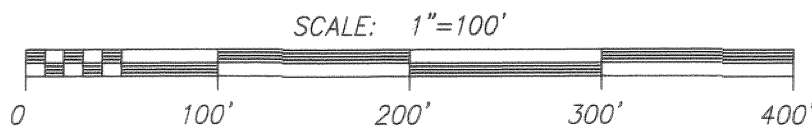


# FINAL PLAT OF TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 2 WILLIAMSON COUNTY, TEXAS

## LEGEND:

- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- (M) = BLOCK NUMBER
- ☒ = MAILBOX CLUSTERS
- LS = LANDSCAPE
- OS = OPEN SPACE
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORD OF WILLIAMSON COUNTY, TEXAS



## SITE DATA:

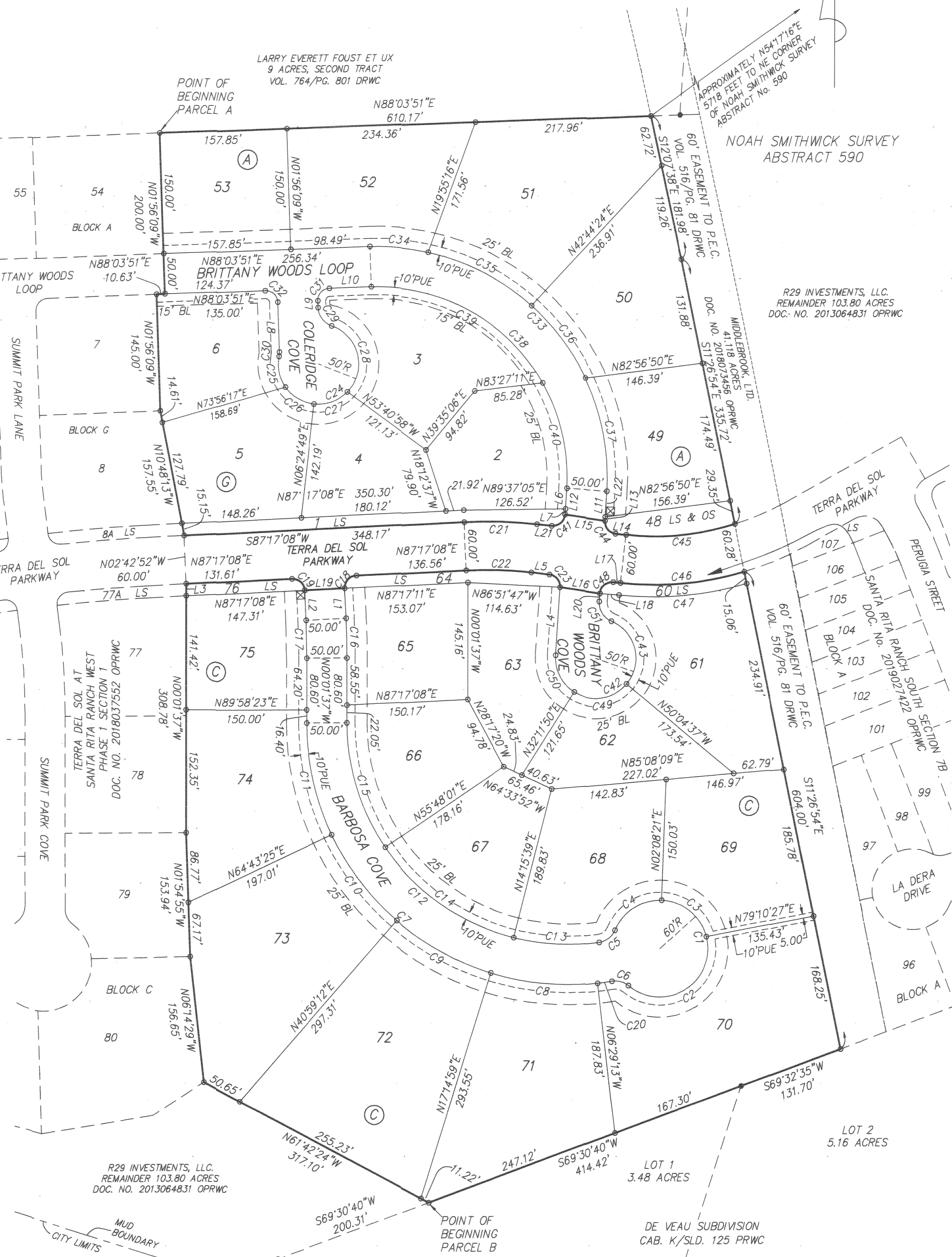
TOTAL AREA: 19.501 ACRES  
24 SINGLE FAMILY LOTS  
4 LANDSCAPE LOTS  
1 LANDSCAPE & OPEN SPACE LOT  
3 BLOCKS

