

FILE PATH: J:\ACD\5170\ang5170-PRM PLAT.dwg - Oct 10, 2023 - 5:30pm

TOTAL: 215 SF LOTS

DATE: MARCH 22, 2023

OWNER:  
SRFV DEVELOPMENT, LLC  
1700 CROSS CREEK LANE  
LIBERTY HILL, TX 78642

DEVELOPER:  
SRFV DEVELOPMENT, 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) 280-5163 fax

TOTAL ACREAGE: 115.80 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 25-26 AND 31-32 BLOCK F, LOTS 1, 15-16, AND 32 BLOCK K, LOTS 144-145 AND 153-155 BLOCK L, LOTS 8-10, AND 15-18 BLOCK M, AND LOTS 35-36 BLOCK N MAY NOT BE FURTHER SUBDIVIDED.
5. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
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 DECEMBER 22, 2021. NO LOT IN THIS SUBDIVISION IS 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. 484910275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

DRAINAGE AND FLOODPLAIN:

WATER AND WASTEWATER:

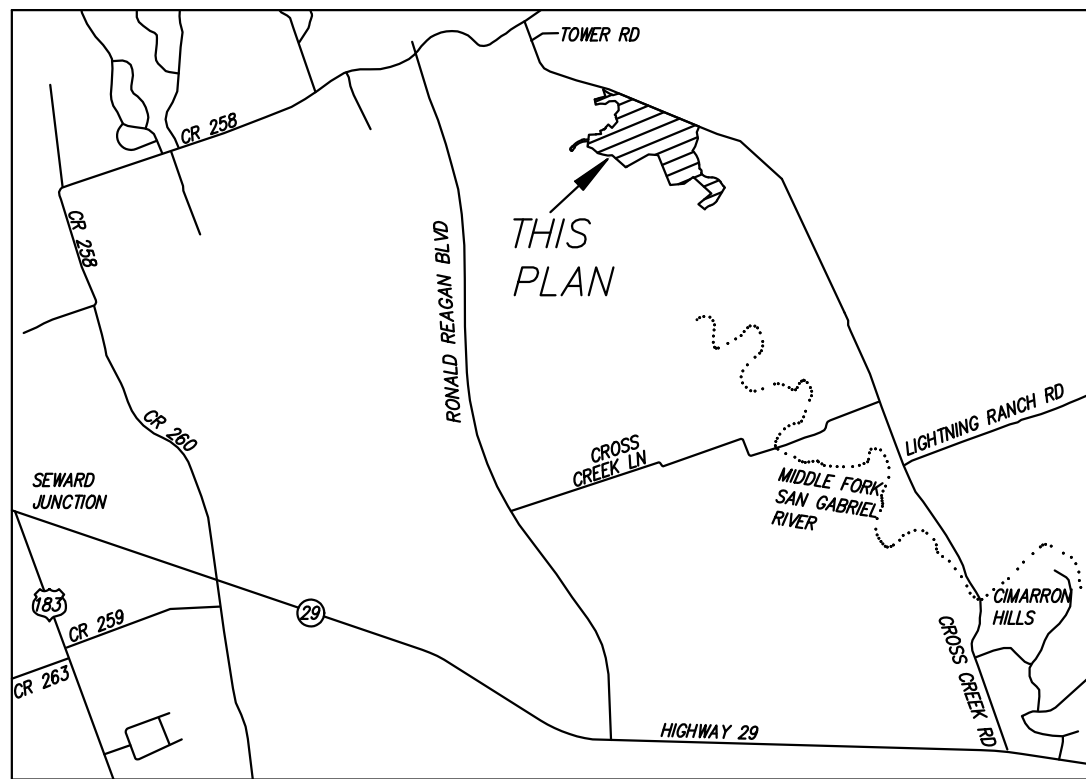
7. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/GEORGETOWN UTILITY SYSTEMS
8. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
9. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT OF WAY:

