

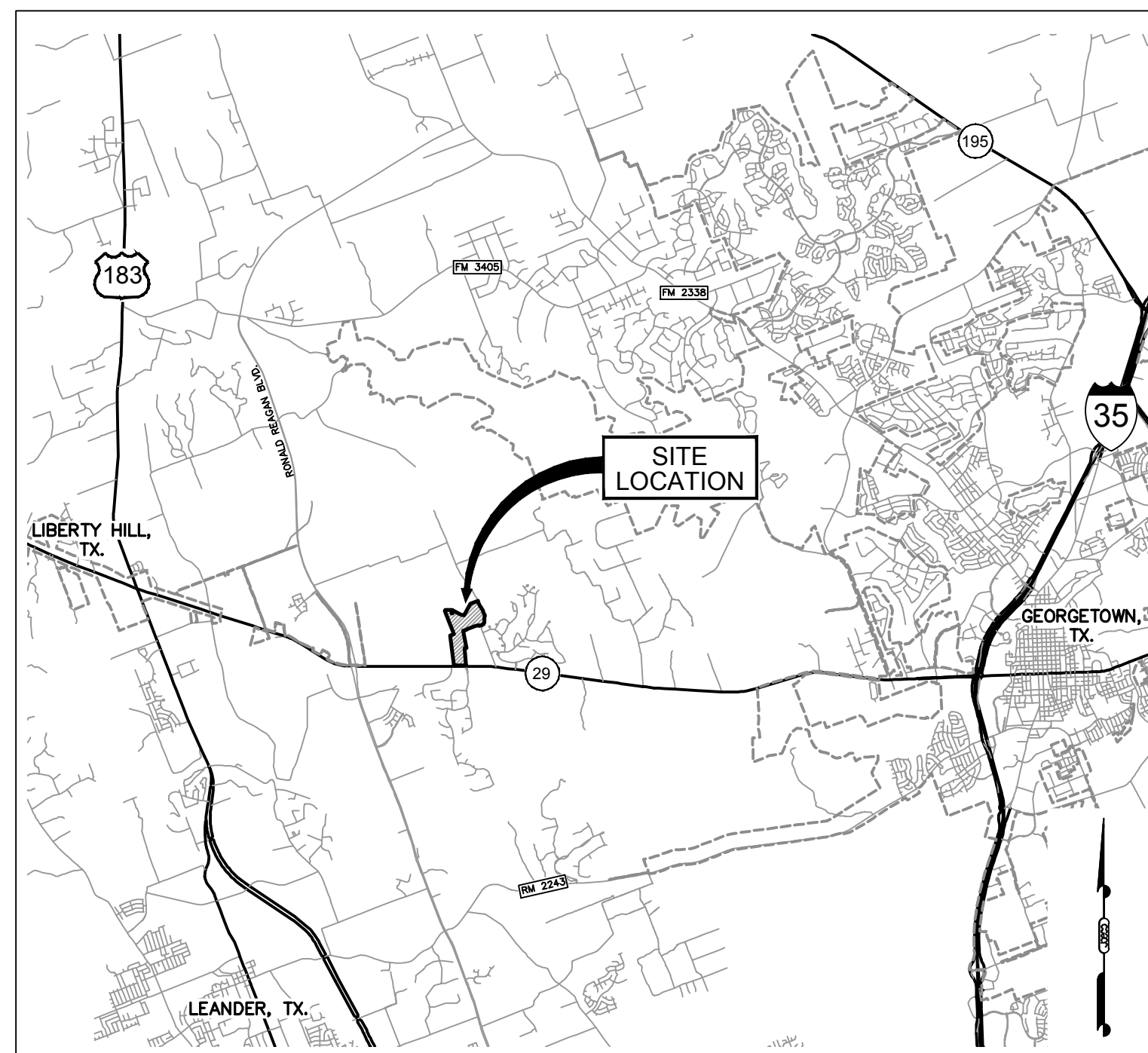
THE RIDGE at CROSS CREEK

REVISED PRELIMINARY PLAT

FOR

CLEAR ROCK DEVELOPMENT

MARCH 2017



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
Email: luke@clearrockllc.com

ENGINEER:

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

SURVEYOR:

