REVISIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE

OWNERS NAME AND ADDRESS

RVEST LP
3939 BEE CAVE ROAD
BLDG. C100
AUSTIN, TEXAS 78746

ROBERT J WILSON
9951 ANDERSON MILL RD 200
AUSTIN, TX 78750

CR 315 LP
3939 BEE CAVE ROAD
BLDG. C100
AUSTIN, TEXAS 78746

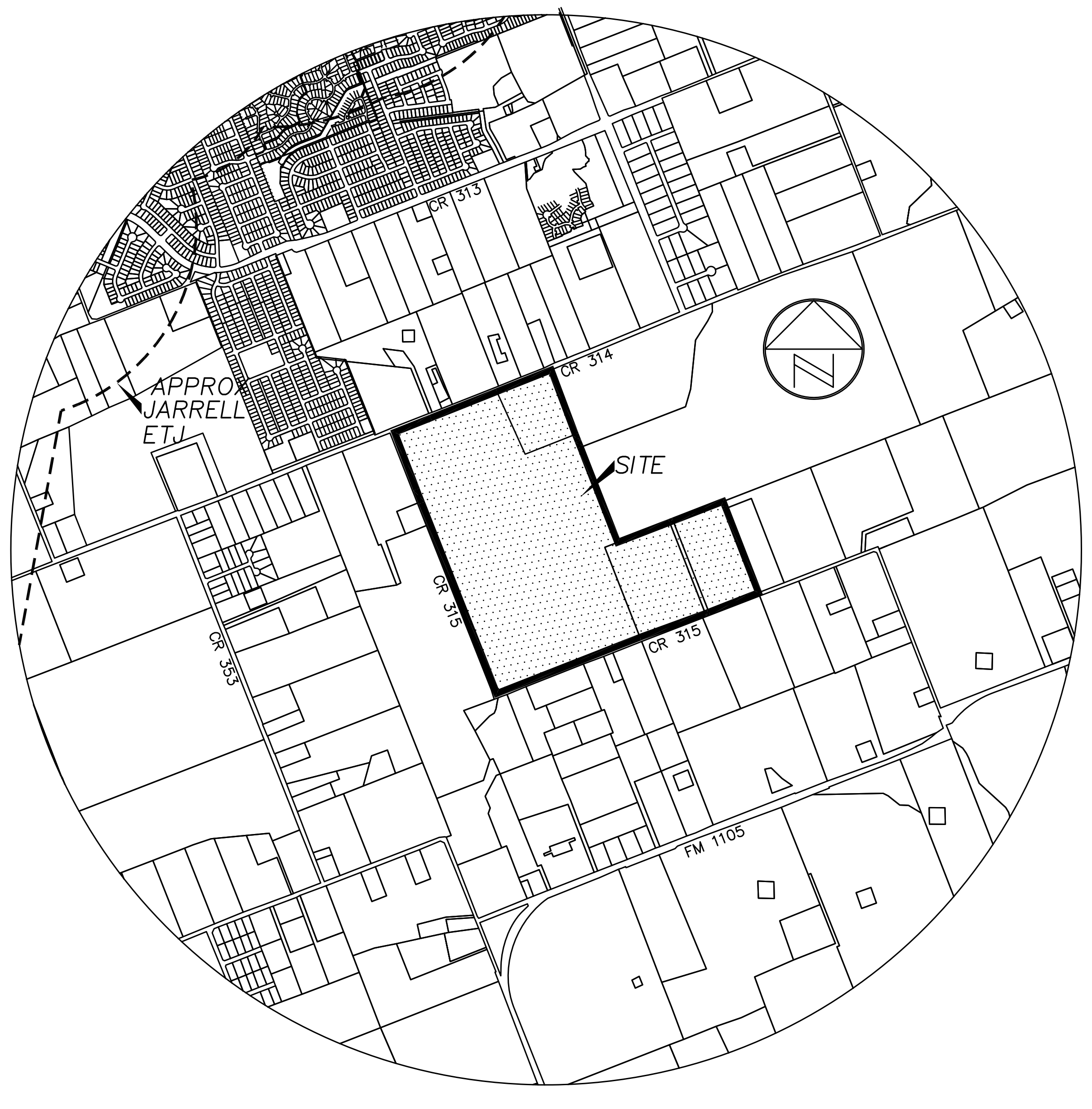
DEVELOPER NAME AND ADDRESS

SONWEST CO.
3939 BEE CAVE ROAD
BLDG. C100
AUSTIN, TEXAS 78746
TEL.NO. (512) 738-1411

PRELIMINARY PLAT FOR
EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
SONTERRA MUNICIPAL UTILITY DISTRICT

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET AND LOCATION MAP
02	OVERALL PRELIMINARY PLAT
03	PRELIMINARY PLAT (SHEET 1 OF 10)
04	PRELIMINARY PLAT (SHEET 2 OF 10)
05	PRELIMINARY PLAT (SHEET 3 OF 10)
06	PRELIMINARY PLAT (SHEET 4 OF 10)
07	PRELIMINARY PLAT (SHEET 5 OF 10)
08	PRELIMINARY PLAT (SHEET 6 OF 10)
09	PRELIMINARY PLAT (SHEET 7 OF 10)
10	PRELIMINARY PLAT (SHEET 8 OF 10)
11	PRELIMINARY PLAT (SHEET 9 OF 10)
12	PRELIMINARY PLAT (SHEET 10 OF 10)
13	PRELIMINARY PLAT CURVE AND LINE TABLES (SHEET 1 OF 2)
14	PRELIMINARY PLAT CURVE AND LINE TABLES (SHEET 2 OF 2)
15	OVERALL EXISTING DRAINAGE AREA MAP
16	OVERALL PROPOSED DRAINAGE AREA MAP
17	ON-SITE DRAINAGE
18	CHANNEL HEC-RAS SCHEMATIC (SHEET 1 OF 3)
19	CHANNEL HEC-RAS SCHEMATIC (SHEET 2 OF 3)
20	CHANNEL HEC-RAS SCHEMATIC (SHEET 3 OF 3)
21	OVERALL UTILITY LAYOUT
22	UTILITY LAYOUT (SHEET 1 OF 10)
23	UTILITY LAYOUT (SHEET 2 OF 10)
24	UTILITY LAYOUT (SHEET 3 OF 10)
25	UTILITY LAYOUT (SHEET 4 OF 10)
26	UTILITY LAYOUT (SHEET 5 OF 10)
27	UTILITY LAYOUT (SHEET 6 OF 10)
28	UTILITY LAYOUT (SHEET 7 OF 10)
29	UTILITY LAYOUT (SHEET 8 OF 10)
30	UTILITY LAYOUT (SHEET 9 OF 10)
31	UTILITY LAYOUT (SHEET 10 OF 10)



VICINITY MAP
NOT TO SCALE

IN
WILLIAMSON COUNTY

1ST SUBMITTAL: APRIL 29, 2019
UPDATE #1: JULY 29, 2019
UPDATE #2: SEPTEMBER 26, 2019
UPDATE #3: OCTOBER 25, 2019
UPDATE #4: DECEMBER 12, 2019

APRIL 2019

ENGINEER'S CERTIFICATION:

SCOTT J. FOSTER
84652
12/12/2019

LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 84652
360 PROFESSIONAL SERVICES, INC.
P.O. BOX 3639
CEDAR PARK, TEXAS 78630

ENGINEER:

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
CONTACT: SCOTT J. FOSTER, P.E.

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
FIRM # 100290-00
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3 - SUITE 200
AUSTIN, TX 78759
PHONE (512) 454-8711
CONTACT: JENNIFER FRANKLIN, P.E.

SHEET
01

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Prelim Plat Cover Sheet.dwg LAYOUT: 01 COVER SHEET PLOT DATE: 12/12/2019 3:11pm PLOTTED BY: leslie
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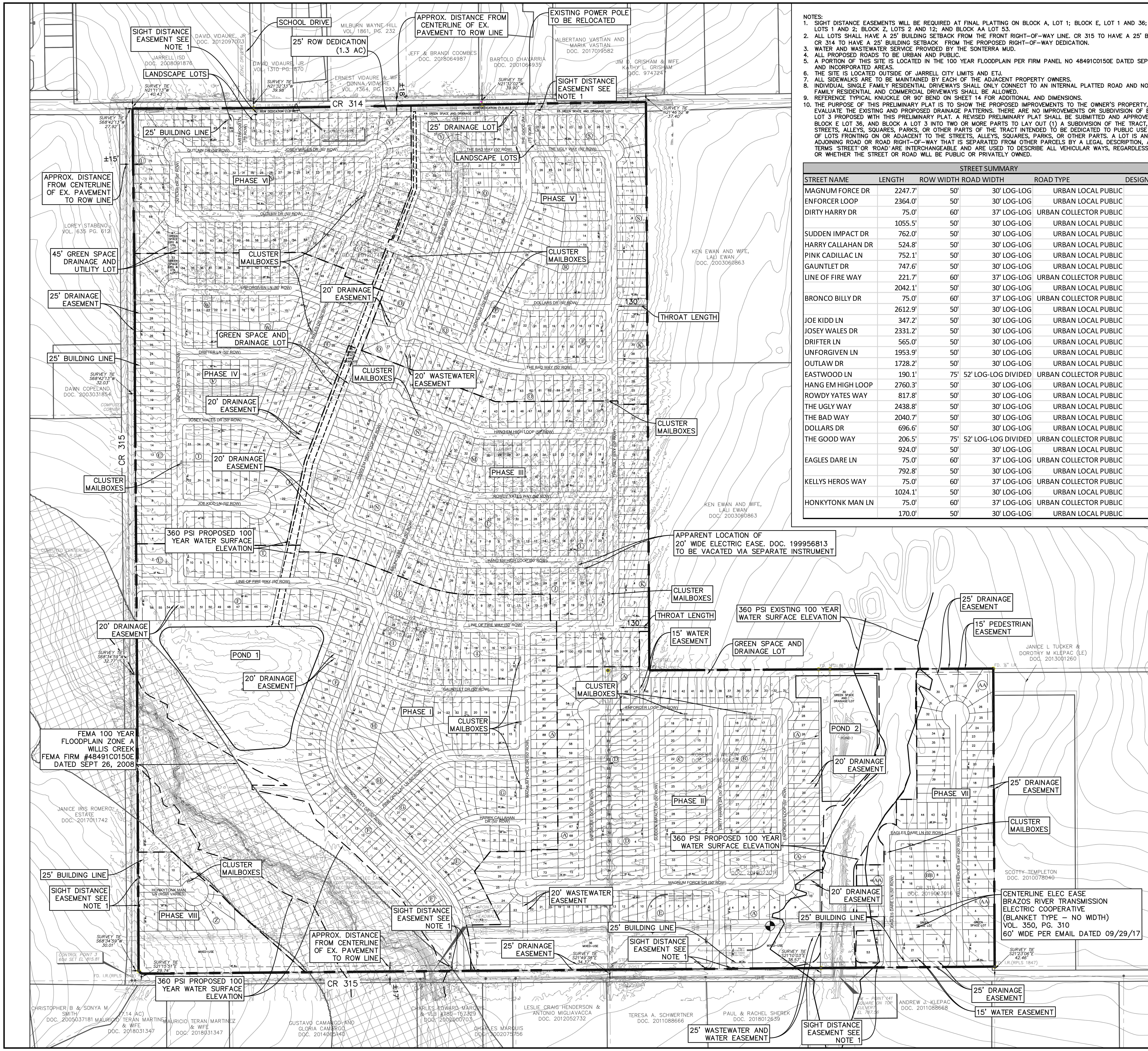
SCHOOL DRIVE
APPROX. DISTANCE FROM CENTERLINE OF EX. PAVEMENT TO ROW LINE
EXISTING POWER POLE TO BE RELOCATED
SIGHT DISTANCE EASEMENT SEE NOTE 1
25' ROW DEDICATION (1.3 AC)
LANDSCAPE LOTS
CR 314
25' BUILDING LINE
25' DRAINAGE LOT
LANDSCAPE LOTS
PHASE VI
PHASE V
PHASE IV
PHASE III
PHASE II
PHASE I
PHASE VII
PHASE VIII
45' GREEN SPACE DRAINAGE AND UTILITY LOT
CLUSTER MAILBOXES
25' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
GREEN SPACE AND DRAINAGE LOT
20' WASTEWATER EASEMENT
25' BUILDING LINE
THROAT LENGTH
130'
CR 315
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
APPARENT LOCATION OF 20' WIDE ELECTRIC EASE. DOC. 199956813 TO BE VACATED VIA SEPARATE INSTRUMENT
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
15' WATER EASEMENT
15' PEDESTRIAN EASEMENT
POND 1
POND 2
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
25' WASTEWATER AND WATER EASEMENT
15' WATER EASEMENT
KEN EWAN AND WIFE, LALI EWAN DOC. 2003060863
JANICE L TUCKER & DOROTHY M KLEPAC (LE) DOC. 2013001260
SCOTTY TEMPLETON DOC. 2010078040
JANICE IRIS ROMERO ESTATE DOC. 2017011742
LOREY STABENO VOL. 635 PG. 612
DAWN COPELAND DOC. 2003031854
JARRELL ISD DOC. 2008091876
CHRISTOPHER B & SONYA M. SMITH DOC. 2005037181
MAURICIO TERAN MARTINEZ & WIFE DOC. 2018031347
GUSTAVO CAMARGO AND GLORIA CAMARGO
CHARLES EDWARD MARQUIS
LESLIE CRAIG HENDERSON & ANTONIO MIGLIAVACCA DOC. 2012052732
TERESA A. SCHWERTNER DOC. 2011088666
PAUL & RACHEL SHEREK DOC. 2018012639
ANDREW J. KLEPAC DOC. 2011088668
±15'
±17

