

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.
- 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 23, 2020. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANGE) 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.
- WATER AND WASTEWATER:**
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/GEORGETOWN UTILITY SYSTEMS
 - WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/CITY OF LIBERTY HILL
 - ELECTRIC SERVICE IS PROVIDED BY: PEC
- ROADWAY AND RIGHT OF WAY:**
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

TOTAL: 616 SF LOTS

DATE: NOVEMBER 21, 2023

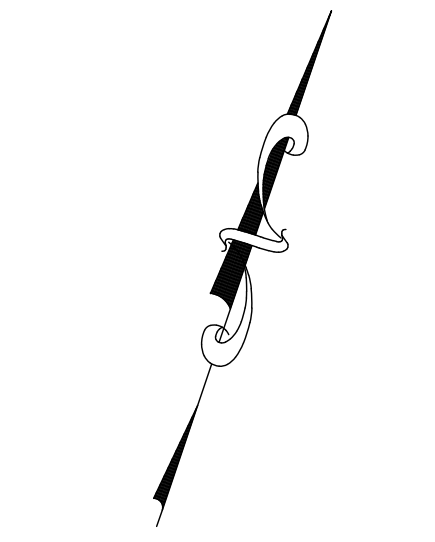
OWNER:
SANTA RITA INVESTMENTS, LTD.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

OWNER:
PULTE HOMES OF TEXAS, LP.
9401 AMBERGLEN BLVD. BLDG. 1, STE 150
AUSTIN, TX 78729

DEVELOPER:
PULTE HOMES OF TEXAS, LP.
9401 AMBERGLEN BLVD. BLDG. 1, STE 150
AUSTIN, TX 78729

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE &
DOERING, INC.
5501 WEST WILLIAM CANNON
DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 204.163 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

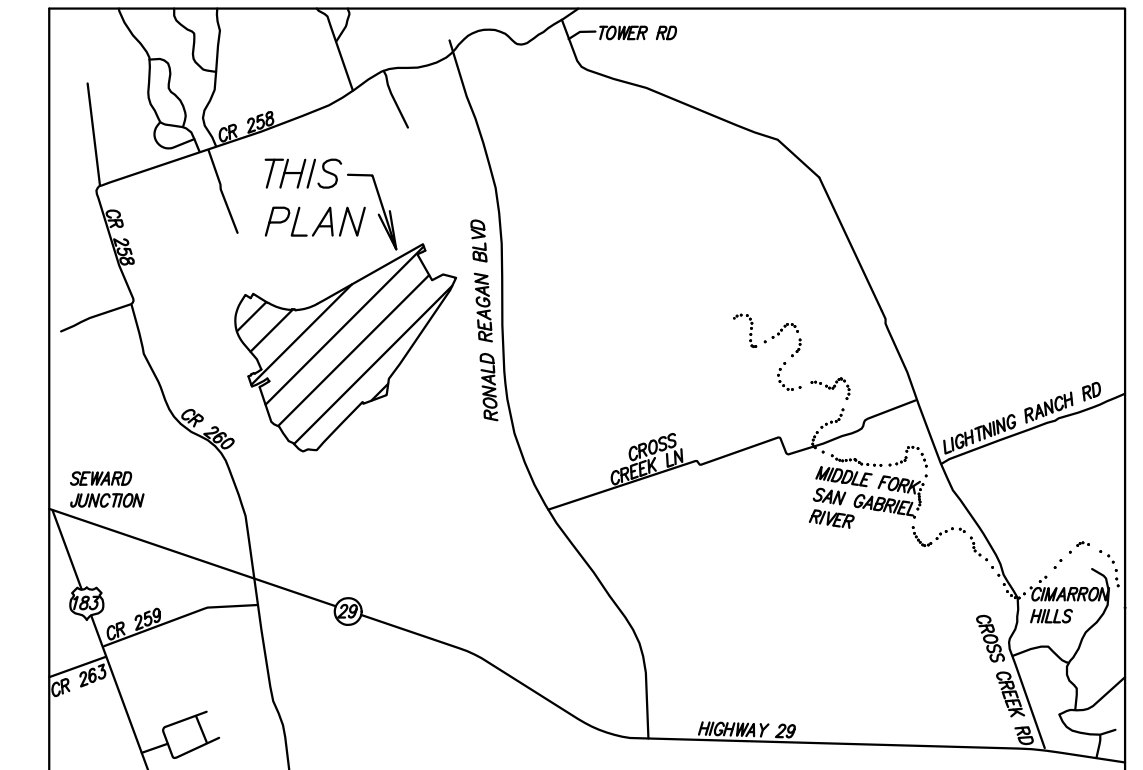


SCALE: 1" = 200'

