

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 AUGUST 31, 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.

WATER AND WASTEWATER:

5. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CORGETOWN 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.
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 5 ARE APPROVED.

DATE: MARCH 10, 2020

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: 147.239 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

TOTAL: 535 SF LOTS

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASSIFICATION	TYPE
AMISTA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,525	LOCAL	URBAN
ASTER DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,777	LOCAL	URBAN
BENICIA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	207	LOCAL	URBAN
BENNINGTON DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	943	LOCAL	URBAN
BUCKSKIN CIRCLE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	324	LOCAL	URBAN
CHANTILLY CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	273	LOCAL	URBAN
CHANTILLY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	474	LOCAL	URBAN
COLEMAN BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,200	LOCAL	URBAN
ECHO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,296	LOCAL	URBAN
JEFFERY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,219	LOCAL	URBAN
KATLYN CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	156	LOCAL	URBAN
KIMBERLY COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	116	LOCAL	URBAN
KIMBERLY CROSSING	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	369	LOCAL	URBAN
LATIGO WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	756	LOCAL	URBAN
LAUREN COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	415	LOCAL	URBAN
LYNFIELD WAY	PUBLIC	50'	44' FACE TO FACE	4'	35 MPH	2,815	RESIDENTIAL COLLECTOR	URBAN
MARTINGALE COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	328	LOCAL	URBAN
MARTINGALE STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	207	LOCAL	URBAN
MIRA VISTA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	148	LOCAL	URBAN
MIRA VISTA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	207	LOCAL	URBAN
REDONDA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,775	LOCAL	URBAN
SINGING DOVE WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,845	LOCAL	URBAN
TERRA ROSA BLVD.	PUBLIC	64'	44' FACE TO FACE	4'	35 MPH	3,581	RESIDENTIAL COLLECTOR	URBAN
VENTURE DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	930	LOCAL	URBAN
FOOTAGE OF STREETS:						26,978		

