

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

SCALE: 1" = 300'

ORIGINAL SUBMITTAL DATE: OCTOBER 11, 2019
REVISION #1 SUBMITTAL DATE: SEPTEMBER 13, 2021

OWNER:
SRV DEVELOPMENT, 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: 251.695 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

TOTAL OF LOTS: 408
NO. OF SINGLE FAMILY LOTS: 391
NO. OF COMMERCIAL LOTS: 2
NO. DE, WQE, PUE, & OS LOTS: 7
NO. OF OS & PUE LOTS: 6
NO. OF OS LOTS: 1
NO. OF LSE LOTS: 1
NO OF BLOCKS: 13,

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 100 YEAR DEVELOPED FLOODPLAIN SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE, & DOERING, INC., DATED MARCH 11, 2020. THE FEMA 100 YEAR FLOODPLAIN (ZONE A) SHOWN ON THE PRELIMINARY PLAT WAS TAKEN FROM FEMA FLOODPLAIN MAP 48491C02725E, DATED SEPTEMBER 26, 2008.

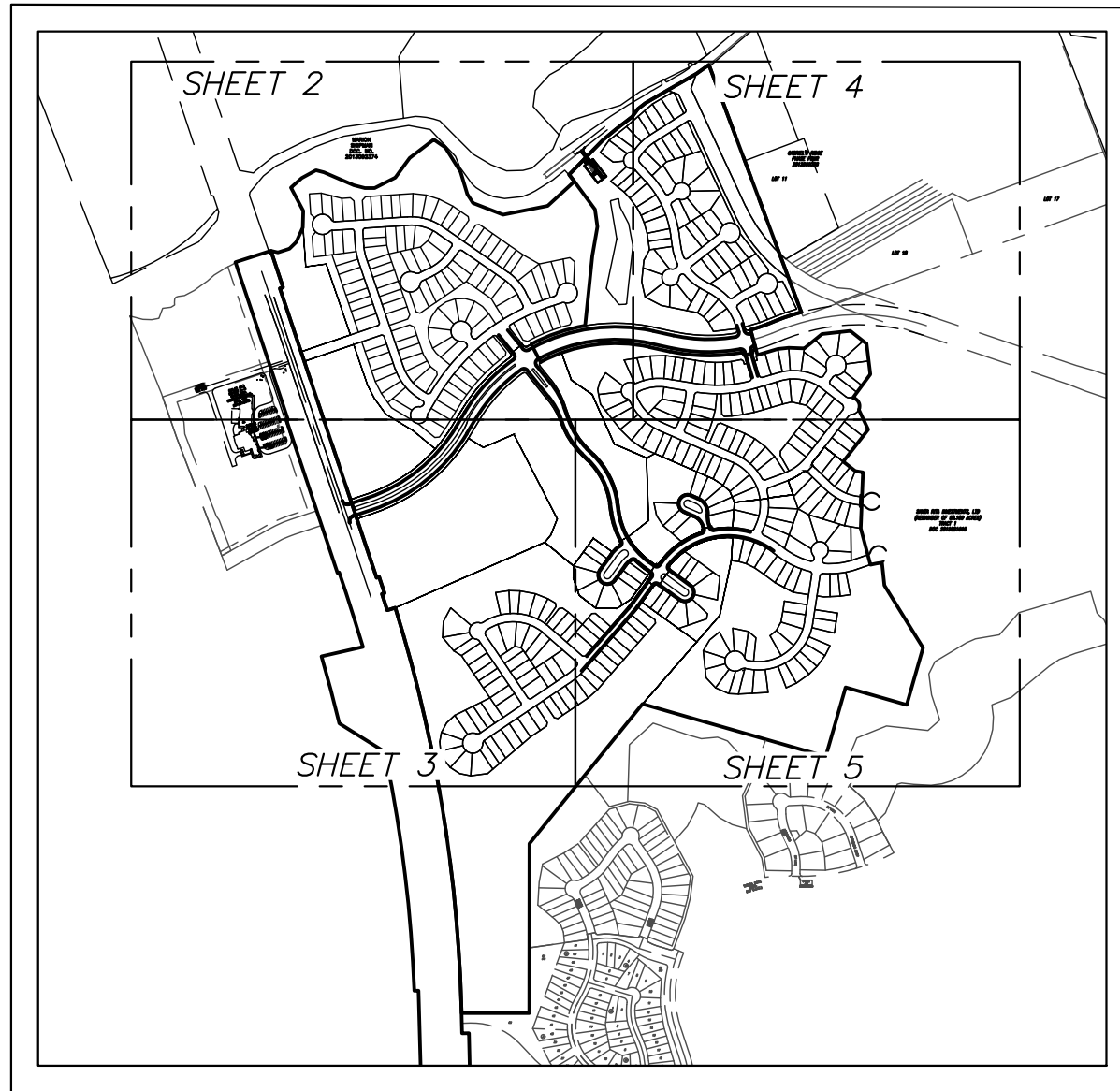
WATER AND WASTEWATER:

1. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/GEORGETOWN UTILITY SYSTEMS
2. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19/CITY OF LIBERTY HILL
3. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT OF WAY:

1. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

SHEET INDEX



STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASSIFICATION
ABETO COVE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	195	LOCAL
ALAVA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,193	LOCAL
ARBOROSA PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	290	LOCAL
ARTWATER STREET	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	518	COLLECTOR
BASTIA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	348	LOCAL
BENICIA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	257	LOCAL
BENT TWIG STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	409	LOCAL
BIDDLE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,273	LOCAL
BRENA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	376	LOCAL
CANDELA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	101	LOCAL
CANO COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	117	LOCAL
CANTOR COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	135	LOCAL
CASTILLO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,423	LOCAL
CEDRO BLANCO DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	895	LOCAL
COW CAMP COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	394	LOCAL
COW CAMP LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,107	LOCAL
COW CAMP LANE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,388	COLLECTOR
FLOWER VALLEY PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,519	COLLECTOR
HALLWOOD DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,160	LOCAL
JACARANDA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	255	LOCAL
LAS FLORES DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	246	LOCAL
MARANA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	105	LOCAL
NITTA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	118	LOCAL
OAKLEY PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,442	LOCAL
OLD TOWER ROAD	PUBLIC	80'	20' EOP TO EOP	N/A	35 MPH	1,259	EXISTING COLLECTOR
SWEETGRASS COURT	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	209	LOCAL
TOWER ROAD	PUBLIC	120'	27' FACE TO FACE DIVIDED	6'	45 MPH	2,830	ARTERIAL
TRABUCO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,778	LOCAL
WATERSOUND CIRCLE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	233	LOCAL
TOTAL LINEAR FOOTAGE OF STREETS:						23,572 L.F.	



Line Table		
Line #	Length	Direction
L1	20.000	S71° 30' 06.37"W
L2	226.660	S18° 29' 46.63"E
L3	42.620	N77° 33' 52.91"W
L4	71.253	S72° 32' 50.63"W
L5	55.883	S45° 52' 17.24"W
L6	94.326	S24° 18' 19.56"W
L7	98.585	S01° 16' 56.96"W
L8	155.381	S27° 51' 57.88"E
L9	85.727	S48° 21' 36.64"W
L10	95.088	S61° 39' 22.05"W
L11	49.555	N75° 32' 02.90"W
L12	191.003	N66° 39' 21.91"W
L13	67.571	N75° 46' 43.01"W
L14	57.294	S89° 59' 24.00"W
L15	136.708	S63° 19' 50.65"W
L16	143.813	S36° 03' 32.53"W
L17	178.902	S52° 40' 31.23"W
L18	82.977	N55° 41' 46.46"W
L19	169.320	N31° 57' 34.74"W
L20	137.512	N16° 42' 11.65"W
L21	62.706	N32° 48' 19.20"W
L22	190.089	N68° 46' 22.12"W
L23	268.582	S78° 31' 50.22"W
L24	212.807	S47° 33' 30.19"W
L25	50.960	S36° 27' 29.99"E
L26	286.480	S44° 18' 15.01"W
L27	98.470	S50° 32' 27.01"W
L28	121.320	S52° 31' 32.01"W
L29	56.220	S36° 03' 33.01"W
L30	55.650	S51° 58' 10.01"W
L31	149.180	S59° 42' 31.01"W
L32	199.560	S60° 25' 36.01"W
L33	89.626	S54° 19' 33.18"W
L34	58.285	N68° 06' 53.48"E
L35	153.685	N15° 18' 03.26"W

