

MATCH LINE
SEE THIS SHEET FOR CONTINUATION

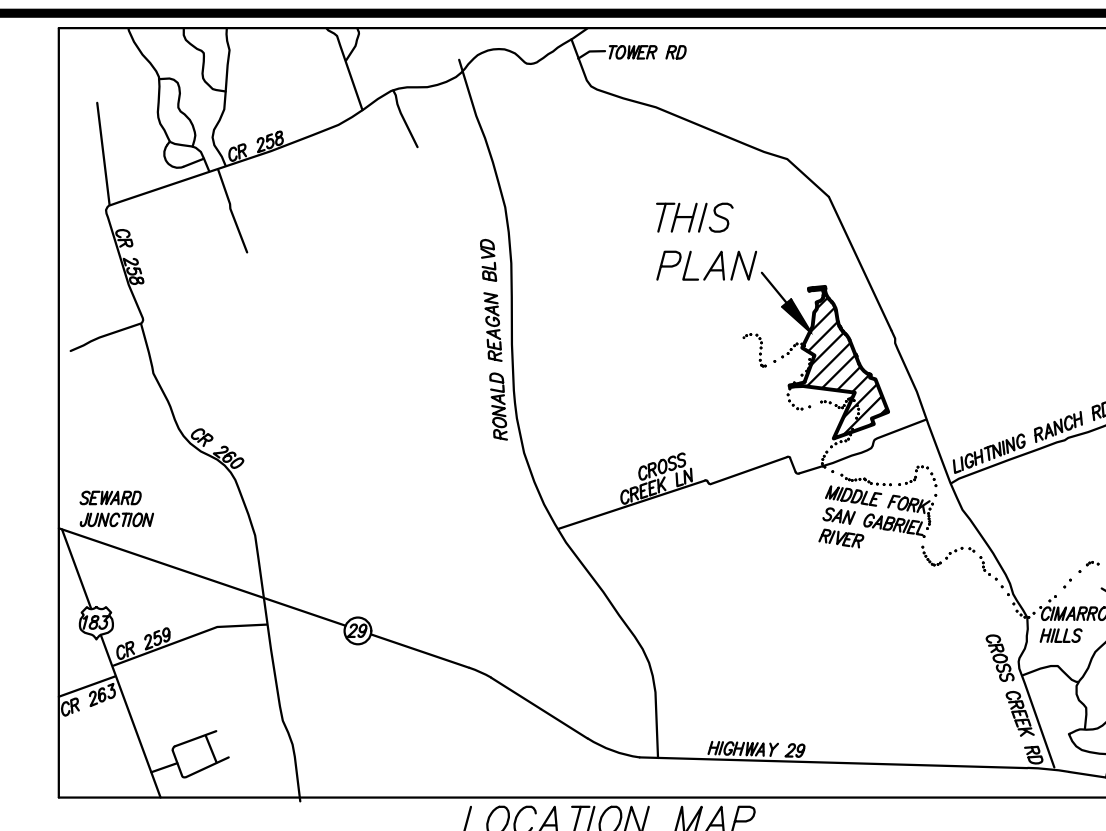
SANTA RITA C7 INVESTMENTS, LLC
(810.32 AC) TRACT 1
DOC NO 2013061332

SANTA RITA C7 INVESTMENTS, LLC.
(85.633 AC) TRACT 3
DOC NO 2013061332

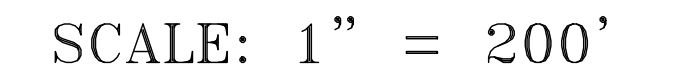
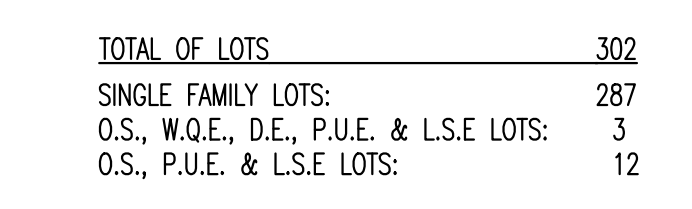
EXISTING MORNINGSTAR
PHASE 3 SECTION 3
DOC NO 202005595