NOTES:

1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. ALL LOTS SHALL HAVE A 25' BUILDING SETBACK FROM THE FRONT RIGHT-OF-WAY LINE. CR 315 TO HAVE A 25' BUILDING SETBACK FROM THE RIGHT-OF-WAY AND CR 314 TO HAVE A 25' BUILDING SETBACK FROM THE PROPOSED RIGHT-OF-WAY DEDICATION.
3. WATER AND WASTEWATER SERVICE PROVIDED BY THE SONTERRA MUD.
4. ALL PROPOSED ROADS TO BE URBAN AND PUBLIC.
5. A PORTION OF THIS SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
6. THE SITE IS LOCATED OUTSIDE OF JARRELL CITY LIMITS AND ETJ.
7. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. INDIVIDUAL SINGLE FAMILY RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314 OR CR 315. JOINT USE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL DRIVEWAYS SHALL BE ALLOWED.
9. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.
10. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF BLOCK Z LOT 1, BLOCK E LOT 36, AND BLOCK A LOT 3 PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF BLOCK Z LOT 1, BLOCK E LOT 36, AND BLOCK A LOT 3 INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.

STREET SUMMARY

STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	ROAD TYPE	DESIGN SPEED
MAGNUM FORCE DR	2247.7'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
ENFORCER LOOP	2364.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
DIRTY HARRY DR	75.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	1055.5'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
SUDDEN IMPACT DR	762.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
HARRY CALLAHAN DR	524.8'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
PINK CADILLAC LN	752.1'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
GAUNTLET DR	747.6'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
LINE OF FIRE WAY	221.7'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	2042.1'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
BRONCO BILLY DR	75.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	2612.9'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
JOE KIDD LN	347.2'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
JOSEY WALES DR	2331.2'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
DRIFTER LN	565.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
UNFORGIVEN LN	1953.9'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
OUTLAW DR	1728.2'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
EASTWOOD LN	190.1'	75'	52' LOG-LOG DIVIDED	URBAN COLLECTOR PUBLIC	35 MPH
HANG EM HIGH LOOP	2760.3'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
ROWDY YATES WAY	817.8'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
THE UGLY WAY	2438.8'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
THE BAD WAY	2040.7'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
DOLLARS DR	696.6'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
THE GOOD WAY	206.5'	75'	52' LOG-LOG DIVIDED	URBAN COLLECTOR PUBLIC	35 MPH
	924.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
EAGLES DARE LN	75.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	792.8'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
KELLYS HEROS WAY	75.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	1024.1'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
HONKYTONK MAN LN	75.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	170.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH

SCALE IN FEET

200 100 0 200

LEGEND

SUBJECT PROPERTY
PHASE LINES
PROPERTY LINES
EXIST. CONTOURS
PROPOSED 360 100 YR WSEL
EXISTING 360 100 YR WSEL
▨ FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

LOT SUMMARY	
PHASE I	
RESIDENTIAL LOTS	226
GREEN SPACE AND DRAINAGE LOTS	1
TOTAL	227
PHASE II	
RESIDENTIAL LOTS	203
MIXED-USE LOTS	2
GREEN SPACE AND DRAINAGE LOTS	1
TOTAL	206
PHASE III	
RESIDENTIAL LOTS	201
GREEN SPACE AND DRAINAGE LOTS	1
TOTAL	202
PHASE IV	
RESIDENTIAL LOTS	143
GREEN SPACE DRAINAGE AND UTILITY LOT	1
TOTAL	144
PHASE V	
RESIDENTIAL LOTS	185
GREEN SPACE AND DRAINAGE LOTS	2
LANDSCAPE LOTS	2
TOTAL	189
PHASE VI	
RESIDENTIAL LOTS	99
GREEN SPACE DRAINAGE AND UTILITY LOT	1
LANDSCAPE LOTS	2
TOTAL	102
PHASE VII	
RESIDENTIAL LOTS	72
GREEN SPACE LOTS	2
TOTAL	74
PHASE VIII	
RESIDENTIAL LOTS	11
MIXED-USE LOTS	1
TOTAL	12
TOTAL	
RESIDENTIAL LOTS	1140
MIXED-USE LOTS	3
NONRESIDENTIAL LOTS	13
AREA (ACRES)	
PHASE I	64.78
PHASE II	47.73
PHASE III	32.20
PHASE IV	24.66
PHASE V	32.12
PHASE VI	17.81
PHASE VII	13.40
PHASE VIII	5.32
TOTAL	238.02

NOTES:

1. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED AUGUST, OCTOBER, AND NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

OVERALL PRELIMINARY PLAT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
02

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 00 OVERALL PLOT DATE: 12/12/2019 3:20pm PLOTTED BY: leslie
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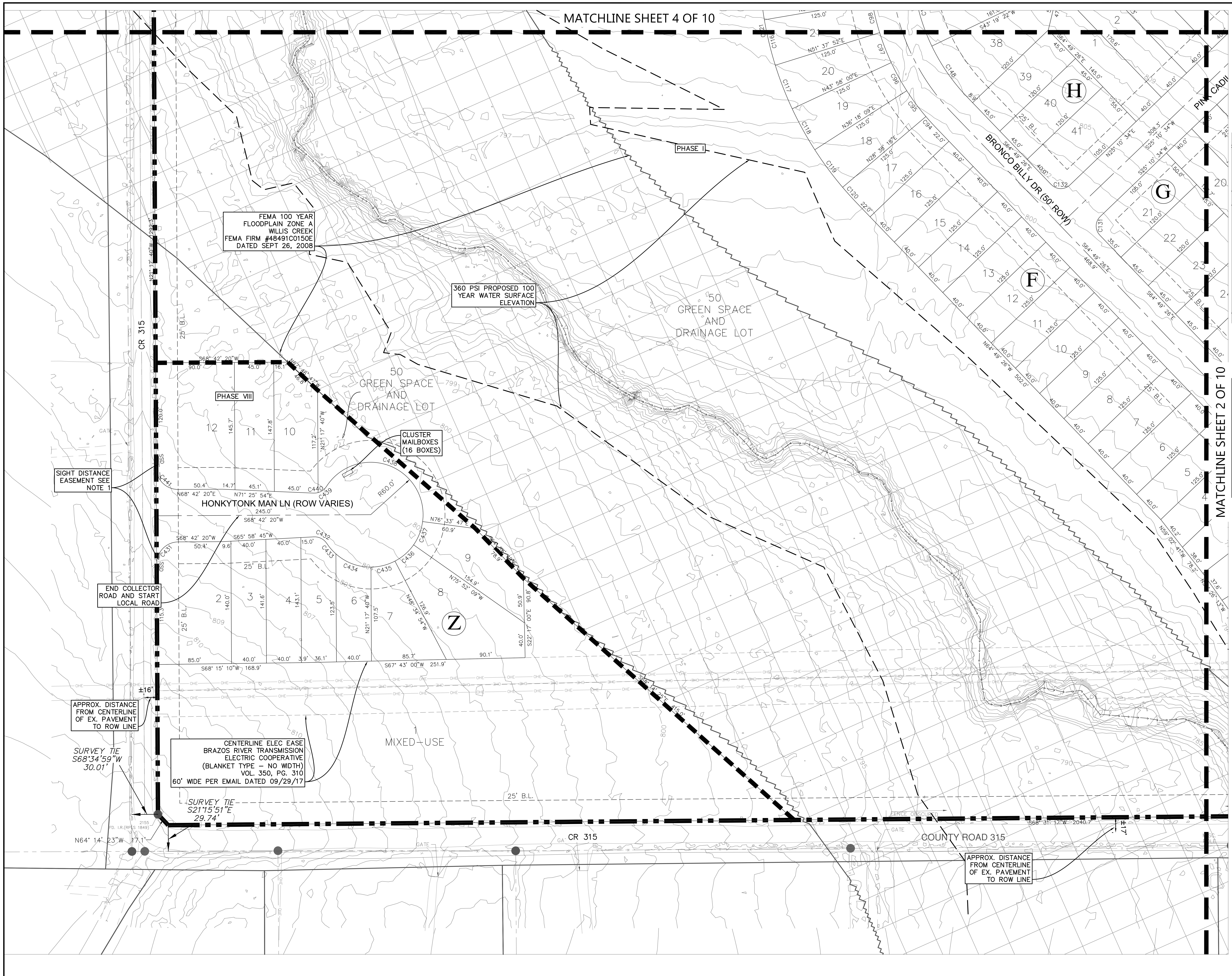
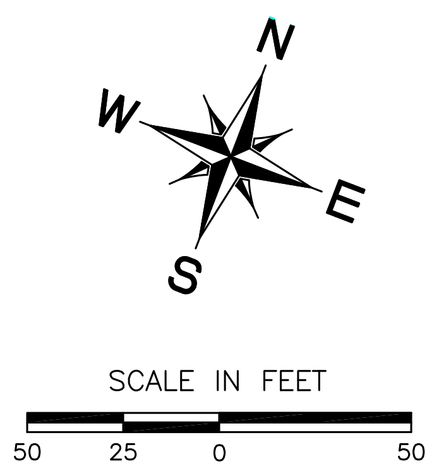

