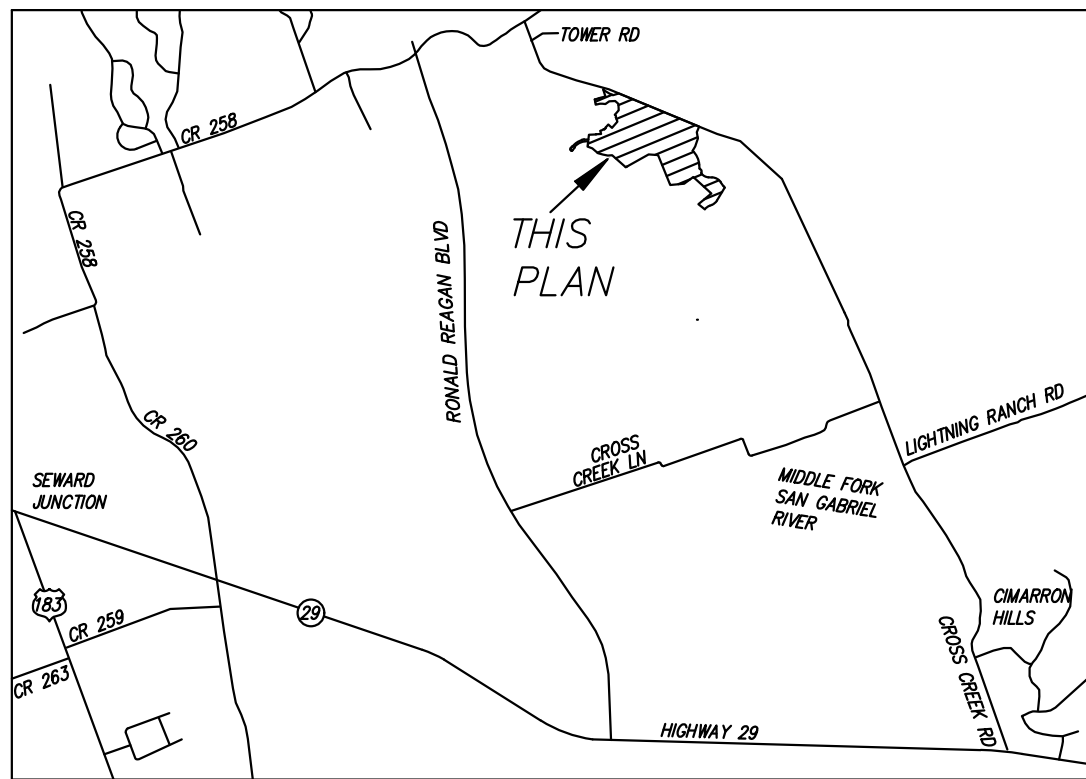
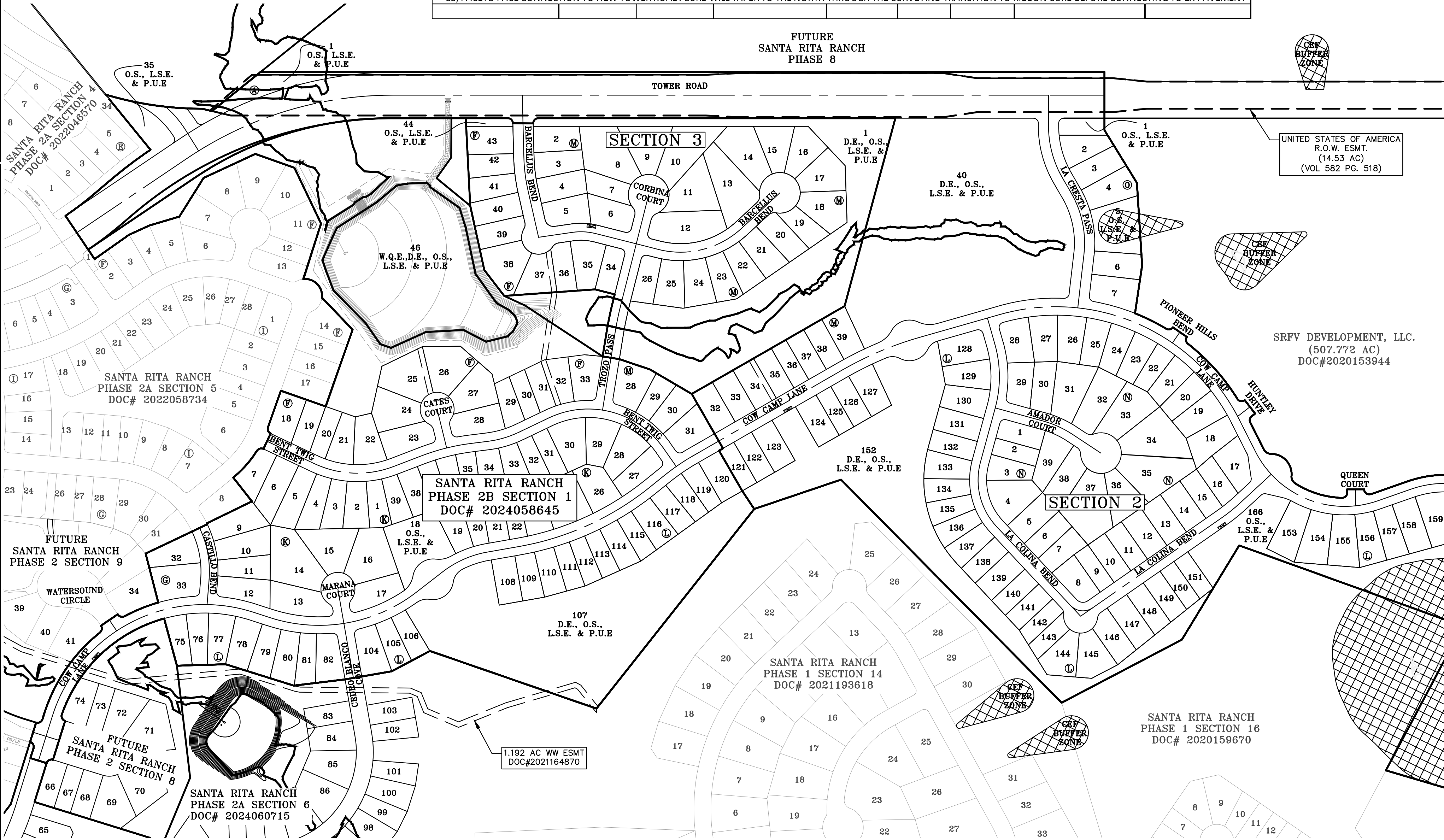


STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ABETO COVE	PUBLIC	120'	30' FACE TO BACKDIVIDED	4'	25 MPH	40	LOCAL	URBAN
ARMADOR COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	342	LOCAL	URBAN
BERCELLUS BEND	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	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
CATES COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	118	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
HUNTLEY DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	46	LOCAL	URBAN
FLOWER VALLEY PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	40	MINOR COLLECTOR	URBAN
LA COLINA BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,704	LOCAL	URBAN
LA CRESTA PASS	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	650	MINOR COLLECTOR	URBAN
PIONEER HILLS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	83	LOCAL	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
QUEEN COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	49	LOCAL	URBAN
TOWER ROAD		(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 BACKDIVIDED	4'	25 MPH	39	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						15,499 L.F.		
* 75' FACE-TO-FACE AT CONNECTION TO SSR 2A-4. CURB WILL TAPER TO THE EAST THROUGH THE CURVE AND TRANSITION TO RIBBON CURB BEFORE CONNECTION TO EX. PAVEMENT								
** 33; FACETO FACE CONNECTION TO NEW TOWER ROAD. CURB WILL TAPER TO THE NORTH THROUGH THE CURVE AND TRANSITION TO RIBBON CURB BEFORE CONNECTING TO EX PAVEMENT								

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
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	225
SINGLE FAMILY LOTS:	214
W.Q.E., D.E., O.S., L.S.E. & P.U.E. LOTS:	1
D.E., O.S., L.S.E. & P.U.E. LOTS:	3
O.S., L.S.E. & P.U.E.	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	018.6495	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
C14	994.93	145.28	016.6156	287.51697	288.527
C15	630.00	51.27	009.3042	102.19280	102.305
C16	15.00	14.10	086.4445	20.54490	22.631
C17	15.00	14.10	086.4445	20.54490	22.631
C18	630.00	110.65	019.9240	217.97320	219.075
C19	15.00	16.60	095.7889	22.25733	25.077
C20	15.00	12.39	079.1063	19.10381	20.710