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
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: 634
SINGLE FAMILY LOTS: 616
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS: 3
O.S., P.U.E. & L.S.E. LOTS: 15



LOCATION MAP



Curve Table

Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	15.00'	15.00'	090°00'00"	21.21'	23.56'
C2	15.00'	15.00'	089°59'57"	21.21'	23.56'
C3	1020.00'	259.45'	028°32'32"	502.88'	508.12'
C4	15.00'	15.69'	092°35'22"	21.69'	24.24'
C5	15.00'	15.64'	092°24'00"	21.65'	24.19'
C6	1020.00'	248.63'	027°23'52"	483.11'	487.75'
C7	1110.00'	105.99'	010°54'33"	211.03'	211.35'
C8	8400.00'	168.53'	002°17'55"	336.99'	337.01'
C9	770.00'	36.48'	005°25'28"	72.87'	72.90'
C10	15.00'	13.91'	085°41'29"	20.40'	22.43'
C11	15.00'	15.00'	090°00'00"	21.21'	23.56'

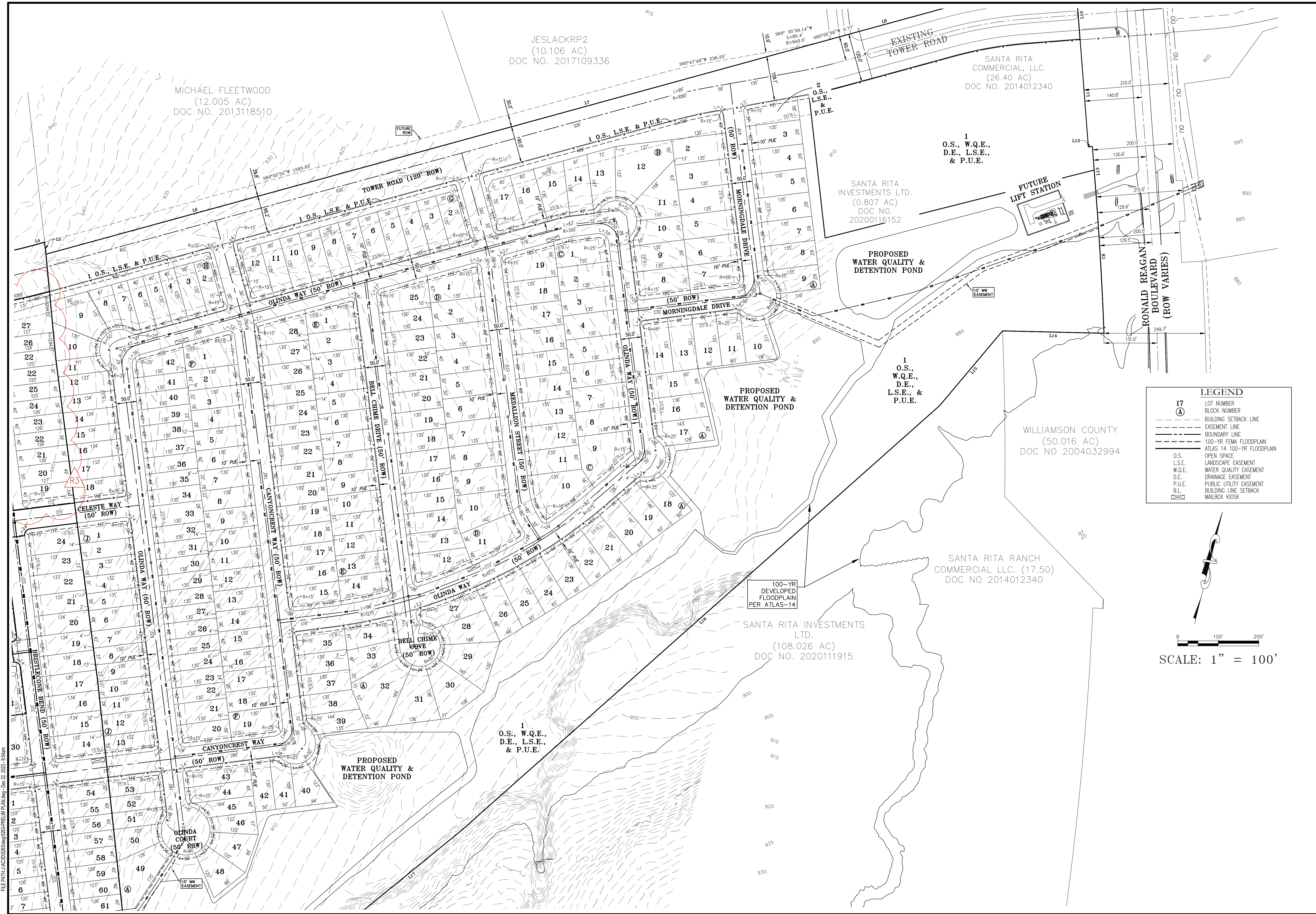
LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N58°22'52.81"W	60.00	L31	S64°31'04.23"E	88.32
L2	N58°22'53.62"W	109.25	L32	S32°28'33.23"E	33.04
L3	N89°24'17.78"W	60.00	L33	S35°17'25.14"E	136.30
L4	S60°32'51.87"W	31.30	L34	S32°29'26.14"E	125.80
L5	N20°40'16.71"W	29.75	L35	S44°11'59.14"E	30.26
L6	S60°35'31.81"W	766.94	L36	S79°36'22.64"E	14.13
L7	S60°32'51.87"W	1239.76	L37	S64°03'32.19"E	65.25
L8	S60°35'39.14"W	281.48	L38	S49°22'37.81"E	63.48
L9	S71°30'13.62"W	128.62	L39	S15°58'00.71"E	652.30
L10	N18°29'47.20"W	121.50	L40	S36°07'38.35"E	75.00
L11	N18°29'46.38"W	265.12	L41	N50°51'36.81"E	97.59
L12	S71°28'58.79"W	10.03	L42	S33°56'01.26"E	137.62
L13	N18°30'45.19"W	124.68	L43	N56°03'58.74"E	14.62
L14	N77°12'59.65"E	250.46	L44	S33°56'01.26"E	50.00
L15	N25°56'52.01"E	240.81	L45	S42°18'28.23"E	138.39
L16	N34°15'43.80"E	1579.54	L46	S36°25'00.89"E	96.16
L17	N36°41'11.63"E	329.10	L47	S29°22'08.69"E	96.51
L18	N07°40'43.17"E	292.61	L48	S22°25'52.00"E	85.10
L19	N69°44'02.61"E	439.78	L49	S12°28'08.54"E	155.30
L20	S20°15'57.39"E	34.59	L50	S00°59'34.84"E	188.95
L21	N44°05'53.97"E	531.50	L51	S08°22'31.31"W	368.33
L22	N44°07'35.35"E	458.58	L52	S12°38'27.22"W	77.38
L23	N41°05'34.15"E	188.82	L53	S12°38'27.22"W	39.14
L24	S88°33'39.85"E	56.67	L54	S21°19'45.78"W	115.86
L25	S82°07'42.29"E	100.69	L55	S31°37'06.38"W	78.65
L26	N64°42'42.71"E	82.79	L56	N58°22'53.62"W	114.99
L27	S83°26'54.09"E	13.21	L57	S31°37'46.42"W	50.00
L28	S69°40'35.09"E	33.73	L58	S31°38'11.86"W	133.53