EXISTING MORNINGSTAR
PHASE 4 SECTION 3
DOC NO 2022046849

EXISTING MORNINGSTAR
PHASE 3 SECTION 4 AND
PHASE 4 SECTIONS 1&2
DOC NO 2021003122



DECEMBER 2, 2022	ENGINEER & SURVEYOR:
OWNER:	CARLSON, BRIGANCE &
SANTA RITA C7 INVESTMENTS, LLC	DOERING, INC.
1700 CROSS CREEK LANE	5701 WEST WILLIAM CANNON
LIBERTY HILL, TX 78642	DRIVE
	AUSTIN, TEXAS 78749
DEVELOPER:	(512) 280-5160 phone
SANTA RITA KC, LLC	(512) 280-5165 fax
1700 CROSS CREEK LANE	
LIBERTY HILL, TX 78642	TOTAL ACRES: 117.238 AC
	SURVEY: B. MANLOVE SURVEY
	ABSTRACT NO. 417



- | STREET NAME | MAINTENANCE AUTHORITY | R.O.W. WIDTH | PAVEMENT WIDTH | SIDEWALKS | DESIGN SPEED | LINEAR FEET | CLASS | TYPE |
|----------------------------------|-----------------------|--------------|------------------|-----------|--------------|-------------|-----------------|-------|
| ARCILLA PASS | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 678 | LOCAL | URBAN |
| BORRERO BEND | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 2,189 | LOCAL | URBAN |
| CARILLON COURT | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 290 | LOCAL | URBAN |
| CATES COURT | PUBLIC | 90' | 33' FACE TO FACE | 4' | 35 MPH | 530 | LOCAL | URBAN |
| CATES WAY | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 1,629 | LOCAL | URBAN |
| LAS POSAS DRIVE | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 1,035 | LOCAL | URBAN |
| LOS ALISO STREET | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 1,251 | LOCAL | URBAN |
| MONTECIDO DRIVE | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 759 | LOCAL | URBAN |
| MONZA BEND | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 631 | LOCAL | URBAN |
| PACIFIC GROVE CIRCLE | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 1,210 | LOCAL | URBAN |
| PLATFORM PARKWAY | PUBLIC | 60' | 40' FACE TO FACE | 4' | 35 MPH | 3,218 | MINOR COLLECTOR | URBAN |
| RIG ROSE DRIVE | PUBLIC | 60' | 40' FACE TO FACE | 4' | 35 MPH | 2,349 | MINOR COLLECTOR | URBAN |
| SAN LORRENZO DRIVE | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 205 | LOCAL | URBAN |
| TIERRA ROSA BOULEVARD | PUBLIC | 64' | 48' FACE TO FACE | 4' | 35 MPH | 509 | COLLECTOR | URBAN |
| TRICIA COURT | PUBLIC | 50' | 33' FACE TO FACE | 4' | 25 MPH | 370 | LOCAL | URBAN |
| TOTAL LINEAR FOOTAGE OF STREETS: | | | | | | 16,853 LF. | | |

Line Table		
Line #	Bearing	Length
L1	N09°13'52.08"W	60.00
L2	S80°46'07.92"E	333.88
L3	N87°40'11.46"E	251.44
L4	S82°43'14.62"E	1389.11
L16	S21°37'47.10"E	50.00
L17	S21°37'47.10"E	492.80
L18	S47°12'26.11"E	101.55
L19	N21°37'47.10"W	50.00
L20	N09°09'35.73"W	350.87
L21	N42°36'40.84"W	132.86
L22	N05°55'07.33"W	28.63
L23	N05°55'07.33"W	64.00
L24	S84°04'52.67"W	378.73
L25	S13°23'15.00"E	64.00
L26	N84°04'52.67"E	288.73
L27	S05°55'07.33"E	28.63
L28	S82°35'14.30"W	29.17
L29	S03°09'16.21"W	103.86
L30	S45°48'30.99"W	103.86
L31	S66°56'34.68"W	139.36

