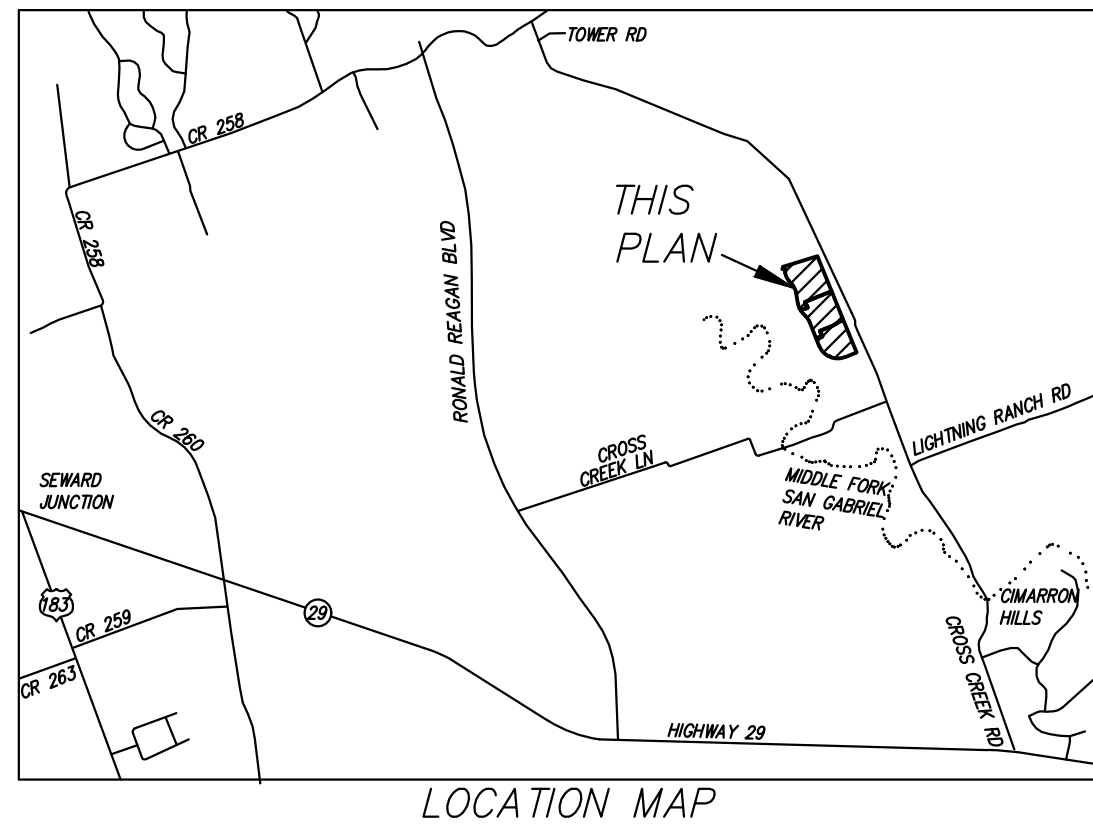




MATCH LINE
SEE THIS SHEET FOR CONTINUATION

Line Table		
Line #	Bearing	Length
L1	S19°10'08.51"W	76.15
L2	S72°46'13.92"W	1130.79
L3	N22°39'11.41"W	1753.75
L4	N23°46'35.32"W	385.72
L5	S70°48'19.67"W	29.96
L6	N22°04'44.69"W	1091.38
L7	N67°55'15.31"E	63.83
L8	N67°55'15.30"E	376.28
L9	N22°04'44.86"W	668.00
L10	N23°26'35.99"W	448.43
L11	N66°29'29.56"E	30.03
L12	N67°55'07.78"E	775.34
L13	S21°18'20.86"E	1094.70
L14	S74°23'03.27"E	180.44
L15	S06°13'54.75"W	17.59
L16	S20°22'49.07"W	60.00
L17	S63°06'27.63"E	50.00
L18	N21°37'47.10"W	239.66
L19	N21°37'47.10"W	50.00
L20	N21°37'47.10"W	492.80
L21	N47°12'26.11"W	101.55
L22	N21°37'47.10"W	50.00
L23	N09°09'35.73"W	350.87
L24	N42°36'40.84"W	132.86
L25	N05°55'07.33"W	28.63
L26	N05°55'07.33"W	64.00
L27	S84°04'52.67"W	87.20
L28	S67°55'15.31"W	376.28

