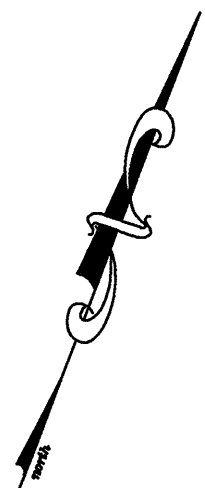
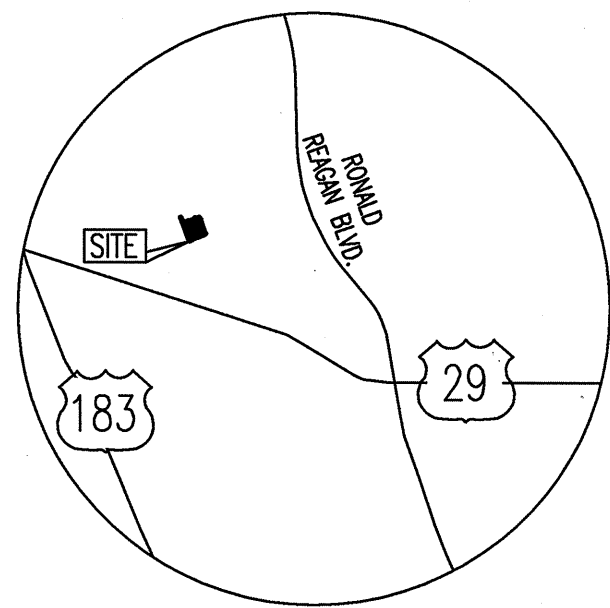


SANTA RITA RANCH SOUTH SECTION 8A FINAL PLAT



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- LS\OS LANDSCAPE & OPEN SPACE LOT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: JANUARY 4, 2021

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

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

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

TOTAL ACREAGE: 9.373 ACRES
SURVEY: NOAH SMITHWICK SURVEY,
ABSTRACT NO. 590

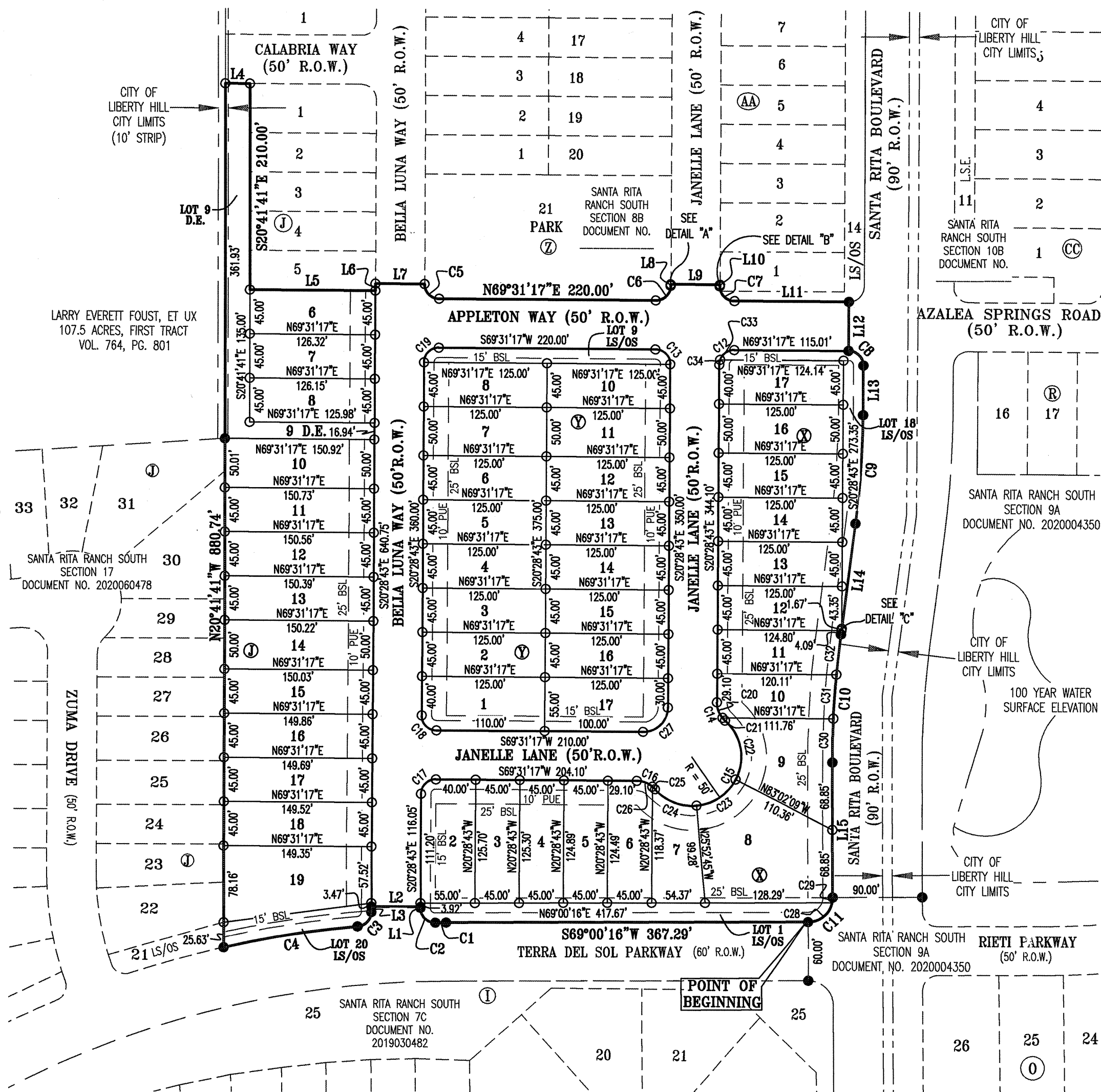
F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