L29	S56°27'14.19"E	51.09	L59	S31°37'06.38"W	120.00
L30	S43°43'19.85"E	141.67			

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ARCHWAY LANE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	567	MINOR COLLECTOR	URBAN
ARCHWAY LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,501	LOCAL	URBAN
ARMORE STREET	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	75	MINOR COLLECTOR	URBAN
BARNETT PASS	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,618	MINOR COLLECTOR	URBAN
BELL CHIME DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	794	LOCAL	URBAN
BELL CHIME COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	139	LOCAL	URBAN
BOWIE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,307	LOCAL	URBAN
BRISTLECONE BEND	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	598	MINOR COLLECTOR	URBAN
BRISTLECONE BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,273	LOCAL	URBAN
CANYONCREST WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,808	LOCAL	URBAN
CELESTE WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	994	LOCAL	URBAN
DARLINGTON DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	539	LOCAL	URBAN
DONOVAN DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,114	LOCAL	URBAN
GITANO CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	101	LOCAL	URBAN
GROVELAND DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	683	LOCAL	URBAN
HODGE LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	874	LOCAL	URBAN
KESWICK STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,458	LOCAL	URBAN
LAMBERT LANE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	76	MINOR COLLECTOR	URBAN
LULLY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,353	LOCAL	URBAN
MATERA PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,242	LOCAL	URBAN
MEDALLON STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	982	LOCAL	URBAN
MORNINGDALE DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	849	LOCAL	URBAN
OLINDA WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,884	LOCAL	URBAN
OLINDA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	195	LOCAL	URBAN
TOWER ROAD	PUBLIC	120'	48' FACE TO FACE	4'	45 MPH	3,365	COLLECTOR (Future Arterial)	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						29,822	L.F.	