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	23.56	15.00	089°59'59"	21.21	23.56
C2	459.45	240.85	042°27'34"	449.01	459.45
C3	25.27	16.81	096°30'43"	22.38	25.27
C4	23.84	15.28	091°04'42"	21.41	23.84
C5	437.17	228.11	040°23'58"	428.17	437.17
C6	23.56	15.00	090°00'00"	21.21	23.56
C7	23.56	15.00	090°00'00"	21.21	23.56
C8	223.21	113.49	025°34'39"	221.36	223.21
C9	127.71	64.15	013°33'00"	127.41	127.71
C10	26.71	18.53	102°01'39"	23.32	26.71
C11	22.72	14.18	086°47'23"	20.61	22.72
C12	147.78	74.36	015°40'48"	147.32	147.78
C13	309.43	159.27	033°27'05"	305.06	309.43
C14	300.99	155.86	036°41'34"	295.87	300.99
C15	23.56	15.00	090°00'00"	21.21	23.56
C16	503.92	264.16	042°27'34"	492.47	503.92
C17	23.56	15.00	090°00'00"	21.21	23.56



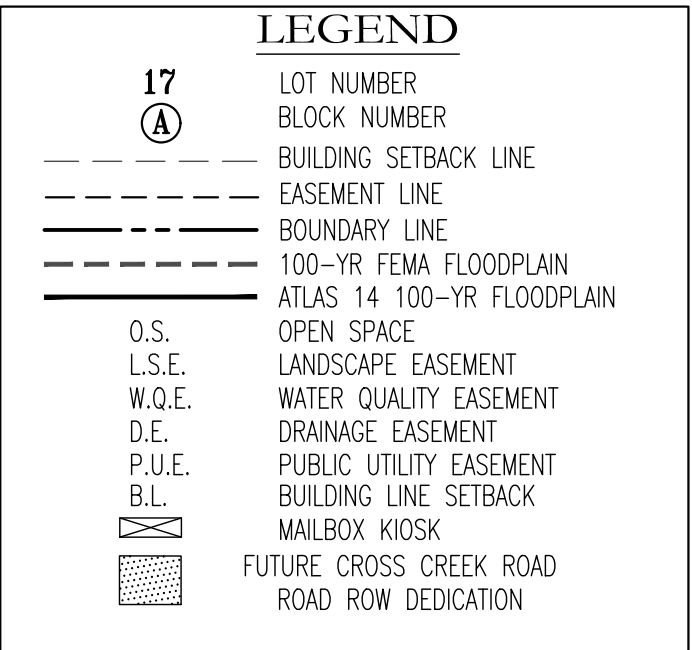
DATE: DECEMBER 20, 2022

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: 100.98 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417



