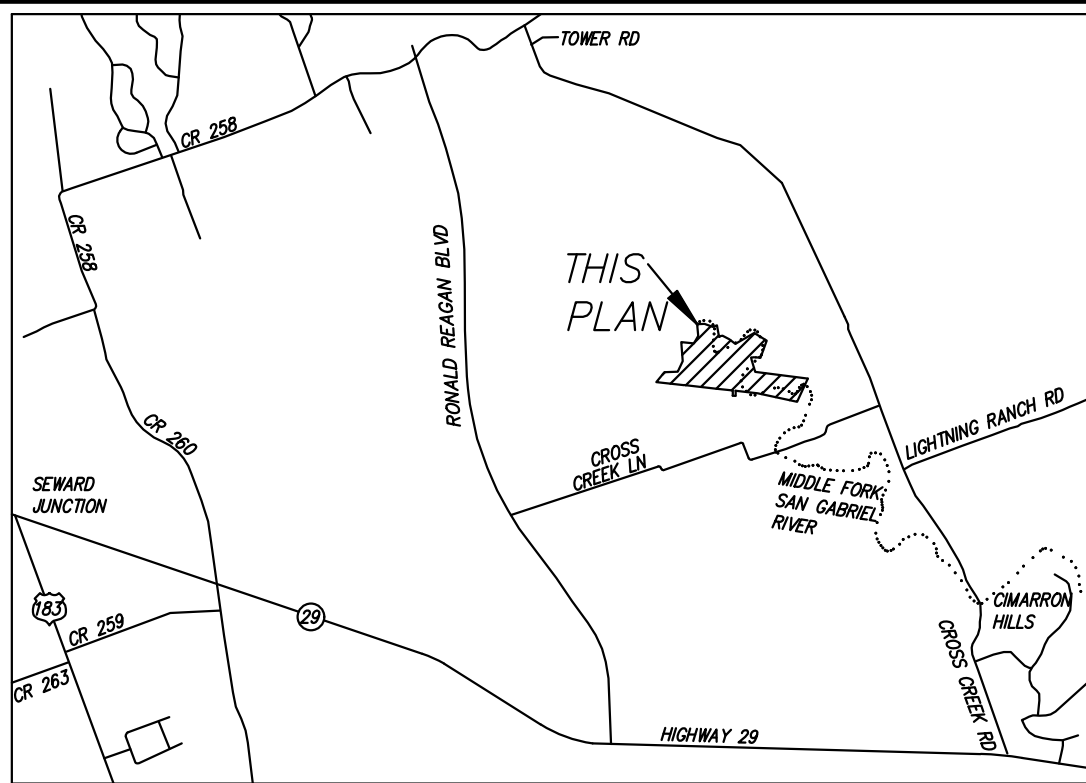
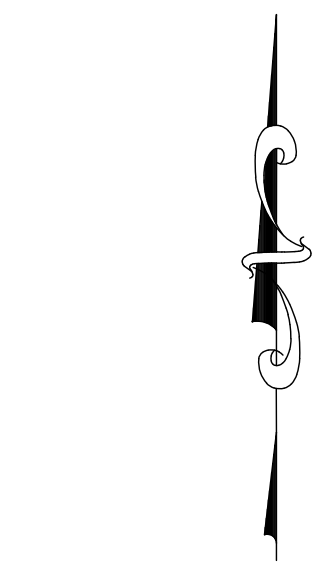