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

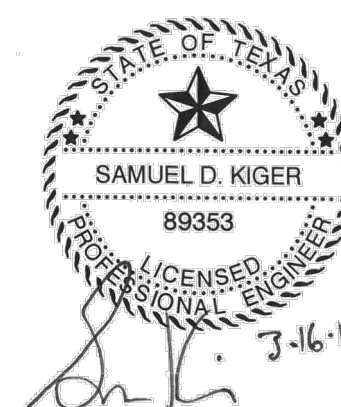


Clear Rock LLC

INDEX TO DRAWINGS

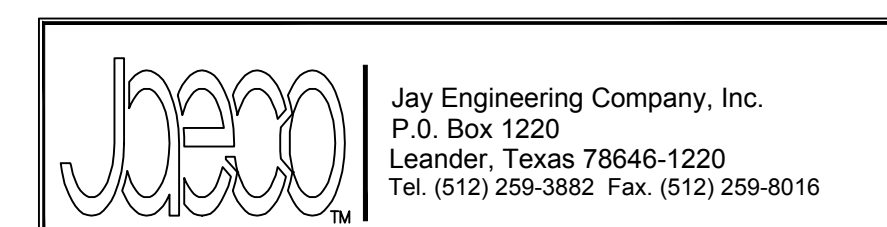
SHEET NO.	DRAWING TITLE & CONTENTS
1.	COVER SHEET & LOCATION MAP
2.	PRELIMINARY LAYOUT (Overall)
3.	PRELIMINARY LAYOUT (100' scale)
4.	PRELIMINARY LAYOUT (100' scale)
5.	OVERALL DRAINAGE PLAN
6.	OVERALL STREET PLAN
7.	WATER DISTRIBUTION PLAN

PREPARED BY:
JAY ENGINEERING COMPANY, INC



NO.	DATE	REVISION	APPV.

JAECO JOB NO.: 204-004-20



Sheet
No. 1
of 7

THE RIDGE at CROSS CREEK - REVISED PRELIMINARY PLAT - JOB NO. 204-004-20



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

- 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

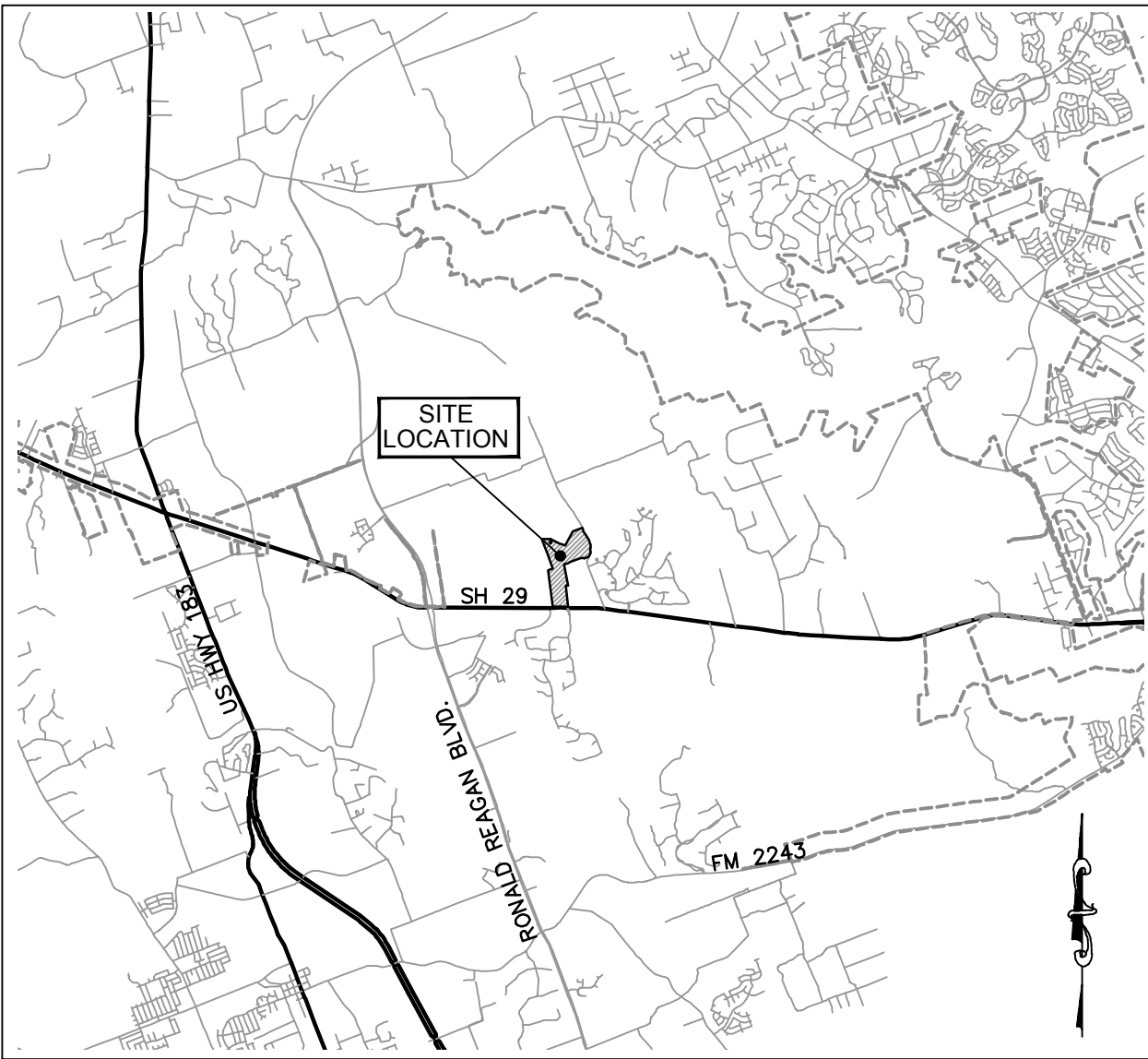
<i>Line #</i>	<i>Length</i>	<i>Direction</i>
L19	179.13'	N21°02'49"W
L20	67.20'	N05°52'30"E
L21	489.96'	N89°06'24"E
L22	245.38'	S10°38'40"W
L23	60.00'	S79°21'20"E
L24	213.29'	N10°38'40"E
L25	501.29'	S63°29'51"E
L26	150.69'	S64°59'21"E
L27	185.35'	S70°30'28"E
L28	914.88'	N29°05'25"E
L29	563.52'	N68°59'11"E

