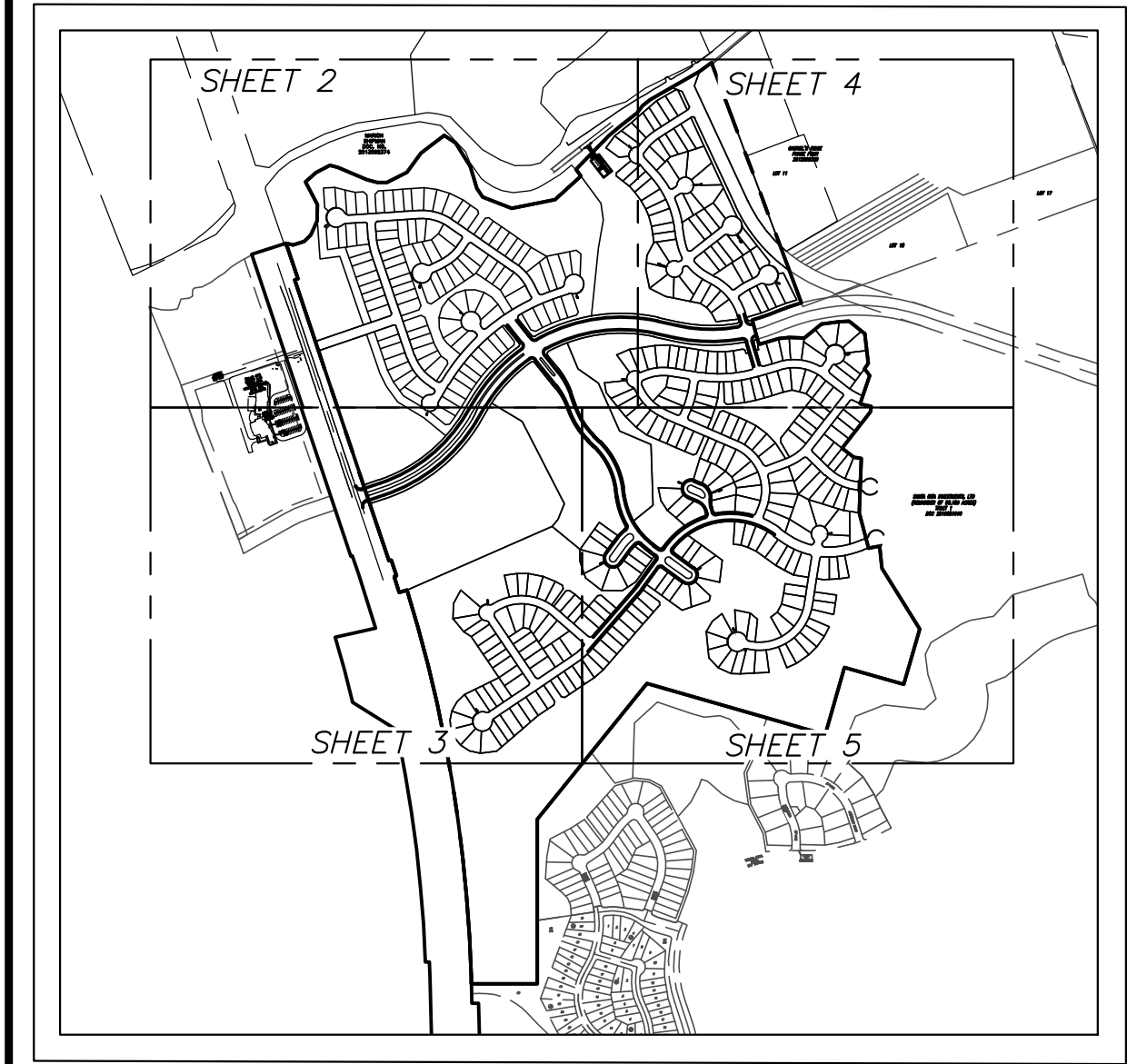


FILE PATH: J:\ACD\5101\dwg\5101-PRELIM PLAN.dwg - Jul 15, 2020 - 3:21pm

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASSIFICATION
ABETO COVE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	195	LOCAL
ALAVA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,193	LOCAL
ARBOROSA PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	290	LOCAL
ARTWATER STREET	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	518	COLLECTOR
BASTIA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	348	LOCAL
BENICIA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	257	LOCAL
BENT TWIG STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	409	LOCAL
BIDDLE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,273	LOCAL
BRENA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	376	LOCAL
CANDELA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	101	LOCAL
CANO COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	117	LOCAL
CANTOR COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	135	LOCAL
CASTILLO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,770	LOCAL
CEDRO BLANCO DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	895	LOCAL
COW CAMP COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	394	LOCAL
COW CAMP LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,107	LOCAL
COW CAMP LANE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,388	COLLECTOR
FLOWER VALLEY PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,519	COLLECTOR
HALLWOOD DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,160	LOCAL
JACARANDA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	255	LOCAL
LAS FLORES DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	246	LOCAL
MARANA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	105	LOCAL
NITTA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	118	LOCAL
