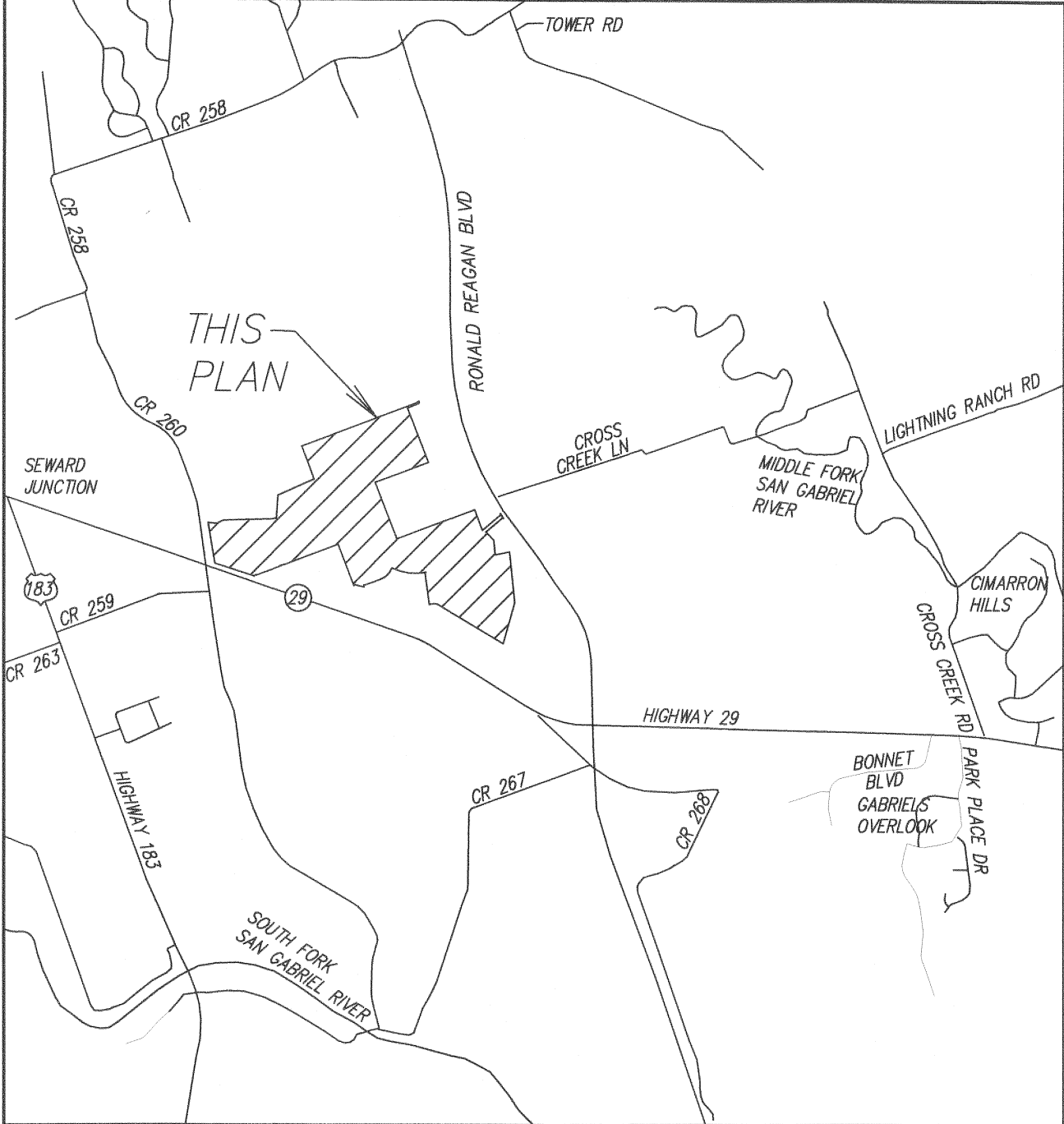
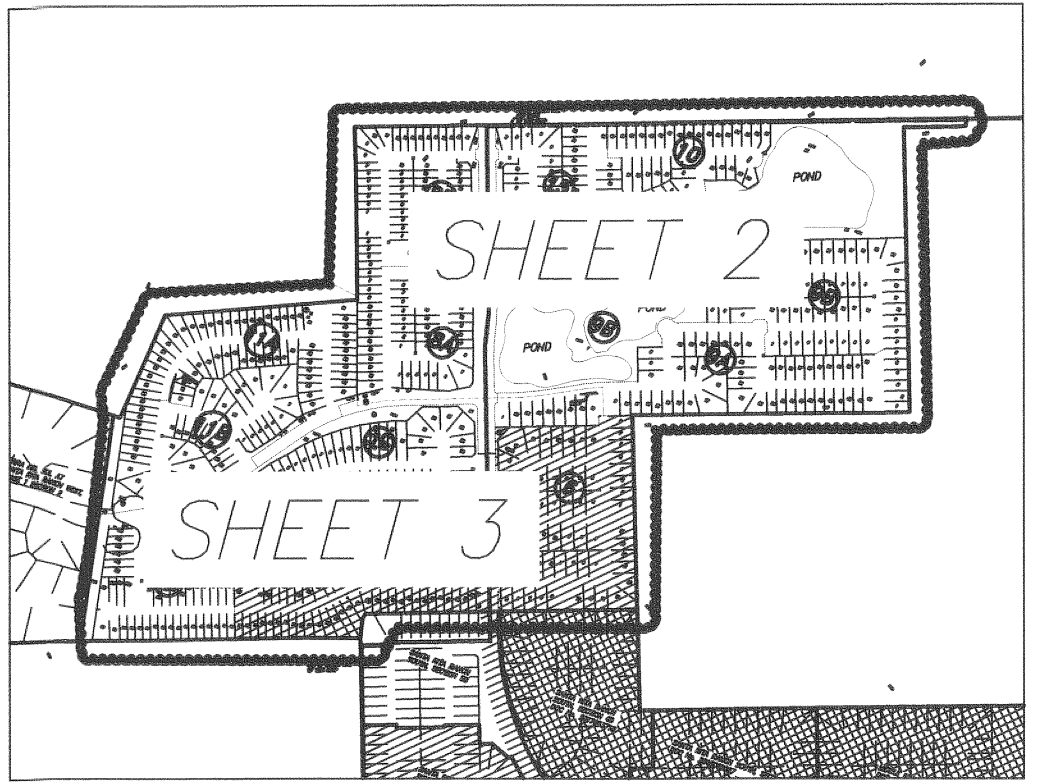