MATCHLINE SHEET 4 OF 10
MATCHLINE SHEET 2 OF 10
CR 315
COUNTY ROAD 315
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
PHASE I
PHASE VIII
50 GREEN SPACE AND DRAINAGE LOT
50 GREEN SPACE AND DRAINAGE LOT
CLUSTER MAILBOXES (16 BOXES)
SIGHT DISTANCE EASEMENT SEE NOTE 1
HONKYTONK MAN LN (ROW VARIES)
END COLLECTOR ROAD AND START LOCAL ROAD
APPROX. DISTANCE FROM CENTERLINE OF EX. PAVEMENT TO ROW LINE
±16'
±17'
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
1 MIXED–USE
SURVEY TIE S68°34'59"W 30.01'
SURVEY TIE S21°15'51"E 29.74'
N64° 14' 23"W 17.1'
S68° 31' 17"W 2040.7'
N21° 17' 40"W 1292.3'
25' B.L.
BRONCO BILLY DR (50' ROW)
PINK CADI
Z
F
G
H
R60.0'
S68° 42' 20"W 245.0'
N68° 42' 20"E
N71° 25' 54"E
S65° 58' 45"W
S68° 15' 10"W 168.9'
S67° 43' 00"W 251.9'
S22° 17' 00"E 90.8'
N75° 52' 09"W 154.9'
N48° 34' 54"W 126.9'
N21° 17' 40"W
N76° 33' 47"
S64° 49' 26"E 468.9'
N64° 49' 26"W 502.0'
N59° 02' 41"W 78.2'
N25° 10' 34"E
S25° 10' 34"W 308.3'
N51° 37' 52"E
N43° 58' 00"E
N36° 18' 09"E
N28° 38' 18"E
S43° 19' 22"W
C431
C432
C433
C434
C435
C436
C437
C438
C439
C440
C441
C94
C95
C96
C97
C98
C116
C117
C118
C119
C120
C131
C132
C148
GATE
SSD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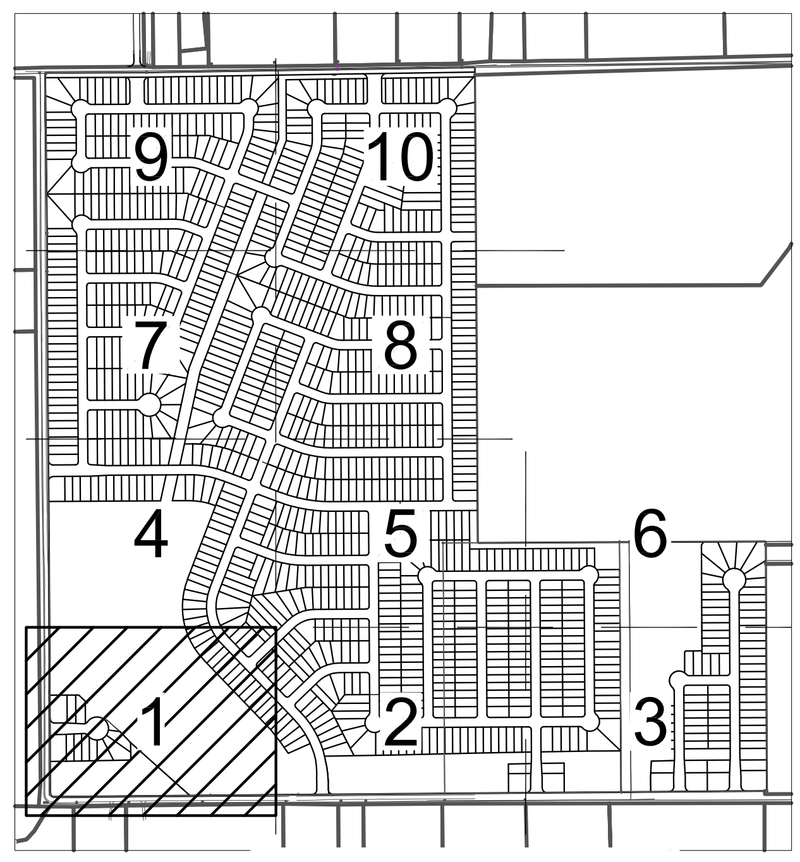

9
10
7
8
4
5
6
1
2
3

LOCATION MAP

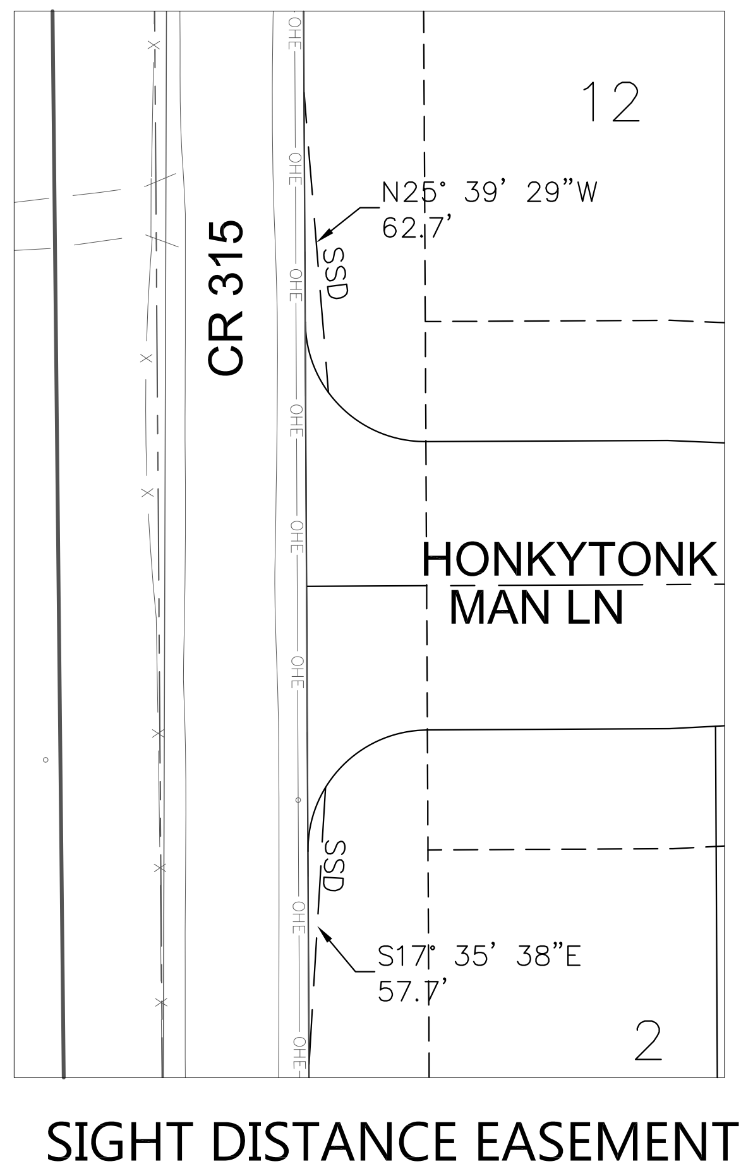
N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬	PHASE LINES
───	PROPERTY LINES
───	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
───	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:

1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.


12
N25° 39' 29"W
62.7'
CR 315
SSD
HONKYTONK MAN LN
SSD
S17° 35' 38"E
57.7'
2

SIGHT DISTANCE EASEMENT

N.T.S.

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 1 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
03

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 01 PP PLOT DATE: 12/12/2019 3:21pm PLOTTED BY: leslie
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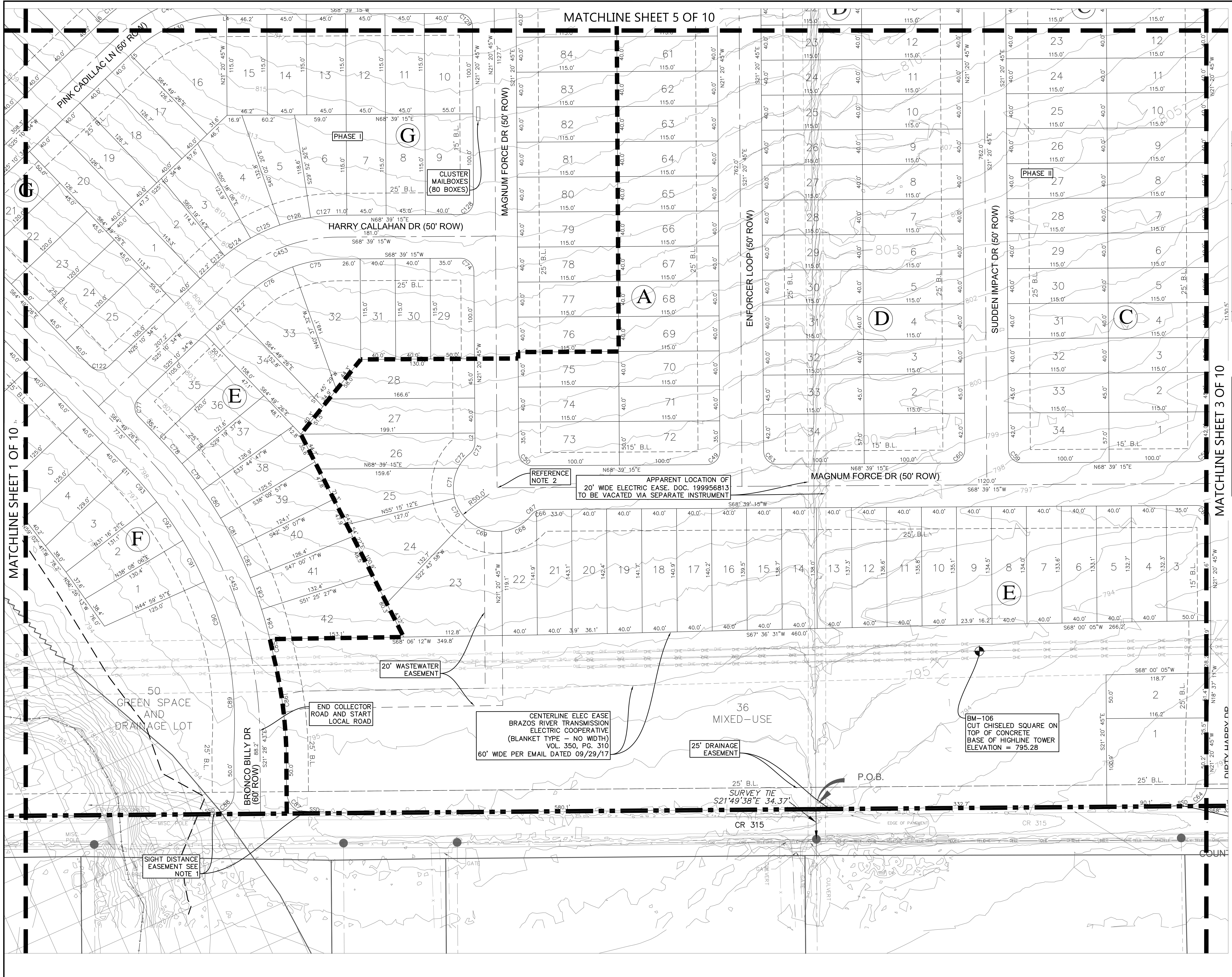
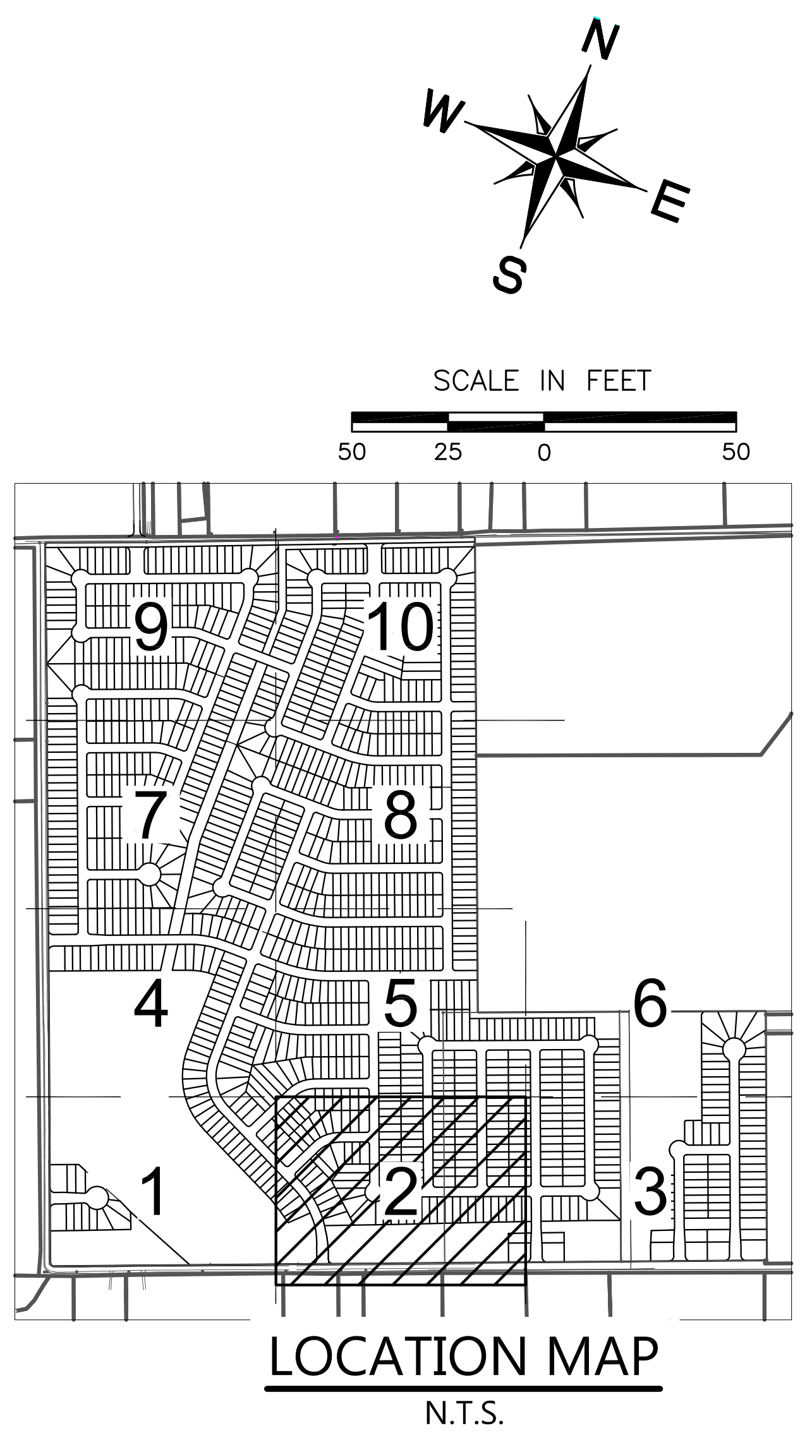

