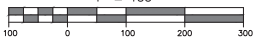


LUNA ROSA PRELIMINARY PLAT



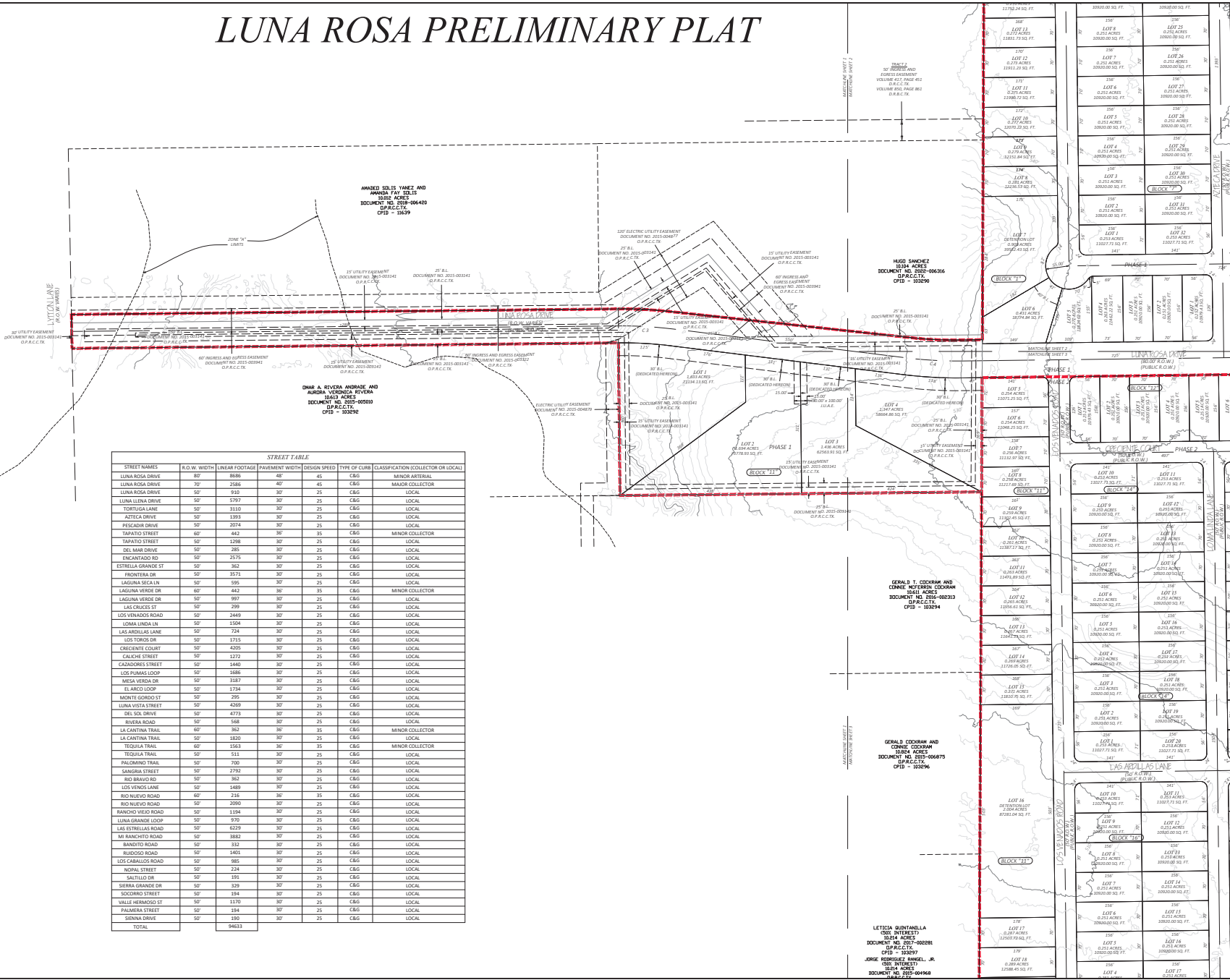
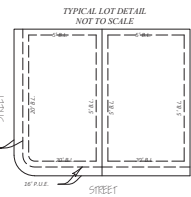
GRAPHIC SCALE



LEGEND:
 BL - BUILDING SETBACK LINES
 O.P.R.C.T.X. - OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 O.P.R.C.T.X. - OFFICIAL RECORDS, BASTROP COUNTY, TEXAS
 O.P.R.C.T.X. - NEED RECORDS, CALDWELL COUNTY, TEXAS
 O.P.R.C.T.X. - OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 O.P.R.C.T.X. - OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 P.A.C.T.X. - PLAT RECORDS, CALDWELL COUNTY, TEXAS
 P.O.B. - POINT OF BEGINNING

LINE TYPE LEGEND:
 - - - - - BOUNDARY
 - - - - - EASEMENT
 - - - - - RIGHT OF WAY
 - - - - - ADJACENT
 - - - - - APPROXIMATE LIMITS OF 30' SET*
 - - - - - BUILDING SETBACK LINES (TYPICAL)
 - - - - - BUILDING SETBACK LINES (NOT TYPICAL)
 - - - - - PHASE LIMITS

STREET TABLE						
STREET NAMES	R.O.W. WIDTH	LINEAR FOOTAGE	PAVEMENT WIDTH	DESIGN SPEED	TYPE OF CURB	CLASSIFICATION (COLLECTOR OR LOCAL)
LUNA ROSA DRIVE	80	8586	48	45	CRG	MINOR ARTERIAL
LUNA ROSA DRIVE	70	2586	40	45	CRG	MAJOR COLLECTOR
LUNA ROSA DRIVE	50	930	30	25	CRG	LOCAL
LUNA ROSA DRIVE	50	5797	30	25	CRG	LOCAL
TORTUGA LANE	50	3110	30	25	CRG	LOCAL
AZTECA DRIVE	50	1393	30	25	CRG	LOCAL
PESCADOR DRIVE	50	2074	30	25	CRG	LOCAL
TAPATIO STREET	60	442	30	35	CRG	MINOR COLLECTOR
TAPATIO STREET	50	1298	30	25	CRG	LOCAL
DEL MAR DRIVE	50	285	30	25	CRG	LOCAL
ENCANTADO RD	50	2175	30	25	CRG	LOCAL
ESTRELLA GRANDE ST	50	362	30	25	CRG	LOCAL
FRONTERA DR	50	3571	30	25	CRG	LOCAL
LAGUNA VERDE DR	60	442	30	35	CRG	MINOR COLLECTOR
LAGUNA VERDE DR	50	997	30	25	CRG	LOCAL
LAS ANDES ST	50	299	30	25	CRG	LOCAL
LOS VENADOS ROAD	50	2449	30	25	CRG	LOCAL
LOMA LINDA LN	50	1504	30	25	CRG	LOCAL
LAS ANILLAS LANE	50	724	30	25	CRG	LOCAL
LOS TOROS DR	50	1215	30	25	CRG	LOCAL
CREDENTE COURT	50	4205	30	25	CRG	LOCAL
CALICHE STREET	50	1272	30	25	CRG	LOCAL
CADADORES STREET	50	1440	30	25	CRG	LOCAL
LOS PUMAS LOOP	50	1586	30	25	CRG	LOCAL
MESA VERDA DR	50	3187	30	25	CRG	LOCAL
EL ARCO LOOP	50	1734	30	25	CRG	LOCAL
MONTÉ GORDON ST	50	295	30	25	CRG	LOCAL
LUNA VISTA STREET	50	4269	30	25	CRG	LOCAL
DEL SOL DRIVE	50	4773	30	25	CRG	LOCAL
RIVERA ROAD	50	658	30	25	CRG	LOCAL
LA CANTINA TRAIL	60	362	30	35	CRG	MINOR COLLECTOR
LA CANTINA TRAIL	50	1820	30	25	CRG	LOCAL
TIGUELA TRAIL	60	1553	30	35	CRG	MINOR COLLECTOR
TIGUELA TRAIL	50	511	30	25	CRG	LOCAL
PALOMINO TRAIL	50	700	30	25	CRG	LOCAL
SANBRIA STREET	50	2792	30	25	CRG	LOCAL
RIO BRAVO RD	50	352	30	25	CRG	LOCAL
LOS VENOS LANE	50	1489	30	25	CRG	LOCAL
RIO NUEVO ROAD	60	216	30	35	CRG	LOCAL
RIO NUEVO ROAD	50	2050	30	25	CRG	LOCAL
RANCHO VIEJO ROAD	50	1194	30	25	CRG	LOCAL
LUNA GRANDE LOOP	50	970	30	25	CRG	LOCAL
LAS ESTRELLAS ROAD	50	6229	30	25	CRG	LOCAL
EL RANCHITO ROAD	50	1862	30	25	CRG	LOCAL
BANDITO ROAD	50	332	30	25	CRG	LOCAL
RUCIOSO ROAD	50	1401	30	25	CRG	LOCAL
LOS CAMAROS ROAD	50	983	30	25	CRG	LOCAL
NOPAL STREET	50	224	30	25	CRG	LOCAL
SALTILLO DR	50	191	30	25	CRG	LOCAL
SIERRA GRANDE DR	50	329	30	25	CRG	LOCAL
SOCORRO STREET	50	184	30	25	CRG	LOCAL
VALLE HERMOSO ST	50	1170	30	25	CRG	LOCAL
PALMERA STREET	50	194	30	25	CRG	LOCAL
SIBIRIA DRIVE	50	180	30	25	CRG	LOCAL
TOTAL		9453				



AMAND SOLIS YANEZ AND
 AMANDA FAY SOLIS
 HUSBANDS
 DOCUMENT NO. 2018-00449
 O.P.R.C.T.X.
 CPID - 10479

OMAR A. RIVERA AND
 AURORA VERONICA RIVERA
 HUSBANDS
 DOCUMENT NO. 2018-00500
 O.P.R.C.T.X.
 CPID - 10389

HUGO SANDOZ
 HUGO SANDOZ
 DOCUMENT NO. 2018-00336
 O.P.R.C.T.X.
 CPID - 10396

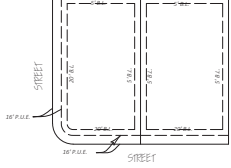
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 CONNIE COOKMAN
 HUSBANDS
 DOCUMENT NO. 2016-00213
 O.P.R.C.T.X.
 CPID - 10324

GERALD COOKMAN AND
 CONNIE COOKMAN
 HUSBANDS
 DOCUMENT NO. 2016-00675
 O.P.R.C.T.X.
 CPID - 10324

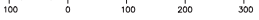
LETICIA GUNTANILLA
 COO. INTEREST
 LUISA ACES
 DOCUMENT NO. 2017-00051
 O.P.R.C.T.X.
 CPID - 10391

JOSE RODRIGUEZ BANGEL, JR.
 COO. INTEREST
 LUISA ACES
 DOCUMENT NO. 2017-00468
 O.P.R.C.T.X.
 CPID - 10391

TYPICAL LOT DETAIL
NOT TO SCALE



GRAPHIC SCALE
1" = 100'



MAFAL CASTILLA AND
WANDA ANTONIO CASTILLA
14.84 ACRES
VOLUME 144, PAGE 489
O.P.A.C.T.A.
BFD - 10087

LUNA ROSA PRELIMINARY PLAT

LEGEND:
B.L. = BUILDING SETBACK LINES
O.P.A.C.T.A. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
O.P.A.C.T.A. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
O.P.A.C.T.A. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
O.P.A.C.T.A. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
O.P.A.C.T.A. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY,
CALDWELL COUNTY, TEXAS
P.R.C.C.T.A. = PLAT RECORDS, CALDWELL COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING

LINE/TYPE LEGEND:
--- BOUNDARY
--- EASEMENT
--- RIGHT-OF-WAY
--- FLOODING SETBACK LINES (TYPICAL)
--- APPROXIMATE LIMITS OF ZONE "A"
--- 100' W.W. EASEMENT
--- 150' W.W. EASEMENT
--- BUILDING SETBACK LINES (NOT TYPICAL)
--- PHASE BOUNDARY

