

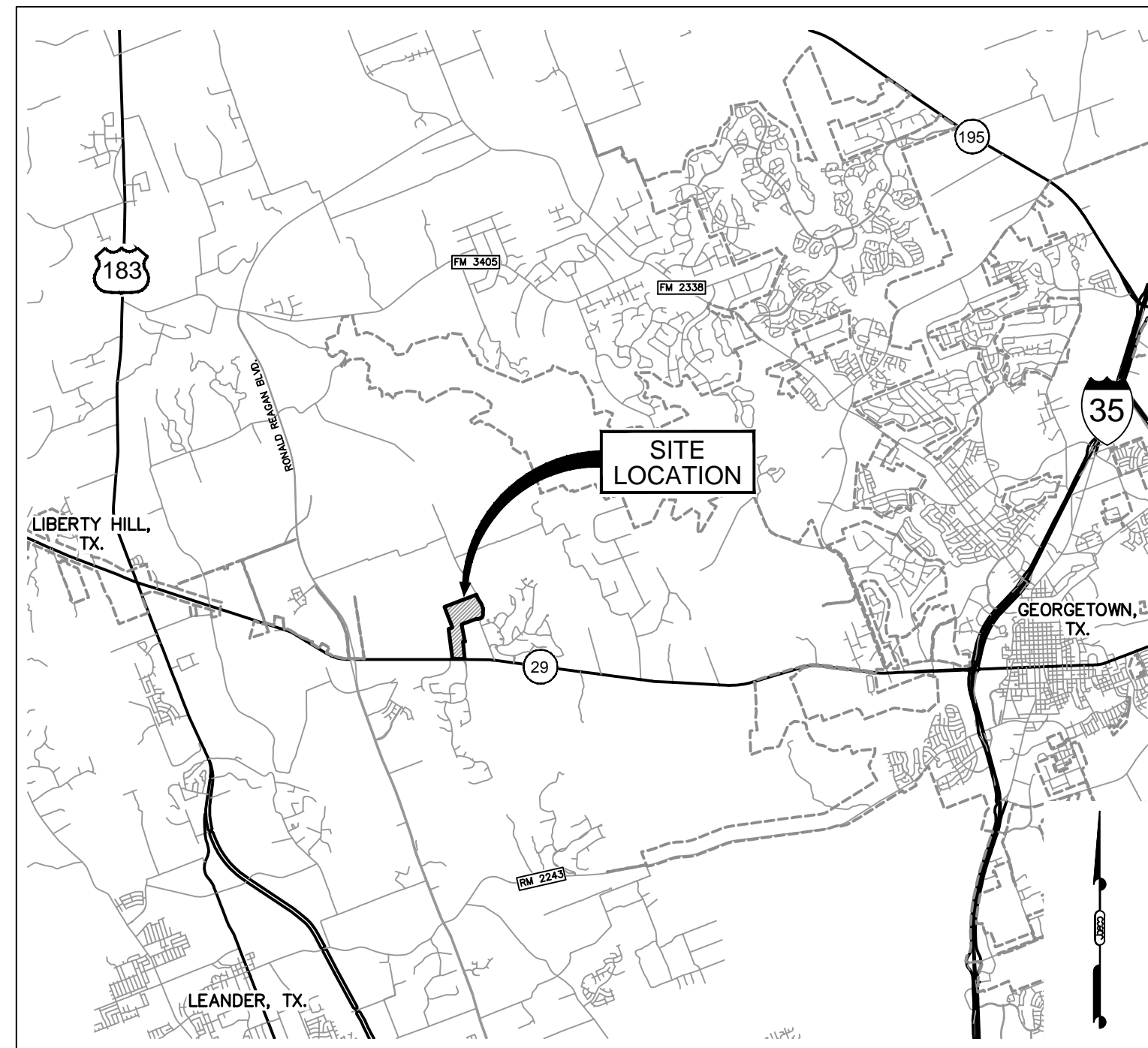
# THE RIDGE at CROSS CREEK

## PRELIMINARY PLAT

FOR

# CLEAR ROCK DEVELOPMENT

JANUARY 2015



LOCATION MAP

scale: 1"=10,000'

**OWNER:**

RAS Level 2 Holding, LP  
P.O. Box 519  
Liberty Hill, Texas 78642  
Phone: (512) 299-6617

**DEVELOPER:**

Clear Rock Development  
P.O. Box 519  
Liberty Hill, Texas 78642  
Phone: (512) 299-6617

**ENGINEER:**

Jay Engineering Co., Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220  
Phone: (512) 259-3882  
Fax: (512) 259-8016

**SURVEYOR:**

Philip L. McLaughlin, RPLS  
G & R Surveying, LLC  
1805 Ouida Drive  
Austin, Texas 78728  
Phone: (512) 267-7430  
Fax: (512) 836-8385

