

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

SANTA RITA PARK LOT 1
 CABINET FF, SLIDE 132
 PRWC

BLAKE R. BETTS AND
 FRANCIS Q. BETTS
 CO. TRUSTEES OF
 THE QB TRUST
 72.0 ACRES
 DOC#2012023600
 OPRWC

C7 (II) RANCH, LTD.
 DOC#2004013917
 OPRWC

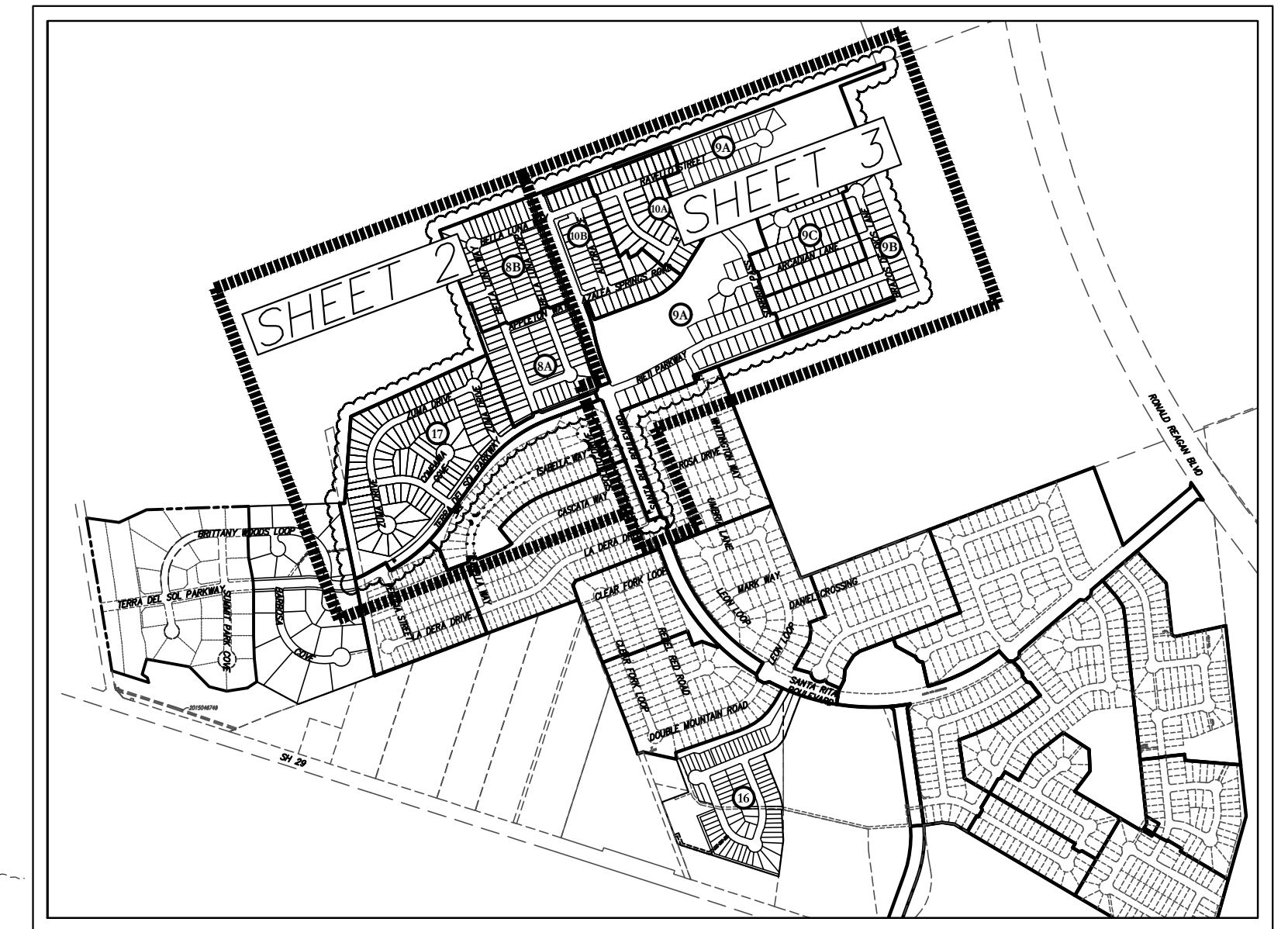
LIMITS OF REVISED AREA
 SEE SHEETS 2 AND 3 FOR DETAIL

