

TERRA DEL SOL AT SANTA RITA RANCH WEST

WILLIAMSON COUNTY, TEXAS



LOCATION MAP 1"=1000'

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH WILLIAMSON COUNTY CAP
- DRAINAGE EASEMENT
- MAILBOX CLUSTERS
- SHORT DISTANCE EASEMENT
- OPEN SPACE
- LANDSCAPE
- DEED RECORDS WILLIAMSON COUNTY
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- PLAT RECORDS WILLIAMSON COUNTY

- NOTES:
1. NO LOT IN THIS SUBDIVISION IS ENCOURAGED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48460202E, EFFECTIVE DATE SEPTEMBER 29, 2008 FOR WILLIAMSON COUNTY, TEXAS.
 2. WASTEWATER SERVICE WILL BE PROVIDED BY: CHISHOLM TRAIL SUD
 3. A 25' BUILDING SETBACK FROM THE FRONT OF ALL LOTS AND A 15' STREET SIDE SETBACK WILL BE REQUIRED.
 4. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AND TO ASSURE COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT REGULATIONS.
 5. REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT, FLOORPLAN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT SO LAND COVERED BY THIS PLAT MUST INSURE THAT THE SUBDIVISION MAP ACT REGULATIONS HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
 6. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING THE NECESSARY PERMITS FROM THE COUNTY ENGINEER AND THE WILLIAMSON COUNTY ENGINEER. THE 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.

SITE DATA:

SURVEY: THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590

TOTAL ACRES: 100.623 ACRES

TYPICAL BUILDING SETBACKS FOR LOTS:

SINGLE FAMILY LOTS	25'
OS LOTS	25'
POND/DE LOT	25'
OS LOTS	25'
OS LOTS	25'
OS LOTS	25'
EASEMENT LOTS	25'
COMMERCIAL LOT	25'
TOTAL LOTS	251

- ADJACENT OWNER ADDRESSES:
- SANTA RITA INVESTMENTS LTD
93.14 ACRES
AUSTIN, TX 78758
 - R29 INVESTMENTS LLC
8200 MOPAC, SUITE 300
AUSTIN, TX 78759
 - PAT & BOB LOSSON
10101 W. 10TH ST.
AUSTIN, TX 78743
 - BRUCE PATTERSON
10101 W. 10TH ST.
AUSTIN, TX 78743
 - SO ARBUS VENTURES LLC
PO BOX 559
DUBUQUE, IA 52002
 - DOMINI & ANASTASIOU FREDMAN
3000 W. 10TH ST.
LIBERTY HILL, TX 78642
 - RAYMOND L. & LELA CARB BROTSTOCK
3000 W. 10TH ST.
LIBERTY HILL, TX 78642
 - TEXAS MARSHALS INC
C/O MARSHALS PARK INC
3000 W. 10TH ST.
LIBERTY HILL, TX 78642
 - DAVIS JOE WESLEY & BEAN D PIERO
TRUSTEES OF THE JOE & LOUISE DAVIS FAMILY TRUST
LIBERTY HILL, TX 78642
 - LARRY EVERETT & MARYALEE TRUST
LIBERTY HILL, TX 78642

MIDDLEBROOK LTD
164.51 ACRES
DOC. NO. 2008017732
OPRWC

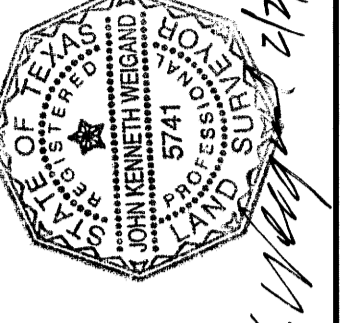
KEITH LOSSEN ET AL
7.8567 ACRES
DOC. NO. 2007046959
OPRWC

BRUCE PATTERSON
7.8567 ACRES
DOC. NO. 2007046959
OPRWC

ERIC PIPHER
1.29 ACRES
DOC. NO. 2003102140
OPRWC

NEW STREETS	NAME	ROW WIDTH	LENGTH
TERRA DEL SOL PARKWAY	TERRA DEL SOL PARKWAY	60	3421
ARBORWOOD COVE	ARBORWOOD COVE	50	226
CASCIA COVE	CASCIA COVE	50	118
BARBOSA COVE	BARBOSA COVE	50	486
BENT TWIG COVE	BENT TWIG COVE	50	384
SUMMIT PARK	SUMMIT PARK	50	2473
LADERA DRIVE	LADERA DRIVE	50	675
ISABELLA WAY	ISABELLA WAY	50	405
ZUMA DRIVE	ZUMA DRIVE	50	1156
ANNAMARIE DRIVE	ANNAMARIE DRIVE	50	227
CANTOR COURT	CANTOR COURT	50	128
BRITANNY WOODS COVE	BRITANNY WOODS COVE	50	14,098
TOTAL:			

DESIGN SPEED:
ALL STREETS ARE 30 MPH.



DATE: 22 NOVEMBER, 2016 SCALE: 1" = 100'
RANDALL PINES & ASSOCIATES ENGINEERING, INC.
 2800 JAZZ STREET, ROUND ROCK, TEXAS 78664 F-9784
 (512) 836-4793 FAX: (512) 836-4817
RJ SURVEYING & ASSOCIATES, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
 (512) 836-4793 FAX: (512) 836-4817