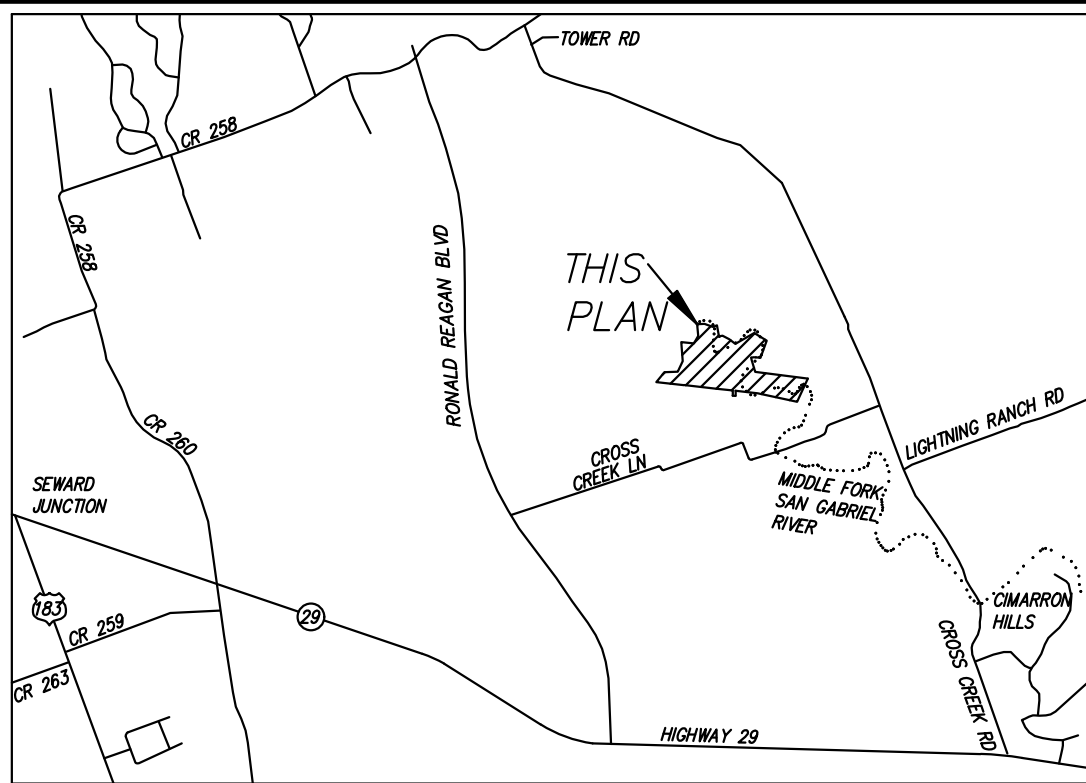
