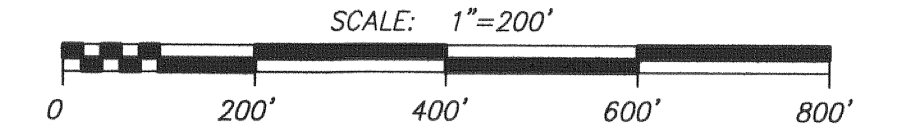
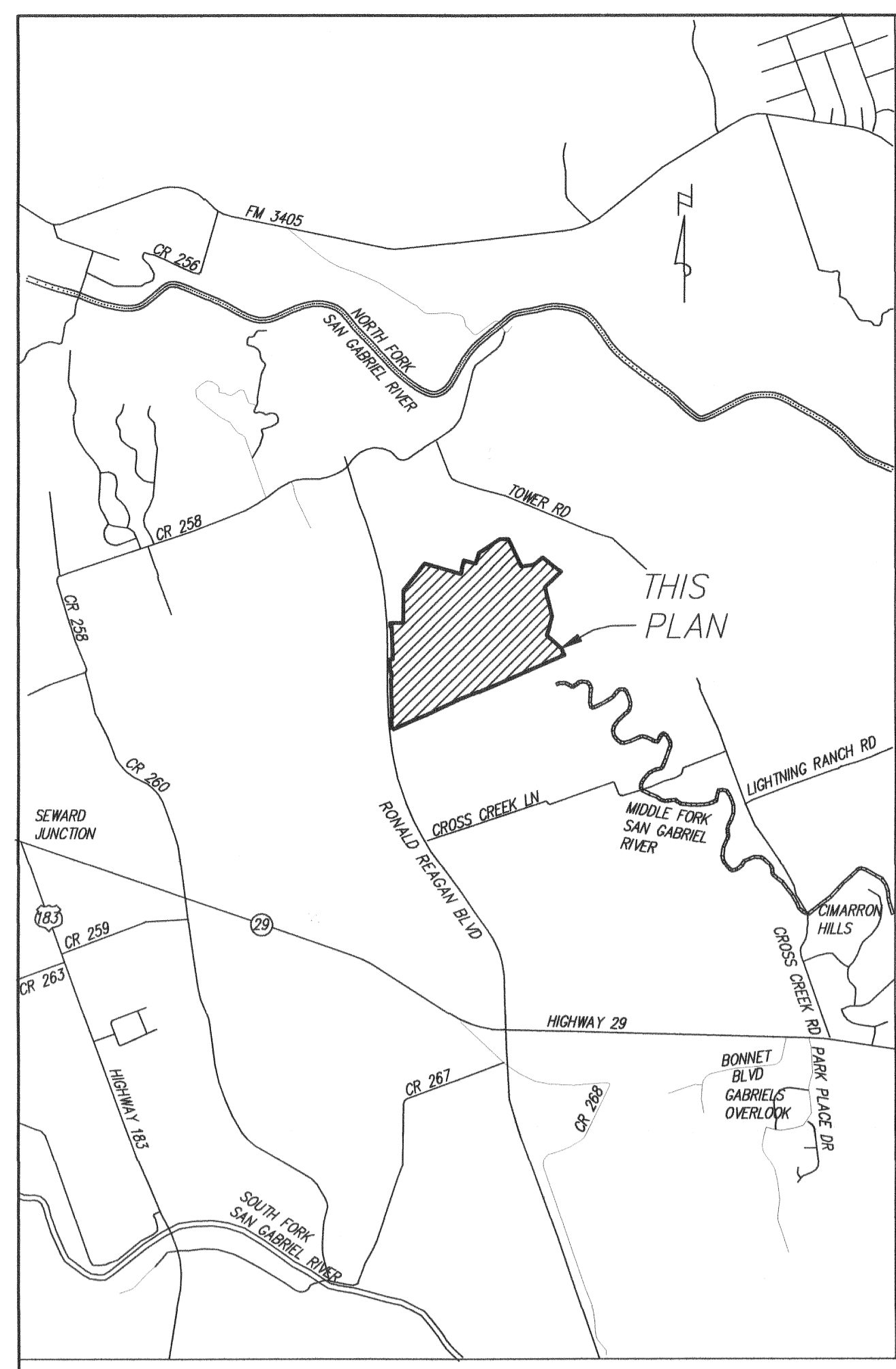