## PROPERTY OWNER:

MIDDLEBROOK, LTD.  
8200 NORTH MOPAC, SUITE 300  
AUSTIN, TX 78759

LINE	BEARING	LENGTH
L1	N02°42'52"W	37.28'
L2	N02°42'52"W	37.28'
L3	N00°01'37"W	15.02'
L4	N03°42'36"E	84.69'
L5	S83°26'19"E	22.75'
L6	N03°42'36"E	25.91'
L7	N03°42'36"E	7.04'
L8	N01°56'09"W	61.79'
L9	N01°56'09"W	8.51'
L10	N88°03'51"E	51.97'
L11	N03°42'36"E	36.94'
L12	N03°42'36"E	32.95'
L13	N03°42'36"E	5.06'
L14	N83°26'19"W	13.41'
L15	N81°44'00"W	50.16'
L16	S81°44'00"E	50.16'
L17	S83°26'19"E	8.92'
L18	N85°13'35"W	23.92'
L19	N87°17'08"E	50.00'
L20	N03°42'36"E	10.00'
L21	N83°26'19"W	18.27'
L22	N03°42'36"E	31.88'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	301.25	60.00	287°40'14"	N13°28'12"W	70.81
C2	151.50	60.00	144°40'12"	N58°01'49"E	114.34
C3	77.03	60.00	73°33'21"	N51°04'58"W	71.85
C4	72.72	60.00	69°26'41"	N57°25'01"E	68.35
C5	25.85	25.00	59°14'22"	N52°18'51"E	24.71
C6	21.81	25.00	49°58'41"	N74°37'26"W	21.12
C7	564.88	325.00	99°35'09"	N49°49'12"W	496.42
C8	134.64	325.00	23°44'13"	N84°37'07"W	133.68
C9	134.64	325.00	23°44'13"	N60°52'54"W	133.68
C10	134.64	325.00	23°44'13"	N37°08'42"W	133.68
C11	143.22	325.00	25°14'58"	N12°39'06"W	142.07
C12	470.55	275.00	98°02'21"	N49°02'47"W	415.21
C13	107.16	275.00	22°19'36"	N86°54'10"W	106.48
C14	199.37	275.00	41°32'22"	N54°58'10"W	195.04
C15	164.02	275.00	34°10'22"	N17°06'48"W	161.60
C16	49.25	1050.00	2°41'15"	N01°22'15"W	49.25
C17	46.91	1000.00	2°41'15"	N01°22'15"W	46.90
C18	23.56	15.00	90°00'00"	N42°17'08"E	21.21
C19	23.56	15.00	90°00'00"	S47°42'52"E	21.21
C20	17.73	325.00	3°07'33"	N81°57'00"E	17.73
C21	90.66	560.00	9°16'34"	N88°04'35"W	90.56
C22	80.95	500.00	9°16'34"	S88°04'35"E	80.86
C23	22.82	15.00	87°08'55"	S39°51'51"E	20.68
C24	228.54	50.00	261°52'57"	N60°00'59"E	75.54
C25	39.98	50.00	45°49'05"	N11°57'05"W	38.93
C26	42.52	50.00	48°43'33"	N59°13'24"W	41.25
C27	45.62	50.00	52°16'17"	N70°16'41"E	44.05
C28	100.42	50.00	115°04'02"	N13°23'28"W	84.37
C29	30.10	25.00	68°59'21"	N36°25'49"W	28.32
C30	5.63	25.00	12°53'36"	N04°30'39"E	5.61
C31	23.56	15.00	90°00'00"	N43°03'51"E	21.21
C32	23.56	15.00	90°00'00"	N46°56'09"W	21.21
C33	476.45	285.41	95°38'45"	N44°06'46"W	423.03
C34	72.78	285.41	14°36'39"	N84°37'49"W	72.59
C35	146.53	285.41	29°24'54"	N62°37'03"W	144.92
C36	112.64	285.41	22°36'40"	N36°36'16"W	111.91
C37	144.51	285.41	29°00'32"	N10°47'40"W	142.97
C38	392.98	235.41	95°38'45"	N44°06'46"W	348.92
C39	256.76	235.41	62°29'32"	N60°41'23"W	244.23
C40	136.22	235.41	33°09'13"	N12°52'00"W	134.33
C41	24.31	15.00	92°51'05"	S50°08'09"W	21.73
C42	218.63	50.00	250°31'43"	N58°26'45"E	81.65
C43	93.15	50.00	106°44'29"	N13°26'52"W	80.25
C44	22.82	15.00	87°08'55"	N39°51'51"W	20.68
C45	136.40	325.00	24°02'48"	S84°32'18"W	135.40
C46	155.24	385.00	23°06'11"	N85°00'36"E	154.19
C47	159.95	400.00	22°54'42"	N85°06'21"E	158.89
C48	24.31	15.00	92°51'05"	N50°08'09"E	21.73
C49	71.80	50.00	82°16'27"	N81°03'36"E	65.79
C50	53.68	50.00	61°30'46"	N27°02'47"W	51.14
C51	30.77	25.00	70°31'43"	N31°33'15"W	28.87



