

SANTA RITA RANCH SOUTH SECTION 10A FINAL PLAT

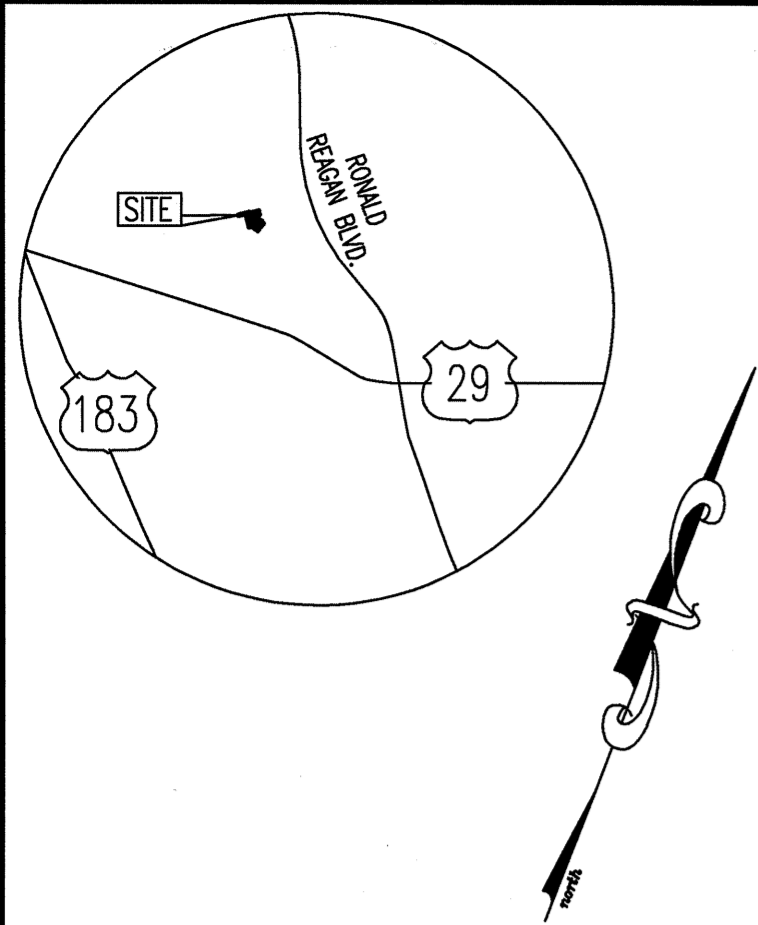
BLAKE R. BETTS AND FRANCIS Q. BETTS
CO-TRUSTEES OF THE QB TRUST
72.0 ACRES
DOC. No. 2012023600 OPRWC

MIDDLEBROOK, LTD.
(68.737 AC)
DOC NO 2019016017

MIDDLEBROOK, LTD.
(68.737 AC)
DOC NO 2019016017

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'



SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- 100 YEAR WATER SURFACE ELEVATION
- 1 LOT NUMBER
- ① BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING

DATE: MARCH 11, 2020

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: 8.743 ACRES
SURVEY: NOAH SMITHWICK SURVEY,
ABSTRACT NO. 590

F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

Line Table		
Line #	Length	Direction
L1	58.22	S32°40'47"W
L2	125.00	N54°25'29"W
L3	49.26	S42°43'29"W
L4	55.94	S63°56'38"W
L5	53.59	N20°28'43"W
L6	65.78	S48°30'23"W
L7	14.09	S69°21'13"W
L8	125.00	S20°38'47"E
L9	11.63	S69°21'13"W
L10	50.00	S20°38'47"E
L11	110.00	S69°21'07"W
L12	160.27	S20°38'53"E

Line Table		
Line #	Length	Direction
L13	145.78	S57°43'32"E
L14	50.00	S43°24'58"E
L15	41.25	N46°35'02"E
L16	95.82	S43°24'58"E
L17	120.16	S27°12'10"W
L18	19.04	N46°35'02"E
L19	19.04	N46°35'02"E
L20	159.35	S55°55'53"W
L21	40.42	S49°25'35"E
L22	23.60	S31°37'49"W
L23	120.16	S27°12'10"W
L24	95.10	N31°37'49"E

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 FOR LOTS 28-35, BLOCK R, 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.
- 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 28, 29, 30, 31, 32, 33, 34, & 35, BLOCK R.

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
- 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.


Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	24.41	325.00	S37°43'37"W	24.41	12.21
C2	24.56	15.00	N89°47'45"E	21.91	16.03
C3	164.59	250.00	S39°30'32"E	161.63	85.40
C4	131.67	200.00	S39°30'32"E	129.31	68.32
C5	39.59	275.00	N35°45'16"E	39.56	19.83
C6	23.56	15.00	N13°22'11"W	21.21	15.00
C7	46.79	325.00	N35°45'16"E	46.75	23.43
C8	24.05	15.00	N75°41'37"E	21.56	15.50
C9	12.26	275.00	N28°28'47"E	12.26	6.13
C10	109.94	325.00	S36°53'36"W	109.41	55.50
C11	93.02	275.00	S36°53'36"W	92.58	46.96
C12	25.11	325.00	N29°24'58"E	25.11	12.56
C13	23.56	15.00	S24°21'10"W	21.21	15.00

