

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) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, 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: 594 SF LOTS

DATE: OCTOBER 26, 2021

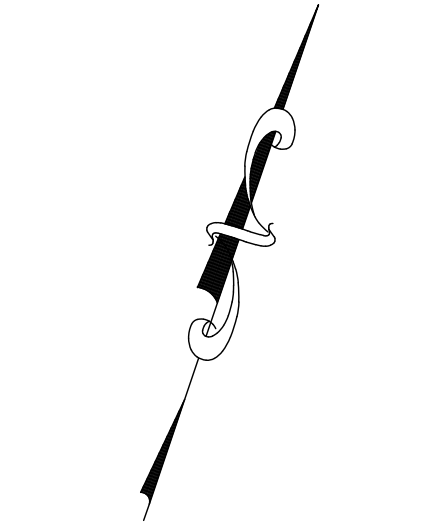
OWNER:
SANTA RITA INVESTMENTS, LTD.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

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

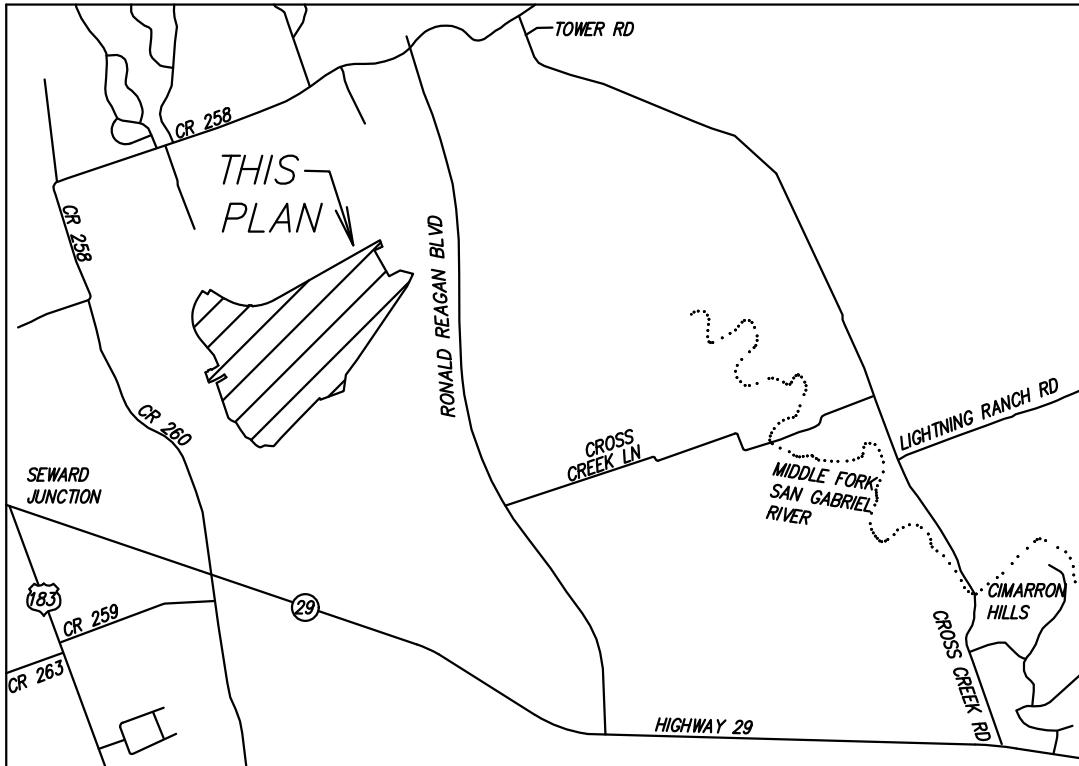
TOTAL ACREAGE: 180.725 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417



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.	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.	MAILBOX KIOSK

TOTAL OF LOTS	610
SINGLE FAMILY LOTS:	595
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS:	3
O.S., P.U.E. & L.S.E. LOTS:	11
AMENITY LOTS:	1



Curve Table				
Curve #	Radius	Tangent	Delta	Arc Length
C1	1110.00'	105.99'	010°54'33"	211.03'
C2	8400.00'	168.53'	002°17'55"	336.99'
C3	15.00'	15.00'	090°00'00"	21.21'
C4	15.00'	15.00'	090°00'00"	21.21'
C5	1020.00'	262.13'	028°49'32"	507.77'
C6	15.00'	15.65'	092°25'20"	21.66'
C7	15.00'	15.81'	092°59'08"	21.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°30'13.62"W	128.62
L2	S71°28'58.79"W	10.03
L3	N77°12'59.65"E	250.46
L4	N25°56'52.01"E	240.81
L5	N36°41'11.63"E	329.10
L6	N07°40'43.17"E	292.61
L7	S20°15'57.39"E	34.59
L8	N41°05'34.15"E	188.82
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	S32°29'26.14"E	125.80
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