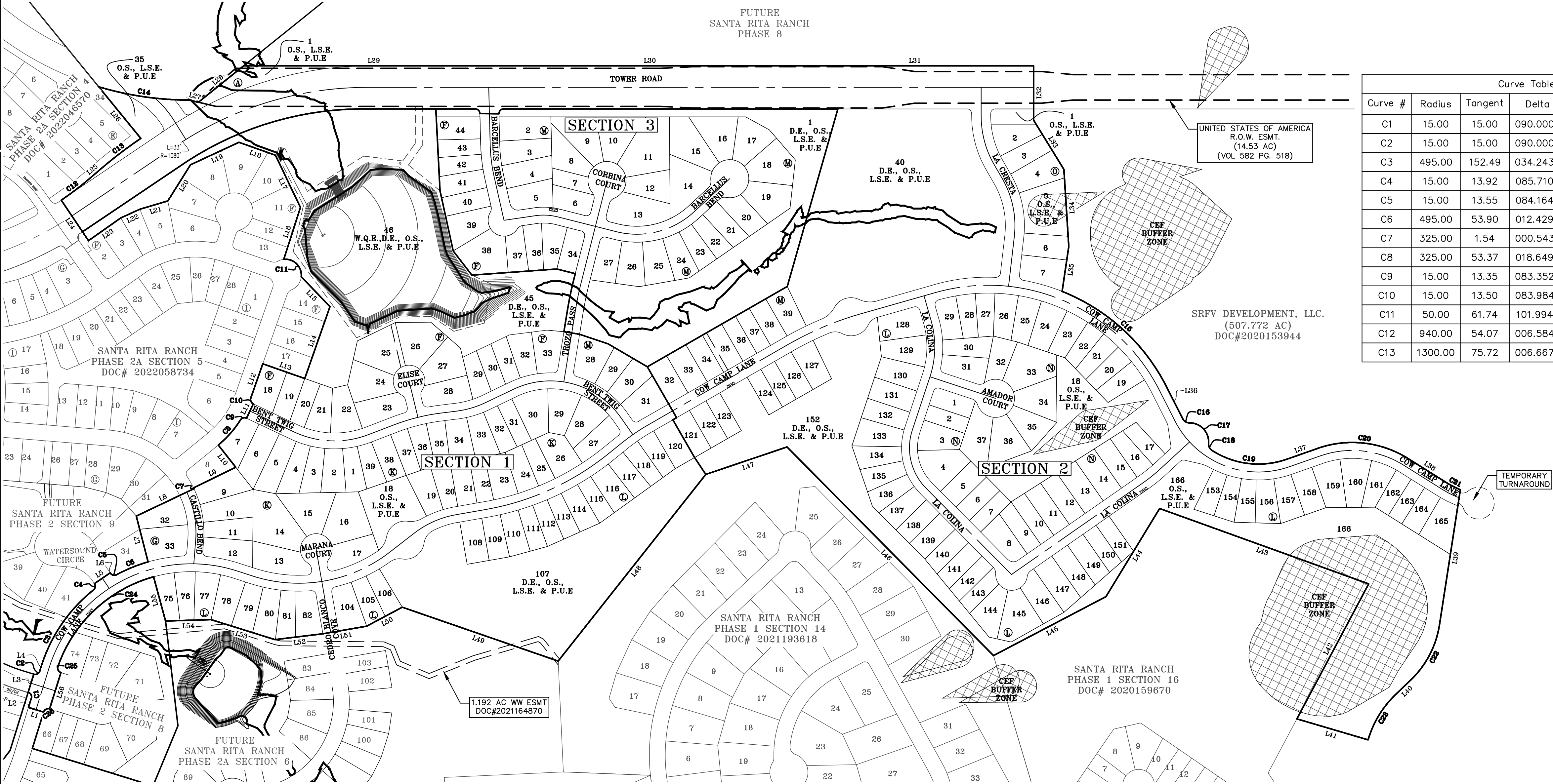
10. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ABETO COVE	PUBLIC	120'	30' FACE TO BACKDIVIDED	4'	25 MPH	40	LOCAL	URBAN
AMADOR COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	217	LOCAL	URBAN
BARCELLUS BEND	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	423	MINOR COLLECTOR	URBAN
BARCELLUS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	803	LOCAL	URBAN
BENT TWIG STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,320	LOCAL	URBAN
CASTILLO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	231	LOCAL	URBAN
CEDRO BLANCO COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	163	LOCAL	URBAN
CORBINA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	149	LOCAL	URBAN
COW CAMP LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	5,256	LOCAL	URBAN
ELISE COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	118	LOCAL	URBAN
FLOWER VALLEY PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	40	MINOR COLLECTOR	URBAN
LA COLINA	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,719	LOCAL	URBAN
LA CRESTA	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	650	MINOR COLLECTOR	URBAN
MARANA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	102	LOCAL	URBAN
OLD TOWER ROAD	PUBLIC	80'	VARIES**	NO SIDEWALKS	35 MPH	304	MINOR COLLECTOR	URBAN
TOWER ROAD	PUBLIC	(R.O.W. VARIES)	VARIES*	NO SIDEWALKS	45 MPH	1,036	FUTURE ARTERIAL	URBAN
TOWER ROAD	PUBLIC	136'	21' OF EX. PAVEMENT	NO SIDEWALKS	45 MPH	2,097	FUTURE ARTERIAL	URBAN
TROZO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	504	LOCAL	URBAN
WATERSOUND CIRCLE	PUBLIC	120'	30' FACE TO BACK DIVIDED	4'	25 MPH	39	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						15,211 L.F.		
* 75' FACE-TO-FACE AT CONNECTION TO SRR 2A-4. CURB WILL TAPER TO THE EAST THROUGH THE CURVE AND TRANSITION TO RIBBON CURB BEFORE CONNECTING TO EX. PAVEMENT								
** 33' FACE TO FACE CONNECTION TO NEW TOWER ROAD. CURB WILL TAPER TO THE NORTH THROUGH THE CURVE AND TRANSITION TO RIBBON CURB BEFORE CONNECTION TO EX. PAVEMENT								