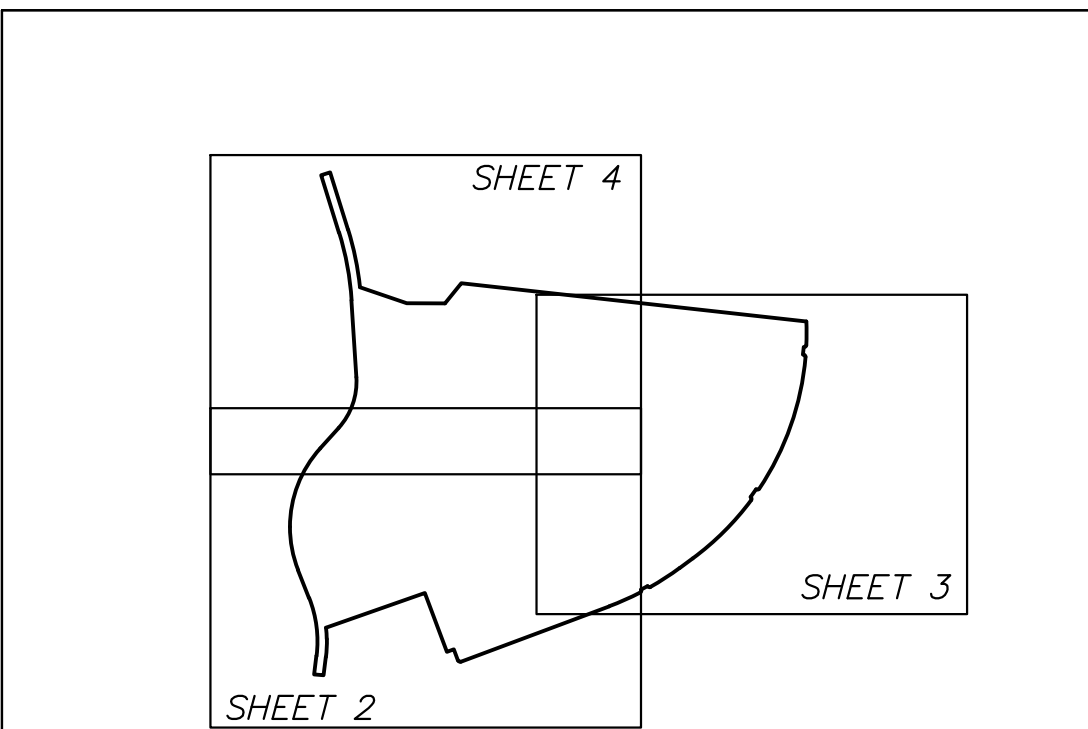
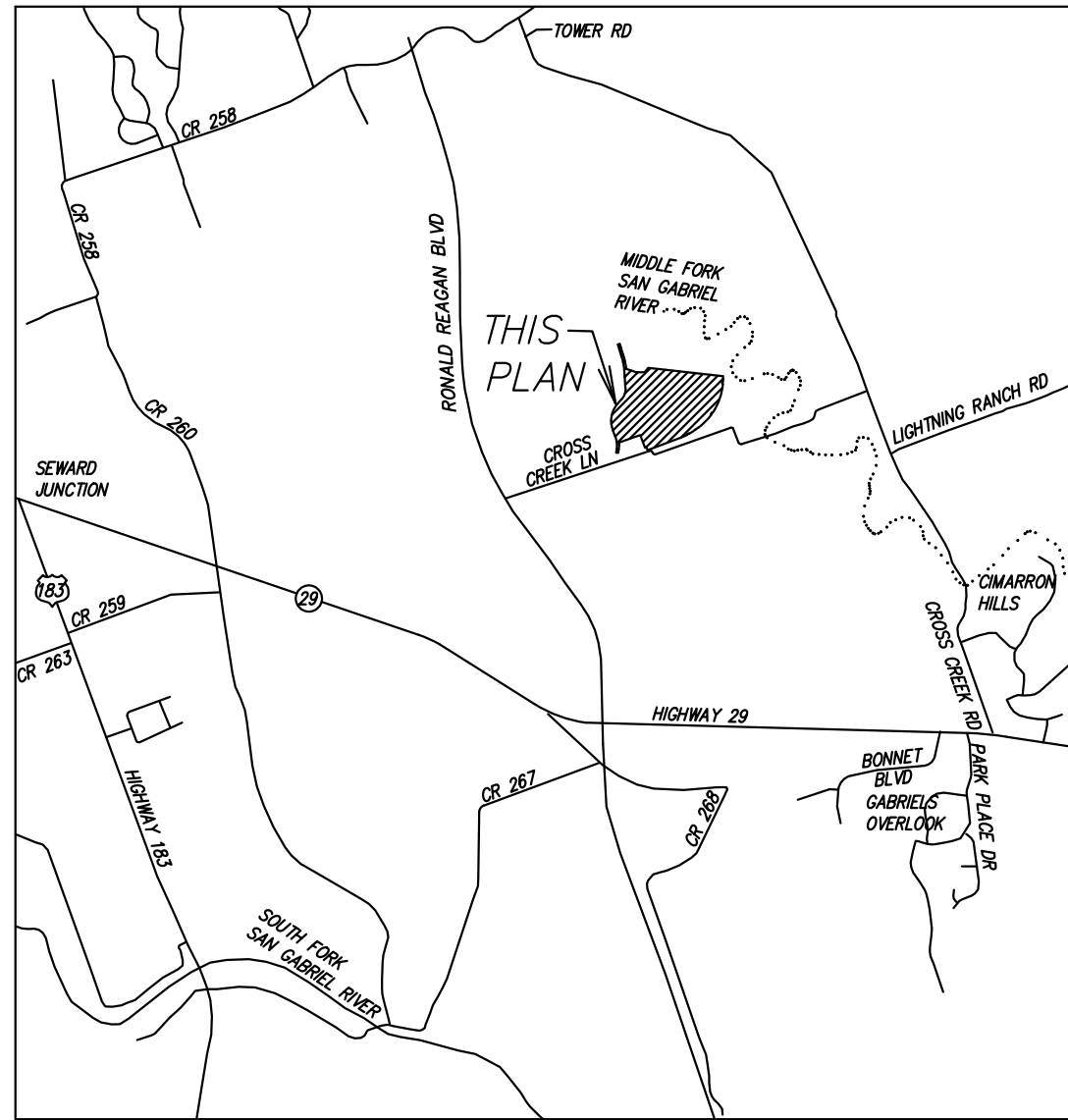
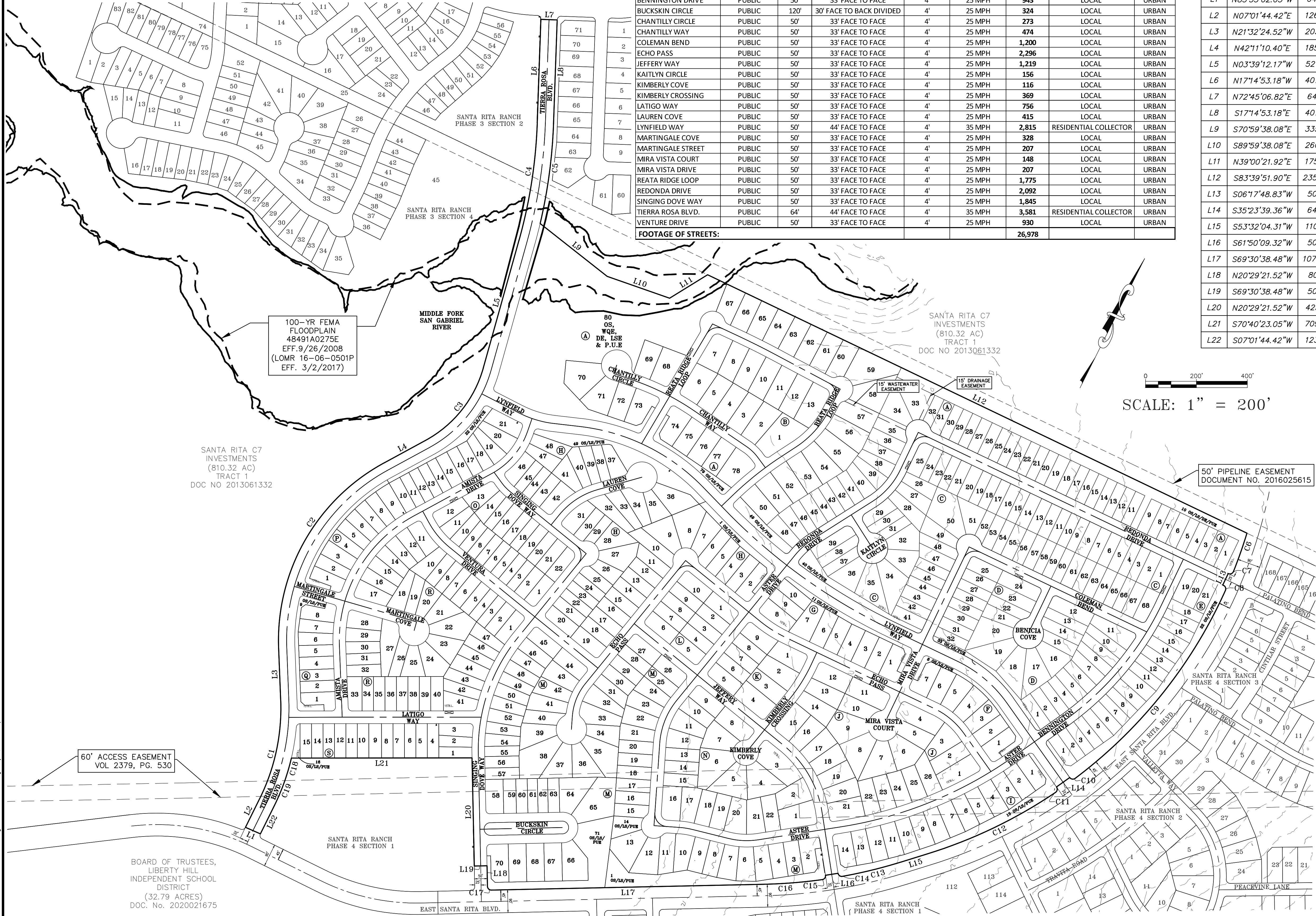
TOTAL OF LOTS 553
SINGLE FAMILY LOTS: 535
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS: 1
O.S., D.E., P.U.E. & L.S.E. LOTS: 16
O.S., P.U.E. & L.S.E. LOTS: 16

