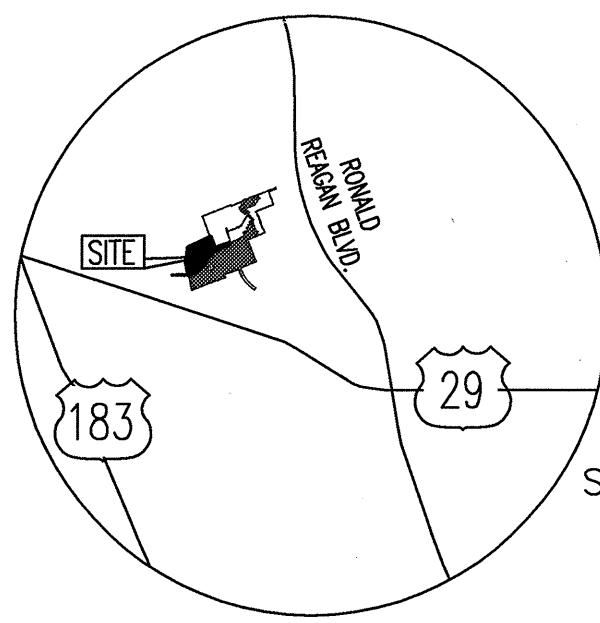
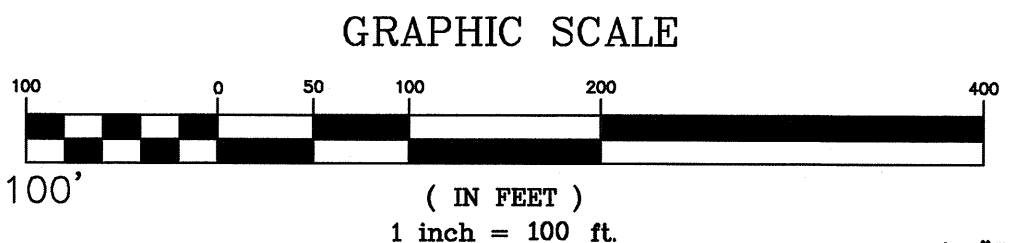


# SANTA RITA RANCH SOUTH, SECTION 17 FINAL PLAT



SCALE: 1" = 100'



LARRY EVERETT FOUST ET UX  
107.5 ACRES, FIRST TRACT  
VOLUME 764, PAGE 801

DATE: MARCH 31, 2020

OWNER:

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

DEVELOPER:

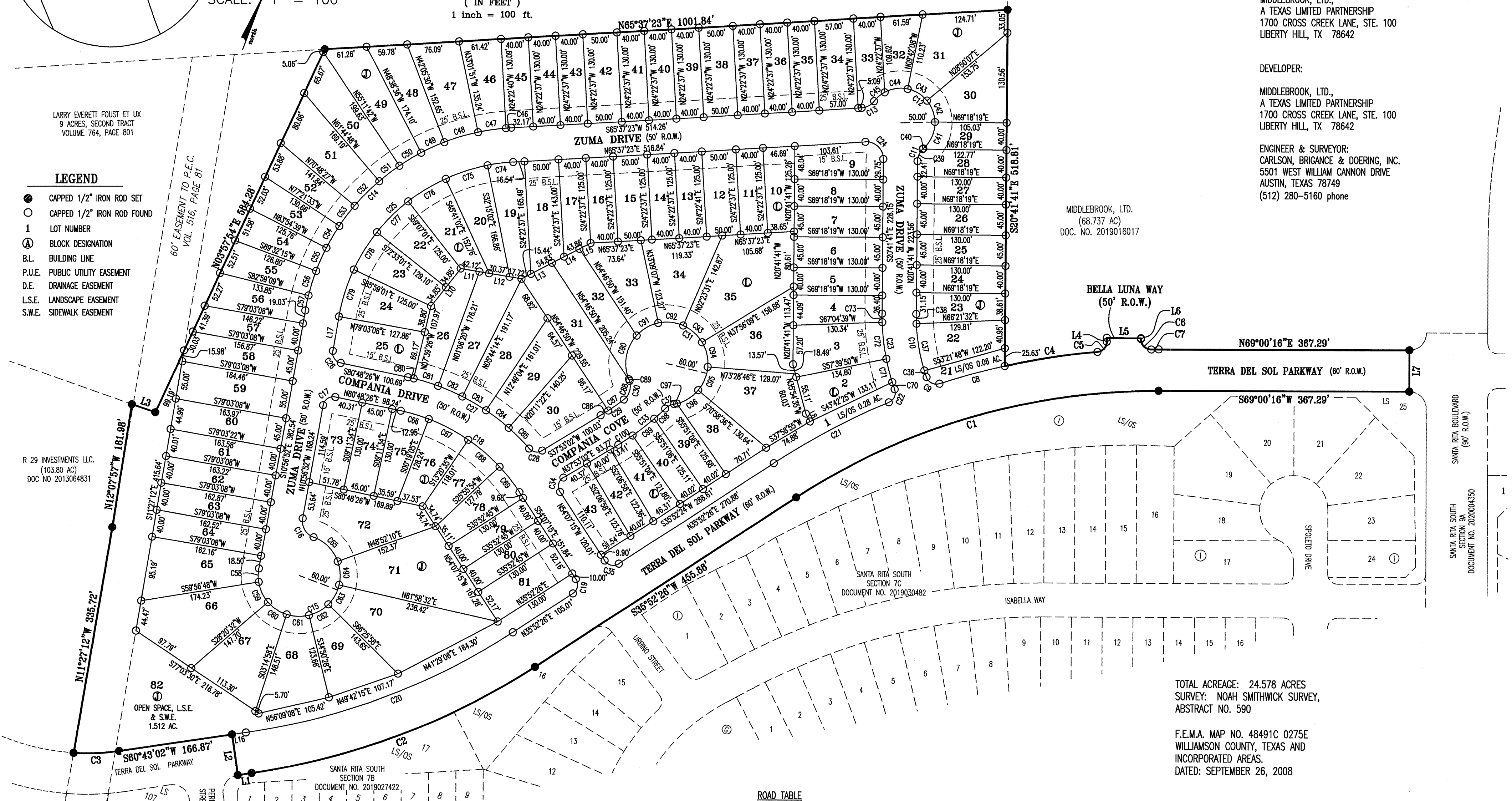
MIDDLEBROOK, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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

MIDDLEBROOK, LTD.  
(68.737 AC)  
DOC. NO. 2019016017

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

R 29 INVESTMENTS LLC.  
(103.80 AC)  
DOC NO 2013064831




TOTAL OF LOTS:	105
NO. OF SINGLE FAMILY LOTS:	102
NO. OF OPEN SPACE AND LANDSCAPE LOTS:	2
NO. OF OPEN SPACE, L.S.E. & SIDEWALK LOTS:	1

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
TERRA DEL SOL PKWY	1,856'	60' R.O.W.	40' FOC-FOC	25 M.P.H.	PUBLIC	ARTERIAL
ROSELLE DR.	1,387'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
ZUMA DR	427'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
COMPANIA DR.	637'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
COMPANIA CV.	268'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	4,575'					

TOTAL ACREAGE: 24.578 ACRES  
SURVEY: NOAH SMITHWICK SURVEY,  
ABSTRACT NO. 590  
  
F.E.M.A. MAP NO. 48491C 0275E  
WILLAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008

