

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 DEVELOPED 100-YR FLOODPLAIN BY ATLAS 14 SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED DECEMBER 23, 2020. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS TAKEN FROM FEMA FIRM NO. 48491C 0275E, EFFECTIVE SEPTEMBER 26, 2008.

WATER AND WASTEWATER:

5. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/GEORGETOWN UTILITY SYSTEMS
6. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/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: 631 SF LOTS

DATE: DECEMBER 23, 2020

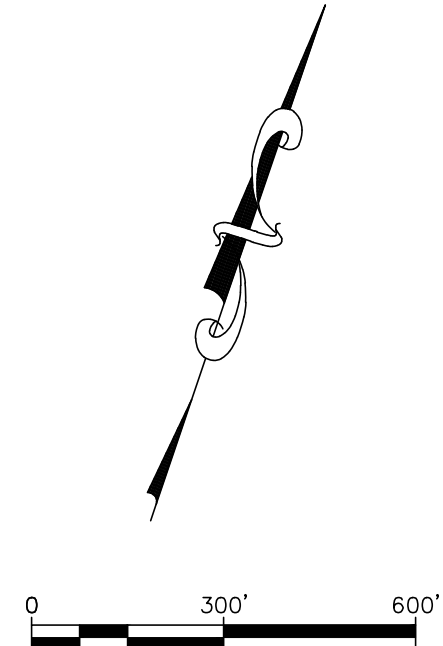
OWNER:
SANTA RITA INVESTMENTS, LTD.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

OWNER:
AUSTERRA STABLE GROWTH FUND, LP
10119 LAKE CREEK PARKWAY, SUITE 202
AUSTIN, TEXAS 78729

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

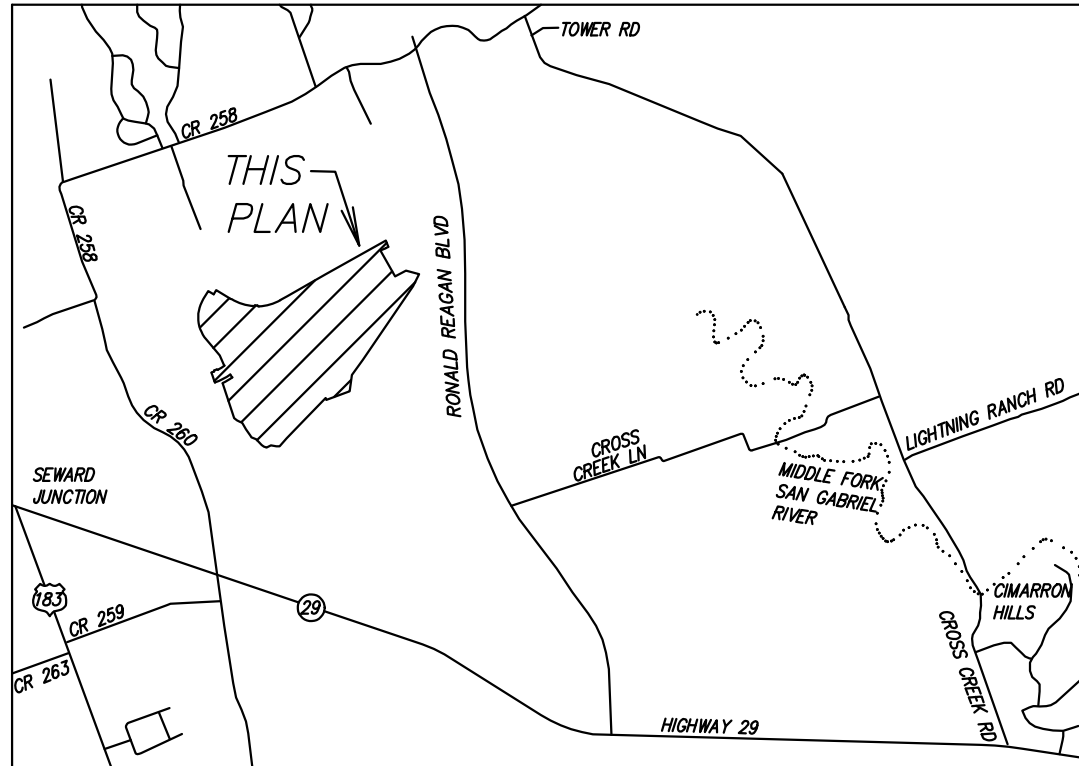
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE &
DOERING, INC.
5501 WEST WILLIAM CANNON
DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 170.121 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



Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	300.00'	54.21'	020°29'14"	106.70'	107.27'
C2	503.93'	136.69'	030°21'06"	263.84'	266.95'
C3	8400.00'	168.53'	002°17'55"	336.99'	337.01'
C4	1090.00'	100.68'	010°33'16"	200.51'	200.79'
C5	1030.00'	155.06'	017°07'19"	306.66'	307.80'
C7	15.00'	15.75'	092°46'45"	21.72'	24.29'
C8	15.00'	15.75'	092°46'45"	21.72'	24.29'
C9	840.00'	68.60'	009°20'16"	136.75'	136.90'
C10	3440.00'	42.37'	001°24'41"	84.74'	84.74'
C11	1020.00'	262.13'	028°49'32"	507.77'	513.16'
C12	15.00'	15.65'	092°25'20"	21.66'	24.20'
C13	15.00'	15.81'	092°59'08"	21.76'	24.35'
C14	1020.00'	251.32'	027°40'59"	488.04'	492.82'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N201°8'29.15"W	212.06
L2	S61°59'01.89"W	90.14
L3	S71°51'16.16"W	93.78
L4	N18°30'42.56"W	136.32
L5	S71°28'58.79"W	10.03
L6	N18°30'45.19"W	124.68
L7	N77°12'59.65"E	250.46
L8	S201°5'57.39"E	34.59
L9	S88°33'39.85"E	56.67
L10	S82°07'42.29"E	100.69
L11	N64°42'42.71"E	82.79
L12	S83°26'54.09"E	13.21
L13	S69°40'35.09"E	33.73
L14	S56°27'14.19"E	51.09
L15	S43°43'19.85"E	141.67
L16	S64°31'04.23"E	88.32
L17	S35°17'25.14"E	136.30
L18	S44°11'59.14"E	30.26
L19	S79°36'22.64"E	14.13
L20	S64°03'32.19"E	65.25
L21	S49°22'37.81"E	63.48
L22	S35°56'43.53"E	60.00
L23	S18°50'07.29"E	30.00
L24	S18°50'07.29"E	110.02
L25	S18°50'07.29"E	50.00

LINE TABLE		
LINE	BEARING	LENGTH
L26	S65°28'45.93"W	50.00
L27	S23°53'13.04"E	197.91
L28	S37°19'20.16"E	53.74
L29	S32°20'16.24"E	53.74
L30	S27°19'47.36"E	53.74
L31	S22°19'18.48"E	53.74
L32	S17°18'49.61"E	53.74
L33	S12°18'20.73"E	53.74
L34	S07°17'51.85"E	53.74
L35	S02°17'22.97"E	53.74
L36	S03°11'25.77"W	63.86
L37	S08°40'14.52"W	53.74
L38	S13°40'43.40"W	53.74
L39	S18°41'12.28"W	53.74
L40	S24°0'01.02"W	63.86
L41	S29°35'00.97"W	52.81
L42	S31°37'39.97"W	157.89
L43	N58°22'53.62"W	25.24
L44	S31°37'06.38"W	120.00
L45	N58°22'53.62"W	193.77
L46	N89°39'15.75"W	50.00
L47	S60°32'51.87"W	31.38
L48	N20°31'20.36"W	29.77

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ARCHWAY LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	912	LOCAL	URBAN
BARNETT PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,353	LOCAL	URBAN
BELL CHIME DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	849	LOCAL	URBAN
BELL CHIME COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	117	LOCAL	URBAN
BOWIE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,309	LOCAL	URBAN
BRISTLECONE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,932	LOCAL	URBAN
CANYONCREST WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,826	LOCAL	URBAN
CELESTE WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,788	LOCAL	URBAN
DARLINGTON ROAD	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,578	LOCAL	URBAN
DARLINGTON COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	195	LOCAL	URBAN
DONOVAN DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	41	LOCAL	URBAN
GITANO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	150	LOCAL	URBAN
GROVELAND DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	683	LOCAL	URBAN
HODGE LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	874	LOCAL	URBAN
KESWICK STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	577	LOCAL	URBAN
LAMBERT LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	76	LOCAL	URBAN
LILLY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,368	LOCAL	URBAN
MATERA PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,241	LOCAL	URBAN
MEDAILLON STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	870	LOCAL	URBAN
MORNINGDALE DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	799	LOCAL	URBAN
OLINDA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,685	LOCAL	URBAN
SADDLEBACK PARKWAY	PUBLIC	64'	45' FACE TO FACE	4'	35 MPH	1,329	COLLECTOR	URBAN
TOWER ROAD	PUBLIC	120'	45' FACE TO FACE	4'	35 MPH	3,379	COLLECTOR (Future Arterial)	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:					28,931 L.F.			