CLAY WALTON ROBERTS
20 ACRES
VOLUME 405, PAGE 553
O.P.A.C.T.A.
BFD - 20066

FHM RENTAL PROPERTIES, LLC
100 ACRES
VOLUME 516, PAGE 834
O.P.A.C.T.A.
BFD - 23500

MIQUEL GONZALEZ AND
TOLIBEA GONZALEZ
14.360 ACRES
VOLUME 144, PAGE 642
O.P.A.C.T.A.
O.P.S. - 5885

LIBALDO PENA AND
JOSE LUIS PRADO
14.533 ACRES
VOLUME 375, PAGE 205
O.P.A.C.T.A.
O.P.S. - 5884

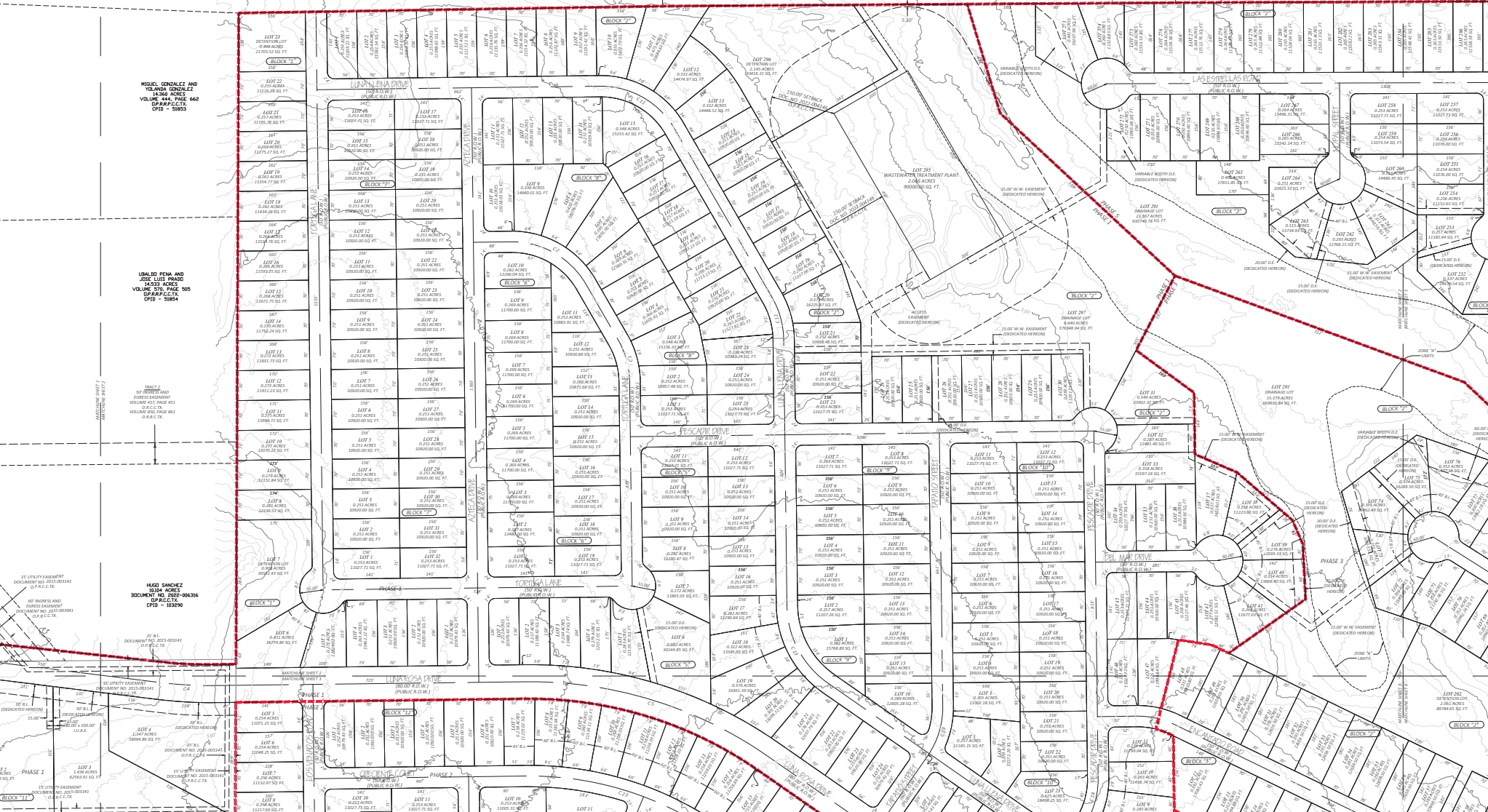
FRANCO
20 ACRES
FOREST EASEMENT
VOLUME 417, PAGE 483
O.P.A.C.T.A.
VOLUME 488, PAGE 883
O.P.A.C.T.A.

HEGO SANCHEZ
25.84 ACRES
DOCUMENT NO. 2013-00341
O.P.A.C.T.A.

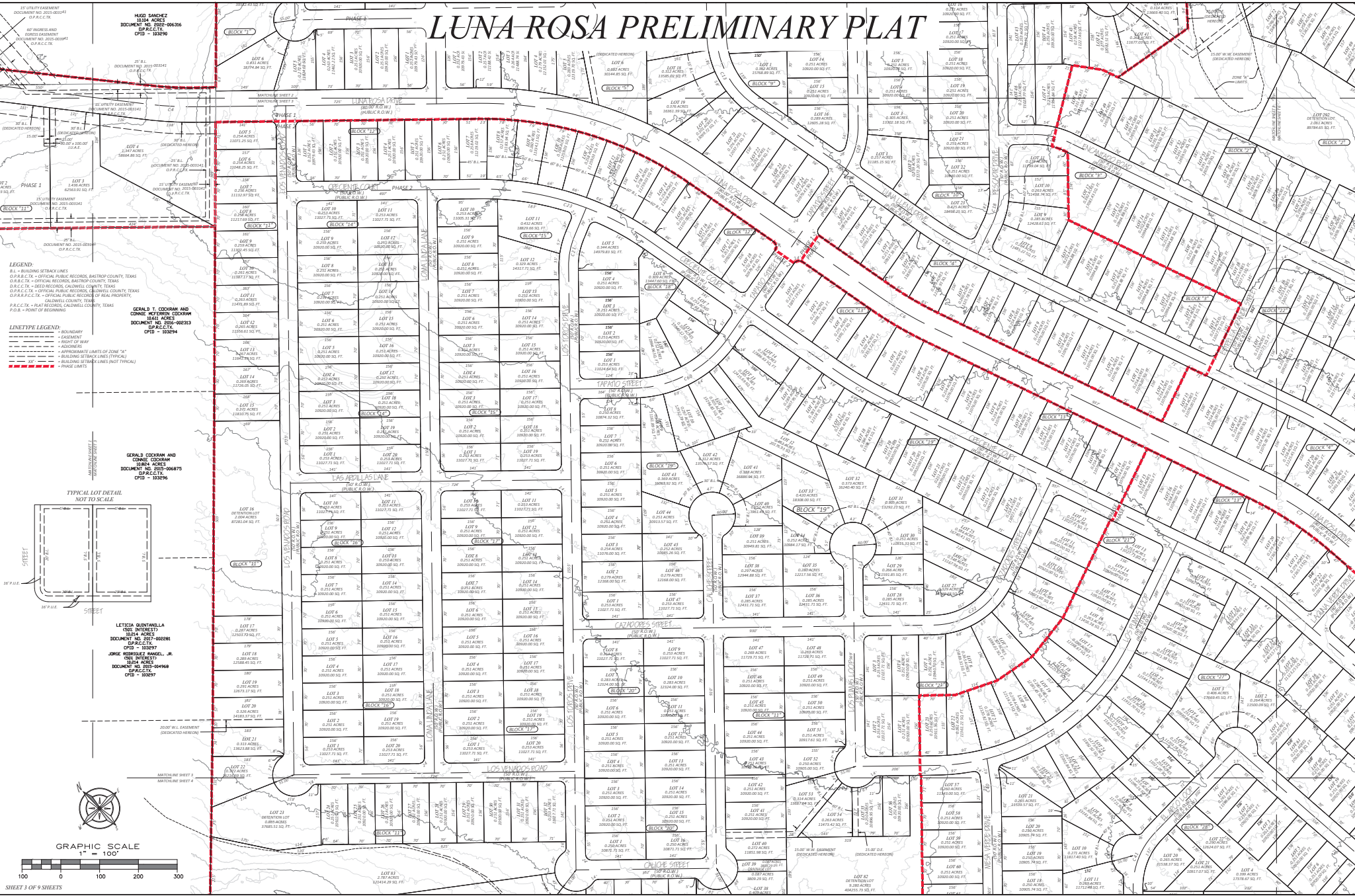
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25.84 ACRES
DOCUMENT NO. 2013-00341
O.P.A.C.T.A.

HEGO SANCHEZ
25.84 ACRES
DOCUMENT NO. 2013-00341
O.P.A.C.T.A.

HEGO SANCHEZ
25.84 ACRES
DOCUMENT NO. 2013-00341
O.P.A.C.T.A.

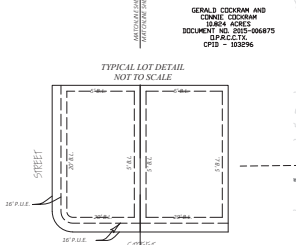


LUNA ROSA PRELIMINARY PLAT



LEGEND:
BL - BUILDING SETBACK LINES
O.P.A.R.C.T.X. - OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
O.B.R.C.T.X. - OFFICIAL RECORDS, BASTROP COUNTY, TEXAS
O.C.R.C.T.X. - OFFICIAL RECORDS, CALDWELL COUNTY, TEXAS
O.P.A.R.C.T.X. - OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
O.P.A.R.C.T.X. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS
P.A.R.C.T.X. - PLAT RECORDS, CALDWELL COUNTY, TEXAS
P.O.B. - POINT OF BEGINNING

LINE TYPE LEGEND:
--- BOUNDARY
--- EASEMENT
--- RIGHT-OF-WAY
--- ADJOINERS
--- APPROXIMATE LIMITS OF ZONE "A"
--- BUILDING SETBACK LINES (TYPICAL)
--- ALIEN INTERESTS
--- PHASE LIMITS

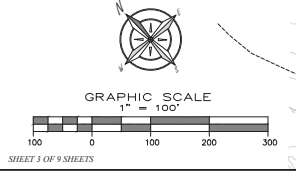


GERALD T. COODMAN and CONNIE METERSON COODMAN
DEALS ACRES
DOCUMENT NO. 2023-031841
O.P.A.R.C.T.X.
CFIS - 102654

GERALD COODMAN and CONNIE COODMAN
DEALS ACRES
DOCUMENT NO. 2023-031842
O.P.A.R.C.T.X.
CFIS - 102654

LETICIA GUNTANILLA
DEALS ACRES
DOCUMENT NO. 2023-032826
O.P.A.R.C.T.X.
CFIS - 102657

JORGE RODRIGUEZ RAMIREZ, JR.
DEALS ACRES
DOCUMENT NO. 2023-032468
O.P.A.R.C.T.X.
CFIS - 102657





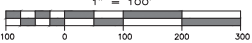
VERNDI EVANS WEBB, JR.
 ONE INTEREST
 103 5/4 ACRES
 VOLUME 402, PAGE 399
 B.C.C.T.X.
 CPID = 31708

VERNDI EVANS WEBB, JR.
 ONE INTEREST
 FIRST TRACT
 103 5/4 ACRES
 VOLUME 402, PAGE 253
 B.C.C.T.X.
 CPID = 31708

CHARR FARM PARTNERSHIP, L.P.
 SECOND TRACT
 375.550 ACRES
 VOLUME 153, PAGE 556
 OFFICIAL
 CPID = 33386

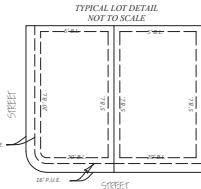


GRAPHIC SCALE
 1" = 100'



LEGEND:
 RL - BUILDING SETBACK LINES
 O.P.R.C.T.X. - OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 O.A.R.C.T.X. - OFFICIAL RECORDS, BASTROP COUNTY, TEXAS
 O.A.C.C.T.X. - OFFICIAL RECORDS, CALDWELL COUNTY, TEXAS
 O.P.R.C.C.T.X. - OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 O.P.R.C.C.T.X. - OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 O.P.R.C.C.T.X. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS
 P.R.C.C.T.X. - PLAT RECORD, CALDWELL COUNTY, TEXAS
 P.O.B. - POINT OF BEGINNING

