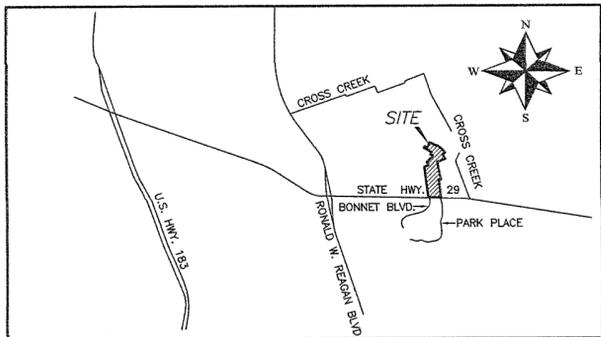


# FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 1



LOCATION MAP  
(NOT TO SCALE)

DATE: \_\_\_\_\_

OWNER:  
RAS LEVEL 2 HOLDINGS, LP  
PO BOX 519  
LIBERTY HILL, TX 78642  
512-299-6617 FAX: \_\_\_\_\_  
luke@clearrockllc.com

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TX 78728  
512-267-7430 FAX: 512-836-8385  
pmclaughlin@grsurveying.com

ENGINEER:  
JAY ENGINEERING COMPANY, INC.  
P.O. BOX 1220  
LEANDER, TX 78646  
512-259-3882 FAX: 512-259-8016  
skiger@jaeco.net

LEGEND:

- = 1/2" IRON ROD FOUND (UNLESS NOTED)
- = IRON ROD WITH G&R CAP SET
- = TYPE 1 TX DOT MONUMENT FOUND
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- Ⓐ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.E. = SANITARY EASEMENT

**METES AND BOUNDS DESCRIPTION:**

DESCRIPTION OF 72.928 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, BEING A PORTION OF A 133.366 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO RAS LEVEL 2 HOLDINGS, LP IN DOCUMENT NUMBER 2014041528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 72.928 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP SET IN THE NORTHERLY LINE OF STATE HIGHWAY NO. 29 (R.O.W. VARIES) AT THE COMMON SOUTHERLY CORNER OF SAID 133.366 ACRE TRACT AND A 4.56 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO ADRIENNE M. LAKE AND BRETT BOYDSTON IN DOCUMENT NO. 2004030486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF SAID 133.366 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON PIPE FOUND BEARS S05°25'47" E, A DISTANCE OF 0.26 FEET;

THENCE N89°50'53"W, WITH THE NORTHERLY LINE OF SAID STATE HIGHWAY NO. 29, BEING THE SOUTHERLY LINE OF SAID 133.366 ACRE TRACT, PASSING AT A DISTANCE OF 396.44 FEET, A TX DOT CONCRETE MONUMENT FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 846.08 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE COMMON SOUTHERLY CORNER OF SAID 133.366 ACRE TRACT AND A 20.02 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO DARLENE S. COX REVOCABLE LIVING TRUST IN DOCUMENT NO. 2007058792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S07°18'07"E, A DISTANCE OF 0.47 FEET;

