



Line Table

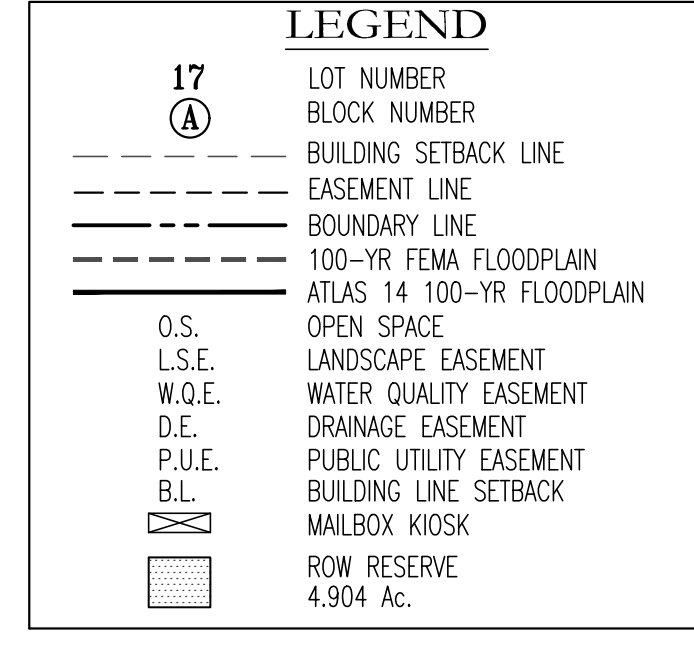
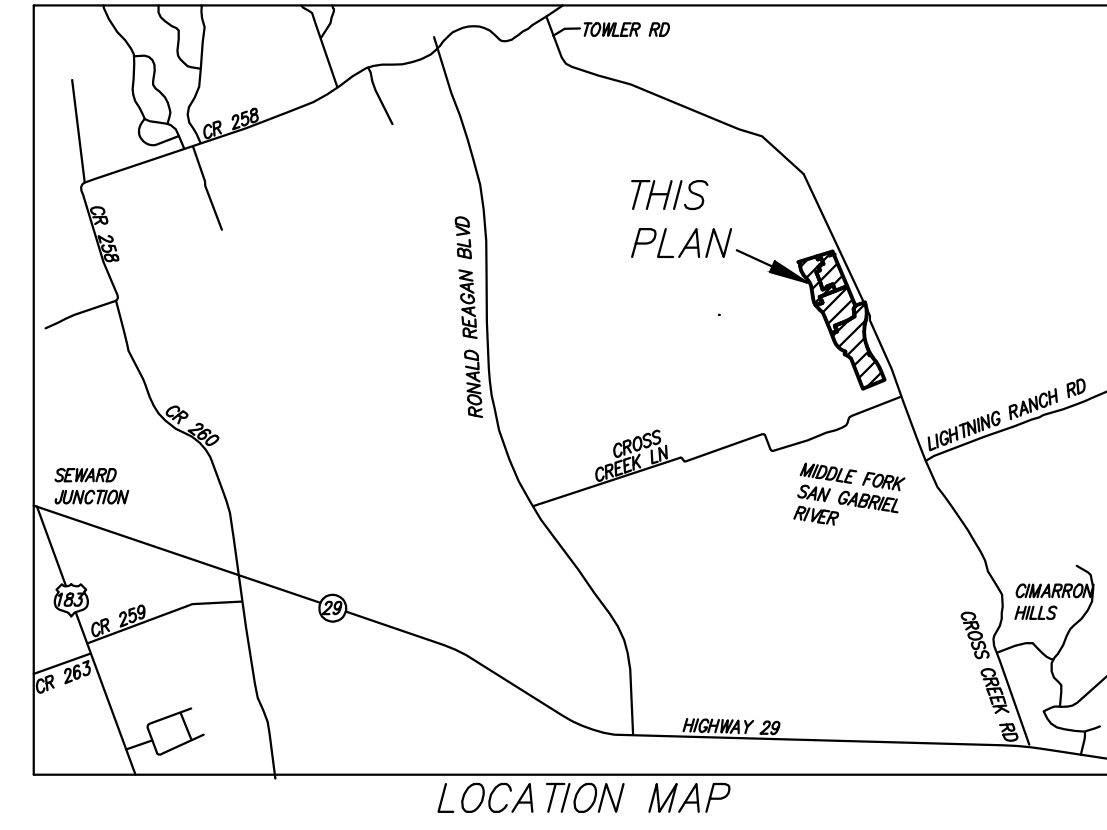
Line #	Bearing	Length
L1	S72°46'13.92"W	1130.79
L2	N22°39'11.41"W	89.04
L3	N22°39'11.41"W	1664.71
L4	N23°46'35.32"W	117.31
L5	S40°21'58.19"W	55.48
L6	S72°47'06.38"W	272.59
L7	N13°40'53.08"E	100.72
L8	N22°04'44.69"W	1365.97
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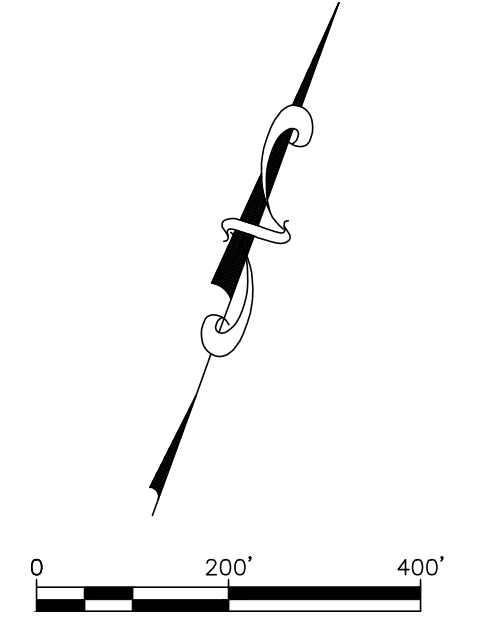
Curve Table

Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	572.77	294.28	032°25'41"	565.15	572.77
C2	62.22	31.12	003°06'18"	62.21	62.22
C3	25.27	16.81	096°30'43"	22.38	25.27
C4	23.84	15.28	091°04'42"	21.41	23.84
C5	437.17	228.11	040°23'59"	428.17	437.17



TOTAL OF LOTS

TOTAL OF LOTS	367
SINGLE FAMILY LOTS:	352
O.S., D.E., P.U.E. & L.S.E. LOTS:	1
O.S., P.U.E. & L.S.E. LOTS:	14



DATE: DECEMBER 23, 2025

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

OWNER:
SANTA RITA C7 INVESTMENTS, LLC
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

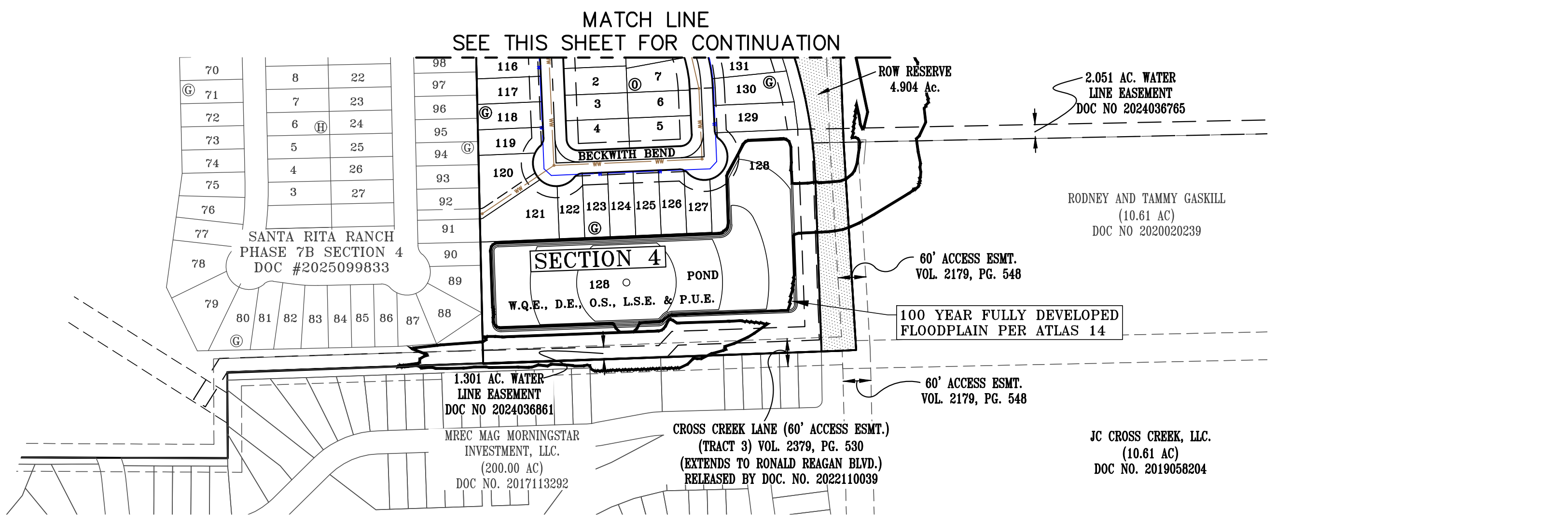
DEVELOPER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