## NOTES:

- LOT 1, BLOCK G; LOT 60, 64 AND 76, BLOCK C, ARE FOR LANDSCAPE PURPOSES. LOT 48, BLOCK A IS FOR LANDSCAPE AND OPEN SPACE PURPOSES. THESE LOTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR M.U.D. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THESE LOTS.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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.
- 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.
- THE MINIMUM 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, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
- THE BASIS OF BEARINGS FOR PARCEL A AND PARCEL B IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 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.

## NEW STREETS:

NAME	LENGTH	DESIGN SPEED	ROW WIDTH	PAVEMENT WIDTH	DESIGNATION
BRITTANY WOODS LOOP	726'	30 MPH	50'	33'	PUBLIC
COLERIDGE COVE	119'	30 MPH	50'	33'	PUBLIC
BARBOSA COVE	753'	30 MPH	50'	33'	PUBLIC
BRITTANY WOODS COVE	83'	30 MPH	50'	33'	PUBLIC
TOTAL	1681'				

DATE: 1 FEBRUARY 2017

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



## TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 2

WILLIAMSON COUNTY, TEXAS

## DESCRIPTION PARCEL A

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:

BEGIN AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID 41.118 ACRE TRACT, BEING THE NORTHEAST CORNER OF LOT 54, BLOCK A, TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018037552 OPRWC, BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 1 AND ON THE SOUTH LINE OF A 9 ACRE TRACT OF LAND CONVEYED TO LARRY EVERETT FOUST, ET UX BY DEED RECORDED IN VOLUME 764, PAGE 801 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC);

THENCE N88°03'51"E ALONG THE NORTH LINE OF SAID 41.118 ACRE TRACT AND THE SOUTH LINE OF SAID 9 ACRE TRACT, A DISTANCE OF 610.17 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 BEARS APPROXIMATELY N54°17'16"E A DISTANCE OF 5718 FEET;

THENCE ACROSS SAID 41.118 ACRE TRACT THE FOLLOWING TWO COURSES:

1. S12°07'38"E A DISTANCE OF 181.98 FEET TO A 1/2" IRON ROD SET;
2. S11°26'54"E A DISTANCE OF 335.72 FEET A 1/2" IRON ROD SET AT A NON-TANGENT CURVE TO THE RIGHT, ON THE NORTH LINE OF TERRA DEL SOL PARKWAY, BEING ALSO THE NORTH LINE OF SANTA RITA RANCH SOUTH SECTION 7B, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2019027422 OPRWC;