SANTA RITA RANCH PHASE 1, REVISION 2

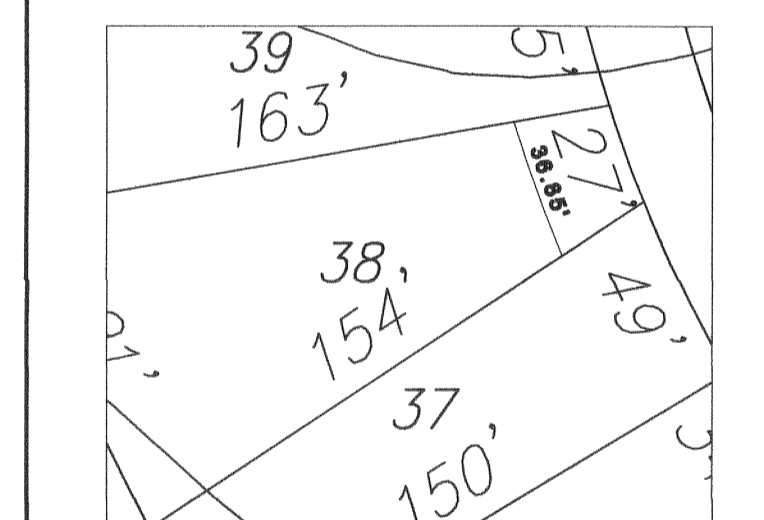
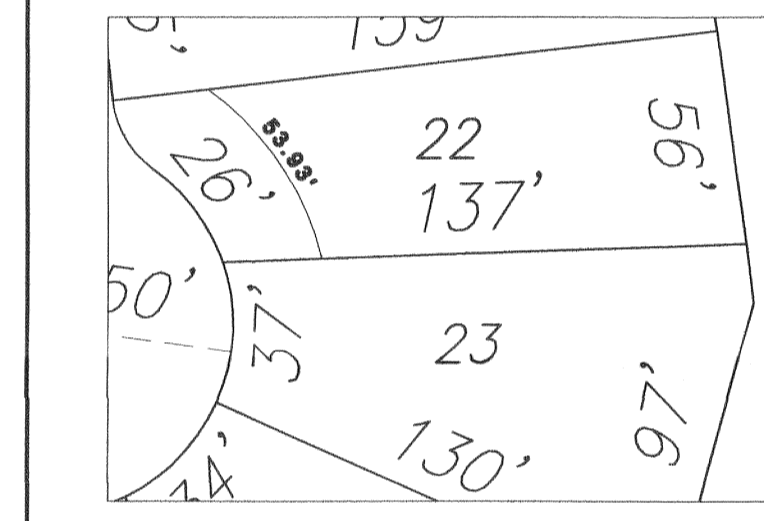
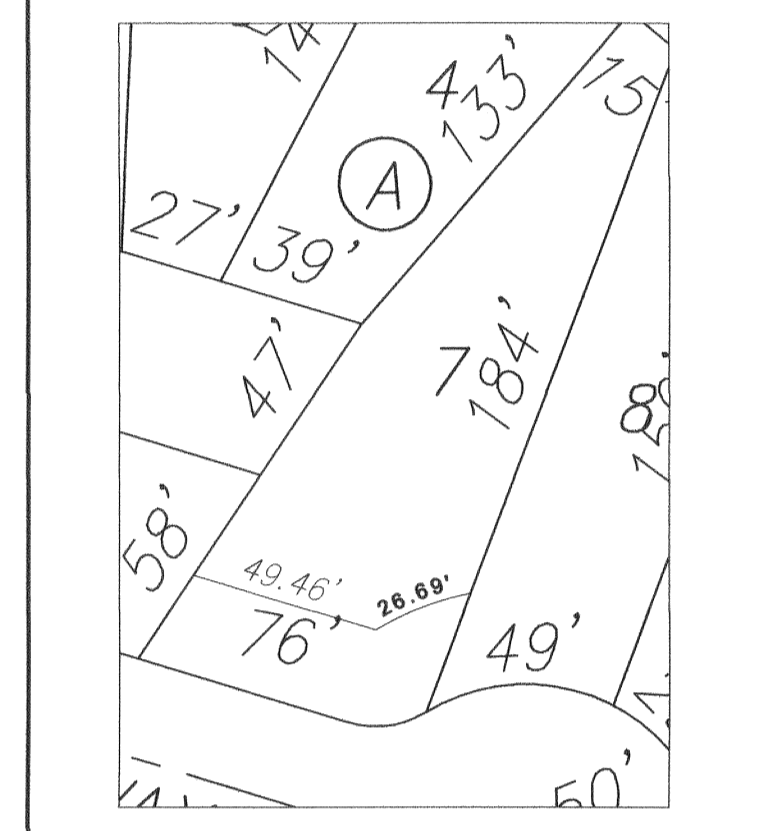
WILLIAMSON COUNTY, TEXAS