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'



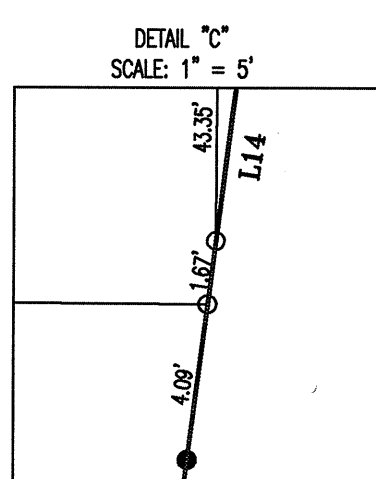
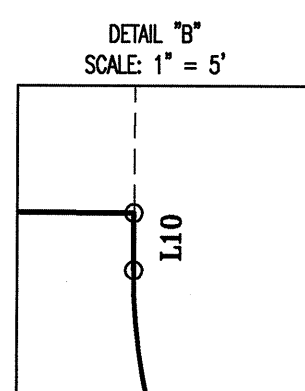
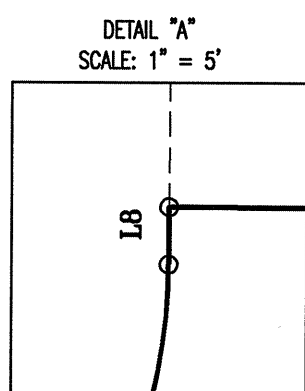
Line Table		
Line #	Length	Direction
L1	1.00	N20°28'43"W
L2	50.00	S69°31'17"W
L3	5.63	S20°28'43"E
L4	25.00	N69°31'17"E
L5	126.49	N69°31'17"E
L6	7.20	N20°28'43"W
L7	50.00	N69°31'17"E
L8	1.50	N20°28'43"W
L9	50.00	N69°31'17"E
L10	1.50	S20°28'43"E
L11	115.01	N69°31'17"E
L12	50.00	S20°28'39"E
L13	50.45	S20°28'41"E
L14	113.79	S13°27'14"E
L15	137.71	S20°59'44"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	10.77	1030.00	S88°42'17"W	10.77	5.39	0°35'58"
C2	23.85	15.00	N66°02'12"W	21.42	15.30	91°08'58"
C3	22.12	15.00	S21°45'57"W	20.17	13.62	84°28'21"
C4	137.32	1030.00	S60°11'28"W	137.22	68.76	7°38'19"
C5	23.56	15.00	S65°28'43"E	21.21	15.00	90°00'00"
C6	23.56	15.00	N24°31'17"E	21.21	15.00	90°00'00"
C7	23.56	15.00	S65°28'43"E	21.21	15.00	90°00'00"
C8	23.56	15.00	S65°28'42"E	21.21	15.00	90°00'02"
C9	110.95	905.00	S16°57'57"E	110.88	55.54	7°01'27"
C10	130.87	995.00	S17°13'29"E	130.87	65.58	7°32'30"
C11	39.27	25.00	S24°00'18"W	35.36	25.00	89°59'57"
C12	23.56	15.00	S24°31'17"W	21.21	15.00	90°00'00"
C13	23.56	15.00	N65°28'43"W	21.21	15.00	90°00'00"
C14	21.03	25.00	S44°34'24"E	20.41	11.18	48°11'23"
C15	162.65	50.00	N24°31'17"E	99.85	897.21	186°22'46"
C16	21.03	25.00	N86°23'01"W	20.41	11.18	48°11'23"
C17	23.56	15.00	S24°31'17"W	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C18	23.56	15.00	S65°28'43"E	21.21	15.00	90°00'00"
C19	23.56	15.00	S24°31'17"W	21.21	15.00	90°00'00"
C20	17.23	25.00	S40°13'42"E	16.90	8.98	39°29'57"
C21	3.79	25.00	S64°19'23"E	3.79	1.90	8°41'26"
C22	65.63	50.00	S31°03'52"E	61.02	38.51	75°12'27"
C23	49.93	50.00	S35°08'53"W	47.88	27.27	57°13'03"
C24	47.08	50.00	N89°15'58"W	45.36	25.45	53°57'16"
C25	3.79	25.00	N66°38'03"W	3.79	1.90	8°41'26"
C26	17.23	25.00	S89°16'16"W	16.90	8.98	39°29'57"
C27	39.27	25.00	N24°31'17"E	35.36	25.00	90°00'00"
C28	34.24	25.00	N29°46'21"E	31.62	20.41	78°27'37"
C29	5.03	25.00	N15°13'36"W	5.03	2.53	11°32'10"
C30	44.73	995.00	N19°42'27"W	44.73	22.37	2°34'33"
C31	45.08	995.00	N17°07'18"W	45.08	22.54	2°35'45"
C32	41.16	995.00	N14°38'20"W	41.15	20.58	2°22'12"
C33	18.46	15.00	S34°15'25"W	17.32	10.61	70°31'44"
C34	5.10	15.00	S10°44'35"E	5.07	2.57	19°28'16"

