

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 FOR CHANGES IN PLAT, 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 JANUARY, 28, 2024. NO LOT IN THIS SUBDIVISION IS ENCRoACHED 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. 48491C0270E, EFFECTIVE DATE SEPTEMBER 28, 2008 FOR WILLIAMSON COUNTY, TEXAS.

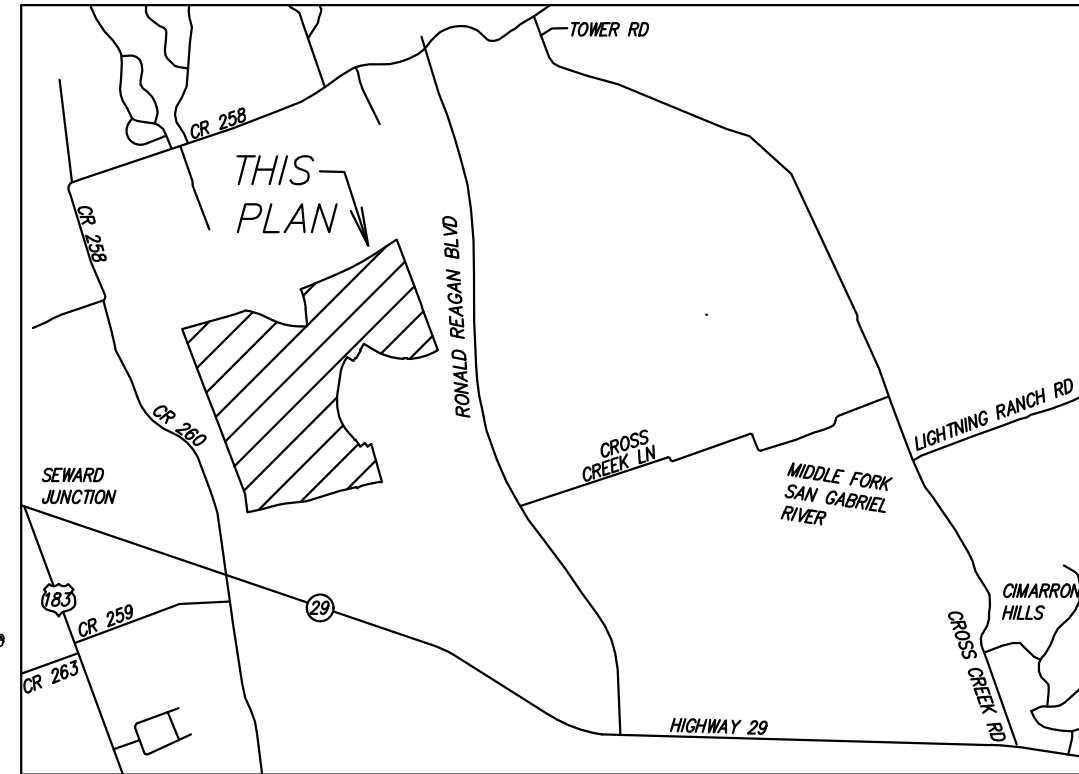
WATER AND WASTEWATER:

5. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/GEORGETOWN UTILITY SYSTEMS
6. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/CITY OF LIBERTY HILL
7. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT OF WAY:

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

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	653
SINGLE FAMILY LOTS:	637
O.S., W.Q.E., D.E., P.U.E. & L.S.E. LOTS:	3
O.S., P.U.E. & L.S.E. LOTS:	7
D.E., O.S., P.U.E., & L.S.E. LOTS:	1
AMENITY LOT	3
COMMERCIAL LOT	1
LHSD ELEMENTARY SCHOOL LOT	1

Curve Table			
Curve #	Length	Radius	Delta
C1	409.487	4070.570	005.7638
C2	143.426	4070.570	002.0188
C3	705.826	4070.570	009.9349
C4	488.839	1022.303	027.3974
C5	24.199	15.000	092.4320
C6	24.277	15.000	092.7326
C7	508.082	1020.000	028.5402
C8	23.562	15.000	090.0000
C9	23.562	15.000	090.0000
C10	23.562	15.000	090.0000
C11	23.572	15.000	090.0371
C12	72.898	770.000	005.4244

