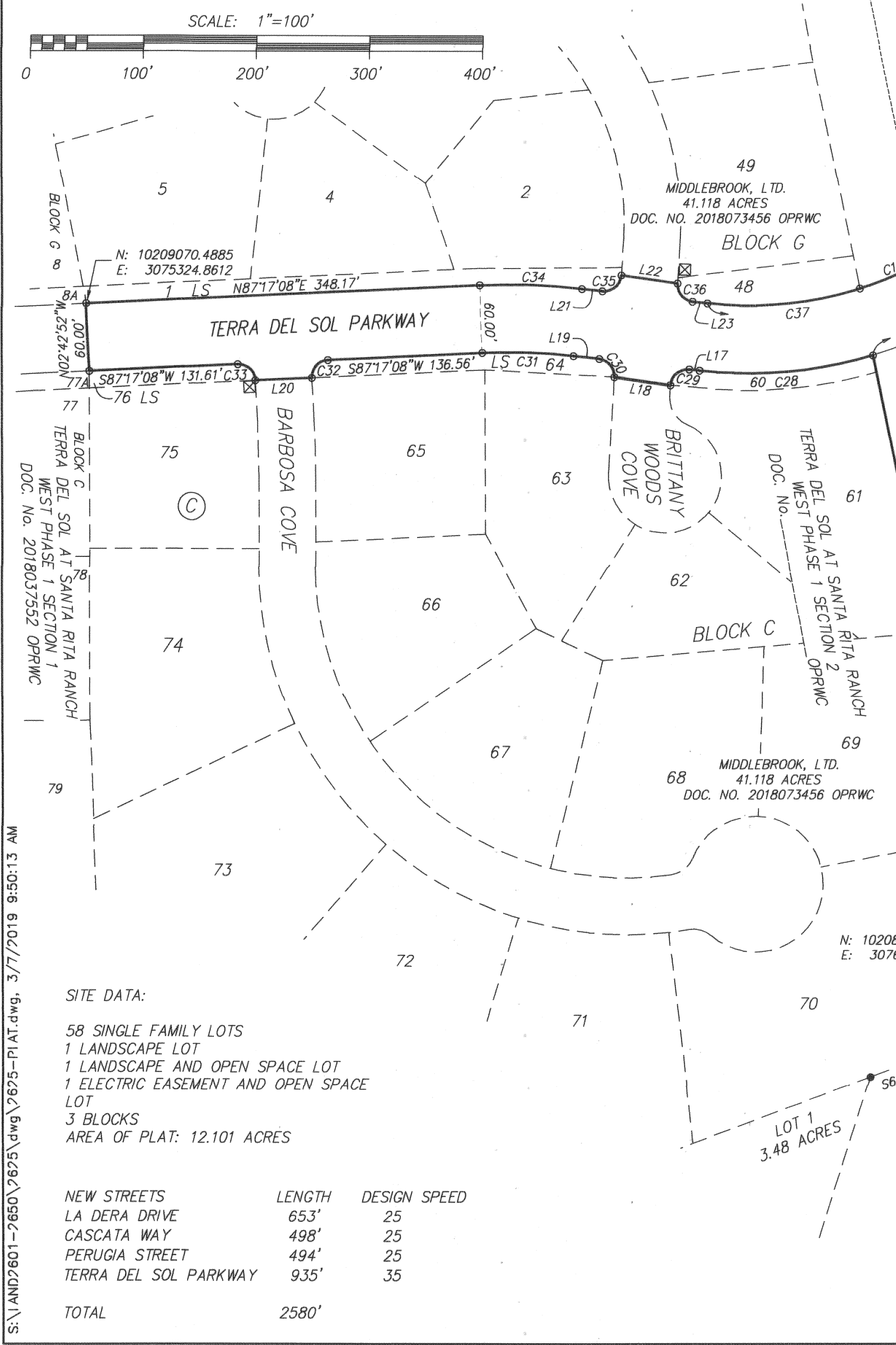


LEGEND:

- = SET IRON ROD WITH "RJ SURVEYING" CAP
 - = 1/2" IRON ROD FOUND
 - Ⓐ = BLOCK NAME
 - ☒ = MAIL BOX
 - BL = BUILDING SETBACK LINE
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - EE = ELECTRIC EASEMENT
- ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE 41.118 ACRE TRACT, CALLED AS S69°07'02"W IN THE DEED RECORDED IN DOCUMENT NO. 2018073456 OPRWC.

