2016099027 PLAT Total Pages: 3

PLAT MAP RECORDING SHEET

DEDICATOR(s):

MIDDLEBROOK LTD

SUBDIVISION NAME: SANTA RITA RANCH SOUTH SECTION 12

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: RANDALL JONES & ASSOCIATES ENGINEERING INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016099027

PLAT Fee: $166.00
10/20/2016 02:20 PM Cphelps

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

DOC#2016099027

PLAT OF

SANTA RITA RANCH SOUTH SECTION 12

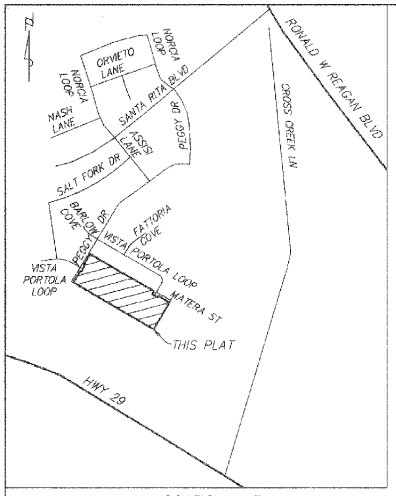
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=80'

0 80' 160' 240' 300'

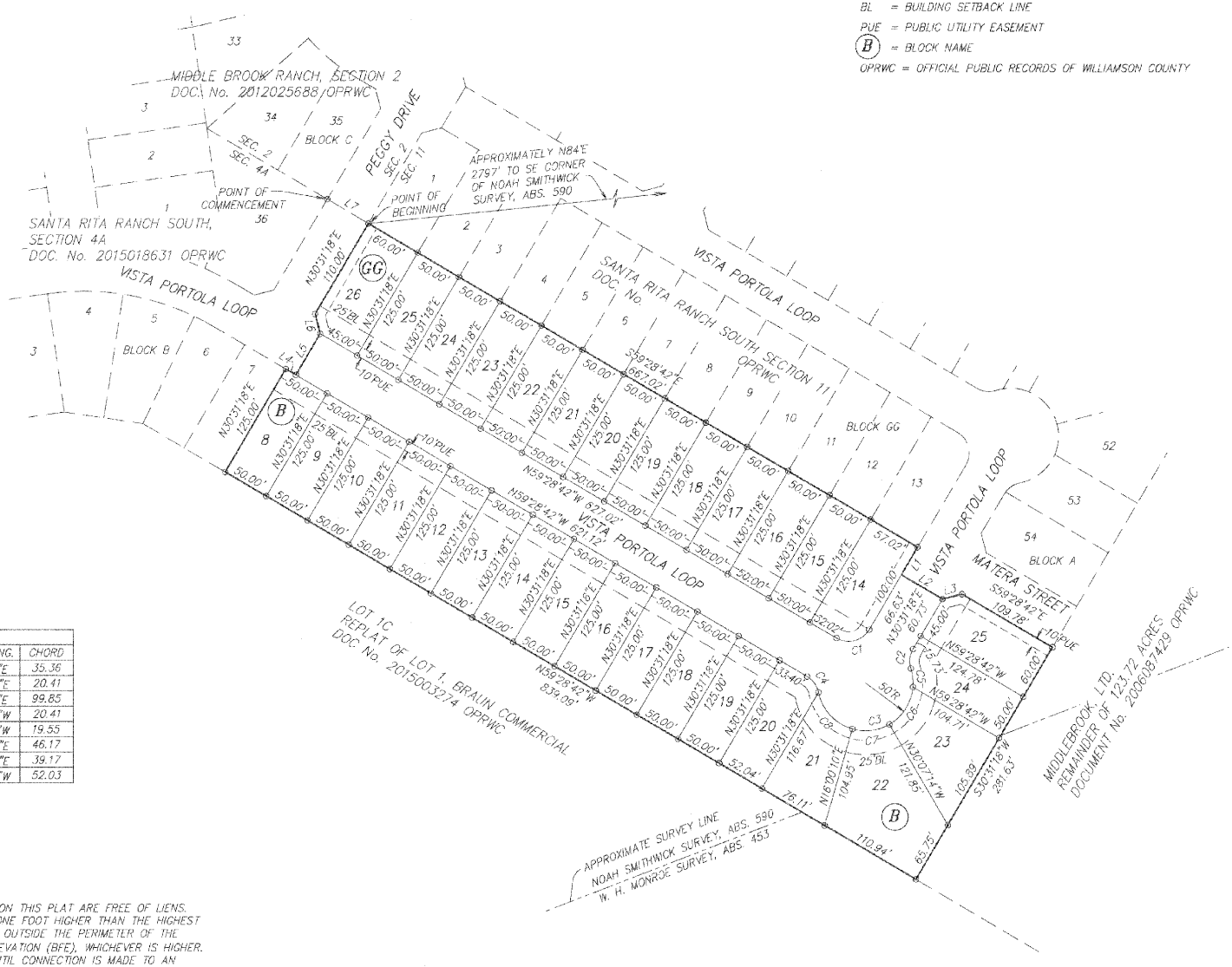
LEGEND:

- ● = FOUND 1/2" IRON ROD
- ○ = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- BL = BUILDING SETBACK LINE
- PUE = PUBLIC UTILITY EASEMENT
- (B) = BLOCK NAME
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY



LOCATION MAP

SCALE: 1" = 800'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°31'18"W	33.37
L2	S59°28'42"E	50.00
L3	N75°31'18"E	21.21
L4	S59°28'42"E	12.29
L5	N30°31'18"E	50.00
L6	N14°28'42"W	21.21
L7	N59°28'42"W	50.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	39.27	25.00	90°00'00"	N75°31'18"E	35.36
C2	21.03	25.00	48°11'23"	N06°25'37"E	20.41
C3	162.65	50.00	186°22'46"	N75°31'18"E	99.85
C4	21.03	25.00	48°11'23"	N35°23'00"W	20.41
C5	19.68	50.00	22°33'06"	N06°23'31"W	19.55
C6	47.99	50.00	54°59'45"	N32°22'54"E	46.17
C7	40.25	50.00	46°07'24"	N82°56'28"E	39.17
C8	54.72	50.00	62°42'32"	N42°38'34"W	52.03

NOTES:

1. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
2. THE MINIMUM 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
5. 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.
6. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
7. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.