MATCHLINE SHEET 5 OF 10
MATCHLINE SHEET 1 OF 10
MATCHLINE SHEET 3 OF 10
PINK CADILLAC LN (50' ROW)
HARRY CALLAHAN DR (50' ROW)
MAGNUM FORCE DR (50' ROW)
ENFORCER LOOP (50' ROW)
SUDDEN IMPACT DR (50' ROW)
BRONCO BILLY DR (60' ROW)
CR 315
PHASE I
PHASE II
CLUSTER MAILBOXES (80 BOXES)
REFERENCE NOTE 2
APPARENT LOCATION OF 20' WIDE ELECTRIC EASE. DOC. 199956813 TO BE VACATED VIA SEPARATE INSTRUMENT
20' WASTEWATER EASEMENT
END COLLECTOR ROAD AND START LOCAL ROAD
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
25' DRAINAGE EASEMENT
BM-106 CUT CHISELED SQUARE ON TOP OF CONCRETE BASE OF HIGHLINE TOWER ELEVATION = 795.28
50 GREEN SPACE AND DRAINAGE LOT
36 MIXED-USE
SURVEY TIE S21°49'38"E 34.37'
P.O.B.
SIGHT DISTANCE EASEMENT SEE NOTE 1
A
C
D
E
F
G
25' B.L.
15' B.L.


N
E
S
W
SCALE IN FEET
50
25
0
50
1
2
3
4
5
6
7
8
9
10

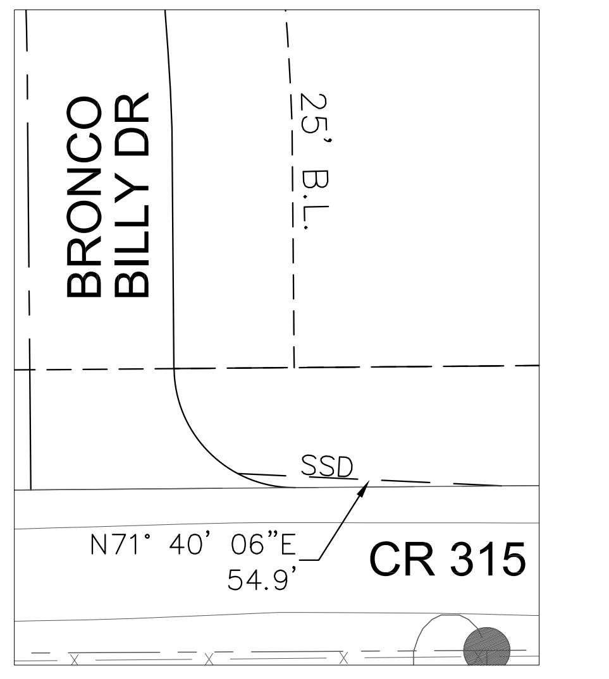
LOCATION MAP

N.T.S.

LEGEND

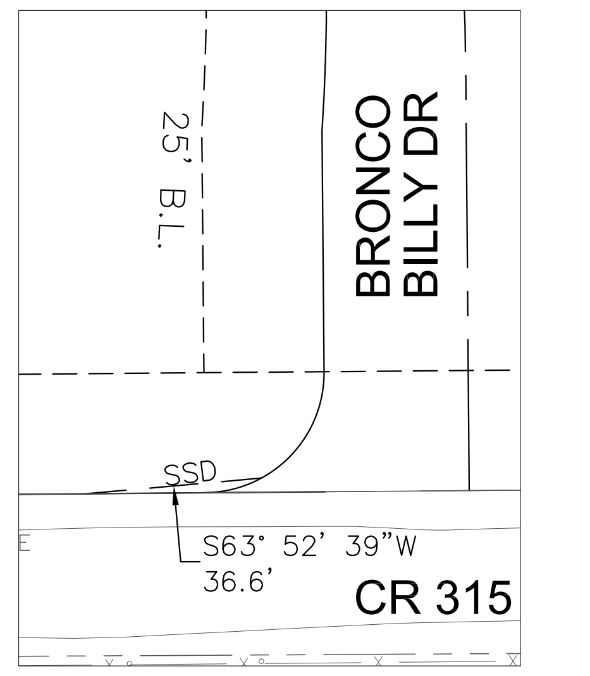
▬ ■ ■ ▬	SUBJECT PROPERTY
■ ■ ■ ■ ■	PHASE LINES
────	PROPERTY LINES
────	EXIST. CONTOURS
— — — —	PROP. 360 100 YR WSEL
────	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.


BRONCO BILLY DR
25' B.L.
SSD
N71° 40' 06"E
54.9'
CR 315

SIGHT DISTANCE EASEMENT

N.T.S.


25' B.L.
BRONCO BILLY DR
SSD
S63° 52' 39"W
36.6'
CR 315

SIGHT DISTANCE EASEMENT

N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 2 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
04

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 02 PP PLOT DATE: 12/12/2019 3:22pm PLOTTED BY: leslie
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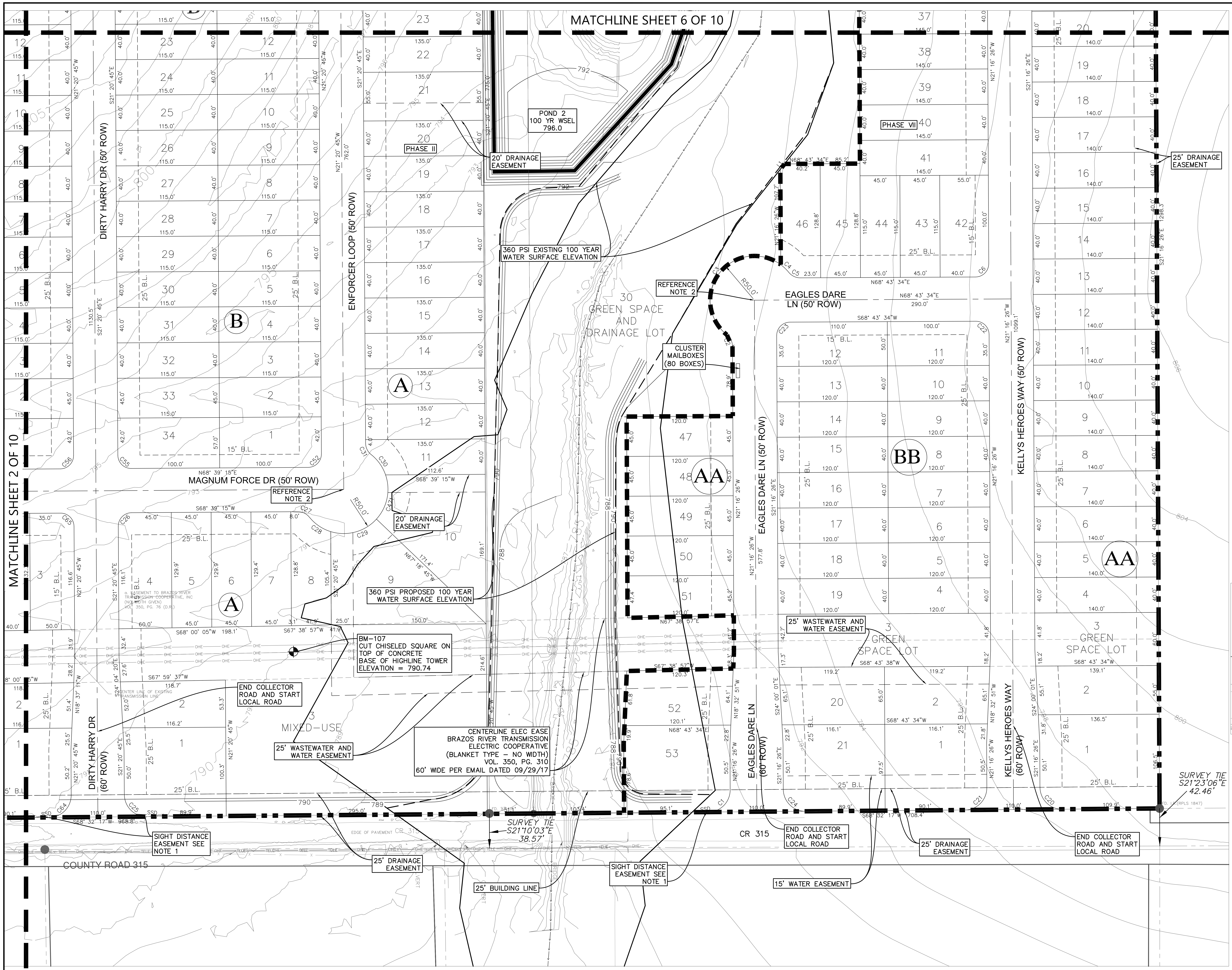
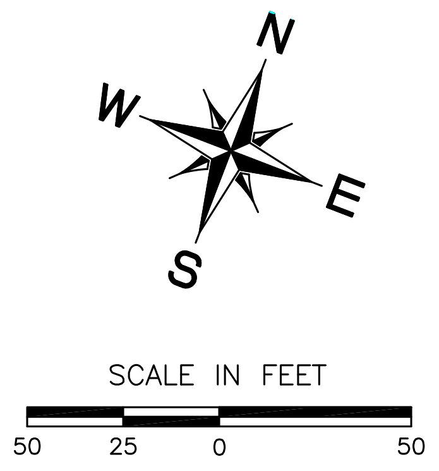