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	N85°35'02.03"W	64.07
L2	N07°01'44.42"E	126.70
L3	N21°32'24.52"W	203.78
L4	N42°11'10.40"E	185.84
L5	N03°39'12.17"W	521.70
L6	N17°14'53.18"W	407.46
L7	N72°45'06.82"E	64.00
L8	S17°14'53.18"E	407.46
L9	S70°59'38.08"E	335.60
L10	S89°59'38.08"E	260.00
L11	N39°00'21.92"E	175.47
L12	S83°39'51.90"E	2350.36
L13	S06°17'48.83"W	50.00
L14	S35°23'39.36"W	64.00
L15	S53°32'04.31"W	110.03
L16	S61°50'09.32"W	50.00
L17	S69°30'38.48"W	1072.29
L18	N20°29'21.52"W	80.91
L19	S69°30'38.48"W	50.00
L20	N20°29'21.52"W	425.16
L21	S70°40'23.05"W	709.79
L22	S07°01'44.42"W	123.79

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	800.00'	203.69'	028°34'09"	394.78'	398.90'
C2	794.00'	305.50'	042°05'22"	570.25'	583.27'
C3	468.00'	197.88'	045°50'23"	364.52'	374.42'
C4	1968.00'	234.58'	013°35'41"	465.86'	466.95'
C5	2032.00'	199.18'	011°11'47"	396.45'	397.08'
C6	1900.00'	80.04'	004°49'29"	159.94'	159.99'
C7	15.00'	16.03'	093°47'07"	21.90'	24.55'
C8	15.00'	14.65'	088°38'56"	20.96'	23.21'
C9	1900.00'	488.25'	028°49'25"	945.78'	955.82'
C10	15.00'	15.43'	091°37'30"	21.51'	23.99'
C11	1900.00'	282.39'	016°54'28"	558.65'	560.68'
C12	1900.00'	282.39'	016°54'28"	558.65'	560.68'
C13	1926.38'	118.74'	007°03'15"	237.03'	237.18'
C14	1926.38'	118.74'	007°03'15"	237.03'	237.18'
C15	15.00'	15.25'	090°57'36"	21.39'	23.81'
C16	1955.00'	114.69'	006°42'53"	228.99'	229.12'
C17	15.00'	14.96'	089°50'07"	21.18'	23.52'
C18	864.49'	38.49'	005°05'57"	76.91'	76.94'
C19	863.91'	61.16'	008°05'56"	122.02'	122.12'



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: OVERALL PRELIMINARY PLAT	
JOB NAME: SANTA RITA RANCH PHASE 5	
PROJECT: PRELIMINARY PLAT	
SHEET NUMBER: 5250	
SHEET NO. 1 OF 4	
DATE: SEP 2020	
SHEET NO. 1	

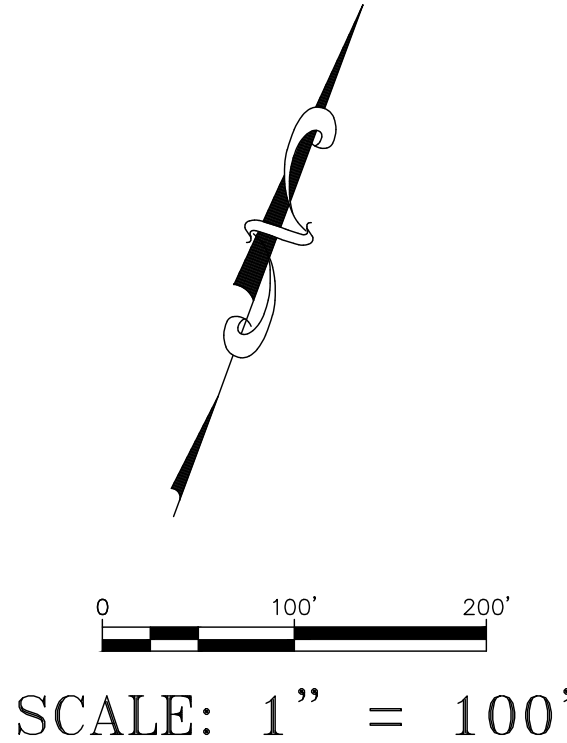
STATE OF TEXAS
STEVEN P. CATES
93648
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
5-7-2021