THENCE N07°18'07"W, WITH THE WESTERLY LINE OF SAID 133.366 ACRE TRACT AND THE EASTERLY LINE OF SAID 20.02 ACRE TRACT, PASSING AT A DISTANCE OF 1252.73 FEET, A 3/8" IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 2080.88 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF SAID 133.366 ACRE TRACT, SAID 20.02 ACRE TRACT AND A 30.66 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO NANCY N. BLOM, IN VOLUME 608, PAGE 661 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR EL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N68°29'06"E, WITH THE SOUTHERLY LINE OF SAID 30.66 ACRE TRACT, BEING A POSSIBLE GAP OR HIATUS WITH SAID 133.366 ACRE TRACT, A DISTANCE OF 286.98 FEET TO A 1/2" IRON ROD FOUND AND ACCEPTED AS THE MOST EASTERLY CORNER OF SAID 30.66 ACRE TRACT, FOR AN INTERIOR EL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N21°12'06"W, WITH THE WESTERLY LINE OF SAID 133.366 ACRE TRACT AND THE EASTERLY LINE OF SAID 30.66 ACRE TRACT, A DISTANCE OF 225.28 FEET TO AN IRON ROD WITH G&R CAP SET, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY LINE OF SAID 133.366 ACRE TRACT AND THE EASTERLY LINE OF SAID 30.66 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 133.366 ACRE TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. N43°41'27"E, A DISTANCE OF 149.30 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N45°54'33"E, A DISTANCE OF 445.44 FEET TO AN IRON ROD WITH G&R CAP SET;
3. N66°20'23"W, A DISTANCE OF 193.35 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N29°54'28"E, A DISTANCE OF 183.09 FEET TO AN IRON ROD WITH G&R CAP SET;
5. N63°10'22"W, A DISTANCE OF 238.83 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N63°43'42"W, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
7. N26°16'18"E, A DISTANCE OF 36.91 FEET TO AN IRON ROD WITH G&R CAP SET;
8. N67°09'02"W, A DISTANCE OF 298.79 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N16°12'00"E, A DISTANCE OF 119.01 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
10. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, AN ARC LENGTH OF 199.23 FEET AND A CHORD WHICH BEARS S75°42'00"E, A DISTANCE OF 198.48 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
11. N22°52'57"E, A DISTANCE OF 70.00 FEET TO AN IRON ROD WITH G&R CAP SET;
12. N24°27'18"E, A DISTANCE OF 299.45 FEET TO AN IRON ROD WITH G&R CAP SET;
13. S63°29'51"E, A DISTANCE OF 303.08 FEET TO AN IRON ROD WITH G&R CAP SET;
14. S64°59'21"E, A DISTANCE OF 150.69 FEET TO AN IRON ROD WITH G&R CAP SET;
15. S70°30'28"E, A DISTANCE OF 185.35 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S52°37'41"E, A DISTANCE OF 128.95 FEET TO AN IRON ROD WITH G&R CAP SET;
17. S46°41'51"E, A DISTANCE OF 326.82 FEET TO AN IRON ROD WITH G&R CAP SET;
18. S47°26'35"E, A DISTANCE OF 180.03 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
19. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 118.39 FEET AND A CHORD WHICH BEARS S53°20'35"W, A DISTANCE OF 117.45 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
20. S65°54'19"W, A DISTANCE OF 111.45 FEET TO AN IRON ROD WITH G&R CAP SET;
21. S24°05'41"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET;
22. S34°20'45"E, A DISTANCE OF 318.91 FEET TO AN IRON ROD WITH G&R CAP SET IN THE COMMON LINE OF SAID 133.366 ACRE TRACT AND A 22.66 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO MRS. SAM GOLDENBERG IN VOLUME 1705, PAGE 793 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S69°02'18"W, WITH THE COMMON LINE OF SAID 133.366 ACRE TRACT AND SAID 22.66 ACRE TRACT, A DISTANCE OF 215.29 FEET TO A 1/2" IRON PIPE FOUND AT THE COMMON NORTHERLY CORNER OF SAID 22.66 ACRE TRACT AND A 28.36 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO 8660 WEST, LLC IN DOCUMENT NO. 2007101943 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

