

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO 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.
- DRAINAGE AND FLOODPLAIN:**
4. THE EXISTING 100-YR FLOODPLAIN BY ATLAS 14 SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED JUNE 5, 2020. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS TAKEN FROM FEMA FIRM NO. 48491A0275E, EFFECTIVE DECEMBER 20, 2019, AND THE FEMA L.O.M.R. NO. 16-06-0501P, EFFECTIVE MARCH 2, 2017.
- WATER AND WASTEWATER:**
5. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/GEORGETOWN UTILITY SYSTEMS
6. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY OF LIBERTY HILL
7. ELECTRIC SERVICE IS PROVIDED BY: PEC
- ROADWAY AND RIGHT OF WAY:**
8. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

TOTAL: 450 SF LOTS

DATE: OCTOBER 16, 2019

OWNER:
SANTA RITA C7 INVESTMENTS,
LLC.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX. 78642

DEVELOPER:
SANTA RITA KC, LLC.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE &
DOERING, INC.
5501 WEST WILLIAM CANNON
DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 153.888 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

SCALE: 1" = 200'

LEGEND

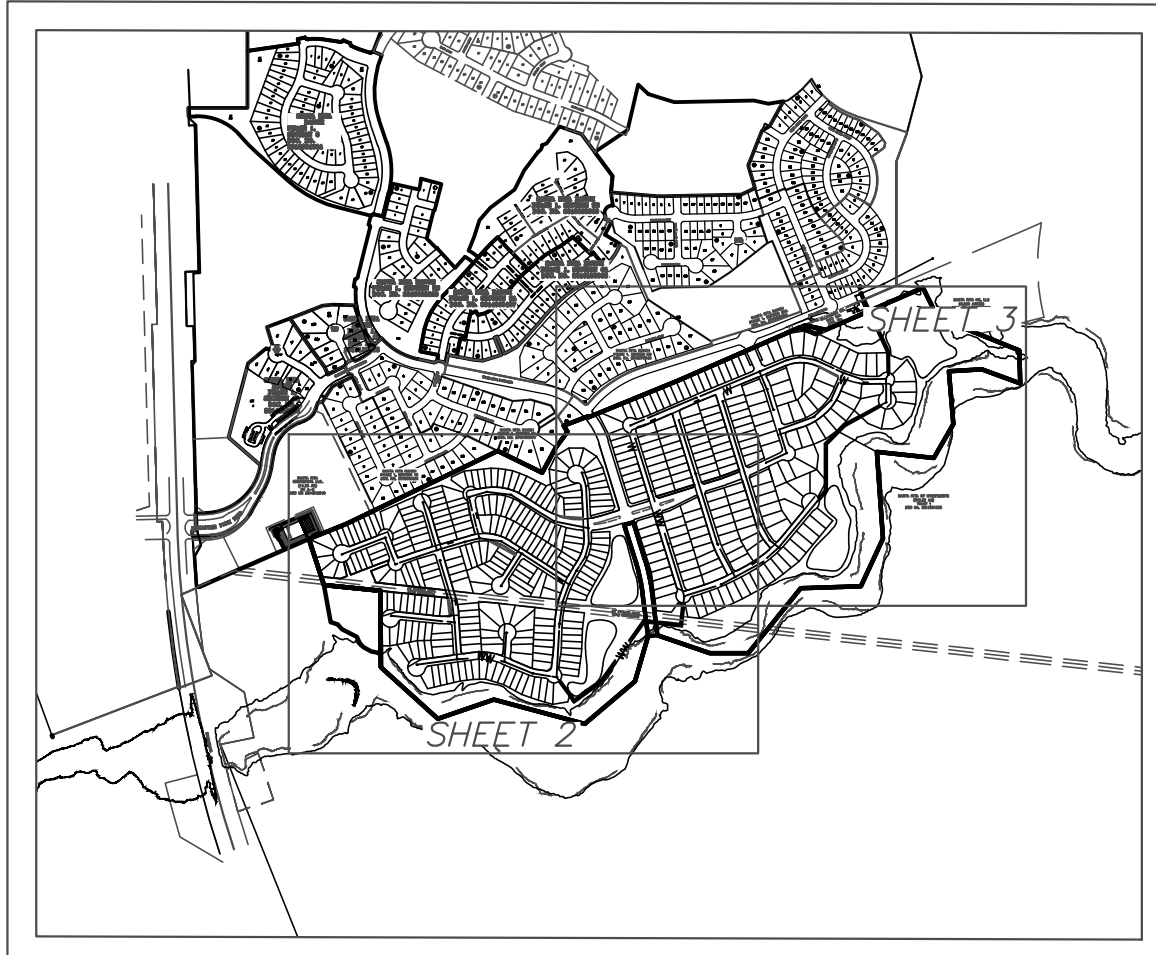
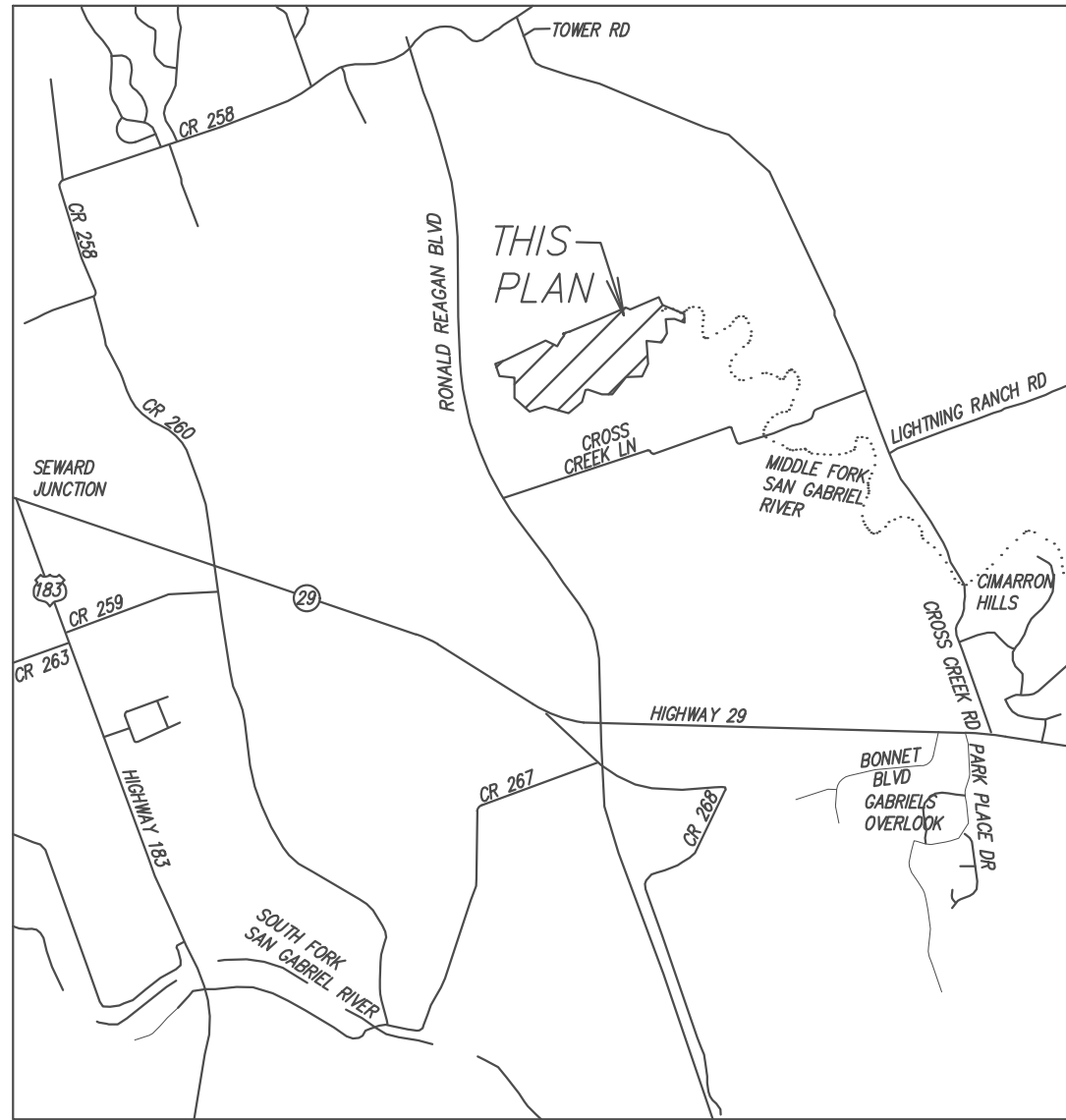
17
A