C7 (II) RANCH, LTD.
 DOC#2004013917
 OPRWC

SANTA RITA
 COMMERCIAL, LLC
 5.73 ACRES
 DOC. NO.
 2013111090

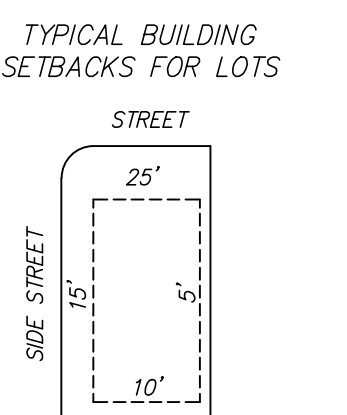
OWNERS:
 SANTA RITA KC, LLC
 MIDDLEBROOK, LTD
 7100 CROSS CREEK LANE
 STE 100
 LIBERTY HILL, TX. 78642

WILCO LAND INVESTMENTS I
 LLC, ET AL
 (146.60 AC)
 DOC NO. 2014003388



KEY MAP

SITE DATA:
 MIDDLE BROOK PRELIMINARY PLAT: 1,130 LOTS APPROVED
 SANTA RITA RANCH WEST: 229 LOTS APPROVED
 TOTAL APPROVED LOTS: 1,360
 APRIL 19, 2019 REVISION: 1,416 LOTS APPROVED
 LOTS CURRENTLY COMPLETED OR
 UNDER CONSTRUCTION: 965 LOTS
 PROPOSED LOTS REMAINING IN
 APRIL 19, 2019 REVISION: 1,416 - 965 = 451 LOTS PROPOSED
 LOTS PROPOSED IN THIS REVISION: 461 LOTS
 461 - 451 = 10 LOT INCREASE
 TOTAL LOTS AFTER THIS REVISION: 1,426 RESIDENTIAL LOTS



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
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8A	= SECTION NUMBER
■	= UNDER DESIGN/CONSTRUCTION
■	= SECTIONS COMPLETED AND RECORDED

NOTES:

- NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 4849C0275E, EFFECTIVE DATE SEPTEMBER 29, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- WATER WILL BE PROVIDED BY: CHESTNUT TRAIL SUB
- 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.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE [FLOOD PLAIN DEVELOPMENT PERMIT] [FOR LOTS 1-4, 12-14, AND 16-35, BLOCK R, AND FOR LOTS 14-26, 47-48, AND 50-59, BLOCK J] FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THIS SUBDIVISION IS SUBJECT TO STORM WATER MANGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (B10.1 2000 RULES), ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791

Surveying
 5501 West William Cannon Dr.
 Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PRELIMINARY PLAN

SANTA RITA RANCH SOUTH

PRELIMINARY PLAN

SHEET NAME:

DATE: FEB. 10, 2019

JOB NUMBER: 5004

SHEET NO. 1 OF 3

SHEET NO. 1

STREETS SUMMARY TABLE

TERRA DEL SOL PARKWAY			1926.52 LF	60' ROW	RESIDENTIAL COLLECTOR	35 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	21.51407'	N60° 43' 20.38"E						
2 Curve	433.59702'		024.8433 (d)	430.20837'	N48° 18' 02.48"E	N60° 43' 20.38"E	N35° 52' 44.58"E	1000.00000'
3 Line	455.87779'	N35° 52' 44.58"E						
4 Curve	312.6'		033.1310 (d)	570.22278'	N52° 26' 39.16"E	N35° 52' 43.33"E	N69° 00' 34.98"E	1000.00000'
5 Line	437.28770'	N69° 00' 34.98"E						
COMPANIA DRIVE			572.64 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	206.763'	N54° 09' 48.93"W						
2 Curve	226.387'		043.2367 (d)	221.05341'	N77° 34' 28.11"W	N55° 57' 22.05"W	S80° 48' 25.82"W	300.00000'
3 Line	139.488'	S80° 48' 25.82"W						
COMPANIA COVE			303.6821 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	135.41828'	N37° 53' 01.91"E						
2 Curve	81.13780'		013.0325 (d)	80.96307'	N31° 22' 03.25"E	N37° 53' 01.91"E	N24° 51' 4.59"E	356.70996'
3 Line	47.260'	N24° 51' 4.59"E						
4 Line	20.6940'	S65° 08' 55"E						
ZUMA DRIVE			1800.686 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	39.405'	N41° 15' 43.46"W						
2 Curve	107.69'		020.5672 (d)	107.11256'	N30° 58' 42.43"W	N41° 15' 43.46"W	N20° 41' 41.40"W	300.00000'
3 Line	279.463'	N20° 41' 41.40"W						
4 Line	570.165'	S65° 37' 23.18"W						
5 Curve	400.9249'		076.6364 (d)	372.01766'	S27° 18' 17.50"W	S65° 37' 23.07"W	S11° 00' 48.07"E	300.00000'
6 Line	352.984'	S10° 56' 52.49"E						
7 Line	34.972'	S79° 03' 08"E						
BELLA LUNA WAY			1757.02 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	1242.02039'	N20° 28' 42.88"W						
2 Line	515.00226'	N69° 31' 06.67"E						
CALABRIA WAY			177.025 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	177.24865'	S69° 31' 17.12"W						
BELLA LUNA LOOP			1341.61 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	300.00000'	N69° 31' 17.12"E						
2 Line	1041.61291'	N20° 28' 42.88"W						
APPLETON WAY			513.71 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	515.000'	N69° 31' 17.12"E						
SANTA RITA BLVD			2321.19 LF	90' ROW	PRIMARY COLLECTOR	35 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	1107.68866'	N20° 59' 25.02"W						
2 Curve	124.94861'		007.5358 (d)	124.85857'	N17° 13' 20.54"W	N20° 59' 25.02"W	N13° 27' 16.07"W	950.00000'
3 Line	105.66025'	N13° 27' 16.07"W						
4 Curve	116.46425'		007.0241 (d)	116.39133'	N16° 57' 59.48"W	N13° 27' 16.07"W	N20° 28' 42.88"W	950.00000'
5 Line	866.42188'	N20° 28' 42.88"W						
AZALEA SPRINGS ROAD			1107.84 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	468.25889'	N69° 31' 22.86"E						
2 Curve	198.39763'		037.8912 (d)	194.80195'	N50° 34' 33.03"E	N69° 31' 17.12"E	N31° 37' 48.95"E	300.00000'
3 Line	95.10340'	N31° 37' 48.95"E						
4 Curve	23.18280'		004.4275 (d)	62.46456'	N25° 39' 16.24"E	N31° 37' 48.95"E	N27° 12' 09.62"E	300.00000'
5 Line	120.15690'	N27° 12' 09.62"E						
6 Curve	101.47970'		019.3812 (d)	100.99660'	N36° 53' 35.78"E	N27° 12' 09.62"E	N46° 35' 01.94"E	300.00000'
7 Line	101.25740'	N46° 35' 01.94"E						
ALLORA PLACE			602.00 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	602'	N20° 28' 42.88"W						
CAMELLIA STREET			555.41 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	195.82'	S20° 38' 53"E						
2 Curve	148.13233'		037.7216 (d)	145.47148'	N39° 30' 32.19"W	N58° 22' 11.05"W	N20° 38' 53.33"W	225.00000'
3 Line	211.43'	S58° 22' 11"E						
RAVELLO STREET			1560.88 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	1560.88'	N69° 21' 13.22"E						
SONBRIA PASS			1195.62 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	442.21567'	N20° 30' 07.89"W						
2 Curve	119.97668'		022.9139 (d)	119.17874'	N31° 57' 33.11"W	N20° 30' 08.17"W	N43° 24' 58.06"W	300.00000'
3 Line	337.51564'	N43° 24' 58.06"W						
4 Curve	119.22238'		022.7698 (d)	118.43938'	N32° 01' 52.42"W	N43° 24' 58.06"W	N20° 38' 46.78"W	300.00000'
5 Line	176.69000'	N20° 38' 46.78"W						
ARCADIAN COVE			190.41 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	190.41420'	N69° 29' 52.11"E						
ARCADIAN LANE			855.69 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	855.69067'	N69° 29' 52.11"E						
BRAZOS DE DIOS LANE			775.04 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	775.03706'	N21° 03' 45.05"W						
2 Curve	531.02758'		031.02758'	529.29521'	N69° 29' 52.11"E			
RIETI PARKWAY			2057.48 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	170.09537'	N69° 00' 34.98"E						
2 Curve	108.89543'		007.7991 (d)	108.81138'	N65° 06' 36.68"E	N69° 00' 34.98"E	N61° 12' 38.37"E	800.00000'
3 Line	451.46025'	N61° 12' 38.37"E						
4 Curve	43.39140'		008.2245 (d)	43.03139'	N65° 23' 07.13"E	N61° 16' 23.00"E	N69° 29' 51.26"E	300.03403'
5 Line	1283.63908'	N69° 29' 51.26"E						
WHITTINGTON WAY			155.33 LF	50' ROW	LOCAL STREET	25 MPH DESIGN SPEED		
No. Type	Length	Direction	Delta angle	Chord length	Chord Direction	Start Direction	End Direction	Radius
1 Line	99.67972'	S28° 47' 21.63"E						
2 Curve	38.89168'		007.4278 (d)	38.86446'	S25° 04' 31.66"E	S28° 47' 21.63"E	S21° 21' 41.68"E	300.00000'
3 Line	16.76177'	S21° 21' 41.68"E						