LINE	LENGTH	BEARING
L1	66.87'	N60°43'20"E
L2	15.00'	N29°16'40"W
L3	6.30'	N29°16'40"W
L4	8.70'	N29°16'40"W
L5	15.00'	N29°16'40"W
L6	29.62'	N20°52'58"W
L7	108.41'	N20°52'58"W
L8	121.69'	N69°07'02"E
L9	59.10'	N69°07'02"E
L10	35.00'	N69°07'02"E
L11	24.10'	N69°07'02"E
L12	16.68'	N78°37'10"E
L13	15.00'	N11°22'50"W
L14	7.77'	N69°07'02"E
L15	32.23'	N69°32'35"E
L16	25.97'	N65°32'36"E
L17	8.92'	N83°26'19"W
L18	50.16'	N81°44'00"W
L19	22.75'	N83°26'19"W
L20	50.00'	S87°17'08"W
L21	18.27'	S83°26'19"E
L22	50.16'	S81°44'00"E
L23	13.41'	S83°26'19"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	66.89	325.00	11°47'34"	N66°37'07"E	66.77
C2	310.85	1030.00	17°17'31"	N52°04'35"E	309.67
C3	85.58	385.00	12°44'10"	N67°05'25"E	85.40
C4	61.66	385.00	9°10'33"	N68°52'14"E	61.59
C5	23.92	385.00	3°33'38"	N62°30'09"E	23.92
C6	39.27	25.00	90°00'00"	N74°16'40"W	35.36
C7	40.29	275.00	8°23'41"	N25°04'49"W	40.26
C8	31.53	275.00	6°34'11"	N25°59'34"W	31.52
C9	8.76	275.00	1°49'30"	N21°47'43"W	8.76
C10	39.27	25.00	90°00'00"	N15°43'20"E	35.36
C11	47.62	325.00	8°23'41"	N25°04'49"W	47.58
C12	23.56	15.00	90°00'00"	N65°52'58"W	21.21
C13	23.56	15.00	90°00'00"	N24°07'02"E	21.21
C14	22.63	15.00	86°25'34"	N22°19'49"E	20.54
C15	23.56	15.00	90°00'00"	N65°52'58"W	21.21
C16	23.56	15.00	90°00'00"	N24°07'02"E	21.21
C17	21.03	25.00	48°11'23"	N86°47'17"W	20.41
C18	17.24	25.00	39°29'57"	N88°52'00"E	16.90
C19	3.79	25.00	8°41'26"	N67°02'18"W	3.79
C20	241.19	50.00	276°22'46"	N20°52'58"W	66.67
C21	42.05	50.00	48°11'23"	N86°47'17"W	40.82
C22	70.25	50.00	80°29'52"	N28°52'06"E	64.61
C23	85.72	50.00	98°13'24"	N60°29'32"W	75.60
C24	43.17	50.00	49°28'07"	N45°39'42"E	41.84
C25	21.03	25.00	48°11'23"	N45°01'20"E	20.41
C26	17.69	25.00	40°32'17"	N41°11'47"E	17.32
C27	3.34	25.00	7°39'06"	N65°17'29"E	3.34
C28	155.24	385.00	23°06'10"	S85°00'36"W	154.19
C29	24.31	15.00	92°51'05"	S50°08'09"W	21.73
C30	22.82	15.00	87°08'55"	N39°51'51"W	20.68
C31	80.95	500.00	09°16'33"	N88°04'35"W	80.86
C32	23.56	15.00	90°00'00"	S42°17'08"W	21.21
C33	23.56	15.00	90°00'00"	N47°42'52"W	21.21
C34	90.66	560.00	9°16'33"	S88°04'35"E	90.56
C35	24.31	15.00	92°51'05"	N50°08'09"E	21.73
C36	22.82	15.00	87°08'55"	S39°51'51"E	20.68
C37	203.29	325.00	35°50'21"	N78°38'31"E	199.99



- NOTES:
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
 - EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
 - A DE FACTO 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.
 - ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - 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.
 - 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.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 - LOT 17, BLOCK H, IS FOR LANDSCAPE AND OPEN SPACE PURPOSES. LOT 107, BLOCK A, IS FOR LANDSCAPE PURPOSES. LOT 108, BLOCK A IS FOR PEDERNALES ELECTRIC COOPERATIVE INCORPORATED EASEMENT AND OPEN SPACE PURPOSES. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
 - ALL BEARINGS ARE BASED ON THE SOUTH LINE OF SAID 41.118 ACRE TRACT, CALLED AS S69°07'02"W IN THE DEED RECORDED IN DOCUMENT NO. 2018073456 OPRWC.
 - THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT #19. 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.