**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

# SANTA RITA RANCH SOUTH, SECTION 17

## FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	560.89	970.00	S52°26'21"W	553.11	288.53	33°07'50"
C2	446.60	1030.00	S48°17'44"W	443.11	226.87	24°50'36"
C3	66.89	325.00	S66°36'49"W	66.77	33.56	11°47'34"
C4	137.32	1030.00	N60°11'28"E	137.22	68.76	7°38'19"
C5	22.12	15.00	N21°45'57"E	20.17	13.62	84°29'21"
C6	23.85	15.00	S66°02'12"E	21.42	15.30	91°06'58"
C7	10.77	1030.00	N68°42'17"E	10.77	5.39	0°35'58"
C8	99.13	1030.00	S53°36'53"W	99.09	49.60	5°30'52"
C9	23.30	15.00	S84°38'56"E	21.02	14.74	88°59'14"
C10	93.40	275.00	S30°25'30"E	92.95	47.16	19°27'37"
C11	21.03	25.00	S03°24'00"W	20.41	11.18	48°11'23"
C12	165.86	50.00	N67°32'09"W	99.61	568.00	190°03'41"
C13	21.03	25.00	N41°31'42"E	20.41	11.18	48°11'23"
C14	434.34	325.00	S27°20'15"W	402.73	256.54	76°34'16"
C15	272.10	60.00	N39°08'03"E	92.04	71.71	259°50'09"
C16	34.83	25.00	S50°51'57"E	32.08	20.92	79°50'09"
C17	24.01	15.00	S34°54'44"W	21.53	15.46	91°43'13"
C18	216.33	275.00	N76°39'25"W	210.79	114.11	45°04'19"
C19	23.56	15.00	N09°07'25"W	21.21	15.00	89°59'41"
C20	420.59	970.00	N48°17'44"E	417.30	213.65	24°50'36"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	190.48	1030.00	S41°10'18"W	190.20	95.51	10°35'44"
C22	22.75	15.00	N03°01'05"E	20.63	14.21	86°54'09"
C23	111.96	325.00	S30°33'52"E	111.40	56.54	19°44'15"
C24	40.88	25.00	N67°32'09"W	36.47	26.66	93°40'55"
C25	367.51	275.00	S27°20'15"W	340.77	217.07	76°34'16"
C26	23.10	15.00	S55°04'13"E	20.89	14.55	88°14'42"
C27	209.29	325.00	N80°44'40"W	205.69	108.42	36°53'49"
C28	20.90	15.00	N77°47'38"E	19.25	12.55	79°49'13"
C29	40.98	332.00	N34°21'13"E	40.95	20.51	70°4'18"
C30	32.54	25.00	N06°27'57"W	30.29	19.03	74°34'02"
C31	295.71	60.00	N82°33'31"W	75.21	48.26	282°22'54"
C32	14.74	25.00	S41°44'39"W	14.53	7.59	33°46'35"
C33	86.89	382.00	N31°22'20"E	86.70	43.63	13°01'58"
C34	24.09	15.00	S08°07'07"E	21.58	15.53	92°00'17"
C35	23.56	15.00	N80°52'35"E	21.21	15.00	90°00'19"
C36	10.16	275.00	S39°05'48"E	10.16	5.08	2°07'00"
C37	69.10	275.00	S30°50'23"E	68.92	34.73	14°23'51"
C38	14.14	275.00	S22°10'05"E	14.14	7.07	2°56'46"
C39	19.51	25.00	S01°39'35"W	19.02	10.28	44°42'33"
C40	1.52	25.00	S25°45'16"W	1.52	0.76	3°28'50"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	43.74	50.00	N02°26'02"E	42.36	23.38	50°07'19"
C42	33.63	50.00	N41°53'45"W	33.00	17.48	38°32'15"
C43	33.63	50.00	N80°26'01"W	33.00	17.48	38°32'15"
C44	34.47	50.00	S60°32'43"W	33.80	17.95	39°30'17"
C45	20.39	50.00	S29°06'47"W	20.24	10.34	23°21'34"
C46	7.83	325.00	S64°55'58"W	7.83	3.92	1°22'50"
C47	41.26	325.00	S60°36'21"W	41.23	20.66	7°16'24"
C48	51.40	325.00	S52°26'20"W	51.34	25.75	9°03'39"
C49	37.16	325.00	S44°37'57"W	37.14	18.60	6°33'06"
C50	37.16	325.00	S38°04'51"W	37.14	18.60	6°33'06"
C51	37.16	325.00	S31°31'45"W	37.14	18.60	6°33'06"
C52	51.40	325.00	S23°43'22"W	51.34	25.75	9°03'39"
C53	37.16	325.00	S15°55'00"W	37.14	18.60	6°33'06"
C54	37.16	325.00	S09°21'54"W	37.14	18.60	6°33'06"
C55	37.16	325.00	S02°48'48"W	37.14	18.60	6°33'06"
C56	37.16	325.00	S03°44'18"E	37.14	18.60	6°33'06"
C57	22.31	325.00	S08°58'52"E	22.31	11.16	3°56'01"
C58	20.02	60.00	S20°30'25"E	19.93	10.10	19°07'06"
C59	33.08	60.00	S45°51'43"E	32.67	16.97	31°35'30"
C60	33.08	60.00	S77°27'13"E	32.67	16.97	31°35'30"