SCALE: 1" = 200'



LEGEND	
17 A	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
TOTAL OF LOTS	
SINGLE FAMILY LOTS:	
W.Q.E., D.E., O.S., L.S.E. & P.U.E. LOTS:	226
D.E., O.S., L.S.E. & P.U.E. LOTS:	214
O.S., L.S.E. & P.U.E. LOTS:	1
	4
	7



Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	15.00	15.00	090.0000	21.21320	23.562
C2	15.00	15.00	090.0000	21.21320	23.562
C3	495.00	152.49	034.2434	291.45842	295.842
C4	15.00	13.92	085.7107	20.40449	22.439
C5	15.00	13.55	084.1642	20.10584	22.034
C6	495.00	53.90	012.4297	107.17455	107.385
C7	325.00	1.54	000.5439	3.08538	3.085
C8	325.00	53.37	018.6497	105.32066	105.787
C9	15.00	13.35	083.3527	19.94773	21.822
C10	15.00	13.50	083.9849	20.07098	21.987
C11	50.00	61.74	101.9942	77.71139	89.007
C12	940.00	54.07	006.5842	107.96221	108.022
C13	1300.00	75.72	006.6673	151.18982	151.275

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C14	994.93	145.28	016.6156	287.51697	288.527
C15	630.00	238.33	041.4440	445.83072	455.700
C16	24.00	14.80	063.3074	25.18962	26.518
C17	60.00	65.24	094.7913	88.32547	99.265
C18	24.00	14.40	061.9204	24.69324	25.937
C19	270.00	131.86	052.0607	236.97733	245.330
C20	330.00	159.06	051.4682	286.56865	296.435
C21	300.00	25.71	009.7957	51.22788	51.290
C22	305.00	103.37	037.4448	195.79996	199.328
C23	325.00	86.54	029.8208	167.25013	169.153
C24	445.00	233.28	055.3290	413.22122	429.725
C25	15.00	15.51	091.9290	21.56727	24.067
C26	15.00	15.00	090.0000	21.21320	23.562

Line Table		
Line #	Bearing	Length
L1	S54° 04' 23.55"E	50.00
L2	S35° 55' 36.45"W	30.00
L3	S35° 55' 36.45"W	60.00
L4	S35° 55' 36.45"W	15.52
L5	S74° 27' 34.25"W	60.00
L6	N15° 32' 25.75"W	1.21
L7	S04° 11' 22.89"W	149.13
L8	S83° 16' 38.23"W	201.15
L9	S82° 44' 00.05"W	147.87
L10	S19° 25' 49.40"E	89.07
L11	S43° 59' 59.35"W	50.00
L12	S37° 59' 04.93"W	114.12
L13	N52° 00' 55.07"W	140.00
L14	S37° 59' 04.93"W	240.00
L15	S25° 06' 24.92"E	130.50
L16	S36° 26' 42.05"W	171.85
L17	S06° 49' 15.00"E	182.19
L18	S51° 49' 15.00"E	122.31
L19	N83° 46' 29.80"E	168.04
L20	N50° 45' 59.90"E	134.66
L21	S87° 49' 07.02"E	92.00
L22	N84° 09' 46.54"E	65.90
L23	N73° 30' 05.39"E	124.27
L24	S15° 18' 03.26"E	153.69
L25	S68° 06' 53.48"W	58.28
L26	S20° 30' 09.55"E	209.76
L27	N57° 57' 36.73"W	30.05
L28	S69° 50' 40.95"W	183.35