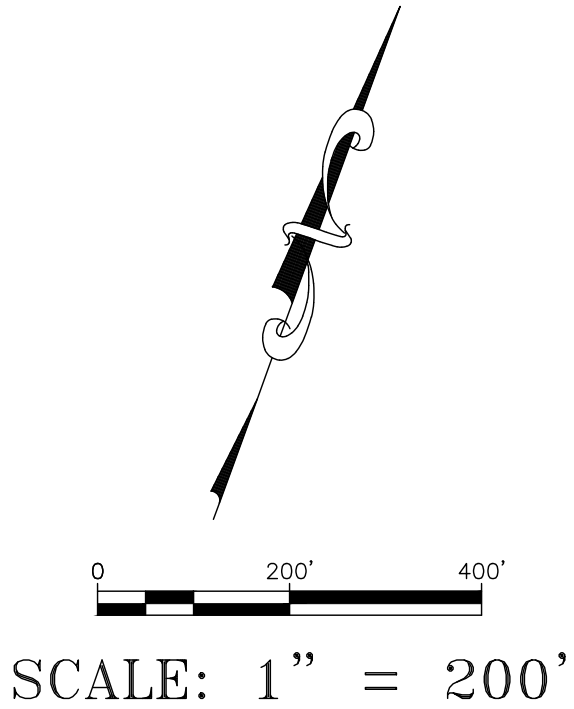
TOTAL OF LOTS: 353

SINGLE FAMILY LOTS: 344

O.S., D.E., P.U.E. & L.S.E. LOTS: 1

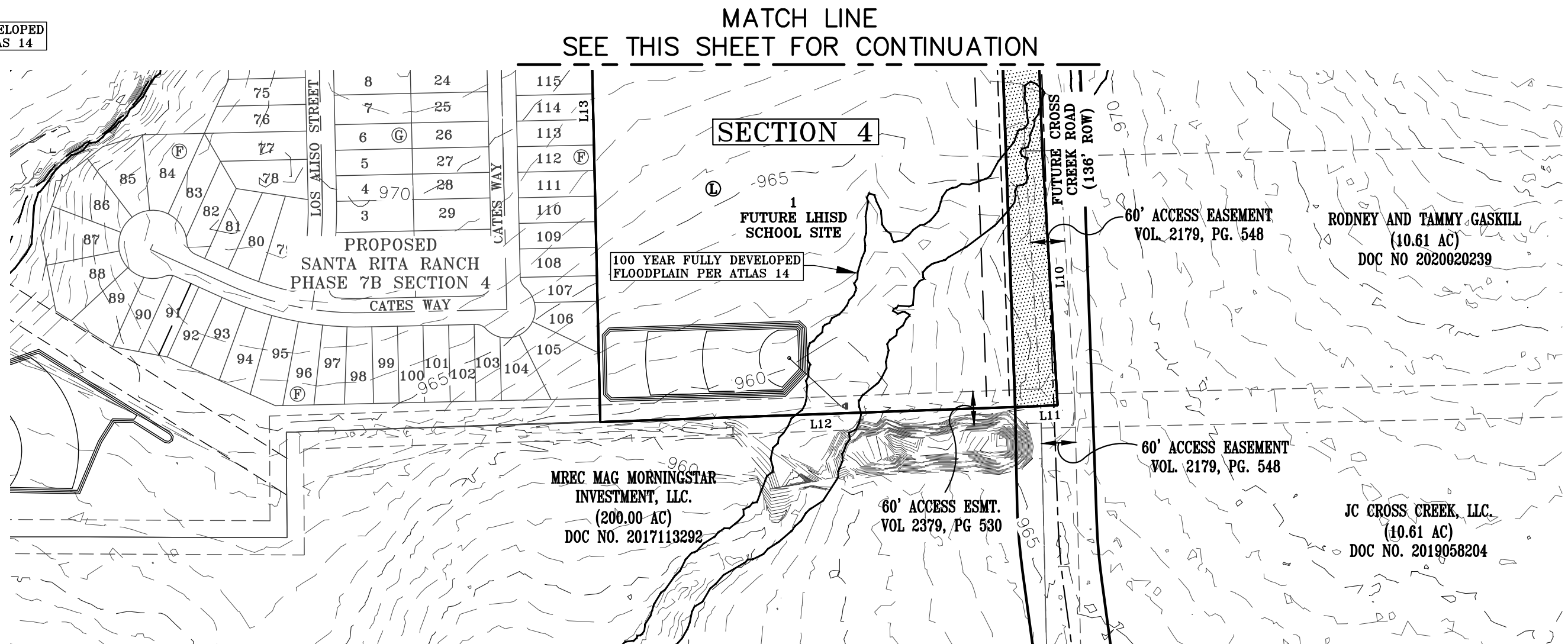
O.S., P.U.E. & L.S.E. LOTS: 7

FUTURE LHSD SCHOOL LOT: 1



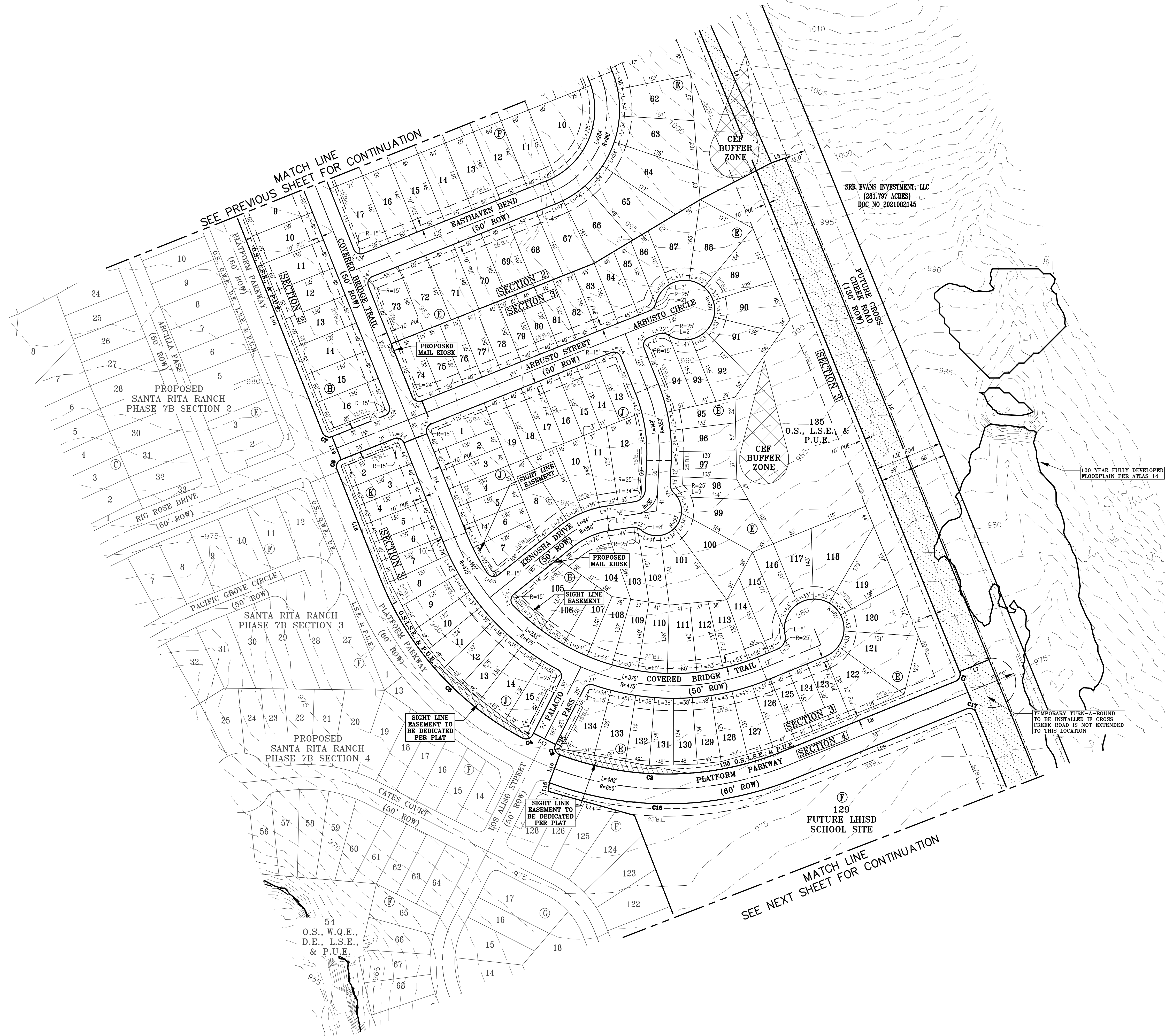
- GENERAL:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
 - THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
 - IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, 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.
 - THE FOLLOWING LOTS MAY NOT BE FURTHER SUBDIVIDED: LOTS 2-8, 9-31 AND 33 BLOCK B; LOTS 2-5, 7-11, 17-20, 21-29 AND 31 BLOCK C; LOTS 3, 4, 6-9, 11-14, 16, 17, 19-22, 24-27 AND 29-31 BLOCK D; LOTS 24, 6-9, 11-14, 16-37, 39, 51, 74, 76-96, 98-102, 114-132 AND 134 BLOCK E; LOTS 1-6 AND 9-19 BLOCK J, AND LOTS 2-13 AND 15 BLOCK K.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
 - THIS SUBDIVISION WILL NOT ACCESS PRIVATE CROSS CREEK ROAD UNTIL FUTURE ARTERIAL CROSS CREEK ROAD HAS BEEN CONSTRUCTED AND OPEN TO THE PUBLIC.
- 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 2, 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. 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:
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19G/GEORGETOWN UTILITY SYSTEMS
 - WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19G/CITY OF LIBERTY HILL.
- ROADWAY AND RIGHT OF WAY:
- ELECTRIC SERVICE IS PROVIDED BY: PEC
 - SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ARBUSTO STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	626	LOCAL	URBAN
ARBUSTO CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	130	LOCAL	URBAN
BLUE SUMMIT BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,360	LOCAL	URBAN
COVERED BRIDGE TRAIL	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,499	LOCAL	URBAN
DATEWOOD DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,021	LOCAL	URBAN
EASTHAVEN BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,124	LOCAL	URBAN
GRECO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	618	LOCAL	URBAN
KENOSHA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	658	LOCAL	URBAN
PALACIA PASS	PUBLIC	50'	40' FACE TO FACE	4'	25 MPH	163	LOCAL	URBAN
PLATFORM PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	941	MINOR COLLECTOR	URBAN
TERRA ROSA BOULEVARD	PUBLIC	64'	44' FACE TO FACE	4'	35 MPH	1,171	MINOR COLLECTOR	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						12,311 L.F.		