TERRA DEL SOL
AT SANTA RITA
RANCH WEST
PHASE 1
SECTION 2

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

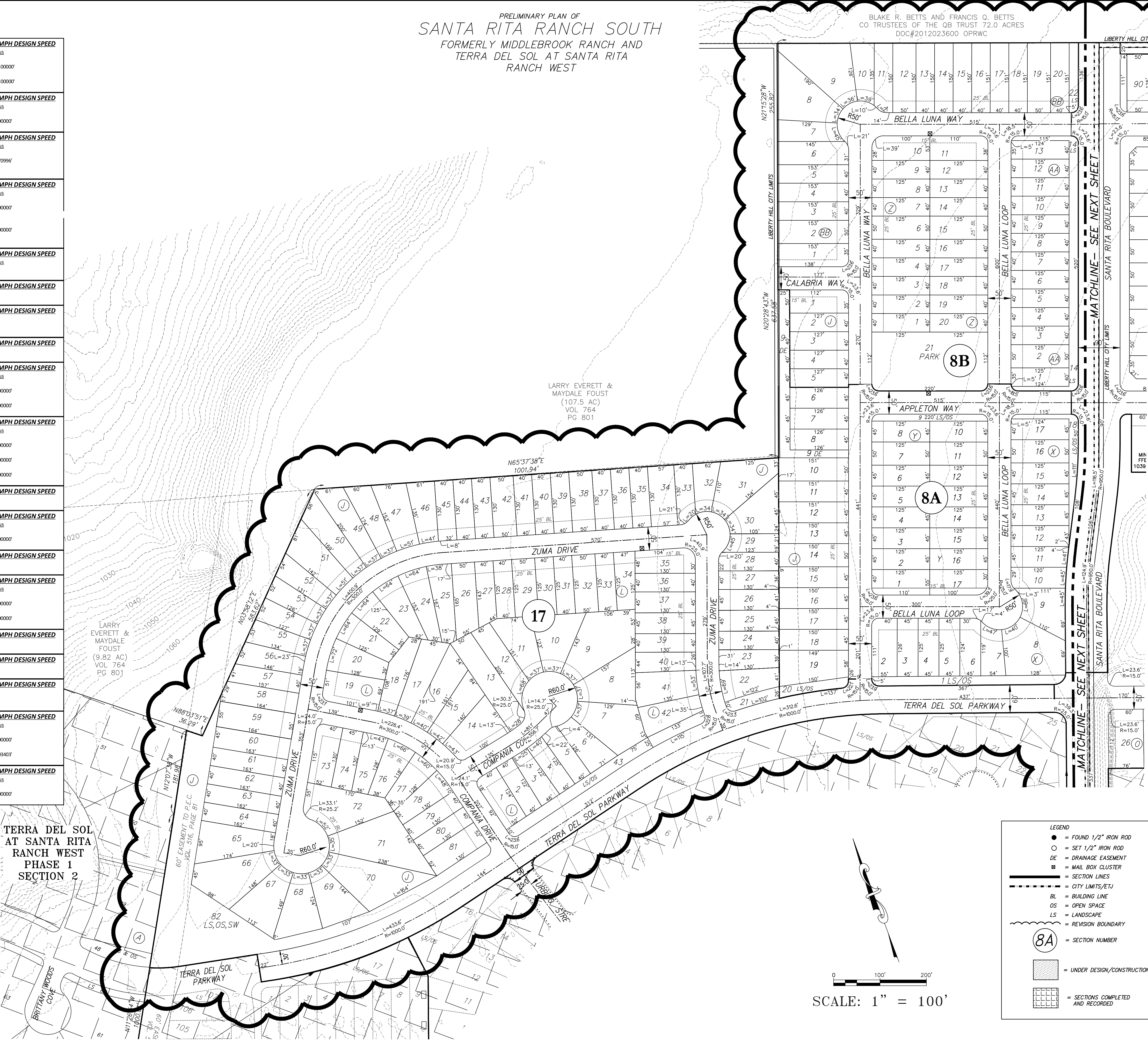
BLAKE R. BETTS AND FRANCIS Q. BETTS
CO TRUSTEES OF THE QB TRUST 72.0 ACRES
DOC#2012023600 OPRWC