Line Table		
Line #	Bearing	Length
L29	N71° 19' 16.81"W	819.01
L30	N71° 19' 16.81"W	920.05
L32	N18° 40' 43.19"E	171.13
L33	N12° 55' 40.82"W	182.61
L34	N15° 04' 37.25"E	243.54
L35	N27° 05' 09.29"E	143.14
L36	N08° 09' 49.26"W	112.29
L37	S89° 20' 20.97"W	103.07
L38	N39° 11' 33.68"W	140.78
L39	N27° 27' 12.38"E	430.97
L40	N64° 53' 53.77"E	65.98
L41	S54° 55' 20.98"E	233.69
L42	S46° 39' 50.58"W	481.82
L43	S51° 29' 37.42"E	700.00
L44	N50° 00' 22.58"E	325.00
L45	N81° 00' 22.58"E	400.00
L46	S26° 00' 37.64"E	924.73
L47	S89° 59' 49.24"E	270.00
L48	N57° 00' 10.76"E	750.00
L49	S52° 14' 02.41"E	519.41
L50	N80° 38' 29.35"E	127.10
L51	S81° 15' 01.20"E	139.98
L52	S78° 11' 00.31"E	152.24
L53	S53° 56' 45.00"E	210.75
L54	S73° 03' 59.40"E	143.48
L55	S03° 31' 49.08"W	144.21
L56	N36° 02' 35.28"E	120.00
L31	N71° 19' 16.81"W	748.75

DESIGNED BY: SPC  
DATE:   
REVISION:   
  
DRAFTED BY: MD  
DATE:   
REVISION:

Carlson, Brigance & Doering, Inc.  
Civil Engineering & Surveying  
FIRM ID #13791  
Main Office: 5501 West Williams Cannon Dr., Austin, Texas 78749  
South Office: 12129 RR 630 N. Ste. 600, Austin, Texas 78750  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

