

SANTA RITA RANCH SOUTH SECTION 10B FINAL PLAT

DATE: DECEMBER 29, 2020

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

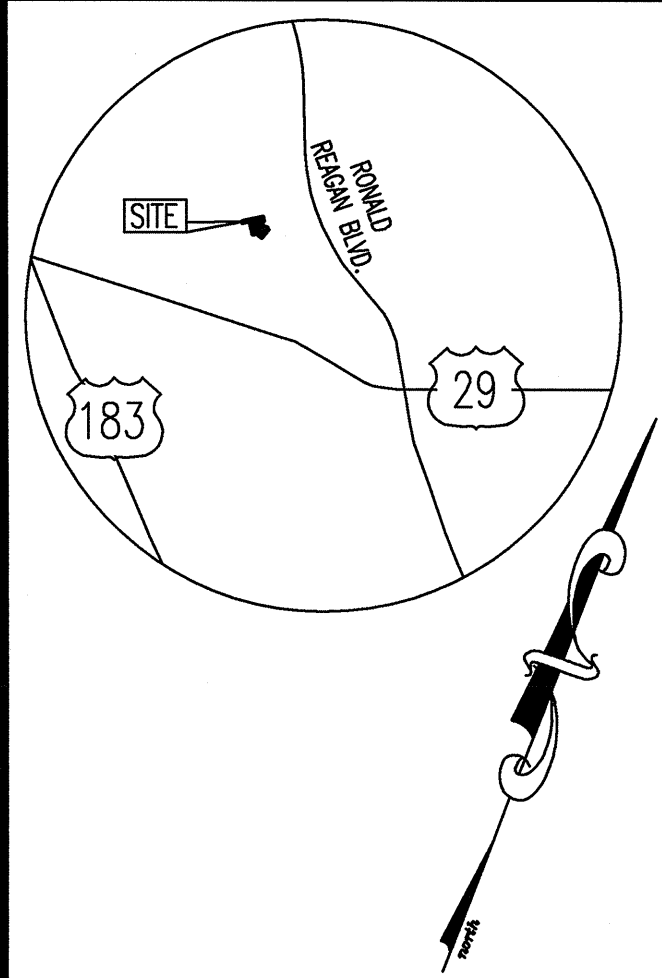
DEVELOPER:
MIDDLEBROOK, LTD.,
A TEXAS LIMITED PARTNERSHIP
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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