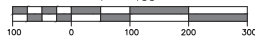
LINE/TYPE LEGEND:
 - BOUNDARY
 - EASEMENT
 - RIGHT OF WAY
 - ASSURANCE OF LIMITS OF ZONE "A"
 - BUILDING SETBACK LINES (TYPICAL)
 - BUILDING SETBACK LINES (NOT TYPICAL)
 - PHASE LIMITS



LUNA ROSA PRELIMINARY PLAT



GRAPHIC SCALE



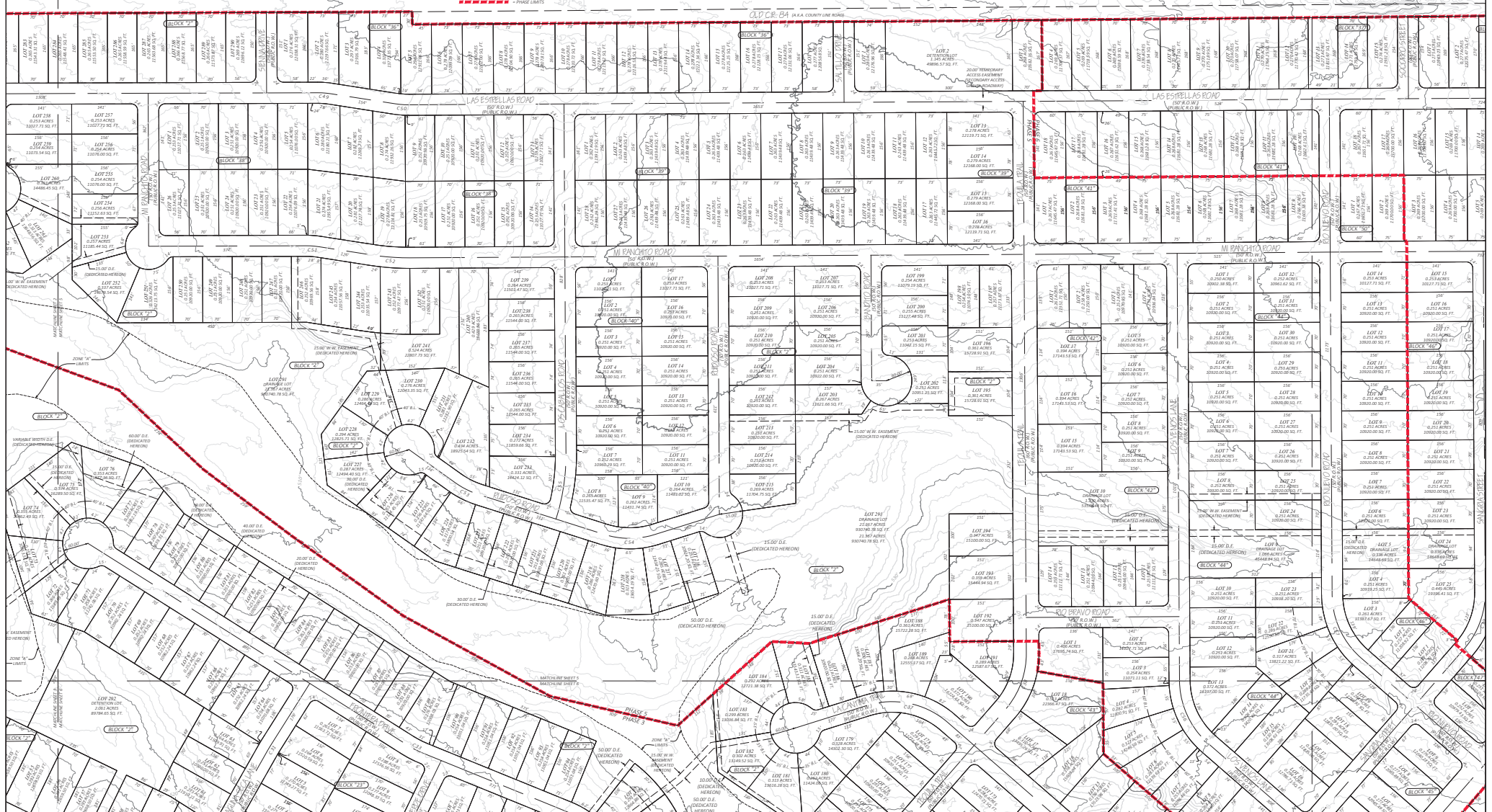
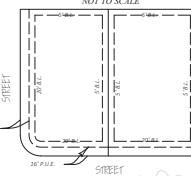
LUNA ROSA PRELIMINARY PLAT

LEGEND:
 B.L. = BUILDING STRADDLE LINES
 D.P.A.B.C.T.A. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 D.P.A.C.T.A. = OFFICIAL RECORDS, BASTROP COUNTY, TEXAS
 D.P.R.C.T.A. = DEED RECORDS, CALDWELL COUNTY, TEXAS
 D.P.A.C.C.T.A. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 D.P.A.R.P.C.T.A. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS
 P.A.C.T.A. = P.A.R RECORDS, CALDWELL COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING

LINE/TYPE LEGEND:
 --- BOUNDARY
 --- EASEMENT
 --- RIGHT OF WAY
 --- ADJACENT PROPERTY LINES OF ZONE "A"
 --- BUILDING SETBACK LINES (TYPICAL)
 --- BUILDING SETBACK LINES (NOT TYPICAL)
 --- PHASE LINES

FM RENTAL PROPERTIES, LLC
 105274 ACRES
 VOLUME 201M, PAGE 034
 D.P.A.B.C.T.A.
 WB# = 0200

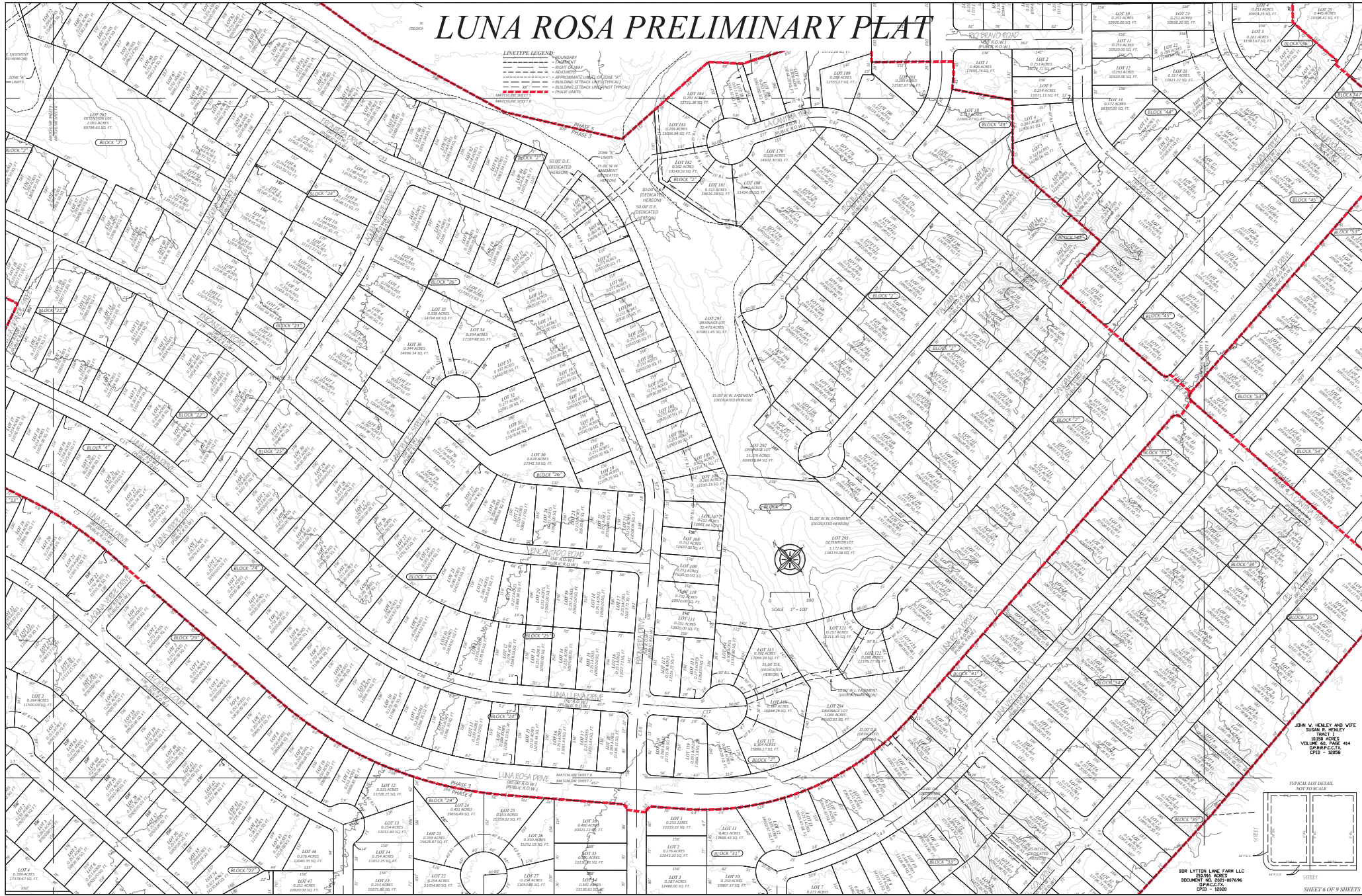
TYPICAL LOT DETAIL



LUNA ROSA PRELIMINARY PLAT

LINE TYPE LEGEND:

--- (dashed line)	BOUNDARY
--- (dotted line)	TREATMENT
--- (dash-dot line)	ADJUSTMENT
--- (long-dashed line)	PROPOSED/EXISTING "E" LINE
--- (short-dashed line)	BUILDING SETBACK LINE (TYPICAL)
--- (thick solid line)	BUILDING SETBACK LINE (TYPICAL)
--- (thick dashed line)	PHASE LIMIT