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C14	23.56	15.00	S85°38'50"E	21.21	15.00
C15	66.66	250.00	N50°43'54"W	66.46	33.53
C16	59.79	250.00	N36°14'32"W	59.65	30.04
C17	38.15	250.00	N25°01'10"W	38.11	19.11
C18	74.84	200.00	S31°22'08"E	74.41	37.86
C19	56.83	200.00	S50°13'46"E	56.64	28.61
C20	27.50	325.00	S29°37'35"W	27.49	13.76
C21	50.05	325.00	S36°27'43"W	50.00	25.07
C22	32.39	325.00	S43°43'44"W	32.38	16.21
C23	5.85	275.00	S45°58'28"W	5.85	2.93
C24	50.67	275.00	S40°05'13"W	50.59	25.40
C25	36.51	275.00	S31°00'21"W	36.48	18.28
C26	22.38	325.00	S33°36'10"W	22.37	11.19

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
AZALEA SPRINGS ROAD	403'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CAMELLIA STREET	556'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RAVELLO STREET	588'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,547'					

TOTAL OF LOTS: 42
NO. OF SINGLE FAMILY LOTS: 42

SHEET NO. 1 OF 2



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\5050\SURVEY\PLAT - SANTA RITA SOUTH SEC 10-A.dwg

SANTA RITA RANCH SOUTH SECTION 10A FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOK, LTD. OWNER THAT CERTAIN CALLED 68.737 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019016017, AND A CALLED 15.466 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018073458, AS SHOWN HEREON, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE, SAID 8.743 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 10A"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22ND 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

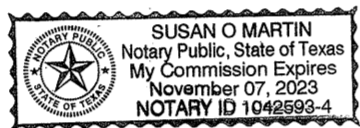
BY: [Signature]
JAMES EDWARD HORNE, VICE PRESIDENT
1706 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22ND 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

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.

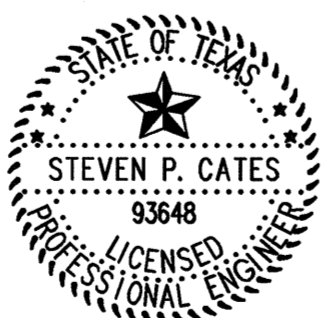
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, 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
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



FIELD NOTES
BEING ALL OF THAT CERTAIN 8.743 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 68.737 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019016017, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 8.743 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 SOUTHWEST LINE OF SONBRIA PASS (50' R.O.W.), BEING AT THE NORTHERNMOST CORNER OF LOT 15, BLOCK R, SANTA RITA RANCH SOUTH, SECTION 9A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020004350, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EASTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 15, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S31°37'45"W, A DISTANCE OF 350.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) S32°40'47"W, A DISTANCE OF 58.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 15.466 ACRE TRACT AND SAID 68.737 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) N54°25'29"W, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00, AN ARC LENGTH OF 24.41 FEET, AND A CHORD THAT BEARS S37°43'37"W, A DISTANCE OF 24.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N50°07'16"W, A DISTANCE OF 189.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S42°43'29"W, A DISTANCE OF 49.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S63°56'38"W, A DISTANCE OF 55.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N20°28'43"W, A DISTANCE OF 53.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S48°30'23"W, A DISTANCE OF 65.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N20°28'43"W, A DISTANCE OF 392.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N69°21'13"W, A DISTANCE OF 14.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N20°38'47"W, A DISTANCE OF 175.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER IN THE SOUTHEAST LINE OF LOT 49, BLOCK T, OF SAID SANTA RITA RANCH SOUTH, SECTION 9A,

THENCE, N69°21'13"E, A DISTANCE OF 600.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF SAID LOT 49, BLOCK T, BEING AT THE WESTERNMOST CORNER OF LOT 72, BLOCK T, OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 63.737 ACRE TRACT AND SAID 15.466 ACRE TRACT, AND WITH A NORTHWEST LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) S20°38'53"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 72, AND BEING IN THE NORTHWEST LINE OF RAVELLO STREET (50' R.O.W.),
- 2) S69°21'13"W, A DISTANCE OF 11.63 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST TERMINUS OF SAID RAVELLO STREET,
- 3) S20°38'47"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF LOT 1, BLOCK V OF SAID SANTA RITA RANCH SOUTH, SECTION 9A,
- 4) S69°21'07"W, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID LOT 1,
- 5) S20°38'53"E, A DISTANCE OF 160.27 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF LOT 3 AND THE WEST CORNER OF LOT 4, BLOCK V OF SAID SANTA RITA RANCH SOUTH, SECTION 9A,
- 6) S57°43'32"E, A DISTANCE OF 145.78 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 4, BEING AT THE WEST TERMINUS OF AZALEA SPRINGS ROAD (50' R.O.W.),
- 7) S43°24'58"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID AZALEA SPRINGS ROAD,
- 8) N46°35'02"E, A DISTANCE OF 41.25 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 24.54 FEET, AND A CHORD THAT BEARS N89°47'45"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 10) S43°24'58"E, A DISTANCE OF 95.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.743 ACRES OF LAND.

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 McFERON
CITY OF LIBERTY HILL, TEXAS

6-9-2020
DATE

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

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

[Signature]
PRINTED NAME

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

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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. 2 OF 2

