

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°27'23.27"W	215.00
L2	S19°32'36.73"E	135.00
L3	S70°27'23.27"W	20.84
L4	N55°16'52.09"W	172.48
L5	S71°50'20.14"W	261.07
L6	N44°35'02.95"W	20.41
L7	N20°29'21.52"W	52.83
L8	S69°30'38.48"W	50.00
L9	N20°29'21.52"W	80.91
L10	S61°50'09.32"W	50.00
L11	S35°23'39.36"W	64.00
L12	S06°17'48.83"W	50.00
L13	S69°30'03.11"W	50.00
L14	S69°30'03.11"W	50.00
L15	S69°30'03.11"W	50.00
L16	N31°21'10.89"W	136.21
L17	N58°36'51.21"E	210.37
L18	N19°52'48.64"W	90.01
L19	S69°30'38.48"W	67.53
L20	N07°01'44.42"E	123.79
L21	S19°32'36.73"E	135.00

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	50.00'	23.59'	050°31'05"	42.67'	44.09'
C2	328.18'	52.44'	018°09'30"	103.57'	104.01'
C3	275.00'	47.42'	019°33'58"	93.46'	93.91'
C4	15.00'	14.96'	089°49'57"	21.18'	23.52'
C5	1955.00'	114.69'	006°42'53"	228.99'	229.12'
C6	15.00'	15.25'	090°57'36"	21.39'	23.81'
C7	15.00'	15.37'	091°24'11"	21.47'	23.93'
C8	1900.00'	282.39'	016°54'28"	558.65'	560.68'
C9	15.00'	15.33'	091°13'57"	21.44'	23.88'
C10	15.00'	15.43'	091°37'30"	21.51'	23.99'
C11	1900.00'	488.25'	028°49'25"	945.78'	955.82'
C12	15.00'	14.65'	088°38'56"	20.96'	23.21'
C13	15.00'	16.03'	093°47'07"	21.90'	24.55'
C14	1990.00'	77.01'	004°25'57"	153.91'	153.95'
C15	800.00'	195.74'	027°29'50"	380.26'	383.93'
C16	15.00'	15.01'	090°01'16"	21.22'	23.57'
C17	864.00'	162.89'	021°21'14"	320.15'	322.01'
C18	15.00'	13.69'	084°46'52"	20.23'	22.20'

TOTAL: 561 SF LOTS

DATE: SEPTEMBER 3, 2020

OWNER:
SANTA RITA C7 INVESTMENTS, 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

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

TOTAL ACREAGE: 199.388 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

GENERAL:

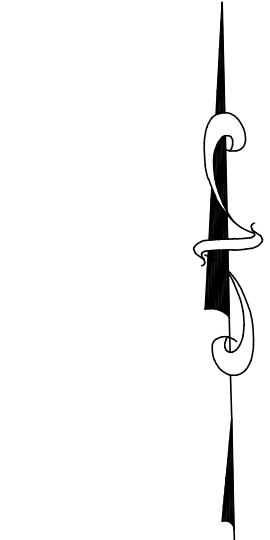
1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND 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.
4. THE DEVELOPED 100-YR FLOODPLAIN BY ATLAS 14 SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED AUGUST 31, 2020. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS TAKEN FROM FEMA FIRM No. 48491C 0275E, EFFECTIVE DECEMBER 20, 2019, AND THE FEMA L.O.M.R. No. 18-06-0501P, EFFECTIVE MARCH 2, 2017.
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
8. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
10. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
11. THE PORTION OF EAST SANTA RITA BLVD SHALL BE ACCEPTED BY THE COUNTY BEFORE ANY FINAL PLATS FOR SANTA RITA RANCH PHASE 4 ARE APPROVED.