JOHN V. HEWLEY AND WIFE
SUSAN B. HEWLEY
1350 ACRES
VOL. 16, PAGE 414
D.P.R.C.T.Y.
DTS - 1008

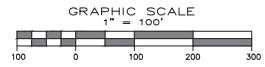
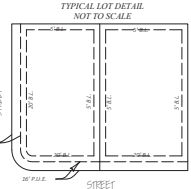
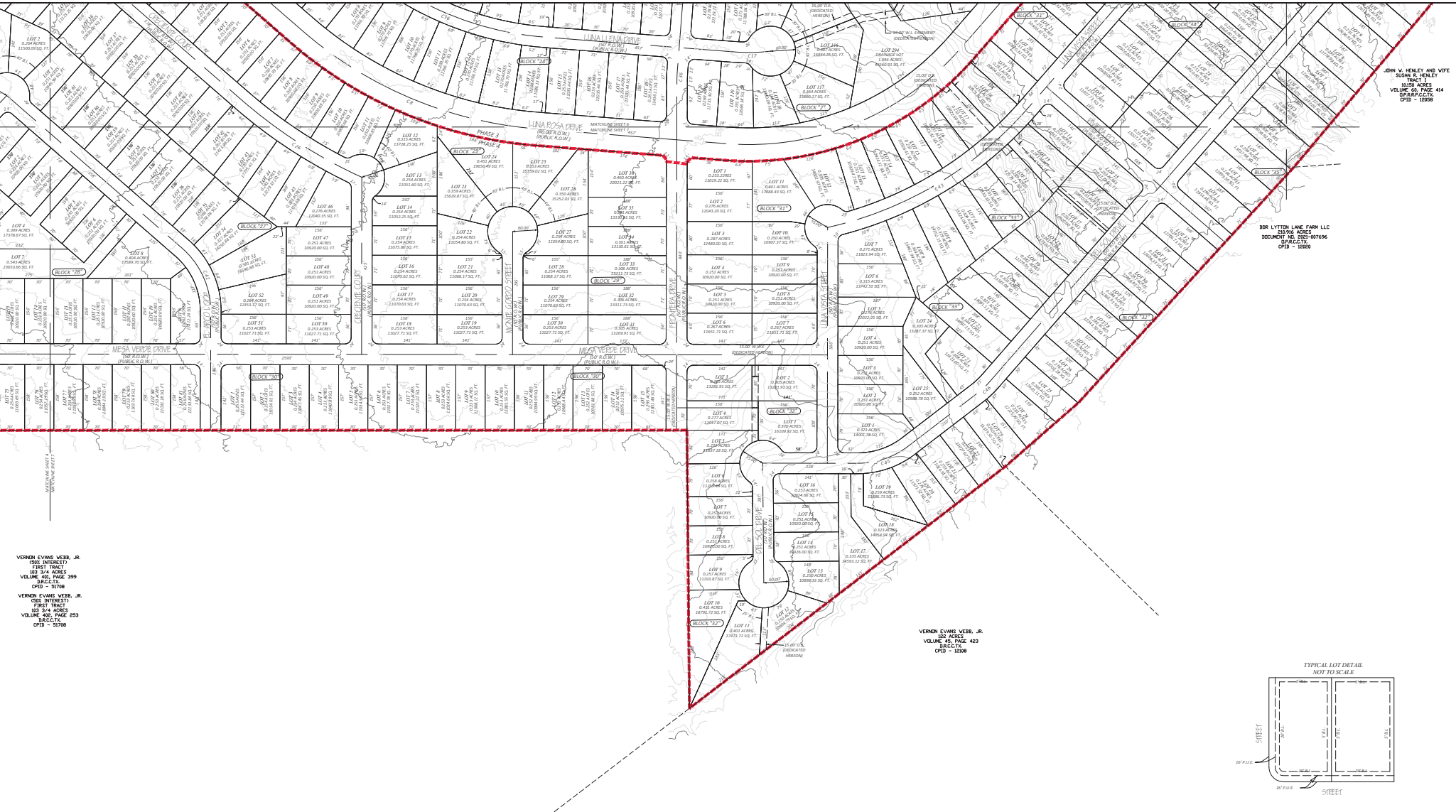
808 LYTTON LAKE FARM LLC
252.96 ACRES
DOCUMENT NO. 2007-07596
D.P.R.C.T.Y.
DTS - 1050

BBR LYTTON LAKE FARM LLC
25.96 ACRES
DOCUMENT NO. 2003-07696
O.P.A.C.T.X.
O.P.D. - 10000

VERNON EVANS WEBB, JR.
82.5 ACRES
VOLUME 46, PAGE 423
B.C.C.T.X.
O.P.D. - 10048

VERNON EVANS WEBB, JR.
FIRST TRACT
183.34 ACRES
VOLUME 42, PAGE 399
B.C.C.T.X.
O.P.D. - 51708

VERNON EVANS WEBB, JR.
ONE INTEREST
FIRST TRACT
22.34 ACRES
VOLUME 42, PAGE 253
B.C.C.T.X.
O.P.D. - 51708



- LEGEND**
- BL = BUILDING SETBACK LINES
 - O.P.B.C.T.X. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 - O.A.R.C.T.X. = OFFICIAL RECORDS, BASTROP COUNTY, TEXAS
 - D.R.C.C.T.X. = DEED RECORDS, CALDWELL COUNTY, TEXAS
 - O.A.R.C.C.T.X. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 - O.P.R.R.P.C.C.T.X. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS
 - P.A.C.C.T.X. = PLAT RECORDS, CALDWELL COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
- LINE TYPE LEGEND**
- BOUNDARY
 - - - - - EASEMENT
 - - - - - RIGHT OF WAY
 - - - - - BUILDING SETBACK LINES (TYPICAL)
 - - - - - APPROXIMATE LIMITS OF ZONE "A"
 - - - - - BUILDING SETBACK LINES (NOT TYPICAL)
 - - - - - BUILDING SETBACK LINES (NOT TYPICAL)
 - - - - - PHASE LIMITS

LUNA ROSA PRELIMINARY PLAT

LUNA ROSA PRELIMINARY PLAT

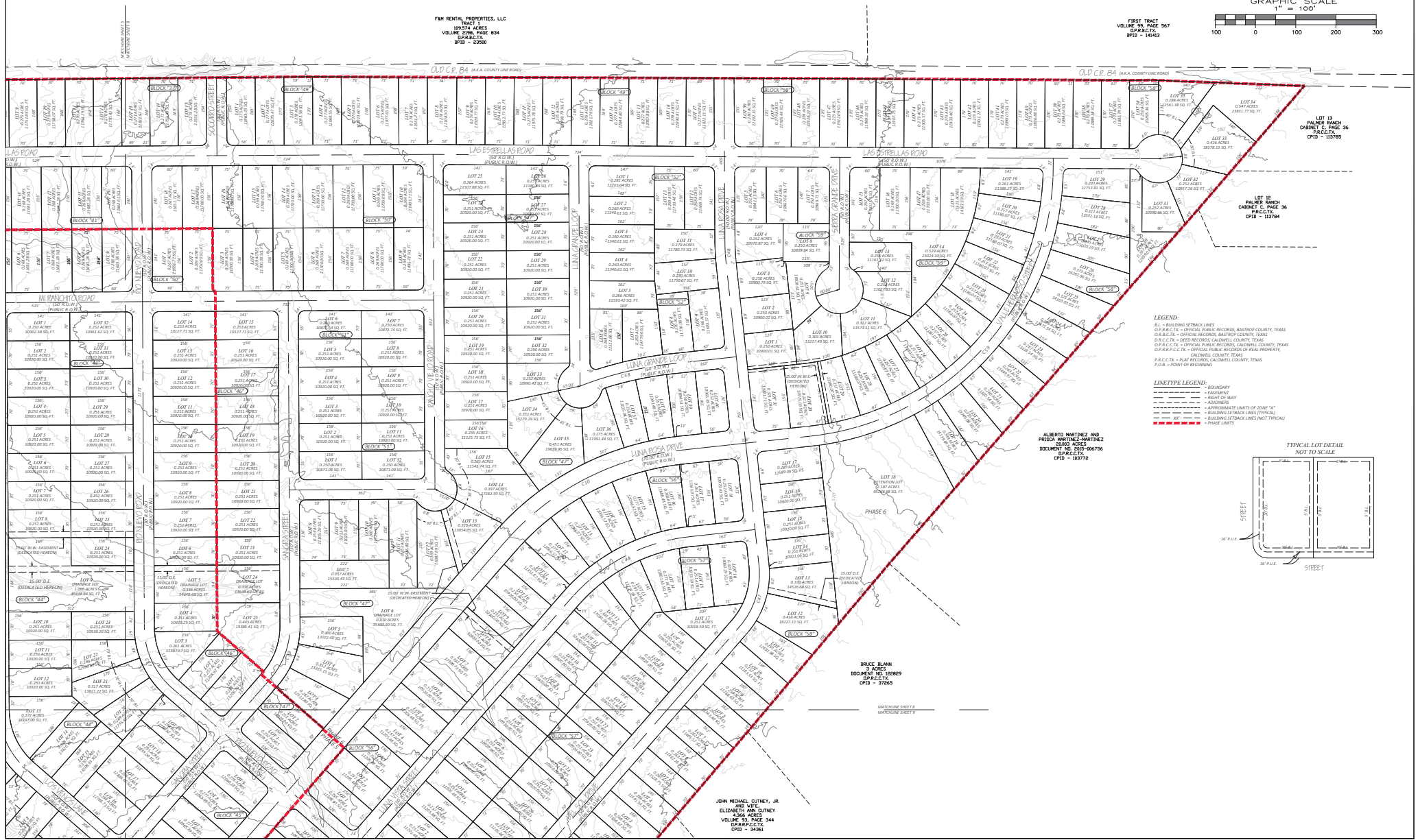


GRAPHIC SCALE
1" = 100'



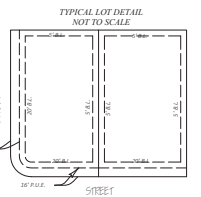
FAM RENTAL PROPERTIES, LLC
TRACT 1
3.9757 ACRES
VOLUME 290, PAGE 834
DP#A.C.T. 1
P.O.B. = 20200

FIRST TRACT
VOLUME 290, PAGE 567
DP#A.C.T. 1
P.O.B. = 14143



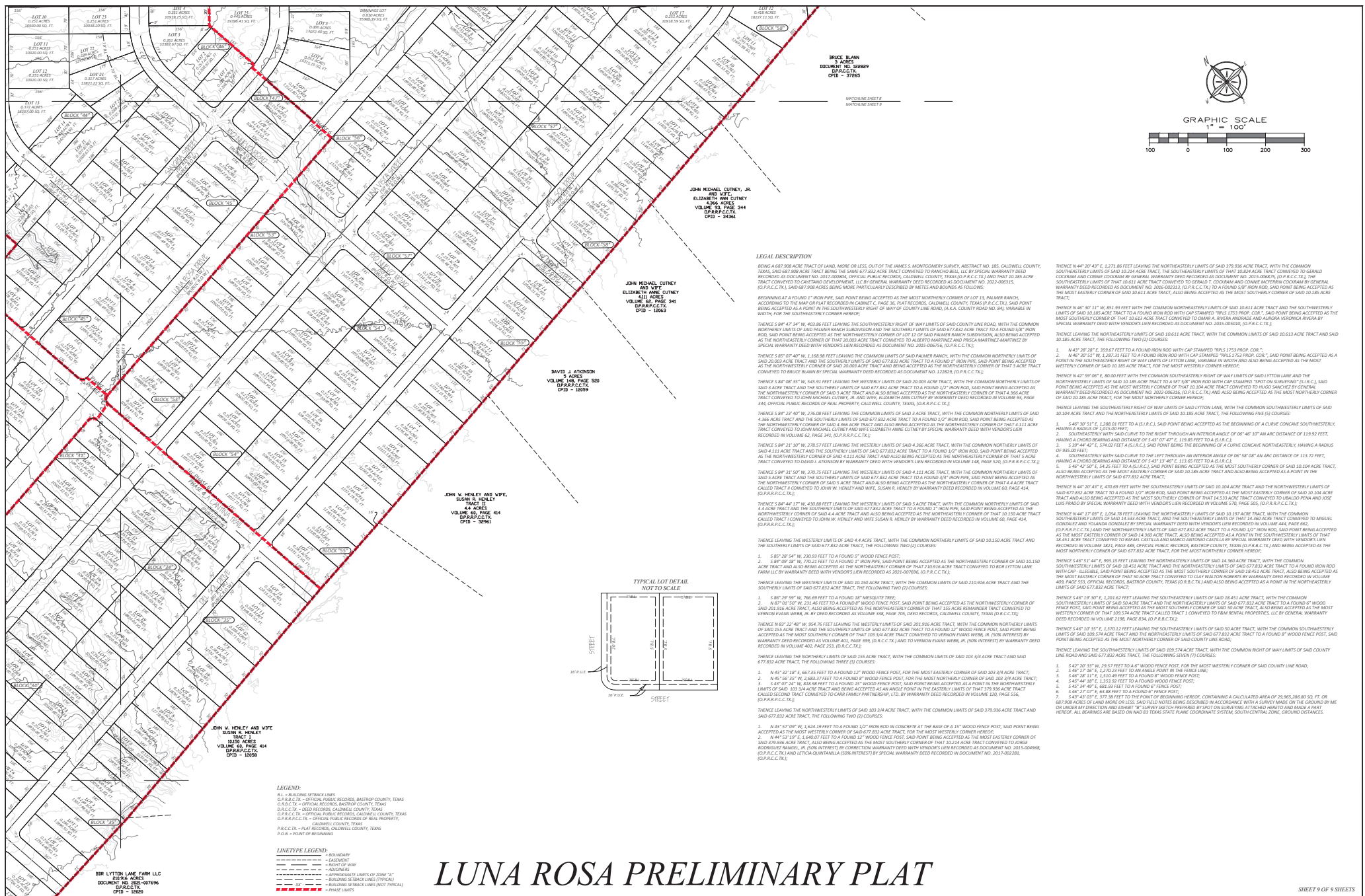
- LEGEND:**
- BL - BUILDING SETBACK LINES
 - Q.P.A.C.T.X - OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 - D.A.C.T.X - OFFICIAL RECORDS, BASTROP COUNTY, TEXAS
 - D.P.R.C.T.X - OFFICIAL RECORDS, CALDWELL COUNTY, TEXAS
 - D.P.A.C.T.X - OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 - Q.P.A.C.T.X - OFFICIAL PUBLIC RECORDS OF REAL PROPERTIES, CALDWELL COUNTY, TEXAS
 - P.A.C.T.X - PLAT RECORDS, CALDWELL COUNTY, TEXAS
 - P.O.B. - POINT OF BEGINNING
- LINE TYPE LEGEND:**
- BOUNDARY
 - EASEMENT
 - RIGHT OF WAY
 - ADJACENT
 - APPROXIMATE LIMITS OF ZONE "A"
 - BUILDING SETBACK LINES (TYPICAL)
 - SET
 - BUILDING SETBACK LINES (NOT TYPICAL)
 - PHASE LIMITS

