



SCALE: 1" = 100'

LOCATION MAP

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: 103
SINGLE FAMILY LOTS: 100
O.S., L.S.E. & P.U.E.: 3

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
PIONEER HILLS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,342	LOCAL	URBAN
HUNTLEY DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	726	LOCAL	URBAN
CARMICHAEL BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	863	LOCAL	URBAN
QUEEN COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	69	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						4,000 L.F.		

Curve Table

Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	660.00	161.26	027.4604	313.30206	316.321
C2	15.00	15.30	091.1510	21.42521	23.863
C3	15.00	11.59	075.3984	18.34547	19.739
C4	330.24	95.26	032.1801	183.05106	185.479
C5	15.02	18.34	101.3774	23.23843	26.571
C6	15.00	17.57	099.0248	22.81640	25.925
C7	270.00	82.22	033.8745	157.31523	159.630
C8	24.00	14.40	061.9204	24.69324	25.937
C9	60.00	67.83	097.0113	89.88253	101.590
C10	24.71	13.19	056.1756	23.26883	24.228
C11	15.00	12.39	079.1063	19.10381	20.710
C12	15.00	16.60	095.7889	22.25733	25.077
C13	630.00	110.65	019.9240	217.97320	219.075
C14	15.00	14.10	086.4445	20.54490	22.631
C15	15.00	14.10	086.4445	20.54490	22.631
C16	629.86	51.27	009.3063	102.19280	102.305

Line Table

Line #	Bearing	Length
L1	S18° 40' 43.19"W	53.13
L2	N71° 19' 16.81"W	25.00
L3	N77° 02' 16.81"W	100.50
L4	N71° 19' 16.81"W	1313.09
L5	N18° 40' 43.19"E	658.19
L6	N46° 08' 20.56"E	240.45
L7	S39° 11' 33.68"E	86.50
L8	S43° 51' 39.44"E	50.00
L9	N46° 08' 20.56"E	11.08
L10	N89° 20' 20.97"E	103.07
L11	S81° 29' 58.42"E	50.00
L12	S08° 09' 49.26"E	88.71
L13	S19° 03' 26.64"E	50.00
L14	S36° 44' 52.62"E	50.00
L15	S27° 05' 09.29"W	143.14
L16	S15° 04' 37.25"W	243.54
L17	S12° 55' 40.82"E	182.61

TOTAL: 100 SF LOTS

- 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 WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- 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 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. 4849100275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS. THIS PRELIMINARY PLAT IS VESTED TO THE 2025 SUBDIVISION REGULATIONS.
- WATER AND WASTEWATER:**
- WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19C/GEORGETOWN UTILITY SYSTEMS
 - WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON 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.

DATE: OCTOBER 13, 2025

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) 280-5165 fax

TOTAL ACREAGE: 30.69 ACRES

SURVEY: SMITH, W.W.
ABSTRACT NO. 491591

SURVEY: GLASSCOCK, G.W.
ABSTRACT NO. 491266

DESIGNED BY: SPC	DRAFTED BY: MB
DATE:	
REVISION:	
CARLSON, BRIGANCE & DOERING, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78749 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: OVERALL PRELIMINARY PLAT	JOB NAME: SANTA RITA RANCH PHASE 2C
PROJECT: REVISED PRELIMINARY PLAT	
12-23-2025	
DATE: OCT 2025	
JOB NUMBER: 5556	
SHEET: 1 OF 2	
SHEET NO. 1	

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UNITED STATES OF AMERICA
R.O.W. ESMT.
(14.53 AC)
(VOL 582 PG. 518)

CEP
BUFFER
ZONE

TOWER ROAD
(R.O.W. VARIES)

