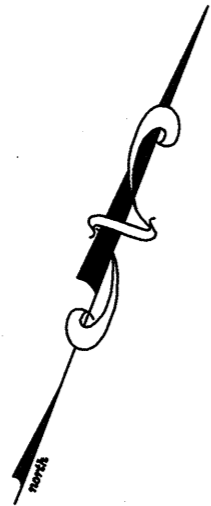
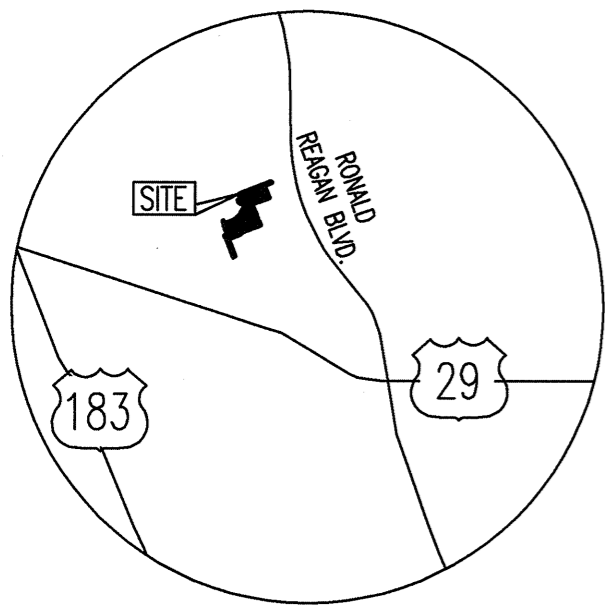
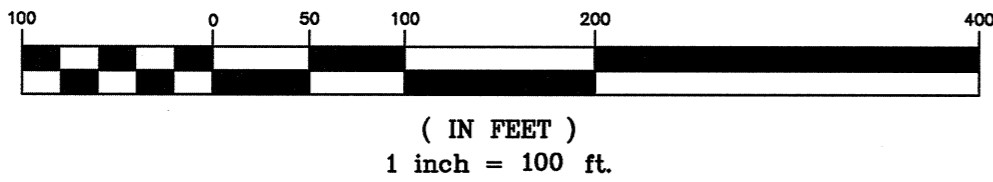


SANTA RITA RANCH SOUTH SECTION 9A FINAL PLAT



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - L.S.E. LANDSCAPE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - 100 YEAR WATER SURFACE ELEVATION

SCALE: 1" = 100'
GRAPHIC SCALE



MIDDLEBROOK, LTD.
(63.737 ACRES)
DOC. No. 2019016017

AZALEA SPRINGS ROAD
(50' R.O.W.)

MATCH LINE
SHEET 2

MIDDLEBROOK, LTD.
(15.466 ACRES)
DOC. No. 2018073458

15
9.78 AC.
D.E., W.Q.E., P.U.E. &
OPEN SPACE

MIDDLEBROOK, LTD.
(63.737 ACRES)
DOC. No. 2019016017

MIDDLEBROOK, LTD.
(63.737 ACRES)
DOC. No. 2019016017

MIDDLEBROOK, LTD.
(16.292 ACRES)
DOC # 2018092389

TERRA DEL SOL
PARKWAY
(80' R.O.W.)

SANTA RITA SOUTH
SECTION 17A
DOCUMENT NO.

SANTA RITA SOUTH
SECTION 7C
DOCUMENT NO.
2019030482

RIETI PARKWAY (50' R.O.W.)

NOAH SMITHWICK SURVEY,
ABSTRACT # 590

C7 (II) RANCH, LTD
(844.79 ACRES)
DOC. No. 2004013917 OPRWC

DATE: DECEMBER 9, 2019

OWNER:
MIDDLEBROOK, LTD.,
A TEXAS LIMITED PARTNERSHIP
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
MIDDLEBROOK, LTD.,
A TEXAS LIMITED PARTNERSHIP
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: 40.498 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

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 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\5012\SURVEY\PLAT - SANTA RITA SOUTH 9A.DWG