DATE: SEP 2020
JOB NUMBER: 5250
SHEET NO. 1 OF 4

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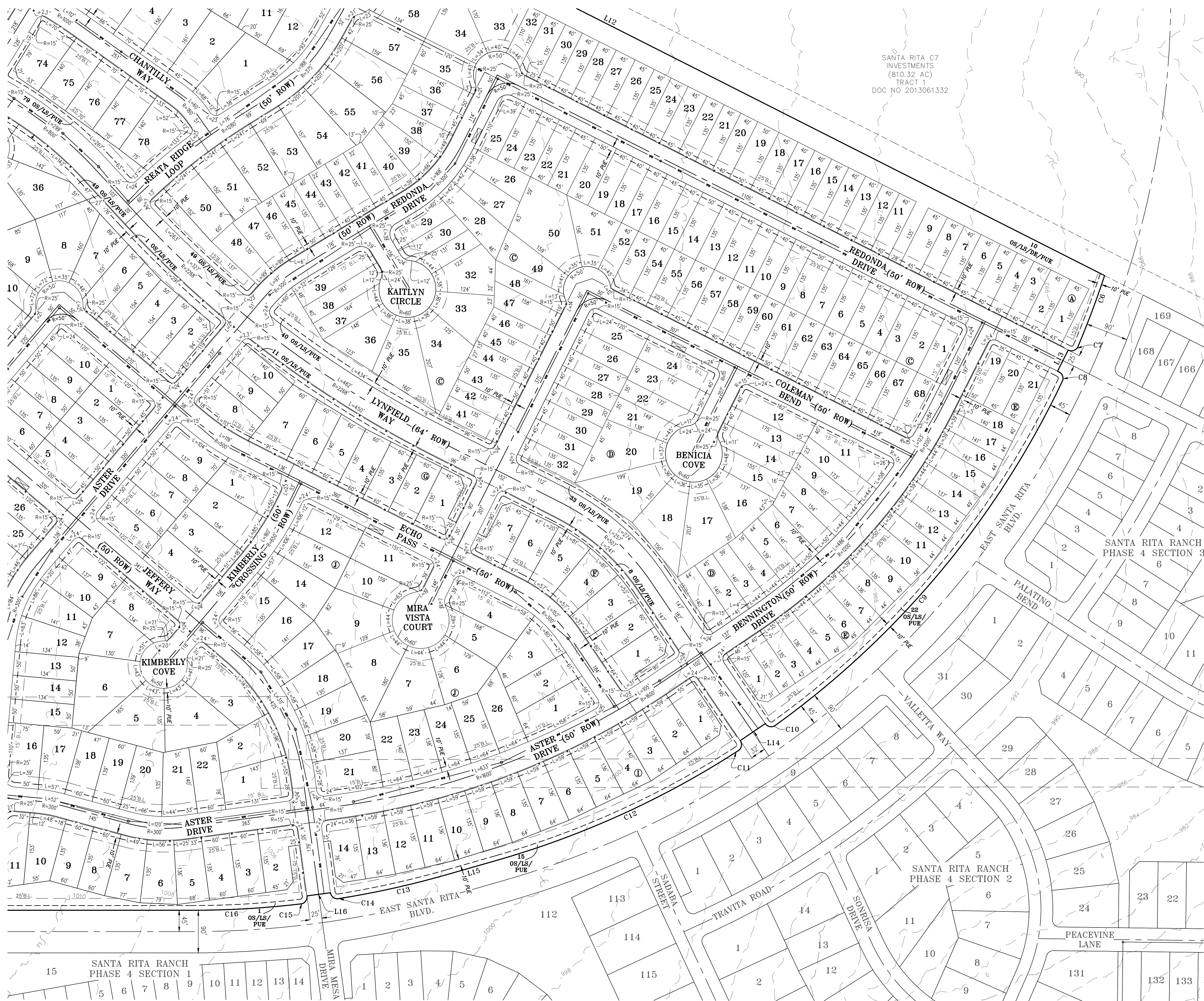
LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100-YR FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
⊠	MAILBOX KIOSK