Line Table		
Line #	Length	Direction
L1	763.682	S74° 29' 22.80"W
L2	1098.593	S68° 43' 11.48"W
L3	318.767	S66° 41' 43.26"W
L4	426.442	S56° 46' 42.92"W
L5	1078.192	N20° 43' 14.98"W
L6	115.299	N19° 05' 31.53"W
L7	4.065	N76° 49' 06.22"E
L8	758.157	N20° 31' 20.37"W
L9	30.256	N60° 32' 51.87"E
L10	60.001	S89° 24' 17.78"E
L11	109.247	S58° 22' 53.62"E
L12	60.000	S58° 22' 53.62"E
L13	120.000	N31° 37' 06.38"E
L14	132.397	N31° 37' 06.38"E
L15	50.006	N31° 37' 06.38"E
L16	114.990	S58° 22' 53.62"E
L17	78.651	N31° 37' 06.38"E
L18	115.863	N21° 19' 45.78"E
L19	116.512	N12° 38' 27.22"E
L20	368.331	N08° 22' 31.31"E
L21	79.989	N00° 59' 34.84"W
L22	50.000	N00° 59' 34.84"W
L23	58.961	N00° 59' 34.84"W
L24	155.303	N12° 28' 08.54"W
L25	85.098	N22° 25' 52.00"W
L26	96.512	N29° 22' 08.69"W
L27	96.159	N36° 25' 00.89"W
L28	138.386	N42° 18' 28.23"W

Line Table		
Line #	Length	Direction
L29	50.000	N33° 56' 01.26"W
L30	14.615	S56° 03' 58.74"W
L31	137.617	N33° 56' 01.26"W
L32	97.588	S50° 51' 36.81"W
L33	75.000	N36° 07' 38.35"W
L35	652.296	N15° 58' 00.71"W
L36	57.947	N89° 21' 19.12"E
L37	177.609	N78° 45' 49.58"E
L38	98.639	N75° 44' 34.79"E
L39	53.752	N67° 35' 57.21"E
L40	44.064	N57° 04' 18.89"E
L41	24.115	S25° 16' 24.11"E
L42	190.281	N76° 31' 26.07"E
L43	71.046	N78° 01' 08.88"E
L44	570.489	N72° 44' 23.95"E
L45	54.213	N79° 54' 11.91"E
L46	320.754	N83° 38' 48.94"E
L47	122.408	N80° 17' 43.57"E
L48	171.074	N74° 46' 18.44"E
L49	152.637	N75° 53' 37.16"E
L50	202.284	N77° 58' 15.89"E
L51	308.813	S07° 16' 04.04"E
L52	476.085	S20° 57' 43.24"E
L53	1003.260	S20° 44' 46.47"E
L54	383.401	S21° 39' 23.47"E
L55	1054.987	S20° 44' 43.04"E



TOTAL: 637 SF LOTS

DATE: FEBRUARY 7, 2025
OWNER:
PULTE HOMES OF TEXAS, LP.
9401 AMBERGLEN BLVD.,
BLDG. 1 SUITE 150
AUSTIN, TEXAS 78729

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

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE &
DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 222.77 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

100-YR
DEVELOPED
FLOODPLAIN
PER ATLAS-14

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ARDMORE STREET	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	1,017	MINOR COLLECTOR	URBAN
BARNETT PASS	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	473	MINOR COLLECTOR	URBAN
CASCABEL LOOP	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,020	LOCAL	URBAN
CONWAY STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,540	LOCAL	URBAN
CREAGER WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,402	LOCAL	URBAN
CRESTED BIRD BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,110	LOCAL	URBAN
DONOVAN DRIVE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	255	MINOR COLLECTOR	URBAN
DONOVAN DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	172	LOCAL	URBAN
DROVER LOOP	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,674	LOCAL	URBAN
LAMBERT LANE	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	181	MINOR COLLECTOR	URBAN
LULLY WAY	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,514	LOCAL	URBAN
LOVETT LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	606	LOCAL	URBAN
MAYFAIR DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,031	LOCAL	URBAN
NEW SEASON DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	720	LOCAL	URBAN
PALO LADO BEND	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	600	MINOR COLLECTOR	URBAN
PASEO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	866	LOCAL	URBAN
SADDLEBACK PARKWAY	PUBLIC	120'	48' FACE TO FACE	4'	45 MPH	3,570	COLLECTOR (Future Arterial)	URBAN
SAINTSBURY LOOP	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	2,928	MINOR COLLECTOR	URBAN
SAINTSBURY LOOP	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,468	LOCAL	URBAN
SAN RUFINO COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	137	LOCAL	URBAN
SAN RUFINO STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,000	LOCAL	URBAN
SERRERA LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	757	LOCAL	URBAN
TOWER ROAD	PUBLIC	120'	48' FACE TO FACE	4'	45 MPH	2,155	COLLECTOR (Future Arterial)	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						31,505 L.F.		