TOTAL ACREAGE: 11.420 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

TOTAL OF LOTS: 43
NO. OF SINGLE FAMILY LOTS: 41
NO. OF LANDSCAPE EASEMENT LOTS: 2



SCALE: 1" = 100'
GRAPHIC SCALE

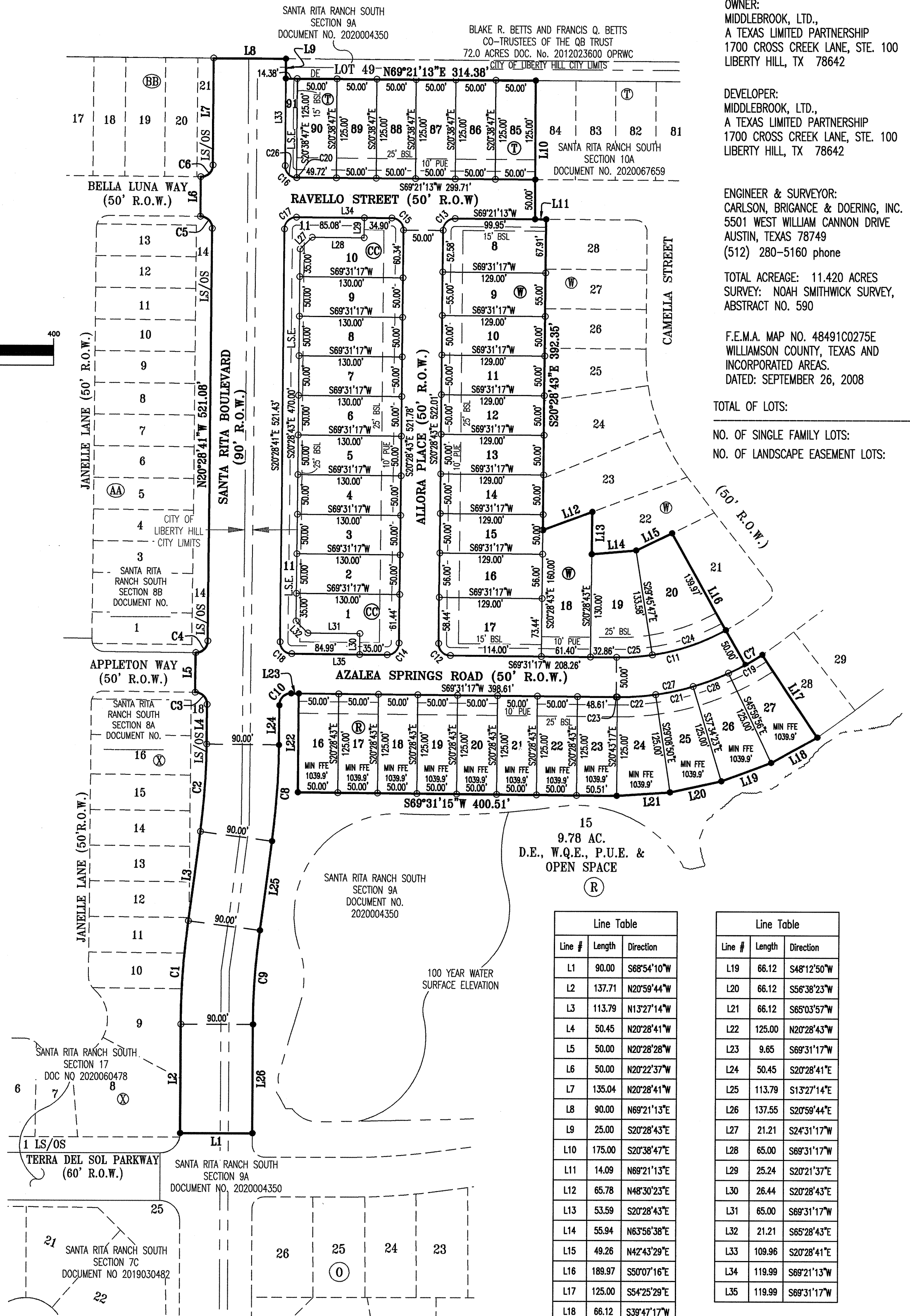


(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- 100 YEAR WATER SURFACE ELEVATION
- L.S.E. LANDSCAPE EASEMENT
- FFE FINISHED FLOOR ELEVATION
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	130.97	995.00	N17°13'29"W	130.87	65.58	7°32'30"
C2	110.95	905.00	N16°57'57"W	110.88	55.54	7°01'27"
C3	23.56	15.00	N65°29'09"W	21.21	15.00	90°00'22"
C4	23.56	15.00	N24°31'18"E	21.21	15.00	89°59'58"
C5	23.61	15.00	N65°33'44"W	21.24	15.04	90°10'06"
C6	23.52	15.00	N24°28'16"E	21.18	14.96	89°49'54"
C7	24.41	325.00	N37°43'37"E	24.41	12.21	4°18'13"
C8	121.98	995.00	S16°57'57"E	121.90	61.07	7°01'27"
C9	119.12	905.00	S17°13'29"E	119.04	59.65	7°32'30"
C10	23.56	15.00	S24°31'18"W	21.21	15.00	89°59'58"
C11	142.27	275.00	S54°42'01"W	140.69	72.77	29°38'33"
C12	23.56	15.00	S65°28'43"E	21.21	15.00	90°00'00"
C13	23.52	15.00	S24°28'15"W	21.18	14.96	89°49'56"
C14	23.56	15.00	N24°31'17"E	21.21	15.00	90°00'00"
C15	23.61	15.00	N65°33'45"W	21.24	15.04	90°10'04"
C16	23.61	15.00	S65°33'44"E	21.24	15.04	90°10'06"
C17	23.52	15.00	S24°28'16"W	21.18	14.96	89°49'54"
C18	23.56	15.00	S65°28'42"E	21.21	15.00	90°00'02"
C19	47.79	325.00	S39°47'17"W	47.75	23.94	8°25'33"
C20	0.29	15.00	N69°54'54"E	0.29	0.15	1°07'22"
C21	47.79	325.00	S56°38'23"W	47.75	23.94	8°25'33"
C22	47.79	325.00	S85°03'57"W	47.75	23.94	8°25'33"
C23	1.38	325.00	N69°24'00"E	1.38	0.69	0°14'34"
C24	97.71	275.00	N50°03'28"E	97.20	49.38	20°21'29"
C25	44.56	275.00	N64°52'45"E	44.51	22.33	9°17'04"
C26	23.31	15.00	S65°00'03"E	21.04	14.75	89°02'44"
C27	168.14	325.00	N54°42'01"E	166.27	86.00	29°38'33"
C28	47.79	325.00	S48°12'50"W	47.75	23.94	8°25'33"



