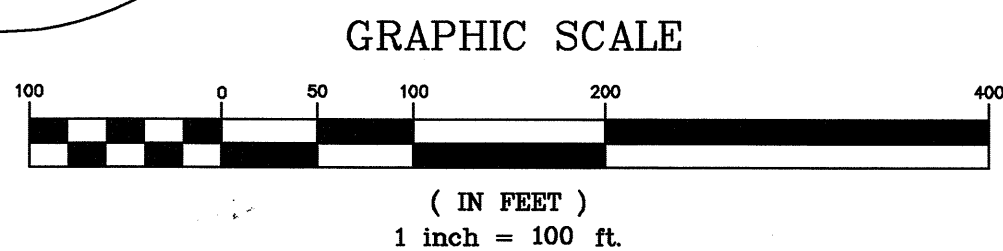
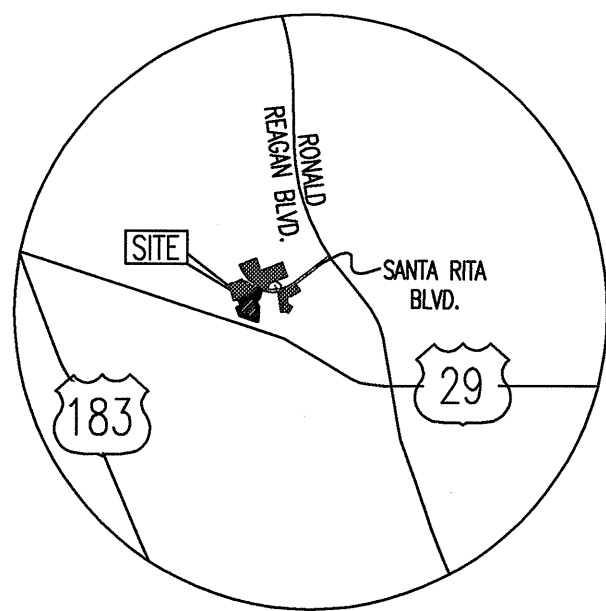


SANTA RITA RANCH SOUTH SECTION 16



SCALE: 1" = 100'

LEGEND

- CAPPED 1/2" IRON ROD SET
- CAPPED 1/2" IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE LOT
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S. LANDSCAPE LOT

EDWARD L. RICHARDS &
CHARLOTTE A. RICHARDS,
(10.58 AC.)
VOL. 2143, PG. 560

HIGHWAY 29

DATE: OCTOBER 21, 2019

OWNER:

MIDDLEBROOK, LTD.,
1700 CROSS CREEK LANE
STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:

MIDDLEBROOK, LTD.,
1700 CROSS CREEK LANE
STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone

TOTAL ACREAGE: 12.144 ACRES
SURVEY: NOAH SMITHWICK SURVEY,
ABSTRACT NO. 590

F.E.M.A. MAP NO. 48491C 0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS: 80

NO. OF SINGLE FAMILY LOTS: 74

NO. OF OPEN SPACE AND
LANDSCAPE LOTS: 3

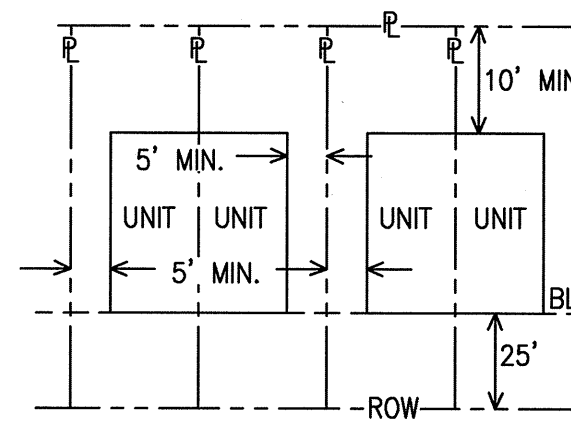
NO. OF OPEN SPACE, P.U.E. AND
D.E. LOTS: 1

NO. OF WATER QUALITY AND
LANDSCAPE BUFFER LOTS: 1

NO. OF OPEN SPACE, LANDSCAPE, P.U.E.,
AND D.E. LOTS: 1

LINEAR FOOTAGE OF STREETS

STREET NAMES	LINEAR FOOTAGE	DESIGN SPEED
MIRABEAU WAY	947'	25 M.P.H.
ELISHA DRIVE	619'	25 M.P.H.
PEACE DRIVE	610'	25 M.P.H.
TOTAL	2,176'	



NOTES:

- 25' FRONT BUILDING LINE
- 15' CORNER SIDE YARD BUILDING LINE
- 5' INTERIOR SIDE YARD SETBACK
- 10' REAR YARD SETBACK
- 10' FRONT P.U.E.