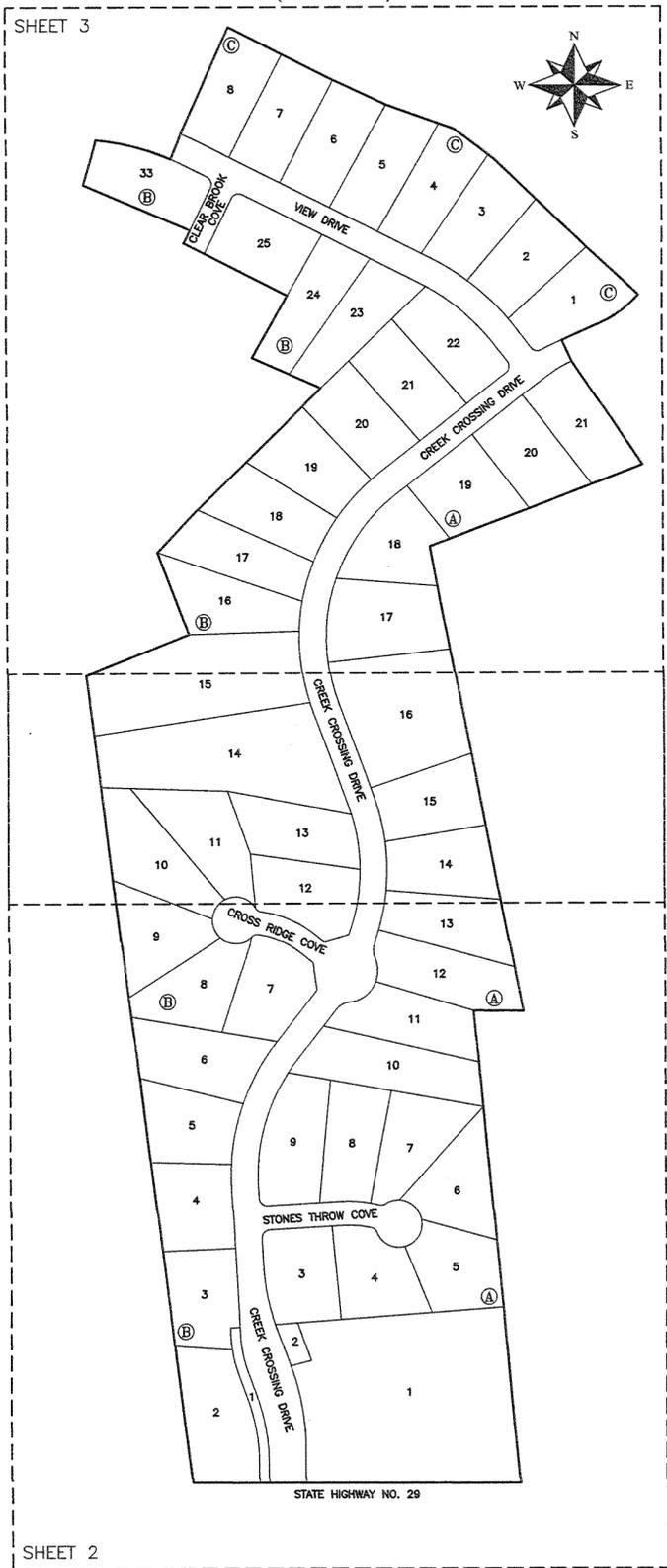
THENCE WITH THE COMMON LINE OF SAID 133.366 ACRE TRACT AND SAID 28.36 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. S69°03'48"W, A DISTANCE OF 113.84 FEET TO A CONCRETE MONUMENT FOUND;
2. S69°37'29"W, A DISTANCE OF 257.10 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID 28.36 ACRE TRACT;
3. S11°11'06"E, A DISTANCE OF 1212.18 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF SAID 133.366 ACRE TRACT AT THE NORTHEASTERLY CORNER OF A 0.44 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO ADRIAN ESTRADA IN DOCUMENT NO. 2010070240 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N89°44'25"W, WITH THE COMMON LINE OF SAID 133.366 ACRE TRACT AND SAID 0.44 ACRE TRACT, A DISTANCE OF 128.39 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID 0.44 ACRE TRACT;

THENCE S05°25'47"E WITH THE EASTERLY LINE OF SAID 133.366 ACRE TRACT, SAME BEING IN PART, THE WESTERLY LINE OF SAID 0.44 ACRE TRACT AND IN PART, THE WESTERLY LINE OF SAID 4.56 ACRE TRACT, A DISTANCE OF 1212.49 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 72.928 ACRES OF LAND MORE OR LESS.