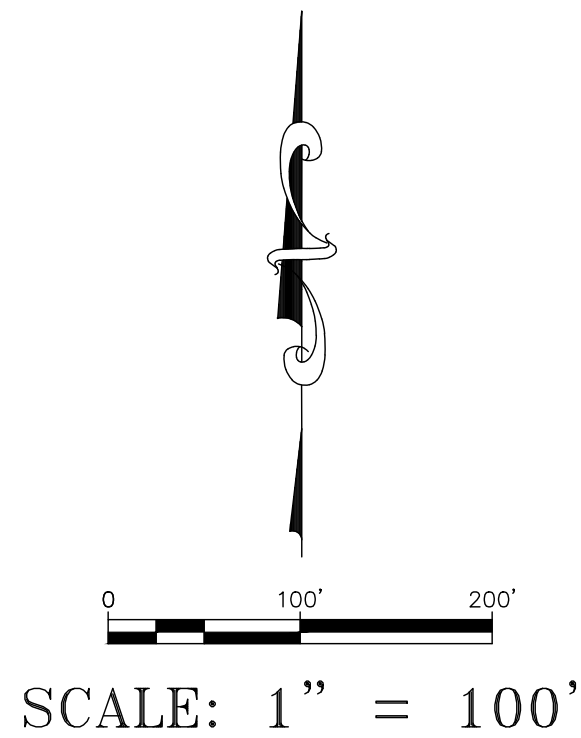
DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR (33) N. Hwy. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
OVERALL PRELIMINARY PLAT	
SANTA RITA RANCH PHASE 7C	
PRELIMINARY PLAT	
SHEET NAME:	
JOB NAME:	
PROJECT:	
STATE OF TEXAS STEVEN P. CATES 93648 LICENSED PROFESSIONAL SURVEYOR	
CARLSON, BRIGANCE & DOERING, INC. ID# F3791 5-8-2023	
DATE:	FEB 2023
JOB NUMBER:	5493
SHEET:	1 OF 4
SHEET NO.:	1

