

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

## 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
- W.W.E. WASTEWATER EASEMENT
- 100 YEAR WATER SURFACE ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION

## Line Table

Line #	Length	Direction
L1	38.86	S69°29'52"W
L2	3.00	S69°29'52"W
L3	3.00	N69°29'52"E
L4	50.00	N20°30'08"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	N24°29'52"E	21.21	15.00	90°00'00"
C2	23.56	15.00	N65°30'08"W	21.21	15.00	90°00'00"
C3	7.79	325.00	N21°11'18"W	7.79	3.89	1°22'21"
C4	40.04	60.00	N34°38'47"E	39.30	20.80	38°14'01"
C5	54.12	60.00	N79°36'12"E	52.30	29.06	51°40'48"
C6	40.66	60.00	S55°08'32"E	39.89	21.15	38°49'46"
C7	54.81	60.00	S09°33'22"E	52.93	29.49	52°20'34"
C8	9.15	25.00	S67°01'21"E	9.10	4.63	20°58'37"
C9	14.40	25.00	N85°59'36"E	14.20	7.40	32°58'28"
C10	23.55	25.00	N83°31'05"W	22.69	12.73	53°58'05"
C11	301.53	60.00	S20°30'08"E	70.59	43.64	287°56'10"
C12	23.55	25.00	N42°30'49"E	22.69	12.73	53°58'05"
C13	50.50	60.00	S40°43'36"W	49.02	26.85	48°13'23"
C14	61.39	60.00	N85°50'53"W	58.75	33.69	58°37'40"

## 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 BASE FLOOD ELEVATION (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 16-26 OF BLOCK T SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BFE AS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC., FOR SANTA RITA RANCH SOUTH SECTION 9A, DATED AUGUST 27, 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 16-26 OF BLOCK T.

## WATER AND WASTEWATER:

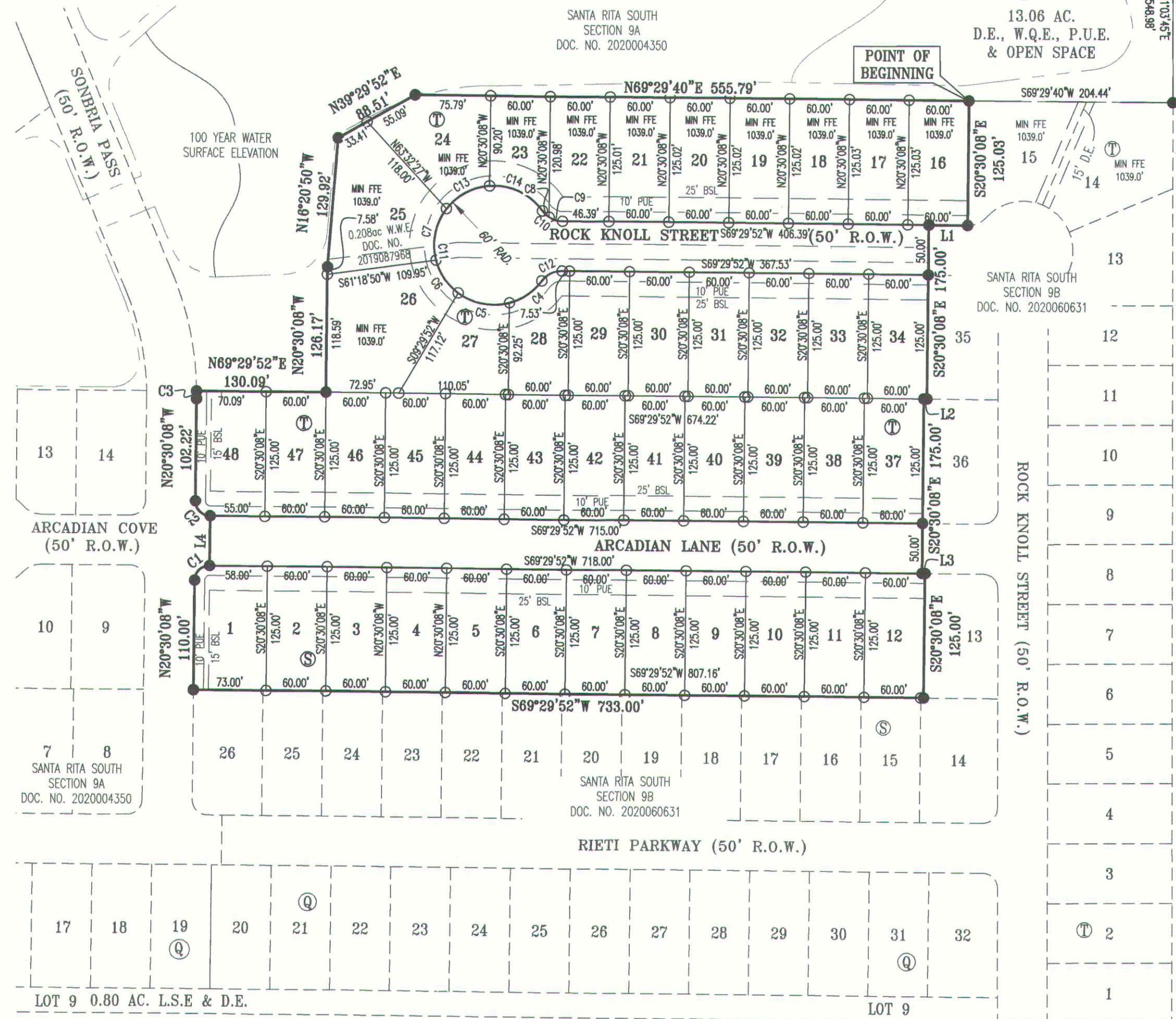
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- WATER SERVICE IS PROVIDED BY: WILLIAMSON 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.