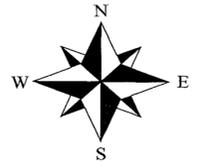
**SHEET INDEX  
(NOT TO SCALE)**



**SURVEYING, LLC**  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385

FIRM NO. 10032000  
SHEET 1 OF 5

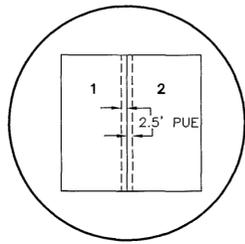
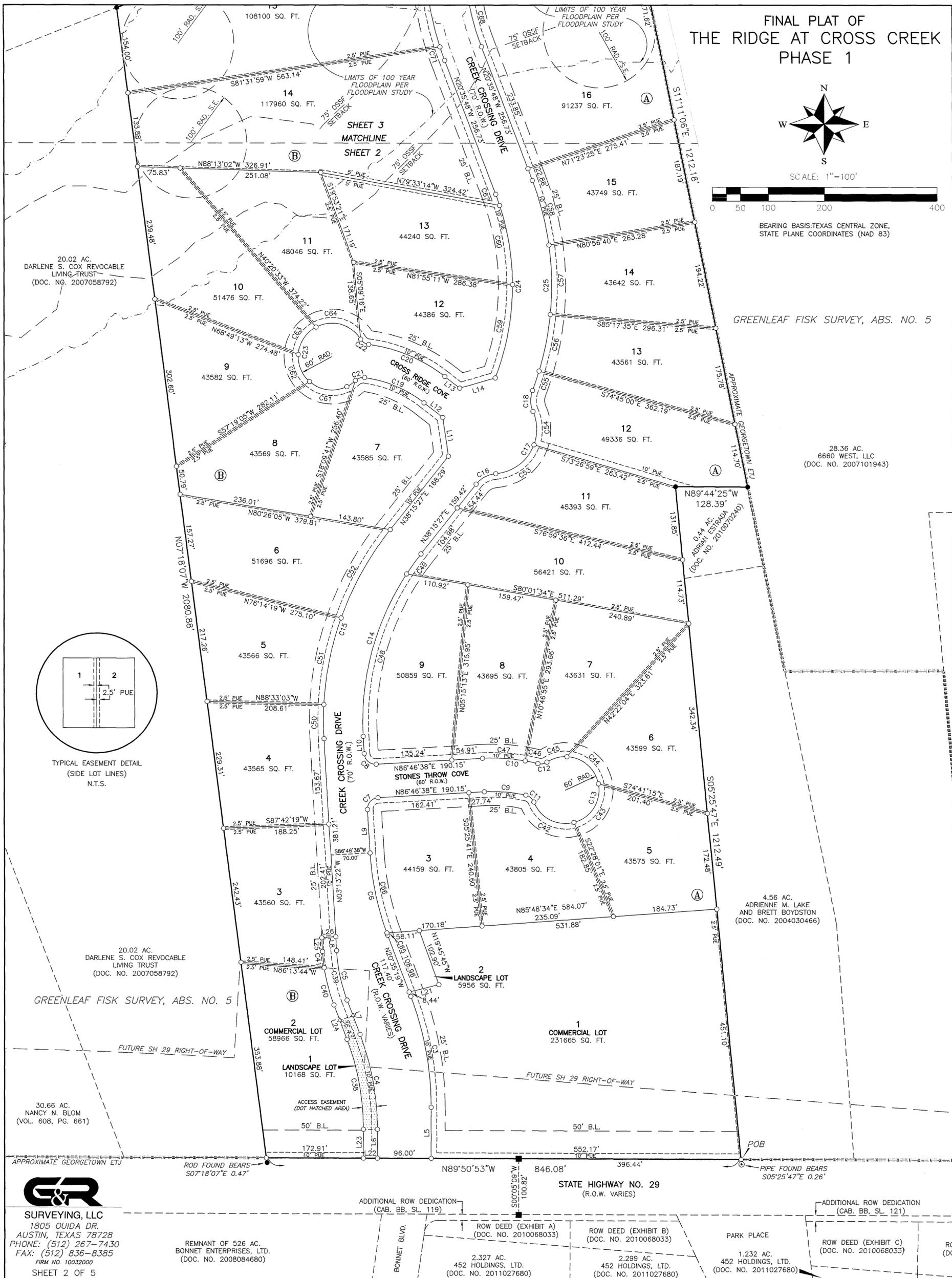
# FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 1



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



TYPICAL EASEMENT DETAIL (SIDE LOT LINES) N.T.S.

**G&R SURVEYING, LLC**  
 1805 OUIDA DR.  
 AUSTIN, TEXAS 78728  
 PHONE: (512) 267-7430  
 FAX: (512) 836-8385  
 FIRM NO. 10032000  
 SHEET 2 OF 5

REMNANT OF 526 AC.  
 BONNET ENTERPRISES, LTD.  
 (DOC. NO. 2008084680)

2.327 AC.  
 452 HOLDINGS, LTD.  
 (DOC. NO. 2011027680)

2.299 AC.  
 452 HOLDINGS, LTD.  
 (DOC. NO. 2011027680)

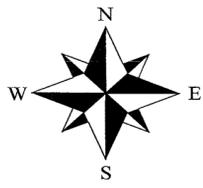
1.232 AC.  
 452 HOLDINGS, LTD.  
 (DOC. NO. 2011027680)

ROW DEED (EXHIBIT C)  
 (DOC. NO. 2010068033)

