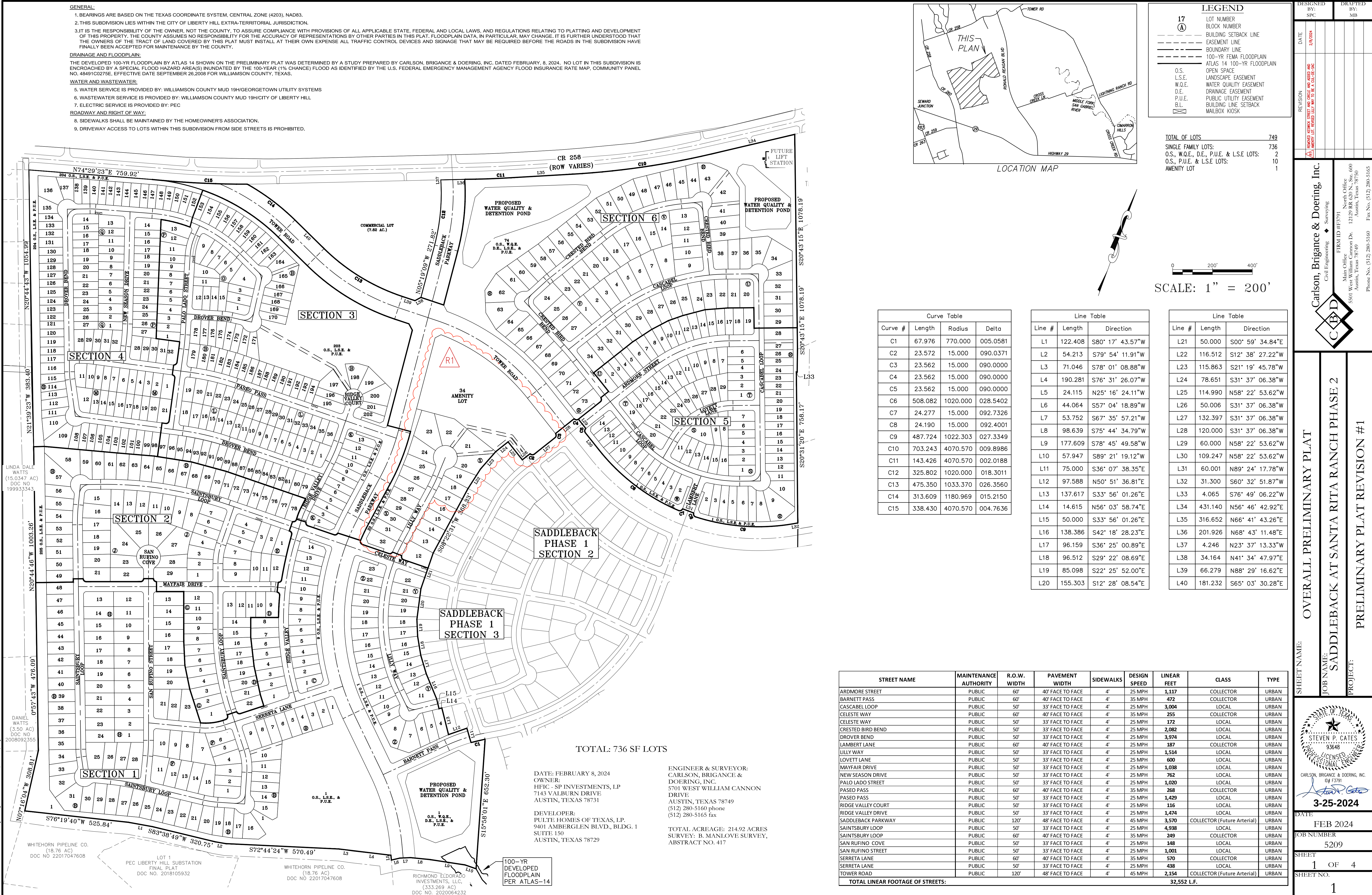
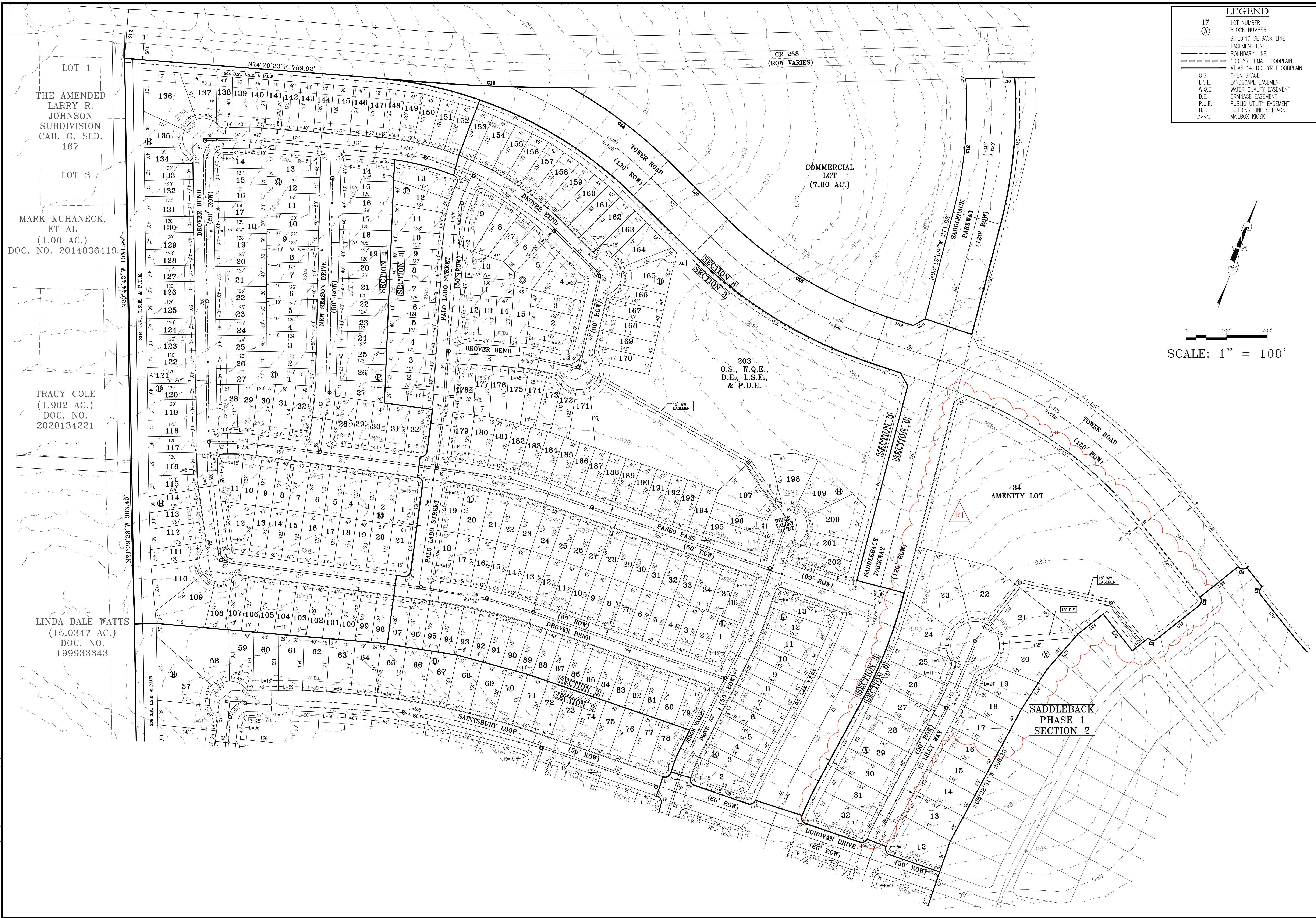