### FIELD NOTES

BEING ALL OF THAT CERTAIN 24.578 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 27.627 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2019102590, A PORTION OF A CALLED 41.118 ACRE TRACT CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2018073456, A PORTION OF A CALLED 15.466 ACRE TRACT CONVEYED TO MIDDLEBROOK, LTD. IN DOCUMENT NUMBER 2018073458, AND A PORTION OF A CALLED 68.737 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD IN DOCUMENT NUMBER 2019016017, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 24.578 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SANTA RITA SOUTH SECTION 7C, AS RECORDED IN DOCUMENT NUMBER 2019030482, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING A CORNER IN THE EASTERN BOUNDARY LINE OF SAID 65.358 ACRE TRACT, AND BEING THE POINT OF TERMINUS IN THE SOUTHERN CORNER OF THE INTERSECTION OF SANTA RITA SOUTH BOULEVARD OF SANTA RITA SOUTH SECTION 9A, AS RECORDED IN DOCUMENT NUMBER 2020004350, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE EASTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 65.358 ACRE TRACT, SAID SANTA RITA SOUTH SECTION 7C, AND SANTA RITA SOUTH SECTION 7B, AS RECORDED IN DOCUMENT NUMBER 2019027422, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- S69°00'16"W, A DISTANCE OF 367.29 FEET TO A CAPPED IRON ROD FOUND, AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 560.89 FEET, AND WHOSE CHORD BEARS S52°26'21"W, A DISTANCE OF 553.11 FEET TO A CAPPED IRON ROD FOUND,
- S35°52'26"W, A DISTANCE OF 455.88 FEET TO A CAPPED IRON ROD FOUND, AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 446.60 FEET, AND WHOSE CHORD BEARS S48°17'44"W, A DISTANCE OF 443.11 FEET TO A CAPPED IRON ROD FOUND,
- S60°43'02"W, A DISTANCE OF 20.50 FEET TO A CAPPED IRON ROD FOUND,
- N29°16'58"W, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD FOUND,
- S60°43'02"W, A DISTANCE OF 166.87 FEET TO A CAPPED IRON ROD FOUND, AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT, AND
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 66.89 FEET, AND WHOSE CHORD BEARS S66°36'49"W, A DISTANCE OF 66.77 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 65.358 ACRE TRACT, BEING THE EAST CORNER OF A CALLED 103.80 ACRE TRACT OF LAND CONVEYED TO R 29 INVESTMENTS, LLC., DESCRIBED IN DOCUMENT NUMBER 2013064831, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 65.358 ACRE TRACT AND SAID 103.80 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N11°27'12"W, A DISTANCE OF 335.72 FEET TO AN IRON ROD FOUND, AND
- N12°07'57"W, A DISTANCE OF 181.98 FEET TO AN IRON ROD FOUND, BEING AN EXTERIOR CORNER OF SAID 65.358 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 103.80 ACRE TRACT, ALSO BEING IN THE SOUTH BOUNDARY LINE OF A CALLED 9 ACRE TRACT (SECOND TRACT) OF LAND CONVEYED TO LARRY EVERETT FOUST AS DESCRIBED IN VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 65.358 ACRE TRACT AND SAID 9 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N88°03'33"E, A DISTANCE OF 36.28 FEET TO AN IRON ROD FOUND, AND
- N03°57'54"E, A DISTANCE OF 584.28 FEET TO AN IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID 65.358 ACRE TRACT, FOR THE NORTH CORNER OF SAID 9 ACRE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF A CALLED 107.5 ACRE (FIRST TRACT) TRACT OF LAND CONVEYED TO LARRY EVERETT FOUST AS DESCRIBED IN SAID VOLUME 764, PAGE 801,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 65.358 ACRE TRACT AND SAID 107.5 ACRE TRACT, N65°37'23"E, A DISTANCE OF 1001.84 FEET TO AN IRON ROD FOUND, BEING AN INTERIOR CORNER OF SAID 65.358 ACRE TRACT, AND BEING THE EAST CORNER OF SAID 107.5 ACRE TRACT,