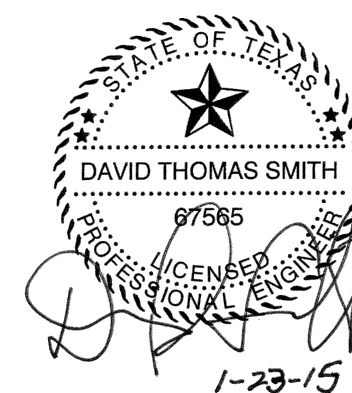


Clear Rock LLC

**INDEX TO DRAWINGS**

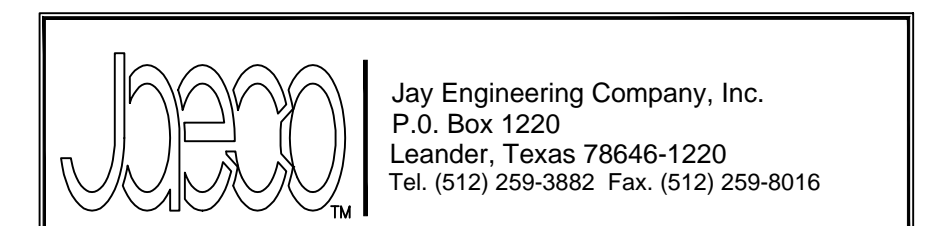
SHEET NO.	DRAWING TITLE & CONTENTS
1.	COVER SHEET & LOCATION MAP
2.	PRELIMINARY LAYOUT (Overall)
3.	PRELIMINARY LAYOUT (100' scale)
4.	PRELIMINARY LAYOUT (100' scale)
5.	OVERALL DRAINAGE PLAN
6.	OVERALL STREET PLAN
7.	WATER DISTRIBUTION PLAN

PREPARED BY:  
JAY ENGINEERING COMPANY, INC



NO.	DATE	REVISION	APPV.

JAECO JOB NO.: 204-002-20



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No. 1  
of 7





# THE RIDGE at CROSS CREEK

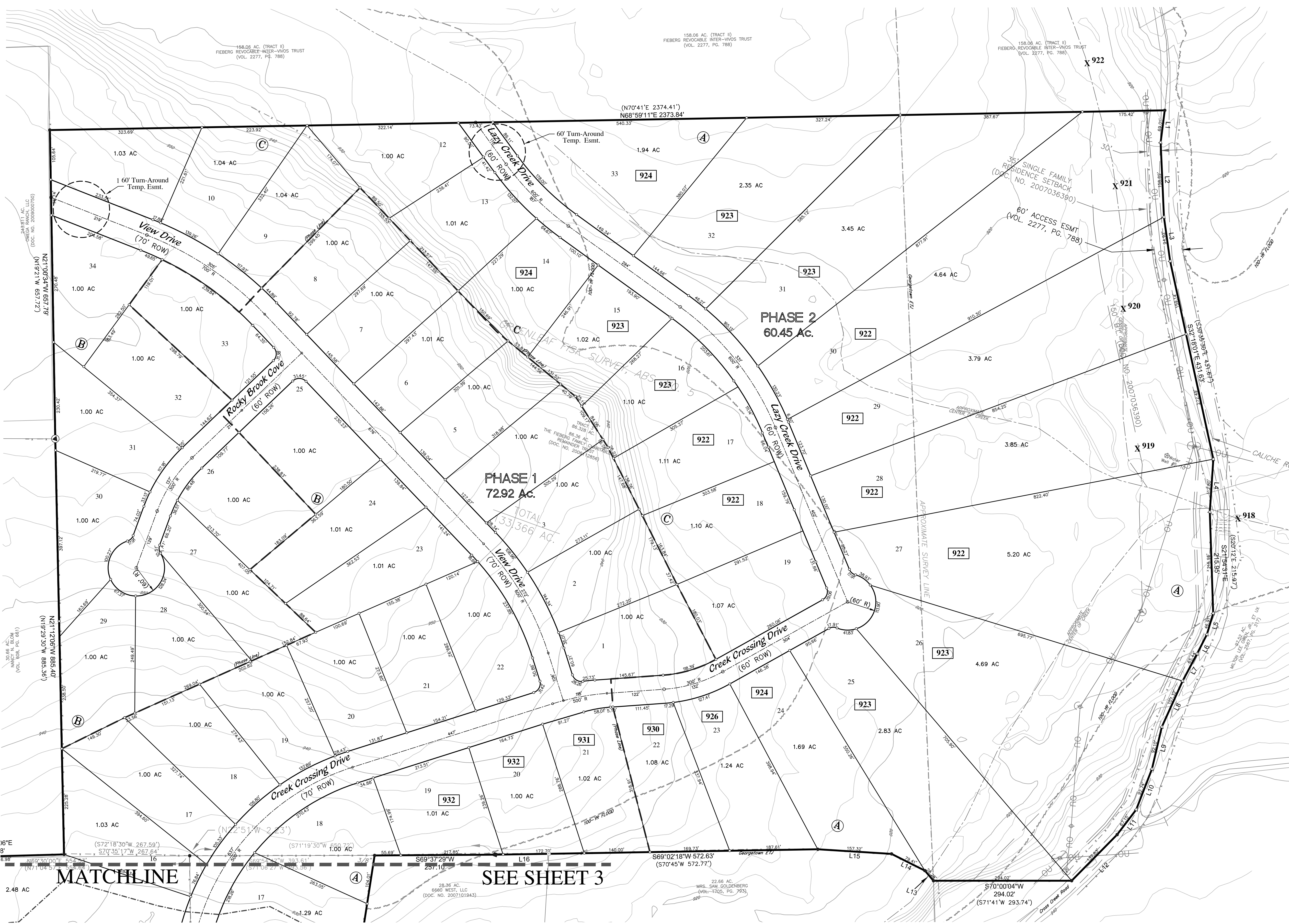
## PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS



- LEGEND**
- IRON ROD FOUND (SIZE NOTED)
  - CAP IRON ROD W/CAP FOUND
  - COTTON SPINDLE FOUND
  - IRON ROD W/CAP SET
  - ▲ FENCE POST
  - (xxx) RECORD INFORMATION SUBJECT TRACT
  - [xxx] RECORD INFORMATION ADJOINER TRACT

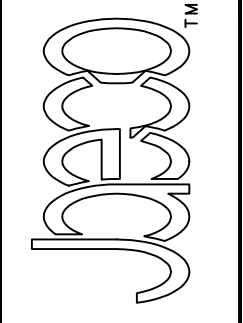
NUMBER	DIRECTION	DISTANCE	RECORD CALLS
L1	S12°44'01"E	69.01'	S11°01'30"E 69.02'
L2	S22°31'31"E	158.89'	S20°49'E 158.91'
L3	S28°01'31"E	94.92'	S27°19'E 94.93'
L4	S16°09'01"E	112.80'	S14°26'30"E 112.81'
L5	S03°38'01"E	46.91'	S01°55'30"E 46.91'
L6	S07°04'29"W	46.34'	S08°47'W 46.34'
L7	S07°53'29"W	65.44'	S09°36'W 65.45'
L8	S04°23'29"W	107.43'	S06°06'W 107.44'
L9	S06°50'31"E	92.10'	S05°08'E 92.11'
L10	S01°11'29"W	92.74'	S02°54'W 92.75'
L11	S17°20'54"W	67.15'	S19°04'W 67.04'
L12	S24°38'07"W	137.83'	S26°20'W 137.96'
L13	N60°30'35"W	28.28'	N60°09'W 28.32'
L14	N83°19'25"W	79.41'	N81°19'W 79.61'
L15	S73°34'28"W	157.32'	S75°10'30'W 157.11'
L16	S69°03'48"W	113.84'	S70°47'W 113.63'
L17	N89°44'25"W	128.39'	N89°35'13'W 128.39'
L18	S49°24'41"W	5.85'	S47°47'00'W 5.78'



Flood Plain - FEMA Firm Map #48491C0275E  
Dated: Sept. 26, 2008

- 9xx = Minimum Finish Floor Elevation
- X 9xx = FEMA Zone AE Elevations From FIRM #48491C0275E

Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-4720  
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TEXAS REGISTERED ENGINEERING FIRM E-4780

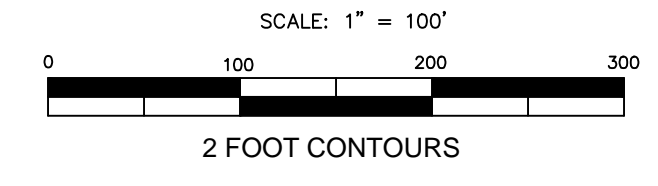


THE RIDGE at CROSS CREEK  
PRELIMINARY PLAT  
LAYOUT (100' Scale)

CLEAR ROCK, LLC



Date: 01-23-15



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of 7

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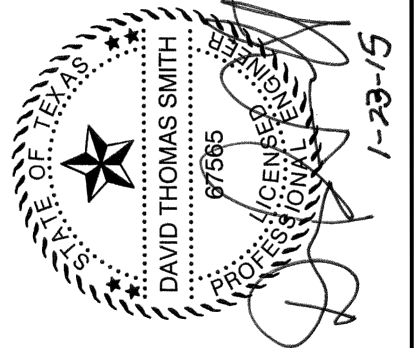
MATCHLINE