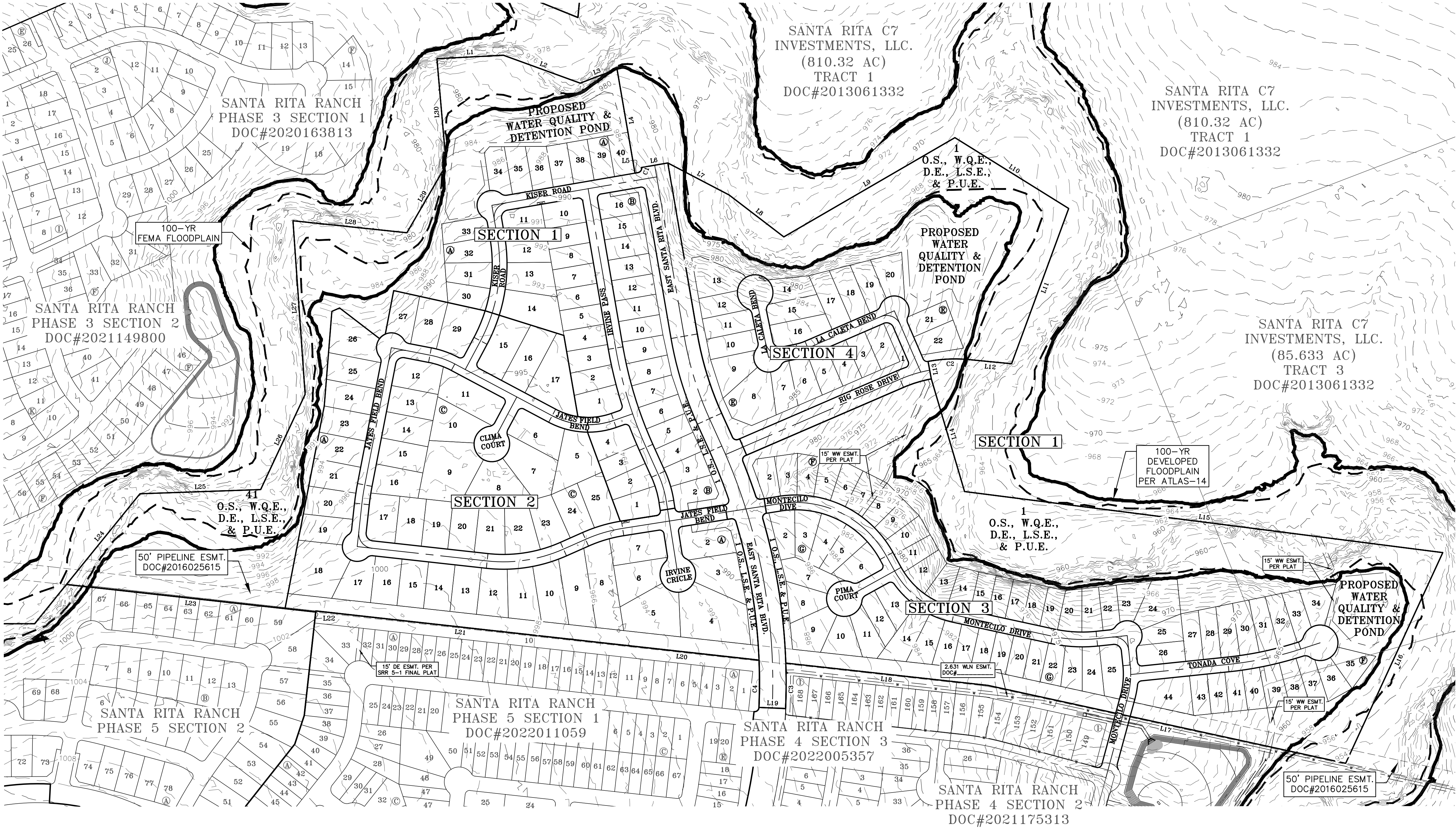


STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
CLIMA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	180	LOCAL	URBAN
EAST SANTA RITA BOULEVARD	PUBLIC	90'	44' FACE TO FACE	4'	35 MPH	1,733	COLLECTOR	URBAN
JATES FIELD BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,897	LOCAL	URBAN
IRVINE CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	183	LOCAL	URBAN
IRVINE PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,161	LOCAL	URBAN
KISER ROAD	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,145	LOCAL	URBAN
LA CALENTA BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	942	LOCAL	URBAN
MONTECILO DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,943	LOCAL	URBAN
PIMA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	194	LOCAL	URBAN
RIG ROSE DRIVE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	747	COLLECTOR	URBAN
TONADA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	651	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						11,776 L.F.		



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	
TOTAL OF LOTS		190
SINGLE FAMILY LOTS:		184
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS:		3
O.S., P.U.E. & L.S.E. LOTS:		3



Curve Table				
Curve #	Radius	Tangent	Delta	Arc Length
C1	15.00'	15.00'	090°00'00"	21.21'
C2	500.00'	70.92'	016°08'46"	140.44'
C3	1990.00'	77.01'	004°25'57"	153.91'
C4	1900.00'	80.04'	004°49'29"	159.94'

Line Table		
Line #	Bearing	Length
L1	N87°00'21.92"E	225.00'
L2	S69°59'38.08"E	276.00'
L3	N69°00'18.54"E	133.18'
L4	S09°47'28.03"E	356.90'
L5	N80°12'31.97"E	10.00'
L6	N80°12'31.97"E	90.00'
L7	S62°25'09.72"E	233.57'
L8	S52°30'35.14"E	232.85'
L9	N59°51'46.31"E	668.08'
L10	S58°05'19.96"E	452.75'
L11	S20°11'00.17"W	558.93'
L12	N84°25'59.10"W	142.51'
L13	S10°34'45.01"E	60.00'
L14	S16°26'57.77"E	396.82'
L15	S82°43'14.62"E	1628.24'

Line Table		
Line #	Bearing	Length
L16	S24°44'29.07"W	783.90'
L17	N77°42'15.17"W	1236.61'
L18	N83°42'11.17"W	686.71'
L19	N87°29'18.39"W	90.00'
L20	N83°42'11.17"W	521.69'
L21	N83°39'12.17"W	984.33'
L22	S06°17'48.83"W	3.45'
L23	N83°41'54.17"W	846.98'
L24	N39°00'21.92"E	394.42'
L25	N88°00'21.92"E	408.00'
L26	N25°00'21.92"E	355.00'
L27	N03°59'38.08"W	588.00'
L28	S83°59'38.08"E	387.00'
L29	N30°00'21.92"E	265.00'
L30	N04°59'38.08"W	360.00'

TOTAL: 184 SF LOTS

DATE: MARCH 22, 2022

OWNER:
SANTA RITA C7 INVESTMENTS, LLC
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 117.55 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

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.
4. 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 22, 2021. NO LOT IN THIS SUBDIVISION IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNADATED BY THE 100-YR (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.
5. WATER AND WASTEWATER:
5. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/GEORGETOWN UTILITY SYSTEMS
6. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
7. ELECTRIC SERVICE IS PROVIDED BY: PEC
8. 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.

DESIGNED BY: SPC

DRAFTED BY: MB

DATE

REVISION

Carlson, Brigance & Doering, Inc.

Civil Engineering

Surveying

FIRM ID #13791

5501 West William Cannon Dr.

Austin, Texas 78749

Phone No. (512) 280-5160

Fax No. (512) 280-5165

OVERALL PRELIMINARY PLAT

SANTA RITA RANCH PHASE 6

PRELIMINARY PLAT

STATE OF TEXAS

STEVEN P. CATES

93648

PROFESSIONAL SURVEYOR

Carlson, Brigance & Doering, Inc.