LOCATION MAP
SCALE 1" = 4000'

PRELIMINARY PLAN OF
SANTA RITA RANCH SOUTH
FORMERLY MIDDLEBROOK RANCH AND
TERRA DEL SOL AT SANTA RITA RANCH WEST

SCALE: 1"=300'

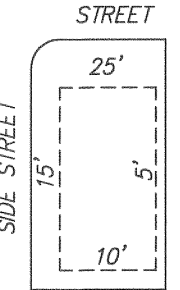


KEY MAP

STREET NAME CHANGES

JULY 20, 2017	CURRENT
STREET A	COMOANIA DRIVE
STREET B	LIGURIA DRIVE
STREET C	BELLA LUNA WAY
STREET D	SHELLBARK STREET
STREET E (WEST SIDE)	LIGURIA DRIVE
STREET E (EAST SIDE)	ARCADIAN LANE
STREET F	ROCK KNOLL STREET
ALLORA PLACE	LIGURIA DRIVE
CAMELLIA STREET	BRAZOS DE DIOS LANE
ALAN PLACE	RAVELUO STREET
ARCADIAN LANE	CAMELLIA STREET
CALERA STREET	BELLA LUNA LOOP
BRAZOS DE DIOS LANE	CALABRIA WAY
CALERA STREET	SPOLETO DRIVE
ROSELEE DRIVE	ISABELLA WAY
AZLEA SPRINGS ROAD	CASCATA WAY
CASCIA LANE	LA DERA DRIVE
CHRISTIAN COURT	COMPANIA COVE
BELLA LUNA COVE	ROSELLE DRIVE

TYPICAL BUILDING
SETBACKS FOR LOTS



OWNERS:

MIDDLEBROOK LTD et al
8200 MOPAC EXPRESSWAY
No. 300
AUSTIN, TEXAS 78642

R29 INVESTMENTS LLC
8200 N. MOPAC
SUITE 300
AUSTIN, TX 78759

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

DATE: JUNE 25 2018

SCALE: 1" = 300'

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.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 1 OF 3 SHEETS

F-10015400

- LEGEND
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD
 - DE = DRAINAGE EASEMENT
 - MB = MAIL BOX CLUSTER
 - = SECTION LINES
 - = CITY LIMITS/ETJ
 - BL = BUILDING LINE
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - = REVISION BOUNDARY
 - 5B = SECTION NUMBER
 - = UNDER DESIGN/CONSTRUCTION
 - = SECTIONS COMPLETED AND RECORDED

NOTES:

- NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48490275E, EFFECTIVE DATE SEPTEMBER 29, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- WATER WILL BE PROVIDED BY: CHISHOLM TRAIL SUD
- WASTEWATER SERVICE WILL BE PROVIDED BY: WILLIAMSON COUNTY MUD 19
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG ALL PUBLIC RIGHT OF WAY.
- A 25' BUILDING SETBACK FROM THE FRONT OF ALL LOTS AND A 15' STREET SIDE SETBACK WILL BE REQUIRED.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE 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.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- 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.
- ALL PROPOSED ROADS ARE TO BE PUBLIC ROADS.