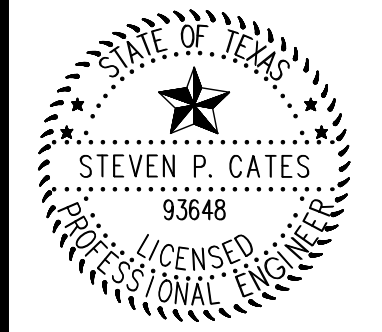
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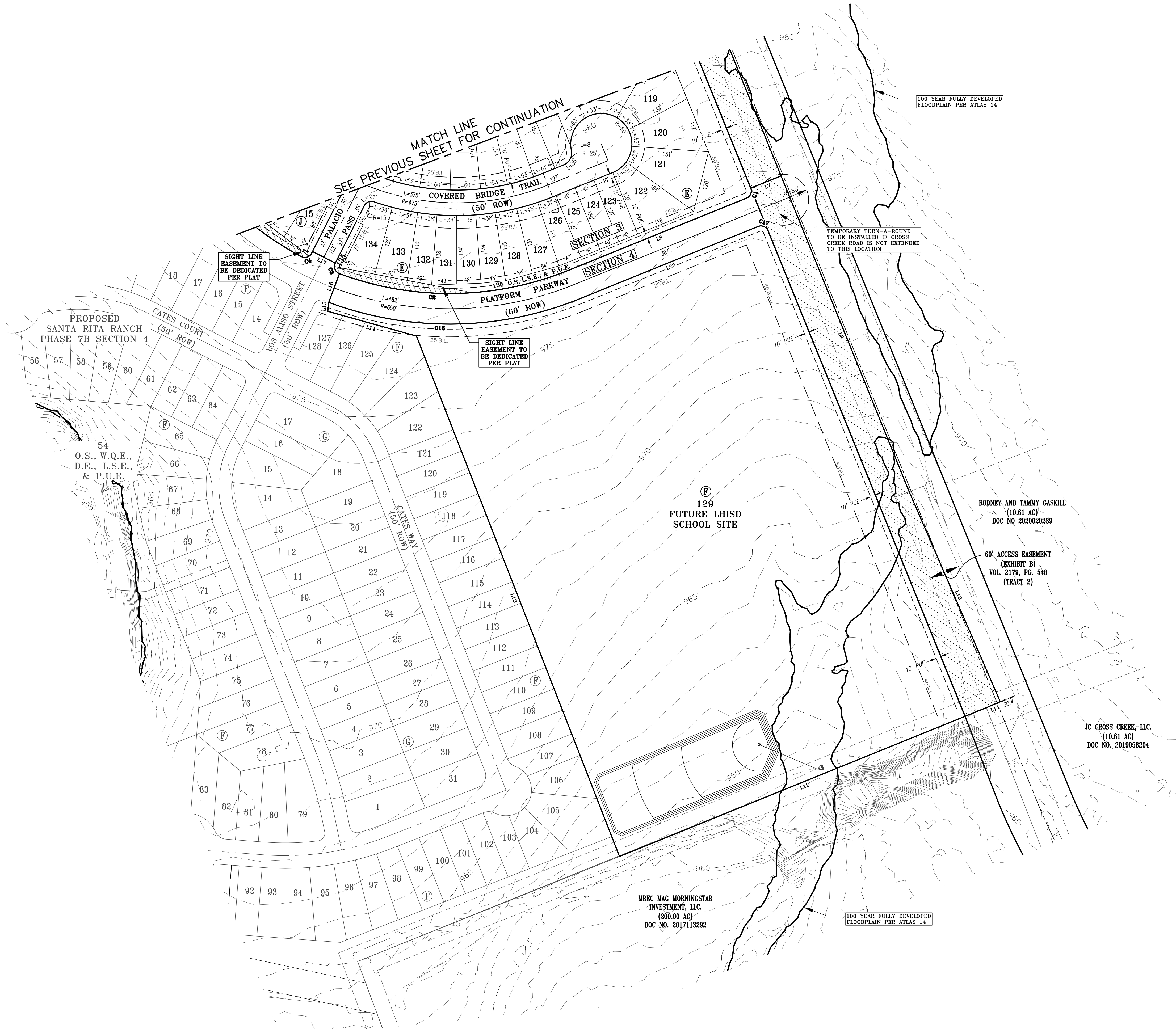
LEGEND	
17	LOT NUMBER
Ⓐ	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	100-YR FEMA FLOODPLAIN
---	ATLAS 14 100-YR FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
Ⓜ	MAILBOX KIOSK
---	FUTURE CROSS CREEK ROAD
---	ROAD ROW DEDICATION