SEE SHEET 3

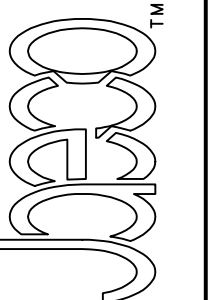


Clear Rock LLC

Flood Plain - FEMA Firm Map #48491C0275E  
Dated: Sept. 26, 2008



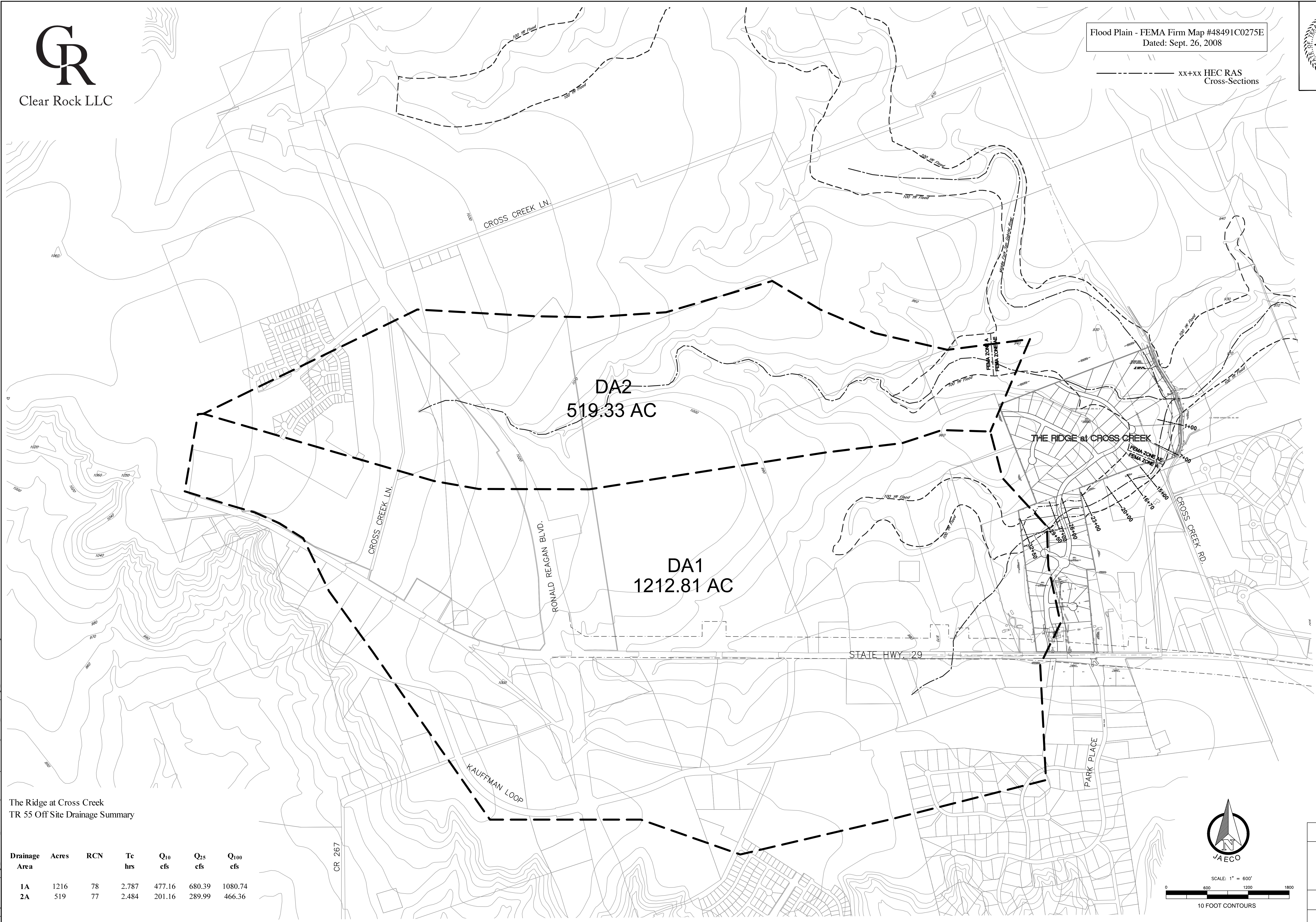
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220  
Tel: (714) 259-9882 Fax: (512) 259-9016  
TEXAS REGISTERED ENGINEERING FIRM E-4792



THE RIDGE at CROSS CREEK  
PRELIMINARY PLAN  
**OVERALL DRAINAGE PLAN**

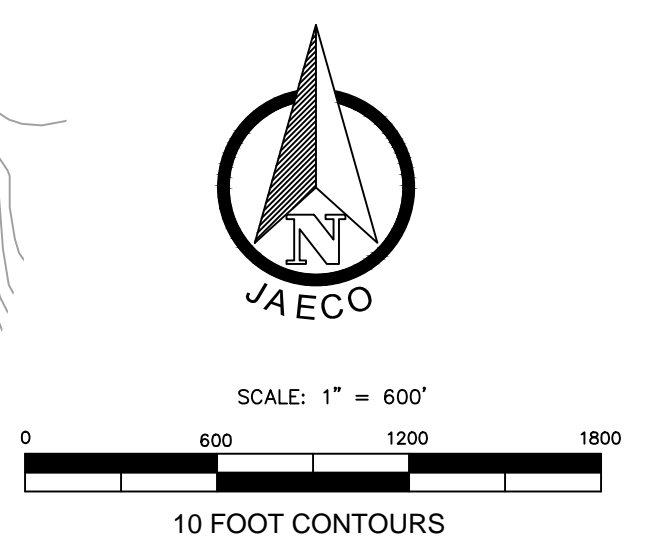
**CLEAR ROCK, LLC**  
SCALE: AS NOTED DWN: JD DESIGN: DTS DATE: JAN 2015  
DWG. NO. AS NOTED JOB NO. 204-002-20