Line #	Length	Direction
L1	90.00	S68°54'10"W
L2	137.71	N20°59'44"W
L3	113.79	N13°27'14"W
L4	50.45	N20°28'41"W
L5	50.00	N20°28'28"W
L6	50.00	N20°22'37"W
L7	135.04	N20°28'41"W
L8	90.00	N69°21'13"E
L9	25.00	S20°28'43"E
L10	175.00	S20°38'47"E
L11	14.09	N69°21'13"E
L12	65.78	N48°30'23"E
L13	53.59	S20°28'43"E
L14	55.94	N63°56'38"E
L15	49.26	N42°43'29"E
L16	189.97	S50°07'16"E
L17	125.00	S54°25'29"E
L18	66.12	S39°47'17"W

Line #	Length	Direction
L19	66.12	S48°12'50"W
L20	66.12	S56°38'23"W
L21	66.12	S65°03'57"W
L22	125.00	N20°28'43"W
L23	9.65	S69°31'17"W
L24	50.45	S20°28'41"E
L25	113.79	S13°27'14"E
L26	137.55	S20°59'44"E
L27	21.21	S24°31'17"W
L28	65.00	S69°31'17"W
L29	25.24	S20°21'37"E
L30	26.44	S20°28'43"E
L31	65.00	S69°31'17"W
L32	21.21	S65°28'43"E
L33	109.96	S20°28'41"E
L34	119.99	S69°21'13"W
L35	119.99	S69°31'17"W

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
RAVELLO STREET	280'	50' R.O.W. 33'	FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
AZALEA SPRINGS ROAD	683'	50' R.O.W. 33'	FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
SANTA RITA BLVD.	1,360'	90' R.O.W. 44'	FOC-FOC	35 M.P.H.	PUBLIC	COLLECTOR
ALLORA PLACE	600'	50' R.O.W. 33'	FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2,923'					

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

SANTA RITA RANCH SOUTH
SECTION 10B
FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN 11.420 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 11.420 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN A SOUTHEAST LINE OF SAID 68.737 ACRE TRACT OF LAND, BEING IN A NORTHWEST LINE OF SAID 15.466 ACRE TRACT OF LAND, SAME BEING IN A NORTHWEST LINE OF SANTA RITA RANCH SOUTH, SECTION 9A, RECORDED IN DOCUMENT NUMBER 2020004350, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING AT THE NORTHWEST TERMINUS OF SANTA RITA BOULEVARD (90' R.O.W.), FOR THE SOUTHERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 15.466 ACRE TRACT AND SAID 68.737 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13,

- 1) N20°59'44"W, A DISTANCE OF 137.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 995.00, AN ARC LENGTH OF 130.97 FEET, AND A CHORD THAT BEARS N17°13'29"W, A DISTANCE OF 130.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N13°27'14"W, A DISTANCE OF 113.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 905.00, AN ARC LENGTH OF 110.95 FEET, AND A CHORD THAT BEARS N16°57'57"W, A DISTANCE OF 110.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N20°28'41"W, A DISTANCE OF 50.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N65°29'09"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N20°28'28"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N24°31'18"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N20°28'41"W, A DISTANCE OF 521.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 23.61 FEET, AND A CHORD THAT BEARS N65°33'44"W, A DISTANCE OF 21.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N20°22'37"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00, AN ARC LENGTH OF 23.52 FEET, AND A CHORD THAT BEARS N24°26'16"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 13) N20°28'41"W, A DISTANCE OF 135.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTHWEST LINE OF SAID 68.737 ACRE TRACT OF LAND, BEING IN THE SOUTHEAST LINE OF A CALLED 72.0 ACRE TRACT OF LAND CONVEYED TO BLAKE R. BETTS & FRANCIS Q. BETTS, CO- TRUSTEES OF THE QB TRUST, RECORDED IN DOCUMENT NUMBER 2012023600, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N69°21'13"E, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD FOUND AT A WEST CORNER OF LOT 49, BLOCK T, SAID SANTA RITA RANCH SOUTH, SECTION 9A, FOR A NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 68.737 ACRE TRACT AND SAID 15.466 ACRE TRACT, AND ALONG THE LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, AND SANTA RITA RANCH SOUTH, SECTION 10A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2020067659, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- 1) S20°28'43"E, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) N69°21'13"E, A DISTANCE OF 314.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) S20°38'47"E, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N69°21'13"E, A DISTANCE OF 14.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S20°28'43"E, A DISTANCE OF 392.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N48°30'23"E, A DISTANCE OF 65.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S20°28'43"E, A DISTANCE OF 53.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8) N63°56'38"E, A DISTANCE OF 55.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) N42°43'29"E, A DISTANCE OF 49.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 10) S50°07'16"E, A DISTANCE OF 189.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 11) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00, AN ARC LENGTH OF 24.41 FEET, AND A CHORD THAT BEARS N37°43'37"E, A DISTANCE OF 24.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 12) S54°25'29"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 28, BLOCK R, OF SAID SANTA RITA RANCH SOUTH, SECTION 10A, BEING IN A NORTHWEST LINE OF LOT 15, BLOCK R, SAID SANTA RITA RANCH SOUTH, SECTION 9A, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 68.737 ACRE TRACT AND SAID 15.466 ACRE TRACT, AND ALONG THE LINE OF SAID SANTA RITA RANCH SOUTH, SECTION 9A, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