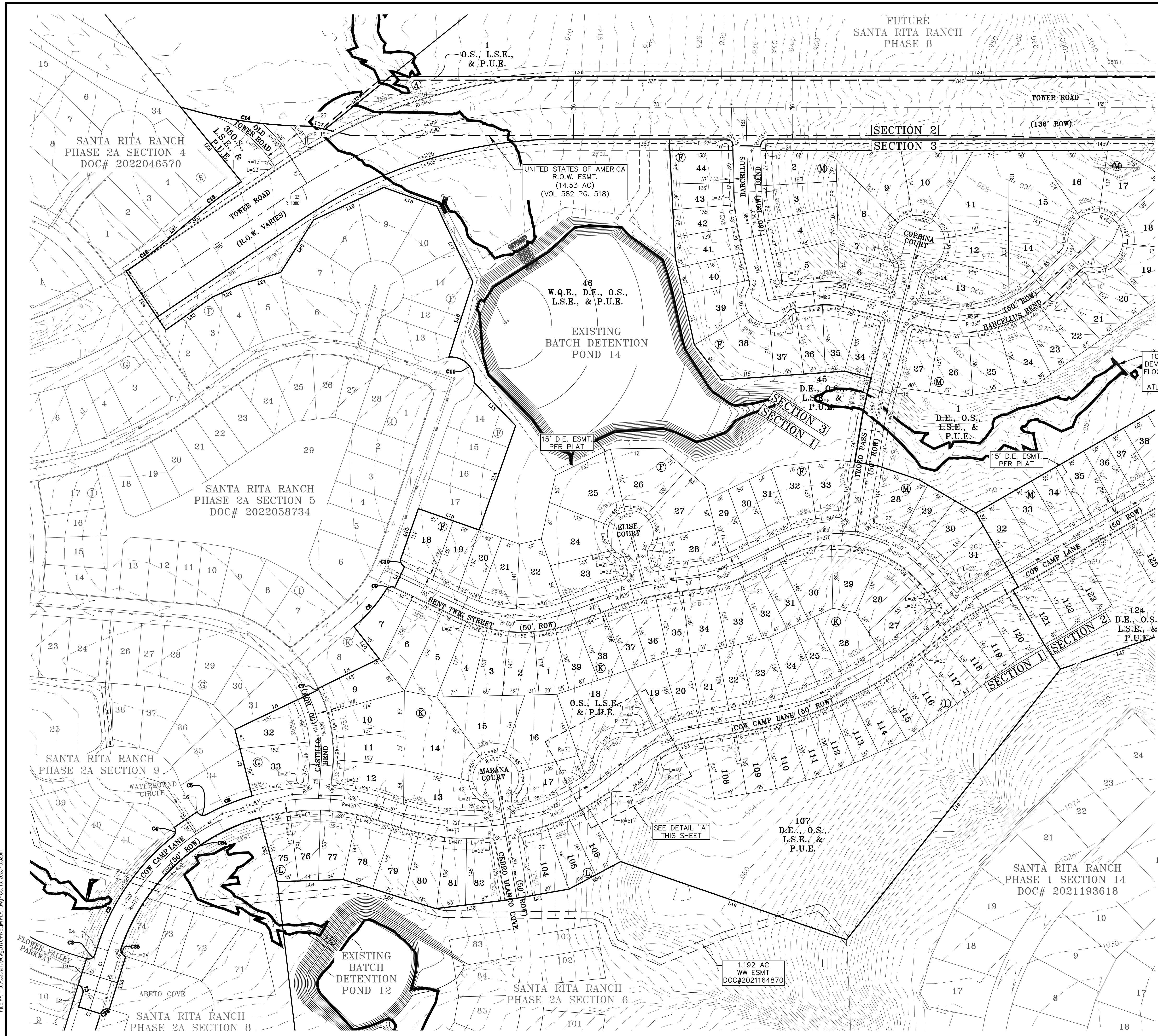
OVERALL PRELIMINARY PLAT  
SANTA RITA RANCH PHASE 2B  
PRELIMINARY PLAT


SHEET NAME:  
JOB NAME:  
PROJECT:

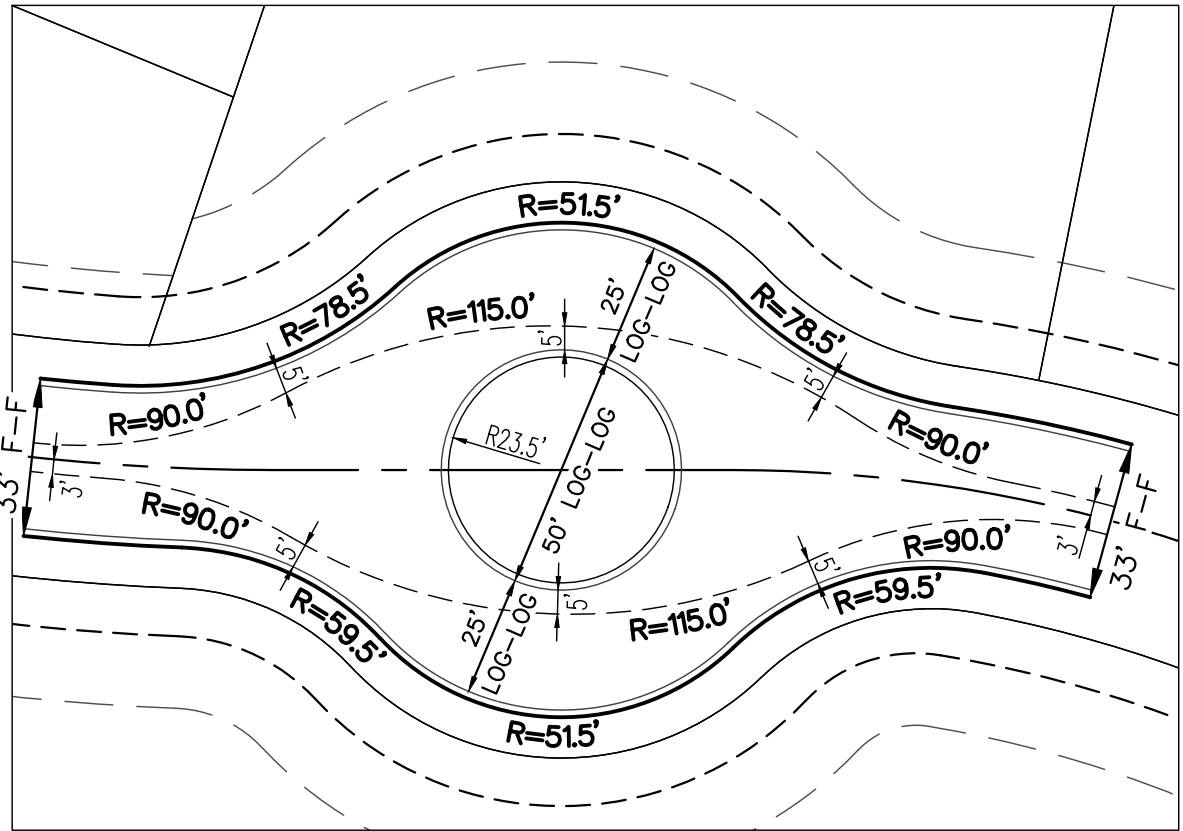