OAKLEY PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,442	LOCAL
OLD TOWER ROAD	PUBLIC	80'	20' EOP TO EOP	N/A	35 MPH	1,259	EXISTING COLLECTOR
ROBUTIA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	733	LOCAL
SWETGRASS COURT	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	209	LOCAL
TOWER ROAD	PUBLIC	120'	27' FACE TO FACE DIVIDED	6'	45 MPH	2,830	ARTERIAL
TRABUCO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,778	LOCAL
WATERSOUND CIRCLE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	233	LOCAL
TOTAL LINEAR FOOTAGE OF STREETS:						23,652 L.F.	



- 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 100 YEAR DEVELOPED FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE, & DOERING, INC., DATED MARCH 11, 2020. THE FEMA 100 YEAR FLOODPLAIN (ZONE A) SHOWN ON THE PRELIMINARY PLAT WAS TAKEN FROM FEMA FLOODPLAIN MAP 48491C0275E, DATED SEPTEMBER 26, 2008.
- WATER AND WASTEWATER:**
1. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/GEORGETOWN UTILITY SYSTEMS
 2. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY OF LIBERTY HILL
 3. ELECTRIC SERVICE IS PROVIDED BY: PEC
- ROADWAY AND RIGHT OF WAY:**
1. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 2. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

LEGEND	
17	LOT NUMBER
A	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	FEMA ZONE A (100YR FLOODPLAIN)
---	100YR DEVELOPED FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK

SCALE: 1" = 300'

DATE: OCTOBER 11, 2019

OWNER:
SANTA RITA KC, 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: 251.988 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

TOTAL OF LOTS: 410
NO. OF SINGLE FAMILY LOTS: 393
NO. OF COMMERCIAL LOTS: 2
NO. DE, WQE, PUE, & OS LOTS: 7
NO. OF OS & PUE LOTS: 6
NO. OF OS LOTS: 1
NO. OF LSE LOTS: 1
NO OF BLOCKS: 14