MATCHLINE SHEET 6 OF 10
MATCHLINE SHEET 2 OF 10
DIRTY HARRY DR (50' ROW)
ENFORCER LOOP (50' ROW)
MAGNUM FORCE DR (50' ROW)
EAGLES DARE LN (50' ROW)
EAGLES DARE LN (50' ROW)
KELLYS HEROES WAY (50' ROW)
DIRTY HARRY DR (60' ROW)
EAGLES DARE LN (60' ROW)
KELLYS HEROES WAY (60' ROW)
CR 315
COUNTY ROAD 315
POND 2 100 YR WSEL 796.0
20' DRAINAGE EASEMENT
PHASE II
PHASE VII
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
REFERENCE NOTE 2
30 GREEN SPACE AND DRAINAGE LOT
CLUSTER MAILBOXES (80 BOXES)
A
B
AA
BB
3 GREEN SPACE LOT
3 MIXED-USE
25' WASTEWATER AND WATER EASEMENT
BM-107 CUT CHISELED SQUARE ON TOP OF CONCRETE BASE OF HIGHLINE TOWER ELEVATION = 790.74
END COLLECTOR ROAD AND START LOCAL ROAD
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
SIGHT DISTANCE EASEMENT SEE NOTE 1
25' DRAINAGE EASEMENT
25' BUILDING LINE
15' WATER EASEMENT
SURVEY TIE S21°10'03"E 38.57'
SURVEY TIE S21°23'06"E 42.46'
25' DRAINAGE EASEMENT
15' B.L.
25' B.L.
R50.0'
EDGE OF PAVEMENT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SCALE IN FEET
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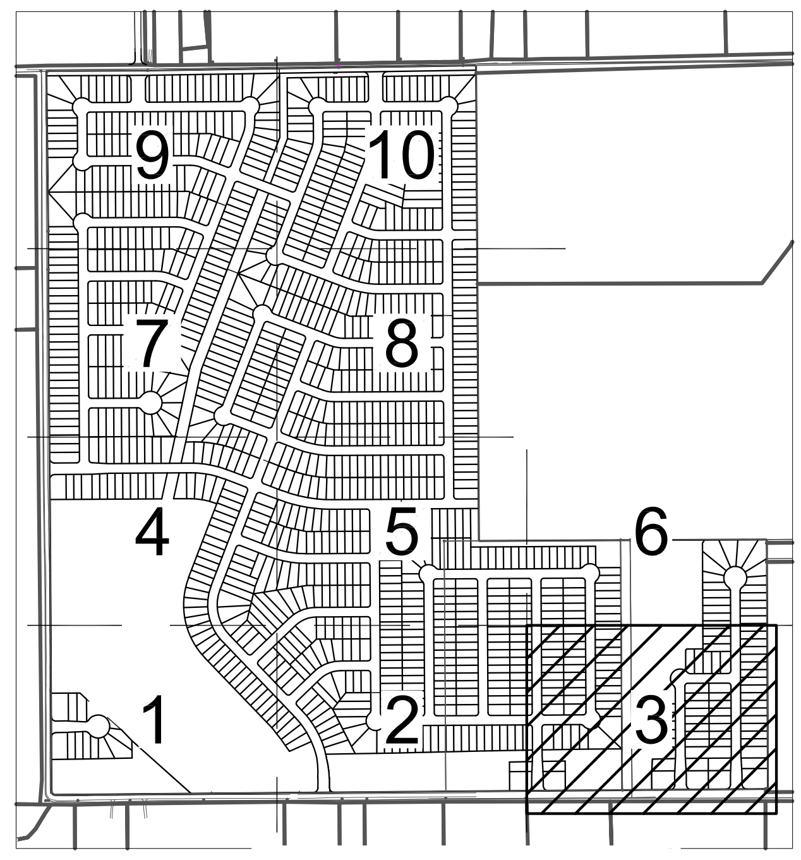
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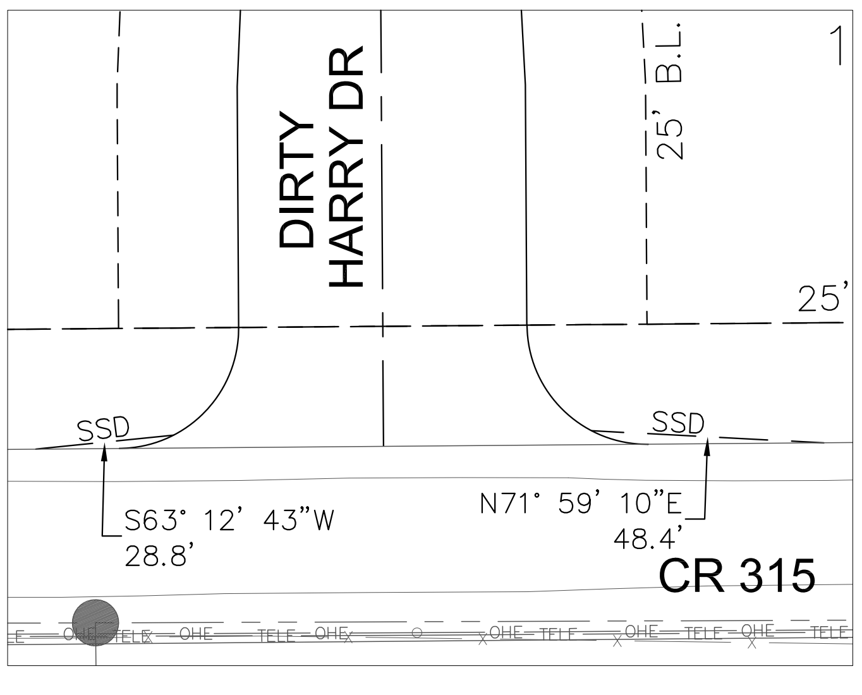
LOCATION MAP

N.T.S.

LEGEND

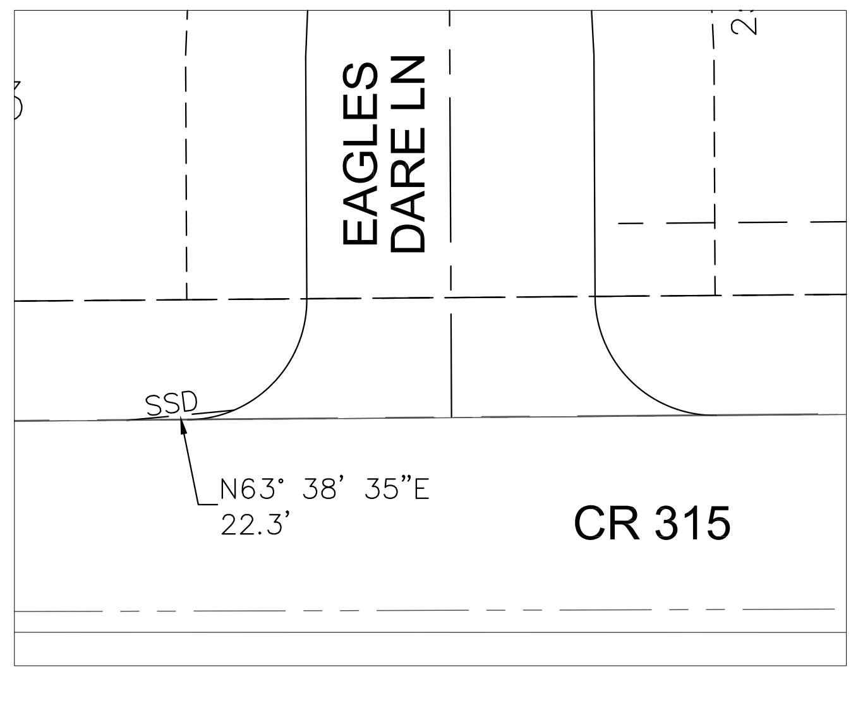
▬ ▪ ▪ ▬	SUBJECT PROPERTY
▪ ▪ ▪ ▪ ▪	PHASE LINES
──	PROPERTY LINES
──	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
──	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.


DIRTY HARRY DR
25' B.L.
25'
1
SSD
S63° 12' 43"W
28.8'
N71° 59' 10"E
48.4'
CR 315

SIGHT DISTANCE EASEMENT

N.T.S.


EAGLES DARE LN
2
SSD
N63° 38' 35"E
22.3'
CR 315

SIGHT DISTANCE EASEMENT

N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 3 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
05

