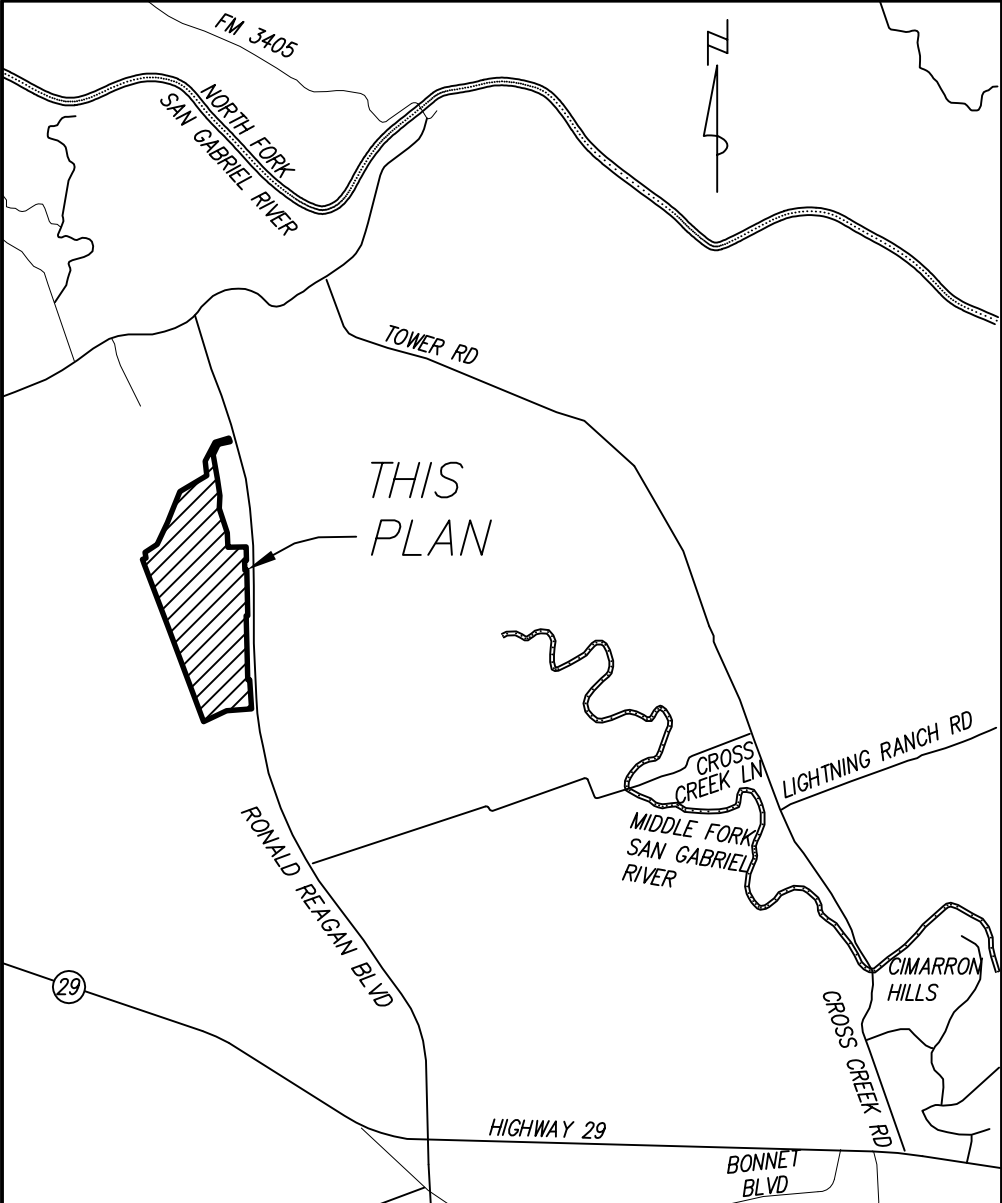
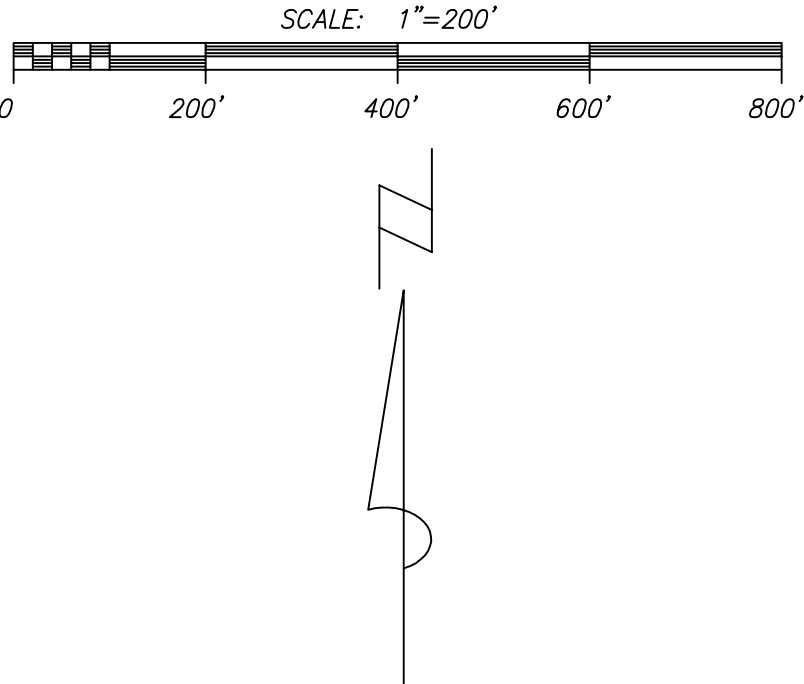




BRAUN FAMILY LIMITED PARTNERSHIP
REMAINDER OF 1516.34 ACRES
DOC. No. 2004035001 OPRWC

PRELIMINARY PLAN OF
SANTA RITA RANCH NORTHWEST PHASE 1
WILLIAMSON COUNTY, TEXAS



- LEGEND
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - ▲ = ANGLE POINT
 - ⊠ = MAILBOX UNIT
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NEW STREETS		
NAME	LENGTH	WIDTH
ALONDA COURT	527'	60'
CANYON TERRACE DRIVE	1,492'	60'
COLERIDGE DRIVE	2,244'	60'
DEL VENTURA COURT	886'	60'
ESTIMA DRIVE	1,197'	60'
FLARE COURT	489'	60'
IVY GLEN DRIVE	1,434'	60'
KUBLAKHAN WAY	934'	60'
MIDLAND WAY	827'	60'
WEST ELIZABETH PARK BLVD	1,218'	VARIES
TOTAL	11,249	

- NOTES:
1. NO LOT IN THIS SUBDIVISION IS ENCRANCED 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.
 6. ALL ROADS WILL BE DEDICATED TO THE PUBLIC.

SITE DATA:
AREA: 166.12 ACRES
SURVEYS: THE B. MANLOVE SURVEY, ABSTRACT NO. 417;
AND NOAH SMITHWICK SURVEY, ABSTRACT NO. 590.
LOTS: 95 SINGLE FAMILY LOTS

OWNERS:
BRAUN FAMILY LIMITED PARTNERSHIP
806 SHADY HOLLOW DRIVE
GEORGETOWN, TX 78628
SANTA RITA COMMERCIAL, LLC
8200 NORTH MOPAC, SUITE 300
AUSTIN, TX 78759

DATE: MARCH 30, 2015 SCALE: 1" = 200'
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