

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	23.56	15.00	090°00'00"	21.21	23.56
C2	23.56	15.00	090°00'00"	21.21	23.56
C3	369.14	188.21	027°32'21"	365.59	339.14
C4	154.92	77.72	011°33'27"	154.66	154.92
C5	23.56	15.00	090°00'00"	21.21	23.56
C6	23.56	15.00	090°00'00"	21.21	23.56
C7	66.56	33.29	003°41'43"	66.55	66.56
C8	22.03	13.54	084°07'49"	20.10	22.03
C9	23.95	15.39	091°28'55"	21.49	23.95
C10	126.18	63.18	007°28'08"	126.09	126.18
C11	23.56	15.00	090°00'00"	21.21	23.56
C12	142.54	71.70	015°24'45"	142.11	142.54
C13	23.56	15.00	090°00'00"	21.21	23.56

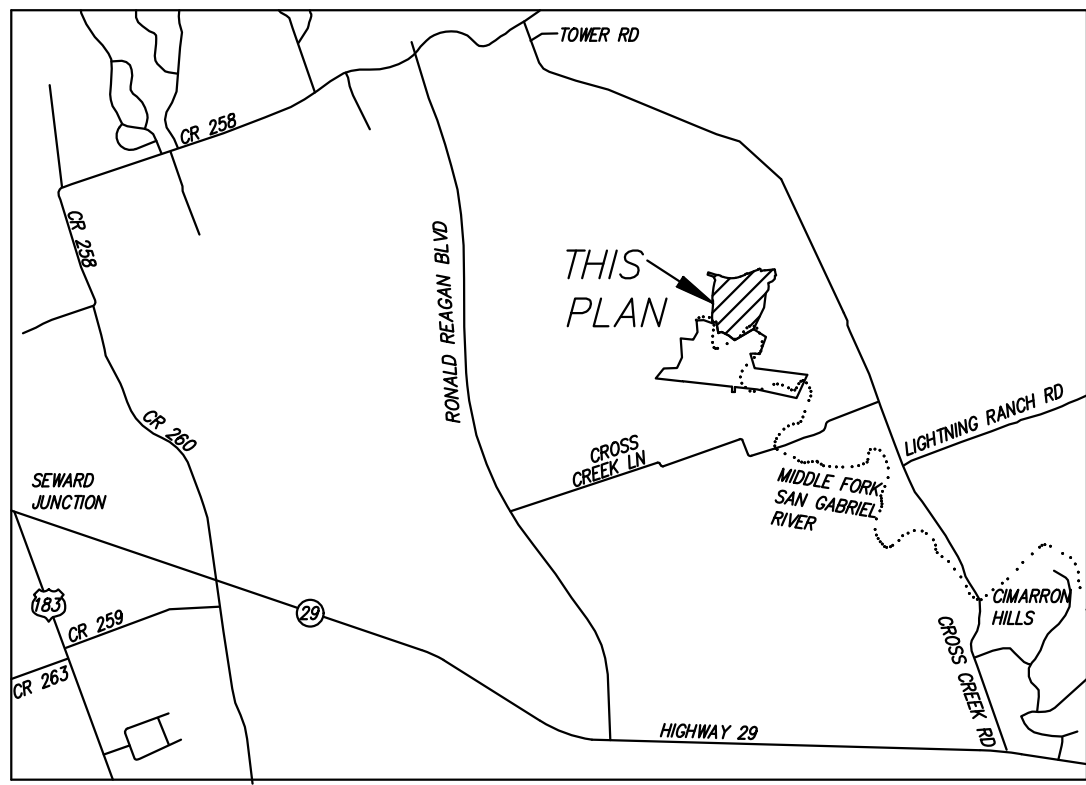
Line Table		
Line #	Bearing	Length
L1	N17°37'32.56"E	79.00
L2	S72°22'27.44"E	288.00
L3	S72°22'27.44"E	90.00
L4	S72°22'27.44"E	86.51
L5	N68°31'44.83"E	155.18
L6	N68°31'44.83"E	50.00
L7	N68°31'44.83"E	272.59
L8	N11°54'20.42"W	5.14
L9	N78°05'39.58"E	50.00
L10	S13°23'15.00"E	64.00
L11	N84°04'52.67"E	288.73
L12	S05°55'07.33"E	28.63
L13	S82°35'14.36"W	29.17
L14	S03°09'16.21"W	103.86
L15	S45°48'30.99"W	103.86
L16	S66°56'34.68"W	139.36
L17	S07°27'11.33"E	100.30
L18	S04°10'45.67"W	110.14
L19	S37°09'51.03"W	129.83
L20	S06°52'00.50"W	444.75