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C21	24.00	14.80	063.3074	25.18962	26.518
C22	60.00	65.24	094.7913	88.32547	99.265
C23	24.00	14.40	061.9204	24.69324	25.937
C24	270.00	74.79	030.9650	144.14998	145.919
C25	15.00	15.45	091.6904	21.52381	24.004
C26	15.00	20.09	106.5104	24.03925	27.884
C27	270.00	6.82	002.8927	13.63013	13.632
C28	330.00	95.27	032.2057	183.05904	185.491
C29	15.00	11.59	075.4058	18.34701	19.741
C30	15.00	15.30	091.1510	21.42521	23.863
C31	330.00	16.77	005.8193	33.50225	33.517
C32	300.00	25.71	009.7957	51.22788	51.290
C33	305.00	103.37	037.4448	195.79996	199.328
C34	325.00	86.54	029.8208	167.25013	169.153
C35	445.00	233.28	055.3290	413.22122	429.725
C36	15.00	15.51	091.9290	21.56727	24.067
C37	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
L29	N71° 19' 16.81"W	819.01
L30	N71° 19' 16.81"W	920.05
L31	N71° 19' 16.81"W	748.75
L32	N18° 40' 43.19"E	171.13

Line Table		
Line #	Bearing	Length
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	N36° 44' 52.62"W	50.00
L37	N19° 03' 26.64"W	50.00
L38	N70° 56' 33.36"E	12.79
L39	N08° 09' 49.26"W	88.71
L40	S18° 44' 39.85"W	10.41
L41	N71° 15' 20.15"W	50.00
L42	S89° 20' 20.97"W	103.07
L43	N46° 08' 20.56"E	11.06
L44	N43° 51' 39.44"W	50.00
L45	N39° 11' 33.68"W	140.78
L46	N27° 27' 12.38"E	430.97
L47	N64° 53' 53.77"E	65.98
L48	S54° 55' 20.98"E	233.69
L49	S46° 39' 50.58"W	481.82
L50	S51° 29' 37.42"E	700.00
L51	N50° 00' 22.58"E	325.00
L52	N81° 00' 22.58"E	400.00
L53	S26° 00' 37.64"E	924.73
L54	S89° 59' 49.24"E	270.00
L55	N57° 00' 10.76"E	750.00
L56	S52° 14' 02.41"E	519.41
L57	N80° 38' 29.35"E	127.10
L58	S81° 15' 01.20"E	139.98
L59	S78° 11' 00.31"E	152.24
L60	S53° 56' 45.00"E	210.75
L61	S73° 03' 59.40"E	143.48
L62	S03° 31' 49.08"W	144.21
L63	N36° 02' 35.28"E	120.00

- 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.
 - LOTS 25-26 AND 34 BLOCK F, LOTS 1, 15-16, AND 32 BLOCK K, LOTS 134-136 AND 153-155 BLOCK L, LOTS 8-9, 15-18, AND 26 BLOCK M, AND LOTS 1,8, AND 17 BLOCK N MAY NOT BE FURTHER SUBDIVIDED.
 - THIS SUBDIVISION IS VESTED TO THE WILLAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
 - 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. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26,2008 FOR WILLAMSON COUNTY, TEXAS.
- DRAINAGE AND FLOODPLAIN:
- WATER SERVICE IS PROVIDED BY: WILLAMSON COUNTY MUD 19C/GEORGETOWN UTILITY SYSTEMS
 - WASTEWATER SERVICE IS PROVIDED BY: WILLAMSON COUNTY MUD 19C/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: 214 SF LOTS

DATE: NOVEMBER 26, 2024

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

DESIGNED BY: SPC

DRAFTED BY: MD

DATE

REVISION

Carlson, Brigance & Doering, Inc.

Civil Engineering

12129 RR (3) N. Suite 600
Austin, Texas 78750

Phone No. (512) 280-5160

OVERALL PRELIMINARY PLAT

SANTA RITA RANCH PHASE 2B

REVISED PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

PROJECT:

STATE OF TEXAS

STEVEN P. CATES

93648

PROFESSIONAL SURVEYOR

11-9-2025

DATE

JOB NUMBER

SHEET

SHEET NO.

NOV 2024

5170

1 OF 3

1

