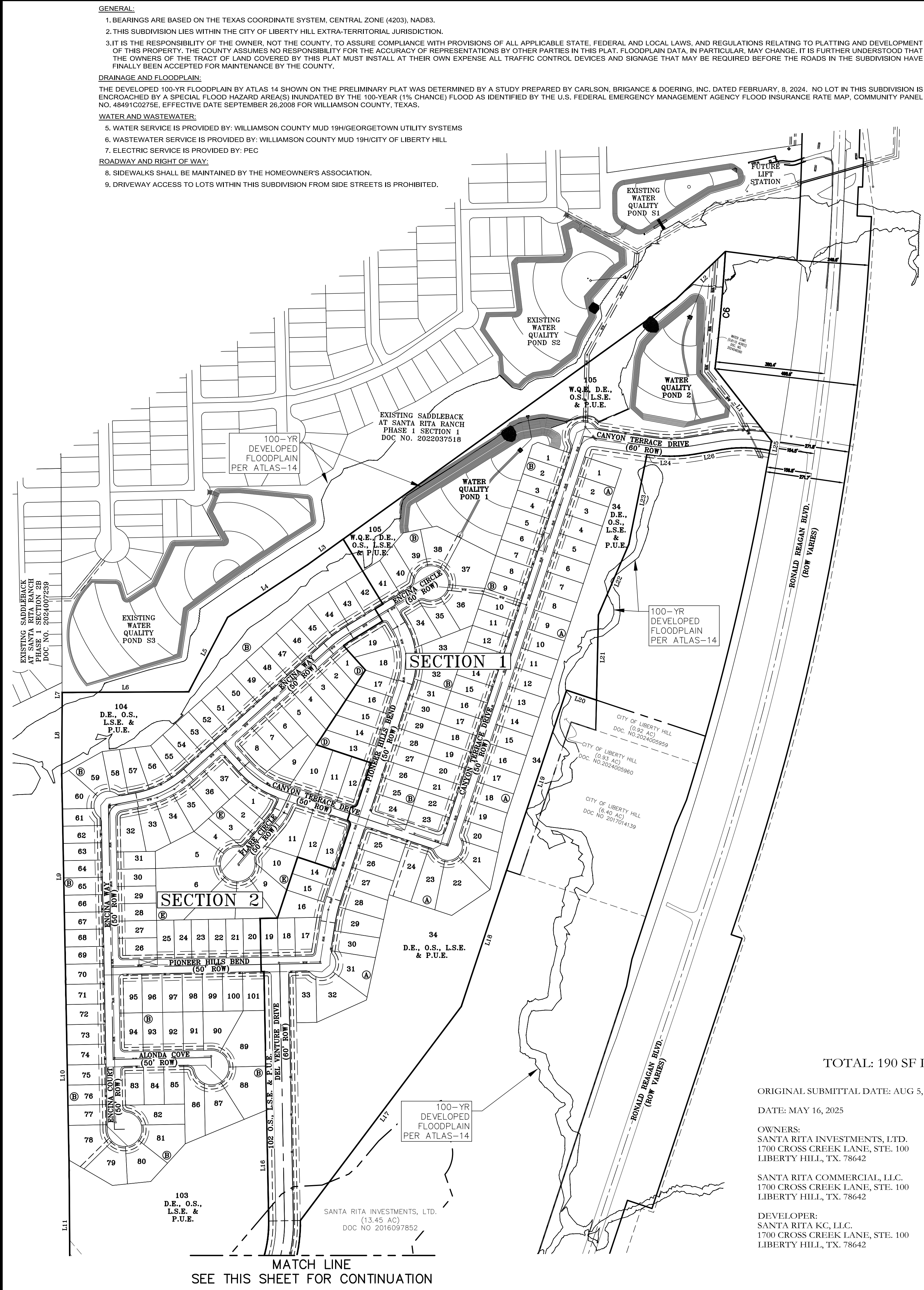


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TOTAL: 190 SF LOTS

