

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. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.
5. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
6. THE EXISTING 100-YR FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED APRIL 22, 2020. THE FEMA 100-YR FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS TAKEN FROM FEMA FIRM No. 48491C 0275E, EFFECTIVE SEPTEMBER 26, 2008, AND THE FEMA L.O.M.R. No. 16-06-0501P, EFFECTIVE MARCH 2, 2017.
7. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 RULES ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR BLOCK B LOTS 1-3, & 15-44, 46-56, AND BLOCK F LOTS 7-20, 24-27, 30-31, 45-62.
- WATER AND WASTEWATER:**
1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC
- ROADWAY AND RIGHT OF WAY:**
1. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
3. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
5. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSED AGREEMENT WITH WILLIAMSON COUNTY.
6. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
7. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNER'S ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
8. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

TOTAL: 405 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

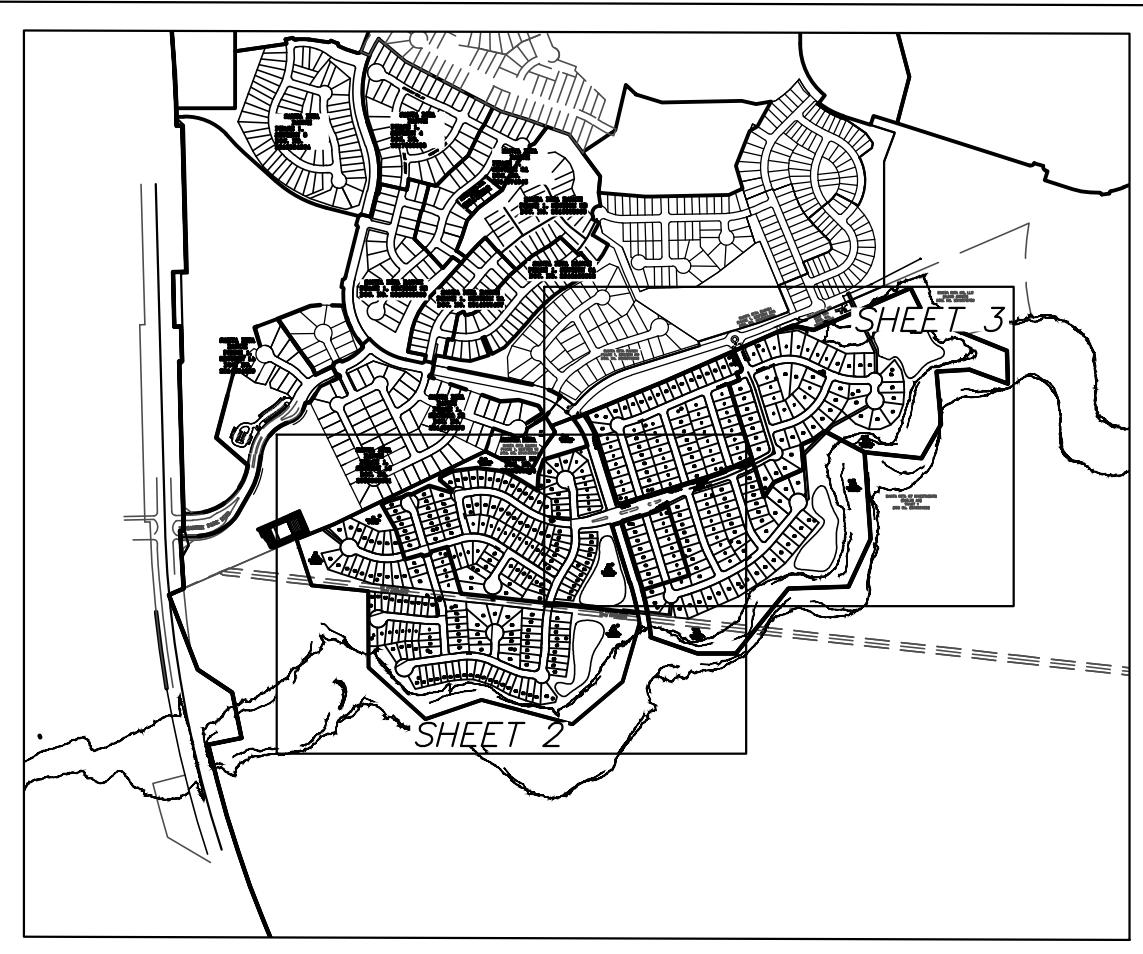
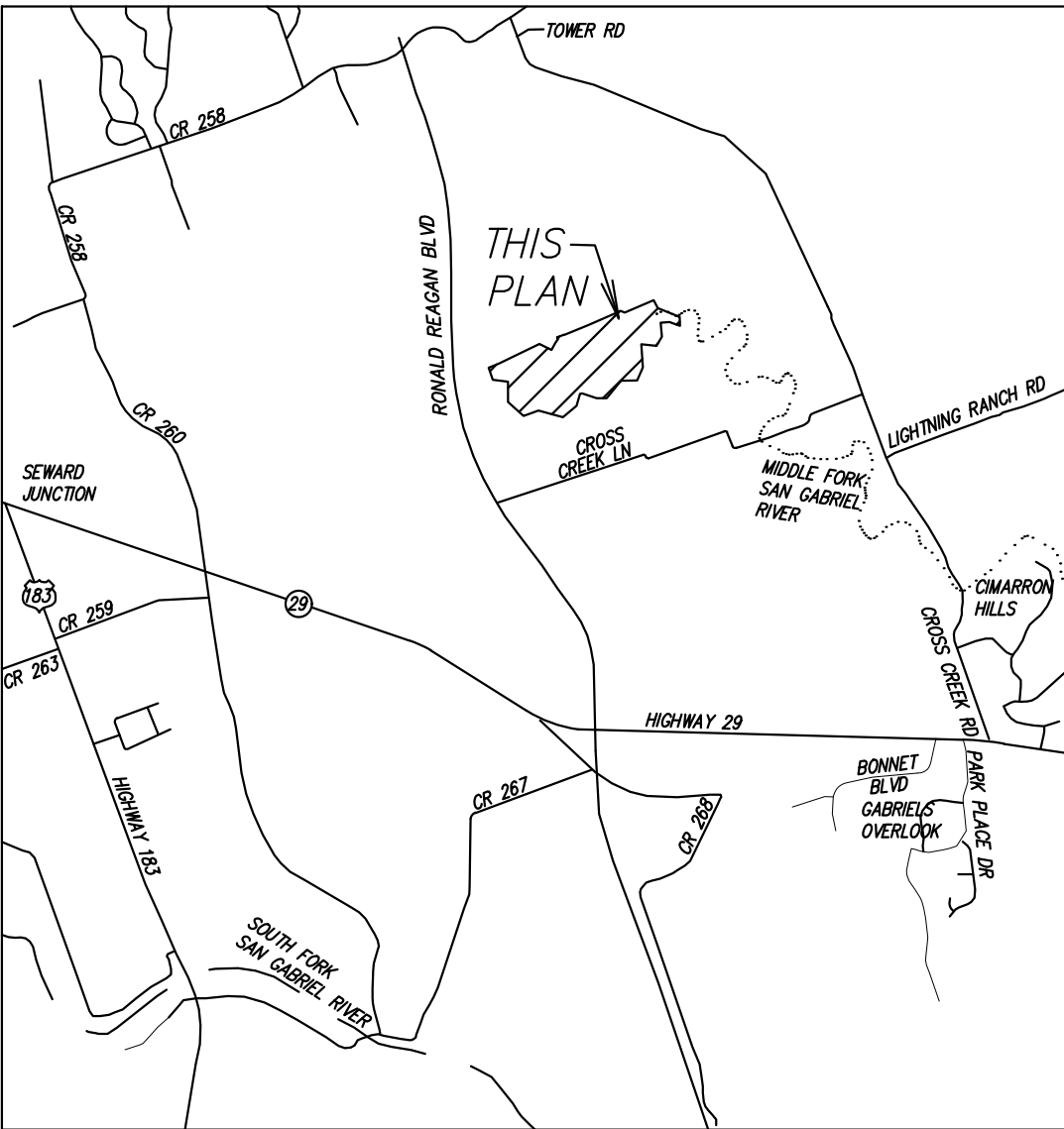
TOTAL ACREAGE: 153.956 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