DRAINAGE AND FLOODPLAIN:

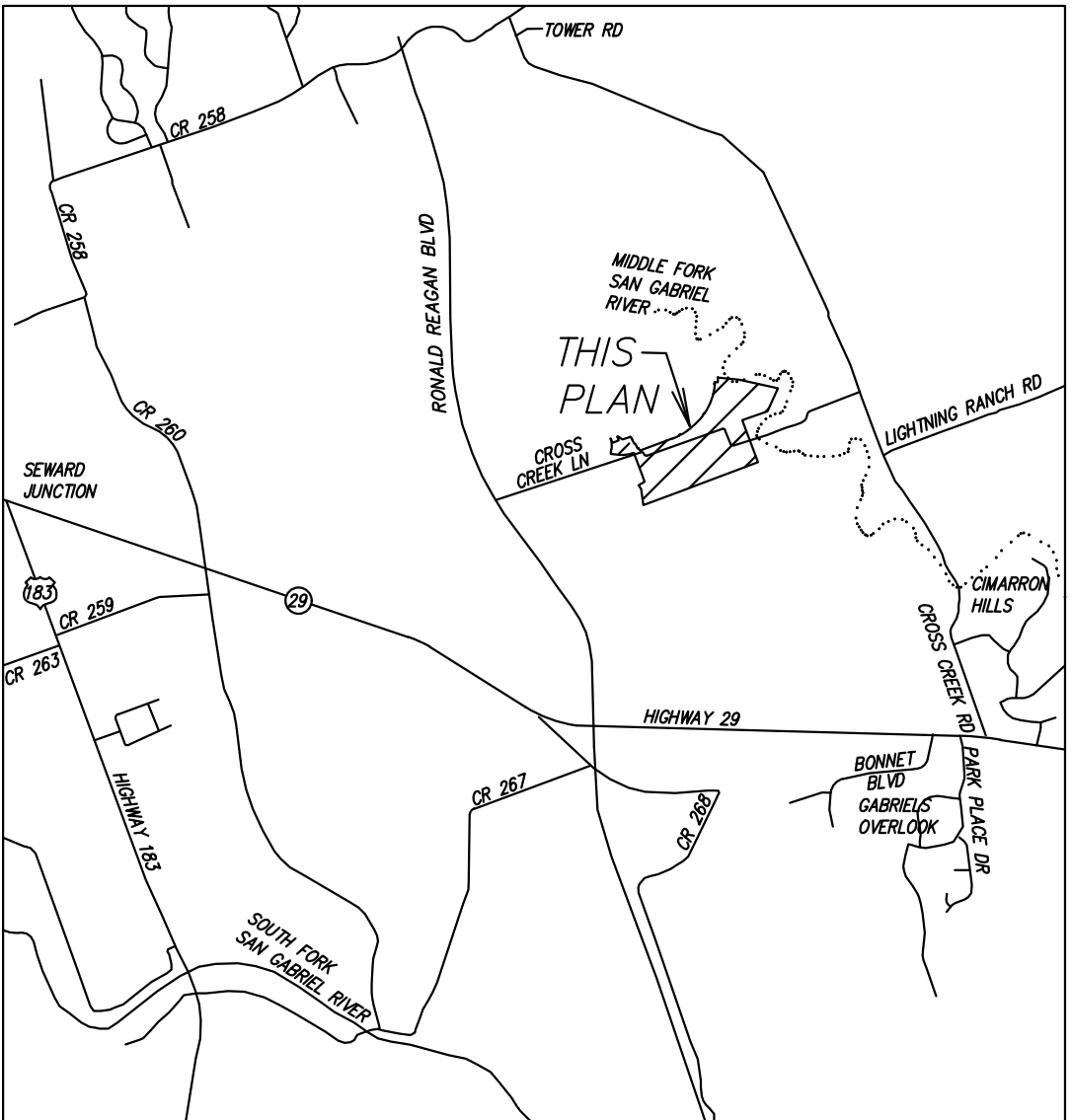