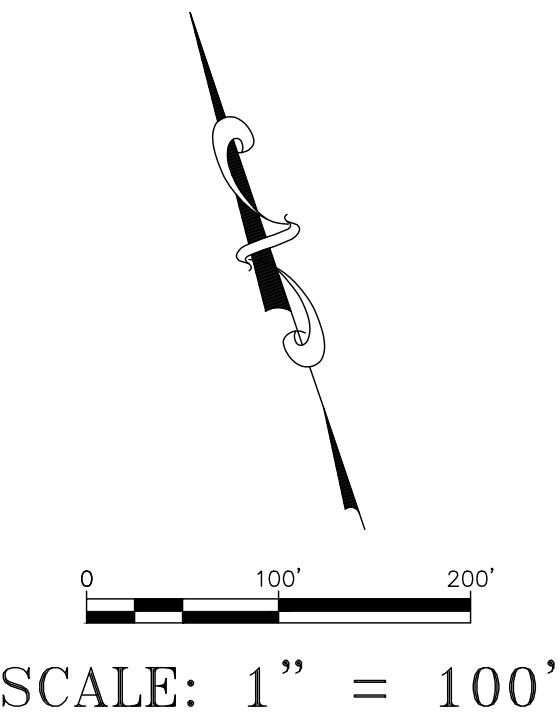
STATE OF TEXAS  
STEVEN P. CATES  
93648  
LICENSED PROFESSIONAL SURVEYOR  
Carlson, Brigance & Doering, Inc.  
ID# F3791  
10-10-2023