LINE TABLE		
LINE	BEARING	LENGTH
L23	S36°07'38.35"E	75.00
L24	N50°51'36.81"E	97.59
L25	S33°56'01.26"E	137.62
L26	N56°03'58.74"E	14.62
L27	S33°56'01.26"E	50.00
L28	S42°18'28.23"E	138.39
L29	S36°25'00.89"E	96.16
L30	S29°22'08.69"E	96.51
L31	S22°25'52.00"E	85.10
L32	S12°28'08.54"E	155.30
L33	S08°22'31.31"W	48.46
L34	S14°48'09.60"W	58.27
L35	S25°17'17.52"W	116.68
L36	S31°37'06.38"W	75.57
L37	N58°22'53.62"W	120.00
L38	S31°37'06.38"W	50.00
L39	S31°37'06.38"W	132.40
L40	S31°37'06.38"W	120.00
L41	N89°39'15.75"W	50.00
L42	S60°32'51.87"W	31.30
L43	N20°40'16.71"W	29.75

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	1,747	LOCAL	URBAN
BARNETT PASS	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,618	COLLECTOR	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
BOWME 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
DONOVAN DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,114	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	1,458	LOCAL	URBAN
LANBERT LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	76	LOCAL	URBAN
LILLY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,353	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
TOWER ROAD	PUBLIC	120'	48' FACE TO FACE	4'	45 MPH	3,365	COLLECTOR (Future Arterial)	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						29,395 L.F.		

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DESIGNED BY: SPC
DATE: 1/16/2021
REVISION: 1/16/2021
DRAWN BY: MB

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
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1
PROJECT: PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
Professional Engineer
1-10-2022
DATE: OCT 2021
JOB NUMBER: 5263
SHEET: 1 OF 4
SHEET NO.: 1

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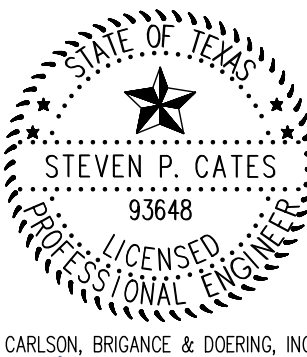


LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
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---	100-YR FEMA FLOODPLAIN
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---	W.Q.E.
---	DRAINAGE EASEMENT
---	P.U.E.
---	B.L.
---	BUILDING LINE SETBACK
---	MAILBOX KIOSK

DESIGNED BY: SPC	DRAFTED BY: MD
DATE: 1/10/2021	DATE: 1/10/2021
REVISION: 1. ADDED 24 SINGLE FAMILY LOTS AND 4 O.S. P.U.E. & L.S.E. LOTS ON THE WEST SIDE OF ARCHWAY LANE	REVISION: 1. ADDED 24 SINGLE FAMILY LOTS AND 4 O.S. P.U.E. & L.S.E. LOTS ON THE WEST SIDE OF ARCHWAY LANE
2. CHANGED SHADDOCK TOWER ROAD FROM 90' TO 60'	2. CHANGED SHADDOCK TOWER ROAD FROM 90' TO 60'
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 3)	
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1	
PROJECT: PRELIMINARY PLAT	
STATE OF TEXAS STEVEN P. CATES 93648 LICENSED PROFESSIONAL SURVEYOR CARLSON, BRIGANCE & DOERING, INC. ID# F3791 1-10-2022	
DATE: OCT 2021	JOB NUMBER: 5263
SHEET: 2	OF 4
SHEET NO.:	2

FILE PATH: J:\ACD\50353\Ang\50353-PREIM PLAN.dwg - Jan 10, 2022 - 8:20am



DESIGNED BY: SPC	DRAWN BY: MB
DATE: 1/10/2022	
REVISION: 1. ADDED 24 SINGLE FAMILY LOTS AND 4 O.S. P.U.E. & L.S.E. LOTS ON THE WEST SIDE OF ARROYO LANE.	
2. CHANGED SADDLEBACK THOROUGH ROAD FROM 80' TO 60'.	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (3 OF 3)	
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1	
PROJECT: PRELIMINARY PLAT	
	
CARLSON, BRIGANCE & DOERING, INC. 1-10-2022	
DATE: OCT 2021	
JOB NUMBER: 5263	
SHEET: 4 OF 4	
SHEET NO.: 4	