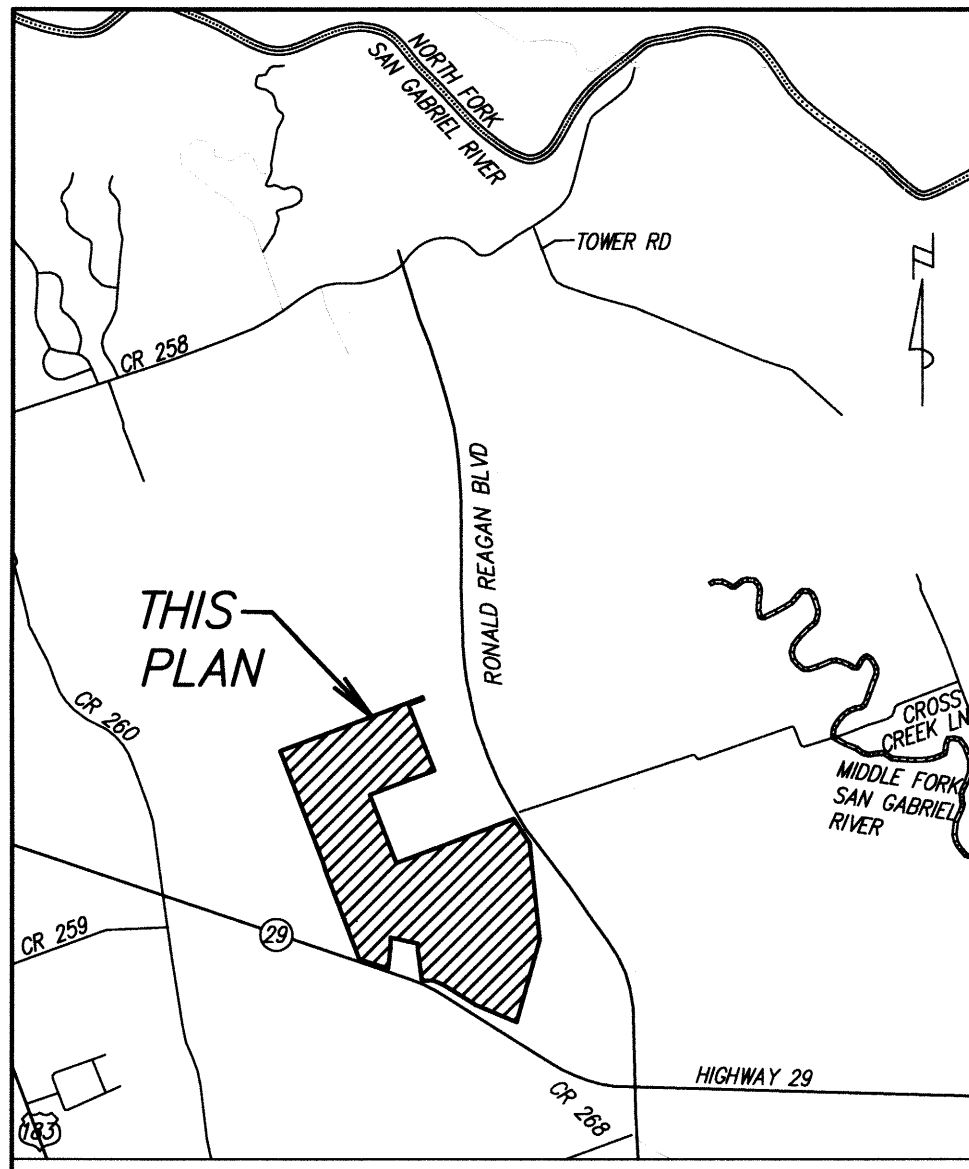
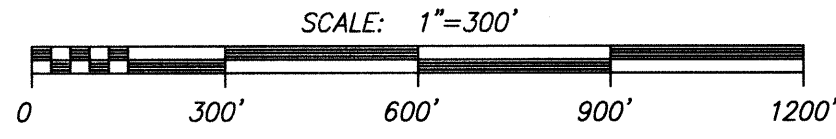
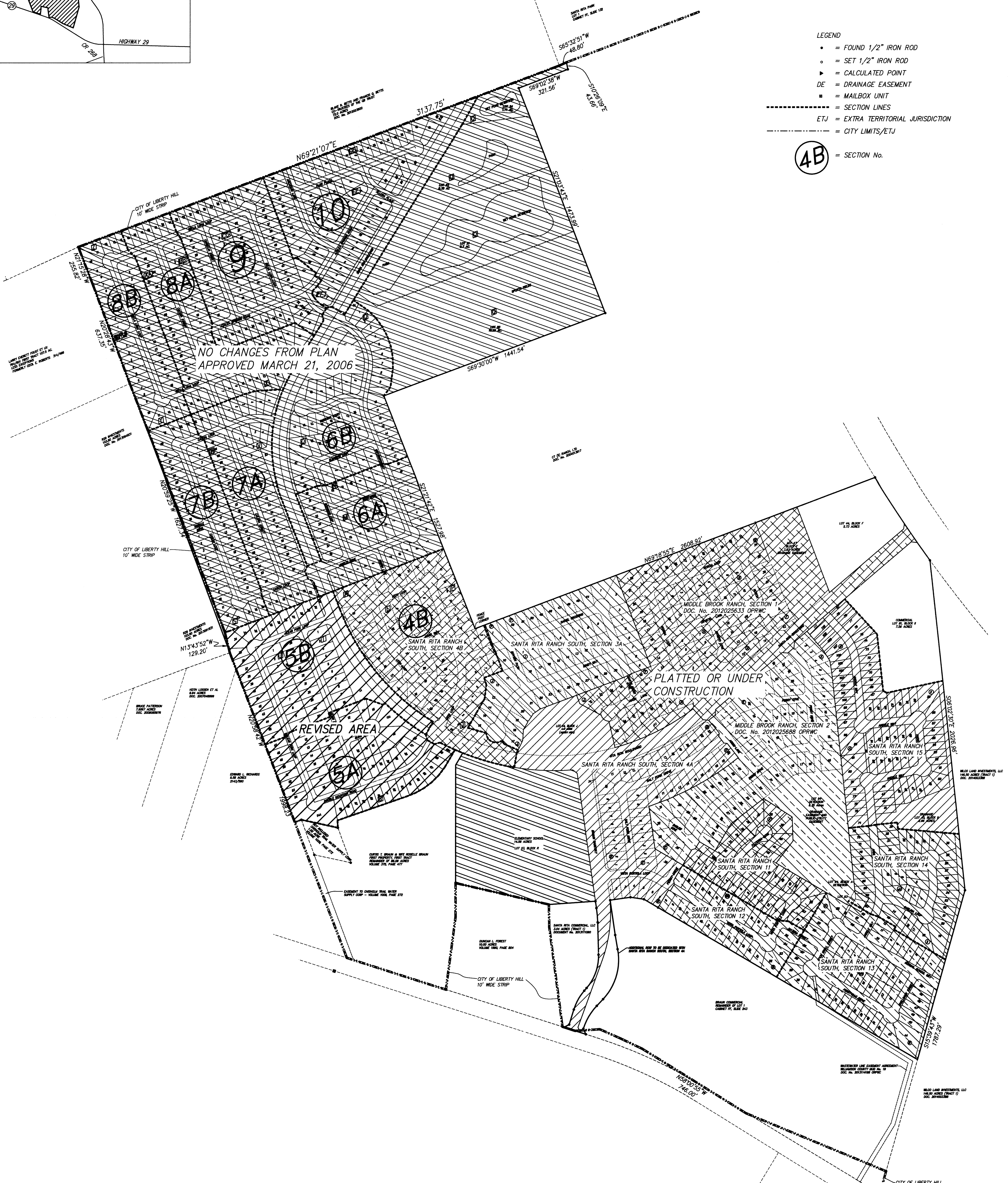


