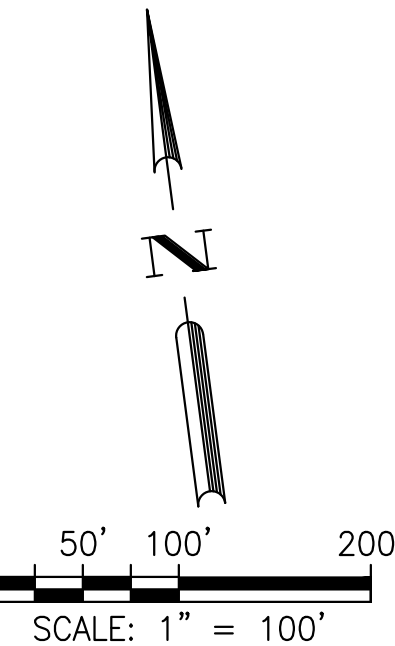


FRITZ NORTH
PRELIMINARY PLAT

STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
MARINER LOOP	60'-0"	40'-0"	25	C&G	COLLECTOR	PUBLIC
MARINER LOOP	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
DODGER DR	60'-0"	40'-0"	25	C&G	COLLECTOR	PUBLIC
ATHLETICS DR	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
ASTRO AVE	80'-0"	40'-0"	25	C&G	COLLECTOR	PUBLIC
ASTRO AVE	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
TWINS TRL	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
MARLIN LN	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
RANGERS RD	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
CUBS PATH	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
RAYS RD	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
PADRE DR	50'-0"	30'-0"	25	C&G	LOCAL	PUBLIC
(TOTAL LF)						14181
(ROW AC)						16.08

PHASING TABLE			
PHASE	AC.	SF LOTS	O.S. L.S. & D.E. LOTS
PH 1	27.19	120	4
PH 2	11.67	71	2
PH 3	13.79	73	2
PH 4	12.65	67	1
PH 5	15.05	102	1
TOTAL	80.35	433	10

NUMBER OF BLOCKS = 15



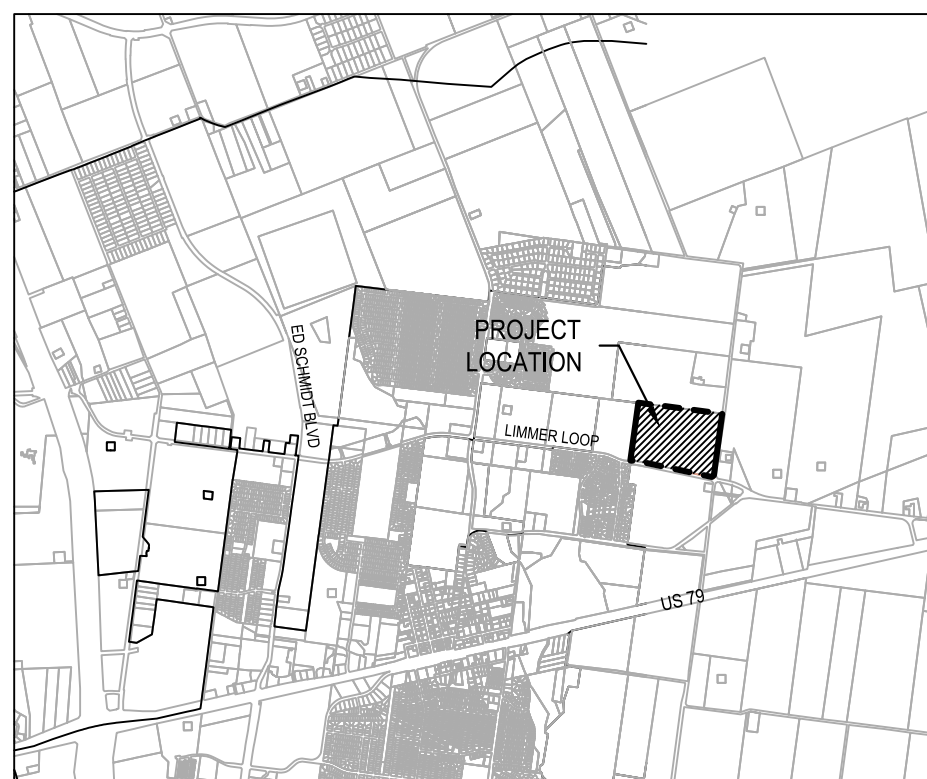
LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- 28
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- CITY LIMITS BOUNDARY
- MAILBOX CLUSTER