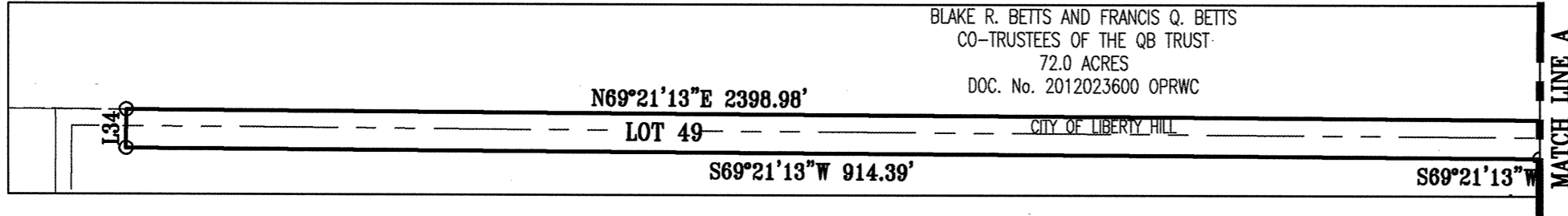
| STREET NAMES | LINEAR FOOTAGE | R.O.W. WIDTH | PAVEMENT WIDTH | DESIGN SPEED | DESIGNATION | CLASSIFICATION |
|-----------------------|----------------|--------------|----------------|--------------|-------------|----------------|
| SONBRIA PASS | 1,196' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| RIETI PARKWAY | 1,255' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| SANTA RITA BLVD. | 1,278' | 90' R.O.W. | 44' FOC-FOC | 35 M.P.H. | PUBLIC | COLLECTOR |
| ARACADIAN COVE | 190' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| ARACADIAN LANE | 40' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| RAVELLO STREET | 626' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| AZALEA SPRINGS ROAD | 82' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| WHITTINGTON WAY | 155' | 50' R.O.W. | 33' FOC-FOC | 25 M.P.H. | PUBLIC | LOCAL |
| TERRA DEL SOL PARKWAY | 70' | 60' R.O.W. | 40' FOC-FOC | 25 M.P.H. | PUBLIC | ARTERIAL |
| TOTAL | 4,892' | | | | | |

BENCHMARK:
#1 - "X" FOUND
EAST CORNER OF LOT 18, BLK "G"
SANTA RITA SOUTH SECTION 7A
DOCUMENT NO. 2018065425
N. 10209683.58
E. 3077691.27
ELEV. = 1059.12'

BENCHMARK:
#2 - MAG NAIL SET W/WASHER ON TOP OF CURB
SOUTH END OF SANTA RITA BOULEVARD
N. 10208252.99
E. 3079325.16
ELEV. = 1068.26'

TOTAL OF LOTS: 62
NO. OF SINGLE FAMILY LOTS: 59
NO. OF W.Q.E., P.U.E., D.E., &
OPEN SPACE LOTS: 2
L.S.E. & D.E. LOTS: 1

SANTA RITA RANCH SOUTH SECTION 9A FINAL PLAT



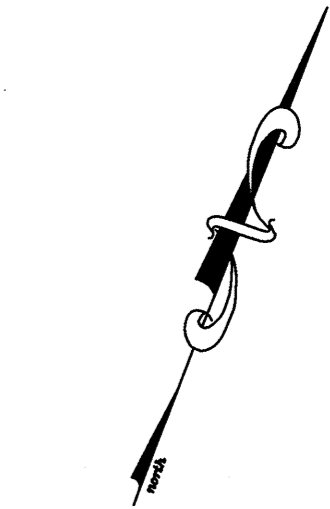
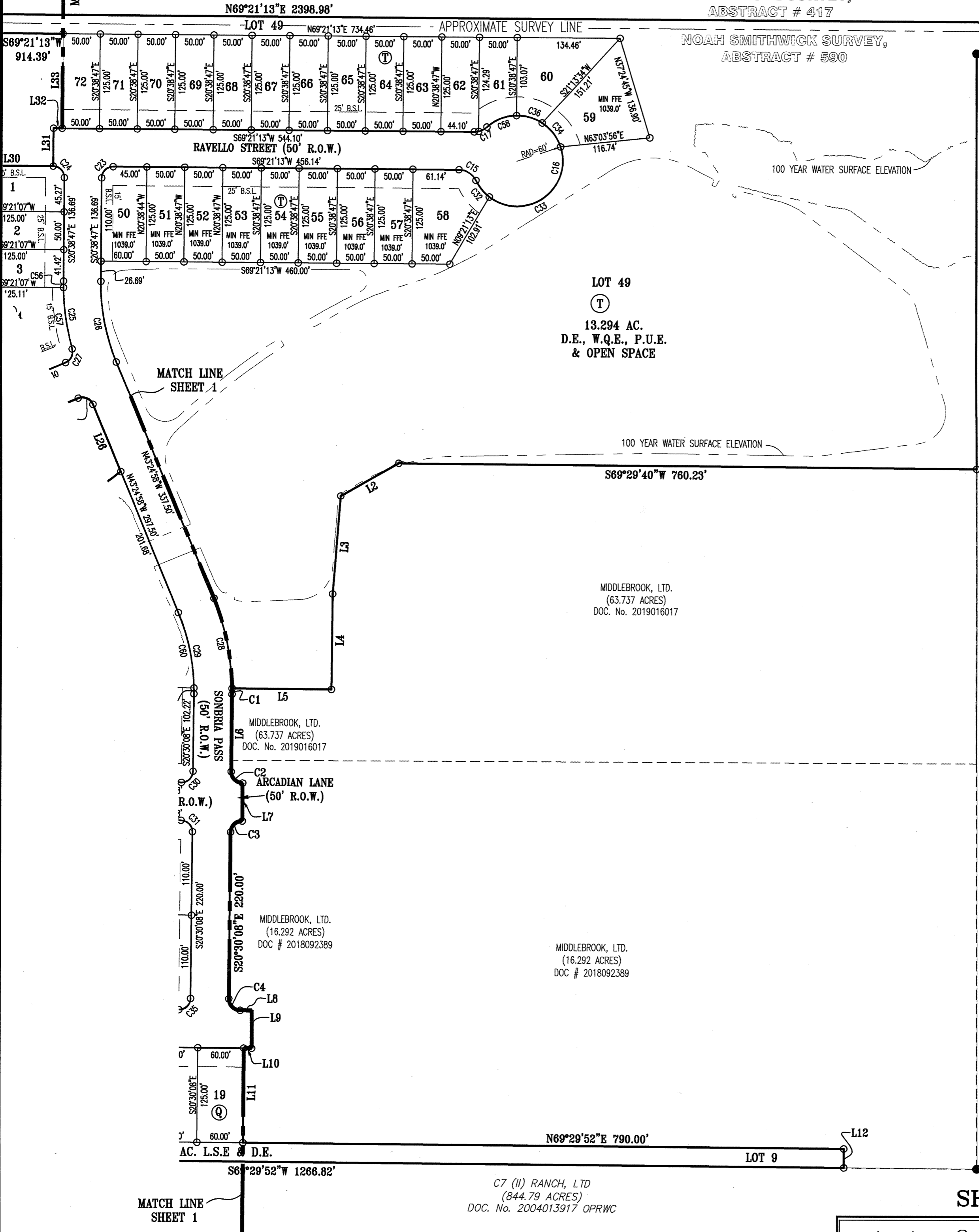
BLAKE R. BETTS AND FRANCIS Q. BETTS
CO-TRUSTEES OF THE QB TRUST
72.0 ACRES
DOC. No. 2012023600 OPRWC