ORIGINAL SUBMITTAL DATE: AUG 5, 2024

DATE: MAY 16, 2025

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

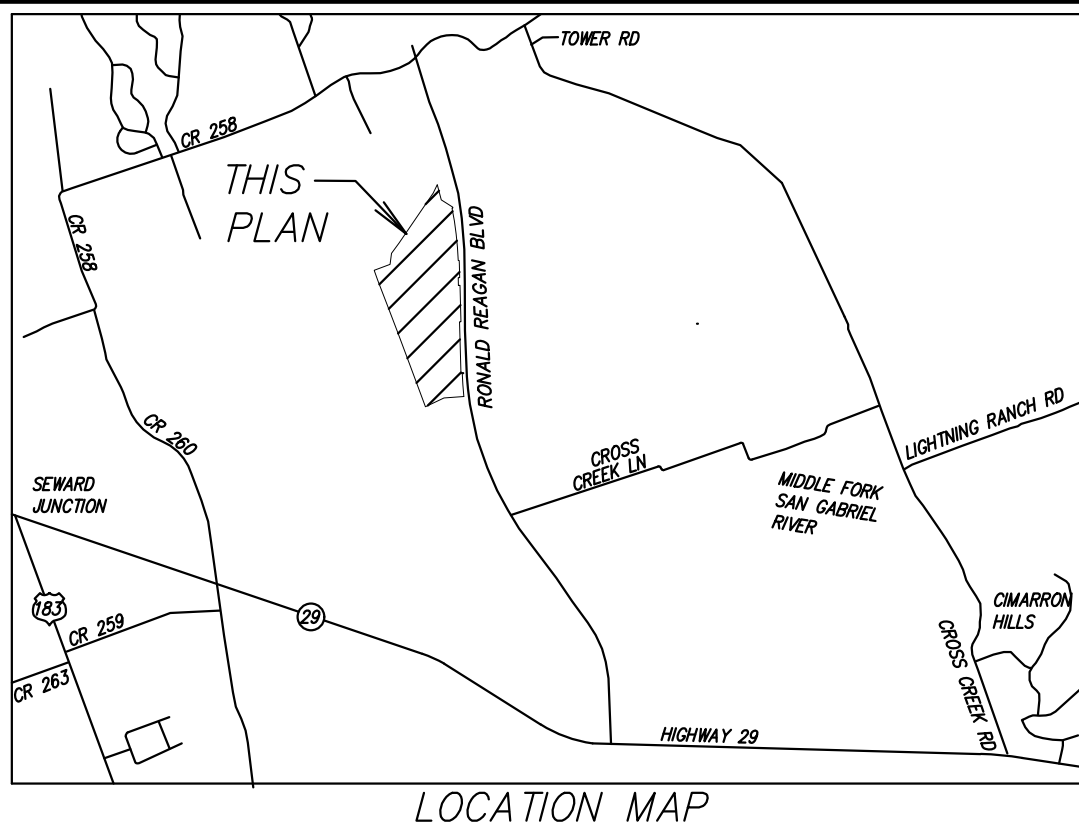