THENCE, OVER AND ACROSS SAID 65.358 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- S20°41'41"E, A DISTANCE OF 518.81 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 137.32 FEET, AND WHOSE CHORD BEARS N60°11'28"E, A DISTANCE OF 137.22 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.12 FEET, AND WHOSE CHORD BEARS N21°45'57"E, A DISTANCE OF 20.17 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
- N20°28'43"W, A DISTANCE OF 5.63 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N64°13'44"E, A DISTANCE OF 50.21 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S20°28'43"E, A DISTANCE OF 1.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT,
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.85 FEET, AND WHOSE CHORD BEARS S66°02'12"E, A DISTANCE OF 21.42 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 10.77 FEET, AND WHOSE CHORD BEARS N68°42'17"E, A DISTANCE OF 10.77 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE", AND
- N69°00'16"E, A DISTANCE OF 367.29 FEET TO A CAPPED IRON ROD FOUND, BEING A POINT OF TERMINUS IN THE WEST CORNER OF THE INTERSECTION OF SAID SANTA RITA BOULEVARD,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 65.358 ACRE TRACT AND SAID SANTA RITA BOULEVARD, S20°59'47"E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.578 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	33.08	60.00	N70°57'17"E	32.67	16.97	31°35'30"
C62	33.08	60.00	N39°21'47"E	32.67	16.97	31°35'30"
C63	33.08	60.00	N07°46'17"E	32.67	16.97	31°35'30"
C64	34.67	60.00	N24°34'39"W	34.19	17.83	33°06'23"
C65	52.00	60.00	N65°57'26"W	50.38	27.76	49°39'11"
C66	42.60	275.00	S85°14'40"W	42.55	21.34	8°52'29"
C67	65.57	275.00	N83°29'15"W	65.41	32.94	13°39'40"
C68	60.42	275.00	N70°21'45"W	60.30	30.33	12°35'19"
C69	47.74	275.00	N59°05'41"W	47.68	23.93	9°56'51"
C70	10.72	325.00	S39°29'17"E	10.72	5.36	1°53'24"
C71	35.21	325.00	S35°26'23"E	35.19	17.62	6°12'25"
C72	53.40	325.00	S27°37'46"E	53.34	26.76	9°24'48"
C73	12.63	325.00	S21°48'33"E	12.63	6.32	2°13'37"
C74	37.79	275.00	S61°41'11"W	37.76	18.93	7°52'25"
C75	64.48	275.00	S51°01'58"W	64.33	32.39	13°26'00"
C76	64.48	275.00	S37°35'59"W	64.33	32.39	13°26'00"
C77	64.48	275.00	S24°09'59"W	64.33	32.39	13°26'00"
C78	64.48	275.00	S10°43'59"W	64.33	32.39	13°26'00"
C79	71.82	275.00	S03°27'57"E	71.62	36.12	14°57'52"
C80	8.71	325.00	S81°34'30"W	8.71	4.36	1°32'08"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	37.16	325.00	S85°37'07"W	37.14	18.60	6°33'06"
C82	38.81	322.80	N87°41'03"W	38.79	19.43	6°53'22"
C83	40.16	327.21	N80°43'21"W	40.14	20.11	7°01'58"
C84	41.81	325.00	N73°29'47"W	41.79	20.94	7°22'18"
C85	42.63	325.00	N66°03'12"W	42.59	21.34	7°30'53"
C86	13.03	332.00	N36°45'53"E	13.03	6.52	2°14'57"
C87	27.94	332.00	N33°13'44"E	27.94	13.98	4°49'21"
C88	30.26	25.00	N03°51'09"W	28.44	17.29	68°20'26"
C89	2.28	25.00	N41°08'10"W	2.28	1.14	5°13'36"
C90	68.12	60.00	S11°13'21"E	64.52	38.26	65°03'14"
C91	37.22	60.00	S39°04'35"W	36.63	19.23	35°32'38"
C92	37.22	60.00	S74°37'12"W	36.63	19.23	35°32'38"
C93	37.22	60.00	N69°50'10"W	36.63	19.23	35°32'38"
C94	37.22	60.00	N34°17'33"W	36.63	19.23	35°32'38"
C95	37.22	60.00	N01°15'05"E	36.63	19.23	35°32'38"
C96	37.22	60.00	N36°47'43"E	36.63	19.23	35°32'38"
C97	4.26	60.00	N56°35'59"E	4.26	2.13	4°03'55"
C98	21.87	382.00	N26°29'45"E	21.86	10.94	3°16'47"
C99	40.07	382.00	N31°08'27"E	40.06	20.06	6°00'38"
C100	24.95	382.00	N36°01'03"E	24.95	12.48	3°44'33"