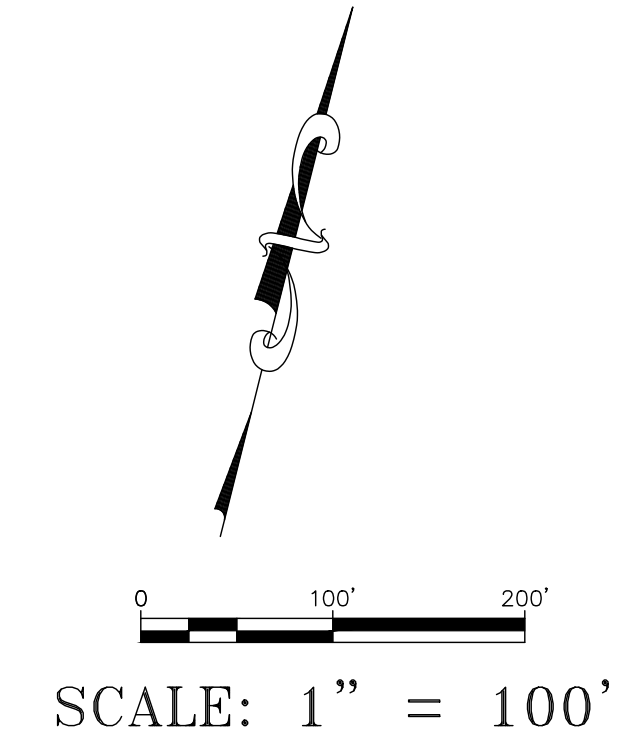
FILE PATH: J:\ACD\02303\02303-PRELIM PLAN.dwg - Dec 22, 2023 - 9:52am

DESIGNED BY: SPC
DRAFTED BY: MB
DATE: 11/17/2023
REVISION: 1
EXTENDED BOUNDARY BEYOND TOWER ROAD AND ROAD 29 TO 25' O.S. ROAD LOTS IN BLOCK 1, LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003,



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

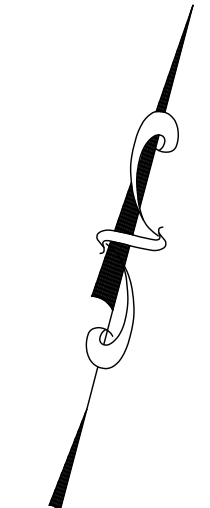


DESIGNED BY: SPC	DRAFTED BY: MB
DATE 11/17/2023	
REVISION	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 3) JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1 PROJECT: PRELIMINARY PLAT	
DATE: OCT 2021 JOB NUMBER: 5263 SHEET: 3 OF 4 SHEET NO.: 3	



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
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



SCALE: 1" = 100'

AUSTERRA STABLE GROWTH FUND, LP
(318.642 AC)
DOC NO 2005089363

139 O.S., W.Q.E., D.E., L.S.E., & P.U.E.

BLACK R. BETTS, AND FRANCES Q. BETS
(257.147 AC)
DOC NO 2012023600

BRAUN FAMILY LIMITED PARTNERSHIP
(1526.34 AC)
DOC NO 2004033001

66 O.S., D.E., L.S.E., & P.U.E.

1 O.S., W.Q.E., D.E., L.S.E., & P.U.E.

DESIGNED BY: SPC	DRAFTED BY: MB
DATE: 11/17/2023	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main: 031-937-1111, Fax: 031-937-1112 5501 West Williams Canyon Dr., Austin, Texas 78750 Phone No. (512) 286-5160, Fax No. (512) 286-5165	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (3 OF 3) JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 1 PROJECT: PRELIMINARY PLAT	
DATE: OCT 2021 JOB NUMBER: 5263 SHEET: 4 OF 4 SHEET NO.: 4	

FILE PATH: J:\CADD\2023\5263-5263-PRELM PLAN.dwg - Dec 22, 2023 - 9:54am