ALBERTO MARTINEZ AND
FRIDA MARTINEZ-MARTINEZ
3.800 ACRES
DP#A.C.T. 1
P.O.B. = 103772



BRUCE BLANN
3 ACRES
DOCUMENT NO. 2009-096756
DP#A.C.T. 1
P.O.B. = 31765

JOHN MICHAEL CUTNEY, JR.
3 ACRES
ELIZABETH ANN CUTNEY
3.800 ACRES
VOLUME 93, PAGE 344
DP#A.C.T. 1
P.O.B. = 34361



BRUCE BLANN AND WIFE ELIZABETH ANN GUTNEY
DOCUMENT NO. 128289
VOLUME 43, PAGE 344
DP&P/CCT/CX
CPD - 37665

MATHEWSHEET 8
 MATHEWSHEET 9

GRAPHIC SCALE
 1" = 100'

100 200 300

LEGAL DESCRIPTION

BEING A 687.308 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE JAMES S. MONTGOMERY SURVEY, ABSTRACT NO. 185, CALDWELL COUNTY, TEXAS, SAID 687.308 ACRE TRACT BEING THE SAME AS 87.832 ACRE TRACT CONVEYED TO BRUCE BLANN, LLC BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2013-06804, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS (O.P. & C.T.X.) AND THAT 10.185 ACRE TRACT CONVEYED TO CATHERINE A. GIBNEY BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2013-00615, (O.P. & C.T.X.), SAID 697.493 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE, SAID POINT BEING ACCEPTED AS THE MOST NORTHERLY CORNER OF LOT 13, PALMER RANCH, ACCORDING TO THE MAP FILED RECORDED IN CABINET "P" IN PLAT RECORDS, CALDWELL COUNTY, TEXAS (P.C.C.T.X.) SAID POINT BEING ACCEPTED AS A POINT IN THE SOUTHWESTERN RIGHT OF WAY OF COUNTY LINE ROAD, (A.L.A. COUNTY ROAD NO. 84), VARIABLE IN WIDTH FOR THE SOUTHWESTERN CORNER HERETOFORE DESCRIBED AS FOLLOWS:

TENESS 54° 47' 34" W, 416.93 FEET LEAVING THE SOUTHWESTERN RIGHT OF WAY LIMITS OF SAID COUNTY LINE ROAD, WITH THE COMMON NORTHERLY LIMITS OF SAID PALMER RANCH SUBDIVISION AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 5/8" IRON PIPE, SAID POINT BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 20.003 ACRE TRACT CONVEYED TO ALBERTO MARTINEZ AND PROSCA MARTINEZ MARTINEZ BY SPECIAL WARRANTY DEED WITH VENDORS' LEN RECORDED AS DOCUMENT NO. 2013-00876, (O.P. & C.T.X.);

TENESS 52° 07' 40" W, 1.568 90 FEET LEAVING THE COMMON LIMITS OF SAID PALMER RANCH, WITH THE COMMON NORTHERLY LIMITS OF SAID 10.003 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 1" IRON PIPE, SAID POINT BEING ACCEPTED AS THE NORTHWESTERN CORNER OF SAID 10.003 ACRE TRACT AND BEING ACCEPTED AS THE NORTHWESTERN CORNER OF THAT 3 ACRE TRACT CONVEYED TO BRUCE BLANN BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 128289, (O.P. & C.T.X.);

TENESS 5° 22' 30" W, 545.91 FEET LEAVING THE WESTERLY LIMITS OF SAID 20.003 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 1 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE NORTHWESTERN CORNER OF SAID 3 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 4.366 ACRE TRACT CONVEYED TO JOHN MICHAEL GUTNEY, JR. AND WIFE ELIZABETH ANN GUTNEY BY WARRANTY DEED RECORDED IN VOLUME 39, PAGE 344, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS, (O.P. & C.T.X.);

TENESS 8° 23' 40" W, 276.08 FEET LEAVING THE COMMON LIMITS OF SAID 3 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 4.366 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE NORTHERLY CORNER OF SAID 4.366 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 4.111 ACRE TRACT CONVEYED TO JOHN MICHAEL GUTNEY AND WIFE ELIZABETH ANN GUTNEY BY SPECIAL WARRANTY DEED WITH VENDORS' LEN RECORDED IN VOLUME 62, PAGE 341, (O.P. & R.P.C.T.X.);

TENESS 3° 42' 10" W, 278.57 FEET LEAVING THE WESTERLY LIMITS OF SAID 4.366 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 4.111 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 1/2" IRON ROD, SAID POINT BEING ACCEPTED AS THE NORTHEASTERN CORNER OF SAID 4.111 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 3 ACRE TRACT CONVEYED TO DAVID J. ATKINSON BY WARRANTY DEED WITH VENDORS' LEN RECORDED IN VOLUME 148, PAGE 526, (O.P. & R.P.C.T.X.);

TENESS 34° 23' 10" W, 276.75 FEET LEAVING THE WESTERLY LIMITS OF SAID 4.111 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 3 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 3/4" IRON PIPE, SAID POINT BEING ACCEPTED AS THE NORTHWESTERN CORNER OF SAID 3 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 4 ACRE TRACT CALLED TRACT 1 CONVEYED TO JOHN W. HEINLEY AND WIFE, SUSAN R. HEINLEY BY WARRANTY DEED RECORDED IN VOLUME 60, PAGE 414, (O.P. & R.P.C.T.X.);

TENESS 34° 46' 17" W, 438.88 FEET LEAVING THE WESTERLY LIMITS OF SAID 3 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 4 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 1" IRON PIPE, SAID POINT BEING ACCEPTED AS THE NORTHWESTERN CORNER OF SAID 4 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHWESTERN CORNER OF THAT 10.306 ACRE TRACT CALLED TRACT 1 CONVEYED TO JOHN W. HEINLEY AND WIFE SUSAN R. HEINLEY BY WARRANTY DEED RECORDED IN VOLUME 60, PAGE 414, (O.P. & R.P.C.T.X.);

TENESS LEAVING THE WESTERLY LIMITS OF SAID 4 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 10.150 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 85° 26' 54" W, 230.69 FEET TO A FOUND 1" WOOD FENCE POST;
- S 84° 01' 50" W, 231.46 FEET TO A FOUND 1" WOOD FENCE POST, SAID POINT BEING ACCEPTED AS THE NORTHWESTERN CORNER OF SAID 10.150 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 10.185 ACRE TRACT CONVEYED TO BOB LYTTON LANE FARM LLC BY WARRANTY DEED WITH VENDORS' LEN RECORDED AS 2013-00768, (O.P. & C.T.X.);

TENESS LEAVING THE WESTERLY LIMITS OF SAID 10.150 ACRE TRACT, WITH THE COMMON LIMITS OF SAID 210.636 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 82° 29' 59" W, 765.69 FEET TO A FOUND 1/8" MESQUITE TREE;
- N 87° 01' 50" W, 231.46 FEET TO A FOUND 1" WOOD FENCE POST, SAID POINT BEING ACCEPTED AS THE NORTHWESTERN CORNER OF SAID 210.636 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERN CORNER OF THAT 10.185 ACRE TRACT CONVEYED TO VERNON EVANS WEBB, JR. BY DEED RECORDED AS VOLUME 338, PAGE 705, DEED RECORD, CALDWELL COUNTY, TEXAS (D.C.C.T.X.);

TENESS IN 83° 22' 48" W, 864.76 FEET LEAVING THE WESTERLY LIMITS OF SAID 210.916 ACRE TRACT, WITH THE COMMON NORTHERLY LIMITS OF SAID 65.5 ACRE TRACT AND THE SOUTHERLY LIMITS OF SAID 67.832 ACRE TRACT TO A FOUND 1/2" WOOD FENCE POST, SAID POINT BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THAT 103 3/4 ACRE TRACT CONVEYED TO VERNON EVANS WEBB, JR. (50% INTEREST) BY WARRANTY DEED RECORDED AS VOLUME 403, PAGE 308, (O.P. & C.T.X.) AND TO VERNON EVANS WEBB, JR. (50% INTEREST) BY WARRANTY DEED RECORDED IN VOLUME 402, PAGE 253, (D.C.C.T.X.);

TENESS LEAVING THE NORTHERLY LIMITS OF SAID 103 3/4 ACRE TRACT, WITH THE COMMON LIMITS OF SAID 379.986 ACRE TRACT AND 67.832 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- N 42° 37' 18" W, 667.15 FEET TO A FOUND 1/2" WOOD FENCE POST, FOR THE MOST EASTERN CORNER OF SAID 103 3/4 ACRE TRACT;
- N 45° 38' 18" W, 2.839 37 FEET TO A FOUND 4" WOOD FENCE POST, FOR THE MOST NORTHERLY CORNER OF SAID 103 3/4 ACRE TRACT;
- N 42° 37' 18" W, 1518.18 FEET TO A FOUND 1" WOOD FENCE POST, SAID POINT BEING ACCEPTED AS A POINT IN THE NORTHWESTERN LIMITS OF SAID 103 3/4 ACRE TRACT AND BEING ACCEPTED AS AN ANGLE POINT IN THE EASTERN LIMITS OF THAT 379.986 ACRE TRACT CALLED TRACT 1 CONVEYED TO CARR FAMILY PARTNERSHIP, LTD. BY WARRANTY DEED RECORDED IN VOLUME 320, PAGE 556, (O.P. & R.P.C.T.X.);

TENESS LEAVING THE NORTHERLY LIMITS OF SAID 103 3/4 ACRE TRACT, WITH THE COMMON LIMITS OF SAID 379.986 ACRE TRACT AND SAID 67.832 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- N 41° 52' 00" W, 1.634 38 FEET TO A FOUND 1/2" IRON ROD IN CONCRETE AT THE BASE OF A 1" WOOD FENCE POST, SAID POINT BEING ACCEPTED AS THE MOST WESTERLY CORNER OF SAID 67.832 ACRE TRACT, FOR THE MOST WESTERLY CORNER HERETO;
- N 44° 51' 17" W, 1.645 39 FEET TO A FOUND 1/2" IRON ROD IN CONCRETE AT THE BASE OF A 1" WOOD FENCE POST, SAID POINT BEING ACCEPTED AS THE MOST WESTERLY CORNER OF SAID 379.986 ACRE TRACT, ALSO BEING ACCEPTED AS THE MOST SOUTHERLY CORNER OF THAT 10.150 ACRE TRACT CONVEYED TO JUDITH ROBERTSON HANDEL, JR. (50% INTEREST) AND LITCA QUINFAMILIA (50% INTEREST) BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2013-00496, (O.P. & C.T.X.) AND LITCA QUINFAMILIA (50% INTEREST) BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-002381, (O.P. & C.T.X.);

JOHN MICHAEL GUTNEY AND WIFE ELIZABETH ANN GUTNEY
4111 ACRES
VOLUME 62, PAGE 341
DP&P/CCT/CX
CPD - 10663

DAVID J. ATKINSON
4 ACRE TRACT
VOLUME 148, PAGE 526
DP&P/CCT/CX
CPD - 10959

JOHN W. HEINLEY AND WIFE SUSAN R. HEINLEY
TRACT 1
44 ACRES
VOLUME 60, PAGE 414
DP&P/CCT/CX
CPD - 10961

JOHN W. HEINLEY AND WIFE SUSAN R. HEINLEY
TRACT 1
103.34 ACRES
VOLUME 403, PAGE 308
DP&P/CCT/CX
CPD - 10958

LEGEND:

B.L. = BUILDING SETBACK LINES
 O.P. & C.T.X. = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 O.P. & R.P.C.T.X. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 O.P. & S.P.C.T.X. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 P.C.C.T.X. = OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
 P.A.C.C.T.X. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS
 P.R.C.C.T.X. = PLAT RECORDS, CALDWELL COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING

LINE/TYPE LEGEND:

—— = BOUNDARY
 ——— = EASEMENT
 - - - - - = ADJUNCTION
 ·········· = APPROXIMATE LIMITS OF ZONE "A"
 - - - - - = BUILDING SETBACK LINES (TYPICAL)
 - - - - - = BUILDING SETBACK LINES (NOT TYPICAL)
 - - - - - = PHASE LIMITS

839 LYTTON LANE FARM LLC
103.34 ACRES
DOCUMENT NO. 2013-00768
DP&P/CCT/CX
CPD - 10959

TYPICAL LOT DETAIL NOT TO SCALE

8' SIDEWALK
 6" SIDEWALK
 12' SIDEWALK
 6" SIDEWALK
 8' SIDEWALK
 12' SIDEWALK
 6" SIDEWALK
 8' SIDEWALK
 12' SIDEWALK
 6" SIDEWALK
 8' SIDEWALK
 12' SIDEWALK

LUNA ROSA PRELIMINARY PLAT



DOUCET

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 800.587.2817
Doucetengineers.com

August 8, 2023

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, Texas 78644

Re: Luna Rosa Subdivision Preliminary Plat
Project No. 1911-240-02

Dear Ms. Miles,

Doucet has completed our review of the preliminary plat application for Luna Rosa, a 1649-lot subdivision of +/- 687.908-acres located at 3680 Lytton Lane, Dale, Texas 78616. The subdivision will be served by Aqua Water Service Corporation and water provided by Integra Water.