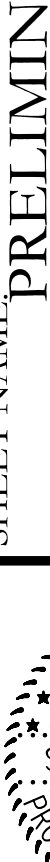
DATE: MAY 2023  
JOB NUMBER: 5170  
SHEET: 1 OF 3  
SHEET NO. 1






<b>LEGEND</b>	
<b>17</b>	LOT NUMBER
<b>(A)</b>	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



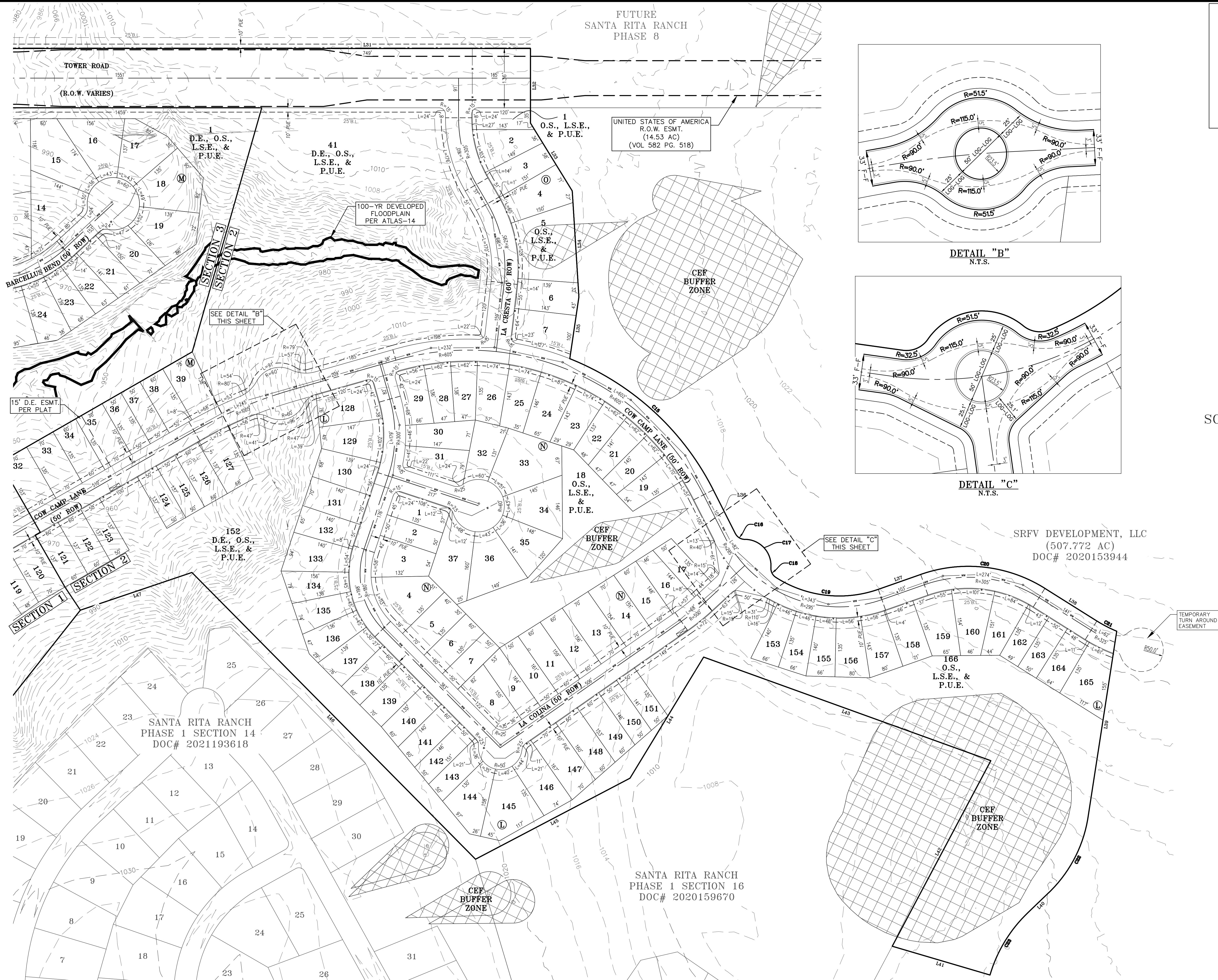
SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 2)		 <p>CARLSON, BRIGANCE &amp; DOERING, INC. ID# F3791</p> <p><i>Steven P. Gates</i></p> <p><b>10-01-2023</b></p>		DATE MAY 2023		REVISION		DATE		DESIGNED BY: SPC		DRAFTED BY: MB	
JOB NAME: SANTA RITA RANCH PHASE 2B		LICENSED MECHANICAL ENGINEER		JOB NUMBER 5170		PROJECT: PRELIMINARY PLAT		FIRM ID #F3791		Civil Engineering ♦ Surveying		Carlson, Brigrance & Doering, Inc.	
								Main Office 5301 West Willamit Canyon Dr. Austin, Texas 78793		North Office 12129 RR 620 N., Ste. 600 Austin, Texas 78793			
								Phone No. (512) 280-5160		Fax No. (512) 280-5165			