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: \AC3D\5013\SURVEY\PLAT - SANTA RITA SEC 16.dwg

SANTA RITA RANCH SOUTH
SECTION 16

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	129.57	1490.00	S68°34'24"E	129.53	64.82	4°58'56"
C2	168.39	205.00	S44°15'35"W	163.70	89.27	47°03'51"
C3	55.21	50.00	N31°49'52"W	52.44	30.80	63°15'45"
C4	21.03	25.00	S88°06'49"E	20.41	11.18	48°11'23"
C5	207.29	50.00	S02°47'18"E	87.66	91.06	237°32'22"
C6	43.49	25.00	N71°43'30"W	38.21	29.62	99°39'58"
C7	179.83	205.00	S47°01'22"E	174.12	96.16	50°15'41"
C8	21.03	25.00	N48°03'31"W	20.41	11.18	48°11'23"
C9	162.65	50.00	N62°50'47"E	99.85	897.21	186°22'46"
C10	21.03	25.00	S06°14'54"E	20.41	11.18	48°11'23"
C12	225.41	325.00	N02°01'22"W	220.92	117.45	39°44'19"
C13	23.48	15.00	S22°56'59"W	21.15	14.92	89°41'01"
C14	23.64	15.00	N67°03'01"W	21.27	15.08	90°18'59"
C15	23.48	15.00	S22°56'59"W	21.15	14.92	89°41'01"
C16	135.97	155.00	S47°01'22"E	131.65	72.71	50°15'41"
C17	23.56	15.00	N62°50'47"E	21.21	15.00	90°00'00"
C18	190.73	275.00	N02°01'22"W	186.93	99.38	39°44'19"
C19	92.72	155.00	N37°51'55"E	91.35	47.80	34°16'31"
C20	32.79	155.00	N61°03'45"E	32.73	16.45	120°7'10"
C21	22.95	50.00	N77°10'01"W	22.75	11.68	26°17'49"
C22	33.15	50.00	S70°41'37"W	32.54	17.21	37°58'54"
C23	45.29	50.00	S25°45'05"W	43.76	24.33	51°54'09"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	127.32	155.00	N44°15'35"E	123.77	67.50	47°03'51"
C25	17.76	205.00	S24°22'28"E	17.76	8.89	4°57'54"
C26	28.95	205.00	S30°54'11"E	28.93	14.50	8°05'31"
C27	31.05	205.00	S39°17'19"E	31.02	15.56	8°40'46"
C28	31.04	205.00	S47°58'00"E	31.01	15.55	8°40'35"
C29	1.81	155.00	N67°27'25"E	1.81	0.91	0°40'09"
C30	25.06	50.00	N56°08'00"E	24.80	12.80	28°43'07"
C31	22.94	50.00	N83°38'17"E	22.74	11.68	26°17'27"
C32	30.03	325.00	N02°03'49"E	30.02	15.03	5°17'39"
C33	30.06	325.00	N03°13'59"W	30.05	15.04	5°17'57"
C34	21.44	325.00	N07°46'22"W	21.44	10.73	3°46'50"
C35	29.15	325.00	N12°13'57"W	29.14	14.58	5°08'19"
C36	32.02	325.00	N17°37'26"W	32.00	16.02	5°38'40"
C37	8.20	325.00	N21°10'09"W	8.20	4.10	1°26'48"
C38	11.41	155.00	S24°00'06"E	11.41	5.71	4°13'09"
C39	74.16	155.00	S39°49'06"E	73.46	37.81	27°24'51"
C40	13.51	275.00	N16°26'20"E	13.51	6.76	2°48'54"
C41	58.34	275.00	N08°57'16"E	58.23	29.28	12°09'15"
C42	52.85	275.00	N02°37'43"W	52.77	26.51	1°00'43"
C43	15.19	275.00	N09°43'01"W	15.19	7.60	3°09'51"
C44	50.38	1490.00	S67°03'03"E	50.38	25.19	1°56'14"
C45	29.18	1490.00	S68°34'50"E	29.18	14.59	1°07'19"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C46	50.01	1490.00	S70°06'11"E	50.01	25.01	1°55'23"
C47	25.53	50.00	S68°35'24"E	25.25	13.05	29°15'11"
C48	26.18	50.00	S38°57'49"E	25.88	13.40	29°59'59"
C49	37.35	50.00	S84°51'40"E	36.49	19.59	42°47'51"
C50	13.35	50.00	N66°05'28"E	13.31	6.72	15°17'54"
C51	29.50	205.00	S56°25'38"E	29.47	14.78	8°14'42"
C52	29.03	205.00	S64°36'22"E	29.00	14.54	8°06'45"
C53	12.49	205.00	S70°24'29"E	12.49	6.25	3°29'28"
C54	27.68	50.00	N25°54'58"E	27.33	14.20	31°42'57"
C55	25.08	50.00	N04°18'43"W	24.82	12.81	28°44'25"
C56	10.18	50.00	N24°30'46"W	10.16	5.11	11°39'40"
C57	13.47	325.00	N16°39'32"E	13.47	6.74	2°22'31"
C58	30.77	325.00	N12°45'31"E	30.76	15.40	5°25'31"
C59	30.26	325.00	N07°22'42"E	30.25	15.14	5°20'07"
C62	50.84	275.00	N16°35'44"W	50.77	25.49	10°35'35"
C65	50.39	155.00	S62°50'23"E	50.17	25.42	18°37'41"
C66	10.61	25.00	N59°59'48"W	10.53	5.39	24°18'49"
C67	10.42	25.00	N35°54'07"W	10.34	5.29	23°52'34"
C68	4.79	25.00	N73°16'39"E	4.78	2.40	10°58'18"
C69	16.24	25.00	S82°37'39"E	15.96	8.42	37°13'05"

