

PRELIMINARY PLAT OF
SANTA RITA RANCH SOUTH
SECTION 16
WILLIAMSON COUNTY, TEXAS

SANTA RITA RANCH SOUTH SECTION 16 WILLIAMSON COUNTY PARCEL #R528995 PROPERTY OWNERS WITHIN 200 FT	
Parcel ID #	Owner Name
R559877	MIDDLEBROOK LTD
Physical Address:	512 LEON LOOP, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844
R559876	MIDDLEBROOK LTD
Physical Address:	101 LEON LOOP, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844
R559875	MIDDLEBROOK LTD
Physical Address:	105 LEON LOOP, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844
R559845	MHI MODELS, LTD
Physical Address:	104 LEON LOOP, LIBERTY HILL, TX 78642
Mailing Address:	7676 WOODWAY DR STE 104 HOUSTON, TX 77063-1521
R559844	MIDDLEBROOK LTD
Physical Address:	100 LEON LOOP, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844
R559852	MIDDLEBROOK LTD
Physical Address:	LEON LOOP, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844
R537632	LANGWELL, JOSHUA M & SUZANNE M
Physical Address:	222 MINDY WAY, LIBERTY HILL, TX 78642
Mailing Address:	222 MINDY WAY, LIBERTY HILL, TX 78642
R537633	PIERCE, JAMES W & CHRISTEN A MILLER
Physical Address:	221 MINDY WAY, LIBERTY HILL, TX 78642
Mailing Address:	221 MINDY WAY, LIBERTY HILL, TX 78642
R493575	BRAUN, ROSELIE
Physical Address:	W SH 29, GEORGETOWN, TX 78628
Mailing Address:	6715 SPRINGWOOD LN GARLAND, TX 75044- 3216
R528994	BRAUN, ROSELIE
Physical Address:	W SH 29, GEORGETOWN, TX 78628
Mailing Address:	6715 SPRINGWOOD LN GARLAND, TX 75044- 3216
R528993	SANTA RITA COMMERCIAL LLC
Physical Address:	9400 W SH 29, GEORGETOWN, TX 78628
Mailing Address:	8200 N MOPAC STE 300 AUSTIN, TX 78759
R022983	FOREST, DUNCAN LEE
Physical Address:	9350 HIGHWAY 29 W, LIBERTY HILL, TX 78642
Mailing Address:	1111 PIEDMONT LN GEORGETOWN, TX 78633- 5159

R431449	ARDO LLC
Physical Address:	9415 HIGHWAY 29 W, GEORGETOWN, TX 78628
Mailing Address:	9415 HIGHWAY 29 W, GEORGETOWN, TX 78628
R022963	QUIROA, RONALD & DELIA
Physical Address:	9501 HIGHWAY 29 W, GEORGETOWN, TX 78628
Mailing Address:	9501 HWY 29 GEORGETOWN, TX 78628
R548200	F-L HM OWNER LP
Physical Address:	HIGHWAY 29 W, GEORGETOWN, TX 78628
Mailing Address:	500 BOYLSTON ST #STE 2010 BOSTON, MA 02116-3775
R331209	F-L HM OWNER LP
Physical Address:	9651 HIGHWAY 29 W, GEORGETOWN, TX 78628
Mailing Address:	500 BOYLSTON ST #STE 2010 BOSTON, MA 02116-3775
R528996	SANTA RITA COMMERCIAL LLC
Physical Address:	W SH 29, GEORGETOWN, TX 78628
Mailing Address:	8200 N MOPAC STE 300 AUSTIN, TX 78759
R484917	SANTA RITA COMMERCIAL LLC
Physical Address:	W SH 29, GEORGETOWN, TX 78628
Mailing Address:	8200 N MOPAC STE 300 AUSTIN, TX 78759
R022973	RICHARDS, EDWARD L & CHARLOTTE A
Physical Address:	9620 HIGHWAY 29 W, GEORGETOWN, TX 78628
Mailing Address:	510 S CHURCH ST GEORGETOWN, TX 78626- 5648
R330976	RICHARDS, EDWARD L & CHARLOTTE A
Physical Address:	9600 HIGHWAY 29 W, GEORGETOWN, TX 78628
Mailing Address:	510 S CHURCH ST GEORGETOWN, TX 78626- 5648
R508825	SANTA RITA COMMERCIAL LLC
Physical Address:	HWY 29, LIBERTY HILL, TX 78642
Mailing Address:	8200 N MOPAC STE 300 AUSTIN, TX 78759
R022962	SANTA RITA COMMERCIAL LLC
Physical Address:	HWY 29, LIBERTY HILL, TX 78642
Mailing Address:	8200 N MOPAC STE 300 AUSTIN, TX 78759
R528993	SANTA RITA COMMERCIAL LLC
Physical Address:	9400 W SH 29, GEORGETOWN, TX 78628
Mailing Address:	8200 N MOPAC STE 300 AUSTIN, TX 78759
R484916	MIDDLEBROOK LTD
Physical Address:	RONALD REAGAN BLVD, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844
R484169	MIDDLEBROOK LTD
Physical Address:	RONALD REAGAN BLVD, LIBERTY HILL, TX 78642
Mailing Address:	% ED HORNE 8200 N MOPAC EXPY, STE 300 AUSTIN, TX 78759-8844