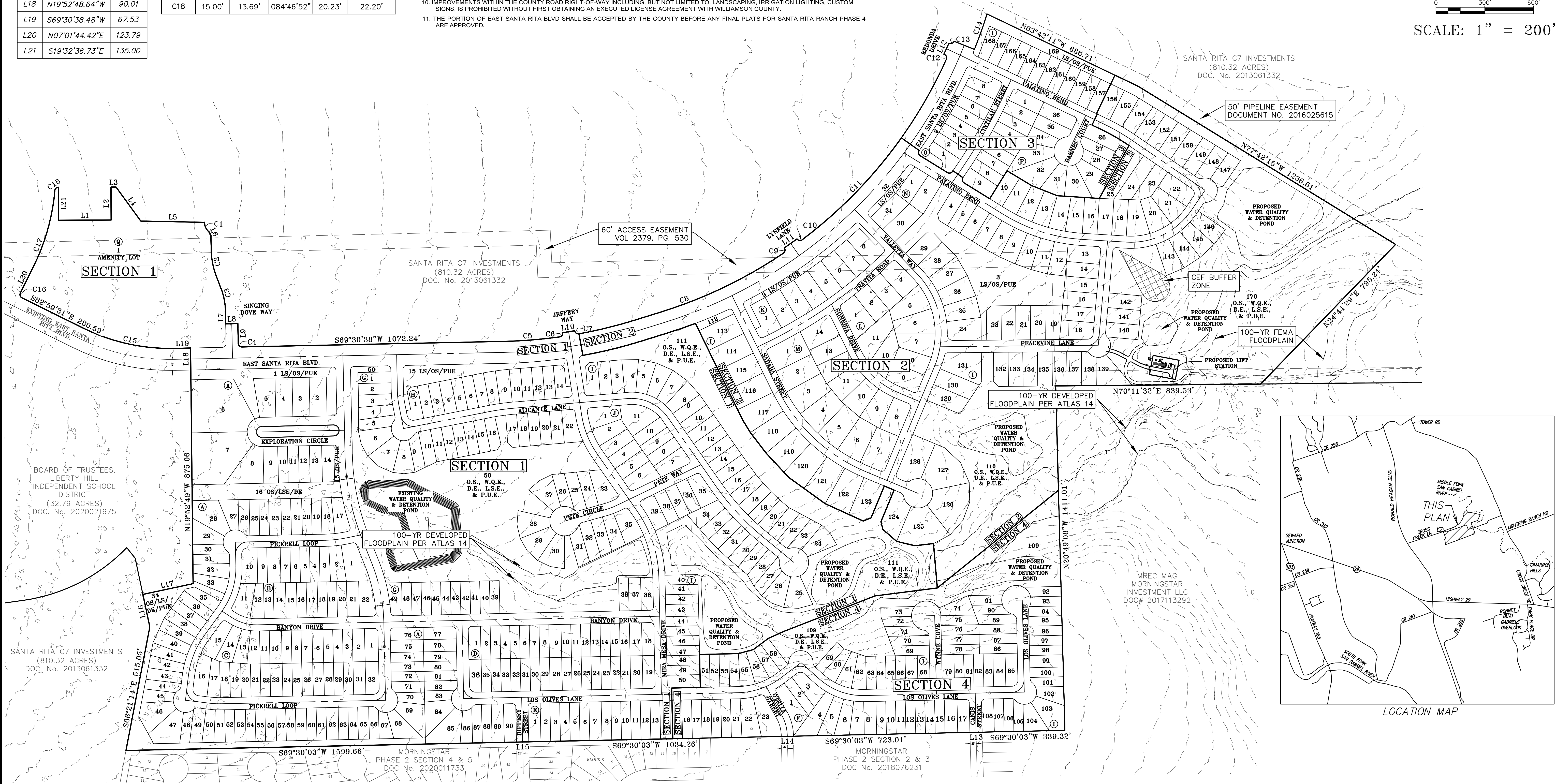
WATER AND WASTEWATER:

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASSIFICATION	TYPE
ALICANTE LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,213	LOCAL	URBAN
BANYON DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,806	LOCAL	URBAN
BARNES COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	163	LOCAL	URBAN
CANIS STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	160	LOCAL	URBAN
CINTILAR STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	487	LOCAL	URBAN
DIPPERY LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	183	LOCAL	URBAN
EAST SANTA RITA BLVD.	PUBLIC	90'	66' FACE TO FACE	6'	35 MPH	3,543	RESIDENTIAL COLLECTOR	URBAN
EXPLORATION CIRCLE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	338	LOCAL	URBAN
JEFFERY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	61	LOCAL	URBAN
LOS OLIVES LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,090	LOCAL	URBAN
LYNFIELD LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	61	LOCAL	URBAN
MIRA MESA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,509	LOCAL	URBAN
OTELLA STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	221	LOCAL	URBAN
PALATINO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,329	LOCAL	URBAN
PEACEVINE LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,077	LOCAL	URBAN
PETE CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	280	LOCAL	URBAN
PETE WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	327	LOCAL	URBAN
PICKRELL LOOP	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,032	RESIDENTIAL COLLECTOR	URBAN
PICKRELL LOOP	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,249	LOCAL	URBAN
REDONDA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	62	LOCAL	URBAN
SADABA STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,164	LOCAL	URBAN
SINGING DOVE WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	151	LOCAL	URBAN
SONRISA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	562	LOCAL	URBAN
TRAVITA ROAD	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	630	LOCAL	URBAN
VALLETTA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,282	LOCAL	URBAN
WYNNE COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	356	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						25,336		