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The Ridge at Cross Creek  
TR 55 Off Site Drainage Summary

Drainage Area	Acres	RCN	Tc hrs	Q <sub>10</sub> cfs	Q <sub>25</sub> cfs	Q <sub>100</sub> cfs
1A	1216	78	2.787	477.16	680.39	1080.74
2A	519	77	2.484	201.16	289.99	466.36



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Flood Plain - FEMA Firm Map #48491C0275E  
Dated: Sept. 26, 2008

- LEGEND**
- IRON ROD FOUND (SIZE NOTED)
  - CAP IRON ROD W/CAP FOUND
  - ⊗ COTTON SPINDLE FOUND
  - IRON ROD W/CAP SET
  - ▲ FENCE POST
  - [xxx] RECORD INFORMATION SUBJECT TRACT
  - [xxx] RECORD INFORMATION ADJOINER TRACT

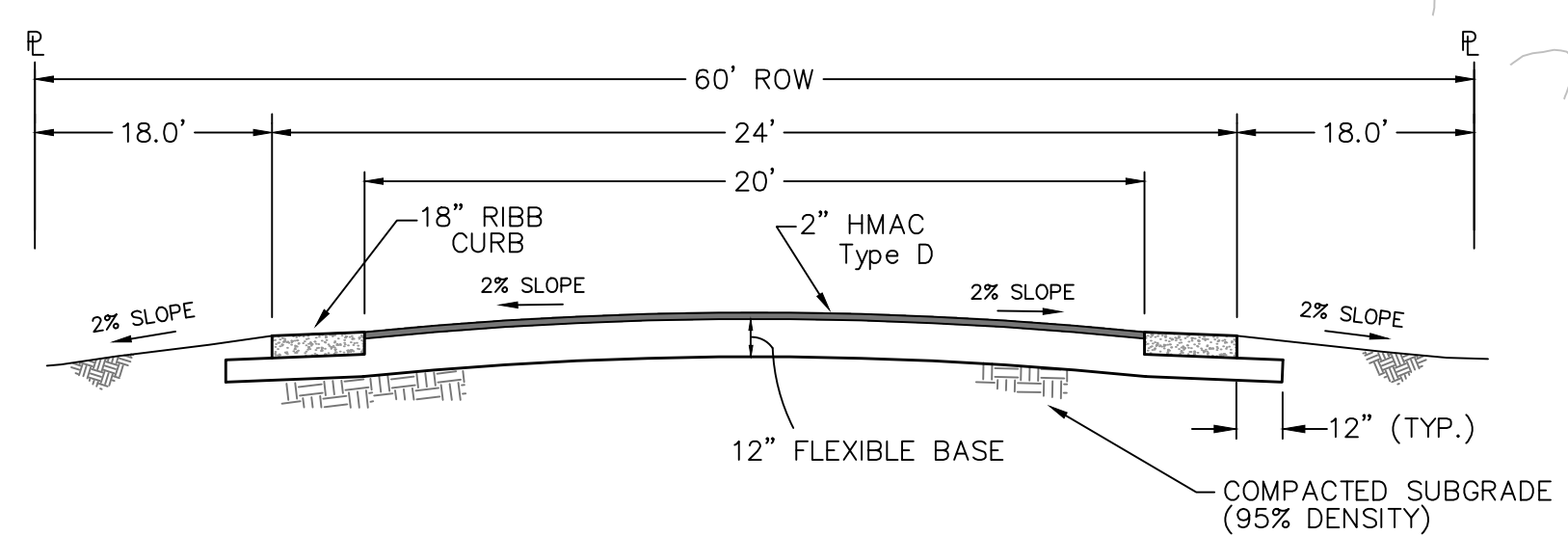
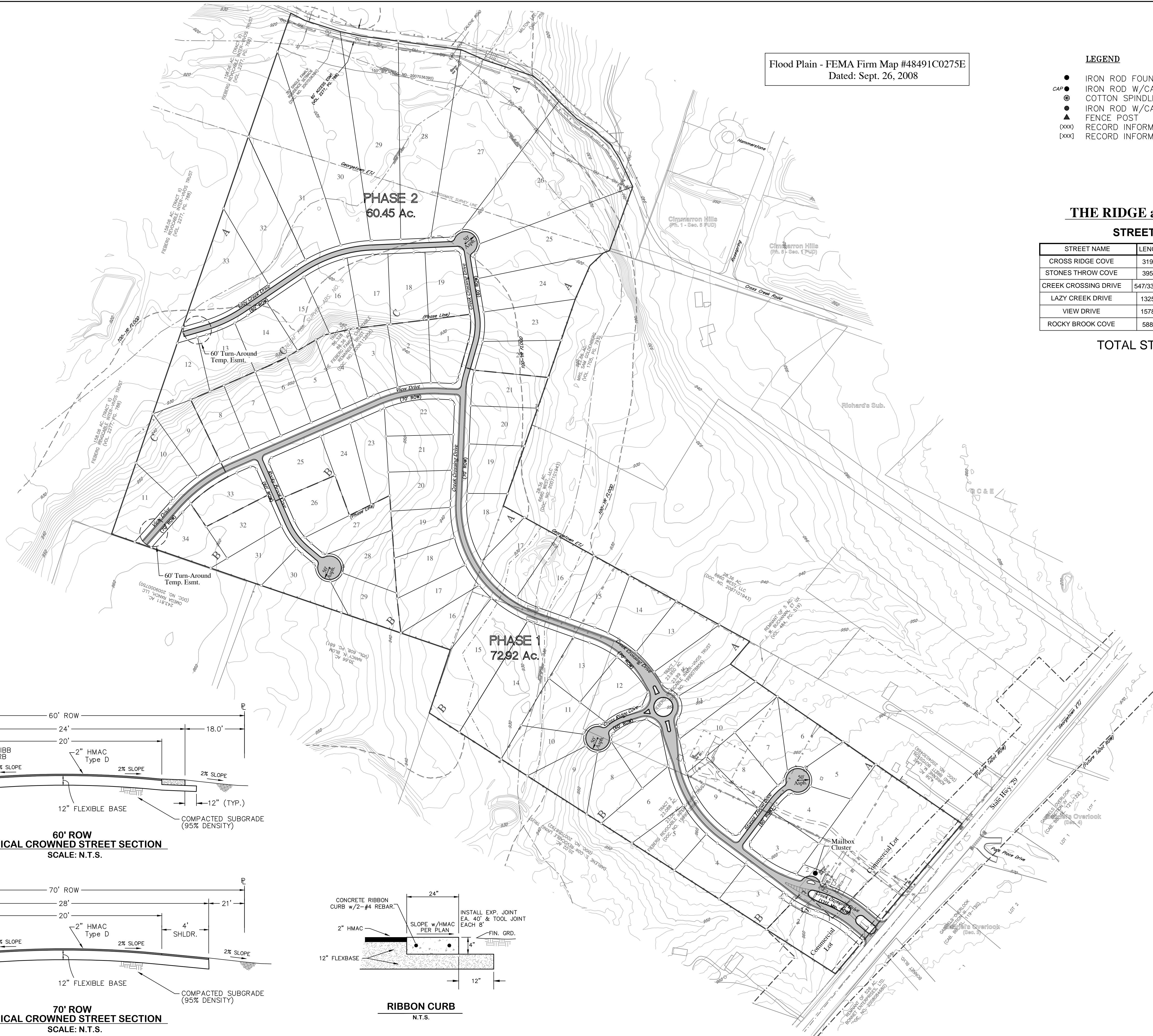
**THE RIDGE at CROSS CREEK**