SANTA RITA PARK LOT 1
CABINET FF, SLIDE 132
PRWC

POINT OF BEGINNING

B. MANLOVE SURVEY,
ABSTRACT # 417

NOAH SMITHWICK SURVEY,
ABSTRACT # 590



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- L.S.E LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT

C7 (II) RANCH, LTD
(844.79 ACRES)
DOC. No. 2004013917 OPRWC

NOAH SMITHWICK SURVEY,
ABSTRACT # 590

MIDDLEBROOK, LTD.
(63.737 ACRES)
DOC. No. 2019016017

MIDDLEBROOK, LTD.
(16.292 ACRES)
DOC # 2018092389

MIDDLEBROOK, LTD.
(16.292 ACRES)
DOC # 2018092389

C7 (II) RANCH, LTD
(844.79 ACRES)
DOC. No. 2004013917 OPRWC

SHEET NO. 2 OF 4

Carlson, Brigrance & 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 9A

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOK, LTD., OWNER OF A CALLED 63.737 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019016017, A CALLED 16.292 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018092389, A CALLED 40.79 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2006087428, AND A CALLED 15.466 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018073458, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SHOWN HEREON, 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. THIS SUBDIVISION IS TO BE KNOWN AS:

"SANTA RITA RANCH SOUTH, SECTION 9A"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19TH DAY OF NOVEMBER, 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

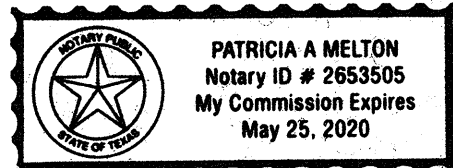
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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 19 DAY OF November, 2019 A.D.

BY: [Signature]
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

~~JASON RANGEL~~ THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN(S) DATED 10/31/2013 & 1/31/2018, RECORDED AS DOCUMENT NO. 2013102996 & 2018009176 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,
A TEXAS BANKING ASSOCIATION

BY: [Signature]
PRINTED NAME: JASON RANGEL
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

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 4 DAY OF December, A.D., 2019

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES: 6-02-2020



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

12/5/19
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 9th DAY OF Dec, 2019 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

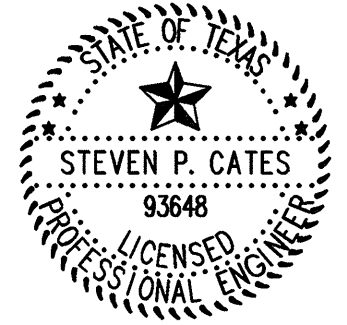
STATE OF TEXAS:

COUNTY OF TRAVIS:

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] 11/18/19
DATE
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



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

STATE OF TEXAS:

COUNTY OF TRAVIS:

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] 18/Nov/2019
DATE
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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.

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, 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.

[Signature] DATE
BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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

SHEET NO. 4 OF 4

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