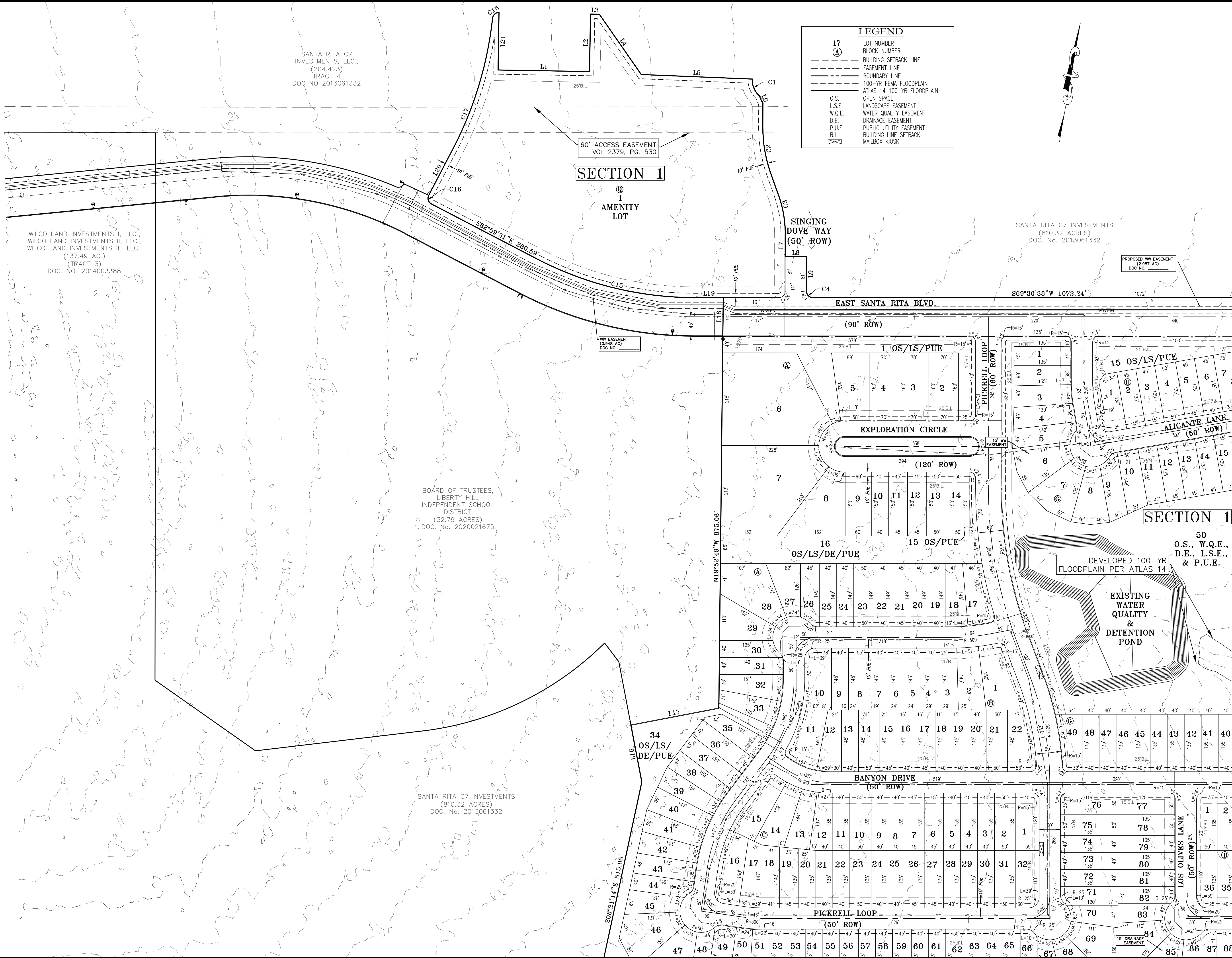
LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100-YR FLOODPLAIN
---	OPEN SPACE
---	LANDSCAPE EASEMENT
---	WATER QUALITY EASEMENT
---	DRAINAGE EASEMENT
---	PUBLIC UTILITY EASEMENT
---	BUILDING LINE SETBACK
---	MAILBOX KIOSK
O.S.	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
---	MAILBOX KIOSK