Luna Rosa Subdivision Preliminary Plat

- Their special district will remain the storm sewers, ponds, streetlights, etc.
- The access to Old Colony Line Road will be a gated emergency-only access.
- The developer will be reconstructing Lytton Lane/ Caldwell Lane from their entry back to SH 21.

The preliminary plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Kimberly Johnson-Hopkins

Kimberly Johnson-Hopkins
Planner, Land Development

TBPE Firm # 3937

State of Texas Surveying Firm Certification # 10105800

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

https://doucet-my.sharepoint.com/personal/kjohnson-hopkins_doucetengineers_com/Documents/Desktop/Templates and Examples/Luna Rosa Subdivision Preliminary Plat 8-8-23.docx

Cayetano Development LLC
P.O. BOX 365
La Blanca TX 78558
(957) 464-4431

VANTAGE BANK 
TEXAS

88-1527/1149



2/16/2023

**PAY TO THE
ORDER OF**

Caldwell County

\$ 253,350.00

DOLLARS

Two Hundred Fifty-Three Thousand Three Hundred Fifty and 00/100.....

VOID AFTER 90 DAYS

MEMO

Caldwell County
Attn: Kasi Miles
1700 FM 2720
Lockhart, Texas 78644

AUTHORIZED SIGNATURE

Luna Rosa Preliminary Plat Fee

CALDWELL COUNTY SANITATION DEPT.

1700 FM 2720
LOCKHART, TEXAS 78644
(512) 398-1803

9046

DATE 2-27-23

RECEIVED FROM Cayetano Development, LLC \$ 253,350.00
Two hundred fifty-three thousand three hundred fifty and 00/100

AMOUNT OF ACCOUNT	15
THIS PAYMENT	253,350.00
DATE PAID	2/27/23
DATE DUE	2/27/23

CASH
 CHECK
 RENT CARD
 PHONE ORDER

BY Kasi L. Miles Thank You

Caldwell County Development Application



Date Submitted

~~10/10/22~~ 10/10/22

Type of Application

- Preliminary Plat
- Final Plat (New)
- Short Form Final Plat
- Replat
- Subdivision Construction Plans
- Floodplain
- Commercial Development

Application Contacts

1. Owner Information (i.e. Land owner name, address, contact name, phone, email)

Rancho Bell, LLC
1401 Lavaca Street St
PMB 40316
Austin, TX 78701
877.8 Acres, ID No. 11657

2. Applicant Information (i.e. Developer name, address, contact name, phone, email)

Cayetano Development, LLC
Contact: Garrett Forthuber
2211 Hancock Dr
Austin, TX 78756
plorthuber@cayetanodevelopment.com
(956) 607-8933

3. Designated Contact (i.e. Person County will coordinate with in regards to comments/approvals. Include name, address, contact name, phone, email)

Garnett Forthuber
2211 Hancock Dr
Austin, TX 78756
forthuber@cayelanodevelopment.com
(956) 607-8933

4. Consultants (If applicable)

Licensed Professional Engineer*

Southwest Engineers, Inc.
205 Cimarron Park Loop, Suite B
Buda, TX 78610
Paul Viktorin, PE
(512) 312-4336
paul.viktorin@swengineers.com

Registered Professional Land Surveyor*

Spot On Surveying, Inc.
314 Jernys Ln
Buda, TX 78610
Scott Hahn
512-523-8092
shahn@spotonsurveying.com

Registered Sanitarian*

Hurt's Wastewater
Brad Hurt
P.O. Box 662
Sanado, TX 77962
(361) 771-3451
brad@hurtswastewater.com

Geoscientists*

MLA Geotechnical
2804 Longhorn Blvd
Austin, TX 78758

Application Questionnaire

Property Address (or approximate location)

3680 Lytton Ln

Survey Information (Survey/Abstract, Acreage, Recorded Vol/Pg/Instrument)

A185 Montgomery, James S., 2017-000804

Parcel Tax ID Number

T1657 and 103291

Caldwell County Precinct Number

- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4

Located in City ETJ:

- Yes, City Name: _____
- No

Anticipated source of water in the development

- Individual Wells
- Rainwater Collection System(s)
- From Groundwater
- From Surface Water
- Water Provider: Aqua WSC

Anticipated wastewater system in the development

- Standard/Conventional On-Site Sewage Facility
- Advanced On-Site Sewage Facility
- Sewer Provider: Integra Water

Project Description

Six phase residential development on sewer and public water. Four lots will be served by On-site sewage facilities.

Subdivision Plat Application Questionnaire

Proposed Name of Subdivision

Juna Rosa Subdivision

If application is for a replat (list reason(s) for the replat)

Total Acreage of Subject Property

587.9

Total Proposed Residential Lots

1693 *including Site, Dewatering, Design, LS & 123 proposed lots*

Total Proposed Commercial Lots

36 *Limited Commercial*

Type of Construction

Subdivision

Has Appropriate Application Checklist been attached?

- Yes
 No

Owner's Certification

I hereby certify that I have given permission for the below applicant to submit this Application and to represent me in all matters affecting said Application. The below individual will be known as the "Applicant"

- Owner Name: Rancho Bell, LLC Phone Number 512-784-0265
- Applicant Name: Cayetano Development, LLC Phone Number: 956-607-8933
- Owner Email: texasaustin@hotmail.com
- Owner Signature: *Col Bell*



September 6, 2022

Southwest Engineers, Inc.
Attn: Paul Viktorin, P.E.
205 Cimarron Park Loop, Suite B
Buda, TX 78610

RE: Parcel # 11657 – 687 acres, A-185, James S. Montgomery Survey,
Caldwell County, Texas

Dear Mr. Viktorin:

The above referenced property is located within Aqua's certified service area as provided in Aqua's Retail Certificate of Convenience and Necessity No. 10294 issued by the Public Utility Commission of Texas (PUC).

An applicant seeking Aqua water service to a subdivided tract of land must meet all requirements, conditions, and regulations set forth in Aqua's Tariff on file with the PUC, which includes, but is not limited to, completing an application and service agreement and payment of all applicable fees.

A Developer seeking Aqua's Service to a subdivision (recorded and/or unrecorded) must also comply with Aqua's Tariff, specifically Appendix B, "Rules and Regulations Concerning Aqua's Service to Subdivisions" ("Aqua's Rules") which includes, but is not limited to, submitting a request and payment for a feasibility study, executing a contract with Aqua, payment of applicable fees, and possibly construction of an approach main.

Please note, this letter does not guarantee water service availability. To learn more about service to a subdivision, you can refer to a complete copy of Aqua's Tariff on our website at www.aquawsc.com. Please call me at 512-303-3943, ext. 153 if you have any questions.

Sincerely,

Patricia Hernandez

Development Services Manager



Southwest Engineers

www.sweenengineers.com | TPEE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 930.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

October 7, 2022

Kasi Miles,
Caldwell County
211 Jackson Street
Lockhart, TX 78602

RE: Luna Rosa, Phases 1 - 6
Preliminary Plan Submittal

Dear Ms. Miles:

Please accept the attached Preliminary Plan submittal for Luna Rosa Phases 1-6 subdivision. The Luna Rosa Subdivision is located in Caldwell, County, Texas. The property is located exclusively in Caldwell County and is not within any City Extra-Territorial Jurisdiction (ETJ). The property is within Precinct 4 of Caldwell County. The school district for the property is Lockhart ISD. The property is located on the south side of State Highway 21 and fronts on Lyton Lane. The property is comprised of 687.9 acres that includes the 677.83 acre Rancho Bell, LLC property (Caldwell County Tax ID No. 11657) and the 10.01 acre Cayetano property (Caldwell County Tax ID No. 103291). The properties are currently undeveloped.

The Luna Rosa development will mostly be single family development. A few lots are being identified as Limited Commercial. The Preliminary Plan has been developed with six (6) phases. The development includes a total of 1,679 lots. The roadways will be designed in accordance with Caldwell County Urban (Curb and Gutter) Road Standards. Table B-1 of the Caldwell County Development Ordinance was utilized for the subdivision roadway layout. The main access for the development will be to Lyton Lane. A secondary access will be onto County Line Roadway located at the Western edge of the property. The Phase 1 improvements will include the main connection to Lyton Lane. A gravel road access to County Line Roadway from Phase 1 will be provided for the secondary access. The gravel road will be contained within a temporary access easement. The proposed roadways will include a mountable curb and a storm drainage system that will include pipes and inlets.

Cayetano Housing and Development has the property under contract, is managing the Preliminary Plan application and will purchase the property in accordance with specified time lines.

The project will be developed in accordance with Caldwell County Regulations. The development will consist of the following:

- Minimum ¼ acre lot size. The development will consist of 1,618 single family lots, 36 limited commercial lots, 9 detention lots, 13 drainage lots, 2 lift station lots and 1 treatment plant lot.
- Public water will be acquired from Aqua Water Supply Corporation
- Wastewater will be from an On-Site Wastewater Treatment Plant operated by a private operator. There will be 4 lots that will have on-site septic systems. These 4 lots could not gravity flow to the treatment plant nor proposed lift stations.

October 7, 2023

Page 2

- Bluebonnet Electric will provide electric service.
- Access will be from Lytton Lane and County Line Road.
- On-site detention will be provided for the 25-year and 100-year storm events so that the developed flow leaving the site, will be less than the existing flow.

A portion of the subdivision is located within the estimated 1% (100-Year) Floodplain per FEMA's Base Level Engineering Assessment. The 1% (100-year) Floodplain for the property was determined from FEMA Flood Insurance Rate Map 48055CO050E, effective date June 19, 2012 and FEMA Flood Insurance Rate Map 48055CO0250E, effective date June 19, 2012. No development in proposed within the FEMA floodplain with the exception of the roadway crossing to Lytton Lane. For this crossing a bridge type structure is currently proposed to minimize any obstruction of flow within the FEMA floodplain.

We look forward to working with the Caldwell County in the development and permitting of this proposed subdivision. If you have any questions or require additional information, please do not hesitate to contact me at any time at 512-312-4336

Respectfully Submitted,



Paul Viktorin, PE
Senior Project Engineer





Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

LUNA ROSA TIA REV IV

Approved by Caldwell County
14-August-2023
1911-240-01

A handwritten signature in black ink, appearing to be 'JTS'.

Study Performed by



CARLSON, BRIGANCE & DOERING, INC.

ID# F3791

August 10, 2023

A handwritten signature in black ink, appearing to be 'S. Gilani'.