**STREET INFORMATION**

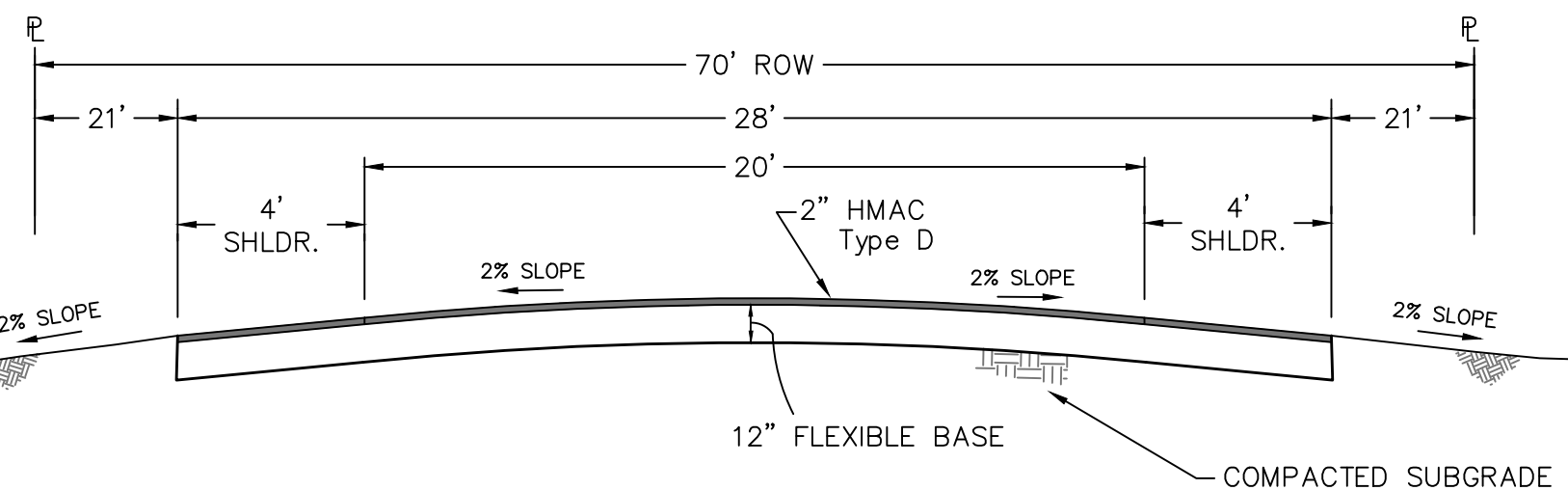
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	DESIGN SPD.
CROSS RIDGE COVE	319 LF	60'	24' B-B	30 MPH
STONES THROW COVE	395 LF	60'	24' B-B	30 MPH
CREEK CROSSING DRIVE	547/3369 LF	60'/70'	24'/28' B-B	30/35 MPH
LAZY CREEK DRIVE	1325 LF	60'	24' B-B	30 MPH
VIEW DRIVE	1578 LF	70'	28' B-B	35 MPH
ROCKY BROOK COVE	588 LF	60'	24' B-B	30 MPH

TOTAL STREETS 8121 L.F.

