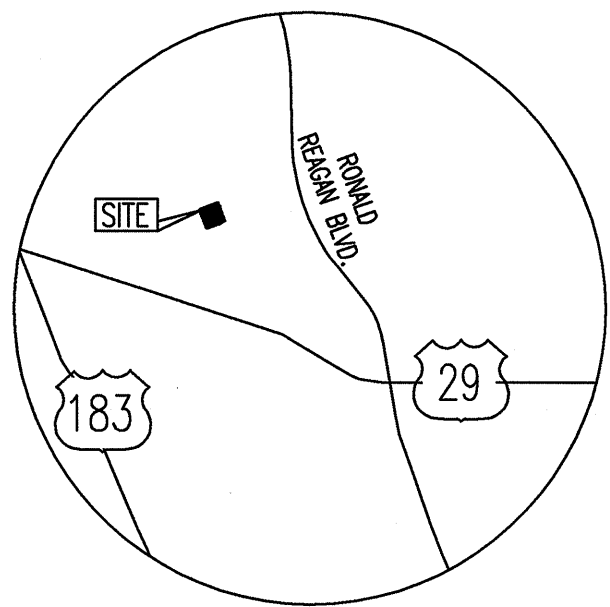


# SANTA RITA RANCH SOUTH SECTION 8B FINAL PLAT

ELDORADO ESTATES  
HOLDINGS LLC & RICHMOND  
ELDORADO INVESTMENTS LLC  
333.269 AC  
DOCUMENT NO. 2020064232



LARRY EVERETT FOUST, ET UX  
107.5 ACRES, FIRST TRACT  
VOL. 764, PG. 801

## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- LS/OS LANDSCAPE/OPEN SPACE LOT
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT

CALABRIA WAY  
(50' R.O.W.)

BELLA LUNA WAY (50' R.O.W.)

JANELLE LANE (50' R.O.W.)

RAVELLO STREET (50' R.O.W.)

CITY OF  
LIBERTY HILL  
CITY LIMITS

SANTA RITA RANCH SOUTH  
SECTION 10B  
DOCUMENT NO.

AZALEA SPRINGS ROAD (50' R.O.W.)

SANTA RITA RANCH SOUTH  
SECTION 9A  
DOCUMENT NO. 2020004350

SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

DATE: JANUARY 4, 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

TOTAL OF LOTS: 61

NO. OF SINGLE FAMILY LOTS: 58

NO. OF OPEN SPACE AND  
LANDSCAPE LOTS: 2

NO. OF PARK LOTS: 1

TOTAL ACREAGE: 10.950 ACRES  
SURVEY: NOAH SMITHWICK SURVEY,  
ABSTRACT NO. 590

F.E.M.A. MAP NO. 48491C 0275E  
WILLIAMSON COUNTY, TEXAS AND  
INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008


Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.52	15.00	S24°26'16"W	21.18	14.96	89°49'54"
C2	23.61	15.00	S65°33'44"E	21.24	15.04	90°10'06"
C3	23.56	15.00	S24°31'18"W	21.21	15.00	89°59'58"
C4	23.56	15.00	N65°28'43"W	21.21	15.00	90°00'00"
C5	23.56	15.00	S24°31'17"W	21.21	15.00	90°00'00"
C6	23.62	15.00	N65°35'12"W	21.25	15.06	90°12'53"
C7	23.56	15.00	N65°28'43"W	21.21	15.00	90°00'00"
C8	23.56	15.00	N24°31'17"E	21.21	15.00	90°00'00"
C9	21.03	25.00	N44°34'24"W	20.41	11.18	48°11'23"
C10	162.50	50.00	S24°26'15"W	99.85	921.49	186°12'42"
C11	21.03	25.00	S86°33'05"E	20.41	11.18	48°11'23"
C12	39.20	25.00	S24°26'15"W	35.30	24.93	89°49'56"
C13	23.61	15.00	N65°33'45"W	21.24	15.04	90°10'04"
C14	23.52	15.00	S24°26'15"W	21.18	14.96	89°49'56"
C15	0.49	50.00	N68°23'17"W	0.49	0.24	0°33'37"
C16	44.57	50.00	N42°34'27"W	43.10	23.89	51°04'04"
C17	33.63	50.00	N02°13'32"E	33.00	17.48	38°31'54"
C18	35.54	50.00	N41°51'16"E	34.80	18.56	40°43'32"
C19	38.57	50.00	N84°18'53"E	37.62	20.30	44°11'42"
C20	9.71	50.00	S68°01'20"E	9.70	4.87	11°07'52"
C21	5.10	15.00	S30°12'51"E	5.07	2.57	19°28'16"
C22	18.46	15.00	S75°12'51"E	17.32	10.61	70°31'44"