GENERAL:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

DRAINAGE AND FLOODPLAIN:

- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARLSON BRIGANCE, & DOERING, INC., PROJECT NO. 5052, DATED AUGUST 20, 2019.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.0 200 RULES ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

WATER AND WASTEWATER:

- 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.
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/GEORGETOWN UTILITY SYSTEMS
- WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY OF LIBERTY HILL
- ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT OF WAY:

- IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 OWNER(S) 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 COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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 LICENSED AGREEMENT WITH WILLIAMSON COUNTY.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNER'S ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

Line Table		
Line #	Length	Direction
L1	280.65	S20°43'39"W
L2	36.87	S67°47'30"W
L3	100.85	S12°02'53"E
L4	11.54	N77°18'41"W
L5	126.29	N68°06'29"E
L6	36.64	N21°53'31"W
L7	91.53	N76°55'13"W
L8	119.93	N21°53'31"W
L9	142.04	N22°12'30"W
L10	27.83	S75°33'02"W
L11	44.68	N03°43'40"W
L12	450.00	N70°55'32"E
L13	55.72	N68°03'44"E
L14	58.74	N60°54'54"E
L15	58.76	N53°00'40"E
L16	58.78	N45°00'16"E
L17	64.12	N36°35'52"E

Line Table		
Line #	Length	Direction
L18	45.00	N30°24'32"E
L19	78.02	N29°58'25"E
L20	97.50	S67°47'30"W
L21	38.58	N79°36'43"W
L22	37.55	S72°09'13"E
L23	84.69	N70°55'14"W
L24	36.75	S18°17'08"E
L25	28.38	S18°17'08"E
L26	20.68	S21°53'31"E
L27	65.00	N67°47'30"E
L28	59.69	N17°50'47"E
L29	118.27	N89°14'24"E
L30	114.83	N89°14'24"E
L32	100.08	N67°47'30"E
L33	53.46	N72°09'13"W
L34	75.59	N17°50'47"E
L38	3.46	S00°25'33"W

Easement Line Table		
Line #	Length	Direction
(L36)	154.77	N46°22'18"E
(L37)	16.15	N21°53'31"W
(L39)	148.79	S46°22'18"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C70)	15.00	205.00	N43°37'42"W	15.00	7.51	4°11'36"