LINE TABLE			
NUMBER	DIRECTION	DISTANCE	RECORD CALLS
L1	S12'44"01.5"	69.01"	S11'01'30" 69.02"
L2	S22'31'31.5"	158.89"	S20'49" 158.91"
L3	S28'01'31.5"	94.92"	S29'19" 94.93"
L4	S28'01'31.5"	112.80"	S28'36" 112.81"
L5	S30'38'01.5"	46.61"	S31'55'30" 46.61"
L6	S07'04'29.5"	46.34"	S08'47" 46.35"
L7	S07'53'29.5"	65.44"	S07'39" 65.44"
L8	S04'23'29.5"	107.43"	S06'06" 107.44"
L9	S06'50'31.5"	92.10"	S05'08" 92.11"
L10	S01'11'29.5"	92.74"	S02'54" 92.75"
L11	S17'20'54.5"	67.15"	S19'04" 67.04"
L12	S24'38'07.5"	157.83"	S26'20" 157.96"
L13	N60'30'35.5"	28.28"	N60'09" 28.32"
L14	N89'29.5"	78.41"	N81'18" 78.61"
L15	S73'34'28.5"	157.32"	S72'31'00" 157.51"
L16	S69'03'48.5"	113.84"	S70'47" 113.63"
L17	N89'44'25.5"	28.39"	N88'35'13" 28.28"
L18	S49'24'21.5"	136.85"	S47'47'00" 136.39"

LS/GB = Landscape/Greenbelt Lot
MB/LS = MailBox/Landscape Lot

NOTE:
All Lots Shall Have A 25' Building
Setback From The Front Property Line.

A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.



LOCATION MAP
scale: 1" = 10,000'

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

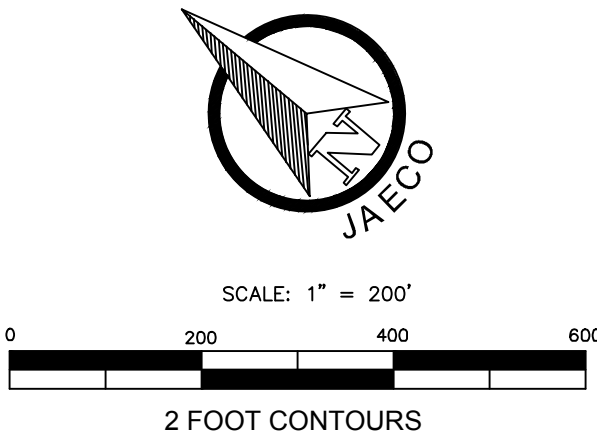
ENGINEER:
Jay Engineering Co., Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Phone: (512) 259-3882
Fax: (512) 259-8016
Email: skiger@jaeco.net

DEVELOPER:
Clear Rock, LLC
P.O. Box 519
Liberty Hill, Texas 78642
Phone: (512) 299-6617
Email: luke@clearrockllc.com