SITE DATA:

58 SINGLE FAMILY LOTS
 1 LANDSCAPE LOT
 1 LANDSCAPE AND OPEN SPACE LOT
 1 ELECTRIC EASEMENT AND OPEN SPACE LOT
 3 BLOCKS
 AREA OF PLAT: 12.101 ACRES

NEW STREETS	LENGTH	DESIGN SPEED
LA DERA DRIVE	653'	25
CASCATA WAY	498'	25
PERUGIA STREET	494'	25
TERRA DEL SOL PARKWAY	935'	35
TOTAL	2580'	

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

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

DATE: JUNE 22, 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 F-10015400

LEGAL DESCRIPTION

THAT PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 41.118 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018073456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 41.118 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THAT 9.051 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD. BY DEED RECORDED IN DOCUMENT NO. 2017096571 OPRWC, BEING ALSO ON THE NORTH LINE OF THAT 9.927 ACRE TRACT OF LAND CONVEYED TO SOLARIUS VENTURES, LLC BY DEED RECORDED IN DOCUMENT NO. 2015006533 OPRWC, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 9.927 ACRE TRACT BEARS N69°07'02"E A DISTANCE OF 25.01 FEET;

THENCE S69°07'02"W (BEARING BASIS) ALONG THE SOUTH LINE OF SAID 41.118 ACRE TRACT AND THE NORTH LINE OF SAID 9.927 ACRE TRACT, A DISTANCE OF 527.77 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 9.927 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 2 OF DE VEAU SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 125 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC);

THENCE S69°32'35"W ALONG THE SOUTH LINE OF SAID 41.118 ACRE TRACT AND THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 278.84 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 41.118 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 2 BEARS S69°32'35"W A DISTANCE OF 131.70 FEET;

THENCE ACROSS SAID 41.118 ACRE TRACT THE FOLLOWING THIRTEEN COURSES:

- 1. N11°26'54"W A DISTANCE OF 604.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 155.24 FEET, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 23°06'10" AND A CHORD BEARING S85°00'36"W A DISTANCE OF 154.19 FEET TO A 1/2" IRON ROD SET;
3. N83°26'19"W A DISTANCE OF 8.92 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
4. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 24.31 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°51'05", AND A CHORD BEARING S50°08'09"W A DISTANCE OF 21.73 FEET TO A 1/2" IRON ROD SET;
5. N81°44'00"W A DISTANCE OF 50.16 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
6. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 22.82 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°08'55" AND A CHORD BEARING N39°51'51"W A DISTANCE OF 20.68 FEET TO A 1/2" IRON ROD SET;
7. N83°26'19"W A DISTANCE OF 22.75 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
8. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 80.95 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 09°16'33", AND A CHORD BEARING N88°04'35"W A DISTANCE OF 80.86 FEET TO A 1/2" IRON ROD SET;
9. S87°17'08"W A DISTANCE OF 136.56 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
10. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.56 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S42°17'08"W A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD SET;
11. S87°17'08"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
12. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.56 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N47°42'52"W A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD SET;
13. S87°17'08"W A DISTANCE OF 131.61 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 77A, BLOCK C OF TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 1 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018037552 OPRWC;

THENCE ALONG THE EAST LINE OF SAID TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 1 SUBDIVISION, ALONG THE WEST LINE OF SAID 41.118 ACRE TRACT N02°42'52"W A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 8A, BLOCK G OF SAID TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 1 SUBDIVISION;

THENCE ACROSS SAID 41.118 ACRE TRACT THE FOLLOWING EIGHT COURSES:

- 1. N87°17'08"E A DISTANCE OF 348.17 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
2. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 90.66 FEET, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09°16'33", AND A CHORD BEARING S88°04'35"E A DISTANCE OF 90.56 FEET TO A 1/2" IRON ROD SET;
3. S83°26'19"E A DISTANCE OF 18.27 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
4. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 24.31 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°51'05", AND A CHORD BEARING N50°08'09"E A DISTANCE OF 21.73 FEET TO A 1/2" IRON ROD SET;
5. S81°44'00"E A DISTANCE OF 50.16 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
6. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 22.82 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°08'55" AND A CHORD BEARING S39°51'51"E A DISTANCE OF 20.68 FEET TO A 1/2" IRON ROD SET;
7. S83°26'19"E A DISTANCE OF 13.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

8. EASTERLY ALONG SAID CURVE, PASSING AT AN ARC LENGTH OF 197.71 FEET AN ANGLE POINT ON THE NORTH LINE OF SAID 41.118 ACRE TRACT, BEING ALSO AN ANGLE POINT OF THE REMAINDER OF THAT 103.80 ACRE TRACT OF LAND CONVEYED TO R29 INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2013064831 OPRWC, CONTINUING ALONG SAID NORTH LINE FOR A TOTAL ARC LENGTH OF 203.29 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 35°50'21", AND A CHORD BEARING N78°38'31"E A DISTANCE OF 199.99 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 103.80 ACRE TRACT AND CONTINUING ALONG THE NORTH LINE OF SAID 41.118 ACRE TRACT N60°43'20"E A DISTANCE OF 166.87 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 41.118 ACRE TRACT THE FOLLOWING SIX COURSES:

- 1. S29°16'40"E A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
2. N60°43'20"E A DISTANCE OF 20.50 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
3. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 310.85 FEET, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 17°17'31", AND A CHORD BEARING N52°04'35"E A DISTANCE OF 309.67 FEET TO A 1/2" IRON ROD SET;
4. S48°06'17"E A DISTANCE OF 94.52 FEET TO A 1/2" IRON ROD SET;
5. S20°52'58"E A DISTANCE OF 144.99 FEET TO A 1/2" IRON ROD SET;
6. N69°07'02"E A DISTANCE OF 97.57 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID 9.051 ACRE TRACT, BEING AN ANGLE POINT ON THE EAST LINE OF SAID 41.118 ACRE TRACT, FROM WHICH POINT THE NORTHEAST CORNER OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, BEARS APPROXIMATELY N45°33'36"E A DISTANCE OF 5359 FEET;

THENCE ALONG THE EAST LINE OF SAID 41.118 ACRE TRACT AND ALONG THE WEST LINE OF SAID 9.051 ACRE TRACT S20°52'58"E A DISTANCE OF 490.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 12.101 ACRES, MORE OR LESS. ALL IRON RODS SET HAVE "R" SURVEYING CAPS. ALL BEARINGS ARE BASED ON THE SOUTH LINE OF SAID 41.118 ACRE TRACT, CALLED AS S69°07'02"W IN THE DEED RECORDED IN DOCUMENT NO. 2018073456 OPRWC.

OWNER'S DEDICATION

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

THAT MIDDLEBROOK, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018073456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 7B".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12 DAY OF March 2019.

MIDDLEBROOK, LTD., A TEXAS LIMITED PARTNERSHIP

BY: MIDDLEBROOK, GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: MREM TEXAS MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

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

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF March 2019 A.D.

BY: Amy Little
NOTARY PUBLIC, STATE OF TEXAS
AMY LITTLE
Notary Public, State of Texas
Notary ID# 13073628-6
My Commission Expires
JULY 19, 2020

MY COMMISSION EXPIRES: July 19, 2020

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF A FIRST DEED OF TRUST LIEN DATED OCTOBER 31, 2013, RECORDED AS DOCUMENT NO. 2013102997 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE SOLE OWNER AND HOLDER OF A SECOND DEED OF TRUST LIEN DATED JANUARY 31, 2018, RECORDED AS DOCUMENT NO. 2018009168 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING NOTE(S) 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: Allen E. Wise

PRINTED NAME: Allen E. Wise

TITLE: Executive Vice President

STATE OF TEXAS

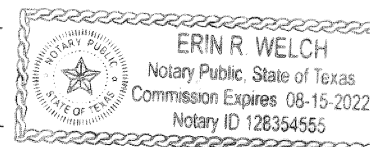
COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen E. Wise, Executive Vice President

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 March 2019 A.D.

BY: Erin R. Welch
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME: Erin R. Welch

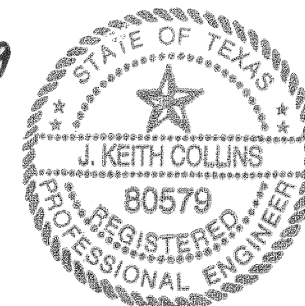
MY COMMISSION EXPIRES: 08-15-2022

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.

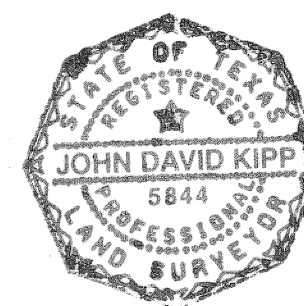
J. Keith Collins 3/7/19
DATE
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, JOHN D. KIPP, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT 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 TITLE RESOURCES GUARANTY COMPANY UNDER COMMITMENT NO. GF NO. 1834507-COM, EFFECTIVE DATE AUGUST 20, 2018. THIS PLAT IS IN CONFORMANCE WITH THE CITY OF LIBERTY HILL SUBDIVISION ORDINANCE.

John D Kipp 03/07/2019
DATE
JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS



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 3-22-19
DATE
SALLY A. MCFERON
CITY OF LIBERTY HILL

FINAL PLAT OF
SANTA RITA RANCH SOUTH SECTION 7B
WILLIAMSON COUNTY, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 16th DAY OF March 2019 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 KNOW ALL MEN BY THESE PRESENTS
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 GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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 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: JUNE 22, 2018

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