TOTAL OF LOTS:	50
NO. OF SINGLE FAMILY LOTS:	45
NO. OF LS\OS LOTS:	4
NO. OF DE LOTS:	1

LINEAR FOOTAGE OF STREETS						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
APPLETON WAY	455'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
JANELLE LANE	782'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BELLA LUNA WAY	635'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1,872'					



SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

PATH-J:\AC3D\5048\SURVEY\PLAT - SANTA RITA SOUTH, SECTION 8A.dwg

SANTA RITA RANCH SOUTH
SECTION 8A
FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 9.373 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 DESCRIBED IN DOCUMENT NUMBER 2019016017, AND A PORTION OF A CALLED 15.466 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018073458, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.373 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 NORTH LINE OF TERRA DEL SOL PARKWAY (60' R.O.W.), BEING AT A NORTHWEST CORNER OF SANTA RITA RANCH SOUTH, SECTION 9A, RECORDED IN DOCUMENT NUMBER 2020004350, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT A NORTHEAST CORNER OF SANTA RITA RANCH SOUTH, SECTION 7C, RECORDED IN DOCUMENT NUMBER 2019030482, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTH NORTH LINE OF SAID TERRA DEL SOL PARKWAY AND THE NORTH LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 7C, AND OVER AND ACROSS SAID 68.737 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- 1) S69°00'16"W, A DISTANCE OF 367.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 10.77 FEET, AND A CHORD THAT BEARS S68°42'17"W, A DISTANCE OF 10.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.85 FEET, AND A CHORD THAT BEARS N66°02'12"W, A DISTANCE OF 21.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N20°28'43"W, A DISTANCE OF 1.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S69°31'17"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) S20°28'43"E, A DISTANCE OF 5.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.12 FEET, AND A CHORD THAT BEARS S21°45'57"W, A DISTANCE OF 20.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, AND
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 137.32 FEET, AND A CHORD THAT BEARS S60°11'28"W, A DISTANCE OF 137.22 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID TERRA DEL SOL PARKWAY, BEING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK J, SANTA RITA RANCH SOUTH, SECTION 17, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020060478, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N20°41'41"W, WITH THE EAST LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 17, WITH THE WEST LINE OF SAID 68.737 ACRE TRACT, PASSING THE SOUTHEAST CORNER OF A CALLED 107.5 ACRE TRACT OF LAND CONVEYED TO LARRY EVERETT FOUST ET UX IN VOLUME 764, PAGE 801, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 880.74 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET IN THE EAST LINE OF SAID 107.5 ACRE TRACT, BEING IN THE WEST LINE OF SAID 68.737 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 68.737 ACRE TRACT OF LAND, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