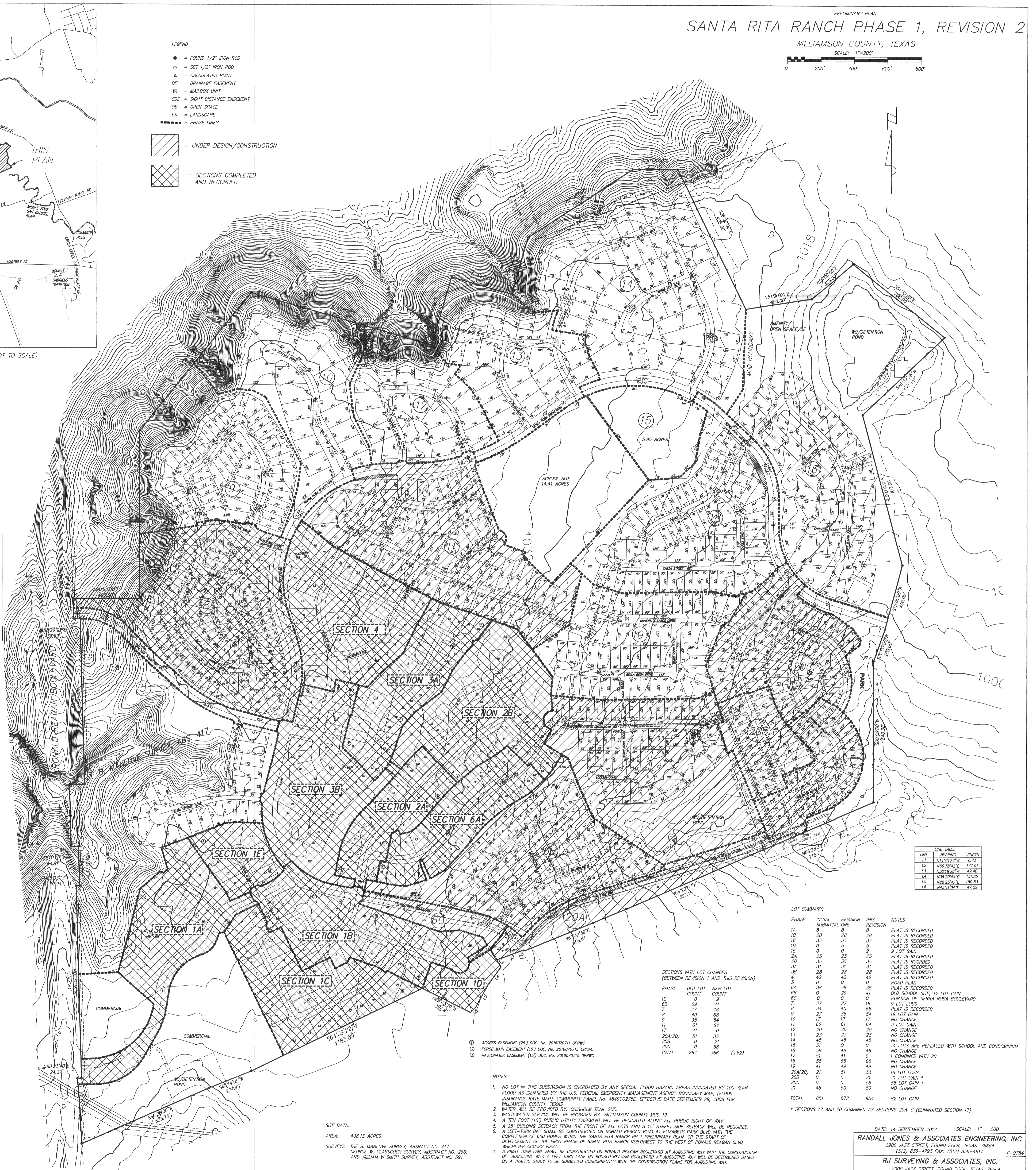
- LEGEND
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD
 - ▲ = CALCULATED POINT
 - DE = DRAINAGE EASEMENT
 - ☒ = MAILBOX UNIT
 - SDE = SIGHT DISTANCE EASEMENT
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - = PHASE LINES
 - ▨ = UNDER DESIGN/CONSTRUCTION
 - ▩ = SECTIONS COMPLETED AND RECORDED