- 1) S39°47'17"W, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S48°12'50"W, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) S56°38'23"W, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) S65°03'57"W, A DISTANCE OF 66.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S69°31'15"W, A DISTANCE OF 400.51 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) N20°28'43"W, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S69°31'17"W, A DISTANCE OF 9.65 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00, 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 FOR CORNER,
- 9) S20°28'41"E, A DISTANCE OF 50.45 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 995.00, AN ARC LENGTH OF 121.98 FEET, AND A CHORD THAT BEARS S16°57'57"E, A DISTANCE OF 121.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 11) S13°27'14"E, A DISTANCE OF 113.79 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 905.00, AN ARC LENGTH OF 119.12 FEET, AND A CHORD THAT BEARS S17°13'29"E, A DISTANCE OF 119.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 13) S20°59'44"E, A DISTANCE OF 137.55 FEET TO A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID LOT 15, BLOCK R, BEING AT THE NORTH TERMINUS OF SAID SANTA RITA BOULEVARD, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 14) S68°54'10"W, WITH THE TERMINUS LINE OF SAID SANTA RITA BOULEVARD, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.420 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 10B

FINAL PLAT

STATE OF TEXAS

COUNTY OF WILLIAMSON

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§
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KNOW ALL MEN BY THESE PRESENTS;

I, JAMES EDWARD HORNE, VICE PRESIDENT, MIDDLEBROOK, LTD., BEING 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, AND THAT CERTAIN 15.466 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NUMBER 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 11.420 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 10B"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1st 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

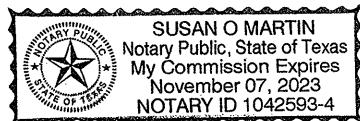
STATE OF TEXAS

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 1st DAY OF JANUARY, 2021 A.D.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE 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

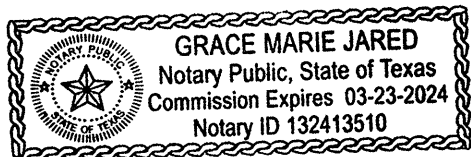
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Pangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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 03/23/24



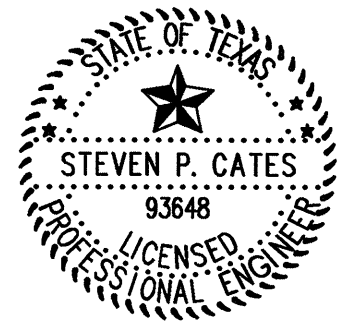
STATE OF TEXAS:

COUNTY OF TRAVIS:

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



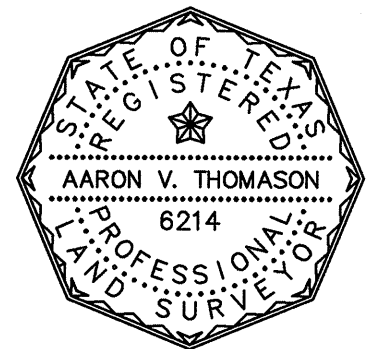
CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

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] 1/13/2021
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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