EXISTING OLD TOWER ROAD EOP

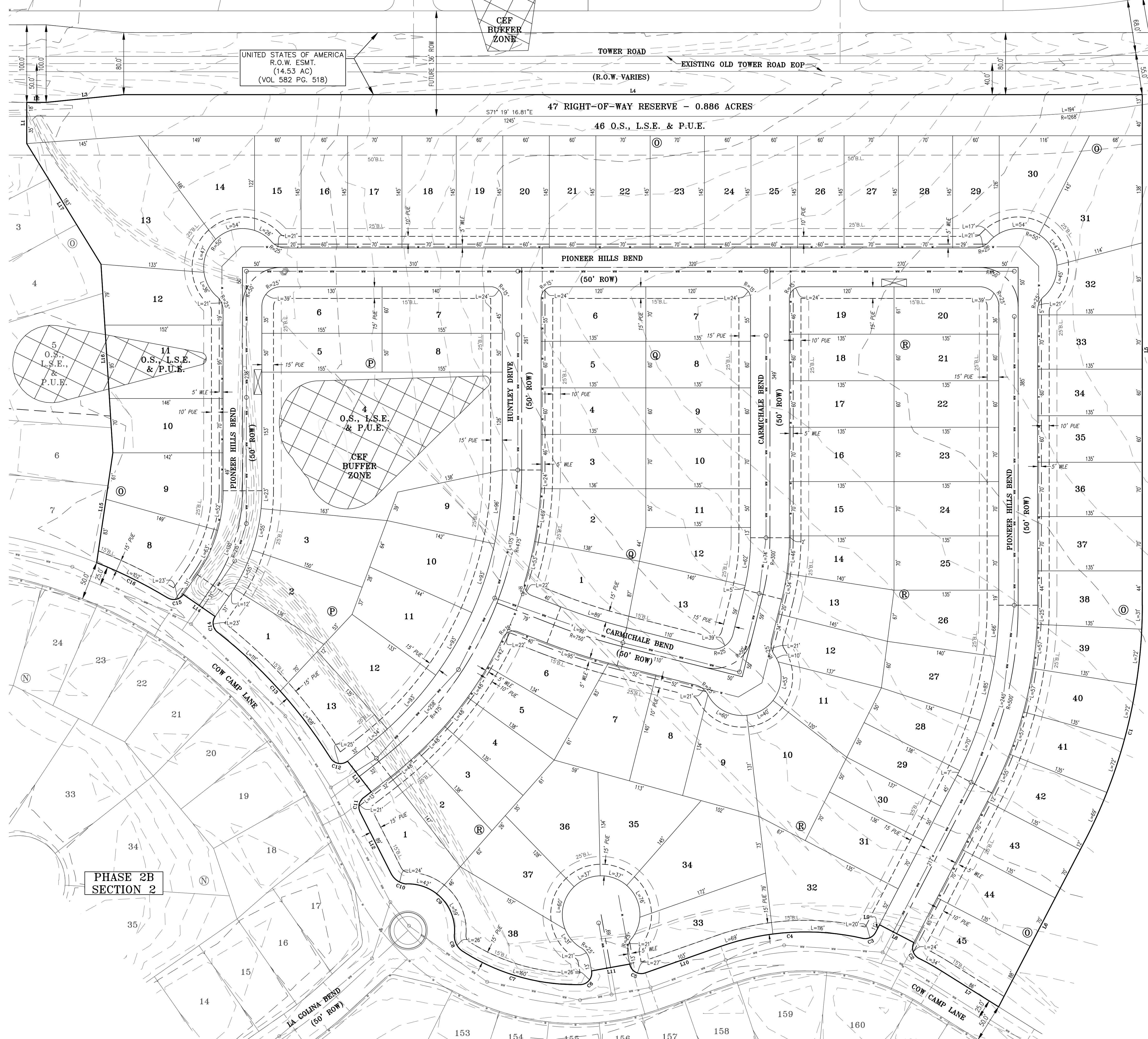
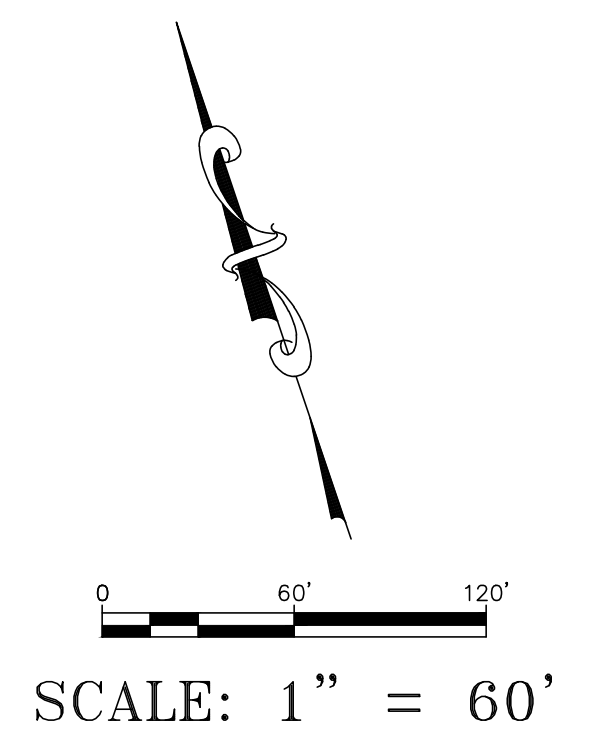
FUTURE TOWER
ROAD CL

47 RIGHT-OF-WAY RESERVE - 0.886 ACRES

46 O.S., L.S.E. & P.U.E.

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	103
SINGLE FAMILY LOTS	100
O.S., L.S.E. & P.U.E.	3



PHASE 2B
SECTION 2

DESIGNED BY: SPC	DRAFTED BY: MB
DATE	REVISION
SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 2) JOB NAME: SANTA RITA RANCH PHASE 2C PROJECT: REVISED PRELIMINARY PLAT	
CARLSON, BRIGRANCE & DOERING, INC. 12-23-2025	
DATE	OCT 2025
JOB NUMBER	5556
SHEET	2 OF 2
SHEET NO.	2

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