

			Curve Ta	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	7.78	325.00	S21°11'19"E	7.78	3.89	1°22'21"
C2	23.56	15.00	S65°30'08"E	21.21	15.00	90'00'00"
C3	23.56	15.00	S24°29'52"W	21.21	15.00	90'00'00"
C4	23.56	15.00	S65°30'08"E	21.21	15.00	90'00'00"
C5	39.27	25.00		35.35	25.00	
C6	39.27	25.00	N65'59'33"W N24'00'16"E	35.36	25.00	89*59'34"
C7	119.12	905.00	N17*13'29"W	119.04	59.65	90°00'00" 7°32'30"
C8	121.98	995.00	N17 13 29 W N16°57'57"W	121.90	61.07	7'01'27"
C9	23.56	15.00	N24°31'18"E	21.21	15.00	89.59.58.
C10	23.56	15.00	N88*24'58"W	21.21	15.00	90.00,00
C12	23.55	25.00	S42°30'50"W	22.69	12.73	53*58'07"
C12	301.53	60.00	S20°30′08″E	70.59	43.64	287°56'10"
C14	23.55	25.00	S83°31'05"E	22.69	12.73	53*58'05"
C15	28.03	25.00	N78'31'34"W	26.58	15.69	64°14'26"
C16	299.86	60.00	N09*34'49"W	71.93	44.93	286°20'56"
C17	18.37	25.00	N48*17'59"E	17.96	9.62	42.06,32,
C18	22.27	60.00	N26*09'50"E	22.14	11.27	21'16'06"
C19	62.02	60.00	N66°24'39"E	59.30	34.10	59.13,32,
C20	51.41	60.00	S59°25'46"E	49.85	27.40	49.05,38,
C21	147.19	60.00	S35°23'41"W	112.96	167.36	140°33'15"
C22	18.63	60.00	N65°25'52"W	18.56	9.39	17°47'39"
C23	23.56	15.00	S24°21'13"W	21.21	15.00	90'00'00"
C24	23.56	15.00	N65°38'47"W	21.21	15.00	90'00'00"
C25	90.85	325.00	S28'39'16"E	90.55	45.72	16'00'59"
C26	109.30	275.00	S32'01'59"E	108.59	55.38	22'46'24"
C27	21.79	15.00	N04*57'25"E	19.93	13.33	83'14'20"
C28	122.19	325.00	N32°38'44"W	121.47	61.82	21°32'29"
C29	109.98	275.00	N31°57'33"W	109.25	55.73	22'54'50"
C30	23.56	15.00	N24°29'52"E	21.21	15.00	90'00'00"
C31	23.56	15.00	N65°30'08"W	21.21	15.00	90'00'00"
C32	28.36	60.00	S59*56'50"E	28.10	14.45	27'04'59"
C33	152.69	60.00	N33*36'23"E	114.70	195.09	145°48'35"
C34	40.42	60.00	N58°35'44"W	39.66	21.01	38°35'40"
C35	23.56	15.00	N24°29'52"E	21.21	15.00	90.00,00,
C36	35.36	60.00	S85°13'23"W	34.85	18.21	33°46'04"
C37	39.78	275.00	S65°21'15"W	39.74	19.92	8'17'14"
C38	112.22	825.00	N65'06'27"E	112.14	56.20	7'47'38"
C39	105.42	775.00	N65'06'27"E	105.34	52.79	7*47'38"
C40	23.56	15.00	S65°59'44"E	21.21	15.00	90'00'00"
C41	23.56	15.00	S24°00'16"W	21.21	15.00	90.00,00,
C42	23.56	15.00	N73°47'22"W	21.21	15.00	90'00'00"
C43	23.56	15.00	S16°12'38″W	21.21	15.00	90'00'00"
C44	45.38	350.00	N25'04'31"W	45.34	22.72	7'25'41"
C45	38.89	300.00	N25°04'31"W	38.87	19.47	7'25'41"
C46	30.03	325.00	N66°51'03"E	30.02	15.02	5'17'38"
C47	16.98	325.00	S62*42'26 " W	16.98	8.49	2'59'36"
C48	9.90	275.00	S68*28'00"W	9.90	4.95	2.03,43,
C49	29.88	275.00	S64*19'23"W	29.86	14.95	6°13'30"
C50	43.57	350.00	S25'13'22"E	43.54	21.81	7'07'59"
C51	1.80	350.00	S21°30'32"E	1.80	0.90	0°17'42"
C52	31.01	825.00	S62*17'15 " W	31.01	15.51	2'09'14"
C53	65.11	825.00	S65°37'31"W	65.09	32.57	4°31′18"
C54	16.10	825.00	S68°26'43"W	16.10	8.05	1°07'06"
C55	47.01	325.00	S65°21'15"W	46.97	23.54	8'17'14"
C56	8.58	325.00	N21°24'10"W	8.58	4.29	1°30'47"
C57	82.27	325.00	N29°24'40"W	82.05	41.35	14°30'12"
C58	43.03	60.00	S47°47'32"W	42.12	22.49	41°05'38"
C59	7.79	275.00	N21*18'48"W	7.79	3.89	1°37'20"