FILE PATH: J:\CADD\50309\DWG\50309-PRELIM PLAN (3-16-2024).DWG - Mar 24, 2024 - 6:53pm



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

LOT 1
THE AMENDED
LARRY R.
JOHNSON
SUBDIVISION
CAB. G, SLD.
167

LOT 3
MARK KUANECK,
ET AL
(1.00 AC.)
DOC. NO. 2014036419

TRACY COLE
(1.902 AC.)
DOC. NO.
2020134221

LINDA DALE WATTS
(15.0347 AC.)
DOC. NO.
199933343

DESIGNED BY: SPC	DRAFTED BY: MB
DATE: 2/8/2024	
REVISION	
AWARDED PERMITS: STREET AND CABLE AND ADJACENT AND ADJACENT LOT 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	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR 630 N, Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
PRELIMINARY PLAT 100 SCALE (1 OF 3) SADDLEBACK AT SANTA RITA RANCH PHASE 2 PRELIMINARY PLAT REVISION #1	
STATE OF TEXAS STEVEN P. GATES 93648 LICENSED PROFESSIONAL SURVEYOR CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 3-25-2024	
DATE: FEB 2024 JOB NUMBER: 5209 SHEET: 2 OF 4 SHEET NO.: 2	

DANIEL WATTS
(3.50 AC.)
DOC. NO.
2008092355

WHITEHORN PIPELINE COMPANY
(18.76 AC.)
DOC. NO. 2017047608

WHITEHORN PIPELINE
COMPANY
(18.76 AC.)
DOC. NO. 2017047608

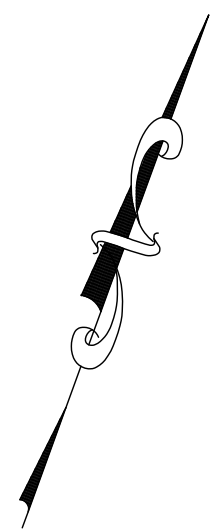
**SADDLEBACK
PHASE 1
SECTION 3**

PROPOSED
WATER QUALITY &
DETENTION POND
1
O.S., W.Q.E.,
D.E., L.S.E.,
& P.U.E.

