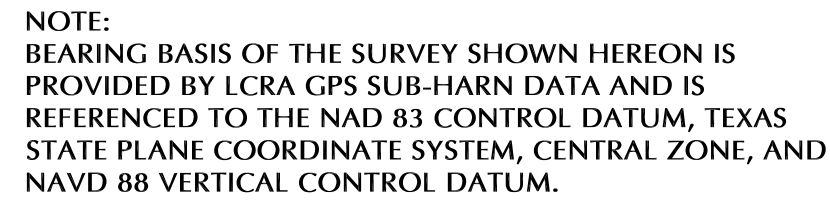


CLEARWATER RANCH PRELIMINARY PLAT



NOTE:
ALL RIGHT-OF-WAYS ARE 60' UNLESS SHOWN OTHERWISE.
ALL CUL-DE-SACS HAVE A 60' RADIUS.



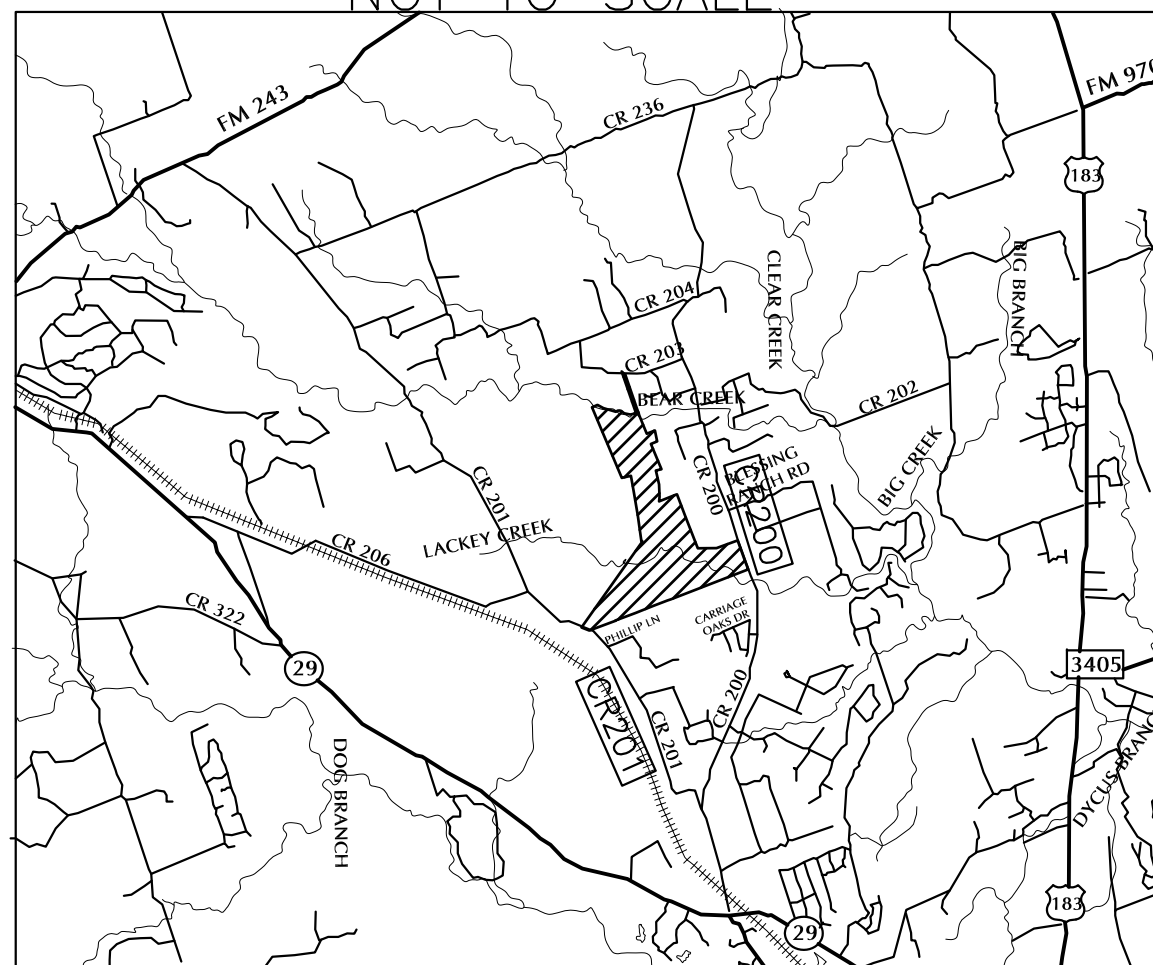
OWNER:
THE LOOKOUT GROUP, INC.
1001 CRYSTAL FALLS PKWY
LEANDER, TEXAS 78641
PH: (512) 260-2066