TOTAL ACREAGE: 103.056 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

- 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.
 - THE FOLLOWING LOTS MAY NOT BE FURTHER SUBDIVIDED: LOTS 3-14, 16-35, AND 37 BLOCK B; LOTS 1-11, 13-32, AND 34 BLOCK C; LOTS 3-5, 7-9, 11-14, 16, 17, 19-22, 24-26 AND 28-31 BLOCK D; LOTS 2-4, 6-9, 11-14, 16-37, 39, 51, 52, 88-92, AND 98 BLOCK E; LOTS 1-6 AND 9 BLOCK J, AND LOTS 120 AND 121 BLOCK G.
 - THIS SUBDIVISION WILL NOT ACCESS PRIVATE CROSS CREEK ROAD UNTIL FUTURE ARTERIAL CROSS CREEK ROAD HAS BEEN CONSTRUCTED
 - 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 2, 2022. PORTIONS OF THIS SUBDIVISION ARE 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 AND THE FEMA L.O.M.R. NO. 16-06-0501P, EFFECTIVE MARCH 2, 2017 FOR WILLIAMSON COUNTY, TEXAS.
 - WATER AND WASTEWATER:
 - WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19G/GEORGETOWN UTILITY SYSTEMS
 - WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19G/CITY OF LIBERTY HILL.
 - ROADWAY AND RIGHT OF WAY.
 - ELECTRIC SERVICE IS PROVIDED BY: PEC
 - SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 - THE FUTURE EXTENSION OF TIERRA ROSA BLVD. WILL BE INCLUDED WITH THE DEVELOPMENT OF THE OPPOSING TRACT.

STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ARBUSTO STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	844	LOCAL	URBAN
ARBUSTO CIRCLE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	422	LOCAL	URBAN
ASHBEL STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	282	LOCAL	URBAN
BECKWITH BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,353	LOCAL	URBAN
BLUE SUMMIT BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,360	LOCAL	URBAN
COVERED BRIDGE TRAIL	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	3,619	LOCAL	URBAN
DATWOOD DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,021	LOCAL	URBAN
EASTHAVEN BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	2,124	LOCAL	URBAN
GRECO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	618	LOCAL	URBAN
HICKORY BRANCH DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	1,123	LOCAL	URBAN
KENOSHA DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	610	LOCAL	URBAN
PALACIO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	157	LOCAL	URBAN
PLATFORM PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	791	MINOR COLLECTOR	URBAN
TIERRA ROSA BOULEVARD	PUBLIC	64'	44' FACE TO FACE	4'	35 MPH	1,108	MINOR COLLECTOR	URBAN

TOTAL LINEAR FOOTAGE OF STREETS: 15,432 L.F.



SRR EVANS INVESTMENT, LLC
(281.797 ACRES)
DOC NO 2021082145

SRR EVANS INVESTMENT, LLC
(281.797 ACRES)
DOC NO 2021082145

MREC MAG MORNINGSTAR INVESTMENT, LLC
(200.00 AC)
DOC NO. 2017113292

JC CROSS CREEK, LLC.
(10.61 AC)
DOC NO. 2019058204

FILE PATH: J:\ACD\5493\5493-5493-PRELIMINARY PLAT.dwg - Mar 20, 2025 - 4:03pm

DESIGNED BY: SPC
DRAFTED BY: MB

DATE: _____

REVISION: _____

Civil Engineering & Surveying

Carlson, Brigance & Doering, Inc.

