

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:**
- 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. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4849102275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 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: 579 SF LOTS

DATE: DECEMBER 23, 2020

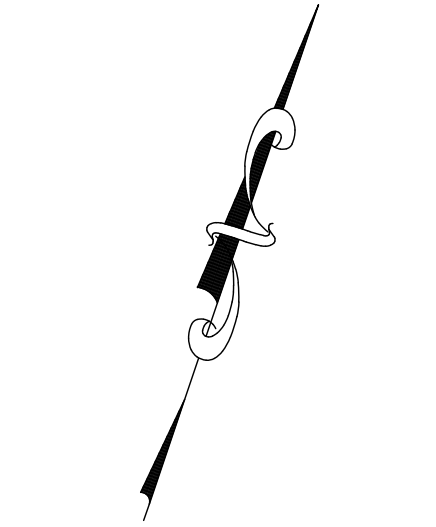
OWNER:
SANTA RITA INVESTMENTS, LTD.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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

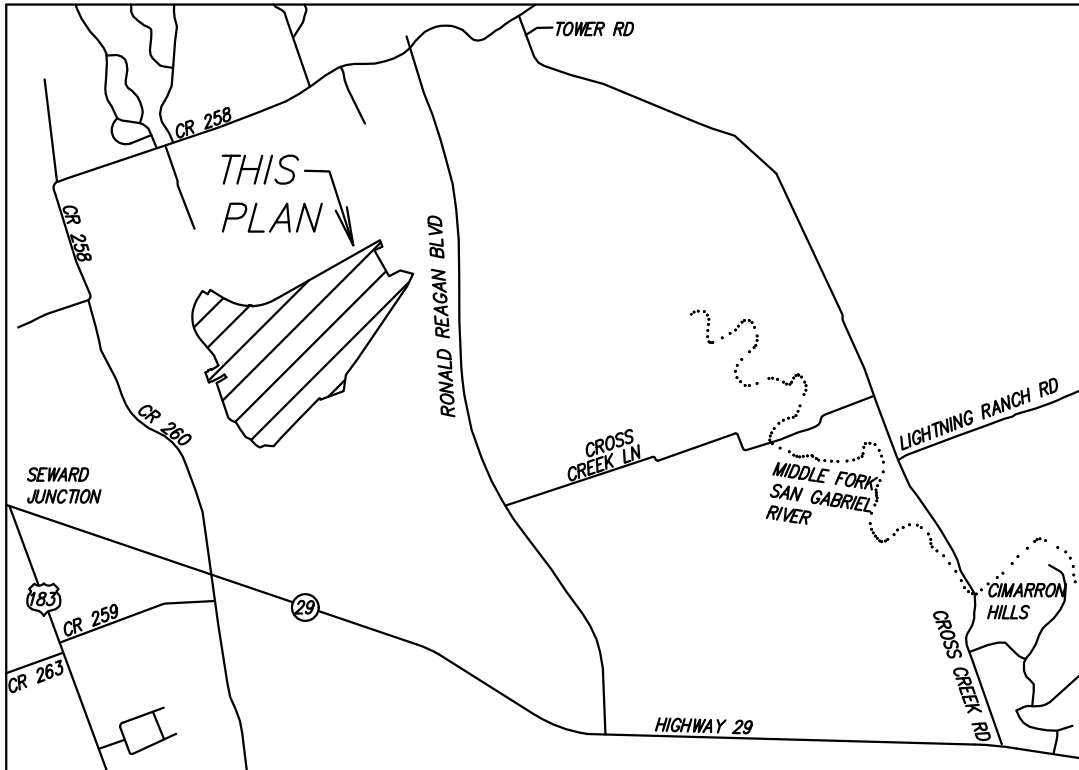
TOTAL ACREAGE: 174.24 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417



0 300' 600'
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

TOTAL OF LOTS	579
SINGLE FAMILY LOTS:	568
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS:	3
O.S., P.U.E. & L.S.E. LOTS:	7
AMENITY LOTS:	1