Line Table		
Line #	Length	Direction
L1	20.50	S60°43'02"W
L2	60.00	N29°16'58"W
L3	36.28	N88°03'33"E
L4	5.63	N20°28'43"W
L5	50.00	N69°31'17"E
L6	1.00	S20°28'43"E
L7	60.00	S20°59'47"E
L8	12.85	S49°57'38"E
L10	69.69	N17°26'59"E
L11	27.68	N78°29'30"E
L12	62.53	N78°29'30"E
L13	50.29	S41°23'57"W
L14	45.26	S41°23'57"W
L15	18.58	S41°23'57"W
L16	20.50	N60°42'42"E
L17	50.60	N10°56'52"W

## SHEET NO. 2 OF 3





# SANTA RITA RANCH SOUTH, SECTION 17 FINAL PLAT

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOK, LTD. OWNER OF THAT CERTAIN CALLED 27.627 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019102590, A CALLED 41.118 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2018073456, A CALLED 15.466 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2018073458, AND A CALLED 68.737 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019016017, ALL SITUATED IN THE NOAH SMITHWICK SURVEY, ABSTRACT NUMBER 590, WILLIAMSON COUNTY, TEXAS, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 24.578 ACRE 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 17"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22 DAY OF April, 2020.

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

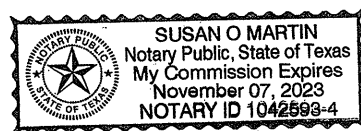
BY: [Signature]  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

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 April, 2020, A.D.

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



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013102996 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009176 OF 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 20 DAY OF April, A.D., 2020.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Araceli Hernandez  
MY COMMISSION EXPIRES 6-2-2020



### 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 B11.1, 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 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.
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' 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 LICENSE 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 ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

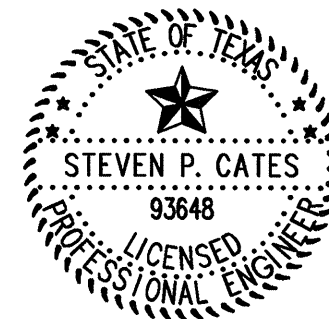
STATE OF TEXAS:

COUNTY OF TEXAS:

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] 4/24/2020  
STEVEN P. CATES, P.E. NO. 93648 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



STATE OF TEXAS:

COUNTY OF TEXAS:

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] 23 April 2020  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
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.

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] 5/20/2020  
SALLY A. McFERON DATE  
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22 DAY OF April, 2020, A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
WILLIAMSON COUNTY, TEXAS  
PRINTED NAME: Cindy Bridges

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

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, 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 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 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. 3 OF 3



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