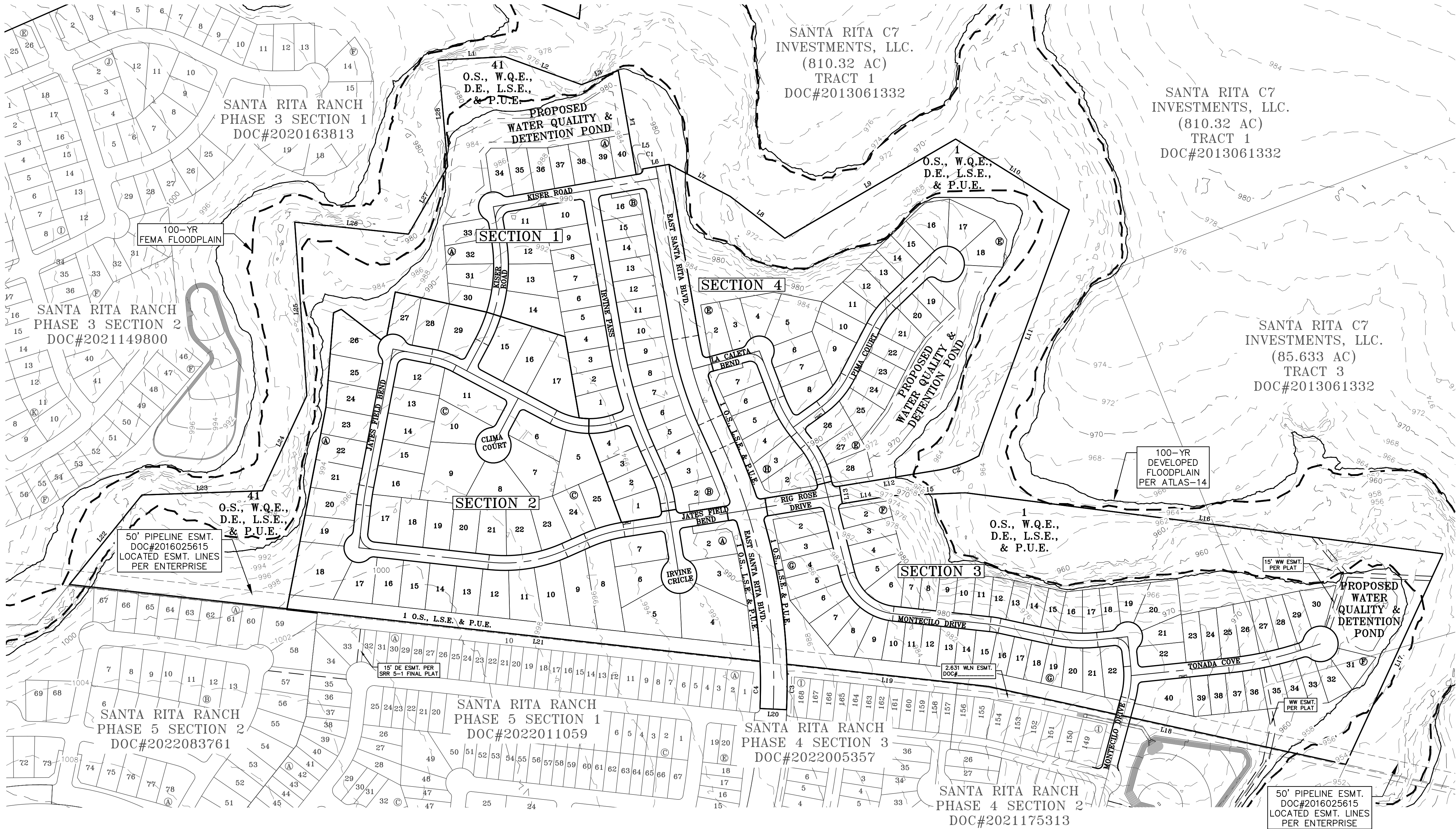


STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
CLIMA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	180	LOCAL	URBAN
E. SANTA RITA BOULEVARD	PUBLIC	90'	48' FACE TO FACE	4'	40 MPH	1,890	MAJOR COLLECTOR	URBAN
JATES FIELD BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,899	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	786	LOCAL	URBAN
MONTECITO DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,498	LOCAL	URBAN
PIMA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	806	LOCAL	URBAN
RIG ROSE DRIVE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	321	COLLECTOR	URBAN
TONADA COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	651	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:					11,520 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
MB	MAILBOX KIOSK

TOTAL OF LOTS	195
SINGLE FAMILY LOTS:	189
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



SCALE: 1" = 200'

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	15.00'	15.00'	090°00'00"	21.21'	23.56'
C2	440.00'	76.22'	019°39'16"	150.20'	150.93'
C3	1990.00'	77.01'	004°25'57"	153.91'	153.95'
C4	1900.00'	80.04'	004°49'29"	159.94'	159.99'

Line Table		
Line #	Bearing	Length
L1	S87°00'21.92"W	225.00'
L2	N69°59'38.08"W	276.00'
L3	S69°00'18.54"W	133.18'
L4	N09°47'28.03"W	356.90'
L5	S80°12'31.97"W	10.00'
L6	S80°12'31.97"W	90.00'
L7	N62°25'09.72"W	233.57'
L8	N52°30'35.14"W	232.85'
L9	S59°51'46.31"W	668.08'
L10	N58°05'19.96"W	452.75'
L11	N20°11'00.17"E	886.08'
L12	N80°46'07.92"E	333.88'
L13	N09°13'52.08"W	60.00'
L14	S80°46'07.92"W	166.94'

Line Table		
Line #	Bearing	Length
L15	S87°40'11.46"W	251.44'
L16	N82°43'14.62"W	1628.24'
L17	N24°44'29.07"E	783.90'
L18	S77°42'15.17"E	1236.61'
L19	S83°42'11.17"E	686.71'
L20	S87°29'18.39"E	90.00'
L21	S83°40'14.18"E	1506.03'
L22	S39°00'21.92"W	389.53'
L23	S88°00'21.92"W	408.00'
L24	S25°00'21.92"W	355.00'
L25	S03°59'38.08"E	588.00'
L26	N83°59'38.08"W	387.00'
L27	S30°00'21.92"W	265.00'
L28	S04°59'38.08"E	360.00'

TOTAL: 189 SF LOTS

ORIGINAL SUBMITTAL: MARCH 22, 2022  
REVISION#1 SUBMITTAL: AUGUST 26 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: 118.26 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. LOTS 4, 5, & 16-18, BLOCK E AND LOTS 19, 20, 30 & 31, BLOCK F MAY NOT BE FURTHER SUBDIVIDED.
  5. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- DRAINAGE AND FLOODPLAIN:**
6. 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 25, 2022. PORTIONS OF THIS SUBDIVISION ARE ENCRoACHED 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. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 AND THE FEMA L.O.M.R. NO. 16-06-0501P, EFFECTIVE MARCH 2, 2017 FOR WILLIAMSON COUNTY, TEXAS.
- WATER AND WASTEWATER:**
7. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/GEORGETOWN UTILITY SYSTEMS
  8. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
  9. ELECTRIC SERVICE IS PROVIDED BY: PEC
- ROADWAY AND RIGHT OF WAY:**
10. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  11. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
<b>Carlson, Brigance &amp; Doering, Inc.</b> Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Cannon Dr., Austin, Texas 78749 North Office: 12129 RR (33) N. Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
<b>OVERALL PRELIMINARY PLAT</b>	
<b>SANTA RITA RANCH PHASE 6</b>	
<b>PRELIMINARY PLAT REVISION #1</b>	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE: AUGUST 2022	
JOB NUMBER: 5271	
SHEET: 1 OF 3	
SHEET NO. 1	