LOT NUMBER
BLOCK NUMBER
BUILDING SETBACK LINE
EASEMENT LINE
BOUNDARY LINE
100-YR FEMA FLOODPLAIN
ATLAS 14 100-YR FLOODPLAIN
OPEN SPACE
LANDSCAPE EASEMENT
WATER QUALITY EASEMENT
DRAINAGE EASEMENT
PUBLIC UTILITY EASEMENT
BUILDING LINE SETBACK
MAILBOX KIOSK

O.S.
L.S.E.
W.Q.E.
D.E.
P.U.E.
B.L.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°44'31.92"E	195.72
L2	N36°21'05.92"E	131.25
L3	N32°18'04.08"W	49.40
L4	N69°39'03.92"E	177.01
L5	S14°40'05.08"E	6.73
L6	S77°54'30.20"E	144.85
L7	S25°59'38.08"E	225.91
L8	S01°59'38.08"E	222.00
L9	N69°59'38.08"W	276.00
L10	S87°00'21.92"W	225.00
L11	S30°00'21.92"W	265.00
L12	N89°59'38.08"W	260.00
L13	N07°20'45.75"W	300.56
L14	S07°20'45.75"E	300.56
L15	N17°17'08.27"W	265.36
L16	S72°45'06.82"W	63.83
L17	S17°14'53.18"E	265.36

Curve Table				
Curve #	Radius	Tangent	Delta	Arc Length
C1	1264.00'	109.50'	009°54'07"	218.18'
C2	1200.00'	103.95'	009°54'07"	207.39'



STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS
AHERN COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	196	LOCAL
BEREAN LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,796	LOCAL
BRISA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	265	LOCAL
CALANDRIA BLVD.	PUBLIC	90'	66' FACE TO FACE	4'	35 MPH	261	RESIDENTIAL COLLECTOR
CALANDRIA BLVD.	PUBLIC	VARIES	VARIES	4'	35 MPH	282	RESIDENTIAL COLLECTOR
CALANDRIA BLVD.	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	170	RESIDENTIAL COLLECTOR
CALANDRIA BLVD.	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,209	LOCAL
CALMO COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	391	LOCAL
DYCUS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,051	LOCAL
GERONA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	464	LOCAL
GREAT LAWN BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	4,187	LOCAL
GREAT LAWN COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	140	LOCAL
LENERA DRIVE	PUBLIC	90'	66' FACE TO FACE	4'	35 MPH	122	RESIDENTIAL COLLECTOR
LENERA DRIVE	PUBLIC	VARIES	VARIES	4'	35 MPH	463	RESIDENTIAL COLLECTOR
LENERA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	836	LOCAL
LOTTI LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,155	LOCAL
MONROVIA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	343	LOCAL
MONROVIA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	755	LOCAL
POOLE LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,213	LOCAL
SANCO DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	606	LOCAL
TIERRA ROSA BOULEVARD	PUBLIC	64'	44' FACE TO FACE	4'	35 MPH	773	RESIDENTIAL COLLECTOR
TOTAL LINEAR FOOTAGE OF STREETS:						17,677 L.F.	