SCALE: 1" = 200'



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 630 N, Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
OVERALL PRELIMINARY PLAT	
SANTA RITA RANCH PHASE 4	
PRELIMINARY PLAT	
SHEET NAME:	OVERALL PRELIMINARY PLAT
JOB NAME:	SANTA RITA RANCH PHASE 4
PROJECT:	PRELIMINARY PLAT
DATE:	SEP 2020
JOB NUMBER:	5102
SHEET:	1 OF 5
SHEET NO.:	1



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 4)	
JOB NAME: SANTA RITA RANCH PHASE 4	
PROJECT: PRELIMINARY PLAT	
DATE: SEP 2020	
JOB NUMBER: 5102	
SHEET: 2 OF 5	
SHEET NO. 2	

Carlson, Brigrance & Doering, Inc.

C&D

FIRM ID #E3791

State Office: Austin, Texas 78749

Local Office: 5501 West Williams Canyon Dr. Austin, Texas 78750

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

STATE OF TEXAS

STEVEN P. CATES

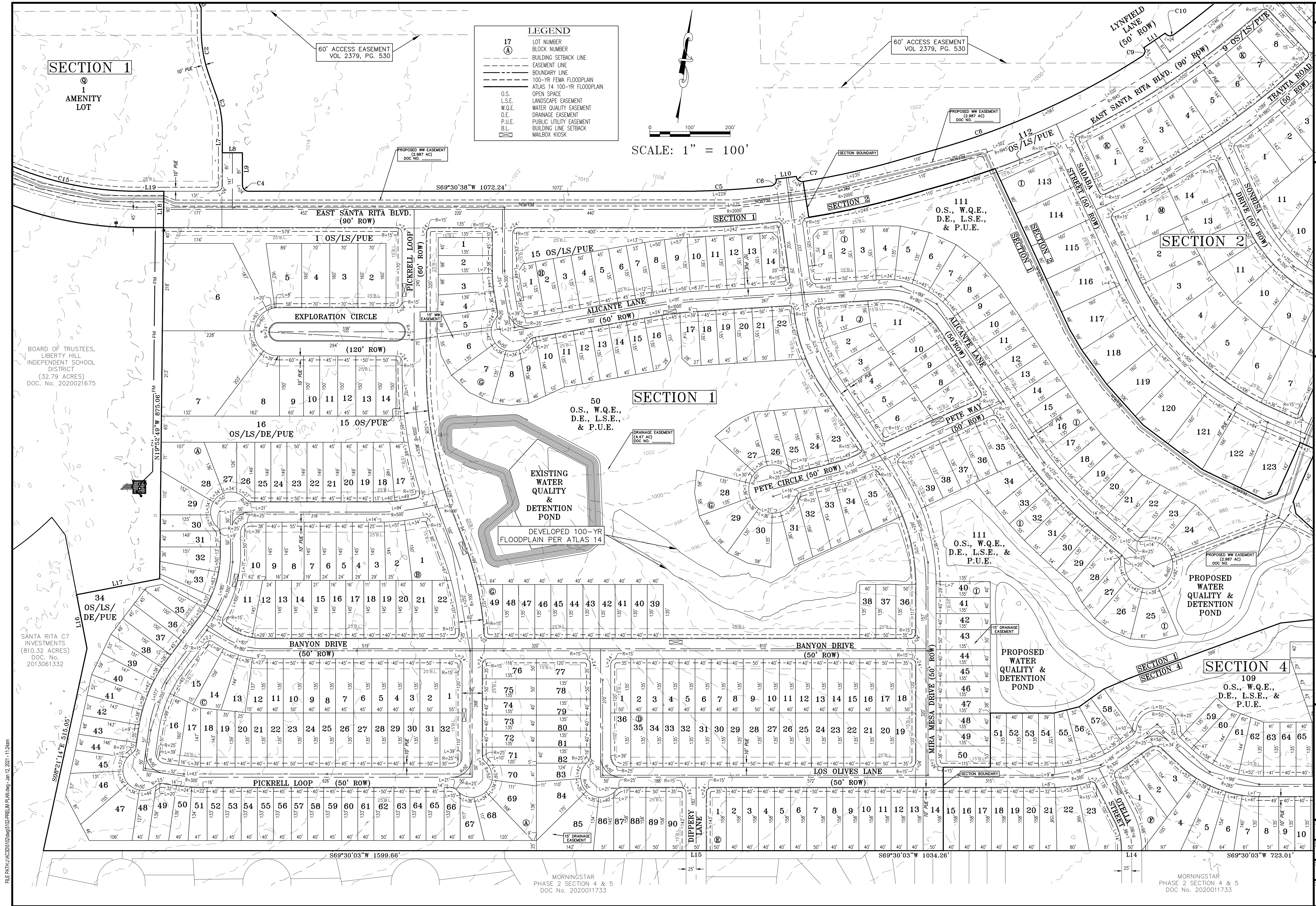
93648

PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

04# F3791

1-12-2021



DESIGNED BY: SPC	DRAWN BY: MB
DATE	REVISION
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 4)	
JOB NAME: SANTA RITA RANCH PHASE 4	
PROJECT: PRELIMINARY PLAT	
DATE SEP 2020	
JOB NUMBER 5102	
SHEET 3 OF 5	
SHEET NO. 3	