THENCE ALONG THE NORTH LINE OF SAID TERRA DEL SOL PARKWAY, BEING ALSO THE NORTH LINE OF SAID SANTA RITA RANCH SOUTH SECTION 7B, AND ACROSS SAID 41.118 ACRE TRACT THE FOLLOWING EIGHT COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 136.40 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 24°02'48", AND A CHORD BEARING S84°32'18"W, 135.40 FEET TO A 1/2" IRON ROD SET;
2. N83°26'19"W A DISTANCE OF 13.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. 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, 20.68 FEET TO A 1/2" IRON ROD SET;
4. N81°44'00"W A DISTANCE OF 50.16 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
5. 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, 21.73 FEET TO A 1/2" IRON ROD SET;
6. N83°26'19"W A DISTANCE OF 18.27 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
7. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 90.66 FEET, SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09°16'34", AND A CHORD BEARING N88°04'35"W, 90.56 FEET TO A 1/2" IRON ROD SET;
8. S87°17'08"W A DISTANCE OF 348.17 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 8A, BLOCK G OF SAID SECTION 1 AND ON THE EAST LINE OF SAID SECTION 1;

THENCE ALONG THE EAST LINE OF SAID SECTION 1 AND ALONG THE WEST LINE OF SAID 41.118 ACRE TRACT THE FOLLOWING FOUR COURSES:

1. N10°48'13"W A DISTANCE OF 157.55 FEET TO A 1/2" IRON ROD SET;
2. N01°56'09"W A DISTANCE OF 145.00 FEET TO A 1/2" IRON ROD SET;
3. N88°03'51"E A DISTANCE OF 10.63 FEET TO A 1/2" IRON ROD SET;
4. N01°56'09"W A DISTANCE OF 200.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 7.583 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.  
BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

## DESCRIPTION PARCEL B

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:

BEGIN AT A 1/2" IRON ROD SET ON THE NORTHWESTERLY LINE OF LOT 1, DE VEAU SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 125 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), BEING THE SOUTHWEST CORNER OF SAID 41.118 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT A SOUTHWESTERLY ANGLE POINT OF THE REMAINDER OF THAT 103.80 ACRE TRACT CONVEYED TO R29 INVESTMENTS, LLC. BY DEED RECORDED IN DOCUMENT NO. 2013064831 OPRWC AND AT A NORTHWESTERLY ANGLE POINT OF SAID DE VEAU SUBDIVISION BEARS S69°30'40"W A DISTANCE OF 200.31 FEET;

THENCE N61°42'24"W ACROSS SAID 103.80 ACRE TRACT AND ALONG THE WEST LINE OF SAID 41.118 ACRE TRACT, A DISTANCE OF 317.10 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 80, BLOCK C OF TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018037552 OPRWC, AND AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE ALONG THE EAST LINE OF SAID SECTION 1 AND CONTINUING ALONG THE WEST LINE OF SAID 41.118 ACRE TRACT THE FOLLOWING THREE COURSES:

1. N06°14'29"W A DISTANCE OF 156.65 FEET TO A 1/2" IRON ROD SET;
2. N01°54'55"W A DISTANCE OF 153.94 FEET TO A 1/2" IRON ROD SET;
3. N00°01'37"W A DISTANCE OF 308.78 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 77A, BLOCK C OF SAID SECTION 1, BEING AT THE SOUTHWEST CORNER OF TERRA DEL SOL PARKWAY, BEING ALSO THE MOST SOUTHERLY NORTHWEST CORNER OF SANTA RITA RANCH SOUTH SECTION 7B, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2019027422 OPRWC;

THENCE ALONG THE SOUTH LINE OF SAID TERRA DEL SOL PARKWAY, ALONG THE WEST LINE OF SAID SANTA RITA RANCH SOUTH SECTION 7B, AND ACROSS SAID 41.118 ACRE TRACT THE FOLLOWING 12 COURSES:

1. N87°17'08"E A DISTANCE OF 131.61 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. SOUTHEASTERLY 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 S47°42'52"E, 21.21 FEET TO A 1/2" IRON ROD SET;
3. N87°17'08"E 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. NORTHEASTERLY 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 N42°17'08"E, 21.21 FEET TO A 1/2" IRON ROD SET;
5. N87°17'08"E A DISTANCE OF 136.56 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 80.95 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 09°16'34", AND A CHORD BEARING S88°04'35"E, 80.86 FEET TO A 1/2" IRON ROD SET;
7. S83°26'19"E A DISTANCE OF 22.75 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
8. 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, 20.68 FEET TO A 1/2" IRON ROD SET;
9. S81°44'00"E A DISTANCE OF 50.16 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
10. 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, 21.73 FEET TO A 1/2" IRON ROD SET;
11. S83°26'19"E A DISTANCE OF 8.92 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
12. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 155.24 FEET, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 23°06'11", AND A CHORD BEARING N85°00'36"E, 154.19 FEET TO A 1/2" IRON ROD SET ON A WESTERLY INSIDE ELL CORNER OF SAID SANTA RITA RANCH SOUTH SECTION 7B;

THENCE S11°26'54"E ALONG THE WEST LINE OF SAID SANTA RITA RANCH SOUTH SECTION 7B AND ACROSS SAID 41.118 ACRE TRACT A DISTANCE OF 604.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 41.118 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF LOT 2 OF SAID DE VEAU SUBDIVISION, AND ON THE NORTHWEST LINE OF SAID DE VEAU SUBDIVISION, BEING ALSO THE SOUTHWEST CORNER OF SAID SANTA RITA RANCH SOUTH SECTION 7B;

THENCE WITH THE SOUTH LINE OF SAID 41.118 ACRE TRACT, THE NORTHWEST LINE OF SAID DE VEAU SUBDIVISION AND IN PART WITH THE NORTHWEST LINES OF SAID LOT 2 AND 1 OF SAID DE VEAU SUBDIVISION THE FOLLOWING TWO COURSES:

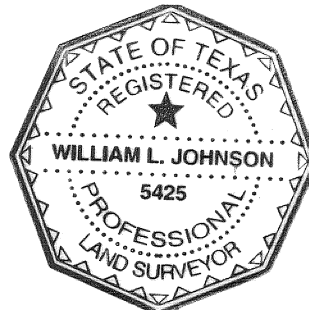
1. S69°32'35"W A DISTANCE OF 131.70 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1;
2. S69°30'40"W A DISTANCE OF 414.42 FEET TO THE SAID POINT OF BEGINNING;

CONTAINING 11.918 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.  
BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

## SURVEYOR'S CERTIFICATION

I, WILLIAMSON 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 30 JUL 2019  
WILLIAMSON L. JOHNSON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425  
STATE OF TEXAS



## ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL No. 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 7/30/19  
J. KEITH COLLINS DATE  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS



## 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

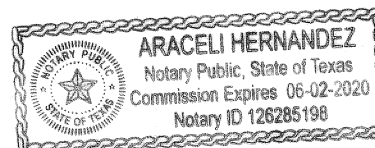
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>th</sup> DAY OF August, 2019 A.D.

BY: Araceli Hernandez  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES: 6-2-2020



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 16<sup>th</sup> DAY OF August, 2019 A.D.

Andy 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.

Sally A. McFeron  
SALLY A. McFeron  
CITY OF LIBERTY HILL

8-16-19  
DATE

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 "TERRA DEL SOL AT SANTA RITA RANCH WEST PHASE 1 SECTION 2".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MIDDLEBROOK, LTD., A TEXAS LIMITED PARTNERSHIP

BY: James Edward Horne  
JAMES EDWARD HORNE  
2200 NORTH MOPAC, SUITE 300  
AUSTIN, TX 78759

STATE OF TEXAS

COUNTY OF Williamson

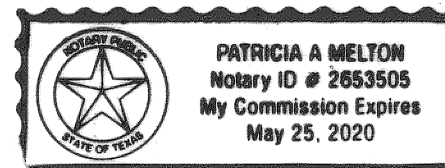
BEFORE ME ON THIS DAY PERSONALLY APPEARED JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2 DAY OF August, 2019 A.D.

BY: Patricia A. Melton  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Patricia A. Melton

MY COMMISSION EXPIRES: 5-25-2020



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 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.

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: 1 FEBRUARY 2017

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

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