NEW STREETS:

NAME	LENGTH	DESIGN SPEED
VISTA PORTOLA LOOP	772'	30 MPH

SITE DATA:

TOTAL AREA: 5.68 ACRES
31 SINGLE FAMILY LOTS

DATE: JULY 17, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
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SHEET 1 OF 2 SHEETS

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Doc#2016099027

PLAT OF

SANTA RITA RANCH SOUTH SECTION 12

WILLIAMSON COUNTY, TEXAS

THAT PART OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 490 AND PART OF THE W.H. MONROE SURVEY, ABSTRACT NO. 453 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 123.72 ACRE TRACT OF LAND CONVEYED TO MIDDLEBROOK, LTD. BY DEED RECORDED IN DOCUMENT NO. 2006087429 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" IRON ROD SET IN THE WEST LINE OF PEGGY DRIVE AT THE SOUTHEAST CORNER OF LOT 35, BLOCK C, MIDDLE BROOK RANCH, SECTION 2 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2012025688 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.59°28'42"E. ACROSS PEGGY DRIVE A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF PEGGY DRIVE AT THE POINT OF BEGINNING;

THENCE ACROSS SAID 123.72 ACRE TRACT THE FOLLOWING SIX COURSES;

1. S.59°28'42"E. ALONG SAID LINE A DISTANCE OF 667.02 FEET TO A 1/2" IRON ROD SET;
2. S.30°31'18"W. A DISTANCE OF 33.37 FEET TO A 1/2" IRON ROD SET;
3. S.59°28'42"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
4. N.75°31'18"E. A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD SET;
5. S.59°28'42"E. A DISTANCE OF 109.78 FEET TO A 1/2" IRON ROD SET;
6. S.30°31'18"W. A DISTANCE OF 281.63 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF LOT 1C, REPLAT OF LOT 1, BRAUN COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015003274 OF THE OFFICIAL PUBLIC RECORDS OF SAID 123.72 ACRE TRACT;

THENCE N.59°28'42"W. ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID 123.72 ACRE TRACT A DISTANCE OF 839.09 FEET TO A 1/2" IRON ROD SET;

THENCE DEPARTING SAID LINE AND ACROSS SAID 123.72 ACRE TRACT THE FOLLOWING FIVE COURSES;

1. N.30°31'18"E. A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
2. S.59°28'42"E. A DISTANCE OF 12.29 FEET TO A 1/2" IRON ROD SET;
3. N.30°31'18"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
4. N.14°28'42"W. A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD SET;
5. N.30°31'18"E. A DISTANCE OF 110.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 5.68 ACRES, MORE OR LESS.
ALL BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE, NAD 83.

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

THAT MIDDLEBROOK, LTD., BEING THE SOLE OWNER OF THE CERTAIN TRACT OF LAND RECORDED IN DOCUMENT No. 2006087429 OF THE OFFICIAL PUBLIC RECORDS OF 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, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SANTA RITA RANCH SOUTH SECTION 12."

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF August 2016.

BY: _____
JAMES EDWARD HORNE
VICE PRESIDENT, MIDDLEBROOK, LTD.

THE STATE OF TEXAS
COUNTY OF TRAVIS .

BEFORE ME ON THIS DAY PERSONALLY APPEARED James Edward Horne, 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 23 DAY OF August, A.D., 20 16.

_____
NOTARY PUBLIC SIGNATURE

PATRICIA A SCHOFELL
Notary Public, State of Texas
My Commission Expires
October 12, 2019

SEAL

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED OCTOBER 31, 2013, RECORDED AS DOCUMENT No. 2013103003 IN 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: _____

PRINTED NAME: Allen E. Wise
TITLE: Executive Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF ~~WILLIAMSON~~ Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Allen E. Wise, 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 25th DAY OF August, A.D., 20 16.

_____
NOTARY PUBLIC SIGNATURE

KAYLA MCGUIRE
Notary Public, State of Texas
Comm. Expires 08/25/2019

SEAL

SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

_____ 8/2/2016
J. KENNETH WEIGAND DATE
R.P.L.S. NO. 5741
STATE OF TEXAS

STATE OF TEXAS
JOHN KENNETH WEIGAND
5741
REGISTERED
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL No. 48491C0275E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, J. KEITH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

_____ 8/10/16
J. KEITH COLLINS DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED
PROFESSIONAL ENGINEER

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.

STREET NAMES APPROVED

DATE: 10/5/2016

_____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

_____ 10/11/16
CITY OF LIBERTY HILL DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, DAN A. GATTIS, 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.

_____ 10-20-2016
DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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

THAT 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 20th DAY OF October, 20 16, A.D., AT 11:00 O'CLOCK, A.M., AND DULY RECORDED ON THE 20th DAY OF October, 20 16, A.D., AT 2:20 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. Doc# 2016099027

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
WILLIAMSON COUNTY, TEXAS

BY: Connie Phelps
DEPUTY Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

DATE: JULY 17, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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SHEET 2 OF 2 SHEETS

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