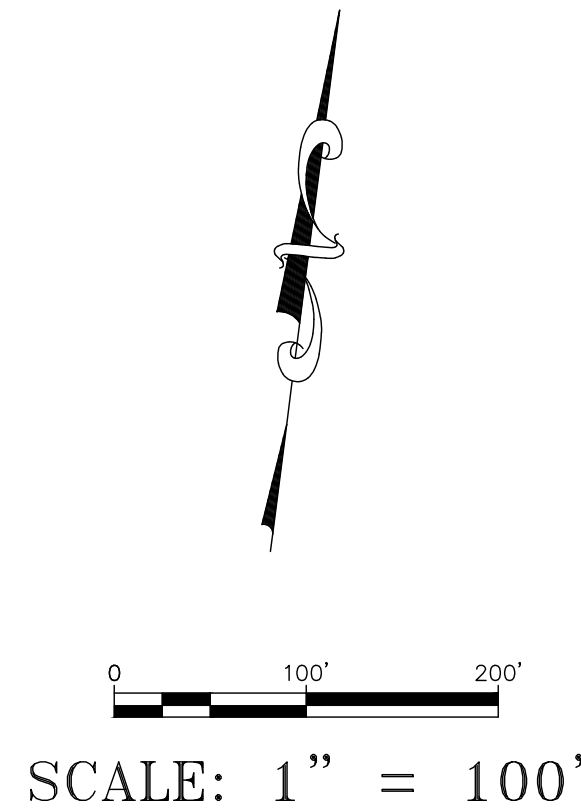
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DATE:	
REVISION:	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 4)	
JOB NAME: SANTA RITA RANCH PHASE 5	
PROJECT: PRELIMINARY PLAT	
DATE: SEP 2020	
JOB NUMBER: 5250	
SHEET: 2 OF 4	
SHEET NO. 2	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
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Phone No. (512) 280-5160 Fax No. (512) 280-5165

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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
---	P.U.E. PUBLIC UTILITY EASEMENT
---	B.L. BUILDING LINE SETBACK
---	MAILBOX KIOSK



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 4)	
JOB NAME: SANTA RITA RANCH PHASE 5	
PROJECT: PRELIMINARY PLAT	
DATE: SEP 2020	
JOB NUMBER: 5250	
SHEET: 3 OF 4	
SHEET NO. 3	

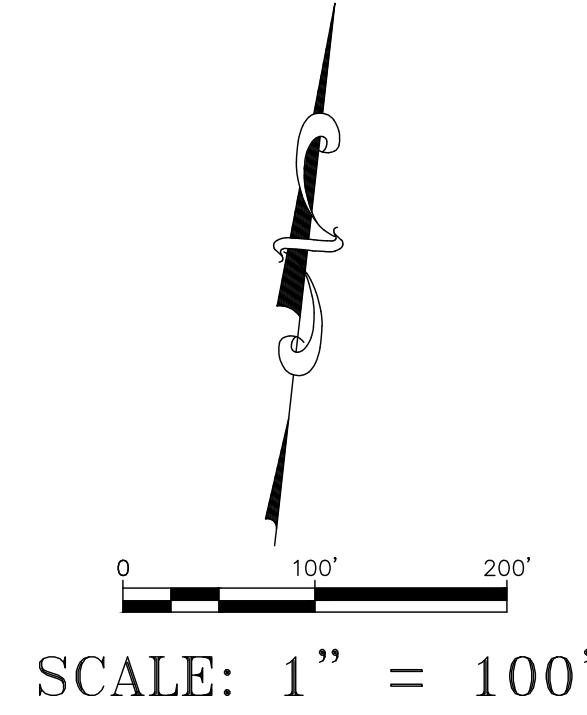
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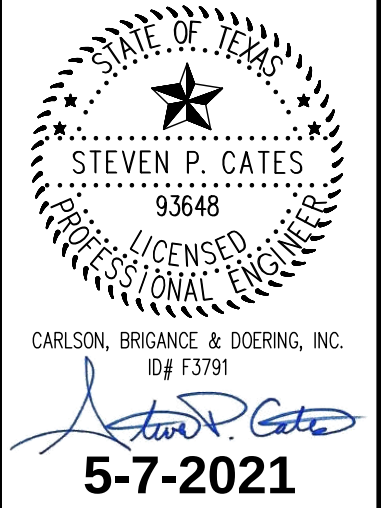
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LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100-YR FLOODPLAIN
---	OPEN SPACE
---	LANDSCAPE EASEMENT
---	WATER QUALITY EASEMENT
---	DRAINAGE EASEMENT
---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



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (3 OF 4)	
JOB NAME: SANTA RITA RANCH PHASE 5	
PROJECT: PRELIMINARY PLAT	
DATE: SEP 2020	
JOB NUMBER: 5250	
SHEET: 4 OF 4	
SHEET NO. 4	



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