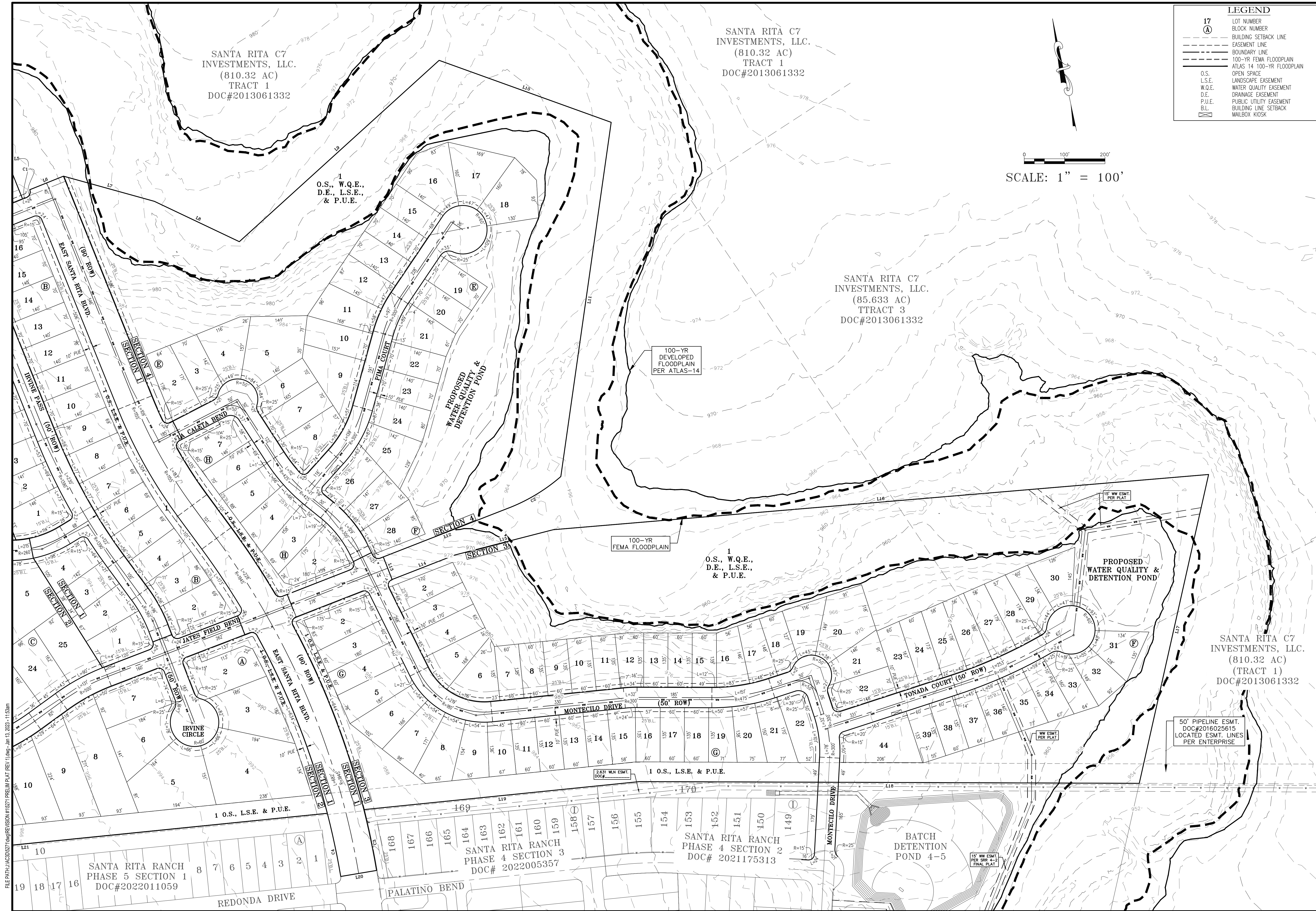
FILE PATH: J:\ACD\027\027.dwg; REVISION #15271 PRELIM PLAT REV 1.dwg - Jan 13, 2023 - 11:53am



DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
<b>Carlson, Brigrance &amp; Doering, Inc.</b> Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon 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	
<b>C&amp;D</b>	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 2)	JOB NAME: SANTA RITA RANCH PHASE 6
PROJECT: PRELIMINARY PLAT REVISION #1	
<b>STATE OF TEXAS</b> STEVEN P. CATES 93648 PROFESSIONAL ENGINEER LICENSED PROFESSIONAL ENGINEER ID# F3791 Carlson, Brigrance & Doering, Inc.	
<b>1-13-2023</b>	
DATE: AUGUST 2022	JOB NUMBER: 5271
SHEET: 2 OF 3	
SHEET NO. 2	



FILE PATH: J:\CADD\2022\202205357 PRELIM PLAT REV 1.dwg - Jan 13, 2023 - 11:53am



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

DESIGNED BY: SPC	DRAFTED BY: MB
DATE:	
REVISION:	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 2)	
JOB NAME: SANTA RITA RANCH PHASE 6	
PROJECT: PRELIMINARY PLAT REVISION #1	
<div><div><div>STATE OF TEXAS</div><div>STEVEN P. CATES</div><div>93648</div><div>PROFESSIONAL ENGINEER</div></div><div>CARLSON, BRIGANCE &amp; DOERING, INC.</div><div>037 F3791</div><div>1-13-2023</div></div>	
DATE: AUGUST 2022	
JOB NUMBER: 5271	
SHEET: 3 OF 3	
SHEET NO.: 3	

C&B&D

Carlson, Brigance & Doering, Inc.

Civil Engineering

FIRM ID #E3791

12129 RR (33) N. Ste. 600

Austin, Texas 78750

Phone No. (512) 280-5160 Fax No. (512) 280-5165