03# F3791

5-12-2022

DATE

MARCH 2022

JOB NUMBER

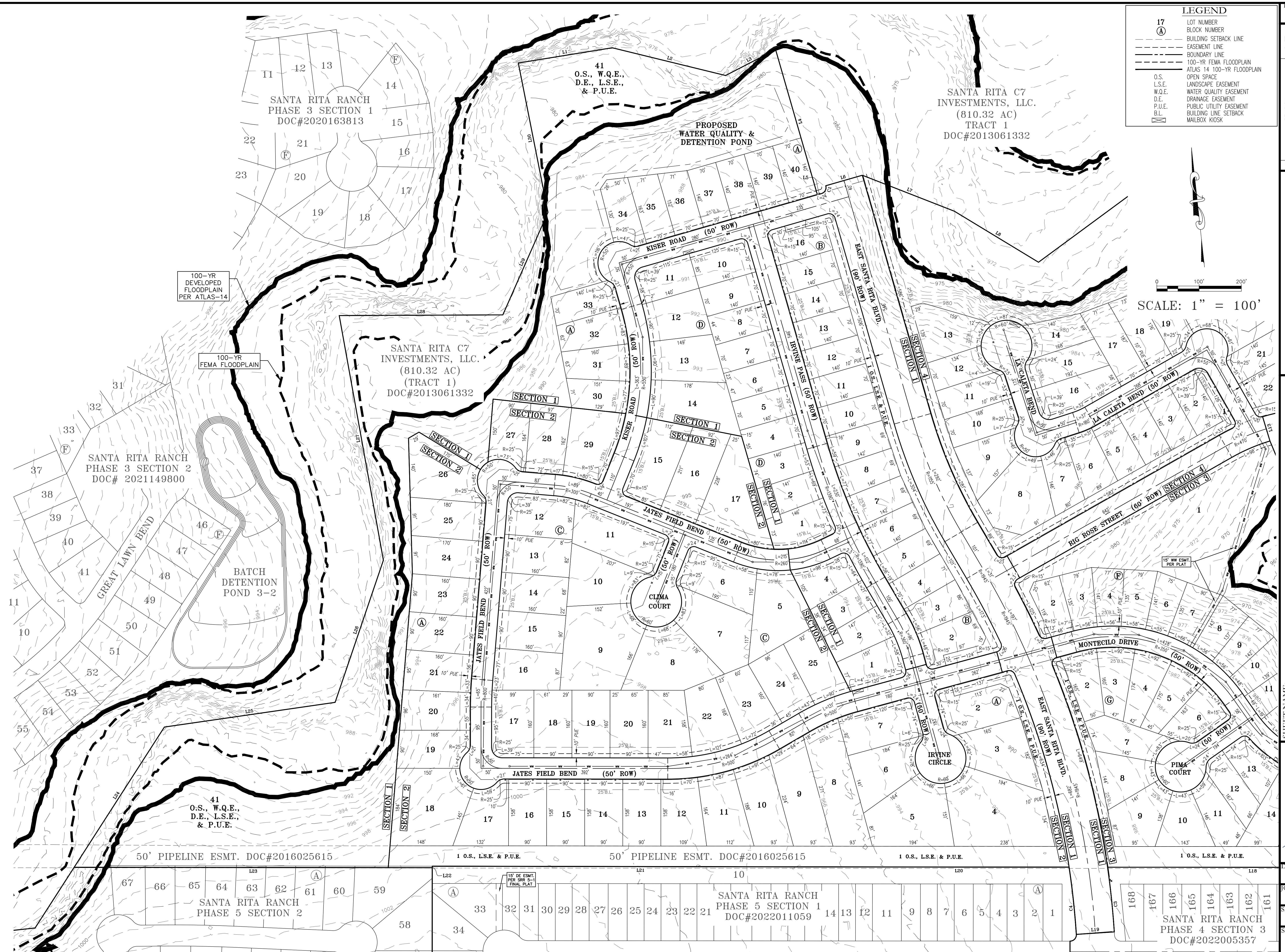
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SHEET

1 OF 3

SHEET NO.