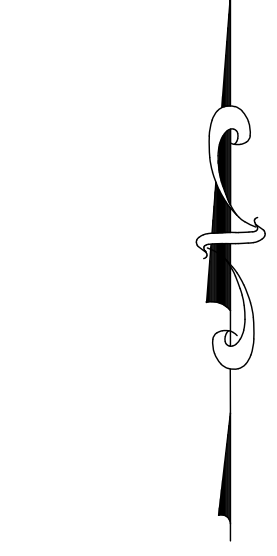
Line Table		
Line #	Bearing	Length
L32	S07°27'11.33"E	100.30
L33	S04°10'45.67"W	110.14
L34	S37°09'51.03"W	129.83
L35	S06°52'00.50"W	444.75
L36	S26°07'34.21"W	737.99
L37	N58°05'19.96"E	452.75
L38	N20°11'00.17"E	886.08
L39	N80°46'07.92"E	333.88

[illegible]

SRFV DEVELOPMENT, LLC.
(507.772 AC)
DOC. NO. 2020153944

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	302
SINGLE FAMILY LOTS:	287
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS:	3
O.S., P.U.E. & L.S.E. LOTS:	12



0 100' 200'
SCALE: 1" = 100'

DESIGNED BY:	SPC
DRAFTED BY:	MB
DATE	
REVISION	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
Main Office: 5501 West Williams Canyon 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

SHEET NAME:	PRELIMINARY PLAT 100 SCALE
JOB NAME:	SANTA RITA RANCH PHASE 7B
PROJECT:	PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
PROFESSIONAL ENGINEER
CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791
2-15-2023

DATE	DEC 2022
JOB NUMBER	5461
SHEET	2 OF 4
SHEET NO.	2



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LEGEND

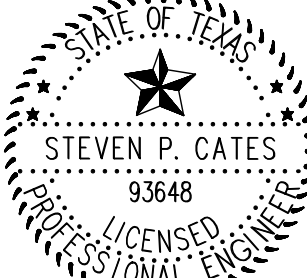
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---	EASEMENT LINE
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W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
⊠	MAILBOX KIOSK

TOTAL OF LOTS

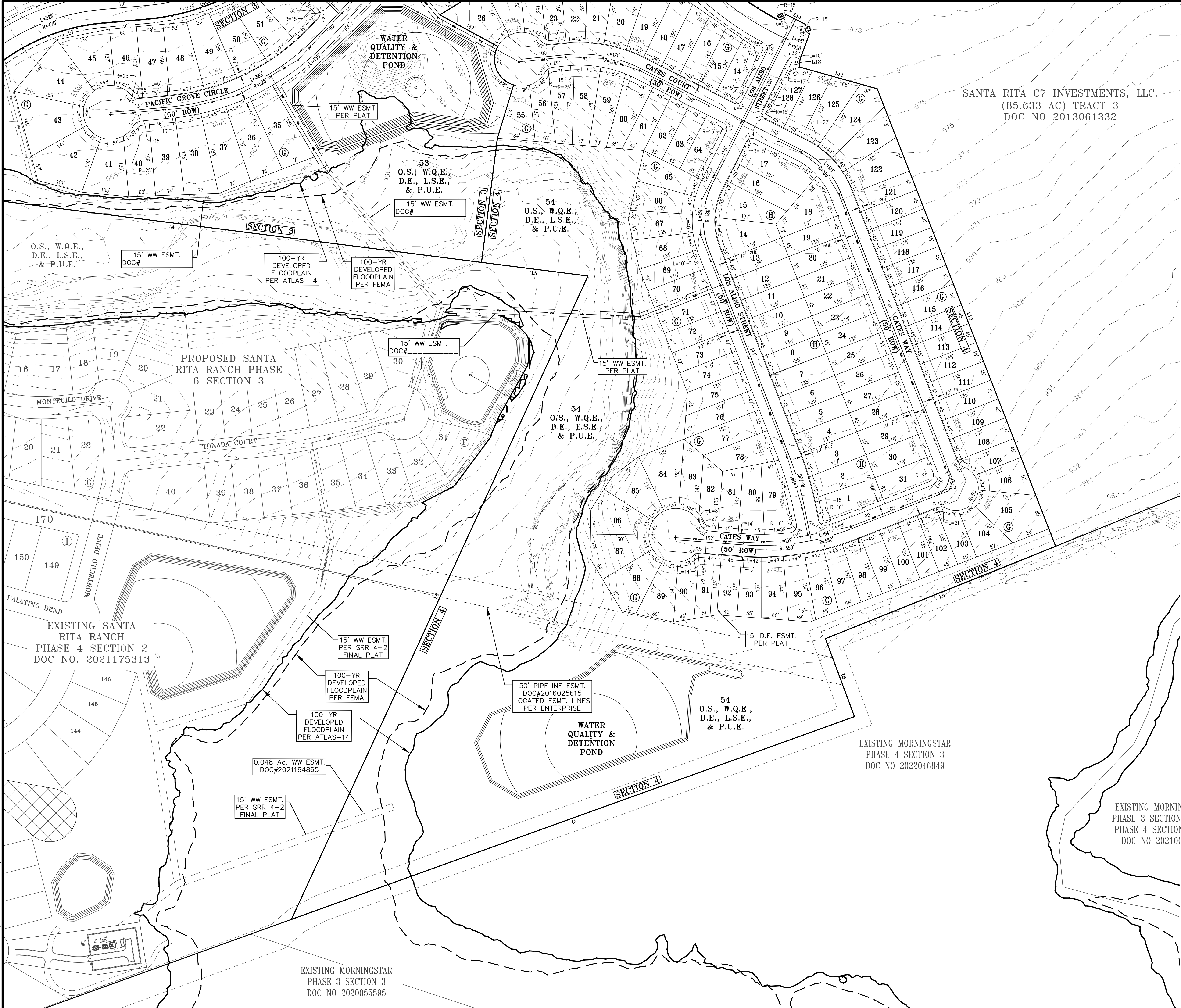
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0 100' 200'