TOTAL OF LOTS	353
SINGLE FAMILY LOTS:	344
O.S., D.E., P.U.E. & L.S.E. LOTS:	1
O.S., P.U.E. & L.S.E. LOTS:	7
FUTURE LHSD SCHOOL LOT	1



DESIGNED BY: SPC	DRAFTED BY: MD
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE	Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (330 N) Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165
JOB NAME: SANTA RITA RANCH PHASE 7C	
PROJECT: PRELIMINARY PLAT	
	
DATE FEB 2023	
JOB NUMBER 5493	
SHEET 3 OF 4	
SHEET NO. 3	

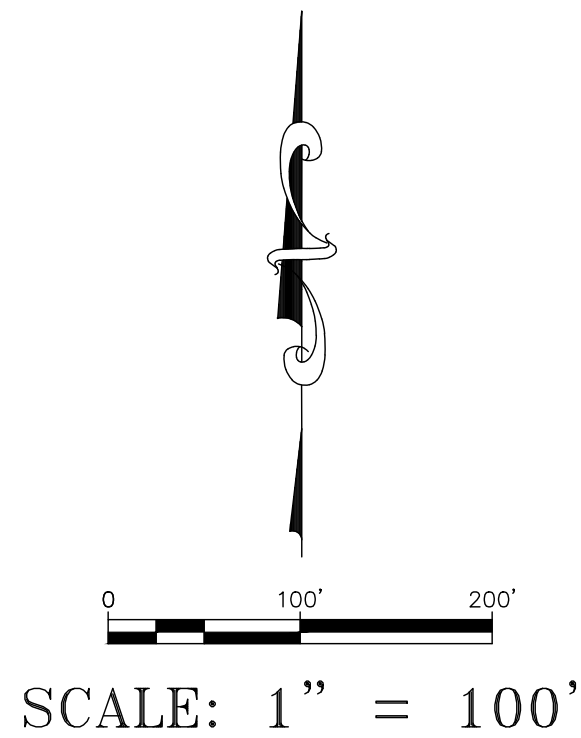
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LEGEND

17	LOT NUMBER
Ⓐ	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
---	MALBOX KIOSK
---	FUTURE CROSS CREEK ROAD
---	ROAD ROW DEDICATION

TOTAL OF LOTS	353
SINGLE FAMILY LOTS:	344
O.S., D.E., P.U.E. & L.S.E. LOTS:	1
O.S., P.U.E. & L.S.E. LOTS:	7
FUTURE LHSD SCHOOL LOT	1



DESIGNED BY: SPC	DRAFTED BY: MD
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE	Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (33) N. Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165
JOB NAME: SANTA RITA RANCH PHASE 7C	
PROJECT: PRELIMINARY PLAT	
DATE: FEB 2023	
JOB NUMBER: 5493	
SHEET: 4 OF 4	
SHEET NO. 4	