SURVEYOR:
Philip L. McLaughlin, RPLS
G & R Surveying, LLC
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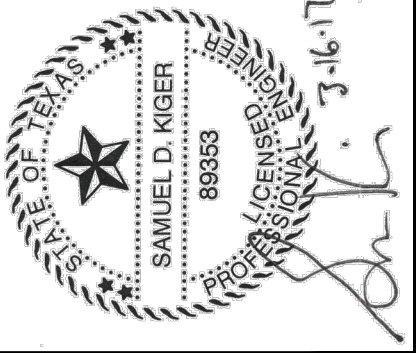
SUBMITTAL DATE: MARCH 03, 2017

RESIDENTIAL. LOTS	72
COMMERCIAL LOTS	2
LANDSCAPE/MAILBOX LOTS	2
No OF BLOCKS	4
RESIDENTIAL ACREAGE	107.43 Ac.
COMMERCIAL ACREAGE	6.67 Ac.
LANDSCAPE/MAILBOX ACREAGE	0.37 Ac.
ROW ACREAGE	11.95 Ac.
DETENTION	0
TOTAL ACREAGE	126.43 Ac.
TOTAL STREETS	7,110 L.F.

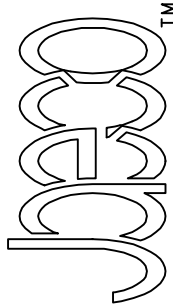


Date: 03-23-17

THE RIDGE at CROSS CREEK
REVISED PRELIMINARY PLAT
 WILLIAMSON COUNTY, TEXAS

[illegible]

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



THE RIDGE at CROSS CREEK
REVISED PRELIMINARY PLAT

OVERALL LAYOUT

CEAR ROCK, LLC

CEAR ROCK, LLC

SCALE: AS NOTED DWG. NO. AS NOTED JOB NO. 204-004-20

DWN: JLD DESIGN: SOK DATE: MARCH 2017

Sheet
No. **2**
Of **7**

THE RIDGE at CROSS CREEK

REVISED PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

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

Curve Table-Horizontal					
Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	179.67	500.00	020.59	N101°17'39"W	178.70'
C2	151.55	500.00	017.37	N11°54'26"W	150.97'
C3	117.99	300.00	023.54	N81°57'18"W	117.24'
C4	376.46	520.00	041.48	N17°51'03"E	368.30'
C5	89.49	200.00	025.64	S69°57'03"E	88.75'
C6	513.60	500.00	058.85	N08°49'49"E	491.32'
C7	636.98	500.00	072.99	N15°53'59"E	594.77'
C8	117.89	500.00	013.51	N59°09'02"E	117.62'
C9	131.55	300.00	025.12	N53°20'35"E	130.50'
C10	272.42	600.00	026.01	S50°36'40"E	270.09'
C11	136.65	300.00	026.10	N13°13'22"E	135.47'
C12	261.97	700.00	021.44	S77°50'20"E	260.45'

LINE TABLE			
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'
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L18	S49°24'41"W	5.85'	S47°47'00"W 5.78'

LS = Landscape Lot
MB = MailBox Center

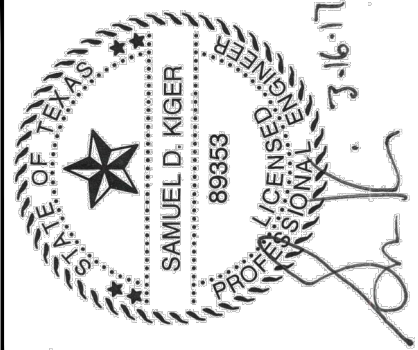
9xx = Minimum Finish Floor Elevation

NOTES:

- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO DEVELOPMENT SHALL BEGIN ON LOTS 11-28 BLK A, LOTS 20-21 BLK B & LOTS 3-6 BLK C PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR FOR EACH LOT SPECIFIED.
- THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS."
- PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100-YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY), AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON.