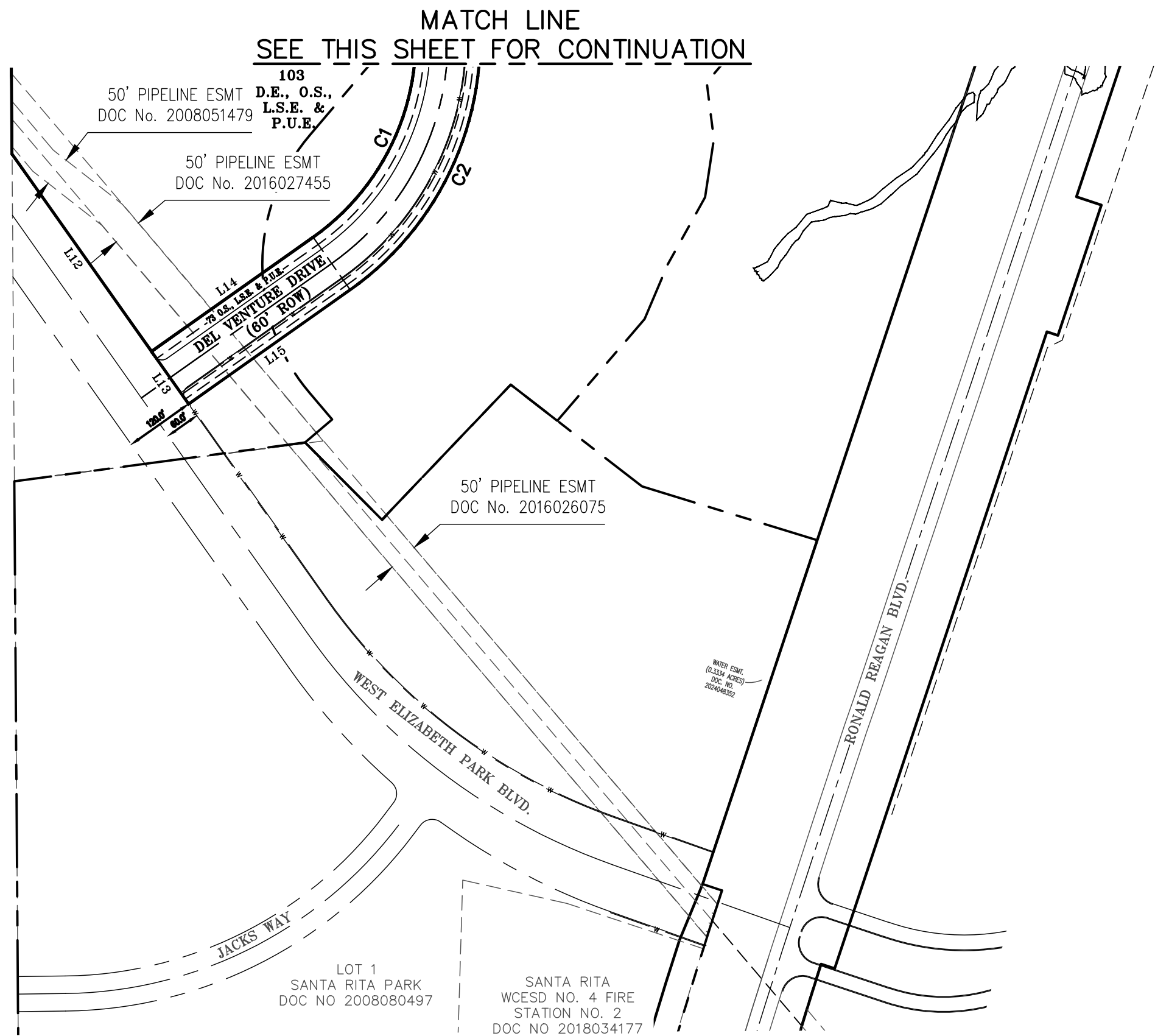
SANTA RITA COMMERCIAL, LLC.  
1700 CROSS CREEK LANE, STE. 100  
LIBERTY HILL, TX. 78642