LOCATION MAP

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C2	1110.00'	105.99'	010°54'33"	211.03'	211.35'
C3	8400.00'	168.53'	002°17'55"	336.99'	337.01'
C4	1628.11'	85.51'	006°00'46"	170.78'	170.86'
C5	1015.00'	59.13'	006°40'03"	118.05'	118.12'
C6	25.00'	6.03'	027°07'18"	11.72'	11.83'
C7	153.42'	21.13'	015°40'50"	41.86'	41.99'
C8	15.00'	14.49'	088°00'34"	20.84'	23.04'
C9	15.24'	18.06'	099°39'19"	23.30'	26.52'
C10	15.00'	15.00'	090°00'00"	21.21'	23.56'
C11	15.00'	15.00'	090°00'00"	21.21'	23.56'
C12	1020.00'	262.13'	028°49'32"	507.77'	513.16'
C13	15.00'	15.65'	092°25'20"	21.66'	24.20'
C14	15.00'	15.81'	092°59'08"	21.76'	24.35'
C15	1020.00'	251.32'	027°40'59"	488.04'	492.82'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S60°35'39.14"W	281.48
L3	S71°30'13.62"W	128.62
L4	N18°29'47.20"W	121.50
L5	N18°29'46.38"W	265.12
L6	S71°28'58.79"W	10.03
L7	N18°30'45.19"W	124.68
L8	N77°12'59.65"E	250.46
L9	S20°15'57.39"E	34.59
L10	S88°33'39.85"E	56.67
L11	S82°07'42.29"E	100.69
L12	N64°42'42.71"E	82.79
L13	S83°26'54.09"E	13.21
L14	S69°40'35.09"E	33.73
L15	S56°27'14.19"E	51.09
L16	S43°43'19.85"E	141.67
L17	S64°31'04.23"E	88.32
L18	S35°17'25.14"E	136.30
L19	S44°11'59.14"E	30.26
L20	S79°36'22.64"E	14.13
L21	S64°03'32.19"E	65.25
L22	S49°22'37.81"E	63.48
L23	S35°58'23.60"E	90.00
L24	S49°27'11.87"E	148.54
L25	S49°27'11.87"E	50.00
L26	N40°32'48.13"E	44.65

LINE TABLE		
LINE	BEARING	LENGTH
L27	N56°03'58.74"E	14.80
L28	S38°42'10.65"E	31.62
L29	S29°41'43.50"E	71.51
L30	S18°14'00.64"E	119.26
L31	S08°23'10.83"E	107.20
L32	N79°50'20.84"E	130.52
L33	N83°36'00.72"E	50.00
L34	S00°59'34.84"E	50.12
L35	N88°57'09.13"E	125.23
L36	S03°12'36.62"W	80.30
L37	S14°48'09.60"W	58.27
L38	S25°17'17.52"W	74.43
L39	S31°37'06.38"W	75.57
L40	N58°22'53.62"W	120.00
L41	S31°37'06.38"W	50.00
L42	S31°37'06.38"W	132.40
L43	S31°37'06.38"W	120.00
L44	N58°22'53.62"W	189.23
L45	N89°39'15.75"W	50.00
L46	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	1,002	LOCAL	URBAN
BARNETT PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	995	LOCAL	URBAN
BELL CHIME DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	794	LOCAL	URBAN
BELL CHIME COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	139	LOCAL	URBAN
BOWIE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,307	LOCAL	URBAN
BRISTLEcone BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,273	LOCAL	URBAN
CANYONCREST WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,808	LOCAL	URBAN
CELESTE WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	994	LOCAL	URBAN
DARLINGTON DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	539	LOCAL	URBAN
GITANO CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	101	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	919	LOCAL	URBAN
LAMBERT LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	76	LOCAL	URBAN
LULLY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	950	LOCAL	URBAN
MATERA PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,242	LOCAL	URBAN
MEDAILLON STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	982	LOCAL	URBAN
MORNINGDALE DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	849	LOCAL	URBAN
OLINDA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,884	LOCAL	URBAN
OLINDA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	195	LOCAL	URBAN
SADDLEBACK PARKWAY	PUBLIC	90'	48' FACE TO FACE	4'	35 MPH	1,376	COLLECTOR	URBAN
TOWER ROAD	PUBLIC	120'	48' FACE TO FACE	4'	35 MPH	3,365	COLLECTOR (Future Arterial)	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						27,347 L.F.		

DESIGNED BY: SPC
DRAFTED BY: MB

DATE: _____
REVISION: _____

Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #13791
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
SADDLEBACK AT SANTA RITA RANCH PHASE 1
PRELIMINARY PLAT

SHEET NAME: _____
JOB NAME: _____
PROJECT: _____

STATE OF TEXAS
STEVEN P. CATES
93648
PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER
Carlson, Brigance & Doering, Inc.
ID# F3791
7-28-2021

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

FILE PATH: J:\ACD\0303\Ang\0303-PRELIM PLAN.dwg - JUL 28, 2021 - 11:31am



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 3)	
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1	
PROJECT: PRELIMINARY PLAT	
DATE: NOV 2020	
JOB NUMBER: 5263	
SHEET: 2 OF 4	
SHEET NO. 2	

STATE OF TEXAS
STEVEN P. CATES
93648
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
7-28-2021

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