Clear Rock LLC



Jay Engineering Company, Inc.
P.O. Box 1220 79646-1220
Tel: (512) 259-8882 Fax: (512) 259-8016
TEXAS REGISTERED ENGINEERING FIRM F-4780

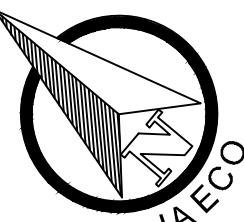


THE RIDGE at CROSS CREEK
REVISED PRELIMINARY PLAT
LAYOUT (100' Scale)

CEAR ROCK, LLC

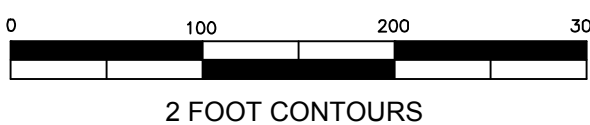
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DWG. NO. AS NOTED JOB NO. 204-004-20

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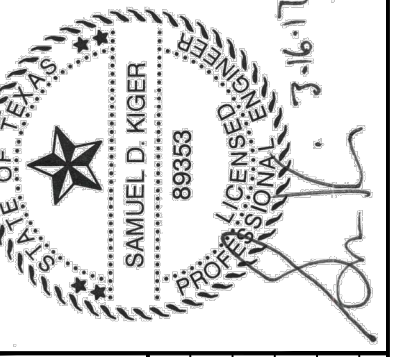


Date: 03-23-17

SCALE: 1" = 100'



WILLIAMSON COUNTY, TEXAS



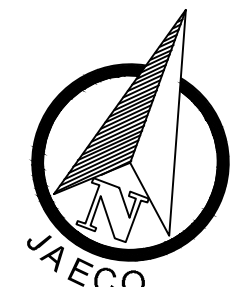
<i>Curve Table-Horizontal</i>					
<i>Curve #</i>	<i>Length</i>	<i>Radius</i>	<i>Delta</i>	<i>Chord Direction</i>	<i>Chord</i>
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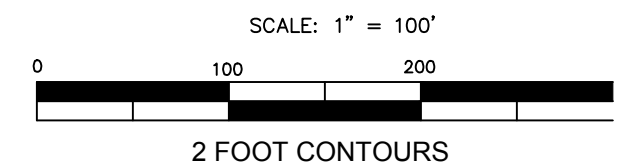
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Flood Plain - FEMA Firm Map #48491C0275E
Dated: Sept. 26, 2008

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



Date: 03-23-17



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

THE RIDGE at CROSS CREEK
REVISED PRELIMINARY PLAT

LAYOUT (100' Scale)