FIELD NOTES

BEING ALL OF THAT CERTAIN 18.329 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT NUMBER 590, 'SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 17.77 ACRE TRACT OF LAND (EXHIBIT A-1) CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2018073918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF THAT CALLED 0.425 ACRE TRACT OF LAND (EXHIBIT A-2) CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2018072919 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT CALLED 0.75 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2018073918, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 18.329 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northernmost corner of said 17.77 acre tract, being the easternmost corner of Lot 1, Block A of Santa Rita South Section 5A, a subdivision recorded in Document Number 2018061474 (O.P.R.W.C.TX.), same being at the beginning of a curve to the left on the south right-of-way line of Santa Rita Boulevard (90' R.O.W.), for the northernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, along said curve to the left, and with the north line of said 17.77 acre tract, the north line of said 0.425 acre tract, and the south line of said Santa Rita Boulevard and, having a radius of 1,490.00 feet, an arc length of 129.57 feet, and whose chord bears S68°34'24"E, a distance of 129.53 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", being the northeast corner of said 0.425 acre tract of land, same being the northwest corner of a called 14.582 acre tract of land conveyed to Middlebrook, Ltd. in Document Number 2018043428, Official Public Records of Williamson County, Texas, for the easternmost northeastern corner of the herein described tract,

THENCE, S20°43'39"W, with the east line of said 0.425 acre tract and the west line of said 14.582 acre tract of land, a distance of 280.65 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the beginning of a curve to the right,

THENCE, along said curve to the right, and with the east line of said 0.425 acre tract, the west line of said 14.582 acre tract, the southeast line of said 17.77 acre tract of land, and the northwest line of a called 0.613 acre tract of land conveyed to Middlebrook, Ltd. in Document number 2018043427, Official Public Records of Williamson County, Texas, having a radius of 205.00 feet, an arc length of 168.39 feet, and whose chord bears S44°15'35"W, a distance of 163.70 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner,

THENCE, continuing with the east line of said 17.77 acre tract of land, the west line of said 0.613 acre tract of land, and the west line of said 14.582 acre tract, and the west line of a called 10.00 acre tract of land conveyed to Duncan Lee Forest in Volume 1990, Page 804, Official Public Records of Williamson County, Texas, the following seven (7) courses and distances, numbered 1 through 7,

- 1) S67°47'30"W, a distance of 36.87 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE",
- 2) S21°53'31"E, a distance of 295.91 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", and
- 3) S12°02'53"E, a distance of 100.95 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING" at an east corner of said 17.77 acre tract, being the southernmost corner of said 0.613 acre tract,
- 4) S00°25'33"W, a distance of 3.46 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" in the north line of said 10.00 acre tract of land, same being at the southwest corner of said 14.582 acre tract of land,
- 5) N77°18'41"W, a distance of 11.54 feet to a 1/2 inch iron rod found,
- 6) S03°09'02"E, a distance of 206.84 feet to a 1/2 inch iron rod found, and,
- 7) S07°30'56"W, a distance of 448.80 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING" at the south corner of said 17.77 acre tract, being at the southwest corner of said 10.00 acre tract, and being in the northeast line of State Highway # 29 (100' R.O.W.), for the south corner of the herein described tract,