STATE OF TEXAS
STEVEN P. CATES
93648
PROFESSIONAL SURVEYOR
CARLSON, BRIGANCE & DOERING, INC.
IDA F3791
12-3-2019

DESIGNED BY:	DRAWN BY:
SPC/MW	MW
DATE	REVISION

Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791
Civil Engineering
5501 West William Cannon Dr. • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

SHEET NAME: PRELIMINARY PLAN DETAIL (1 OF 2)
JOB NAME: SANTA RITA RANCH SOUTH
PROJECT: PRELIMINARY PLAN
DATE: FEB. 10, 2019
JOB NUMBER: 5004
SHEET: 2 OF 3
SHEET NO.: 2

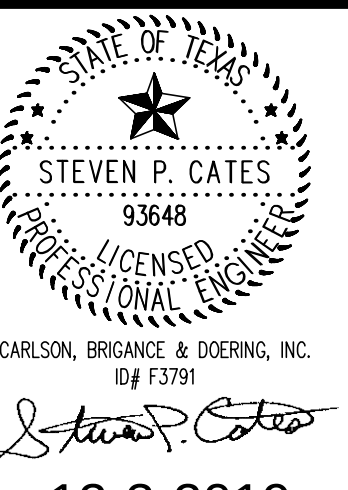


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OS = OPEN SPACE
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FORMERLY MIDDLEBROOK RANCH AND
TERRA DEL SOL AT SANTA RITA
RANCH WEST.

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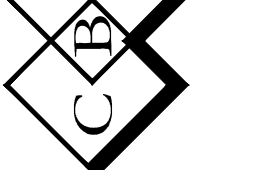
SANTA RITA PARK LOT 1
CABINET- FF; SLIDE 132
PRWC



12-3-2019

DESIGNED BY:	DRAWN BY:
SPC/MW	MW
DATE	
REVISION	

Carlson, Brigrance & Doering, Inc.
FIRM ID #BT91
Civil Engineering
5501 West William Cannon Dr. • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165



SHEET NAME:	PRELIMINARY PLAN DETAIL (2 OF 2)
JOB NAME:	SANTA RITA RANCH SOUTH
PROJECT:	PRELIMINARY PLAN
DATE:	FEB. 10, 2019
JOB NUMBER:	5004
SHEET:	3 OF 3
SHEET NO.:	3



LEGEND

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SCALE: 1" = 100'