CEAR ROCK, LLC

SCALE: AS NOTED	DWN: JUD	DESIGN: SDK	DATE: MARCH 2017
DWG. NO.	AS NOTED	JOB NO.	204-004-20

Sheet
No. **4**
Of **7**

CR
Clear Rock LLC

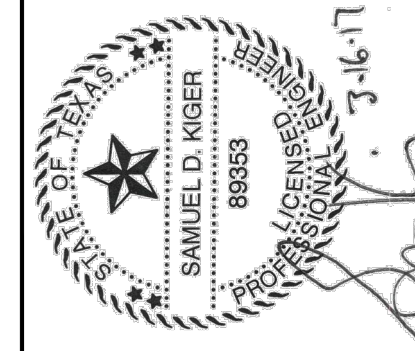


GEAR ROCK, LLC

SCALE: AS NOTED DWN: JJD DESIGN: SDK DATE: MARCH 2017

DWG. NO. AS NOTED JOB NO. 204-004-20

Sheet
No. **5**
Of **7**



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

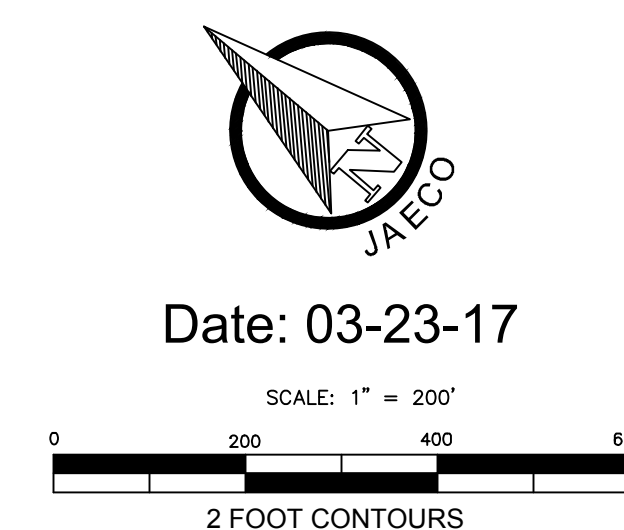
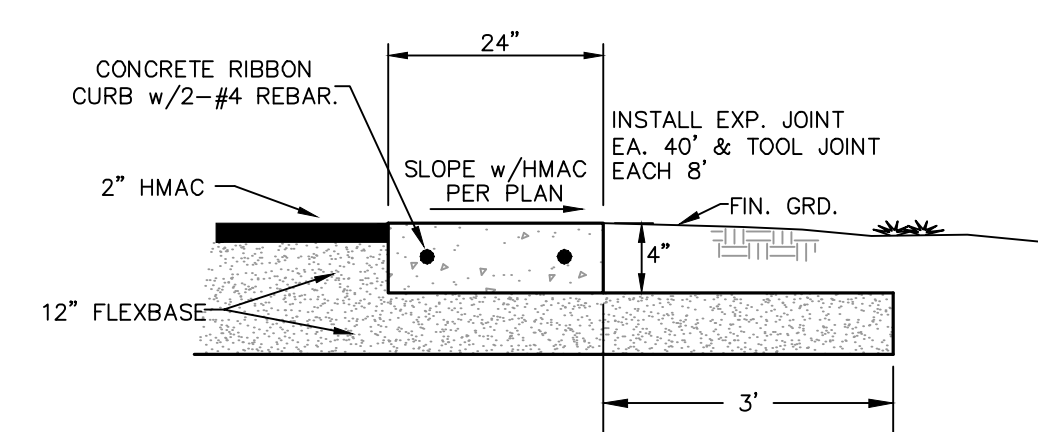
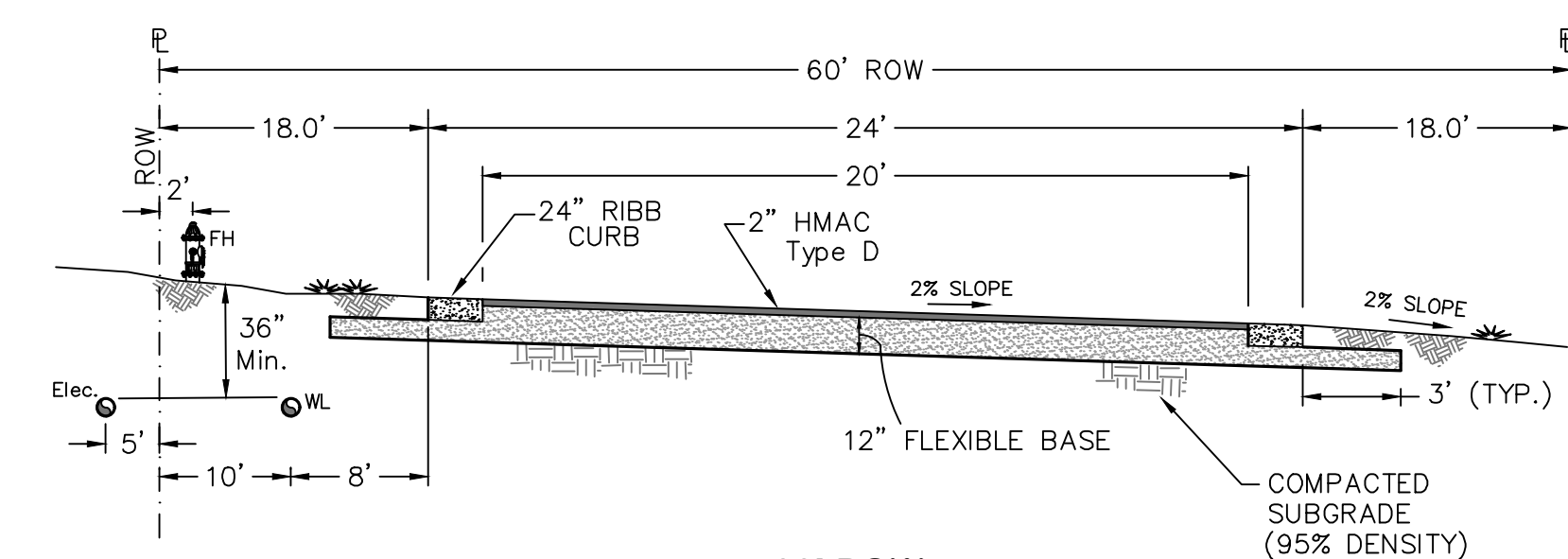
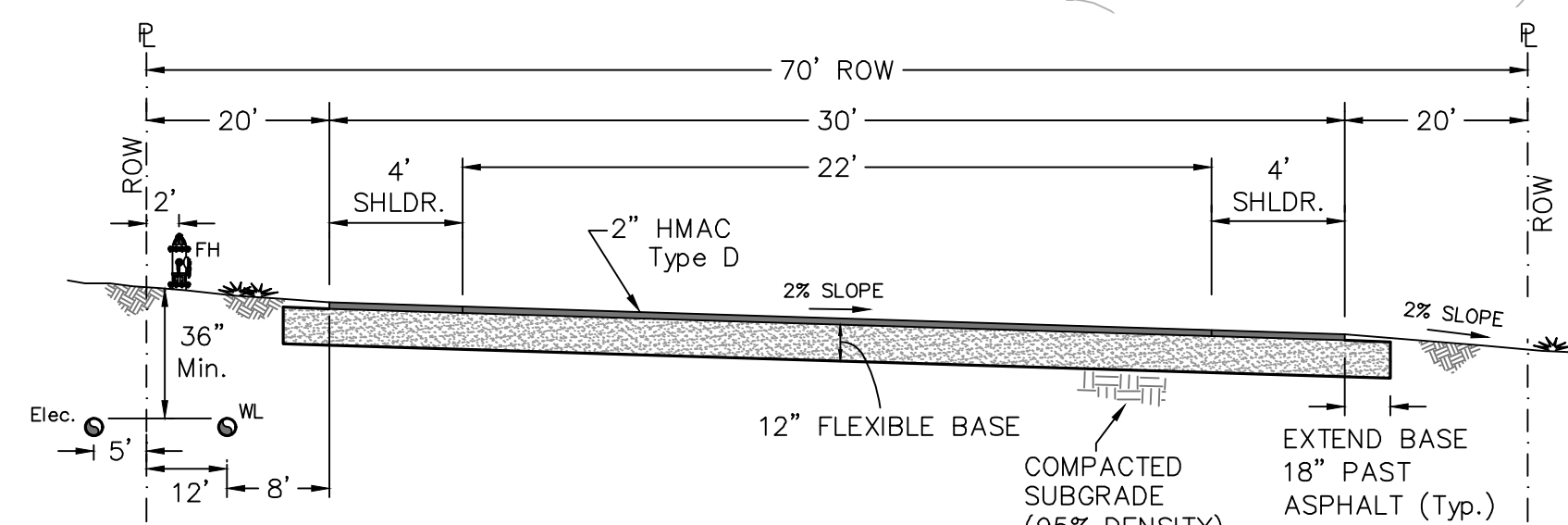
THE RIDGE at CROSS CREEK