102.19 | 275.00 | N32°46'13"W

Line Table

Direction

S10°16'40"E

S39°29'52"W

S16°20'50"E

S20°30'08"E

S69°29'52"W

S20°30'08"E

S20°30'08"E

N69°29'52"E

S20'30'08"E

S69°29'52"W

S20°30'08"E

S21'03'45"E

S69'01'22"W

S21°21'41"E

N20°59'51"W

Length

43.71

88.51

129.92

126.17

130.09

102.22

50.00

15.09

50.00

10.00

125.00

25.00

175.25

48.48

60.00

Line #

L3

L4

L5

L6

L7

L10

L11

L12

L13

L14

L15

SANTA RITA RANCH SOUTH SECTION 9A

GENERAL:

- 1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- 2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- 3. 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:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS 1-3, & 12-14, BLOCK R, AND LOTS 50-58, BLOCK T.

WATER AND WASTEWATER:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- 3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/GEORGETOWN UTILITY SYSTEMS.
- 4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY
- 5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

OF LIBERTY HILL.

- 1. IN APPROVING THIS PLAT BY THE COMMISSIONERS 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS 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 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.
- 2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 4. 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.
- 5. 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.
- 6. 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 ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- 7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

Line #	Length	Direction		
L31	50.00	N20°38'47"W		
L32	11.63	N69°21'13"E		
L33	125.00	N20°38'47"W		
L34	25.00	N20°28'43"W		
L35	48.72	N65°15'23"E		
L38	50.08	N28°47'22"W		
L39	122.21	N69°00'55"E		
L40	44.58	S46°35'02"W		
L41	15.16	N20°59'44"W		
L42	50.08	N28°47'22"W		
L43	23.21	N21°21'41"W		
L44	22.87	N21°21'39"W		

21.17,30"

51.69

Line Table

Direction

90.00 | N68°54'10"E

113.79 | N13°27'14"W

50.45 N20°28'41"W

N69°31'17"E

S20°28'43"E

N65°03'57"E

N56°38'23"E

N48°12'50"E

N39°47'17"E

N43'24'58"W

N69°21'13"E

58.22 N32*40'47**"**E

50.00 N43°24'58"W 145.78 N57'43'32"W

160.28 | N20'38'53"W

Length

9.65

125.00

66.12

66.12

66.12

66.12

95.82

110.00

Line #

L18

L19

L20

L21

L22

L23

L25

L26

L27

L28

L29

L30

Line Table				
Line #	Length	Direction		
L31	50.00	N20°38'47"W		
L32	11.63	N69°21'13"E		
L33	125.00	N20°38'47"W		
L34	25.00	N20°28'43"W		
L35	48.72	N65'15'23"E		
L38	50.08	N28*47'22"W		
L39	122.21	N69°00'55"E		
L40	44.58	S46°35'02"W		
L41	15.16	N20'59'44"W		
L42	50.08	N28°47'22"W		
L43	23.21	N21'21'41"W		
L44	22.87	N21°21'39"W		

BEING ALL OF THAT CERTAIN 40.498 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 A CALLED 63.737 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019016017, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 16.292 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018092389, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 40.79 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2006087428, AND A PORTION OF A CALLED 15.466 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018073458, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 40.498 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID 63.737 ACRE TRACT OF LAND, BEING AT THE SOUTHERNMOST CORNER OF LOT 1, SANTA RITA PARK, AS RECORDED IN CABINET FF, SLIDE 132, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE EASTERNMOST CORNER OF A CALLED 72.0 ACRE TRACT OF LAND CONVEYED TO BLAKE R. BETTS AND FRANCIS Q. BETTS, CO-TRUSTEES OF THE QB TRUST, IN DOCUMENT NUMBER 2012023600, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHERN CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N65'15'23"E, A DISTANCE OF 48.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT A NORTHERLY WEST CORNER OF A CALLED 844.79 ACRE TRACT OF LAND CONVEYED TO C7 (II) RANCH, LTD. IN DOCUMENT NUMBER 2004013917, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE, WITH THE COMMON LINE OF SAID 844.79 ACRES AND THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3.