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

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

TOTAL ACREAGE: 93.84 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                             |     |
|-------------------------------------------|-----|
| SINGLE FAMILY LOTS:                       | 195 |
| W.Q.E., D.E., O.S., L.S.E. & P.U.E. LOTS: | 190 |
| D.E., O.S., L.S.E. & P.U.E. LOTS:         | 3   |
| O.S., L.S.E. & P.U.E. LOTS:               | 1   |

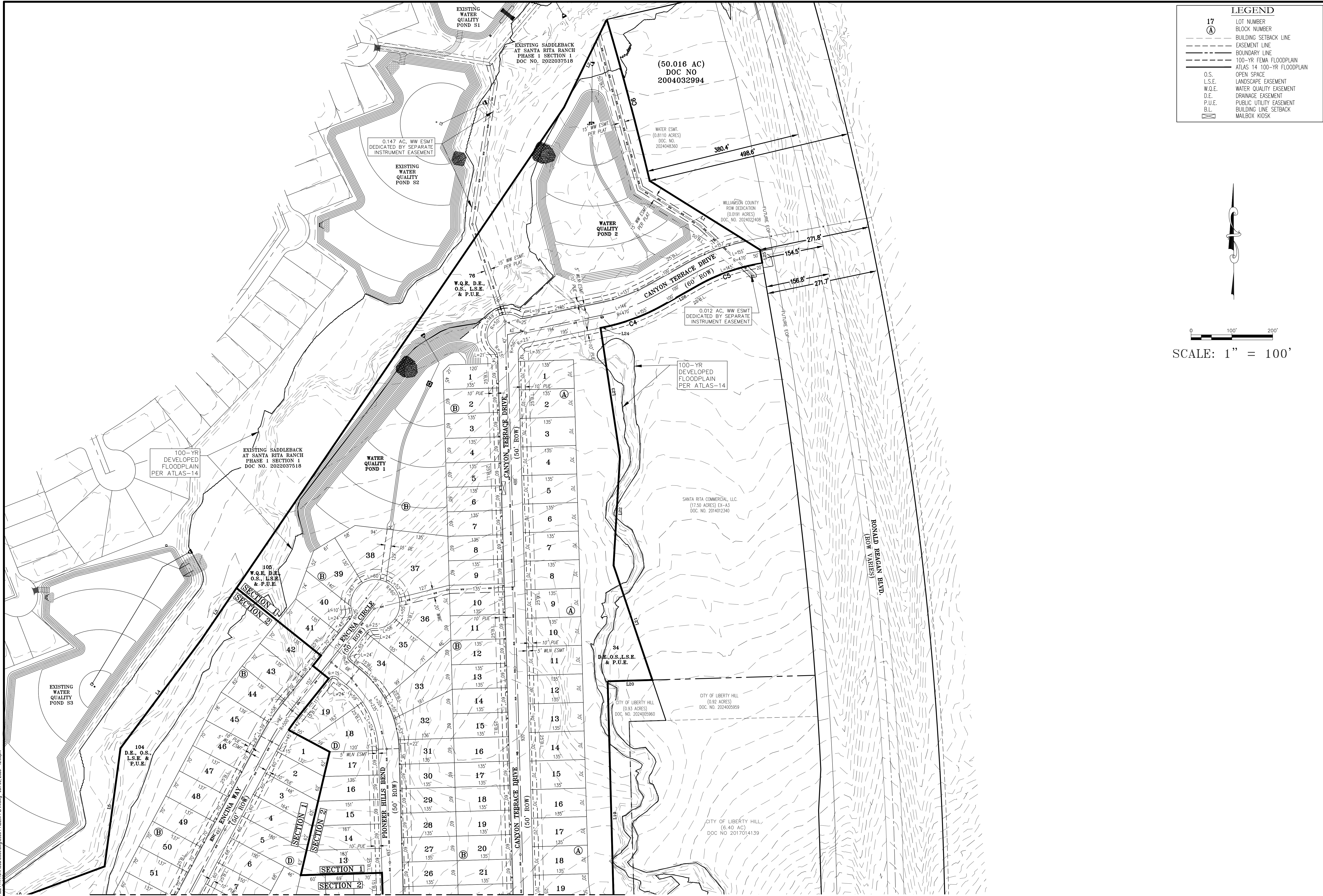
| Line Table |         |                  |
|------------|---------|------------------|
| Line #     | Length  | Direction        |
| L16        | 385.675 | N21° 03' 12.68"W |
| L3         | 155.364 | N34° 15' 43.93"E |
| L4         | 329.101 | N36° 41' 11.55"E |
| L5         | 292.609 | N07° 40' 43.03"E |
| L6         | 439.779 | N69° 44' 02.61"E |
| L7         | 17.897  | N20° 15' 57.39"W |
| L8         | 262.659 | N19° 37' 44.76"W |
| L9         | 719.394 | N21° 03' 12.68"W |
| L10        | 663.302 | N21° 02' 29.15"W |
| L11        | 378.329 | N20° 22' 47.81"W |
| L12        | 413.603 | N55° 12' 16.21"W |
| L14        | 338.632 | S34° 48' 10.19"W |
| L1         | 318.743 | N57° 59' 15.08"W |
| L2         | 240.810 | S25° 56' 52.01"W |
| L13        | 110.000 | S55° 12' 16.21"E |
| L15        | 338.632 | N34° 48' 10.19"E |
| L17        | 929.585 | N16° 59' 07.62"E |
| L18        | 499.639 | N01° 33' 12.40"W |
| L19        | 659.790 | N01° 33' 12.40"W |
| L20        | 109.434 | N88° 33' 07.99"W |
| L21        | 296.861 | N18° 39' 25.99"W |
| L22        | 265.950 | N03° 22' 39.01"E |
| L23        | 319.621 | N08° 33' 07.99"W |
| L24        | 8.928   | N78° 21' 24.20"E |
| L25        | 33.455  | N09° 34' 13.23"W |
| L26        | 100.000 | N60° 32' 29.66"E |

| Curve Table |          |         |            |         |            |
|-------------|----------|---------|------------|---------|------------|
| Curve #     | Radius   | Tangent | Delta      | Chord   | Arc Length |
| C1          | 415.00'  | 219.96' | 055°50'56" | 388.70' | 404.52'    |
| C2          | 525.00'  | 278.26' | 055°50'56" | 491.72' | 511.74'    |
| C4          | 500.00'  | 78.37'  | 017°48'55" | 154.84' | 155.47'    |
| C5          | 440.00'  | 73.23'  | 018°53'56" | 144.48' | 145.13'    |
| C6          | 8150.00' | 204.74' | 002°52'41" | 409.35' | 409.39'    |