DESIGNED BY: SPC
DRAFTED BY: MB

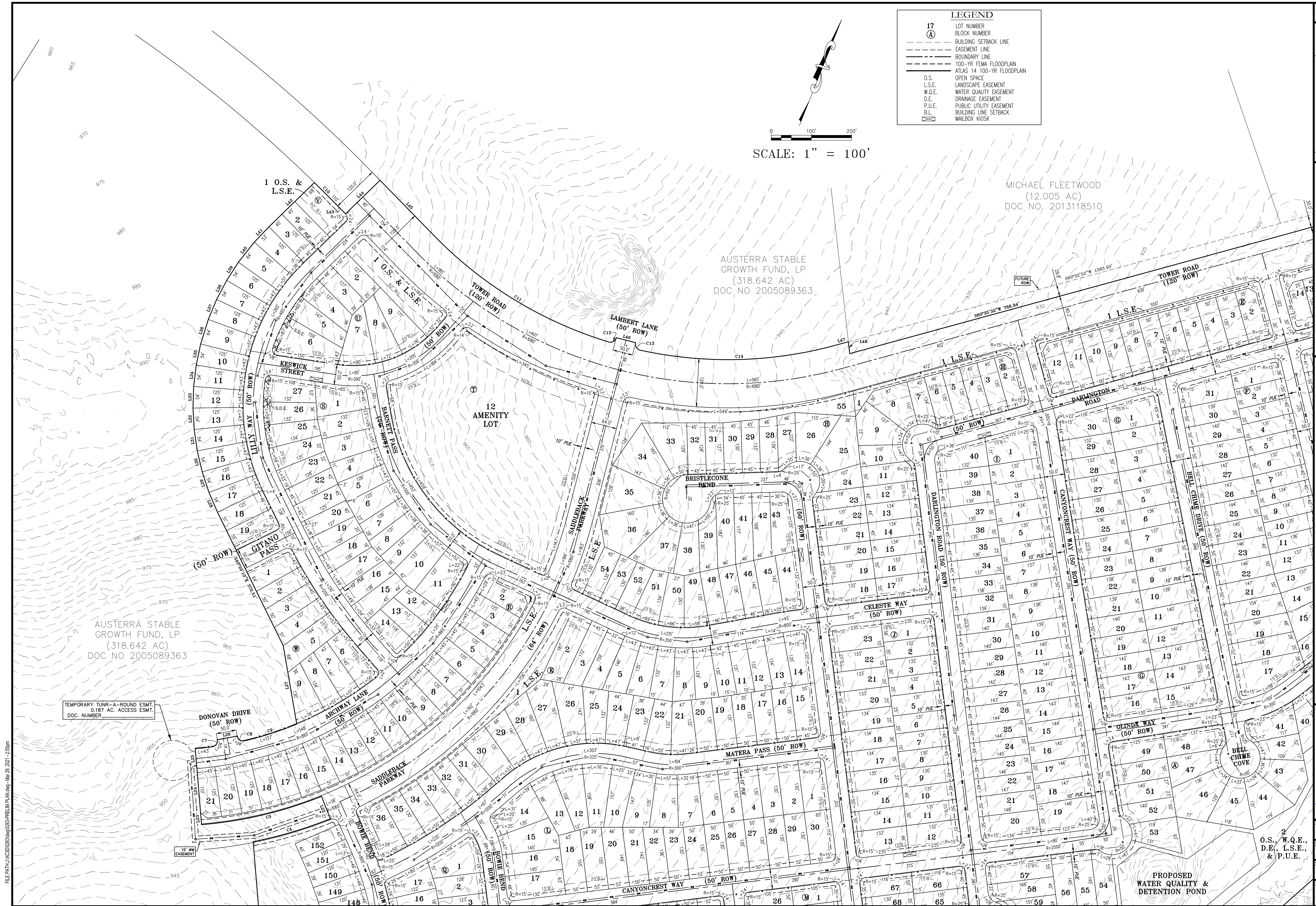
DATE: _____
REVISION: _____

Carlson, Brigance & 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
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1
PROJECT: PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
Carlson, Brigance & Doering, Inc.
ID# F3791
3-29-2021

DATE: NOV 2020
JOB NUMBER: 5263
SHEET: 1 OF 4
SHEET NO.: 1



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

SCALE: 1" = 100'

DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	

CARD

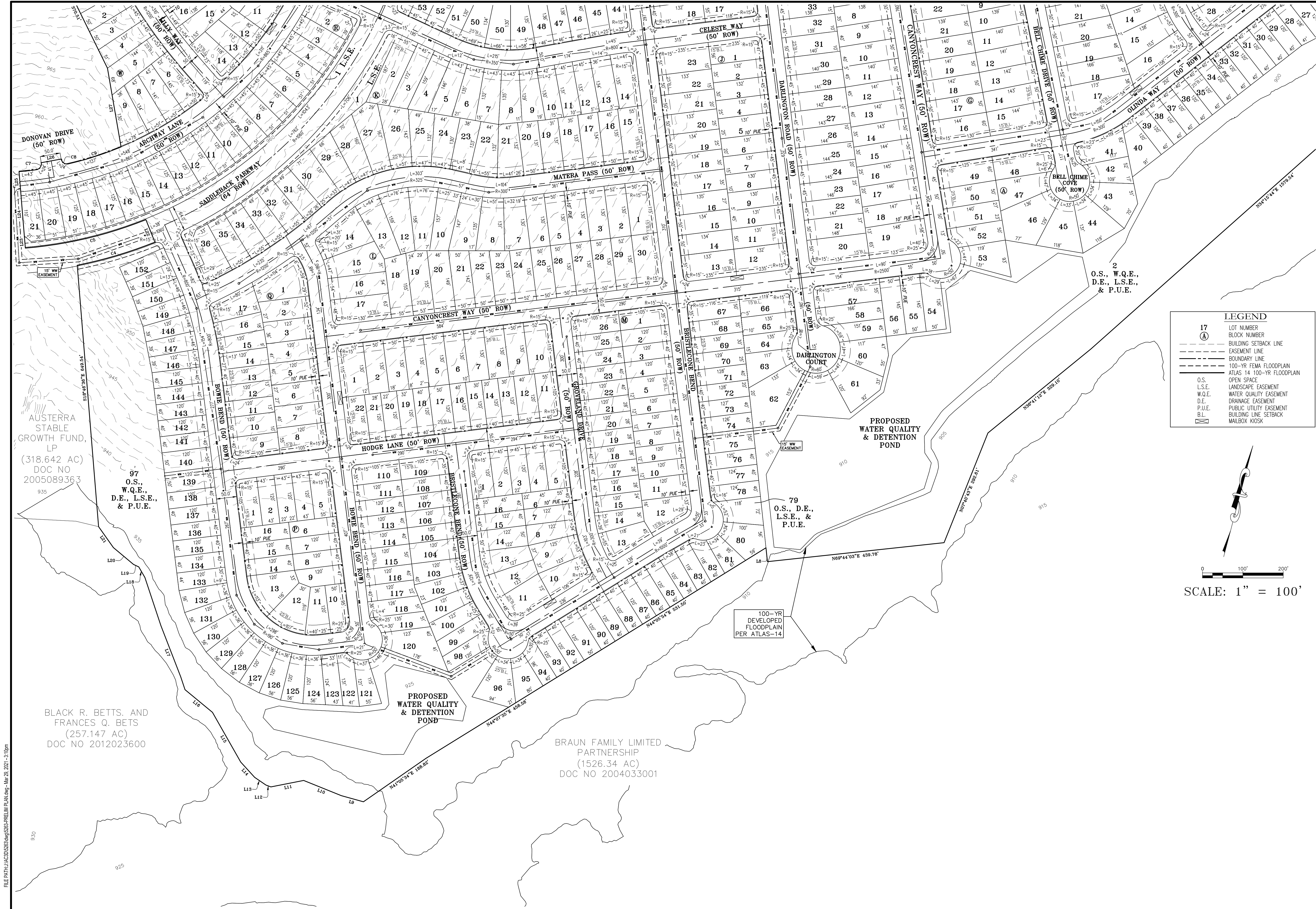
Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749
North Office: 12129 RR (30) N., Suite 600, Austin, Texas 78750
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PRELIMINARY PLAT 100 SCALE (1 OF 3)
SADDLEBACK AT SANTA RITA RANCH PHASE 1
PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL SURVEYOR
Carlson, Brigrance & Doering, Inc.
ID# F3791
3-29-2021

DATE: NOV 2020
JOB NUMBER: 5263
SHEET: 2 OF 4
SHEET NO.: 2

O.S., W.Q.E.,
D.E., L.S.E.,
& P.U.E.



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (39) N. Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (3 OF 3)	
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1	
PROJECT: PRELIMINARY PLAT	
DATE: NOV 2020	
JOB NUMBER: 5263	
SHEET: 4 OF 4	
SHEET NO.: 4	