Line Table		
Line #	Length	Direction
L1	135.04	S20°28'41"E
L2	50.00	S20°22'37"E
L3	115.01	S69°31'17"W
L4	1.50	N20°28'43"W
L5	50.00	S69°31'17"W
L6	1.50	S20°28'43"E

Line Table		
Line #	Length	Direction
L7	50.00	S69°31'17"W
L8	7.20	S20°28'43"E
L9	126.49	S69°31'17"W
L10	25.00	S69°31'17"W
L11	124.14	N69°31'17"E

ROAD TABLE						
STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
JANELLE LANE	559'	50' R.O.W. 33'	FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BELLA LUNA WAY	1,115'	50' R.O.W. 33'	FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CALABRIA WAY	177'	50' R.O.W. 33'	FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	1851'					

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 8B

### FINAL PLAT

#### FIELD NOTES

BEING ALL OF THAT CERTAIN 10.950 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, SAID 10.950 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 46, SANTA RITA SOUTH SUBDIVISION, SECTION 9A, RECORDED IN DOCUMENT NUMBER 2020004350, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE SOUTH LINE OF A CALLED 333.269 ACRE TRACT OF LAND CONVEYED TO ELDORADO ESTATES HOLDINGS, LLC AND ELDORADO INVESTMENTS, LLC IN DOCUMENT NUMBER 2020064232, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THENCE S69°21'13"W, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER FOR A NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WEST LINE OF SAID SANTA RITA BOULEVARD, OVER AND ACROSS SAID 68.737 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) S20°28'41"E, A DISTANCE OF 135.04 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 23.52 FEET, AND A CHORD THAT BEARS S24°26'16"W, A DISTANCE OF 21.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) S20°22'37"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,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.61 FEET, AND A CHORD THAT BEARS S65°33'44"E, A DISTANCE OF 21.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S20°28'41"E, A DISTANCE OF 521.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 6) 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 S24°31'18"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND, BEING IN THE NORTH LINE OF APPLETON WAY (50' R.O.W.), FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

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

- 1) S69°31'17"W, A DISTANCE OF 115.01 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 N65°28'43"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N20°28'43"W, A DISTANCE OF 1.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S69°31'17"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S20°28'43"E, A DISTANCE OF 1.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) 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 S24°31'17"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S69°31'17"W, A DISTANCE OF 219.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.62 FEET, AND A CHORD THAT BEARS N65°35'12"W, A DISTANCE OF 21.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) S69°31'17"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 10) S20°28'43"E, A DISTANCE OF 7.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 11) S69°31'17"W, A DISTANCE OF 126.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 12) N20°41'41"W, A DISTANCE OF 210.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 13) S69°31'17"W, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF SAID 68.737 ACRE TRACT, SAME BEING IN THE EAST LINE OF A CALLED 107.5 ACRE TRACT OF LAND CONVEYED TO LARRY AND MAYDALE FOUST IN VOLUME 764, PAGE 801, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, N20°41'41"W, WITH THE COMMON LINE OF SAID 68.737 ACRE TRACT AND SAID 107.5 ACRE TRACT, A DISTANCE OF 531.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE SOUTH LINE OF SAID 72.0 ACRE TRACT OF LAND, SAME BEING AT THE NORTHEAST CORNER OF SAID 107.5 ACRE TRACT OF LAND,

THENCE, N69°21'13"E, WITH THE COMMON LINE OF SAID 68.737 ACRE TRACT AND SAID 333.269 ACRE TRACT, A DISTANCE OF 649.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.950 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.