12129 RR (3) N. St. 600
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

OVERALL PRELIMINARY PLAT

SANTA RITA RANCH PHASE 7C - REVISION #1

PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. GATES
93648
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

3-20-2026

DATE: JUNE 2025

JOB NUMBER: 5493

SHEET: 1 OF 4

SHEET NO. 1

FILE PATH: J:\ACD\5493\493\PRELIMINARY PLAT.dwg - Mar 20, 2025 - 4:05pm

BRAUN FAMILY LIMITED PARTNERSHIP (1526.34 ACRES) DOC NO. 2004033001

SRFV DEVELOPMENT, LLC. (507.772 AC) DOC. NO. 2020153944

SRR EVANS INVESTMENT, LLC (281.797 ACRES) DOC NO 2021082145

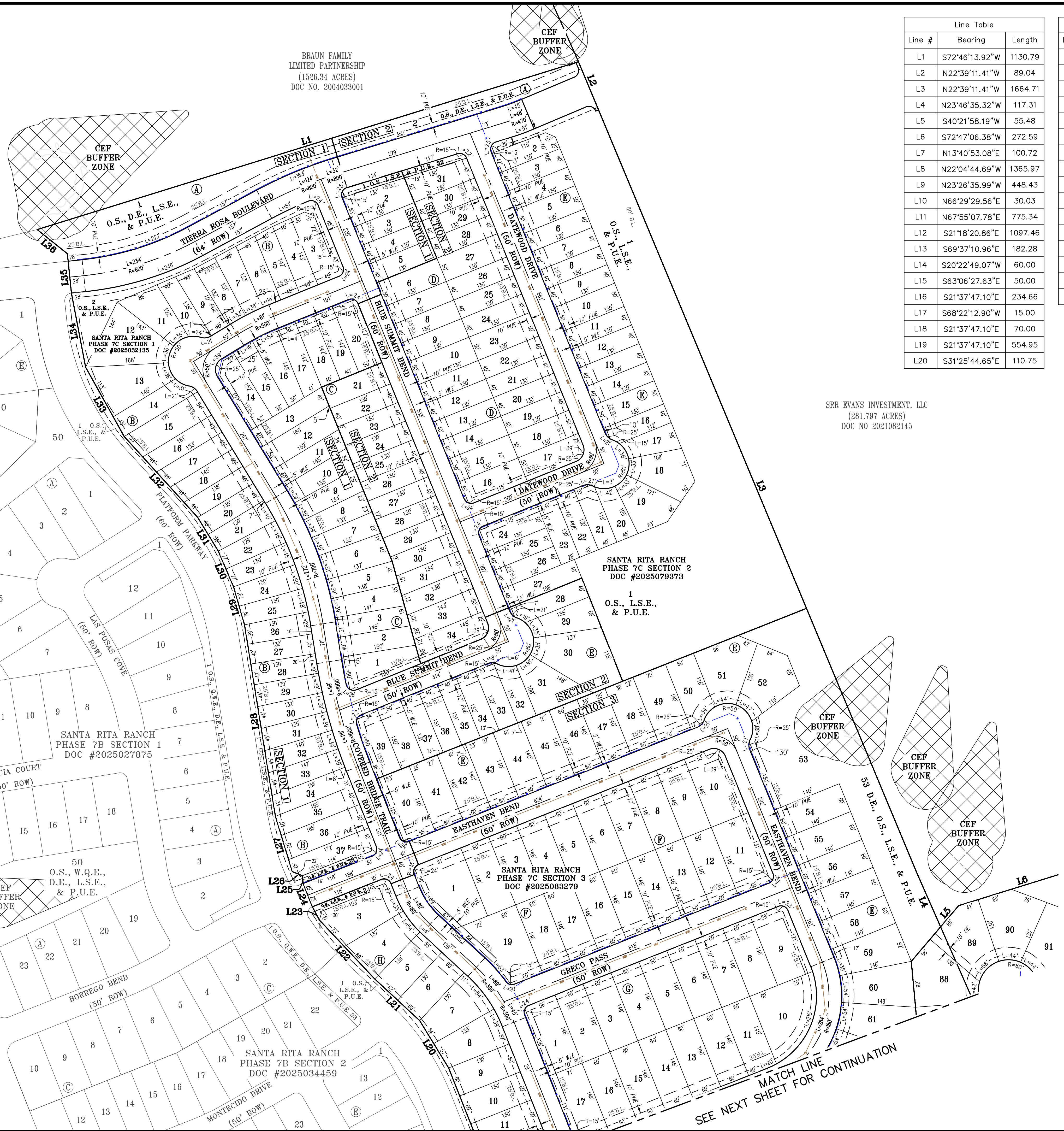
SANTA RITA RANCH PHASE 7C SECTION 2 DOC #2025079373 O.S., L.S.E., & P.U.E.