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 03 PP PLOT DATE: 12/12/2019 3:23pm PLOTTED BY: leslie
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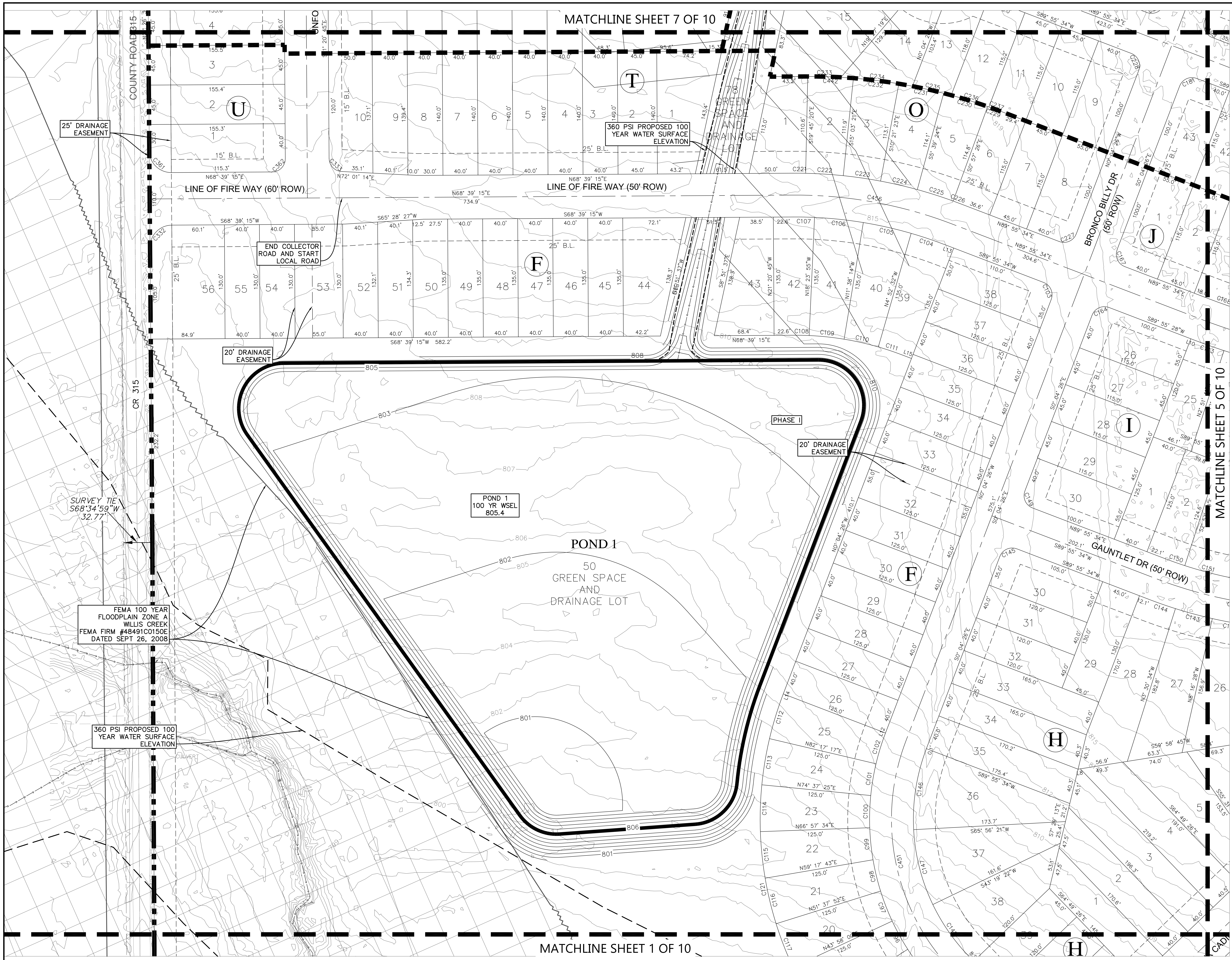
MATCHLINE SHEET 7 OF 10
MATCHLINE SHEET 5 OF 10
MATCHLINE SHEET 1 OF 10
COUNTY ROAD 315
CR 315
25' DRAINAGE EASEMENT
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
LINE OF FIRE WAY (60' ROW)
LINE OF FIRE WAY (50' ROW)
END COLLECTOR ROAD AND START LOCAL ROAD
20' DRAINAGE EASEMENT
BRONCO BILLY DR (50' ROW)
GAUNTLET DR (50' ROW)
PHASE I
POND 1 100 YR WSEL 805.4
POND 1
50 GREEN SPACE AND DRAINAGE LOT
GREEN SPACE AND DRAINAGE LOT
SURVEY TIE S68°34'59"W 32.77'
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
U
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SCALE IN FEET
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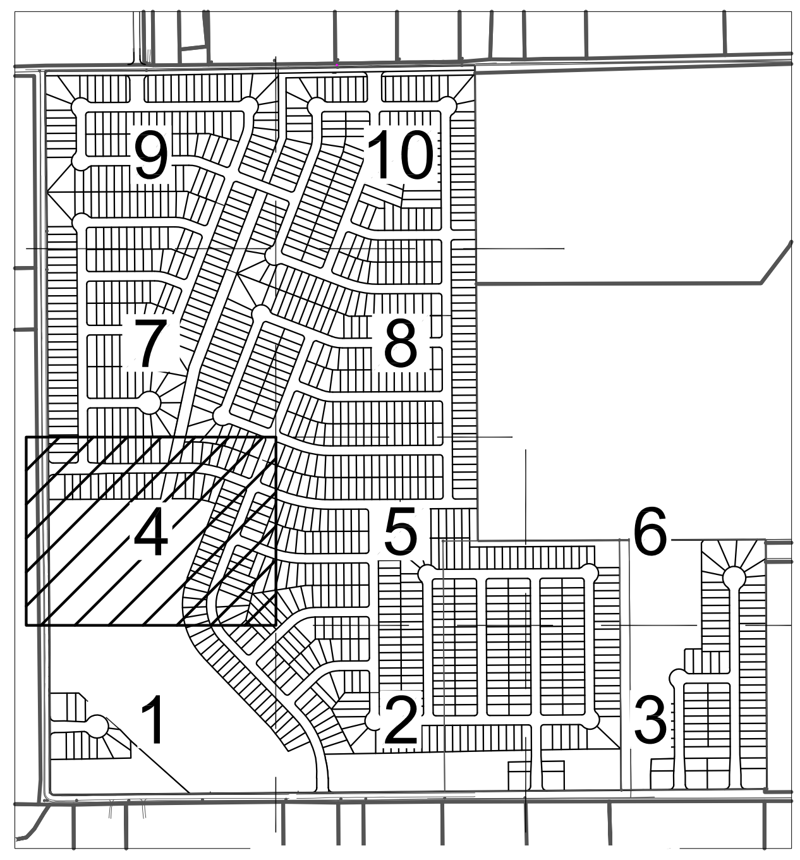
9
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LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
───	PROPERTY LINES
───	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
───	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 4 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
06

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 04 PP PLOT DATE: 12/12/2019 3:24pm PLOTTED BY: leslie
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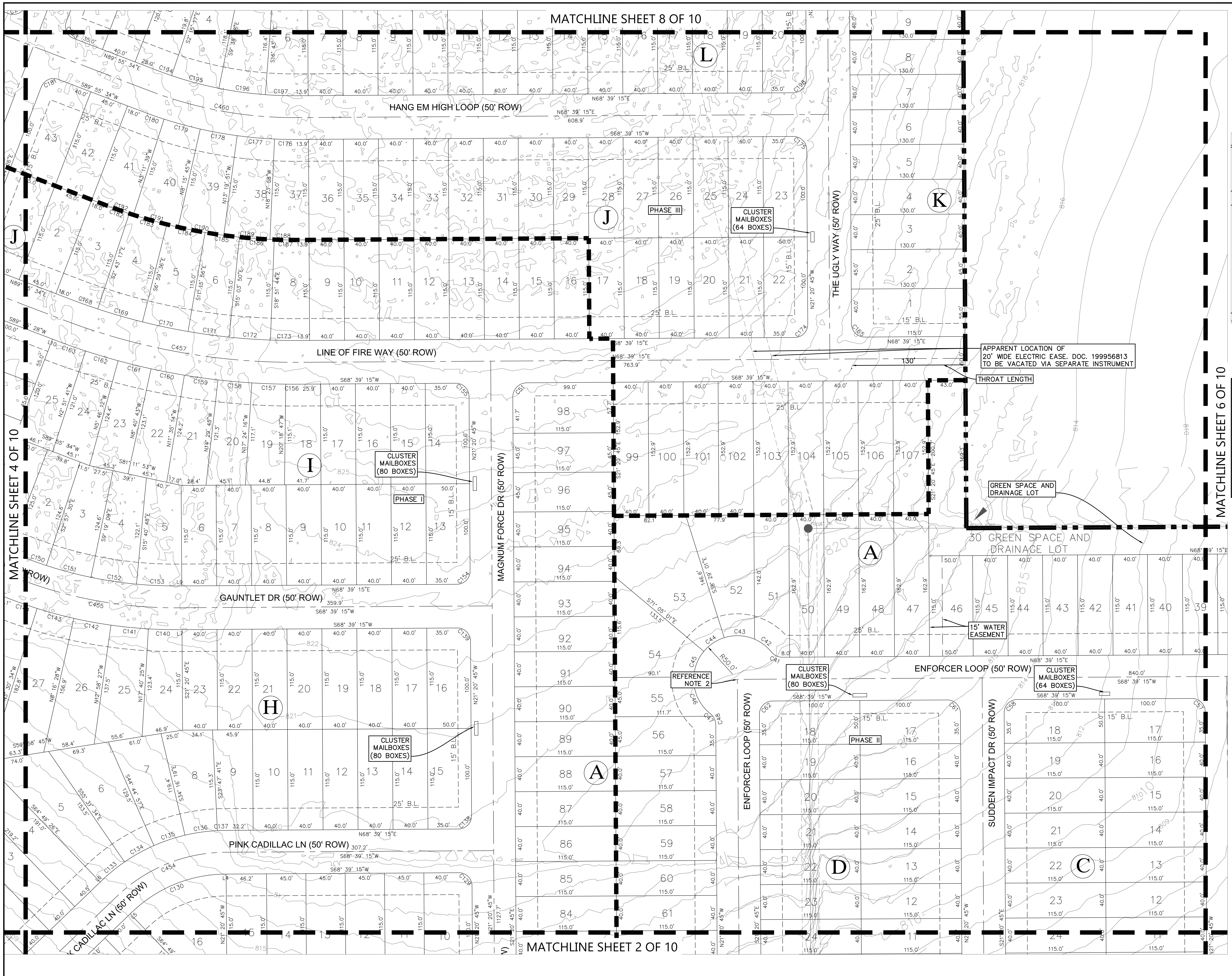
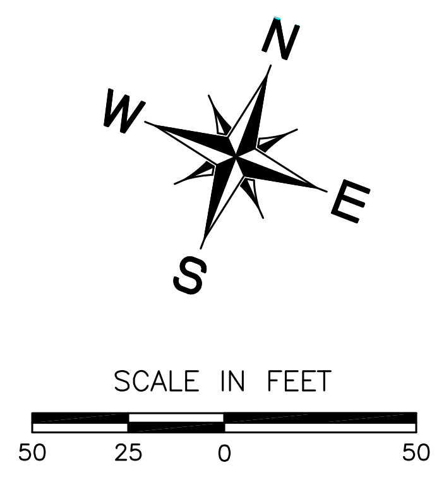

MATCHLINE SHEET 8 OF 10
MATCHLINE SHEET 4 OF 10
MATCHLINE SHEET 6 OF 10
MATCHLINE SHEET 2 OF 10
HANG EM HIGH LOOP (50' ROW)
LINE OF FIRE WAY (50' ROW)
GAUNTLET DR (50' ROW)
PINK CADILLAC LN (50' ROW)
MAGNUM FORCE DR (50' ROW)
THE UGLY WAY (50' ROW)
ENFORCER LOOP (50' ROW)
SUDDEN IMPACT DR (50' ROW)
L
J
K
I
H
A
D
C
PHASE I
PHASE II
PHASE III
CLUSTER MAILBOXES (64 BOXES)
CLUSTER MAILBOXES (80 BOXES)
APPARENT LOCATION OF 20' WIDE ELECTRIC EASE. DOC. 199956813 TO BE VACATED VIA SEPARATE INSTRUMENT
THROAT LENGTH
GREEN SPACE AND DRAINAGE LOT
30 GREEN SPACE AND DRAINAGE LOT
15' WATER EASEMENT
REFERENCE NOTE 2
25' B.L.
15' B.L.
N68° 39' 15"E
S68° 39' 15"W
R50.0'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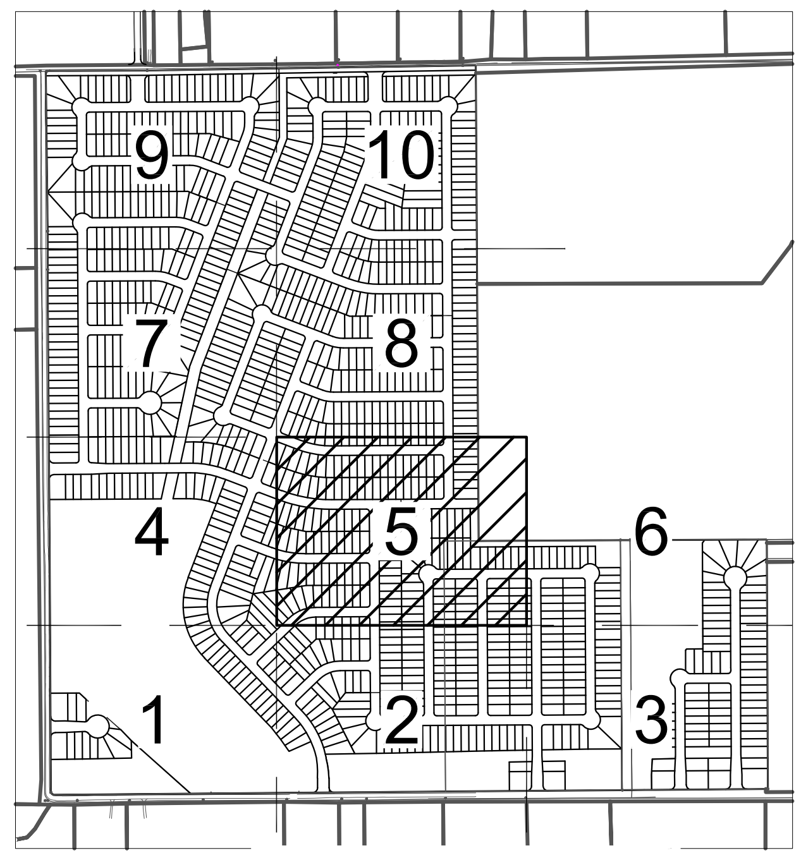
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LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
──	PROPERTY LINES
──	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
──	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 5 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
07