CARLSON, BRIGANCE & DOERING, INC.
Civil Engineering & Surveying

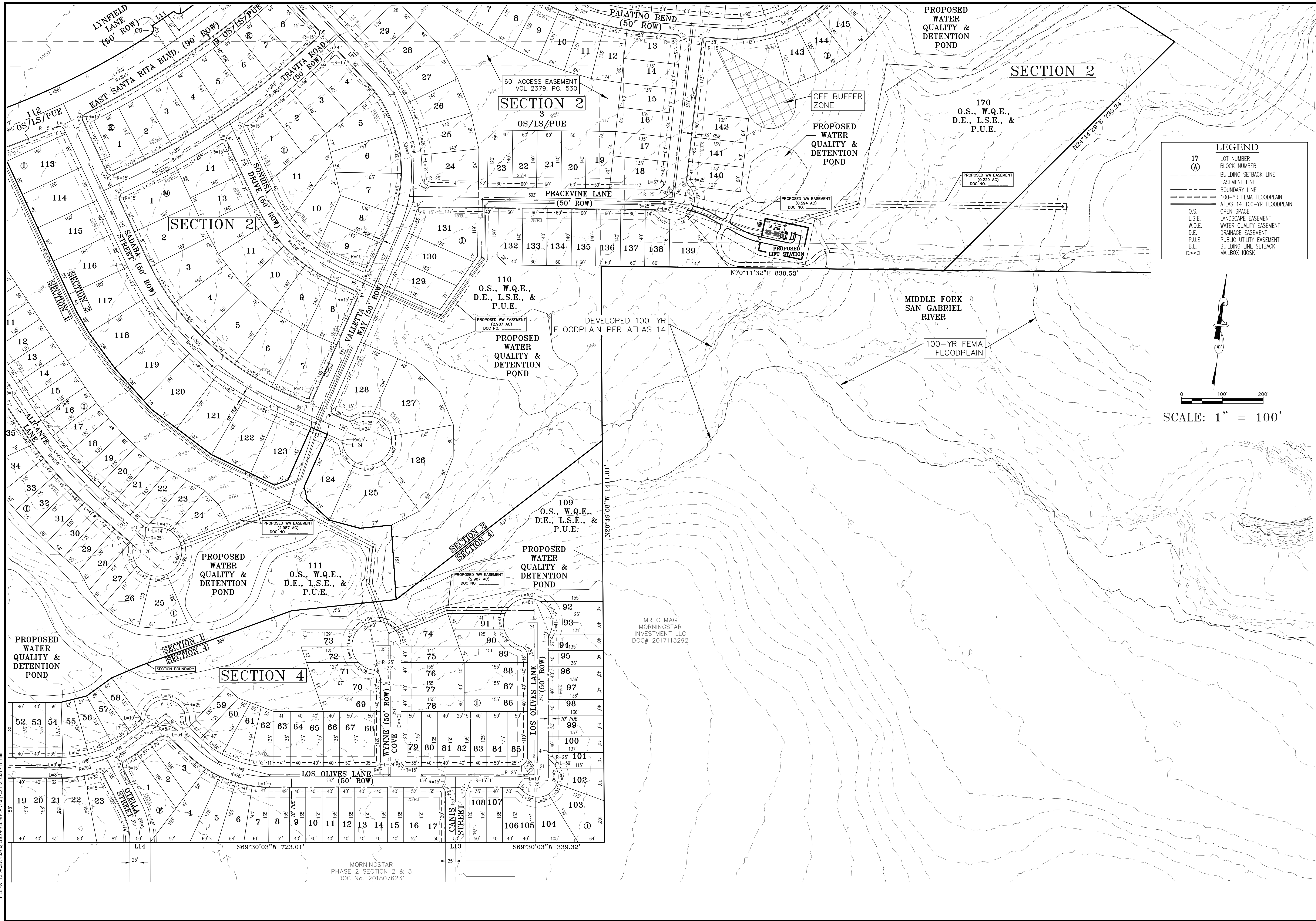
FIRM ID #E3791
Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750
North Office: 12129 RR 330 N, Suite 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

STATE OF TEXAS
STEVEN P. CATES
93648
PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
12-12-2021

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DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (3 OF 4)	
JOB NAME: SANTA RITA RANCH PHASE 4	
PROJECT: PRELIMINARY PLAT	
DATE: SEP 2020	
JOB NUMBER: 5102	
SHEET: 4 OF 5	
SHEET NO.: 4	