EXECUTIVE SUMMARY

Luna Rosa Development will be situated between SH 21, FM 1854 and Caldwell Road. This development will consist of 1,648 single family residential lots and 8,000 Square Feet of Warehousing. There will be one (1) access point to provide access to the proposed Luna Rosa Development. The peak hour turning movement traffic data was collected at following intersections:

- SH 21 and Caldwell Road Intersection
- FM 1854 / County Line Rd (CR 172) and Lytton Lane (CR 174) / FM 1854 Intersection
- CR 250 (Old San Antonio Rd) / Watts Lane and FM 812 Intersection

A growth rate of 3.75% was used to convert peak hour traffic to future years peak hour traffic. ITE TripGen Web-based App (based on Trip Generation Manual 11th Edition) was used to estimate the projected vehicular trips, which will be generated by Luna Rosa Development. The existing peak hour traffic patterns were used to develop entering and exiting site traffic percentages. Synchro Software V11 was used to perform LOS analysis for the following scenarios:

- Year 2022 Existing Conditions
- Year 2027 No Build Conditions
- Year 2027 Build Conditions
- Year 2031 No Build Conditions
- Year 2031 Build Conditions
- Year 2031 Build Conditions with Mitigations

The AM an PM peak hour LOS analysis and queuing analysis was performed for the following intersections:

- SH 21 and Caldwell Road Intersection
- FM 1854 / County Line Rd (CR 172) and Lytton Lane (CR 174) / FM 1854 Intersection
- CR 250 (Old San Antonio Rd) / Watts Lane and FM 812 Intersection
- Luna Rosa Drive (Proposed Access Point) and Lytton Lane Intersection

The results of the peak hour LOS analysis were documented. The roadway sizing analysis was performed for proposed entrance (Luna Rosa Drive). The traffic mitigations were recommended based on peak hour LOS analysis results, Turn Lane analysis results and Roadway sizing analysis results. The pro rata estimated costs were calculated for the proposed mitigations. An Inflation multiplying factor of 1.338 was developed from Engineering News Record (ENR) Construction Costs Index. The pro-rata estimated costs of the proposed mitigations were approximately \$259,312.32 for Year 2027 and \$668,518.69 for Year 2031.

Year 2027 Mitigations

- **Luna Rosa Drive (Proposed Access Point) and Lytton Ln Intersection**
 - 200' Southbound Left Turn Lane
- **Bastrop County Lytton Lane / Caldwell Road**
 - Roadway Improvements

Year 2031 Mitigations

- **SH 21 and Caldwell Road Intersection**
 - Traffic Signal
- **FM 1854 / County Line Rd and Lytton Ln Intersection**
 - Traffic Signal
 - 100' Westbound Right Turn Lane
 - 100' Northbound Left Turn Lane
 - 100' Southbound Left Turn Lane
- **CR 250 / Watts Lane and FM 812 Intersection**
 - Traffic Signal
 - 150' Eastbound Left Turn Lane

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APPENDICES

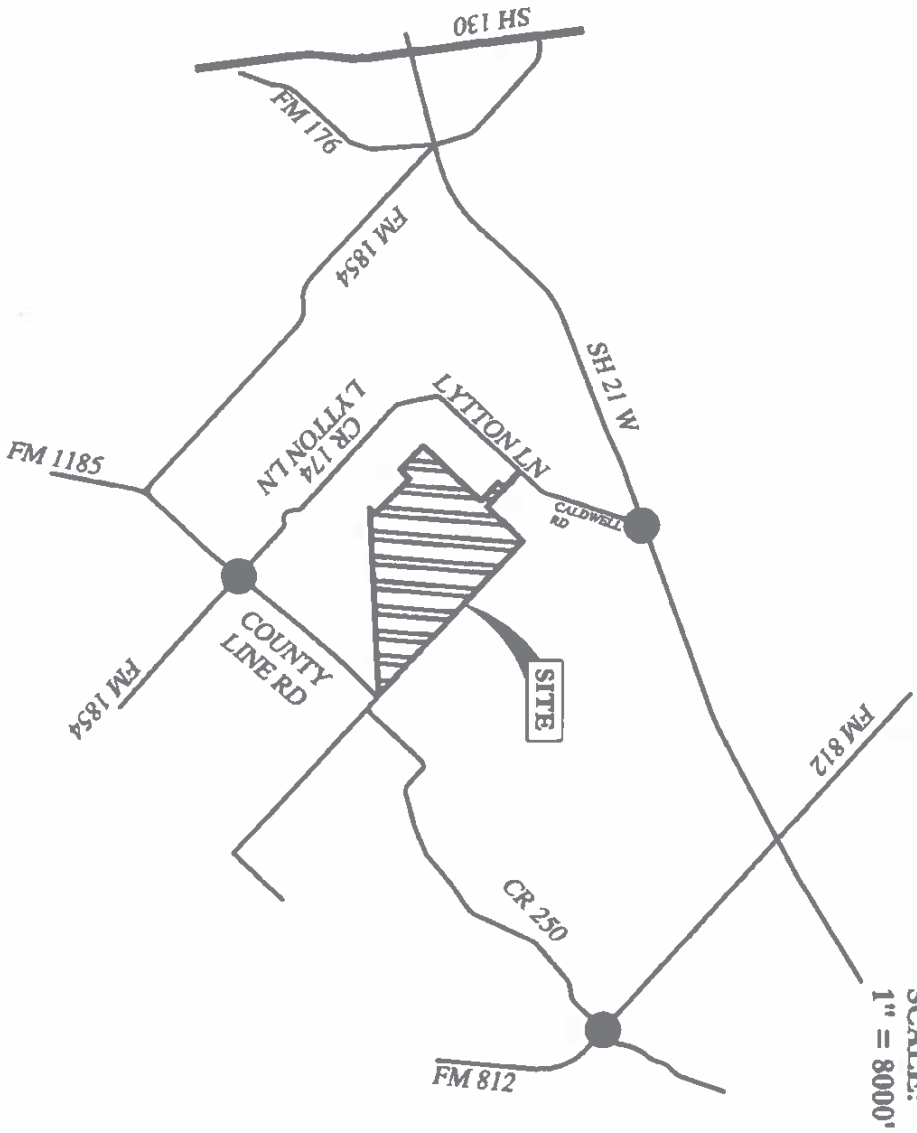
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Appendix H:	Cost Estimates

BACKGROUND

This report was updated as per latest set of review comments for Luna Rosa Development TIA, as shown in **Appendix A**. Luna Rosa Development will be situated between SH 21, FM 1854 and Caldwell Road, as shown in **Figure 1**. This development will consist of 1,648 single family residential lots and 8,000 Square Feet of Warehousing. There will be one (1) access point to provide vehicular access to Luna Rosa Development, named Luna Rosa Drive.

METHODOLOGY

- Documentation of existing geometric and traffic infrastructure
- Peak hour traffic data collection at the following intersections
 - SH 21 and Caldwell Road Intersection
 - FM 1854 / County Line Rd and Lytton Ln (CR 174) / FM 1854 Intersection
 - CR 250 (Old San Antonio Road) / Watts Lane and FM 812 Intersection
- Development of No Build Conditions Peak hour traffic by using 3.75% Growth Factor
- Calculation of Peak Hour Trip Generation from ITE Trip Generation Manual
- Development of Directional Distribution Percentages
- Development of Build Conditions Peak hour traffic
- Peak hour LOS analysis Scenarios for 1) Year 2022 Existing Conditions, 2) Year 2027 No Build Conditions, 3) Year 2027 Half Build Conditions, 4) Year 2031 No Build Conditions, 5) Year 2031 Build Conditions, and 6) Year 2031 Build Conditions w/ Mitigations
- Peak hour LOS and Queuing Analysis
 - SH 21 and Caldwell Road Intersection
 - FM 1854 / County Line Road and Lytton Lane (CR 174) / FM 1854 Intersection
 - CR 250 (Old San Antonio Road) / Watts Lane and FM 812 Intersection
 - Luna Rosa Drive (Proposed Access Point) and Lytton Lane Intersection
- Proposed Mitigations and Pro-Rata Estimated Costs
- Roadway Sizing Analysis



● STUDY INTERSECTIONS



Carlson, Brigance & Doering, Inc.

PLM ID #P7791 REG. # 10024900

Civil Engineering
 12129 BE 630 N., Ste. 600
 Phone No. (512) 280-5160
 www.cbdoeng.com

Surveying
 Austin, Texas 78750

1
 JULY
 2023

LOCATION MAP

LUNAROSA TIA

EXISTING GEOMETRIC AND TRAFFIC CONFIGURATION

There are no bike or bus routes within ½ mile of the proposed development, as shown in **Figure 2**. The proposed site plan was shown in **Figure 3**. The existing lane configurations, existing traffic controls and general layout for study intersections were shown in **Figure 4**. The geometric and traffic conditions at the existing and proposed study intersections were also shown in **Figures 5 to 7**.

DATA COLLECTION

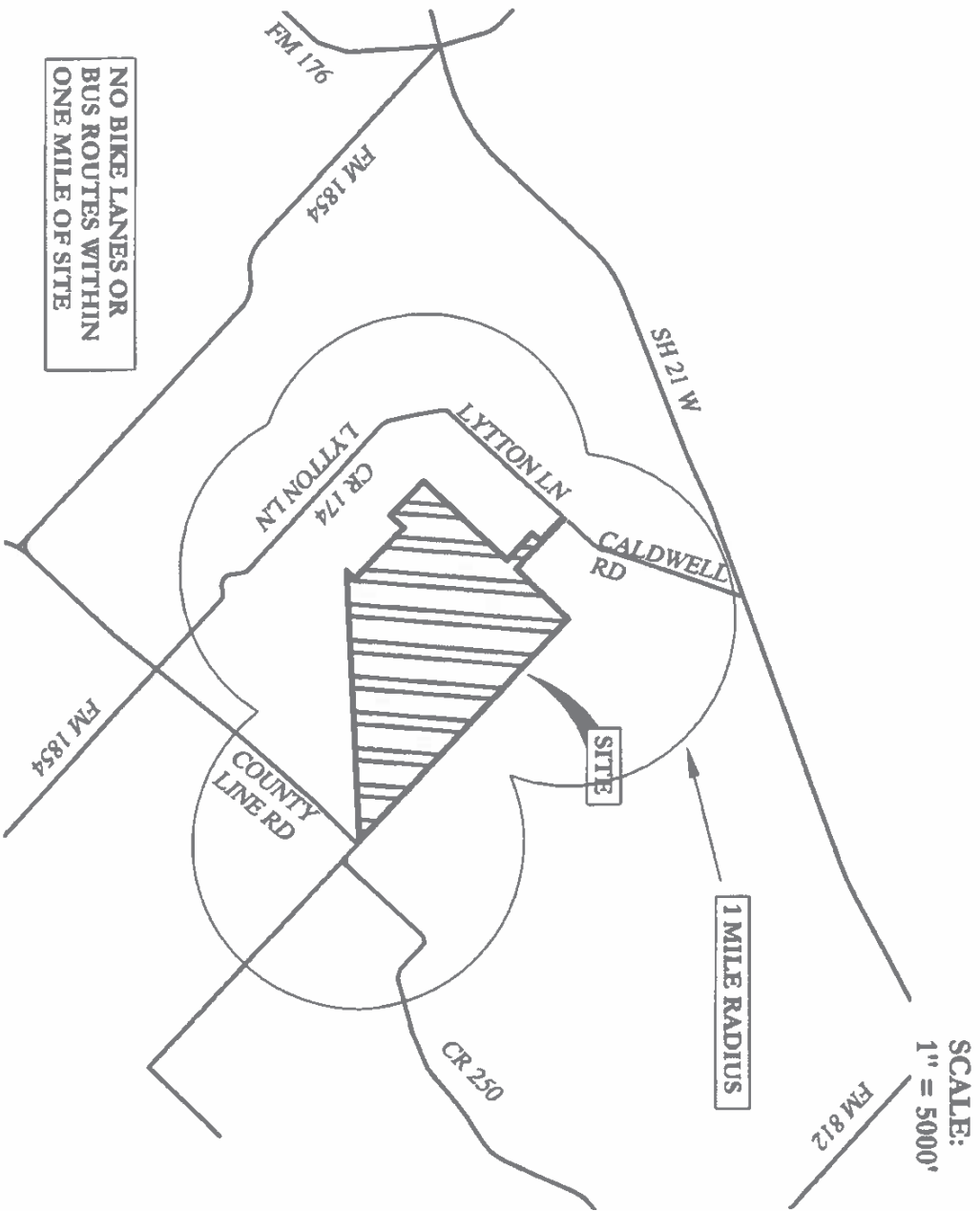
The AM and PM peak hours (6:30 AM – 8:30 AM and 4:00 PM – 6:00 PM) turning movement traffic data were collected at the following intersections.