- 1) S10°16'40"E, A DISTANCE OF 43.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S68'58'58"W, A DISTANCE OF 321.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND 3) S21'03'45'E, A DISTANCE OF 548.98 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR AN EAST CORNER OF THE HEREIN DESCRIBED TRACT
- OF LAND, BEING AT A NORTH CORNER OF SAID 63.737 ACRE TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 63.737 ACRE TRACT OF LAND AND SAID 16.292 ACRE TRACT OF LAND, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18.

- 1) S69"29"40"W, A DISTANCE OF 706.23 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 2) S39'29'52"W, A DISTANCE OF 88.51 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 3) S16'20'50"E, A DISTANCE OF 129.92 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 4) S20"30'08"E, A DISTANCE OF 126.17 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 5) S69'29'52'W, A DISTANCE OF 130.09 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT.
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AND ARC LENGTH OF 7.78 FEET, AND A CHORD THAT BEARS \$21*11'19"E, A DISTANCE OF 7.78 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 7) S20'03'08"E, A DISTANCE OF 102.22 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AND ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S65'30'08"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 9) S20'30'08"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE
- 10)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AND ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS \$24°29'52"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 11)S20'30'08'E, A DISTANCE OF 220.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE
- 12)ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AND ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S65'30'08"E, A DISTANCE
- OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 13)N69'29'52"E, A DISTANCE OF 15.06 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 14)S20"30'08"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 15)S69'29'52"W, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, AND 16)S20"30"08"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 17)N69'29'52"E, A DISTANCE OF 790.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, AND 18)S21'03'45'E, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN
- DESCRIBED TRACT OF LAND, BEING IN A SOUTH LINE OF SAID 16.292 ACRE TRACT, SAME BEING IN A NORTH LINE OF SAID 844.79 ACRE TRACT OF LAND,

THENCE, S69'29'52"W, WITH THE NORTH LINE OF SAID 844.79 ACRE TRACT AND THE SOUTH LINE OF SAID 16.292 ACRE TRACT OF LAND, A DISTANCE OF 1266.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT A NORTHWEST CORNER OF SAID 844.79 ACRE TRACT, SAME BEING AT THE NORTH CORNER OF LOT 8, BLOCK Q, SANTA RITA RANCH SOUTH, SECTION 6, RECORDED IN DOCUMENT NUMBER 2018088496, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING IN AN EAST LINE OF SAID 40.79 ACRE TRACT OF LAND,

THENCE, WITH THE NORTH OF SAID SANTA RITA RANCH SOUTH, SECTION 6, AND OVER AND ACROSS SAID 40.49 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3.

- 1) S69'01'22"W, A DISTANCE OF 175.25 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST TERMINUS OF WHITTINGTON WAY (50' R.O.W.),
- 2) S21'21'41"E, WITH THE SOUTHWEST LINE OF SAID WHITTINGTON WAY, A DISTANCE OF 48.48 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF LOT 19, BLOCK O OF SAID SANTA RITA RANCH SOUTH, SECTION 6, AND
- 3) S69'00'35"W, A DISTANCE OF 542.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 1, BLOCK O OF SAID SANTA RITA RANCH SOUTH, SECTION 6, BEING AN INTERIOR CORNER OF SAID 15.466 ACRE TRACT OF LAND,

THENCE, S20'59'44"E, WITH THE SOUTHWEST LINE OF SAID LOT 1 AND A NORTHEAST LINE OF SAID 15.466 ACRE TRACT, DISTANCE OF 755.16 FEET TO A 1/2 INCH IRON ROD FOUND AT AN EAST CORNER OF SAID 15.466 ACRE TRACT, BEING AT THE NORTHEAST TERMINUS OF SANTA RITA BOULEVARD, AND BEING AN EAST CORNER OF SANTA RITA RANCH SOUTH, SECTION 7A, RECORDED IN DOCUMENT NUMBER 2018065425, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE COMMON LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 7A AND SAID 15.466 ACRE TRACT OF LAND, THE FOLLOWING TWO COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S69°00'16"W, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, AND
- 2) N20'59'44'W, A DISTANCE OF 852.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE

THENCE, OVER AND ACROSS SAID 15.466 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N65'59'44"W, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, AND
- 2) N20'59'44"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET IN A NORTH LINE OF SAID 15.466 ACRE TRACT OF LAND, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, ALONG SAID CURVE TO THE LEFT AND WITH A NORTH LINE OF SAID 15.466 ACRE TRACT OF LAND, HAVING A RADIUS OF 25.00 FEET, AND ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N24'00'16"E, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,

THENCE, OVER AND ACROSS SAID 15.466 ACRE TRACT AND SAID 63.737 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES, NUMBERED 1 THROUGH 28.

- 1) N68'54'10"E, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,N20"59'44"W, A DISTANCE OF 137.55 FEET
- TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT. 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 905.00 FEET, AND ARC LENGTH OF 119.12 FEET, AND A CHORD THAT BEARS N17'13'29'W, A
- DISTANCE OF 119.04 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 3) N13'27'14'W, A DISTANCE OF 113.79 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 995.00 FEET, AND ARC LENGTH OF 121.98 FEET, AND A CHORD THAT BEARS N16'57'57"W, A DISTANCE
- OF 121.90 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 5) N20'28'41"W, A DISTANCE OF 50.45 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N24'31'18"E, A DISTANCE
- OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 7) N69'31'17"E, A DISTANCE OF 9.65 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 8) S20'28'43"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 9) N69"31"17"E, A DISTANCE OF 400.51 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 10)N65'03'57"E, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 11)N56'38'23"E, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 12)N48'12'50"E, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 13)N39'47'17"E, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 14)N32'40'47"E, A DISTANCE OF 58.22 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 15)N31°37'45"E, A DISTANCE OF 377.25 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 16)N31°37'45"E, A DISTANCE OF 350.01 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 17)N43'24'58"W, A DISTANCE OF 95.82 FEET TO 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE
- 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AND ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N88'24'58"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 19)S46'35'02"W, A DISTANCE OF 42.22 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 20)N43"24'58"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 21)N57*43'32"W, A DISTANCE OF 145.78 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 22)N20"38"53"W, A DISTANCE OF 160.28 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 23)N69°21°13"E, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 24)N20"38'47"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 25)N69°21'13"E, A DISTANCE OF 11.63 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 26)N20"38"53"W, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, 27)N69'21'13"W, A DISTANCE OF 914.39 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER, AND
- 28)N20'28'43"W, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE NORTHWEST LINE OF SAID 63.737 ACRE TRACT, AND BEING IN THE SOUTHEAST LINE OF SAID 72.00 ACRE TRACT OF

THENCE, N69°21'13"E, WITH THE SOUTHEAST LINE OF SAID 72.0 ACRES AND THE NORTHWEST LINE OF SAID 63.737 ACRE TRACT OF LAND, A DISTANCE OF 2398.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.498 ACRES OF LAND.

SHEET NO. 3 OF 4



SANTA RITA RANCH SOUTH SECTION 9A

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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 (9TH 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

EDWARD HORNE, VICE PRESIDENT 1700 CROSS CREEK LANE, STE. 100 LIBERTY HILL, TX 78642

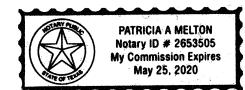
STATE OF TEXAS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 19 DAY OF NOVEMBER, 2019 A.D.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY. TEXAS



CONSENT OF MORTGAGEE

JASON PANSETHE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN(S) DATED 10/31/2013 4 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

PRINTED NAME: JASON RANGEL

TITLE: VICE PRESIDENT

BEFORE ME ON THIS DAY PERSONALLY APPEARED LOSON 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

ARACELI HERNANDEZ Notary Public, State of Texas Commission Expires 06-02-2020 Notary ID 126285198 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.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE TO DAY OF DEC . 2019 A.D.

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: STEVEN P. CATES, P.E. NO. 93648

CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE, AUSTIN, TEXAS 78749



CARLSON, BRIGANCE, & DOERING, INC.

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: AARON V. THOMASON, R.P.L.S. NO. 6214

CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE, AUSTIN, TEXAS 78749 aaron@cbdenq.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 GRAVEL, 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

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

SHEET NO. 4 OF 4



Carlson, Brigance & Doering, Inc.

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749

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