# FINAL PLAT OF THE RIDGE AT CROSS CREEK PHASE 1

GREENLEAF FISK SURVEY, ABS. NO. 5

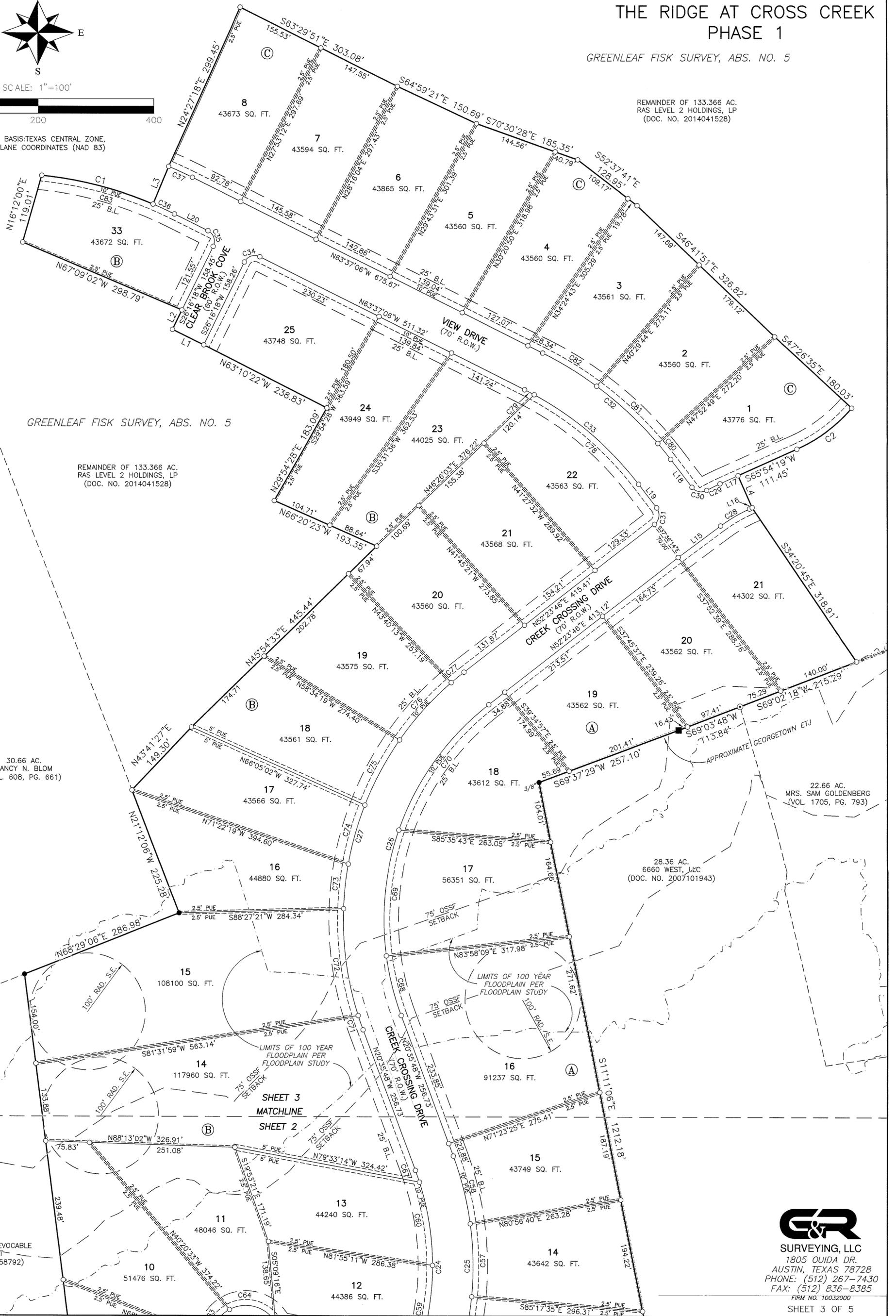
REMAINDER OF 133.366 AC.  
RAS LEVEL 2 HOLDINGS, LP  
(DOC. NO. 2014041528)



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)



GREENLEAF FISK SURVEY, ABS. NO. 5

REMAINDER OF 133.366 AC.  
RAS LEVEL 2 HOLDINGS, LP  
(DOC. NO. 2014041528)