SCALE: 1" = 100'

DESIGNED BY: SPC	DRAFTED BY: MB
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (31) N. Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
PRELIMINARY PLAT 100 SCALE	
SANTA RITA RANCH PHASE 7B	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
 STEVEN P. CATES 93648 LICENSED PROFESSIONAL ENGINEER MECHANICAL Carlson, Brigrance & Doering, Inc. ID# F3791 2-15-2023	
DATE:	DEC 2022
JOB NUMBER:	5461
SHEET:	3 OF 4
SHEET NO.:	3

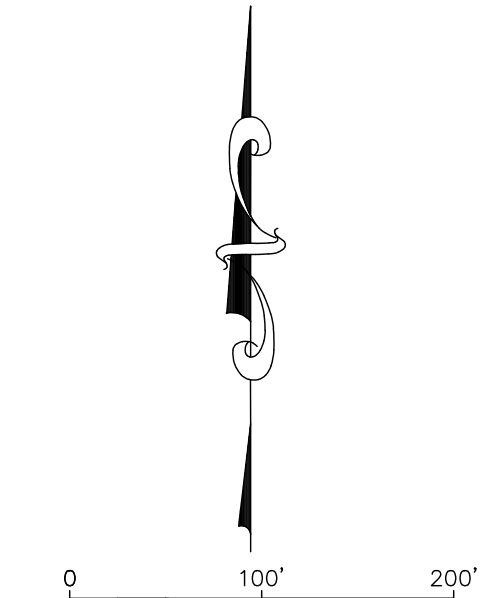
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LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100-YR FLOODPLAIN
---	OPEN SPACE
---	LANDSCAPE EASEMENT
O.S.	WATER QUALITY EASEMENT
L.S.E.	DRAINAGE EASEMENT
W.Q.E.	PUBLIC UTILITY EASEMENT
D.E.	BUILDING LINE SETBACK
P.U.E.	MAILBOX KIOSK
B.L.	

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O.S., P.U.E. & L.S.E. LOTS:	12



SCALE: 1" = 100'

DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
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SANTA RITA RANCH PHASE 7B	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	DEC 2022
JOB NUMBER:	5461
SHEET:	4 OF 4
SHEET NO.:	4