NOTES:

- NO BUILDING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISH 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.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER SUD
WASTEWATER: JONAH WATER SUD
ELECTRIC: ONCOR
GAS: ATMOS
- AMENITY, OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 100-YR FLOODPLAIN BASED ON FEMA PANEL NO. 48491C0520F, DATED DECEMBER 20, 2019.
- ANY PROPOSED STREET WIDTH LESS THAN 33 FEET SHALL REQUIRE FIRE LANE SIGNAGE ON ONE SIDE OF THE STREET. (2018 IFC APPENDIX D SEC. D103.6.2)
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 132 OR LIMMER LOOP, THE ADJACENT ROADWAYS.
- NO LOTS SHALL TAKE ACCESS TO DODGER DRIVE.

- OWNER:**
M. MOORE FAMILY FARMS LLC.
CR 132
HUTTO, TEXAS 78634
- ENGINEER:**
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744
- SURVEYOR:**
BGE, INC.
101 WEST LOUIS HENNA BLVD.
SUITE 400
AUSTIN, TX 78728
- ELECTRIC SERVICE:**
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670
- GAS SERVICE:**
ATMOS ENERGY
512-415-8426
- TV CABLE SERVICE:**
SPECTRUM BUSINESS
205-602-6792
- FIRE DEPARTMENT:**
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616



KEY MAP
N.T.S.

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

3GE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 512-679-5400 www.bgeinc.com

**FRITZ NORTH
HUTTO, TEXAS**

PRELIMINARY PLAN

SUBMITTAL DATE: 06-10-2020

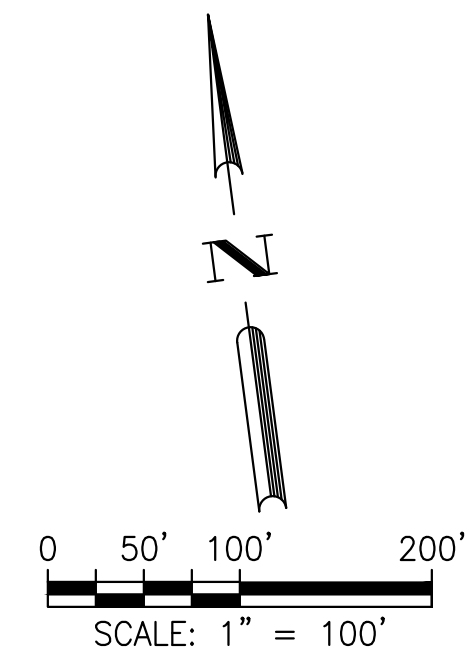
STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER

SHEET
1 OF 4

Diagram illustrating the utility assignment for the Limmer Loop project. The diagram shows a cross-section of the road and adjacent areas. Key dimensions and labels include:

- 90' EX. ROW (Existing Right of Way)
- EX. ROAD (Existing Road)
- 15' PROP ROW (Proposed Right of Way)
- WATERLINE (indicated by a line with a circle)
- FORCEMAIN (indicated by a line with a circle)
- Dimensions: 4' and 10' (vertical distances from the road surface to the utility lines)

LIMMER LOOP UTILITY ASSIGNMENT
N.T.S.