THENCE, N72°12'55"W, with the northeast line of said State Highway # 29, the southwest line of said 17.77 acre tract of land, and the southwest line of said 0.75 acre tract of land, a distance of 633.66 feet to a capped 1/2 inch iron rod set "stamped "CBD SETSTONE" at the southwest corner of said 0.75 acre tract, being at the southeast corner of a called 10.58 acre tract of land conveyed to Edward & Charlotte Richards in Volume 2143, Page 560, Official Public Records of Williamson County, Texas,

THENCE, N20°43'43"W, with the southwest line of said 0.75 acre tract and the northeast line of said 10.58 acre tract of land, a distance of 889.73 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northwest corner of said 0.75 acre tract, being in the northeast line of said 10.58 acre tract, and being in the southeast line of Lot 17, Block A, Santa Rita South, Section 5A, as recorded in Document Number 2018061474, Official Public Records of Williamson County, Texas, for the west corner of the herein described tract of land,

THENCE, N69°16'48"E, with the southeast line of said Lot 17 and the northwest line of said 0.75 acre tract, a distance of 38.80 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING" at the northeast corner of said 0.75 acre tract, being an interior corner of said Lot 17, and being at the northwest corner of a called 1.00 acre tract of land conveyed to Qishholm Trail Water Supply Corporation in Volume 1008, Page 272, Official Public Records of Williamson County, Texas, for a north corner of the herein described tract of land,

THENCE, with the common line of said 1.00 acre tract and said 17.77 acre tract, the following three (3) courses and distances, numbered 1 through 3,

- 1) S20°26'47"E, a distance of 227.89 feet to a 1/2 inch iron rod found at the southwest corner of said 1.00 acre tract of land,
- 2) S77°42'54"E, a distance of 227.38 feet to a 1/2 inch iron rod found at the southeast corner of said 1.00 acre tract of land, and
- 3) N20°23'30"W, a distance of 227.84 feet to a 1/2 inch iron rod found at the northeast corner of said 1.00 acre tract, being at the southeast corner of said Lot 17, for a corner of the herein described tract of land,

THENCE, N03°43'40"W, with the common line of said Lot 17 and said 17.77 acre tract, a distance of 44.68 feet to a 1/2 inch iron rod found at an east corner of said Lot 17, being the southwest corner of Lot 16 of said Santa Rita South, Section 5A, and being at a north corner of said 17.77 acre tract of land, for a north corner of the herein described tract of land,

THENCE, with the common boundary line of said 17.77 acre tract and said Santa Rita Ranch South Section 5, the following eight (8) courses and distances, numbered 1 through 8,

1. N70°55'32"E, a distance of 450.00 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING",
2. N88°03'44"E, a distance of 55.72 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING",
3. N60°54'54"E, a distance of 58.74 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING",
4. N53°00'40"E, a distance of 58.76 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING",
5. N45°00'16"E, a distance of 58.78 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING",
6. N36°35'52"E, a distance of 64.12 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING",
7. N30°24'32"E, a distance of 45.00 feet to a capped 1/2 inch iron rod found stamped "RJ SURVEYING", and
8. N29°58'25"E, a distance of 78.02 feet to the POINT OF BEGINNING and containing 18.329 acres of land.

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C--0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVSION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY:

Steven P. Cates 4/15/2019
DATE

STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I, AARON V. THOMASON, R.P.L.S. NO. 6214, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY:

Aaron V. Thomason 15 Apr 2019
DATE

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbbdeng.com



SHEET NAME:

PRELIMINARY PLAT (2 of 2)

JOB NAME:

SANTA RITA RANCH SOUTH - SECTION 16

DATE

SEPT., 2018

JOB NUMBER

5013

SHEET

2

OF 2

SHEET NO.

2

PROJECT:

PRELIMINARY PLAN

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791

CBD

Surveying
5501 West William Cannon Dr. ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

DESIGNED BY:

SPC/RH/BM

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