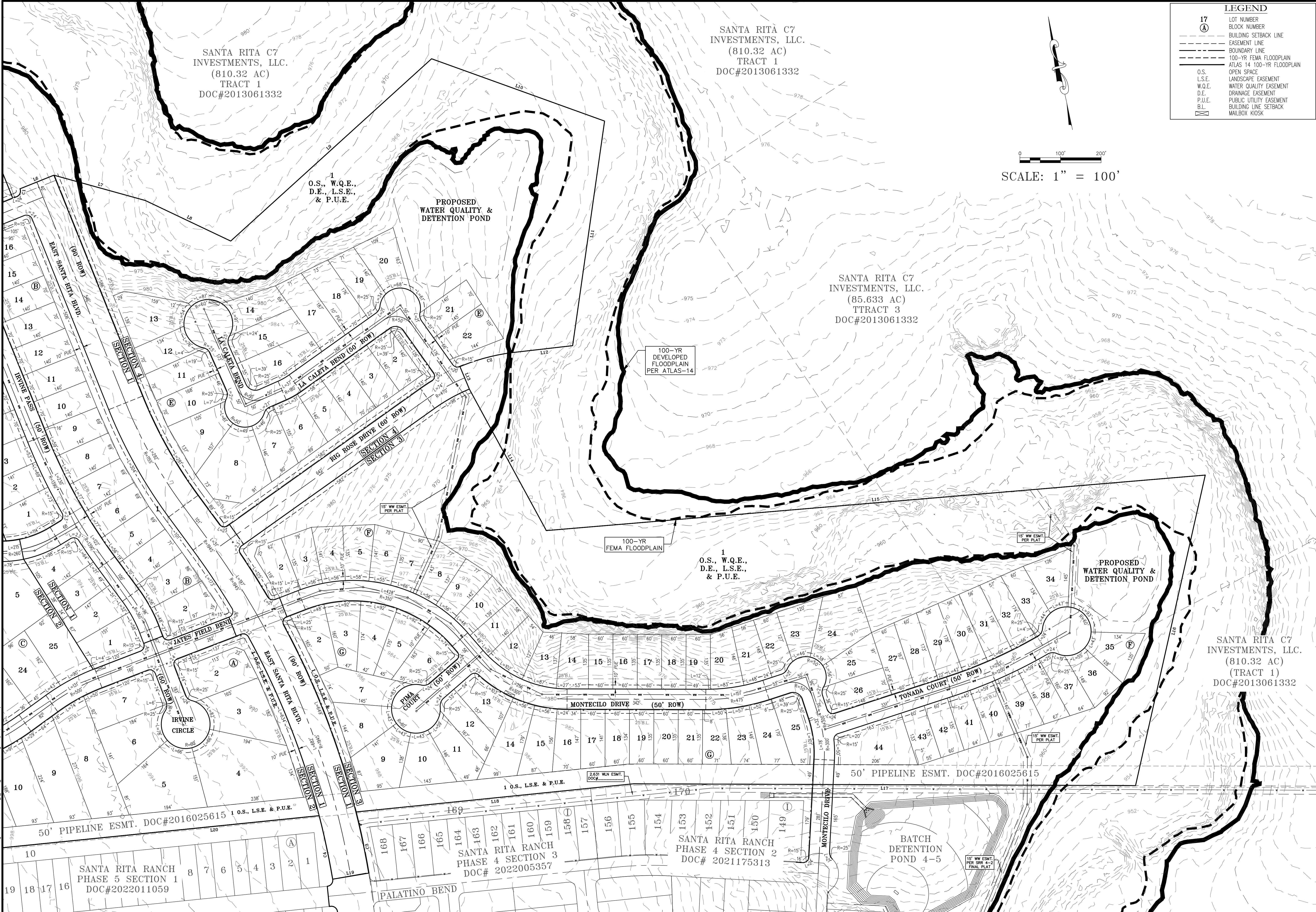
1



SCALE: 1" = 100'

DESIGNED BY: SPC	DRAWN BY: MB
DATE	
REVISION	
 Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office: North Office 5501 West Loop South, Suite 600 12129 North Loop East, Suite 600 Austin, Texas 78749 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 2)	
JOB NAME: SANTA RITA RANCH PHASE 6	
PROJECT: PRELIMINARY PLAT	
 CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 <i>Steven P. Cates</i> 5-12-2022	
DATE MARCH 2022	
JOB NUMBER 5271	
SHEET 2 OF 3	
SHEET NO. 2	

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DESIGNED BY: SPC	DRAFTED BY: MB
DATE:	
REVISION:	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 2)	JOB NAME: SANTA RITA RANCH PHASE 6
	PROJECT: PRELIMINARY PLAT
STATE OF TEXAS STEVEN P. CATES 93648 PROFESSIONAL ENGINEER CARLSON, BRIGANCE & DOERING, INC. 03# F3791 <i>Steven P. Cates</i> 5-12-2022	
DATE: MARCH 2022	
JOB NUMBER: 5271	
SHEET: 3 OF 3	
SHEET NO.: 3	