SITE DATA:

MIDDLEBROOK PRELIMINARY PLAT: 1131 LOTS APPROVED
SANTA RITA RANCH WEST: 229 LOTS APPROVED
TOTAL APPROVED LOTS: 1360

721 LOTS UNDER CONSTRUCTION OR FINISHED

1360 - 721 = 639 LOTS REMAIN FROM APPROVED PRELIMINARY PLATS

695 LOTS PROPOSED IN THIS REVISION

695 - 639 = 56 LOT INCREASE

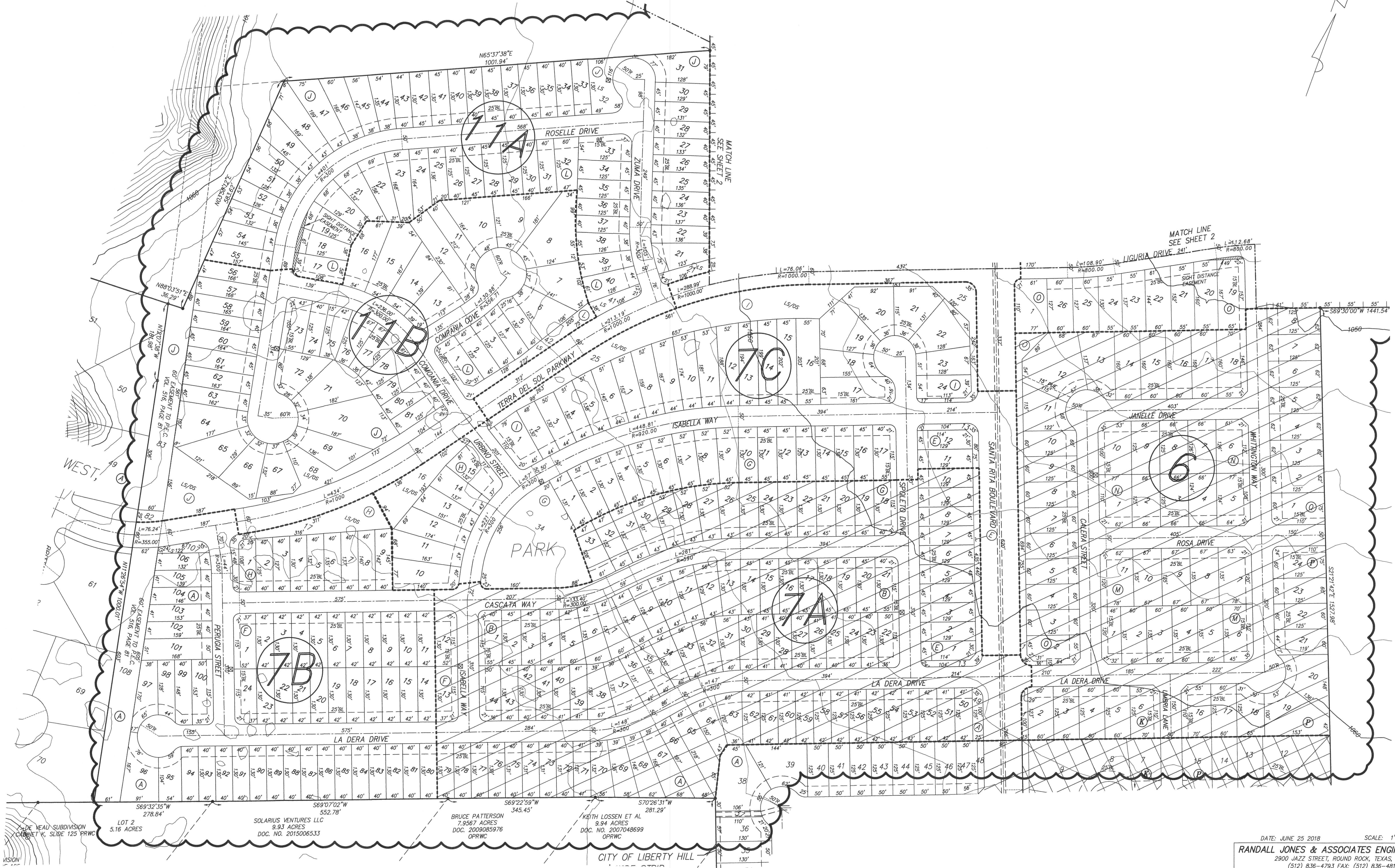
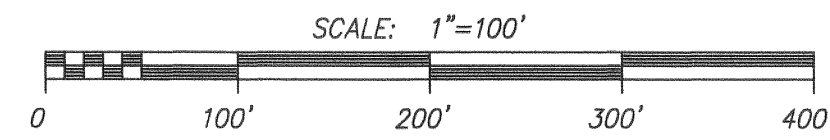
TOTAL LOTS AFTER THIS REVISION: 1416

SCALE: 1"=100'

A horizontal graphic scale bar with tick marks at 0, 100', 200', 300', and 400'. The bar is divided into four equal segments of 100 feet each. The first segment (0 to 100') is further divided into four smaller segments, each representing 25 feet. The segments are filled with a checkerboard pattern: the first 25-foot segment is white, the second is black, the third is white, and the fourth is black. The remaining three segments (100' to 200', 200' to 300', and 300' to 400') are solid black. The text "SCALE: 1\"=100'" is centered above the bar.

5	F-10015400
---	------------

PRELIMINARY PLAN OF
SANTA RITA RANCH SOUTH
FORMERLY MIDDLEBROOK RANCH AND
TERRA DEL SOL AT SANTA RITA RANCH
WEST



DATE: JUNE 25 2018 SCALE: 1" = 100'

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.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817