SANTA RITA RANCH PHASE 7C SECTION 3 DOC #2025083279

SANTA RITA RANCH PHASE 7B SECTION 2 DOC #2025034459

SANTA RITA RANCH PHASE 7B SECTION 1 DOC #2025027875

SANTA RITA RANCH PHASE 7A SECTION 2 DOC #2024011321



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LEGEND

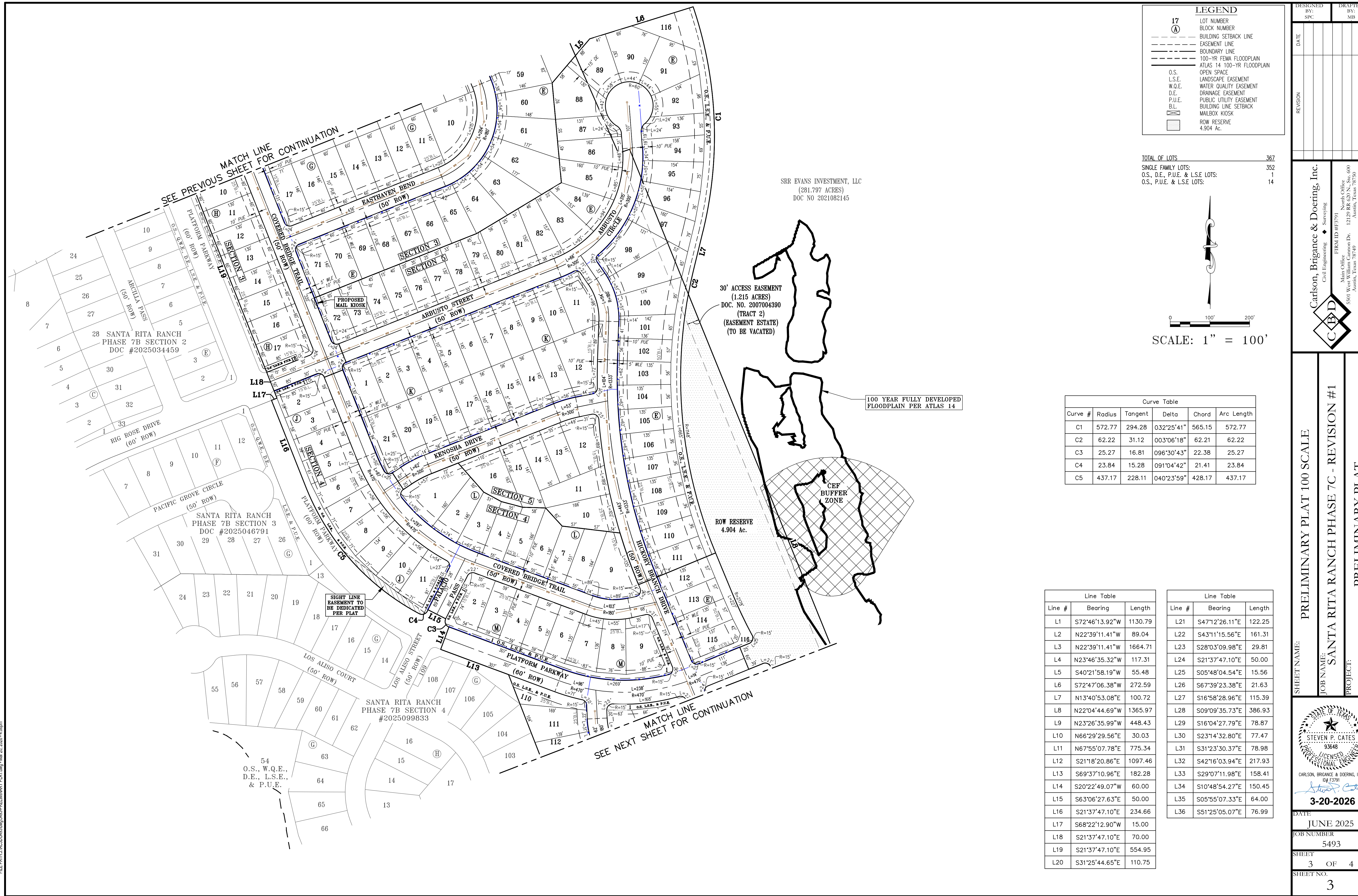
- 17 (A) LOT NUMBER
- (A) BLOCK NUMBER
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- BOUNDARY LINE
- - - 100-YR FEMA FLOODPLAIN
- - - ATLAS 14 100-YR FLOODPLAIN
- OPEN SPACE
- L.S.E. LANDSCAPE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE SETBACK
- MAILBOX KIOSK
- ROW RESERVE 4.904 Ac.

