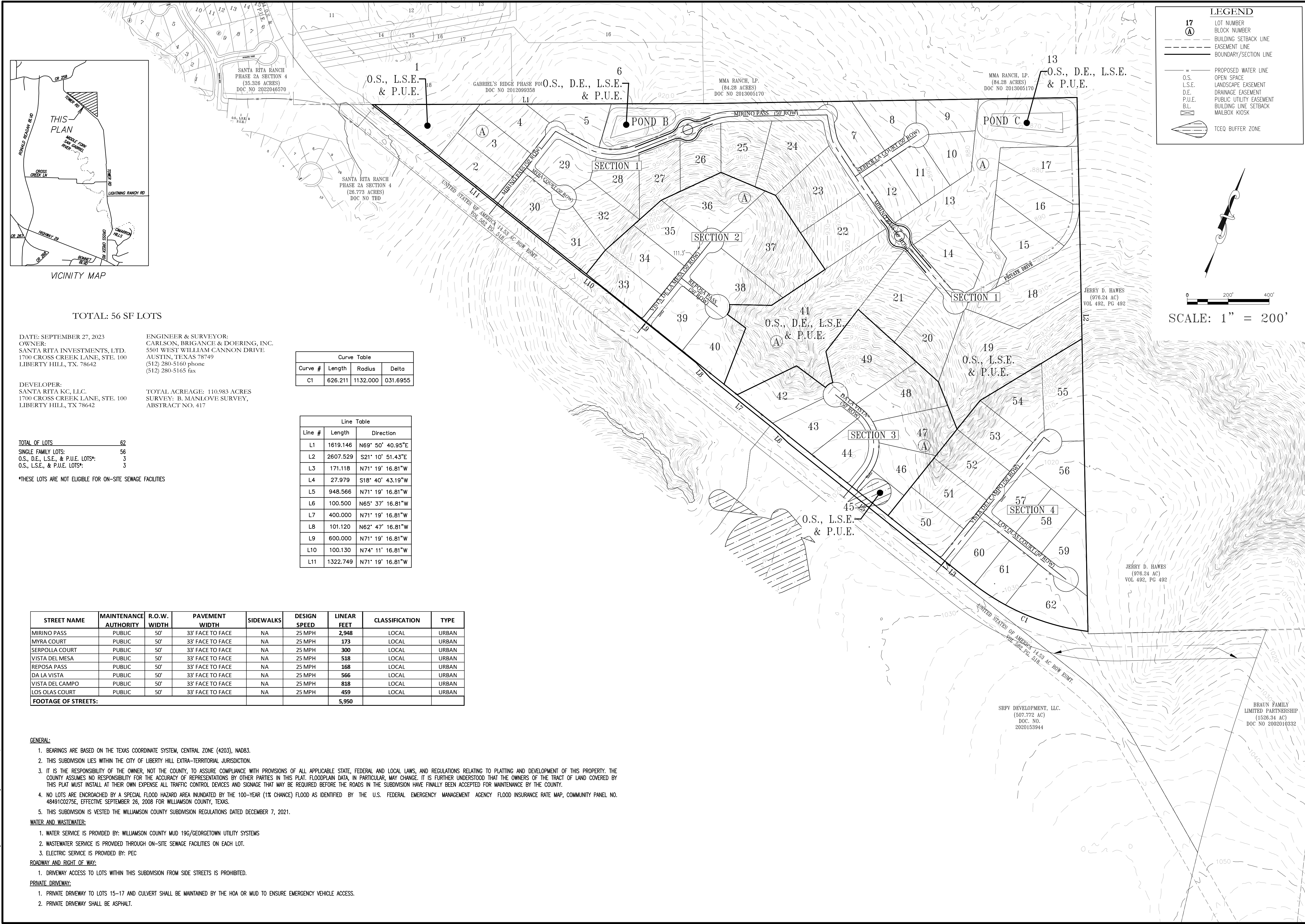




LEGEND

17

A

LOT NUMBER

BLOCK NUMBER

BUILDING SETBACK LINE

EASEMENT LINE

BOUNDARY/SECTION LINE

PROPOSED WATER LINE

OPEN SPACE

LANDSCAPE EASEMENT

DRAINAGE EASEMENT

PUBLIC UTILITY EASEMENT

BUILDING LINE SETBACK

MAILBOX KIOSK

TCEQ BUFFER ZONE

0

200'