30.66 AC.  
NANCY N. BLOM  
(VOL. 608, PG. 661)

22.66 AC.  
MRS. SAM GOLDENBERG  
(VOL. 1705, PG. 793)

28.36 AC.  
6660 WEST, LLC  
(DOC. NO. 2007101943)

20.02 AC.  
DARLENE S. COX REVOCABLE  
LIVING TRUST  
(DOC. NO. 2007058792)

**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 3 OF 5

FINAL PLAT OF  
THE RIDGE AT CROSS CREEK  
PHASE 1

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	17°09'54"	665.00'	199.23'	N75°42'00"W	198.48'	100.36'
C2	25°07'27"	270.00'	118.39'	N53°20'35"E	117.45'	60.16'
C3	20°35'19"	566.00'	203.38'	N10°17'39"W	202.29'	102.80'
C4	20°35'19"	484.00'	173.92'	N10°17'39"W	172.99'	87.91'
C5	17°21'57"	300.00'	90.93'	S11°54'20"E	90.58'	45.81'
C6	17°21'57"	500.00'	151.55'	S11°54'20"E	150.97'	76.36'
C7	90°00'00"	20.00'	31.42'	S41°46'38"W	28.28'	20.00'
C8	90°00'00"	20.00'	31.42'	S48°13'22"E	28.28'	20.00'
C9	15°47'39"	270.00'	74.43'	N85°19'32"W	74.19'	37.45'
C10	17°18'16"	330.00'	99.67'	N84°34'14"W	99.29'	50.22'
C11	56°27'18"	20.00'	19.71'	N49°12'04"W	18.92'	10.74'
C12	47°24'43"	20.00'	16.55'	N80°22'32"E	16.08'	8.78'
C13	282°21'25"	60.00'	295.68'	N17°50'53"E	75.23'	48.28'
C14	41°28'49"	485.00'	351.12'	S17°31'03"W	343.51'	183.65'
C15	41°28'49"	555.00'	401.80'	S17°31'03"W	393.08'	210.16'
C16	46°50'51"	50.00'	40.88'	S61°40'53"W	39.75'	21.66'
C17	108°36'36"	80.00'	151.65'	N30°48'01"E	129.94'	111.35'
C18	44°09'19"	50.00'	38.53'	S01°25'38"E	37.59'	20.28'
C19	30°25'57"	220.00'	116.85'	N66°57'31"W	115.48'	59.84'
C20	30°37'41"	280.00'	149.68'	N67°03'23"W	147.90'	76.67'
C21	51°54'11"	20.00'	18.12'	S71°52'25"W	17.50'	9.73'
C22	50°55'30"	20.00'	17.78'	S56°54'29"E	17.20'	9.52'
C23	282°37'57"	60.00'	295.97'	S07°14'18"W	75.00'	48.04'
C24	41°31'27"	465.00'	337.00'	N00°09'55"E	329.67'	176.29'
C25	41°14'50"	535.00'	385.15'	N00°01'36"E	376.88'	201.34'
C26	72°59'34"	465.00'	592.39'	S15°53'59"W	553.14'	344.04'
C27	72°59'34"	535.00'	681.57'	S15°53'59"W	636.41'	395.83'
C28	12°20'27"	270.00'	58.15'	S59°44'05"W	58.04'	29.19'
C29	4°28'05"	330.00'	25.73'	S63°40'16"W	25.73'	12.87'
C30	80°57'32"	20.00'	28.26'	S78°05'00"E	25.97'	17.07'
C31	90°00'00"	20.00'	31.42'	N07°23'46"E	28.28'	20.00'
C32	26°00'52"	635.00'	288.31'	N50°36'40"W	285.84'	146.69'
C33	26°00'52"	565.00'	256.53'	N50°36'40"W	254.33'	130.52'
C34	90°06'36"	20.00'	31.45'	S71°19'36"W	28.31'	20.04'
C35	89°53'24"	20.00'	31.38'	N18°40'24"W	28.26'	19.96'
C36	3°29'56"	665.00'	40.61'	N65°22'04"W	40.60'	20.31'
C37	3°29'56"	735.00'	44.89'	N65°22'04"W	44.88'	22.45'
C38	20°35'19"	459.00'	164.94'	N10°17'39"W	164.05'	83.37'
C39	17°21'57"	325.00'	98.50'	S11°54'20"E	98.13'	49.63'
C40	12°11'38"	325.00'	69.17'	S14°29'30"E	69.04'	34.71'
C41	5°10'19"	325.00'	29.34'	S05°48'31"E	29.33'	14.68'
C42	83°51'40"	60.00'	87.82'	S62°54'15"E	80.19'	53.89'
C43	86°07'55"	60.00'	90.20'	N32°05'58"E	81.94'	56.08'
C44	76°28'23"	60.00'	80.08'	N49°12'10"W	74.27'	47.28'