- 1) N69°31'17"E, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 2) S20°41'41"E, A DISTANCE OF 210.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 3) N69°31'17"E, A DISTANCE OF 126.49 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 4) N20°28'43"W, A DISTANCE OF 7.20 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 5) N69°31'17"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 LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S65°28'43"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 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 LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N24°31'17"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 9) N20°28'43"W, A DISTANCE OF 1.50 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 10) N69°31'17"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 11) S10°28'43"E, A DISTANCE OF 1.50 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S65°28'43"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP SET FOR CORNER,
- 13) N69°31'17"E, A DISTANCE OF 115.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH TERMINUS OF APPLETON WAY (50' R.O.W.),

THENCE, WITH THE WEST LINE OF SANTA RITA BOULEVARD (90' R.O.W.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) S20°28'39"E, 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,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S65°28'42"E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID SANTA RITA BOULEVARD,
- 3) S20°28'41"E, A DISTANCE OF 50.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 905.00 FEET, AN ARC LENGTH OF 110.95 FEET, AND A CHORD THAT BEARS S16°57'57"E, A DISTANCE OF 110.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S13°27'14"E, A DISTANCE OF 113.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 995.00 FEET, AN ARC LENGTH OF 130.97 FEET, AND A CHORD THAT BEARS S17°13'29"E, A DISTANCE OF 130.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 7) S20°59'44"E, A DISTANCE OF 137.71 FEET TO A 1/2 INCH IRON ROD FOUND AT A NORTHWEST CORNER OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S24°00'18"W, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.373 ACRES OF LAND.

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.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

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., DATED AUGUST 9, 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.

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 OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

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.

SHEET NO. 2 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 8A FINAL PLAT

STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE PRESENTS;

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOK, LTD., BEING OWNER OF A CALLED 68.737 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2019016017, AND A CALLED 15.466 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2018073458, SITUATED IN THE NOAH SMITHWICK SURVEY, ABSTRACT 590, WILLIAMSON COUNTY, TEXAS, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 9.373 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 8A"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7th DAY OF JANUARY, 2021.

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

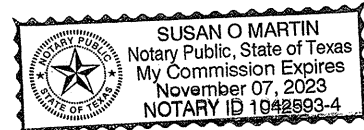
BY: [Signature]
JAMES EDWARD HORNE
VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 7th DAY OF JANUARY, 2021 A.D.

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

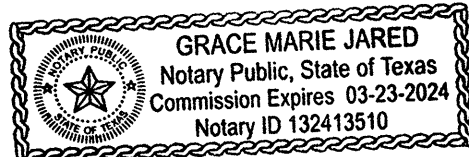
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5 DAY OF January, A.D., 2021

BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Grace Marie Jared

MY COMMISSION EXPIRES 03/20/24



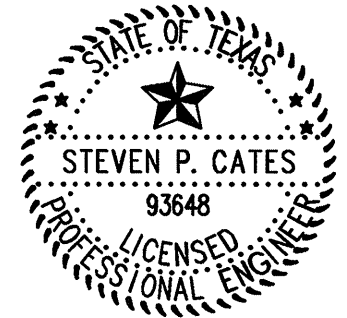
STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 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] 1/11/2021
STEVEN P. CATES, P.E. NO. 93648 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



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

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: [Signature] 11 Jan 2021
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]
DAVID J. STALLWORTH, AICP
CITY OF LIBERTY HILL, TEXAS

1.12.2021
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 6 DAY OF Jan, 2021 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;

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

DATE

WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT

OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET NO. 3 OF 3