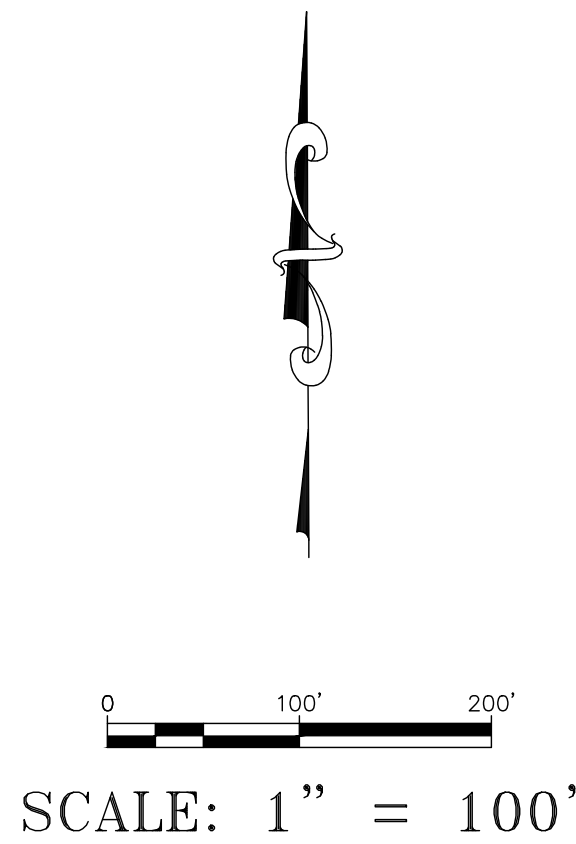
| STREET NAME                      | MAINTENANCE AUTHORITY | R.O.W. WIDTH | PAVEMENT WIDTH   | SIDEWALKS | DESIGN SPEED | LINEAR FEET | CLASS           | TYPE  |
|----------------------------------|-----------------------|--------------|------------------|-----------|--------------|-------------|-----------------|-------|
| ALONDA COVE                      | PUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 376         | LOCAL           | URBAN |
| CANYON TERRACE DRIVE             | PUBLIC                | 60'          | 40' FACE TO FACE | 4'        | 35 MPH       | 687         | MINOR COLLECTOR | URBAN |
| CANYON TERRACE DRIVE             | PUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 2,375       | LOCAL           | URBAN |
| DEL VENTURE DRIVE                | PUBLIC                | 60'          | 40' FACE TO FACE | 4'        | 35 MPH       | 1,749       | MINOR COLLECTOR | URBAN |
| ENCINA WAY                       | PUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 2,050       | LOCAL           | URBAN |
| ENCINA CIRCLE                    | OUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 174         | LOCAL           | URBAN |
| ENCINA COURT                     | PUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 244         | LOCAL           | URBAN |
| FLARE CIRCLE                     | PUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 307         | LOCAL           | URBAN |
| PIONEER HILLS BEND               | PUBLIC                | 50'          | 33' FACE TO FACE | 4'        | 25 MPH       | 2,023       | LOCAL           | URBAN |
| TOTAL LINEAR FOOTAGE OF STREETS: |                       |              |                  |           |              |             | 9,985 L.F.      |       |