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SCALE: 1" = 100'

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DESIGNED BY: SPC	DRAFTED BY: MB
DATE:	
REVISION:	
PRELIMINARY PLAT 100 SCALE SANTA RITA RANCH PHASE 7C - REVISION #1 PRELIMINARY PLAT	
3-20-2026	
DATE:	JUNE 2025
JOB NUMBER:	5493
SHEET:	2 OF 4
SHEET NO.:	2



LEGEND

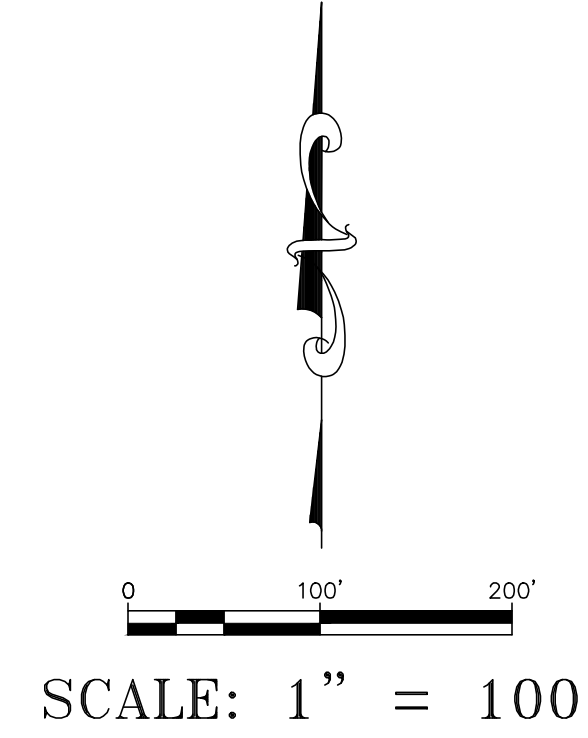
- 17 LOT NUMBER
- (A) BLOCK NUMBER
- BUILDING SETBACK LINE
- EASEMENT LINE
- BOUNDARY LINE
- 100-YR FEMA FLOODPLAIN
- ATLAS 14 100-YR FLOODPLAIN
- O.S.
- L.S.E.
- W.Q.E.
- D.E.
- P.U.E.
- B.L.
- ROW RESERVE
- 4.904 Ac.

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DESIGNED BY: SPC	DRAFTED BY: MB	
DATE	REVISION	
<p>PRELIMINARY PLAT 100 SCALE</p> <p>SANTA RITA RANCH PHASE 7C - REVISION #1</p> <p>PRELIMINARY PLAT</p>		
<p>3-20-2026</p>		
DATE: JUNE 2025		
JOB NUMBER: 5493		
SHEET: 3 OF 4		
SHEET NO. 3		