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.
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	N66°39'13.65"E	42.47
L7	N66°38'54.92"E	715.39
L8	S67°59'38.08"E	595.00
L9	S01°59'38.08"E	222.00
L10	N69°59'38.08"W	276.00
L11	S87°00'21.92"W	225.00
L12	S04°59'38.08"E	360.00
L13	S30°00'21.92"W	265.00
L14	S39°00'21.92"W	565.00
L16	S72°45'06.82"W	63.83
L17	S17°13'25.26"E	407.80

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C2	2032.00'	199.18'	011°11'47"	396.45'	397.08'
C3	1968.00'	143.84'	008°21'39"	286.92'	287.17'



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	445	LOCAL
BEREAN LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,525	LOCAL
BRISA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	275	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	342	LOCAL
DYCUS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,058	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	3,837	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	1,314	LOCAL
LOTTI LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,155	LOCAL
MONROVIA LANE	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:						17,751 L.F.	



LEGEND

17
A

LOT NUMBER
BLOCK NUMBER
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EASEMENT LINE
BOUNDARY LINE
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ATLAS 14 100-YR FLOODPLAIN
OPEN SPACE
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B.L.
M.K.

SCALE: 1" = 100'

DESIGNED BY: SPC	DRAWN BY: MB
DATE 2/1/2021	REVISION REVISED 231 SINGLE FAMILY LOTS
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 2) REVISION #1	
JOB NAME: SANTA RITA RANCH PHASE 3	
PROJECT: PRELIMINARY PLAT REVISION #1	
DATE AUG 2019	
JOB NUMBER 5055	
SHEET 2 OF 3	
SHEET NO. 2	

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STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
4-7-2021