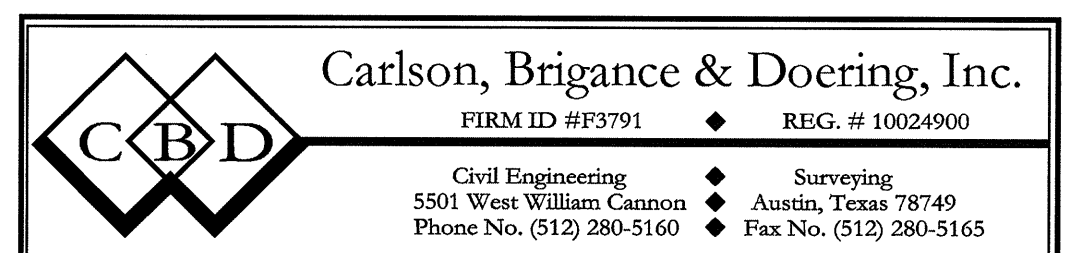
#### WATER AND WASTEWATER:

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



# SANTA RITA RANCH SOUTH SECTION 8B FINAL PLAT

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOK, LTD., OWNER OF THAT CERTAIN 68.737 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NUMBER 2019016017, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 10.950 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:

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.

## "SANTA RITA RANCH SOUTH SECTION 8B FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1<sup>st</sup> 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: J E Horne  
JAMES EDWARD HORNE, VICE PRESIDENT  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX 78642

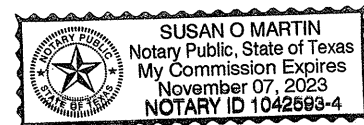
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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

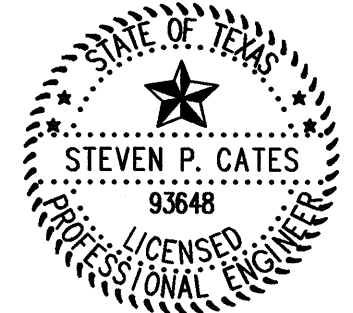
Susan O. Martin  
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



ENGINEERING BY: Steven P. Cates 1/11/2021

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

DATE



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

STATE OF TEXAS:

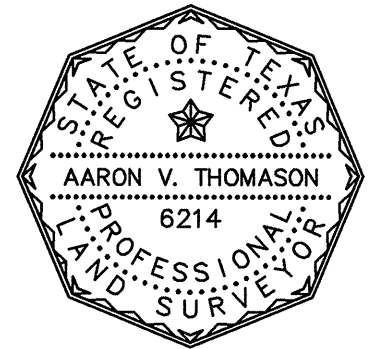
COUNTY OF TRAVIS:

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 11/30/2021

AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com

DATE



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

1-12-2021  
DATE

### 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 EVENT 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 Travis  
COUNTY OF Travis

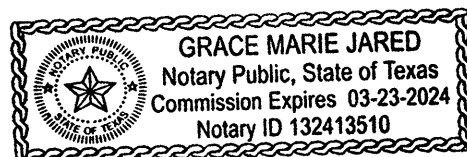
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

BY: Grace Marie Jared  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Grace Jared

MY COMMISSION EXPIRES 03/23/24



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 6 DAY OF Jan, 2021 A.D.

Cindy Bridges  
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. \_\_\_\_\_.

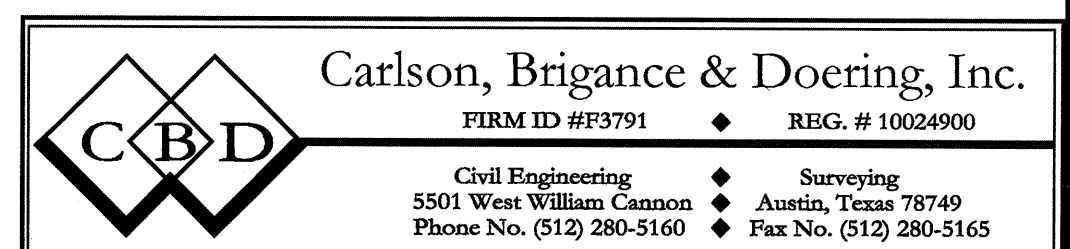
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT

OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SHEET NO. 3 OF 3



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