## LINEAR FOOTAGE OF STREETS

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ARCADIAN LANE	715'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
ROCK KNOLL STREET	436'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,151'					

SANTA RITA RANCH SOUTH  
SECTION 9C  
FINAL PLATBLAKE R. BETTS AND FRANCIS  
O. BETTS  
CO-TRUSTEES OF THE QB  
TRUST  
72.0 ACRES  
DOC. No. 2012023600 OPRWCPOINT OF  
COMMENCEMENT

LOT 49

13.06 AC.  
D.E., W.Q.E., P.U.E.  
& OPEN SPACEPOINT OF  
BEGINNINGSANTA RITA SOUTH  
SECTION 9A  
DOC. NO. 2020004350C7 (II) RANCH, LTD  
(844.79 ACRES)  
DOC. No. 2004013917 OPRWCNOAH SMITHWICK SURVEY,  
ABSTRACT # 590C7 (II) RANCH, LTD  
(844.79 ACRES)  
DOC. No. 2004013917 OPRWCNOAH SMITHWICK SURVEY,  
ABSTRACT # 590

DATE: OCTOBER 9, 2020

TOTAL OF LOTS: 43

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

NO. OF SINGLE FAMILY LOTS: 43

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

DEVELOPER:  
MIDDLEBROOK, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642TOTAL ACREAGE: 9.219 ACRES  
SURVEY: NOAH SMITHWICK SURVEY,  
ABSTRACT NO. 590F.E.M.A. MAP NO. 48491C 0275E  
WILLIAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone

## BENCHMARK:

#1 - "X" FOUND  
EAST CORNER OF LOT 18, BLK "C"  
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'

PATH-J: \AC3D\5146\SURVEY\PLAT - SANTA RITA SOUTH SEC 9C.DWG



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

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOKE, LTD., OWNER OF A CALLED 68.737 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019016017, A CALLED 16.292 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 2019011936, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF AND A PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT 590, SITUATED IN WILLIAMSON COUNTY, TEXAS, 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 9C"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17 DAY OF October, 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: J. A. Horne  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

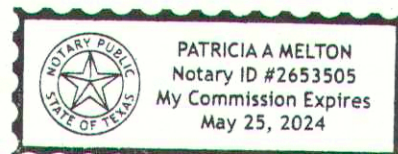
STATE OF TEXAS:

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 17<sup>th</sup> DAY OF Oct, 2020, A.D.