DESIGNED BY: SPC
DATE: 2/8/2024
REVISION: 1
DATE: 2/8/2024
BY: JLS
REVISION: 2
DATE: 2/7/2025
BY: JLS
REVISION: 3
DATE: 2/7/2025
BY: JLS

DRAFTED BY: MD

Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #13791
Main Office: 5501 West William Cannon 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

OVERALL PRELIMINARY PLAT
JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 2
PROJECT: PRELIMINARY PLAT REVISION #2

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL SURVEYOR

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
3-14-2025

DATE: FEB 2025
JOB NUMBER: 5209
SHEET: 1 OF 4
SHEET NO.: 1

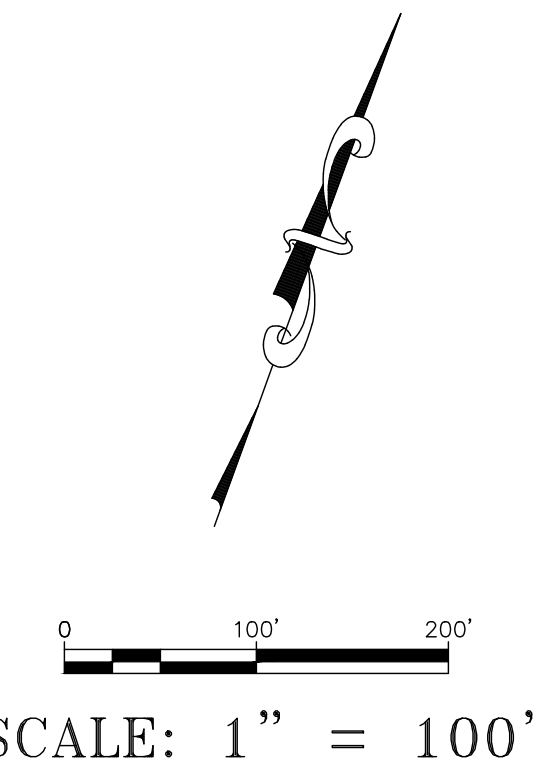


LEGEND

17
A

LOT NUMBER
BLOCK NUMBER
BUILDING SETBACK LINE
EASEMENT LINE
BOUNDARY LINE
100-YR FEMA FLOODPLAIN
ATLAS 14 100-YR FLOODPLAIN
OPEN SPACE
LANDSCAPE EASEMENT
WATER QUALITY EASEMENT
DRAINAGE EASEMENT
PUBLIC UTILITY EASEMENT
BUILDING LINE SETBACK
MAILBOX KIOSK

O.S.
L.S.E.
W.Q.E.
D.E.
P.U.E.
B.L.



DESIGNED BY: SPC	DRAFTED BY: MB
DATE: 2/8/2024	DATE: 4/10/2024
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Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #13791
5501 West Williams Canyon Dr.
Austin, Texas 78749
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 #2

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791
3-14-2025

DATE: FEB 2025
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**

SCALE: 1" = 100'

LEGEND

- LOT NUMBER
- BLOCK NUMBER
- BUILDING SETBACK LINE
- EASEMENT LINE
- BOUNDARY LINE
- 100-YR FEMA FLOODPLAIN
- ATLAS 14 100-YR FLOODPLAIN
- OPEN SPACE
- LANDSCAPE EASEMENT
- WATER QUALITY EASEMENT
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING LINE SETBACK
- MAILBOX KIOSK

DESIGNED BY: SPC		DRAFTED BY: MB	
REVISION	DATE		
1. REMOVED KESWICK STREET AND CIRCLE AND ADDED AND AMENITY LOT. REVISED JULY MAY TO BE A COL-DE-SAC	2/8/2024		
2. REVISED 677 LOTS	4/30/2024		
3. REVISED 423 LOTS	2/7/2025		



Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying

FIRM ID #F3791

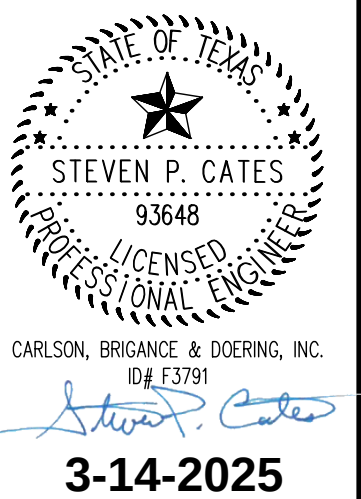
Main Office North Office
5501 West Loop East, Suite 600 12129 Riney Road, Suite 600
Austin, Texas 78749 Austin, Texas 78750

Phone No. (512) 280-5160 Fax No. (512) 280-5105

SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 3)

JOB NAME: SADDLEBACK AT SANTA RITA RANCH PHASE 2

PROJECT: PRELIMINARY PLAT REVISION #2



DATE	FEB 2025
JOB NUMBER	5209
SHEET	3 OF 4
SHEET NO.	