SHEET NO. 2 OF 3



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SANTA RITA RANCH SOUTH SECTION 16

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: MIDDLEBROOK, LTD., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JAMES EDWARD HORNE, VICE PRESIDENT, AND BEING THE OWNER OF THAT CERTAIN CALLED 17.777 ACRE TRACT OF LAND (EXHIBIT A-1) & A CERTAIN 0.425 ACRE TRACT OF LAND (EXHIBIT A-2), OUT OF AND A PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT 590, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018073918 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 12.144 ACRES OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION TO BE KNOWN AS:

"SANTA RITA RANCH SOUTH SECTION 16"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22nd DAY OF October, 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: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE
STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF October, 2019 A.D.

[Signature]
PATRICIA A. MELTON
Notary ID # 2653505
My Commission Expires
May 25, 2020
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, 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.

[Signature]
SALLY A. McFERRON
CITY OF LIBERTY HILL, TEXAS

10/23/19
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 23 DAY OF October, 2019 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
TERRY BARRINGTON

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.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

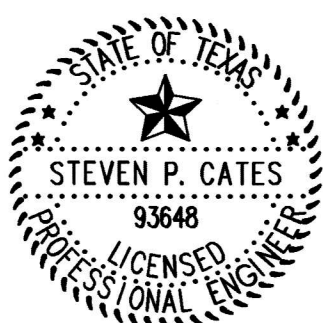
STATE OF TEXAS:

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 SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: [Signature] 10/21/2019
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



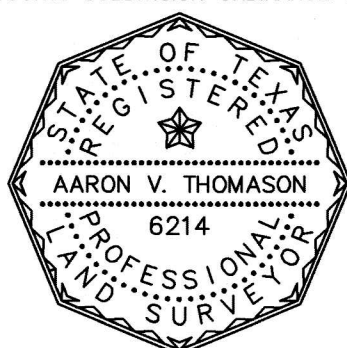
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

I, AARON V. THOMASON, R.P.L.S., 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: [Signature] 21 OCT 2019
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



FIELD NOTES

BEING ALL OF THAT CERTAIN 12.144 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 A PORTION 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, AND ALL OF THAT CALLED 0.425 ACRE TRACT OF LAND (EXHIBIT A-2) CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2018073918 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 12.144 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 2018043426, 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 245.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE EAST LINE OF SAID 17.77 ACRE TRACT, BEING IN THE WEST LINE OF SAID 10.00 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 17.77 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

- 1) N72°09'13"W, A DISTANCE OF 463.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N21°53'31"W, A DISTANCE OF 285.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N68°06'29"E, A DISTANCE OF 126.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N21°53'31"W, A DISTANCE OF 36.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N76°55'13"W, A DISTANCE OF 91.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N21°53'31"W, A DISTANCE OF 119.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 55.21 FEET, AND A CHORD THAT BEARS N31°49'52"W, A DISTANCE OF 52.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N22°12'30"W, A DISTANCE OF 142.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 9) N75°33'02"W, A DISTANCE OF 27.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT A NORTHWEST CORNER OF SAID 17.77 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO CHISOLM TRAIL WATER SUPPLY CORPORATION IN VOLUME 1008, PAGE 272, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE SOUTHERNMOST CORNER OF LOT 17, BLOCK A, OF SAID SANTA RITA RANCH SOUTH, SECTION 5A,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 17.77 ACRE TRACT AND SAID SANTA RITA RANCH SOUTH SECTION 5, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

1. N03°43'40"W, A DISTANCE OF 44.68 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING", FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,
2. N70°55'32"E, A DISTANCE OF 450.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
3. N68°03'44"E, A DISTANCE OF 55.72 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
4. N60°54'54"E, A DISTANCE OF 58.74 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
5. N53°00'40"E, A DISTANCE OF 58.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
6. N45°00'16"E, A DISTANCE OF 58.78 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
7. N36°35'52"E, A DISTANCE OF 64.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING",
8. N30°24'32"E, A DISTANCE OF 45.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING", AND
9. N29°58'25"E, A DISTANCE OF 78.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.144 ACRES OF LAND.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, BILL GRAVELL, JR., 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 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
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 PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____

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

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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