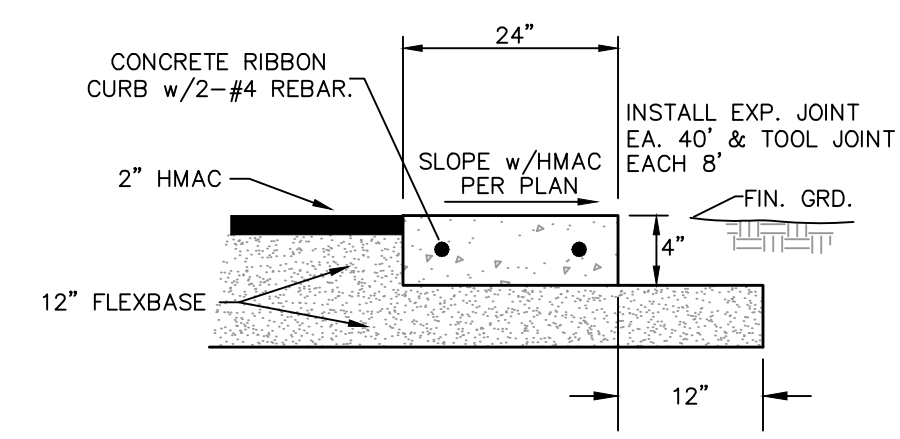
LS = Landscape



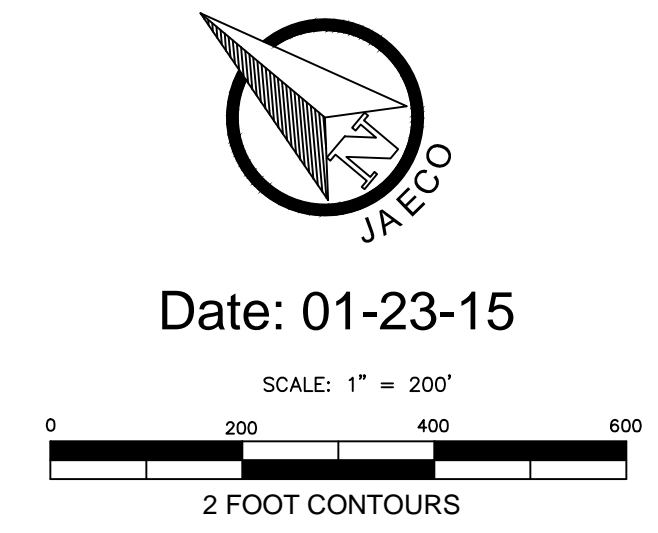
**60' ROW  
TYPICAL CROWNED STREET SECTION**  
SCALE: N.T.S.



**70' ROW  
TYPICAL CROWNED STREET SECTION**  
SCALE: N.T.S.

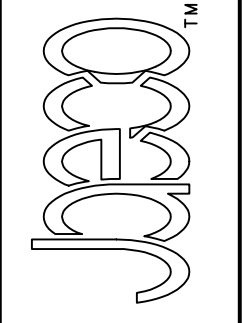


**RIBBON CURB**  
N.T.S.



Date: 01-23-15

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Leander, Texas 78646-4720  
Tel: (714) 259-9868 Fax: (512) 259-9016  
TEXAS REGISTERED ENGINEERING FIRM E-4780