400'

SCALE: 1" = 200'

TOTAL: 56 SF LOTS

DATE: SEPTEMBER 27, 2023

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

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

DEVELOPER:
SANTA RITA KG, LLC.
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

TOTAL ACREAGE: 110.983 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

Curve Table			
Curve #	Length	Radius	Delta
C1	626.211	1132.000	031.6955

Line Table		
Line #	Length	Direction
L1	1619.146	N69° 50' 40.95"E
L2	2607.529	S21° 10' 51.43"E
L3	171.118	N71° 19' 16.81"W
L4	27.979	S18° 40' 43.19"W
L5	948.566	N71° 19' 16.81"W
L6	100.500	N65° 37' 16.81"W
L7	400.000	N71° 19' 16.81"W
L8	101.120	N62° 47' 16.81"W
L9	600.000	N71° 19' 16.81"W
L10	100.130	N74° 11' 16.81"W
L11	1322.749	N71° 19' 16.81"W

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASSIFICATION	TYPE
MIRINO PASS	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	2,948	LOCAL	URBAN
MYRA COURT	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	173	LOCAL	URBAN
SERPOLLA COURT	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	300	LOCAL	URBAN
VISTA DEL MESA	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	518	LOCAL	URBAN
REPOSA PASS	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	168	LOCAL	URBAN
DA LA VISTA	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	566	LOCAL	URBAN
VISTA DEL CAMPO	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	818	LOCAL	URBAN
LOS OLAS COURT	PUBLIC	50'	33' FACE TO FACE	NA	25 MPH	459	LOCAL	URBAN
FOOTAGE OF STREETS:						5,950		

- 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. NO LOTS ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA 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 SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

5. THIS SUBDIVISION IS VESTED THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- WATER AND WASTEWATER:
1. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 196/GEORGETOWN UTILITY SYSTEMS

2. WASTEWATER SERVICE IS PROVIDED THROUGH ON-SITE SEWAGE FACILITIES ON EACH LOT.

3. ELECTRIC SERVICE IS PROVIDED BY: PEC
- ROADWAY AND RIGHT OF WAY:
1. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- PRIVATE DRIVEWAY:
1. PRIVATE DRIVEWAY TO LOTS 15-17 AND CULVERT SHALL BE MAINTAINED BY THE HOA OR MUD TO ENSURE EMERGENCY VEHICLE ACCESS.

2. PRIVATE DRIVEWAY SHALL BE ASPHALT.

DESIGNED BY: SPC

DRAFTED BY: SPC

DATE:

REVISION:

Carlson, Brigance & Doering, Inc.

Civil Engineering

Surveying

North Office

Main Office

5501 West William Cannon Dr.

Austin, Texas 78750

Phone No. (512) 280-5160

www.cbdo.com

OVERALL PRELIMINARY PLAT

SANTA RITA RANCH PHASE 8

PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

PROJECT:

STATE OF TEXAS

STEVEN P. CATES

93648

LICENSED PROFESSIONAL ENGINEER

Civil Engineering

Carlson, Brigance & Doering, Inc.

ID# F3791

1-12-2024

DATE:

SEP 2023

JOB NUMBER:

5462

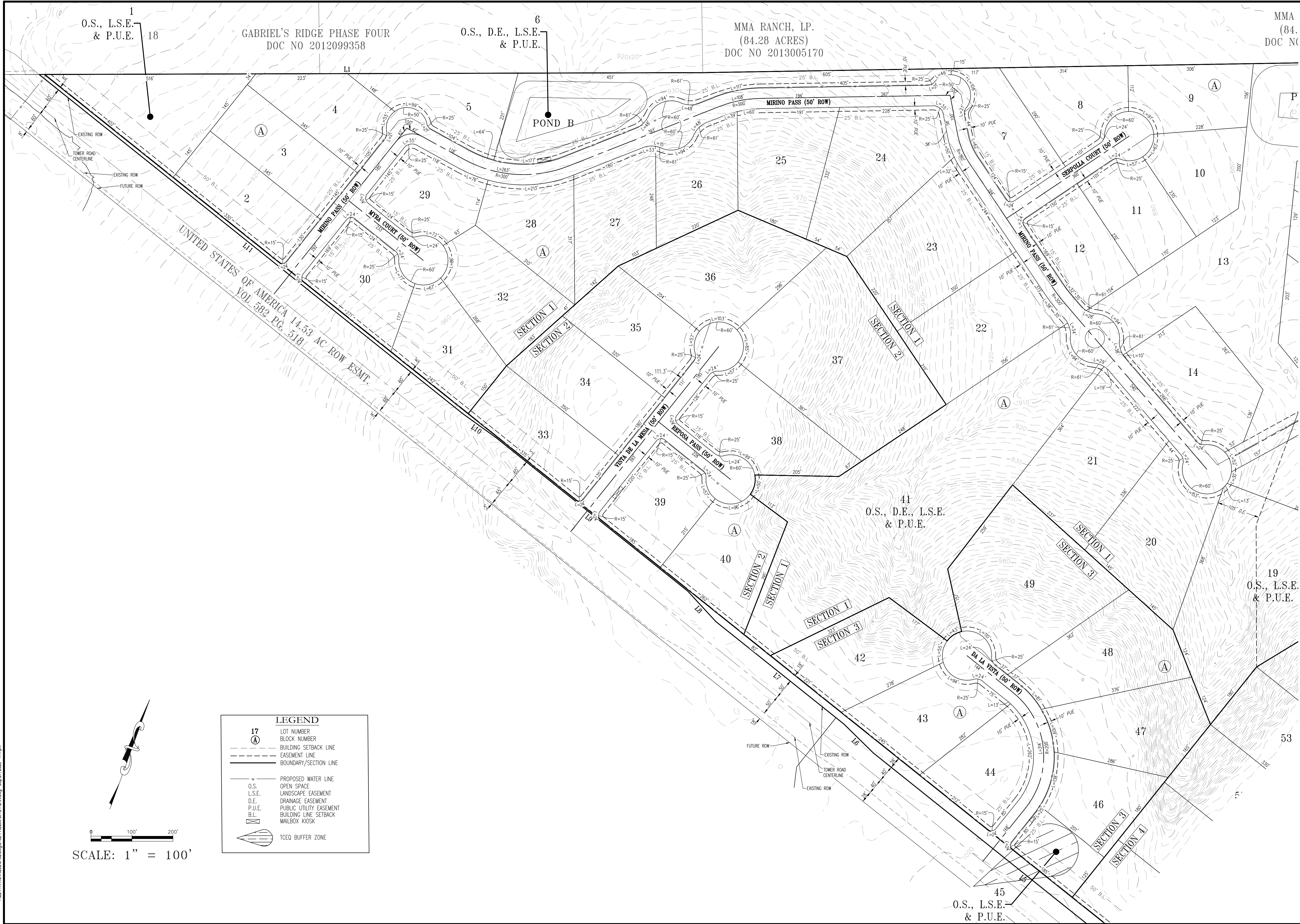
SHEET

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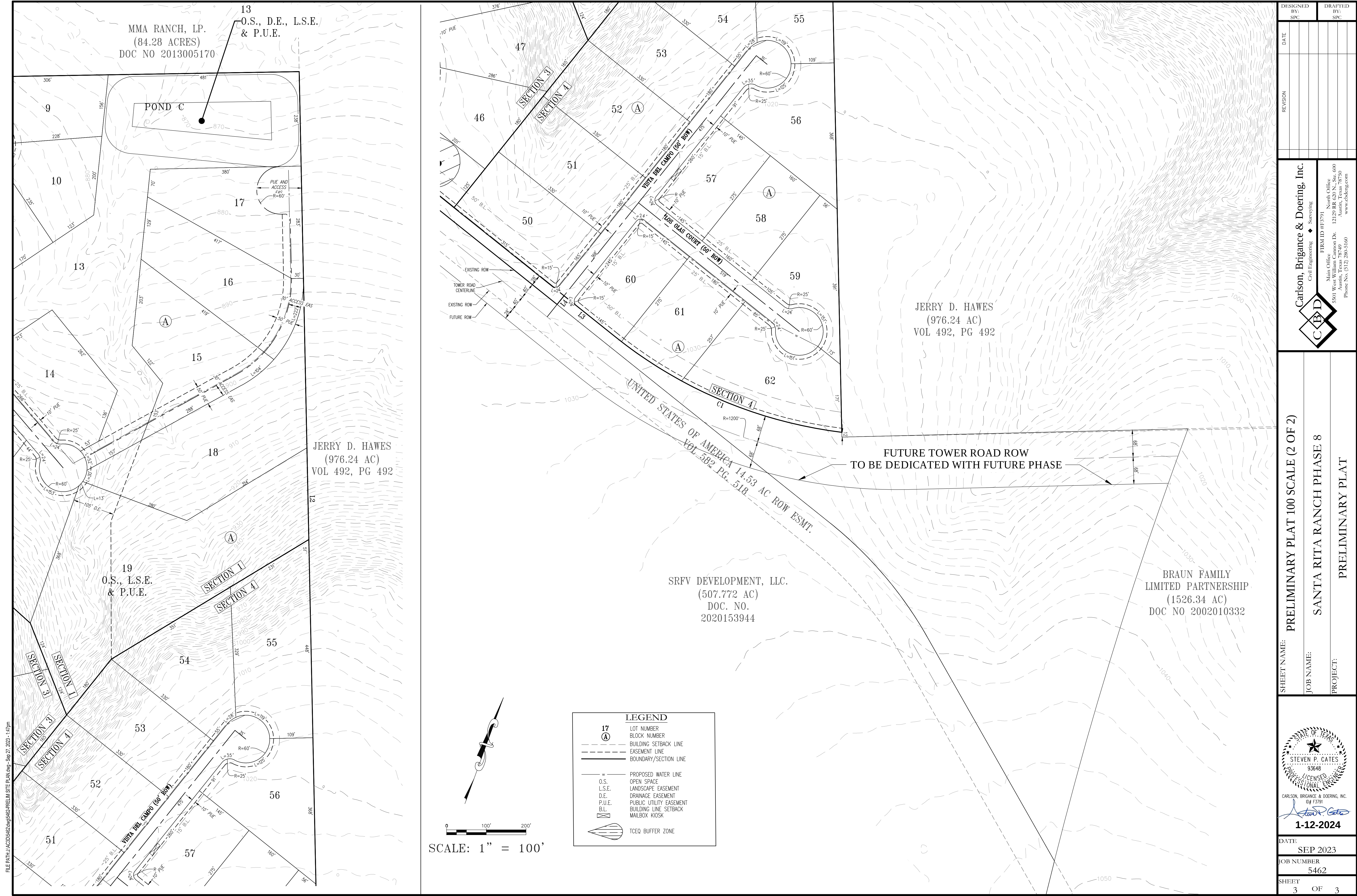
OF

3

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DESIGNED BY: SPC	DRAFTED BY: SPC	MMA (84. DOC NO
DATE		
REVISION		
Carlson, Brigrance & Doering, Inc. Civil Engineering FIRM ID #13791 Main Office 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. 512.280-5160 www.cbdi.com		
PRELIMINARY PLAT 100 SCALE (1 OF 2) SANTA RITA RANCH PHASE 8 PRELIMINARY PLAT		
STATE OF TEXAS STEVEN P. CATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID # F3791 1-12-2024		
DATE SEP 2023		
JOB NUMBER 5462		
SHEET 2 OF 3		



DESIGNED BY: SPC		DRAFTED BY: SPC	
DATE			
REVISION			