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 05 PP PLOT DATE: 12/12/2019 3:25pm PLOTTED BY: leslie
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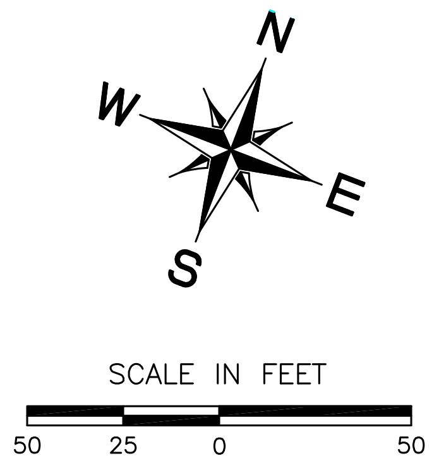
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SCALE IN FEET
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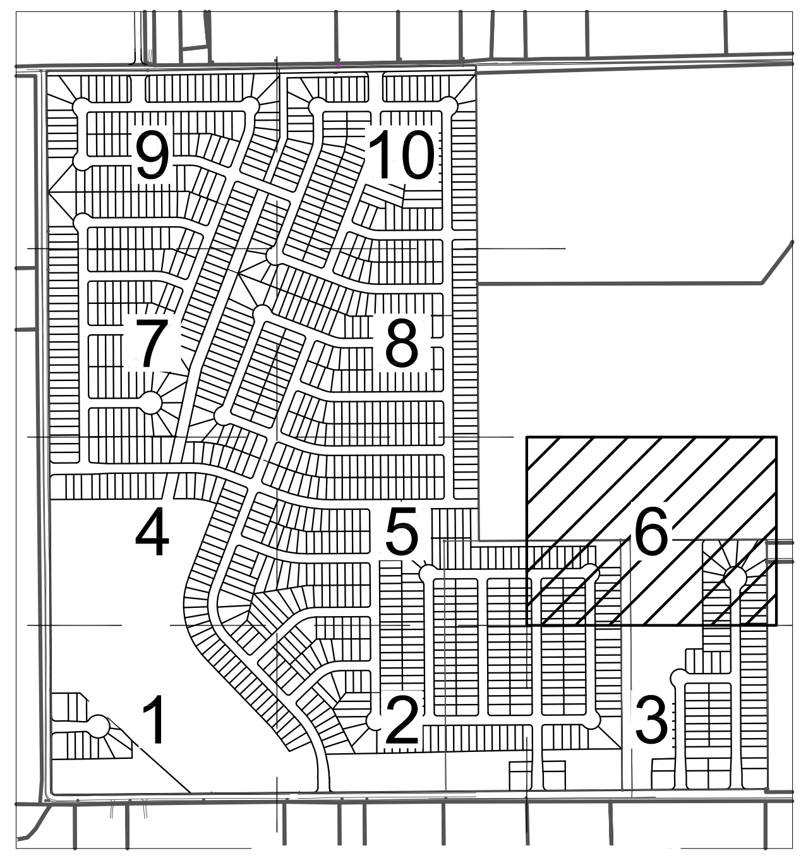
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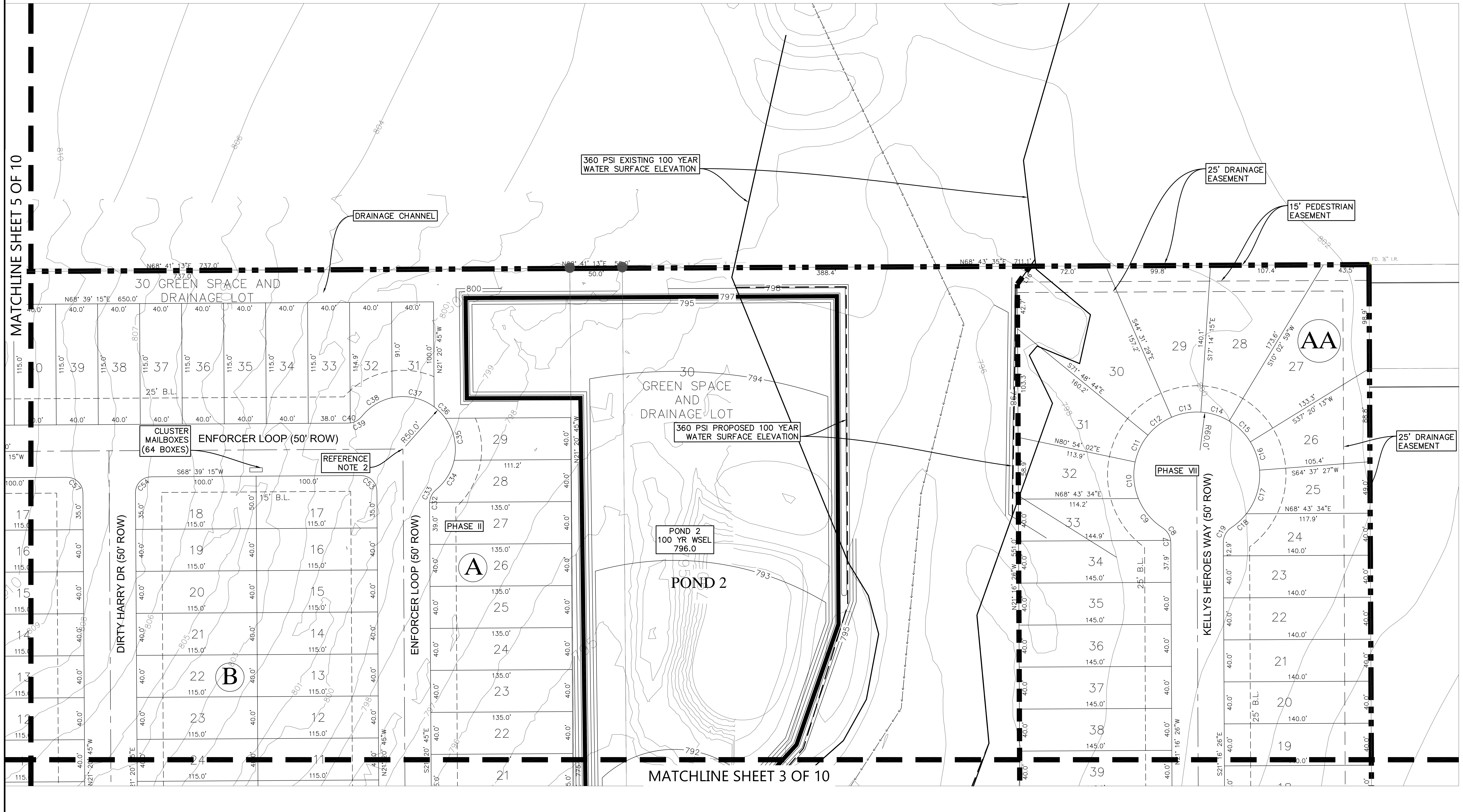
LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
────	PROPERTY LINES
────	EXIST. CONTOURS
— — — —	PROP. 360 100 YR WSEL
────	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.


MATCHLINE SHEET 5 OF 10
MATCHLINE SHEET 3 OF 10
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
DRAINAGE CHANNEL
25' DRAINAGE EASEMENT
15' PEDESTRIAN EASEMENT
N68° 41' 13"E 737.0'
N68° 41' 13"E 50.0'
388.4'
N68° 43' 35"E 711.1'
30 GREEN SPACE AND DRAINAGE LOT
N68° 39' 15"E 650.0'
25' B.L.
ENFORCER LOOP (50' ROW)
CLUSTER MAILBOXES (64 BOXES)
REFERENCE NOTE 2
R50.0'
S68° 39' 15"W
15' B.L.
DIRTY HARRY DR (50' ROW)
ENFORCER LOOP (50' ROW)
PHASE II
A
B
30 GREEN SPACE AND DRAINAGE LOT
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
POND 2 100 YR WSEL 796.0
POND 2
PHASE VII
AA
KELLYS HEROES WAY (50' ROW)
R60.0'
N80° 54' 02"E
S71° 48' 44"E
S44° 31' 29"E
S17° 14' 15"E
S10° 02' 59"W
S37° 20' 13"W
S64° 37' 27"W
N68° 43' 34"E
N21° 16' 26"W
S21° 16' 26"E
N21° 20' 45"W
S21° 20' 45"E
25' DRAINAGE EASEMENT
FD. ½" I.R.

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

PRELIMINARY PLAT
(SHEET 6 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
08