**ENGINEER & SURVEYOR:
HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PH: (512)837-2446**

**I. ADDISON SURVEY, ABST. NO. 22;
WILLIAM GRAY SURVEY, ABST. NO. 251;**

NUMBER OF BLOCKS: 16
TOTAL NUMBER OF LOTS : 446
BUILDABLE LOTS: 443
L.F. OF NEW STREET: ?

VICINITY MAP
NOT TO SCALE



LEGEND

- ½" IRON ROD FOUND (UNLESS STATED)
 ○ ½" IRON ROD W/CAP SET (UNLESS STATED)
 ⊙ IRON PIPE FOUND
 ■ CONCRETE HWY. MONUMENT FOUND (TYPE II)
 () RECORD INFORMATION
 [] BUILDABLE ACREAGE
 O.S.S.F. ON SITE SEWAGE FACILITY
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.W. RIGHT-OF-WAY
 D.E. DRAINAGE EASEMENT
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
 P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
 D.R.W.C. DEED RECORDS WILLIAMSON COUNTY
 G.E. GASLINE EASEMENT
 ⊙ ADJOINING OWNER
 ----- EASEMENT
 ----- ADJOINING PROPERTY LINE
 O.S.S.F. SETBACK LINE
 - - - - - APPROXIMATE ORIGINAL SURVEY LINE
 [Hatched Box] 100 YARD FLOODPLAIN

STREETS

44,000 L.F.

Area Summary

<u>599.7832</u>	<u>TOTAL ACRES</u>
<u>61.10</u>	<u>ACRES OF RIGHT-OF-WAY</u>
<u>538.68</u>	<u>ACRES OF DEVELOPMENT</u>

LOTS BY SIZE CATEGORY

1-2 ACRE 490 LOTS

ADJOINING OWNERS:

- A- CALVIN D. WEBB, SR.; TRACT ONE (6.266 AC); VOL. 2331, PG. 849; D.R.W.C.
B- CALVIN D. WEBB, SR.; TRACT TWO (6.266 AC); VOL. 2331, PG. 849; D.R.W.C.
C- ORA & CLABE WALKER WEBB; (6.266 AC); VOL. 1358, PG. 165; D.R.W.C.
D- NORTHWEST ACRES, (202.713 AC), CAB. 'B', SLIDE 92, P.R.W.C.

	DATE	REV BY	DESCRIPTION	DRAWN BY:	CHECKED BY:	B.J.
REVISION ONE-- LOT AND ROW RECONFIGURATION	7/12/07	ICAA		FIELD DATA: 646-07-01 ALL TXT	FIELD NOTE NO:	
REVISION TWO-- REVISE INTERSECTION TANGENTS	7/27/07	CAAA				
REVISION THREE-- CHANGED PHASE BOUNDARIES	9/31/07	ICAA		SCALE: 1"=600'	DATE: 6-18-2007	
REVISION FOUR-- ADDED BUILDING SETBACKS	10/1/07	ICAA				
				JOB NO: 646-07-01		
				FILE NAME: 646-07-06 Roadwork.dwg		

**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 President Lane

**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9446

CHECKED BY: B.J.	
DRAWN BY: CAA	
FIELD DATA: 646-07-01 ALL.TXT	
DATE: 6-16-2007	
SCALE: 1"=600'	
JOB NO: 646-07-01	
FILE NAME: 646-07-06_BaseMap.dwg	

	REVISION ONE – LOT AND ROW RECONFIGURATION
7/17/07 CAA	REVISION TWO – REVISE INTERSECTION TANGENTS
7/27/07 CAA	REVISION TWO – LOT AND CUL-DE-SAC REVISIONS
	REVISION THREE – CHANGED PHASE BOUNDARIES
8/31/07 CAA	REVISION FOUR – ADDED BUILDING SETBACKS
10/1/07 CAA	