Line Table		
Line #	Bearing	Length
L21	S26°07'34.21"W	737.99
L22	S59°51'46.31"W	668.08
L23	N52°30'35.14"W	232.85
L24	N62°25'09.72"W	233.57
L25	S80°12'31.97"W	90.00
L26	S80°12'31.97"W	10.00
L27	N09°47'28.03"W	356.90
L28	S69°00'18.54"W	133.18
L29	N01°59'38.08"W	222.00
L30	N05°14'26.76"E	295.69
L31	N00°58'25.82"E	125.00
L32	N00°58'25.82"E	50.00
L33	N89°01'34.18"W	18.28
L34	N00°58'25.82"E	110.00
L35	N04°28'46.13"E	147.07
L36	N07°39'38.29"E	150.00
L37	N12°21'25.73"E	150.51
L38	N17°37'32.56"E	80.30
L39	N27°38'49.75"W	121.90
L40	N72°22'27.44"W	191.39

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
BELANGER CANYON DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,189	LOCAL	URBAN
CRIMSON ROSE COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	71	LOCAL	URBAN
EAST SANTA RITA BLVD.	PUBLIC	90'	48' FACE TO FACE	6'	40 MPH	1,778	MAJOR COLLECTOR	URBAN
JAMALA PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	49	LOCAL	URBAN
LA LITA LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	47	LOCAL	URBAN
LA VENTA LOOP	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,034	LOCAL	URBAN
MENLO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,655	LOCAL	URBAN
MENLO CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	259	LOCAL	URBAN
RIBERA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,155	LOCAL	URBAN
TIERRA ROSA BOULEVARD	PUBLIC	64'	48' FACE TO FACE	4'	35 MPH	1,689	COLLECTOR	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:					9,926 L.F.			



SCALE: 1" = 200'



LEGEND	
17	LOT NUMBER
Ⓐ	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100-YR 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.	MAILBOX KIOSK

TOTAL OF LOTS		182
SINGLE FAMILY LOTS:		177
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS:		1
O.S., P.U.E. & L.S.E. LOTS:		4

ORIGINAL SUBMITTAL: SEPTEMBER 15, 2022

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

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

TOTAL ACREAGE: 65.580 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. THE FOLLOWING LOTS MAY NOT BE FURTHER SUBDIVIDED: LOTS 7-9 BLOCK C, LOTS 1, 6-8, & 10-14 BLOCK D, LOTS 2, 4-5, 7-12, 14-17, 21-23, & 47-49 BLOCK E, LOTS 1, 6-7, 9-11, 17-19, & 21-33 BLOCK F, LOTS 2, 4, 6-10, 12-16, & 18 BLOCK G.
 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 SEPTEMBER 15, 2022. PORTIONS OF THIS SUBDIVISION ARE 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. 48491C02/SE, 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:	CEL
DATE			
REVISION			

Carlson, Brigance & Doering, Inc.
Civil Engineering
FIRM ID #F3791
M&E C.O.E. No. 12229 RR 20 N. Sec. 600
Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C.B.D.

SHEET NAME:	OVERALL PRELIMINARY PLAT
JOB NAME:	SANTA RITA RANCH PHASE 7A
PROJECT:	PRELIMINARY PLAT

STEVEN P. CATES
93648
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
2-9-2023

DATE: SEP 2022

JOB NUMBER: 5416

SHEET: 1 OF 2

SHEET NO.: 1