Line Table		
Line #	Length	Direction
L6	94.326	S24° 18' 19.56"W
L5	55.883	S45° 52' 17.24"W
L1	20.000	S71° 30' 06.37"W
L2	226.660	S18° 29' 46.63"E
L3	42.620	N77° 33' 52.91"W
L4	71.253	S72° 32' 50.63"W
L7	98.585	S01° 16' 56.96"W
L8	155.381	S27° 51' 57.88"E
L9	85.727	S48° 21' 36.64"W
L10	95.088	S61° 39' 22.05"W
L11	49.555	N75° 32' 02.90"W
L12	191.003	N66° 39' 21.91"W
L13	67.571	N75° 46' 43.01"W
L14	57.294	S89° 59' 24.00"W
L15	136.708	S63° 19' 50.65"W
L16	143.813	S36° 03' 32.53"W
L17	178.902	S52° 40' 31.23"W
L18	82.977	N55° 41' 46.46"W
L19	169.320	N31° 57' 34.74"W
L20	137.512	N16° 42' 11.65"W
L21	62.706	N32° 48' 19.20"W
L22	190.089	N68° 46' 22.12"W
L23	268.582	S78° 41' 50.22"W
L24	212.807	S47° 33' 30.19"W
L25	50.960	S36° 27' 29.99"E
L26	286.480	S44° 18' 15.01"W
L27	98.470	S50° 32' 27.01"W
L28	121.320	S52° 31' 32.01"W
L29	56.220	S36° 03' 33.01"W
L30	55.650	S51° 58' 10.01"W
L31	149.180	S59° 42' 31.01"W
L32	199.560	S60° 25' 36.01"W
L33	89.626	S54° 19' 33.18"W
L34	58.285	N68° 06' 53.48"E
L35	153.685	N15° 18' 03.26"W

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C6	940.00'	54.07'	006°35'03"	107.96'	108.02'
C7	1300.00'	75.72'	006°40'02"	151.19'	151.28'
C8	8615.00'	38.76'	000°30'56"	77.52'	77.52'
C9	8850.01'	1199.27'	015°26'04"	2376.81'	2384.01'
C10	440.00'	34.51'	008°58'10"	68.81'	68.88'
C11	325.00'	34.48'	012°06'45"	68.58'	68.71'

Line Table		
Line #	Length	Direction
L36	124.269	S73° 30' 05.39"W
L37	65.897	S84° 09' 46.54"W
L38	92.000	N87° 49' 07.02"W
L39	134.657	S50° 45' 59.90"W
L40	107.603	S82° 27' 22.89"W
L41	60.521	S86° 07' 11.21"W
L42	122.307	N51° 49' 15.00"W
L43	182.191	N06° 49' 15.00"W
L44	40.980	N36° 26' 42.05"E
L45	52.356	N39° 15' 50.24"W
L46	181.492	N18° 51' 51.75"E
L47	33.626	N06° 45' 06.75"E
L48	280.768	N37° 59' 04.93"E
L49	90.384	N52° 00' 55.07"W
L50	45.915	N80° 49' 21.91"W
L51	330.517	N02° 15' 38.82"E
L52	222.932	N14° 56' 49.69"W
L53	135.000	N05° 58' 39.50"W
L54	433.467	N31° 46' 02.13"W
L56	375.000	S73° 59' 37.89"E
L55	350.000	N16° 00' 22.11"E
L57	425.000	N16° 00' 22.11"E
L58	399.853	S89° 59' 37.64"E
L59	47.118	S01° 32' 28.35"E
L60	50.000	N72° 39' 59.65"E
L61	101.180	S17° 40' 13.35"E
L62	15.000	S71° 59' 35.65"W
L63	23.500	S18° 30' 53.35"E
L64	15.000	N71° 29' 00.65"E

DESIGNED BY: SPC/RWH
DRAFTED BY: RWH/TSP

DATE: _____
REVISION: _____

Carlson, Brigance & Doering, Inc.
FIRM ID #45701
Civil Engineering
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

OVERALL PRELIMINARY PLAN

SHEET NAME:

DATE: OCTOBER 2019
JOB NUMBER: 5101
SHEET: 1 OF 5
SHEET NO.: 1

SANTA RITA RANCH PHASE 2A

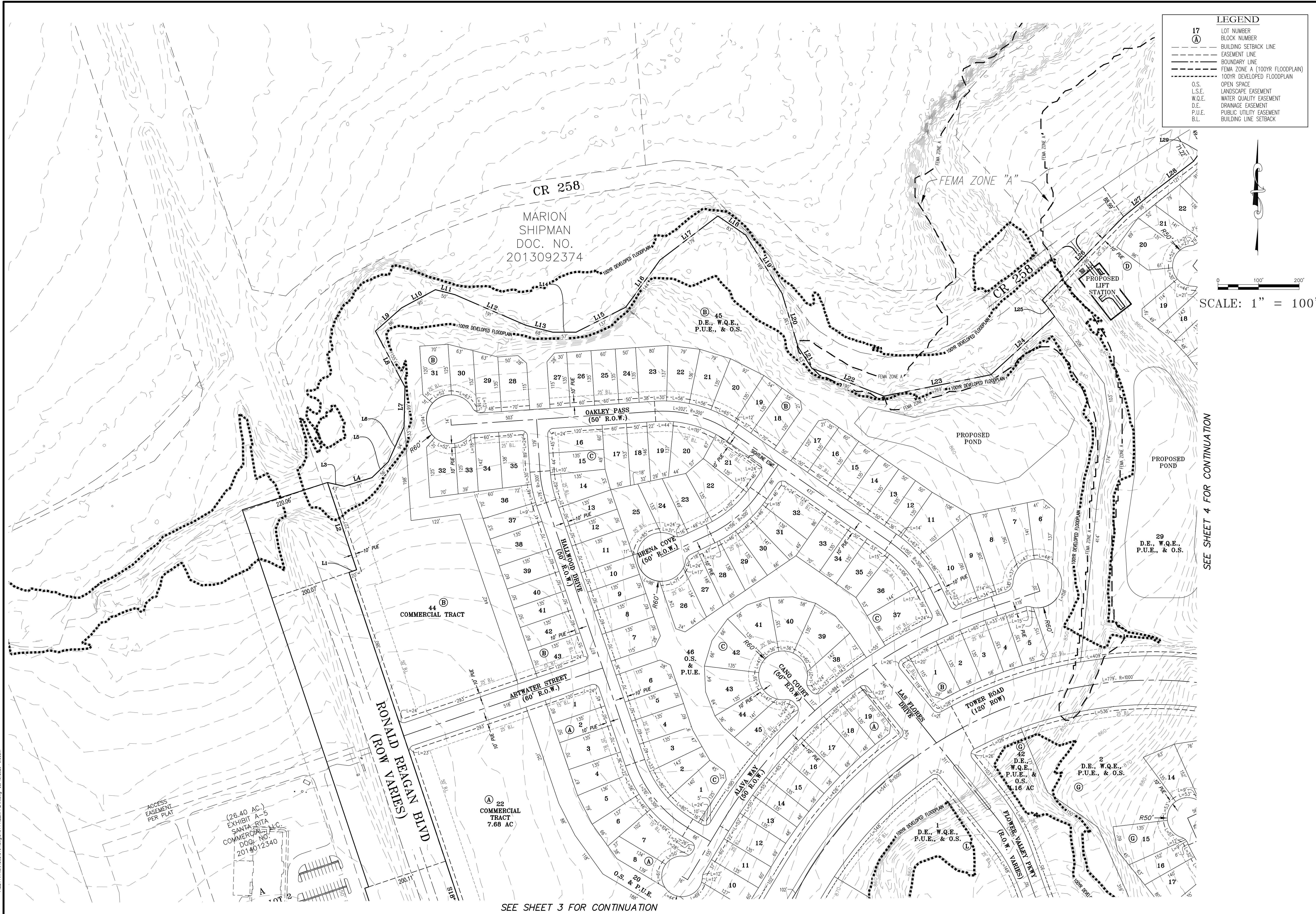
JOB NAME:

PRELIMINARY PLAT



7-15-2020

FILE PATH: \ACD\501\wp501-PREIM PLAN.dwg - Jul 15, 2020 - 9:35am



LEGEND

17
A

LOT NUMBER
BLOCK NUMBER
BUILDING SETBACK LINE
EASEMENT LINE
BOUNDARY LINE
FEMA ZONE A (100YR FLOODPLAIN)
100YR DEVELOPED FLOODPLAIN