- SH 21 and Caldwell Road Intersection
- FM 1854 / County Line Rd (CR 172) and Lytton Lane (CR 174) / FM 1854 Intersection
- CR 250 (Old San Antonio Road) / Watts Lane and FM 812 Intersection

The collected peak hour traffic data was shown in **Appendix B**. The existing peak hour traffic parameters, including peak hour traffic, truck percentages and peak hour factor were shown below and in **Table 1**.

- **Figure 8:** Existing Peak Hour Traffic
- **Figure 9:** Existing Truck Percentages (%Ages)
- **Figure 10:** Existing Peak Hour Factor

TxDOT traffic planning maps were used to calculate the average traffic growth factor to convert existing traffic to future year traffic (3.75%), as shown in **Appendix C**. Year 2022 peak hour traffic was converted to Year 2027 No Build Conditions Peak hour traffic by using 3.75% Growth Factor (Multiplier X 1.2021), as shown in **Figure 11**.



NO BIKE LANES OR
BUS ROUTES WITHIN
ONE MILE OF SITE

CB D
 Carl, Engineering
 12129 RM 020 N, Ste. 600
 Phone No. (515) 280-5100
 www.cbeng.com

Carlson, Brigrance & Doering, Inc.
 PINK ID #P3791
 NSIC # 10024900

Sally King
 12129 RM 020 N, Ste. 600
 Auda, Texas 78750
 www.cbeng.com

2	MULTIMODAL PLAN
JULY 2023	LUNA ROSA TIA

FILE PATH: \\ALUJ\25801\preliminary Layout for Aerolis.dwg -- Jul 17, 2023 -- 9:08am



	Carlson, Brigrace & Doering, Inc.
	PRM 03 072791 0370 1003980
Civil Engineering 12129 BR 630 N., Ste. 600 Ponchartraine, LA 70064-1149	Surveying Austin, Texas 78748 www.cbdi.com

3
JULY 2023

PROPOSED SITE PLAN
LUNA ROSA TIA

Through Tax Year
2021

TAX CERTIFICATE

Certificate #
7046

Issued By:
Caldwell County Appraisal District
211 Bulkin Ln
P O Box 900
Lockhart, TX 78644

Property Information
Property ID: 11857 Geo ID: 0100185-114-000-00
Legal Acres: 677.8320
Legal Desc: A185 MONTGOMERY, JAMES S., ACRES 677.832
Situs: LYTTON LN DALE, TX 78616
DBA:
Exemptions:

Owner ID: 219750
RANCHO BELL LLC
1401 LAVACA ST
PMB 40316
AUSTIN, TX 78701

100.00%

For Entities

Value Information

Caldwell County	Improvement HS:	0
Caldwell-Hays ESD 1	Improvement NHS:	0
Farm to Market Road	Land HS:	0
Lockhart ISD	Land NHS:	0
	Productivity Market:	3,470,920
	Productivity Use:	51,520
	Assessed Value	51,520
	Property Is Receiving Ag Use	

Current/Delinquent Taxes

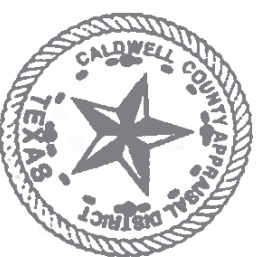
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following

Year	Entity	Taxable	Tax Due	Disc/Paid	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date 10/06/2022

Total Due if paid by 10/31/2022

0.00



Tax Certificate issued for:	Taxes Paid In 2021	POSSIBLE ROLLBACK
Lockhart ISD	582.02	
Farm to Market Road	0.05	
Caldwell County	346.11	
Caldwell-Hays ESD 1	51.52	

If applicable, the above-described property has received special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.06(b)).

Pursuant to Tax Code Section 31.06, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code

May Be Subject to Court Costs if Suit is Pending

Date of Issue 10/06/2022
 Requested By SOUTHWEST ENGINEERS INC
 Fee Amount 10.00
 Reference #

Page 1

Stephanie Medina
 Signature of Authorized Officer of Collecting Office

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August 4th, 2022

Grantor: Michael Kirk and Maria Kirk

Grantor's Mailing Address: 6106 Wagon Bend, Austin, Texas 78744

Grantee: Cayetano Development, LLC, a Texas limited liability company

Grantee's Mailing Address: 2211 Hancock Drive, Austin, TX 78731

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being all of that certain tract or parcel of land containing 10.074 acres, more or less, situated in the James S. Montgomery Survey A-185 (sometimes called the John S. Montgomery Survey A-185, and sometimes called the J.S. Montgomery Survey A-185), Caldwell County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Permitted Exceptions on Exhibit "B" attached hereto.

Grantor, for the Consideration, grants, sells, and conveys to Grantee the Property, together with, all and singular, the improvements thereon and all rights and appurtenances thereto in anyway belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTOR:

Michael Kirk

Michael Kirk

Maria Kirk

Maria Kirk

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 4th day of August, 2022, by Michael Kirk.

(Notary Seal)



Margaret Gonzales
Notary Public of the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 4th day of August, 2022, by Maria Kirk.

(Notary Seal)



Margaret Gonzales
Notary Public of the State of Texas

EXHIBIT A
Page 1 of 1

BEING a 10.074 acre tract or parcel of land out of and being a part of the James S. Montgomery Survey, A-185 (sometimes called the John S. Montgomery Survey), in Caldwell County, Texas, and being a part of that certain 102.747 acre tract described in a deed from Debi Ferguson Jaeger, et al, to DS Exchange, LLC, recorded in Document No. 2014-005042, Caldwell County Official Records. The herein-described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a railroad spike found at a fence corner in the southeast line of Lytton Lane (County Road No. 174) at the north corner of that certain 379.936 acre tract described as Second Tract in a deed from Robert C. Carr, et. ux, to Carr Family Partnership, Ltd., recorded in Vol. 120, Page 556, Caldwell County Official Records, and the west corner of the 102.747 acre tract of which this is a part.

THENCE with the southeast line of Lytton Lane and the northwest line of the 102.474 acre tract, N 43 deg. 57 min. 57 sec. E, 809.87 feet to a fence angle post and N 44 deg. 25 min. 19 sec. E, 1121.27 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the most northerly west corner of this tract.

THENCE continuing with said line, N 44 deg. 25 min. 19 sec. E, 60.00 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE crossing the 102.747 acre tract, S 44 deg. 58 min. 38 sec. E, 1257.57 feet to a 5/8 inch iron rod set; S 76 deg. 05 min. 06 sec. E, 285.03 feet to a 5/8 inch iron rod set; S 04 deg. 55 min. 46 sec. W, 256.55 feet to a 5/8 inch iron rod set; S 44 deg. 58 min. 38 sec. E, 479.54 feet to a 5/8 inch iron rod set in the southeast line of same and northwest line of that certain 677.35 acre tract described in a deed from McInyre Loyalty Trust to Meredith J. Long, et. ux, recorded in Vol. 417, Page 445, Caldwell County Deed Records, for the east corner of this tract.

THENCE with the northwest line of the Long 677.35 acre tract and southeast line of the 102.747 acre tract, S 45 deg. 53 min. 57 sec. W, 370.60 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 44 deg. 58 min. 37 sec. W, 852.41 feet to a 5/8 inch iron rod set for the most southerly west corner of this tract.

THENCE N 45 deg. 01 min. 21 sec. E, 359.55 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 44 deg. 58 min. 38 sec. W, 1282.67 feet to the POINT OF BEGINNING, containing 10.074 acres of land.

11-GF# 2023-01910 NDL
Return to: Heritage Title
200 W 6th Street, Suite 1600
Austin, TX 78701

EXHIBIT "B"

1. Restrictive covenants of record in Document No. 2015-003141 of the Official Public Records of Caldwell County, Texas.
2. Pipeline easement granted to Shell Pipe Line Corporation, by instrument dated March 7, 1929, recorded in Volume 136, Page 367 of the Deed Records of Caldwell County, Texas.
3. Pipeline easement granted to Shell Pipe Line Corporation, by instrument dated March 8, 1929, recorded in Volume 138, Page 96 of the Deed Records of Caldwell County, Texas.
4. The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated April 19, 1944, recorded in Volume 209, Page 281 of the Deed Records of Caldwell County, Texas, executed by and between Hector Glass, as Lessor, and H.H. Coffield, as Lessee.
5. The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated May 8, 1948, recorded in Volume 227, Page 86 of the Deed Records of Caldwell County, Texas, executed by and between Hector Glass, as Lessor, and L.W. Porter, T.J. Drews, W.W. Grace & R.E. Grace, as Lessee.
6. The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated April 18, 1977, recorded in Volume 390, Page 508 of the Deed Records of Caldwell County, Texas, executed by and between Ruby Ferguson and Preston Ferguson, as Lessor, and Geochemical Surveys, Inc., as Lessee.
7. The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated August 13, 1980, recorded in Volume 417, Page 176 of the Deed Records of Caldwell County, Texas, executed by and between Ruby Ferguson and Preston Ferguson, as Lessor, and Warrior USA, as Lessee.
8. All oil, gas and other minerals, together with all rights relating thereto, express or implied, conveyed in instrument recorded under Document No. 2015-003139 of the Official Public Records of Caldwell County, Texas.
9. Utility easement 15 feet in width around all partitioned lot lines granted to Bluebonnet Electric Coop. and Polonia Water Supply Corp., by instrument dated April 8, 2015, recorded under Document No. 2015-003141 of the Official Public Records of Caldwell County, Texas.
10. Utility easement 30 feet in width along all lot lines fronting on Lytton Lane granted to Bluebonnet Electric Coop. and Polonia Water Supply Corp., by instrument dated April 8, 2015, recorded under Document No. 2015-003141 of the Official Public Records of Caldwell County, Texas.
11. Building setback 150 feet in width from the public or private access point, as set forth in instrument recorded under Document No. 2015-003141 of the Official Public Records of Caldwell County, Texas.

12. Building setback 25 feet in width along all rear property line(s), as set forth in instrument recorded under Document No. 2015-003141 of the Official Public Records of Caldwell County, Texas.
13. The terms, conditions and stipulations of that certain Easement dated April 14, 2015, recorded under Document No. 2015-003322 of the Official Public Records of Caldwell County, Texas.
14. Right of way easement granted to Polonia Water Supply, by instrument dated April 21, 2015, recorded under Document No. 2015-003370 of the Official Public Records of Caldwell County, Texas.
15. All oil, gas and other minerals, together with all rights relating thereto, express or implied, conveyed in instrument recorded under Document No.2015-003703 of the Official Public Records of Caldwell County, Texas.
16. The terms, conditions and stipulations of that certain Easement dated May 14, 2015, recorded under Document No. 2015-003941 of the Official Public Records of Caldwell County, Texas.
17. Utility easement for electric distribution line or system, telecommunications systems, or other services and systems easement granted to Bluebonnet Electric Cooperative, Inc., by instrument dated June 25, 2015, recorded under Document No. 2015-004877 of the Official Public Records of Caldwell County, Texas.
18. Utility easement for electric distribution line or system, telecommunications systems, or other services and systems easement granted to Bluebonnet Electric Cooperative, Inc., by instrument dated June 25, 2015, recorded under Document No. 2015-004878 of the Official Public Records of Caldwell County, Texas.
19. Utility easement for electric distribution line or system, telecommunications systems, or other services and systems easement granted to Bluebonnet Electric Cooperative, Inc., by instrument dated June 25, 2015, recorded under Document No. 2015-004879 of the Official Public Records of Caldwell County, Texas.
20. Any and all leases, recorded or unrecorded, with rights of tenants in possession.

FILED AND RECORDED

Instrument Number: 2022-006112 WARRANTY DEED

Filing and Recording Date: 08/05/2022 10:51:35 AM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.