LOCATION MAP (NOT TO SCALE)



DETAIL OF LOTS 7, 22 AND 38, BLOCK 8, SECTION 10A SHOWING LOT WIDTH AT FRONT 25' SETBACK LINE



LINE	BEARING	LENGTH
L1	N14°40'27"W	6.73
L2	N89°36'2"E	177.09
L3	N32°18'26"W	49.40
L4	N36°20'44"E	131.25
L5	N28°23'47"E	150.53
L6	N48°11'54"E	47.29

LOT SUMMARY:

PHASE	INITIAL SUBMITTAL	REVISION ONE	THIS REVISION	NOTES
1A	0	0	0	PLAT IS RECORDED
1B	28	28	28	PLAT IS RECORDED
1C	33	33	33	PLAT IS RECORDED
1D	0	5	5	PLAT IS RECORDED
1E	0	0	9	9 LOT GAIN
2A	25	25	25	PLAT IS RECORDED
2B	35	35	35	PLAT IS RECORDED
3A	31	31	31	PLAT IS RECORDED
3B	28	28	28	PLAT IS RECORDED
4	42	42	42	PLAT IS RECORDED
5	0	0	0	ROAD PLAN
6A	38	38	38	PLAT IS RECORDED
6B	0	29	41	OLD SCHOOL SITE, 12 LOT GAIN
6C	0	0	0	PORTION OF TERRA ROSA BOULEVARD
7	27	27	18	9 LOT LOSS
8	34	40	68	PLAT IS RECORDED
9	27	35	54	19 LOT GAIN
10	17	17	17	NO CHANGE
11	62	61	64	3 LOT GAIN
12	20	20	20	NO CHANGE
13	23	23	23	NO CHANGE
14	45	45	45	NO CHANGE
15	51	0	0	51 LOTS ARE REPLACED WITH SCHOOL AND CONDOMINIUM
16	58	46	46	NO CHANGE
17	51	41	0	1 COMBINED WITH 20
18	58	65	65	NO CHANGE
19	41	49	49	NO CHANGE
20A(20)	21	51	33	20A(20)
20B	0	0	21	21 LOT GAIN
20C	0	0	58	58 LOT GAIN
21	48	50	50	NO CHANGE
TOTAL	851	872	954	82 LOT GAIN

* SECTIONS 17 AND 20 COMBINED AS SECTIONS 20A-C (ELIMINATED SECTION 17)

SECTIONS WITH LOT CHANGES (BETWEEN REVISION 1 AND THIS REVISION)

PHASE	OLD LOT COUNT	NEW LOT COUNT
1E	0	9
6B	29	41
7	27	18
8	40	68
9	35	54
11	61	64
17	41	0
20A(20)	51	33
20B	0	21
20C	0	58
TOTAL	284	366 (+82)

- 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. 4849C0275E, 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.
 - A LEFT-TURN BAY SHALL BE CONSTRUCTED ON RONALD REAGAN BLVD AT ELIZABETH PARK BLVD WITH THE COMPLETION OF 800 HOMES WITHIN THE SANTA RITA RANCH PH 1 PRELIMINARY PLAN, OR THE START OF DEVELOPMENT OF THE FIRST PHASE OF SANTA RITA RANCH NORTHWEST TO THE WEST OF RONALD REAGAN BLVD, WHICHEVER OCCURS FIRST.
 - A RIGHT TURN LANE SHALL BE CONSTRUCTED ON RONALD REAGAN BOULEVARD AT AUGUSTINE WAY WITH THE CONSTRUCTION OF AUGUSTINE WAY. A LEFT TURN LANE ON RONALD REAGAN BOULEVARD AT AUGUSTINE WAY WILL BE DETERMINED BASED ON A TRAFFIC STUDY TO BE SUBMITTED CONCURRENTLY WITH THE CONSTRUCTION PLANS FOR AUGUSTINE WAY.

SITE DATA:
 AREA: 438.13 ACRES
 SURVEYS: THE B. MANLOVE SURVEY, ABSTRACT NO. 417;
 GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266;
 AND WILLIAM W SMITH SURVEY, ABSTRACT NO. 591.

DATE: 14 SEPTEMBER 2017 SCALE: 1" = 200'
 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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