O.S. OPEN SPACE
L.S.E. LANDSCAPE EASEMENT
W.Q.E. WATER QUALITY EASEMENT
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING LINE SETBACK

0 100' 200'

SCALE: 1" = 100'

SEE SHEET 4 FOR CONTINUATION

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
7-15-2020

DESIGNED BY: SPC/RWH
DRAFTED BY: RWH/TSE

DATE: _____

REVISION: _____

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering
5501 West William Cannon Dr. ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

C.B.D.

PRELIMINARY PLAN 100 SCALE (1 OF 4)

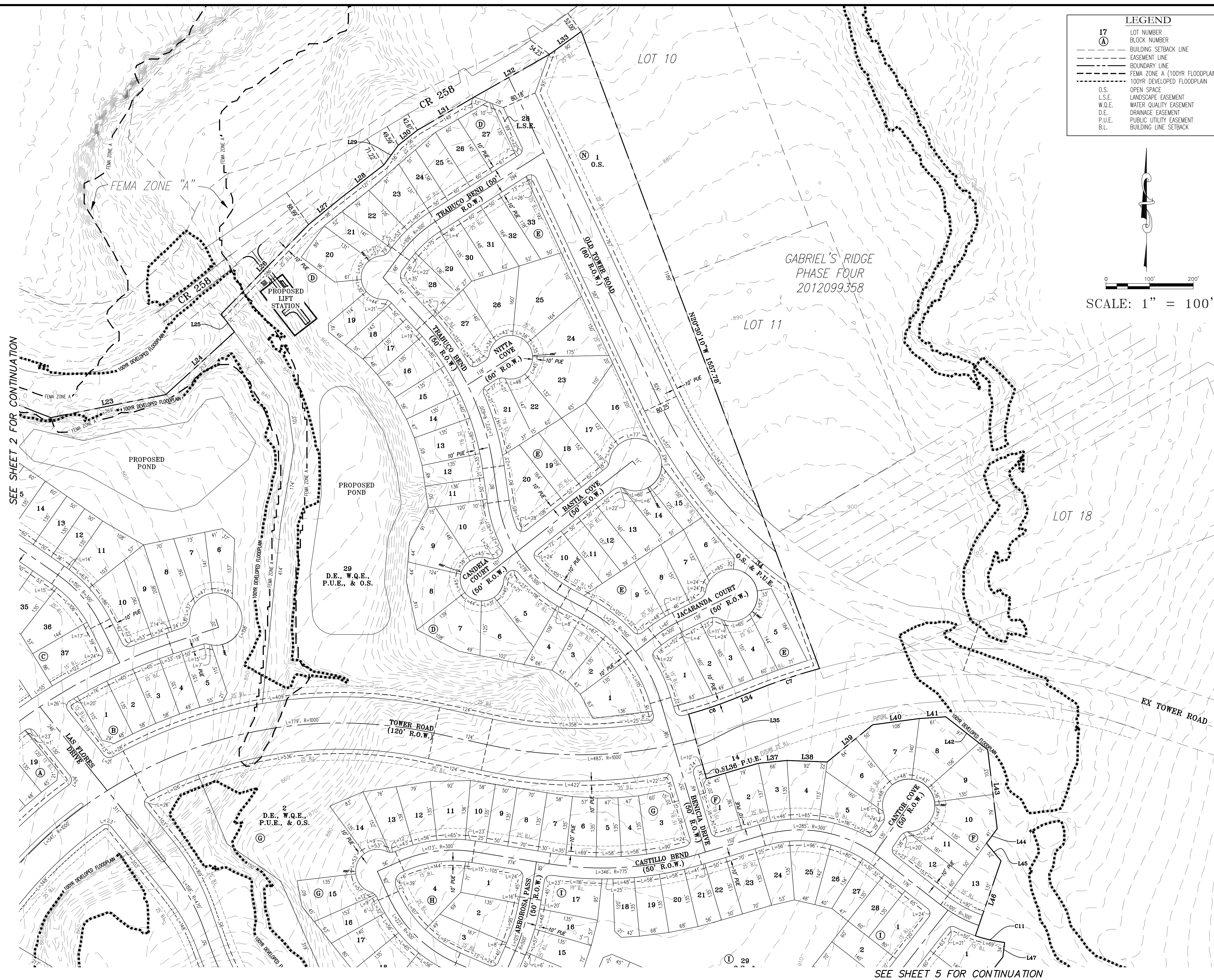
SANTA RITA RANCH PHASE 2A

PRELIMINARY PLAN

SHEET NAME: _____
JOB NAME: _____
PROJECT: _____

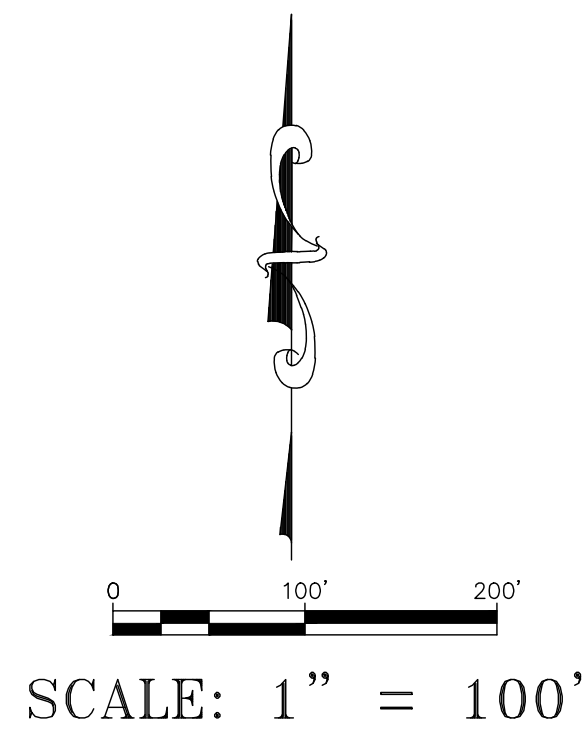
DATE: OCTOBER 2019
JOB NUMBER: 5101
SHEET: 2 OF 5
SHEET NO.: 2

FILE PATH: \ACD\501\map501-PREIM PLAN.dwg - Jul 15, 2020 - 9:36am



LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	FEMA ZONE A (100YR FLOODPLAIN)
---	100YR DEVELOPED FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK



STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
Steven P. Cates
7-15-2020

DESIGNED BY:	DRAFTED BY:
SPC/RWH	RWH/TSE
DATE:	
REVISION:	

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering
5501 West William Cannon Dr. ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

C.B.D.

SHEET NAME:	PRELIMINARY PLAN 100 SCALE (3 OF 4)
JOB NAME:	SANTA RITA RANCH PHASE 2A
PROJECT:	PRELIMINARY PLAN
DATE:	OCTOBER 2019
JOB NUMBER:	5101
SHEET:	4 OF 5
SHEET NO.	4

FILE PATH: \ACD\501\map501-PREIM PLAN.dwg - Jul 15, 2020 - 9:36am



STATE OF TEXAS

STEVEN P. CATES

93648

LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.

104 F3791

7-15-2020

DESIGNED BY: SPC/RWH

DRAFTED BY: RWH/TSE

DATE:

REVISION:

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

Civil Engineering

5501 West William Cannon Dr. ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

CBD

PRELIMINARY PLAN 100 SCALE (4 OF 4)

SANTA RITA RANCH PHASE 2A

PRELIMINARY PLAN

DATE: OCTOBER 2019

JOB NUMBER: 5101

SHEET: 5 OF 5

SHEET NO.: 5