FILE PATH: J:\ACD\5493\PRELIMINARY PLAT.dwg - Mar 20, 2025 - 4:06pm

FILE PATH: J:\ACD\5493\PRELIMINARY PLAT.dwg - Mar 20, 2025 - 4:07 PM

LEGEND

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- (A) BLOCK NUMBER
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- EASEMENT LINE
- BOUNDARY LINE
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- D.E. DRAINAGE EASEMENT
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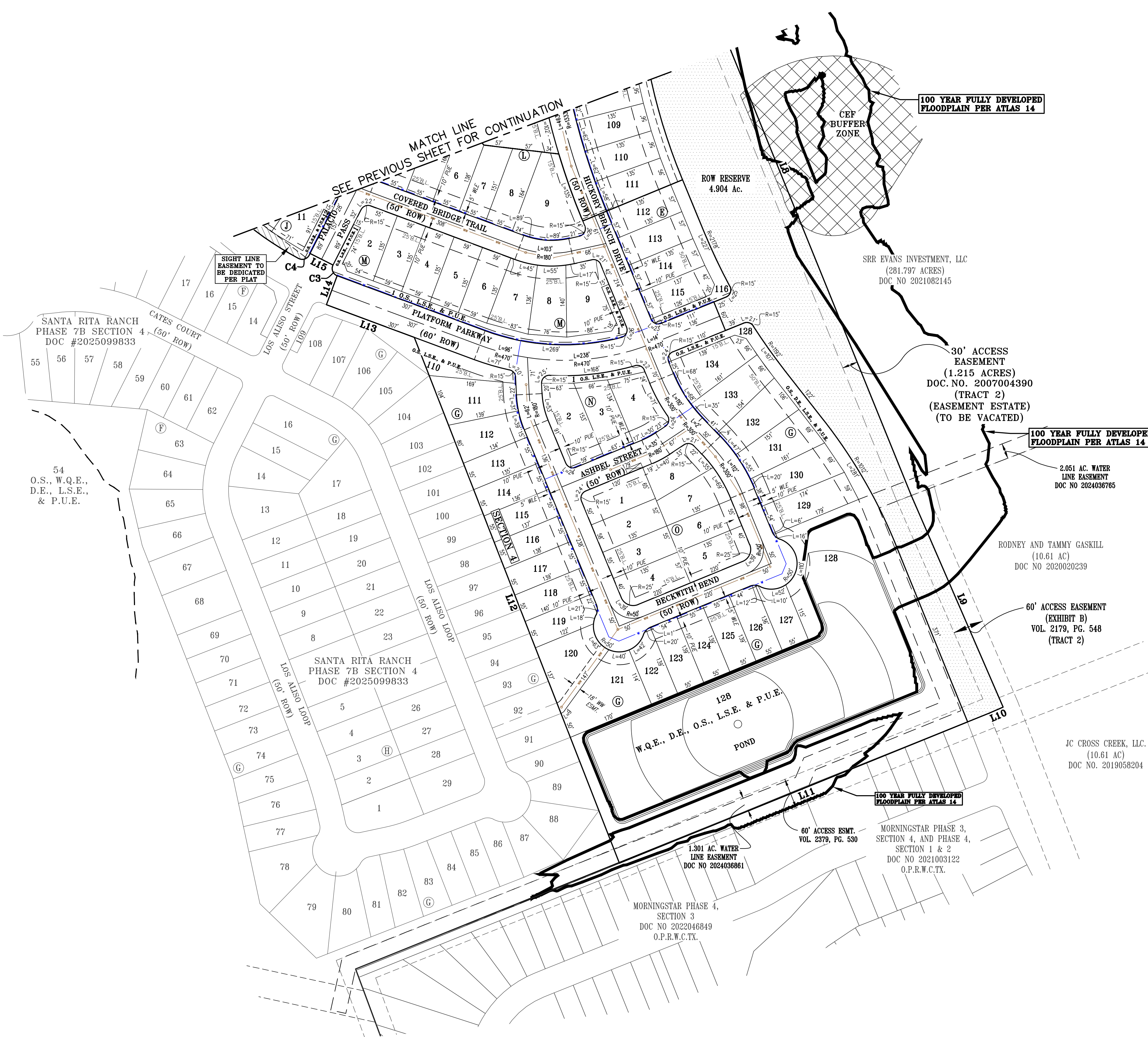
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DESIGNED BY: SPC	DRAFTED BY: MB
DATE:	
REVISION:	

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

FIRM ID #E3791
Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750
North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750
Phone No. (512) 290-5160 Fax No. (512) 290-5165

PRELIMINARY PLAT 100 SCALE

SANTA RITA RANCH PHASE 7C - REVISION #1

PRELIMINARY PLAT

SHEET NAME: PRELIMINARY PLAT 100 SCALE
JOB NAME: SANTA RITA RANCH PHASE 7C - REVISION #1
PROJECT: PRELIMINARY PLAT

STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

Carlson, Brigrance & Doering, Inc.
ID# E3791
3-20-2026

DATE:	JUNE 2025
JOB NUMBER:	5493
SHEET:	4 OF 4
SHEET NO.:	4