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
28	PROPOSED LOT NUMBER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE

1. ALL WATERLINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED. FIRE HYDRANTS, VALVES AND OTHER APPURTENANCES WILL BE LOCATED AND DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS.
2. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

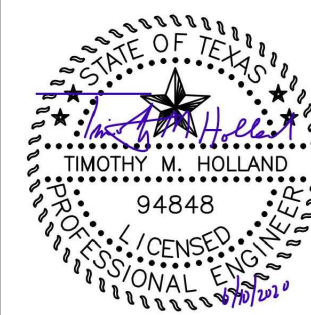
BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browning.com

FRITZ NORTH
HUTTO, TEXAS

PRELIMINARY WATER PLAN

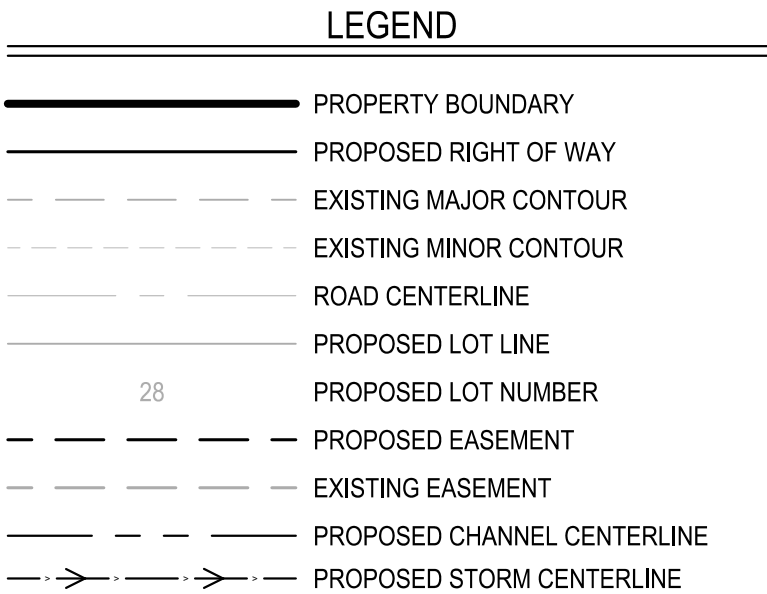
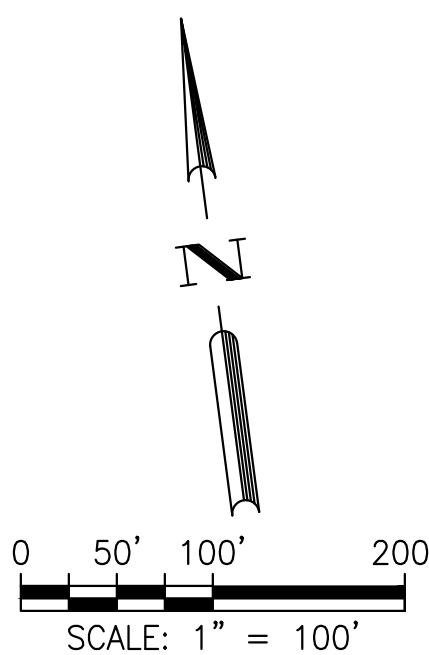
SUBMITTAL DATE: 06-10-2020



SHEET
2 OF 4

FRITZ NORTH

PRELIMINARY PLAT



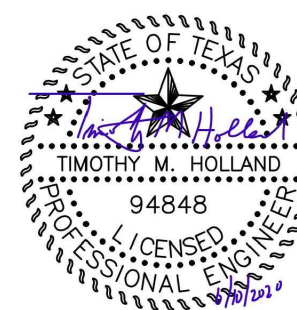
NOTES:

1. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING CONCRETE RIGHT-OF-WAY (DRAINAGE ARROYO, WAGON WHEEL TIE-IN, ETC.). THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browningj.com

FRITZ NORTH
HUTTO, TEXAS

SUBMITTAL DATE: 06-10-202



SHEET
4 OF 4