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering ♦ Surveying  
  
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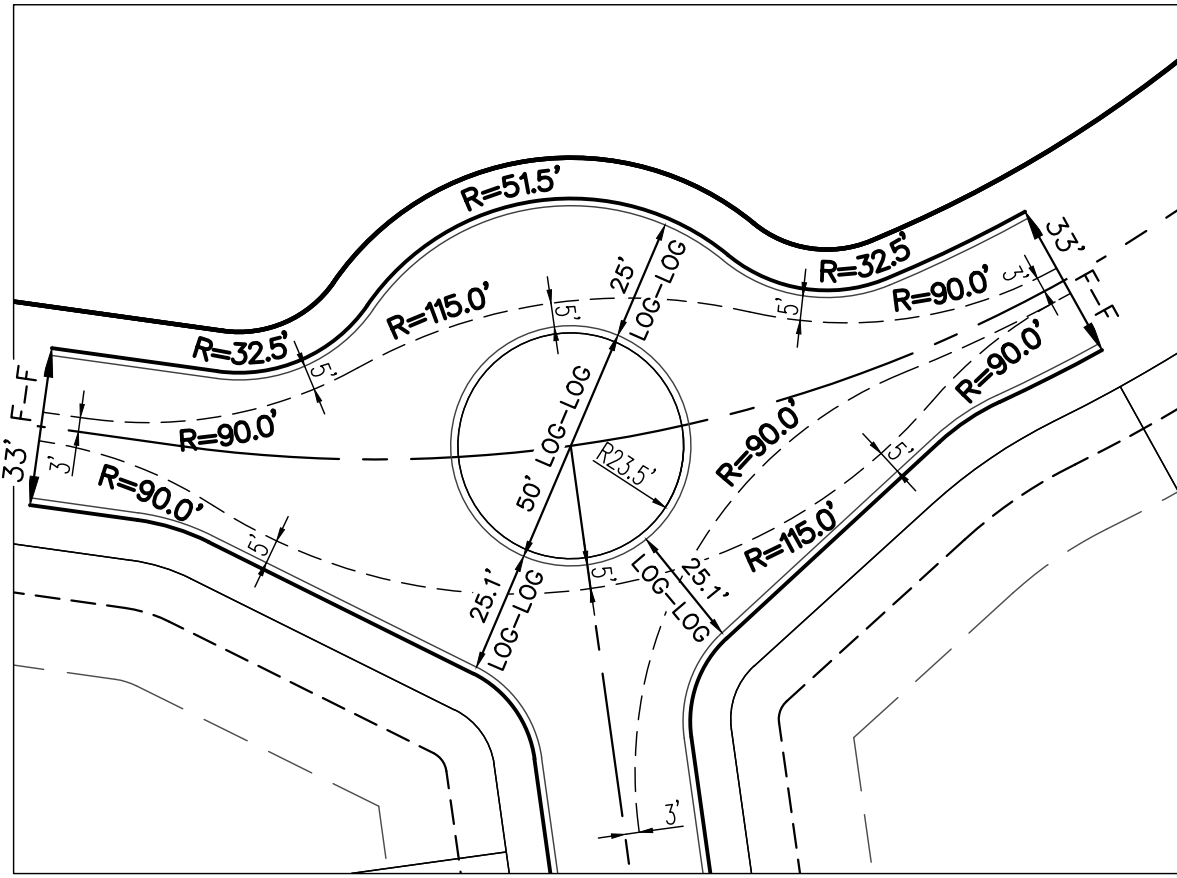
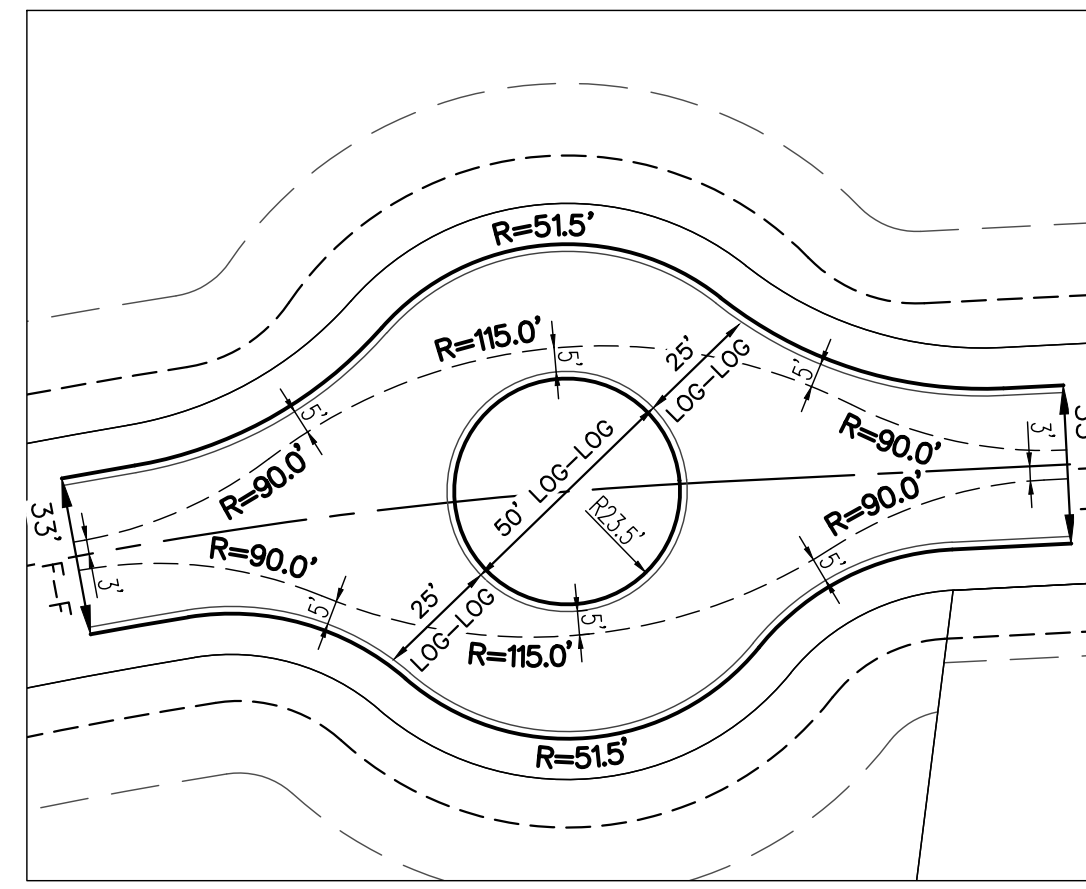
SHEET NAME:	PRELIMINARY PLAT 100 SCALE (1 OF 2)
JOB NAME:	SANTA RITA RANCH PHASE 2B
PROJECT:	PRELIMINARY PLAT



FILE PATH: J:\ACCS\5170\ANG15170-PRELIM PLAT.dwg - Oct 10, 2023 - 5:32pm



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



SCALE: 1" = 100'

DESIGNED BY: SPC	DRAFTED BY: MB
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 2)	
JOB NAME: SANTA RITA RANCH PHASE 2B	
PROJECT: PRELIMINARY PLAT	
SHEET NO. 3 OF 3	
SHEET NO. 3	

Carlson, Brigrance & Doering, Inc.

CBD

Civil Engineering & Surveying

FIRM ID #E3791

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North Office: 12129 RR 630 N., Suite 600, Austin, Texas 78750

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

STATE OF TEXAS

STEVEN P. GATES

93648

PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

03# F3791

10-10-2023

DATE: MAY 2023

JOB NUMBER: 5170