THE RIDGE at CROSS CREEK  
PRELIMINARY PLAN  
**OVERALL STREET PLAN**

**CLEAR ROCK, LLC**  
SCALE: AS NOTED DWN: JLD DESIGN: DTS DATE: JAN 2015  
DWG. NO. AS NOTED JOB NO. 203-002-20

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No. **6**  
of **7**

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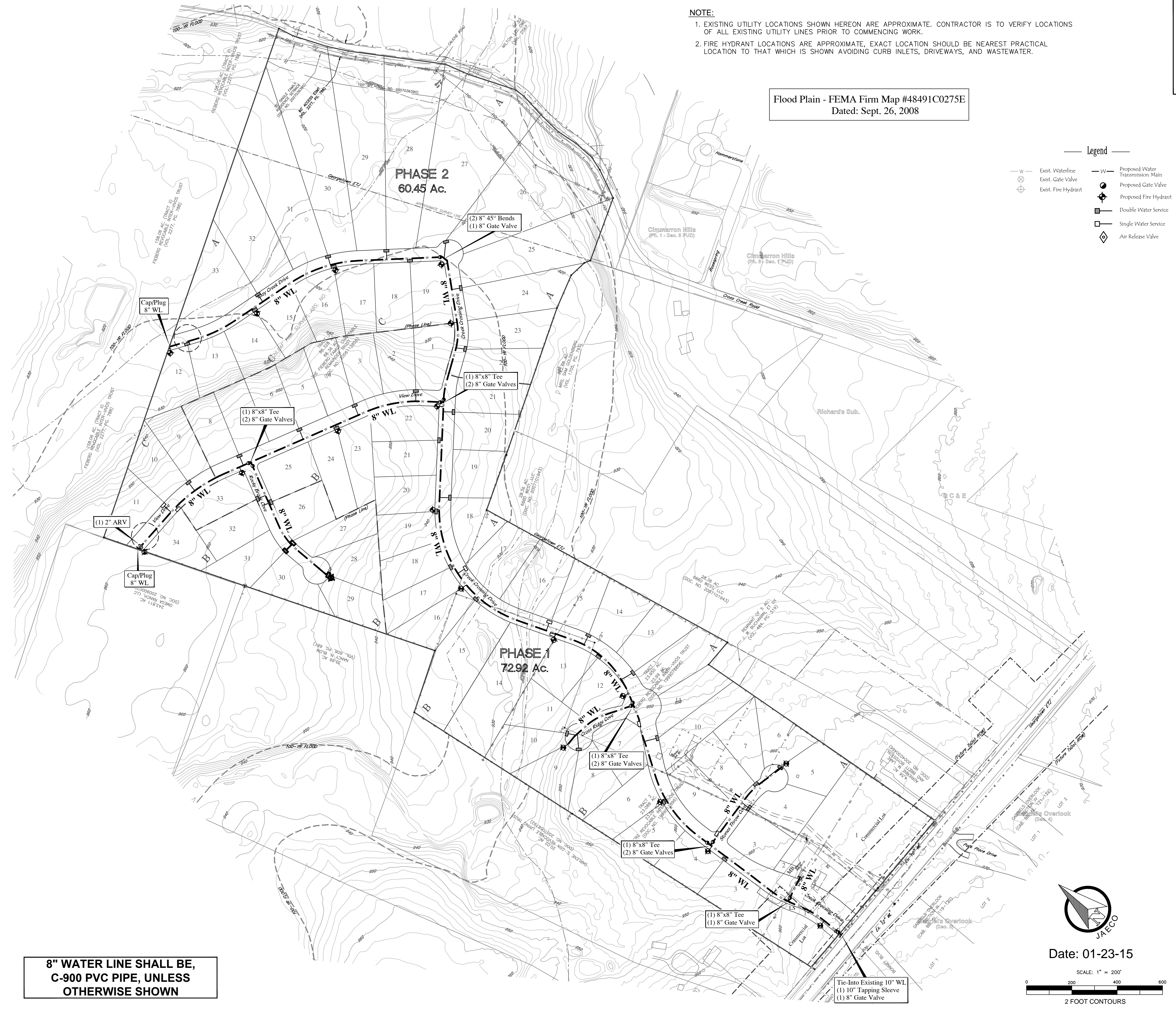
Clear Rock LLC



**NOTE:**

- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
- FIRE HYDRANT LOCATIONS ARE APPROXIMATE, EXACT LOCATION SHOULD BE NEAREST PRACTICAL LOCATION TO THAT WHICH IS SHOWN AVOIDING CURB INLETS, DRIVEWAYS, AND WASTEWATER.

Flood Plain - FEMA Firm Map #48491C0275E  
Dated: Sept. 26, 2008



**Legend**

— W —	Exist. Waterline	— W —	Proposed Water Transmission Main
⊗	Exist. Gate Valve	⊗	Proposed Gate Valve
⊕	Exist. Fire Hydrant	⊕	Proposed Fire Hydrant
		□	Double Water Service
		□	Single Water Service
		◇	Air Release Valve

**ESTIMATED QUANTITIES - WATER**

8" PVC (C-900)	7736 L.F.
10"x8" TEE (Hot Tap)	1
8" CROSS	0
8" TEES	5
8" 45° BENDS	2
8" GATE VALVES w/BOX	12
8" CAP/PLUG	3
AIR RELEASE VALVE - 2"	1
6" GATE VALVES w/BOX	18
FIRE HYDRANTS w/Lead	18
FH MARKERS	18
SINGLE SERVICES	9
DOUBLE SERVICES	35

**8" WATER LINE SHALL BE, C-900 PVC PIPE, UNLESS OTHERWISE SHOWN**

**JAECO**

Date: 01-23-15

SCALE: 1" = 200'

0 200 400 600  
2 FOOT CONTOURS

THE RIDGE at CROSS CREEK  
PRELIMINARY PLAT  
**WATER DISTRIBUTION PLAN**

**CLEAR ROCK, LLC**

SCALE: AS NOTED DWN: JD DESIGN: DTS DATE: JAN 2015  
DWG. NO. AS NOTED JOB NO. 203-002-20

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of 7

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