**SADDLEBACK
PHASE 1
SECTION 3**

100-YR
DEVELOPED
FLOODPLAIN
PER ATLAS-14

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



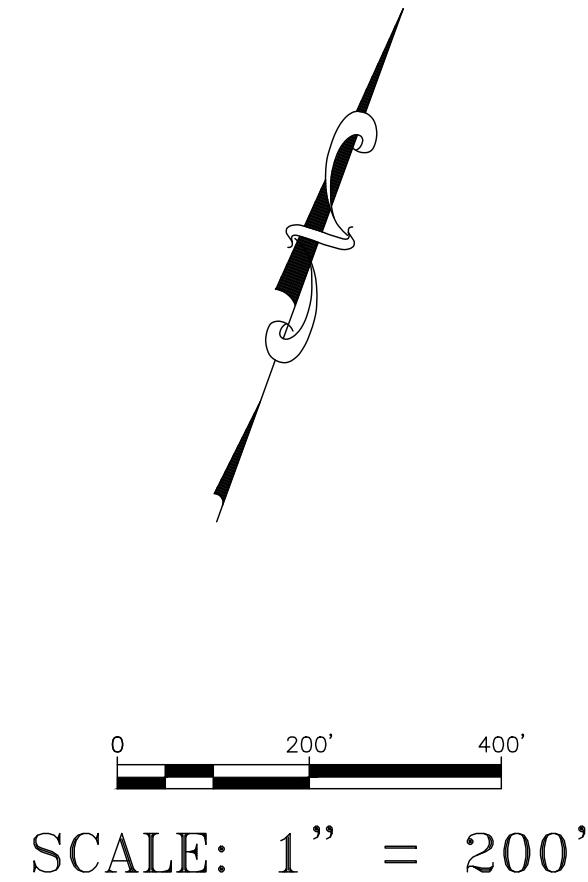
0 100' 200'

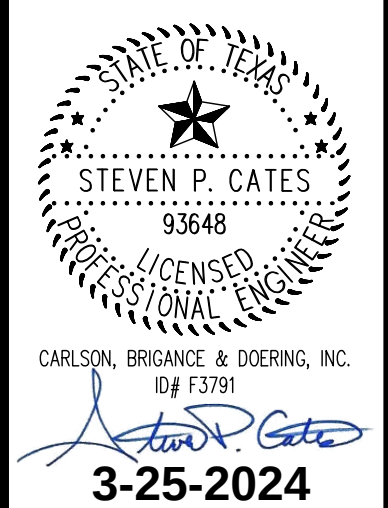
SCALE: 1" = 100'

DESIGNED BY: SPC	DRAFTED BY: MB	DATE 2/8/2024	REVISION 1. REVISION (WORKSHEET AND CIRCLE AND CROSS OUT) 2. REVISION (WORKSHEET AND CIRCLE AND CROSS OUT) 3. REVISION (WORKSHEET AND CIRCLE AND CROSS OUT)
 Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #13701 Main Office 5501 West William Cannon Dr. Austin, Texas 78750 North Office 12129 RR 620 N., Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165			
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 3) JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 2 PROJECT: PRELIMINARY PLAT REVISION #1			
 CARLSON, BRIGRANCE & DOERING, INC. REG. F37301 <i>Steven P. Cates</i> 3-25-2024			
DATE FEB 2024			
JOB NUMBER 5209			
SHEET 3 OF 4			
SHEET NO. 3			



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



DESIGNED BY: SPC	DRAFTED BY: MB
DATE: 2/8/2024	
REVISION: 1. IMPROVED KIOSK, STREET AND CIRCLE AND ADDED AND REMOVED LOT 17. CRESTED BIRD BEND. 2/8/2024	
SHEET NAME: PRELIMINARY PLAT 100 SCALE (3 OF 3)	
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 2	
PROJECT: PRELIMINARY PLAT REVISION #1	
	
DATE: FEB 2024	
JOB NUMBER: 5209	
SHEET: 4 OF 4	
SHEET NO. 4	