Patricia A. Melton  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



### FIELD NOTES

BEING ALL OF THAT CERTAIN 9.219 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 68.737 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD., IN DOCUMENT NUMBER 2019016017, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 16.292 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD., IN DOCUMENT NUMBER 2019011936, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.219 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND 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, BEING AT AN INTERIOR CORNER OF LOT 49, BLOCK T, SANTA RITA SOUTH, SECTION 9A, AS RECORDED IN DOCUMENT NUMBER 2020004350, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, S21°03'45"E, A DISTANCE OF 548.98 FEET TO A 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID LOT 49, BLOCK T, AND BEING AT THE NORTHERNMOST CORNER OF LOT 14, BLOCK T, SANTA RITA RANCH SOUTH, SECTION 9B, AS RECORDED IN DOCUMENT NUMBER 2020060631, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, S69°29'40"W, WITH THE SOUTH LINE OF SAID LOT 49, BLOCK T, AND THE NORTH LINE OF LOT 15, BLOCK T, AND SAID LOT 14, BLOCK T, OF SAID SANTA RITA RANCH SOUTH, SECTION 9B, A DISTANCE OF 204.44 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 15, BLOCK T, FOR THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE LINE OF SAID SANTA RITA SOUTH, SECTION 9B, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) S20°30'08"E, A DISTANCE OF 125.03 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID LOT 15, BLOCK T, BEING IN THE NORTHWEST LINE OF BRAZOS DE DIOS (50' R.O.W.), FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) S69°29'52"W, WITH THE NORTHWEST LINE OF SAID BRAZOS DE DIOS, A DISTANCE OF 38.86 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH TERMINUS OF SAID BRAZOS DE DIOS,
- 3) S20°30'08"E, WITH THE TERMINUS LINE OF SAID BRAZOS DE DIOS AND THE SOUTHWEST LINE OF LOT 35, BLOCK T, OF SAID SANTA RITA RANCH SOUTH, SECTION 9B, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF LOT 36, BLOCK T, OF SAID SANTA RITA RANCH SOUTH, SECTION 9B,
- 4) S69°29'52"W, WITH THE NORTHWEST LINE OF SAID LOT 36, BLOCK T, A DISTANCE OF 3.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 36, BLOCK T,
- 5) S20°30'08"E, WITH THE SOUTHWEST LINE OF SAID LOT 36 AND THE TERMINUS LINE OF ARCADIAN LANE (50' R.O.W.), A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID ARCADIAN LANE,
- 6) N69°29'52"E, WITH THE SOUTHEAST LINE OF ARCADIAN LANE, A DISTANCE OF 3.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WESTERNMOST CORNER OF LOT 13, BLOCK S, OF SAID SANTA RITA RANCH SOUTH, SECTION 9B,
- 7) S20°30'08"E, WITH THE SOUTHWEST LINE OF SAID LOT 13, BLOCK S, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID LOT 13, BLOCK S, BEING IN THE NORTHWEST LINE OF LOT 14, BLOCK S, OF SAID SANTA RITA RANCH SOUTH, SECTION 9B, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 8) S69°29'52"W, WITH A NORTHWEST LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 9B, A DISTANCE OF 733.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WESTERNMOST CORNER OF LOT 26, BLOCK S, OF SAID SANTA RITA RANCH SOUTH, SECTION 9B, BEING IN THE NORTHEAST LINE OF SONBRIA PASS, SAME BEING IN THE NORTHEAST LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH A SOUTHEAST LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N20°30'08"W, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT AT THE INTERSECTION OF SAID SONBRIA PASS AND SAID ARCADIAN LANE,
- 2) 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°29'52"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT A SOUTH TERMINUS OF SAID ARCADIAN LANE,
- 3) N20°30'08"W, WITH THE TERMINUS LINE OF SAID ARCADIAN LANE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING AT THE INTERSECTION OF SAID ARCADIAN LANE AND SAID SONBRIA PASS,
- 4) 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 N65°30'08"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST LINE OF SAID SONBRIA PASS,
- 5) N20°30'08"W, WITH THE NORTHEAST LINE OF SAID SONBRIA PASS, A DISTANCE OF 102.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 6) ALONG SAID CURVE TO THE LEFT AND SAID SONBRIA PASS, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 7.79 FEET, AND A CHORD THAT BEARS N21°11'18"W, A DISTANCE OF 7.79 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID LOT 49, BLOCK T, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE LINE OF SAID LOT 49, BLOCK T, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

- 1) N69°29'52"E, A DISTANCE OF 130.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) N20°30'08"W, A DISTANCE OF 126.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N16°20'50"W, A DISTANCE OF 129.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N39°29'52"E, A DISTANCE OF 88.51 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 5) N69°29'40"E, A DISTANCE OF 555.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.219 ACRES OF LAND.

# SANTA RITA RANCH SOUTH SECTION 9C FINAL PLAT

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEED OF TRUST LIENS 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: Jason Rangel  
PRINTED NAME: Jason Rangel  
TITLE: VICE PRESIDENT

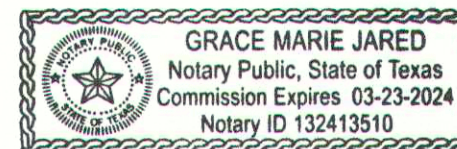
STATE OF TEXAS  
COUNTY OF Travis

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 15 DAY OF October, A.D., 2020.

BY: Grace Marie Jared  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Grace Marie Jared  
MY COMMISSION EXPIRES: 03/23/24



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 10/16/2020  
STEVEN P. CATES, P.E. NO. 93648  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



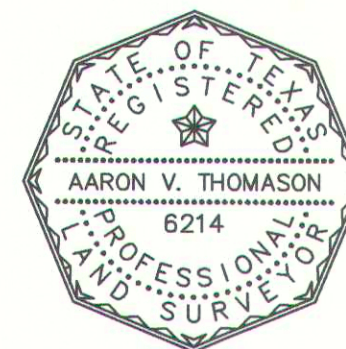
CARLSON, BRIGANCE, & DOERING, INC.  
ID # F3791

STATE OF TEXAS:

COUNTY OF 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 16 OCT 2020  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbbdeng.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.

David J. Stallworth  
DAVID J. STALLWORTH, AICP  
CITY OF LIBERTY HILL, TEXAS

10.14.2020  
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21<sup>st</sup> DAY OF October, 2020 A.D.

Cindy Budge  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
Cindy Budge

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.

Bill Gravel, Jr.  
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 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. 2 OF 2



PATH-J:\AC3D\5146\SURVEY\PLAT - SANTA RITA SOUTH SEC 9C.DWG