|                                                                                                                                                                                                                                                                           |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| DESIGNED BY:                                                                                                                                                                                                                                                              | DRAFTED BY: |
| DATE:                                                                                                                                                                                                                                                                     |             |
| REVISION:                                                                                                                                                                                                                                                                 |             |
| Carlson, Brigance & Doering, Inc.<br>Civil Engineering & Surveying<br>FIRM ID #13791<br>Main Office: 5701 West William Cannon Dr., Austin, Texas 78749<br>North Office: 12129 RR (33) N. Ste. 600, Austin, Texas 78750<br>Phone No. (512) 280-5160 Fax No. (512) 280-5165 |             |
| OVERALL PRELIMINARY PLAT                                                                                                                                                                                                                                                  |             |
| SANTA RITA RANCH NORTHWEST PHASE 2                                                                                                                                                                                                                                        |             |
| PRELIMINARY PLAT                                                                                                                                                                                                                                                          |             |
| SHEET NAME:                                                                                                                                                                                                                                                               |             |
| JOB NAME:                                                                                                                                                                                                                                                                 |             |
| PROJECT:                                                                                                                                                                                                                                                                  |             |
| STATE OF TEXAS<br>STEVEN P. CATES<br>93648<br>LICENSED PROFESSIONAL SURVEYOR<br>CARLSON, BRIGANCE & DOERING, INC.<br>ID# F3791<br>6-6-2025                                                                                                                                |             |
| DATE: SEP 2024                                                                                                                                                                                                                                                            |             |
| JOB NUMBER: 5656                                                                                                                                                                                                                                                          |             |
| SHEET: 1 OF 3                                                                                                                                                                                                                                                             |             |
| SHEET NO. 1                                                                                                                                                                                                                                                               |             |

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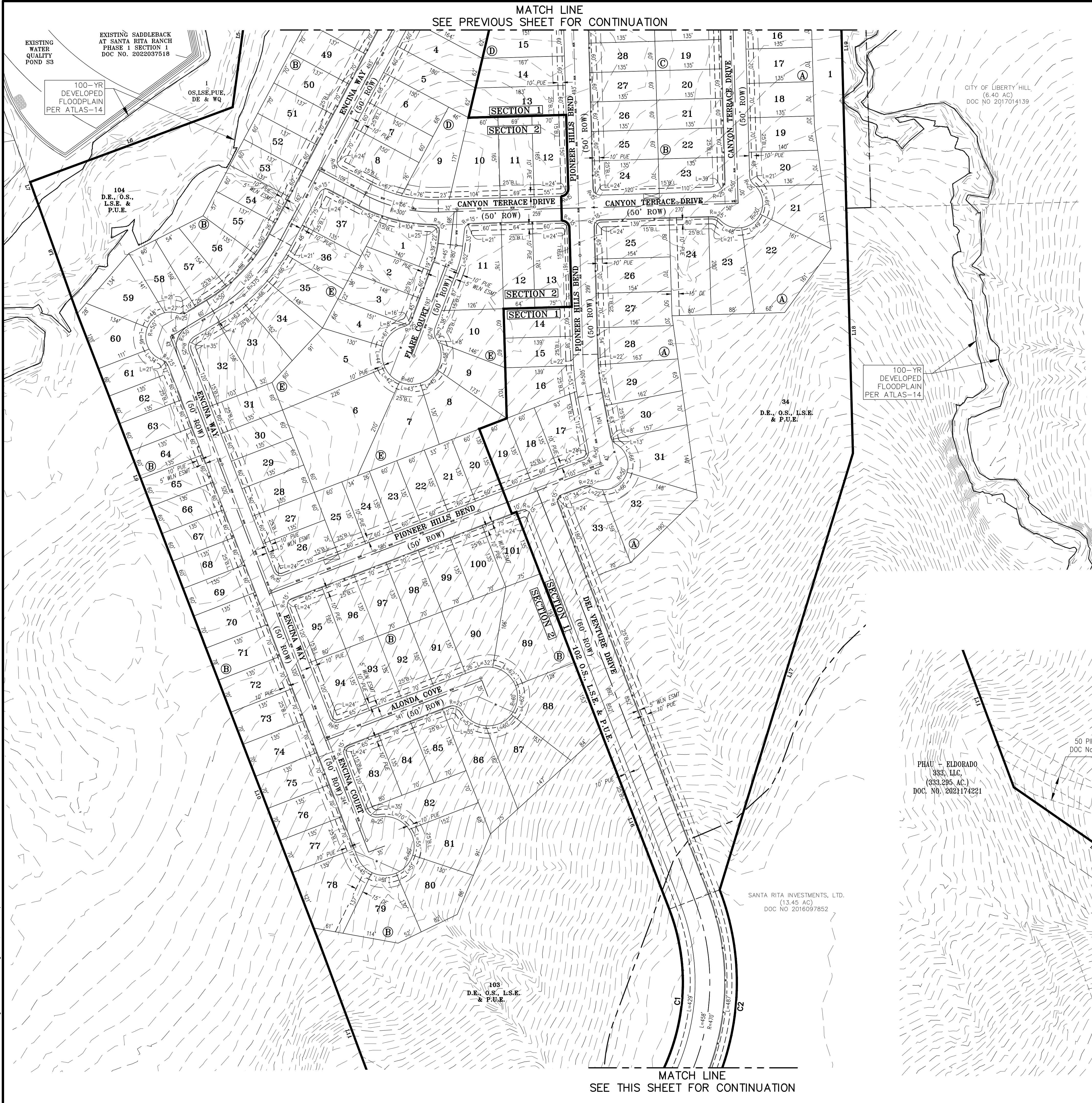
| LEGEND  |                            |
|---------|----------------------------|
| 17      | LOT NUMBER                 |
| (A)     | BLOCK NUMBER               |
| ---     | BUILDING SETBACK LINE      |
| - - - - | EASEMENT LINE              |
| ---     | BOUNDARY LINE              |
| ---     | 100-YR 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              |