REVISED PRELIMINARY PLAN FOR  
**SANTA RITA RANCH SOUTH**  
 Formerly MIDDLEBROOK RANCH  
 WILLIAMSON COUNTY, TEXAS



- LEGEND
- = FOUND 1/2" IRON ROD
  - o = SET 1/2" IRON ROD
  - ◀ = CALCULATED POINT
  - DE = DRAINAGE EASEMENT
  - = MAILBOX UNIT
  - = SECTION LINES
  - ETJ = EXTRA TERRITORIAL JURISDICTION
  - = CITY LIMITS/ETJ
  - (4B) = SECTION No.



**PRELIMINARY REVISION SUMMARY**

PLAN APPROVED 3/21/2006: 997 SINGLE FAMILY LOTS  
 PLAN APPROVED 6/3/2014: 1149 SINGLE FAMILY LOTS

**PLAN REVISIONS:**

NO CHANGES: 458 SINGLE FAMILY LOTS  
 PLATTED/UNDER CONSTRUCTION: 563 SINGLE FAMILY LOTS  
 REVISED LOTS: 110 SINGLE FAMILY LOTS

TOTAL: 1131 SINGLE FAMILY LOTS

**NOTES:**

1. NO LOT IN THIS SUBDIVISION IS ENCOACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 4849C0275E, EFFECTIVE DATE SEPTEMBER 29, 2008 FOR WILLIAMSON COUNTY, TEXAS.
2. WATER WILL BE PROVIDED BY: CHISHOLM TRAIL SUD
3. WASTEWATER SERVICE WILL BE PROVIDED BY: WILLIAMSON COUNTY MUD 19
4. A TEN FOOT (10') PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG ALL PUBLIC RIGHT OF WAY.
5. A 25' BUILDING SETBACK FROM THE FRONT OF ALL LOTS AND A 15' STREET SIDE SETBACK WILL BE REQUIRED.

**SITE DATA:**

AREA: 340.59 ACRES

SURVEYS: THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590  
 AND THE W.H. MONROE SURVEY, ABSTRACT NO. 453.

LOTS: 1131 SINGLE FAMILY LOTS

**OWNERS:**

SANTA RITA KC, LLC  
 3345 BEE CAVE ROAD  
 SUITE 203  
 AUSTIN, TEXAS 78746

SANTA RITA COMMERCIAL, LLC  
 8200 NORTH MOPAC, SUITE 300  
 AUSTIN, TX 78759

DATE: JULY 8, 2015

SCALE: 1" = 300'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817