C45	35°53'28"	60.00'	37.59'	S74°36'54"W	36.97'	19.43'
C46	4°00'55"	330.00'	23.13'	N77°55'34"W	23.12'	11.57'
C47	13°17'20"	330.00'	76.54'	N86°34'42"W	76.37'	38.44'
C48	36°14'19"	485.00'	306.75'	S14°53'48"W	301.67'	158.70'
C49	5°14'30"	485.00'	44.37'	S35°38'12"W	44.35'	22.20'
C50	6°19'18"	555.00'	61.24'	S00°03'43"E	61.21'	30.65'
C51	16°24'33"	555.00'	158.95'	S11°18'13"W	158.41'	80.02'
C52	18°44'58"	555.00'	181.62'	S28°52'58"W	180.81'	91.63'
C53	64°44'10"	80.00'	90.39'	N52°44'13"E	85.66'	50.71'
C54	43°52'25"	80.00'	61.26'	N01°34'05"W	59.77'	32.22'
C55	3°56'24"	535.00'	36.79'	N18°40'50"E	36.78'	18.40'
C56	11°05'46"	535.00'	103.61'	N11°09'45"E	103.45'	51.97'
C57	13°23'47"	535.00'	125.09'	N01°05'01"W	124.80'	62.83'
C58	12°48'54"	535.00'	119.66'	N14°11'21"W	119.41'	60.08'
C59	21°04'30"	465.00'	171.04'	N10°23'24"E	170.08'	86.50'
C60	17°50'32"	465.00'	144.80'	N09°04'07"W	144.22'	72.99'
C61	85°46'32"	60.00'	89.82'	N88°48'35"E	81.67'	55.73'
C62	51°58'15"	60.00'	54.42'	S22°19'01"E	52.58'	29.25'
C63	58°17'09"	60.00'	61.04'	S32°48'41"W	58.44'	33.45'
C64	86°36'01"	60.00'	90.69'	N74°44'44"W	82.30'	56.54'
C65	0°29'44"	500.00'	4.32'	S20°20'27"E	4.32'	2.16'
C66	16°52'13"	500.00'	147.22'	S11°39'28"E	146.69'	74.15'
C67	2°36'25"	465.00'	21.16'	N19°17'36"W	21.16'	10.58'
C68	12°59'27"	465.00'	105.43'	S14°06'05"E	105.20'	52.94'
C69	26°53'36"	465.00'	218.26'	S05°50'26"W	216.26'	111.18'
C70	33°06'32"	465.00'	268.70'	S35°50'30"W	264.98'	138.22'
C71	2°46'07"	535.00'	25.85'	S19°12'45"E	25.85'	12.93'
C72	19°51'30"	535.00'	185.43'	S07°53'57"E	184.50'	93.65'
C73	8°13'43"	535.00'	76.84'	S06°08'40"W	76.77'	38.48'
C74	11°16'50"	535.00'	105.33'	S15°53'56"W	105.16'	52.84'
C75	13°34'46"	535.00'	126.80'	S28°19'44"W	126.50'	63.70'
C76	14°13'56"	535.00'	132.89'	S42°14'05"W	132.55'	66.79'
C77	3°02'42"	535.00'	28.43'	S50°52'25"W	28.43'	14.22'
C78	24°07'12"	565.00'	237.85'	N49°39'50"W	236.10'	120.71'
C79	1°53'39"	565.00'	18.68'	N62°40'16"W	18.68'	9.34'
C80	3°09'32"	635.00'	35.01'	N39°11'00"W	35.00'	17.51'
C81	13°01'27"	635.00'	144.34'	N47°16'29"W	144.03'	72.48'
C82	9°49'54"	635.00'	108.96'	N58°42'09"W	108.83'	54.62'
C83	20°39'51"	665.00'	239.84'	N73°57'02"W	238.54'	121.24'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N63°43'42"W	60.00'
L2	N26°16'18"E	36.91'
L3	N22°52'57"E	70.00'
L4	S24°05'41"E	60.00'
L5	N00°00'00"E	91.51'
L6	N00°00'00"E	51.74'
L7	N20°35'19"W	65.99'
L8	N03°13'22"W	25.13'
L9	N03°13'22"W	78.20'
L10	N03°13'22"W	31.12'
L11	N08°04'24"W	70.01'
L12	N51°44'33"W	42.48'
L13	S51°44'33"E	33.62'
L14	N73°48'25"E	66.02'
L15	N53°33'52"E	91.13'
L16	N65°54'19"E	5.10'
L17	N65°54'19"E	34.22'
L18	N37°36'14"W	60.21'
L19	N37°36'14"W	50.86'
L20	N63°37'06"W	64.35'
L21	N75°43'45"E	54.62'
L22	N89°50'53"W	25.00'
L23	N00°00'00"E	51.68'
L24	N20°35'19"W	65.99'
L25	N03°13'22"W	24.71'
L26	N85°48'34"E	25.00'