|                                                 |             |
|-------------------------------------------------|-------------|
| DESIGNED BY:                                    | DRAFTED BY: |
| DATE:                                           | DATE:       |
| REVISION:                                       | REVISION:   |
| SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 3) |             |
| JOB NAME: SANTA RITA RANCH NORTHWEST PHASE 2    |             |
| PROJECT: PRELIMINARY PLAT                       |             |
|                                                 |             |
| DATE: SEP 2024                                  |             |
| JOB NUMBER: 5656                                |             |
| SHEET: 2 OF 3                                   |             |
| SHEET NO.: 2                                    |             |

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #13791  
Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749  
North Office: 12129 RR (330 N) Ste. 600, Austin, Texas 78750  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

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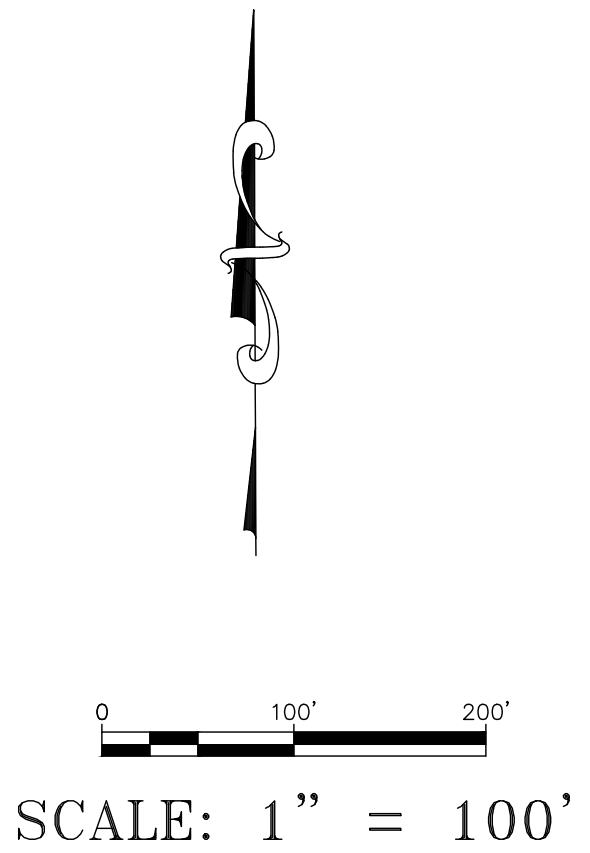