STREET INFORMATION

STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	DESIGN SPD
CROSS RIDGE COVE	319 1/2'	60'	24' B-B	30 MPH
STONES THROW COVE	395 1/2'	60'	24' B-B	30 MPH
CREEK CROSSING DRIVE	548/3340 LF	60'/70'	24'/28' B-B	30/35 MPH
DEER VALLEY DRIVE	150 LF	60'	24' B-B	30 MPH
VIEW DRIVE	1552 LF	70'	28' B-B	35 MPH
ROCKY BROOK COVE	575 1/2'	60'	24' B-B	30 MPH

TOTAL STREETS__6,880 L.F.

LS = Landscape



THE RIDGE at CROSS CREEK
REVISED PRELIMINARY PLAT

OVERALL STREET PLAN

GEAR ROCK, LLC

CEAR ROCK, LLC

Sheet
No. **6**
Of **7**

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



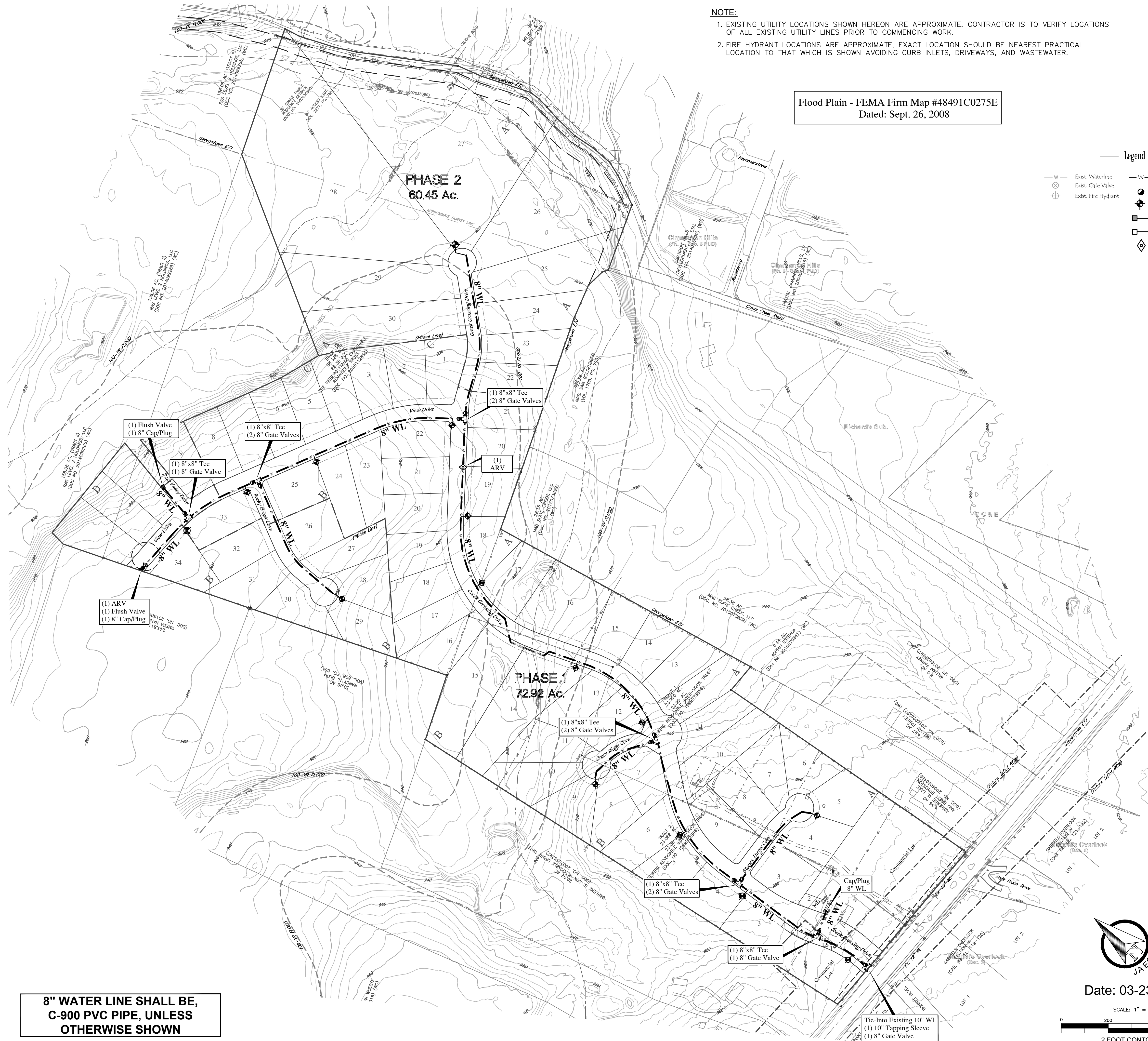
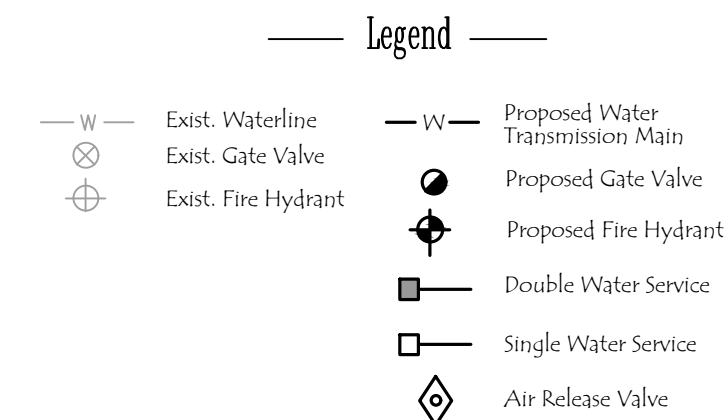
ESTIMATED QUANTITIES - WATER	
8" PVC (C-900)	7,128 L.F.
10"x8" TEE (Hot Tap)	1
8" CROSS	0
8" TEES	7
8" 45° BENDS	0
8" GATE VALVES w/BOX	11
8" CAP/PLUG	3
AIR RELEASE VALVE - 2"	2
6" GATE VALVES w/BOX	15
FIRE HYDRANTS w/Lead	15
FH MARKERS	15
FLUSHING VALVES	2

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

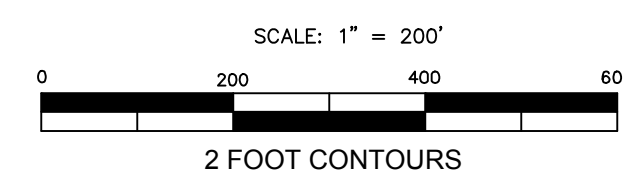
NOTE:

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
2. 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



Date: 03-23-17



CEAR ROCK, LLC

THE RIDGE at CROSS CREEK
REVISED PRELIMINARY PLAT

WATER DISTRIBUTION PLAN

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

no.	date	revisions	qddv.

Sheet
No. **7**
Of **7**



Clear Rock LLC