CULVERT TABLE					
BLOCK	LOT	CULVERT SIZE (CMP)	CULVERT LENGTH	INVERT IN	INVERT OUT
A	15	18"	22'	934.5	934.0
A	17	18"	22'	930.5	930.0

MINIMUM FINISHED FLOOR ELEVATIONS TABLE		
BLOCK	LOT	M.F.F.E.
A	16	931.6
A	17	931.6
A	21	928.0
B	9	936.0
B	10	935.0
B	11	935.0
B	13	935.0
B	14	934.5
B	15	934.5
B	16	934.5

STREET LENGTH AND DESIGN SPEED TABLE		
STREET NAME	LENGTH	DESIGN SPEED
CREEK CROSSING DRIVE	3319'	30 MPH
STONES THROW COVE	395'	25 MPH
CROSS RIDGE COVE	321'	25 MPH
VIEW DRIVE	1097'	30 MPH
CLEAR BROOK COVE	213'	25 MPH



SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

**FINAL PLAT OF  
THE RIDGE AT CROSS CREEK  
PHASE 1**

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

THAT, RAS LEVEL 2 HOLDINGS, LP, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2014041528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS THE RIDGE AT CROSS CREEK.

LUKE BASEY, MANAGER  
RAS LEVEL 2 HOLDINGS, LP  
PO BOX 519  
LIBERTY HILL, TX 78642

7/28/16  
DATE:

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

Phillip L. McLaughlin  
PHILLIP L. McLAUGHLIN 07-27-16  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5300

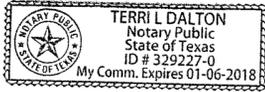


STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LUKE BASEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF July, 2016

Terril Dalton  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON 1-6-18



STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS PER FLOOD PLAIN STUDY SHOWN HEREON.

Samuel D. Kiger  
SAMUEL D. KIGER, P.E.  
STATE OF TEXAS NO. 89353  
P.O. BOX 1220  
LEANDER, TEXAS 78646-1220  
512-259-3882



LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE  
7-27-16

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 28th DAY OF July, 2016 A.D.

Jessie Bah  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

PLAT NOTES

- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.  
  
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND CONVEYED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOTS 16, 17, 20, 21, BLOCK "A" AND LOTS 10, 11, 14, 15, BLOCK "B". THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS 16, 17, 20, 21, BLOCK "A" AND LOTS 10, 11, 14, 15, BLOCK "B" PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.  
  
THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1') FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY JAY ENGINEERING COMPANY, INC., PROJECT NO. 2015-98832, DATED OCTOBER 4, 2015.
- A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
- DRIVEWAYS FOR LOT 1, BLOCK "A" AND LOT 2, BLOCK "B" SHALL CONNECT ONLY TO CREEK CROSSING DRIVE AND NOT DIRECTLY TO SH 29.
- LOT 1, BLOCK "A" AND LOT 2, BLOCK "B" ARE SUBJECT TO STORM WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 ON ANY NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) NOTES

- NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (OSSF).

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Deborah L. Marlow  
DEBORAH L. MARLOW, RS, 050029596 07/28/2016  
DATE  
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES SHOWN HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Dan A. Gattis  
DAN A. GATTIS, COUNTY JUDGE DATE  
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND  
DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000  
SHEET 5 OF 5