Line Table		
Line #	Length	Direction
L36	124.269	S73° 30' 05.39"W
L37	65.897	S84° 09' 46.54"W
L38	92.000	N87° 49' 07.02"W
L39	134.657	S50° 45' 59.90"W
L40	168.044	S83° 46' 29.80"W
L41	122.307	N51° 49' 15.00"W
L42	182.191	N06° 49' 15.00"W
L43	171.848	N36° 26' 42.05"E
L44	130.504	N25° 06' 24.92"W
L45	240.000	N37° 59' 04.93"E
L46	90.384	N52° 00' 55.07"W
L47	45.915	N80° 50' 21.91"W
L48	330.517	N02° 15' 38.82"E
L49	222.932	N14° 56' 49.69"W
L50	135.000	N05° 58' 39.50"W
L51	433.467	N31° 46' 02.13"W
L52	350.000	N16° 00' 22.11"E
L53	375.000	S73° 59' 37.89"E
L54	425.000	N16° 00' 22.11"E
L55	399.853	S89° 59' 37.64"E
L56	47.118	S01° 32' 28.35"E
L57	50.000	N72° 39' 59.65"E
L58	101.180	S17° 40' 13.35"E
L59	15.000	S71° 59' 35.65"W
L60	23.500	S18° 30' 53.35"E
L61	15.000	N71° 29' 00.65"E

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	1300.00'	75.72'	006°40'02"	151.19'	151.28'
C2	940.00'	54.07'	006°35'03"	107.96'	108.02'
C3	50.00'	61.74'	101°59'39"	77.71'	89.01'
C4	440.00'	34.51'	008°58'10"	68.81'	68.88'
C5	8850.01'	1199.27'	015°26'04"	2376.81'	2384.01'

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9-13-2021

DESIGNED BY: SPC/RWH
DRAFTED BY: RWH/TSE

DATE: 9/13/2021

REVISION

ADDED INKLINE ON THE EAST SIDE OF CASTILLO BEND. SURVEY AUGUST 18, 2021

Carlson, Brigrance & Doering, Inc.

FIRM ID #EFT91

Civil Engineering
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

OVERALL PRELIMINARY PLAN

SANTA RITA RANCH PHASE 2A

PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

PROJECT:

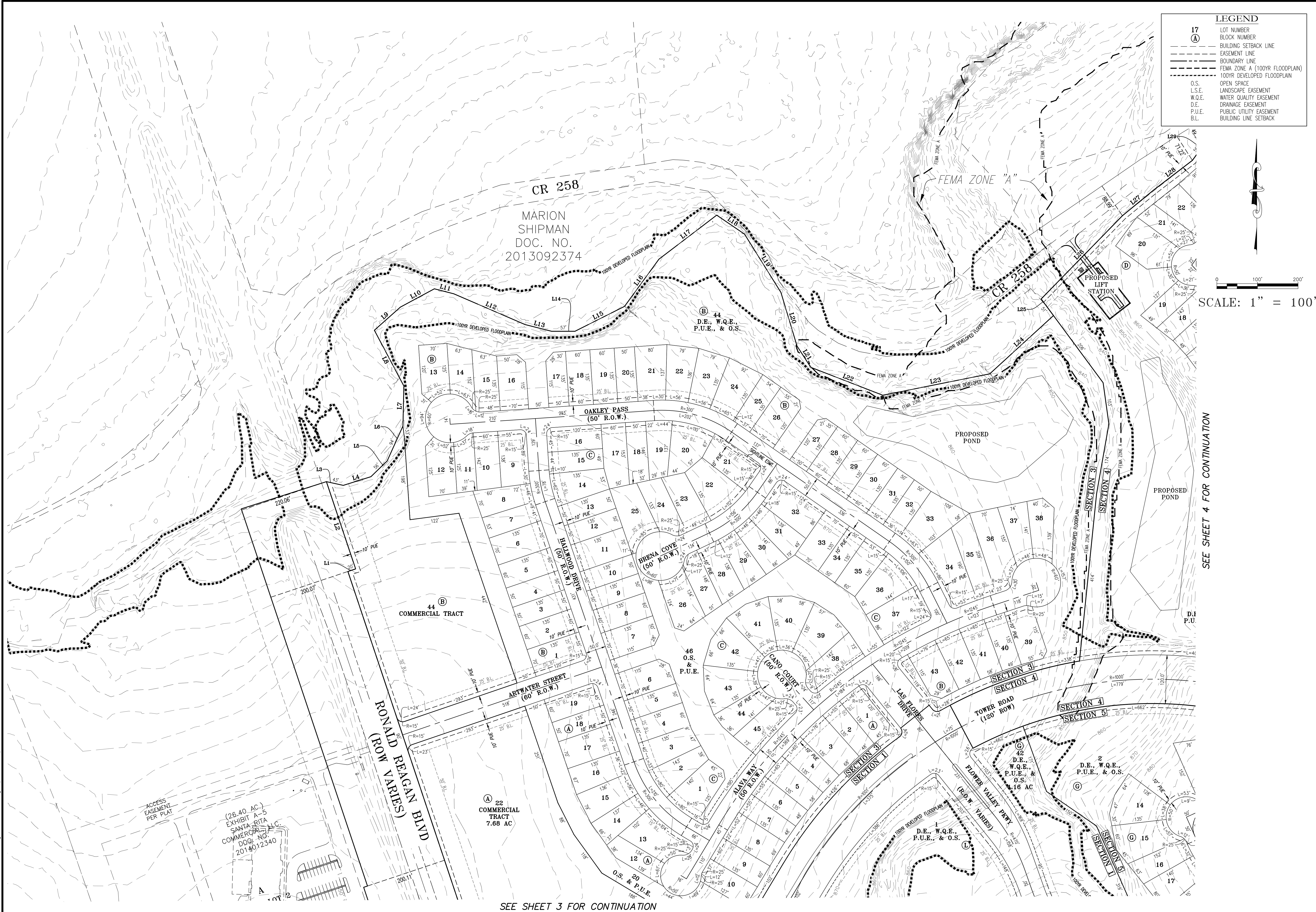
DATE: OCTOBER 2019

JOB NUMBER: 5101

SHEET: 1 OF 5

SHEET NO. 1

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SEE SHEET 3 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

DESIGNED BY: SPC/RWH	DRAFTED BY: RWH/TSE
DATE 9/13/2021	
REVISION ADDED INCHES ON THE EAST SIDE OF OAKLEY PASS. SURVEY ADJUSTED IN LOTS	
Carlson, Brigance & Doering, Inc. FIRM ID #F3791 Civil Engineering 5501 West William Cannon Dr. ♦ Austin, Texas 78749 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165	
PRELIMINARY PLAN 100 SCALE (1 OF 4)	
SANTA RITA RANCH PHASE 2A	
PRELIMINARY PLAT	
SHEET NAME:	DATE: OCTOBER 2019
JOB NAME:	JOB NUMBER: 5101
PROJECT:	SHEET: 2 OF 5
	SHEET NO.: 2