**LEGEND**

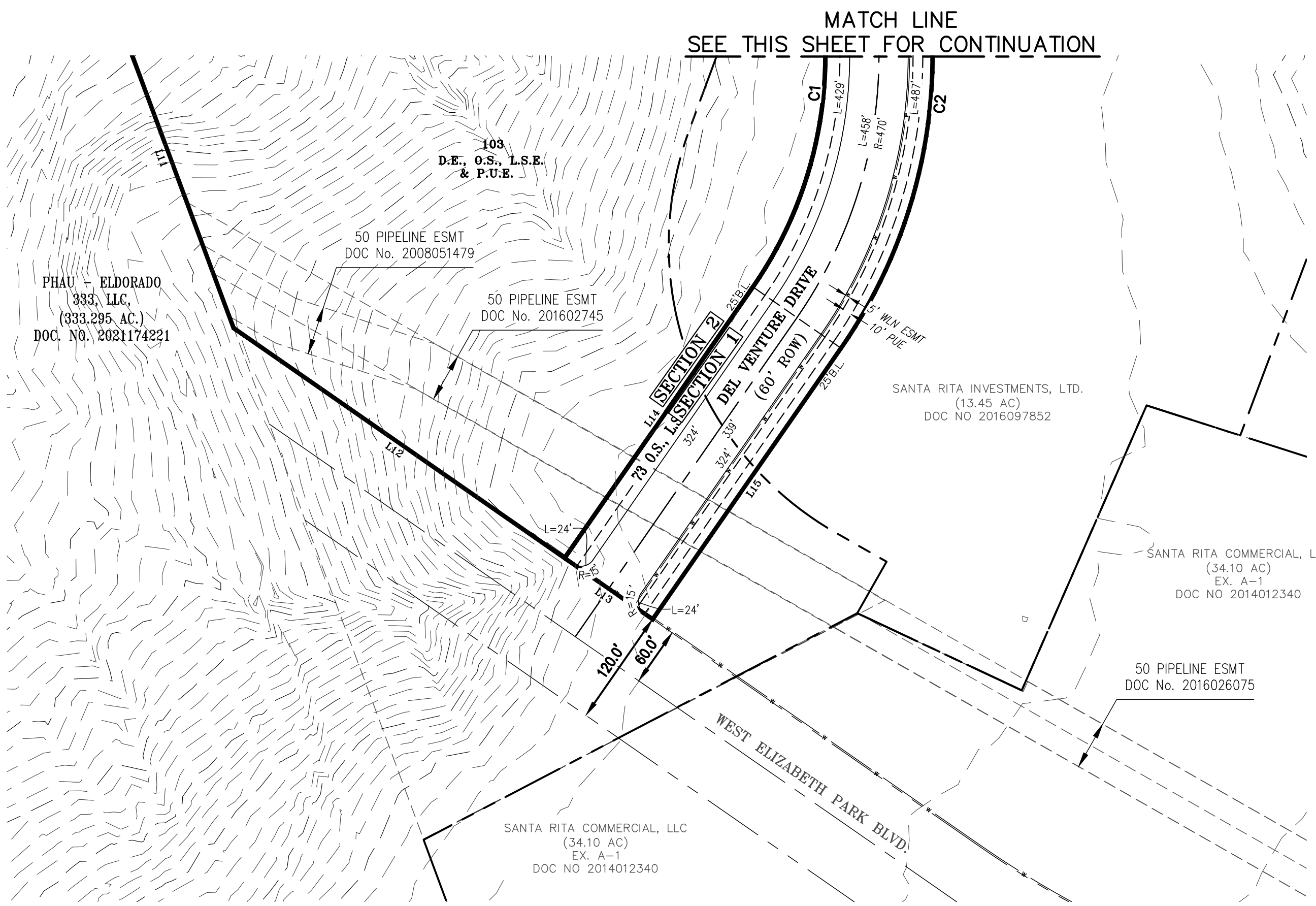
17  
A

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.



SCALE: 1" = 100'



|              |             |
|--------------|-------------|
| DESIGNED BY: | DRAFTED BY: |
| DATE:        |             |
| REVISION:    |             |

|                                                 |  |                                                                                                                                                                                                                                                                              |
|-------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 3) |  | Carlson, Brigrance & Doering, Inc.<br>Civil Engineering & Surveying<br>FIRM ID #E3791<br>Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750<br>Mobile Office: 12129 RR 630 N, Suite 600, Austin, Texas 78750<br>Phone No. (512) 280-5160 Fax No. (512) 280-5165 |
| JOB NAME: SANTA RITA RANCH NORTHWEST PHASE 2    |  |                                                                                                                                                                                                                                                                              |
| PROJECT: PRELIMINARY PLAT                       |  |                                                                                                                                                                                                                                                                              |

|                                                                              |
|------------------------------------------------------------------------------|
| STATE OF TEXAS<br>STEVEN P. CATES<br>93648<br>LICENSED PROFESSIONAL ENGINEER |
| CARLSON, BRIGRANCE & DOERING, INC.<br>ID# F3791<br>6-6-2025                  |
| DATE: SEP 2024                                                               |
| JOB NUMBER: 5656                                                             |
| SHEET: 3 OF 3                                                                |
| SHEET NO.: 3                                                                 |