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 06 PP PLOT DATE: 12/12/2019 3:26pm PLOTTED BY: leslie
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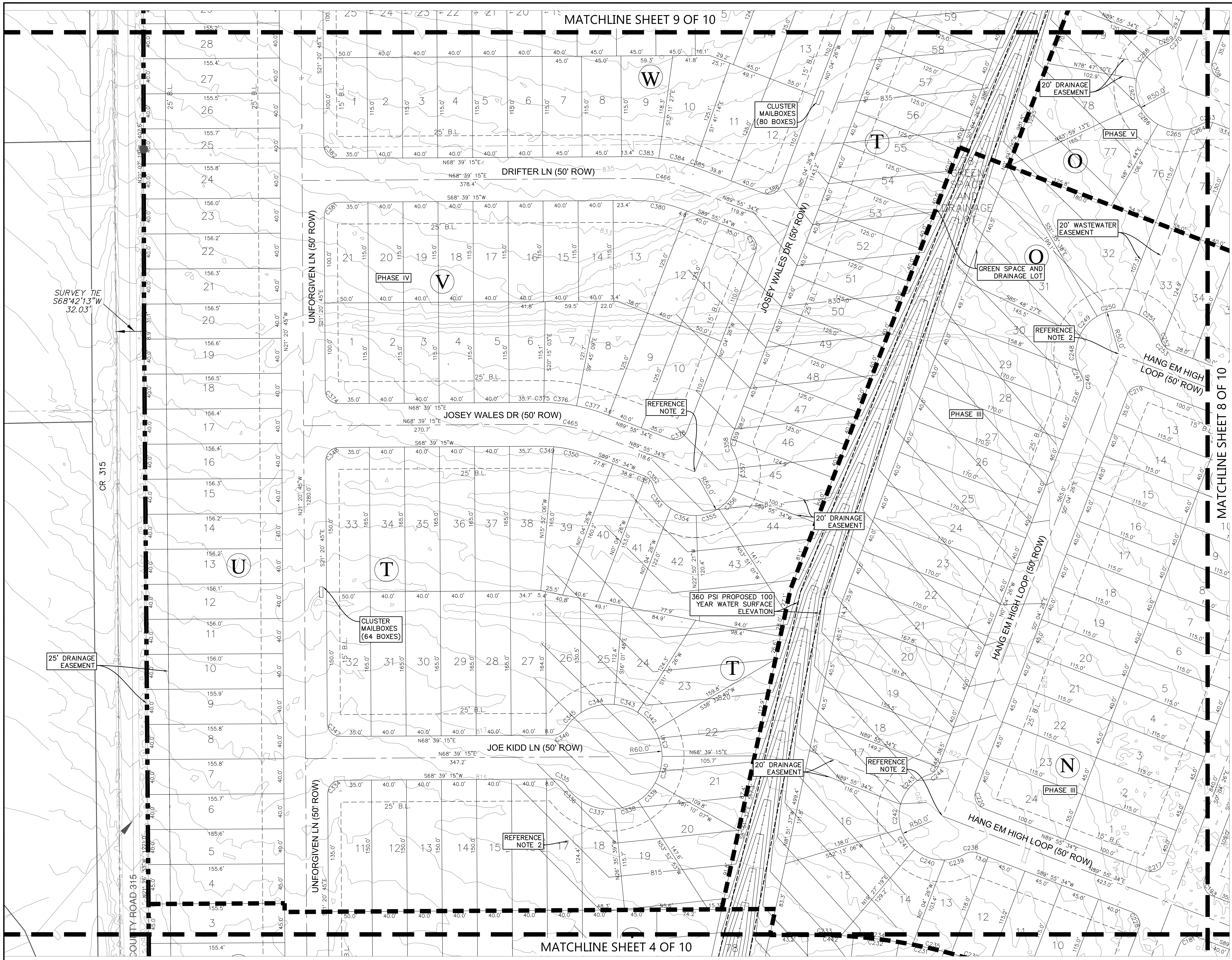
MATCHLINE SHEET 9 OF 10
MATCHLINE SHEET 8 OF 10
MATCHLINE SHEET 4 OF 10
DRIFTER LN (50' ROW)
JOSEY WALES DR (50' ROW)
JOE KIDD LN (50' ROW)
UNFORGIVEN LN (50' ROW)
HANG EM HIGH LOOP (50' ROW)
CR 315
COUNTY ROAD 315
SURVEY TIE S68°42'13"W 32.03'
25' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
20' WASTEWATER EASEMENT
GREEN SPACE AND DRAINAGE LOT
CLUSTER MAILBOXES (80 BOXES)
CLUSTER MAILBOXES (64 BOXES)
REFERENCE NOTE 2
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
PHASE III
PHASE IV
PHASE V
W
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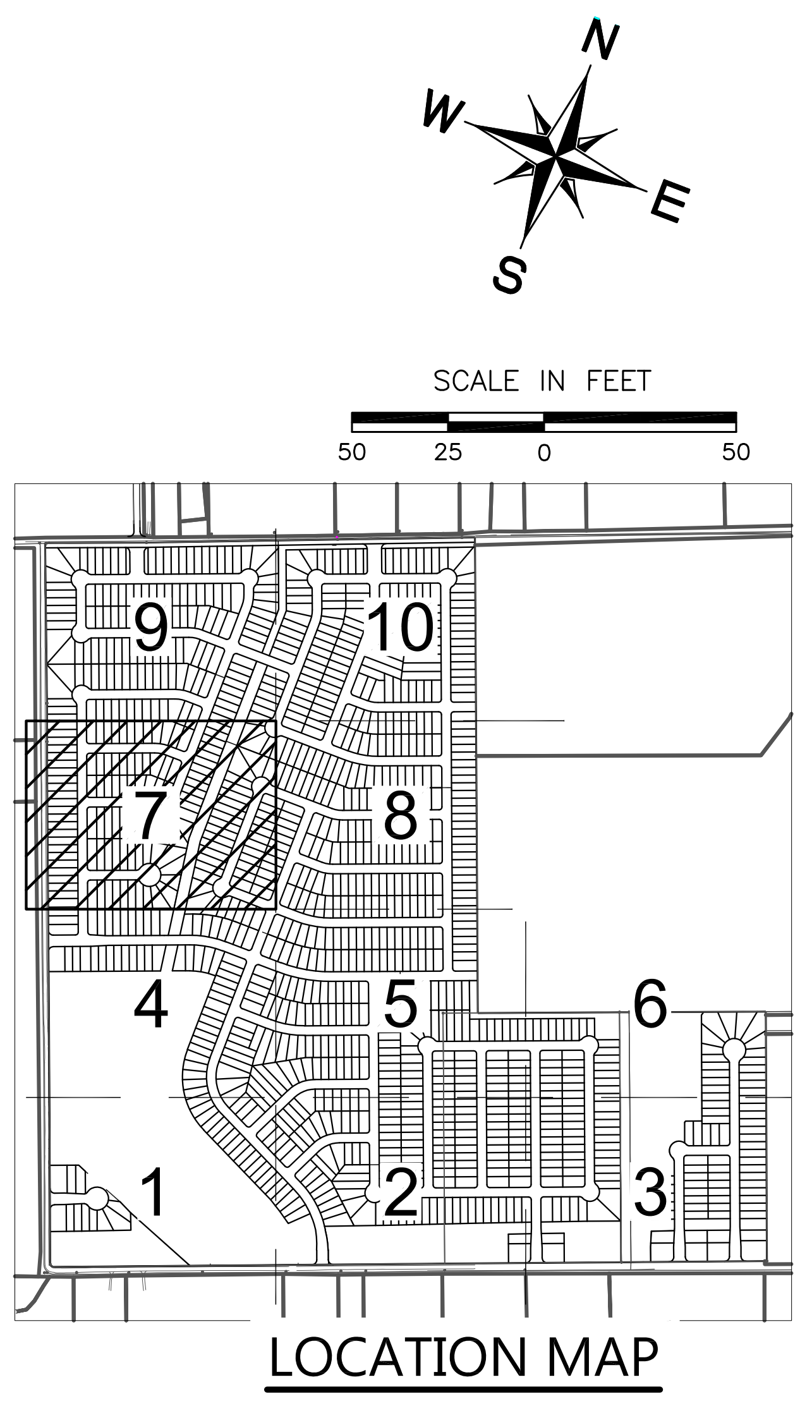
N
25' B.L.
15' B.L.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SCALE IN FEET
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LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
───	PROPERTY LINES
───	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
───	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:

1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 7 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
09

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 07 PP PLOT DATE: 12/12/2019 3:29pm PLOTTED BY: leslie
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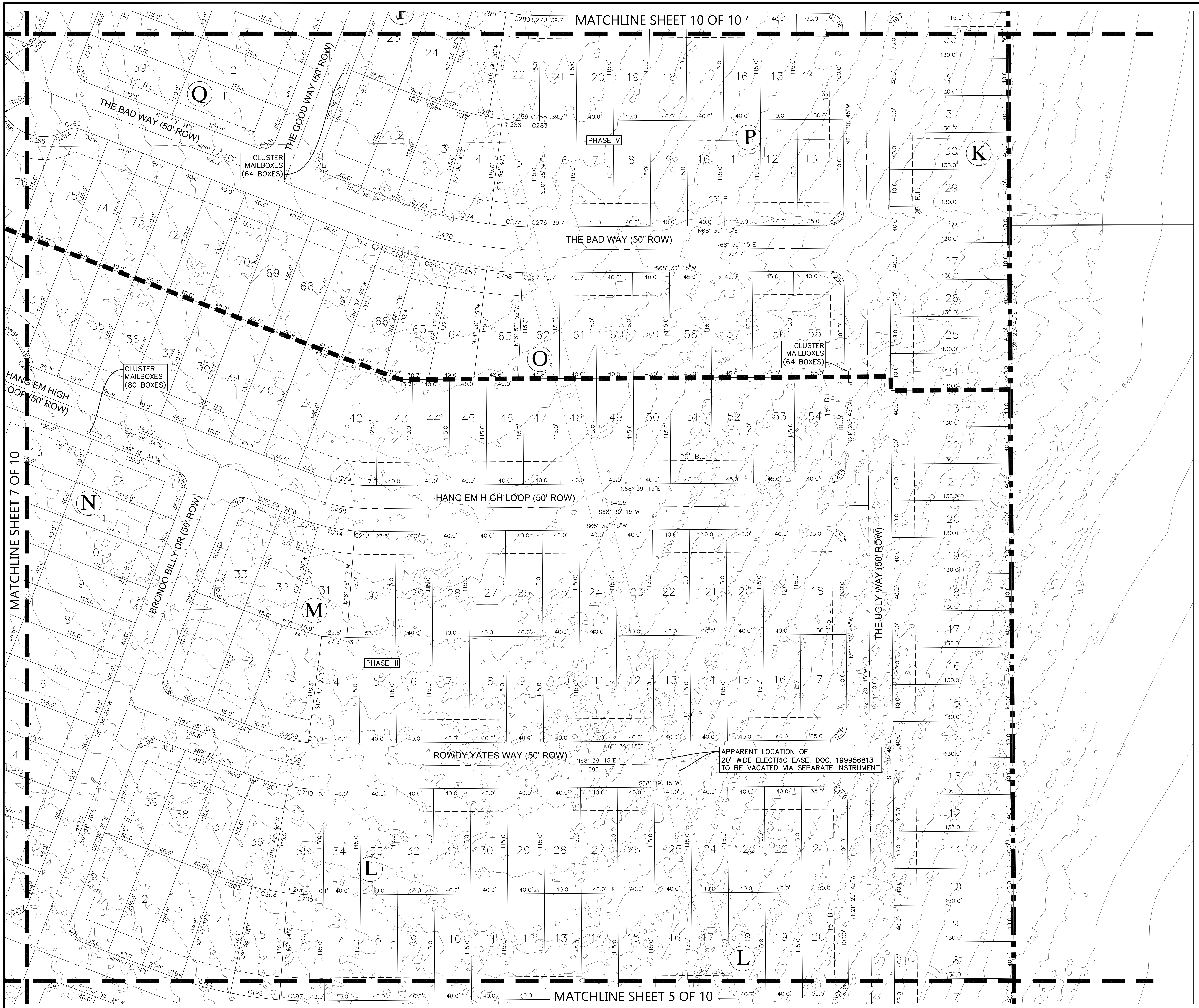
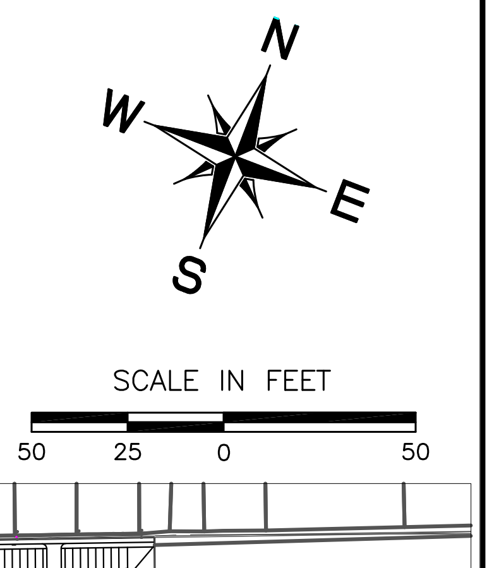

MATCHLINE SHEET 10 OF 10
MATCHLINE SHEET 7 OF 10
MATCHLINE SHEET 5 OF 10
THE BAD WAY (50' ROW)
THE GOOD WAY (50' ROW)
HANG EM HIGH LOOP (50' ROW)
BRONCO BILLY DR (50' ROW)
ROWDY YATES WAY (50' ROW)
THE UGLY WAY (50' ROW)
PHASE V
PHASE III
Q
P
O
N
M
L
K
25' B.L.
15' B.L.
CLUSTER MAILBOXES (64 BOXES)
CLUSTER MAILBOXES (80 BOXES)
N68° 39' 15"E 354.7'
N68° 39' 15"E 542.5'
N68° 39' 15"E 595.1'
N21° 20' 45"W 1400.0'
S21° 20' 45"E 2475.8'

APPARENT LOCATION OF
20' WIDE ELECTRIC EASE. DOC. 199956813
TO BE VACATED VIA SEPARATE INSTRUMENT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SCALE IN FEET
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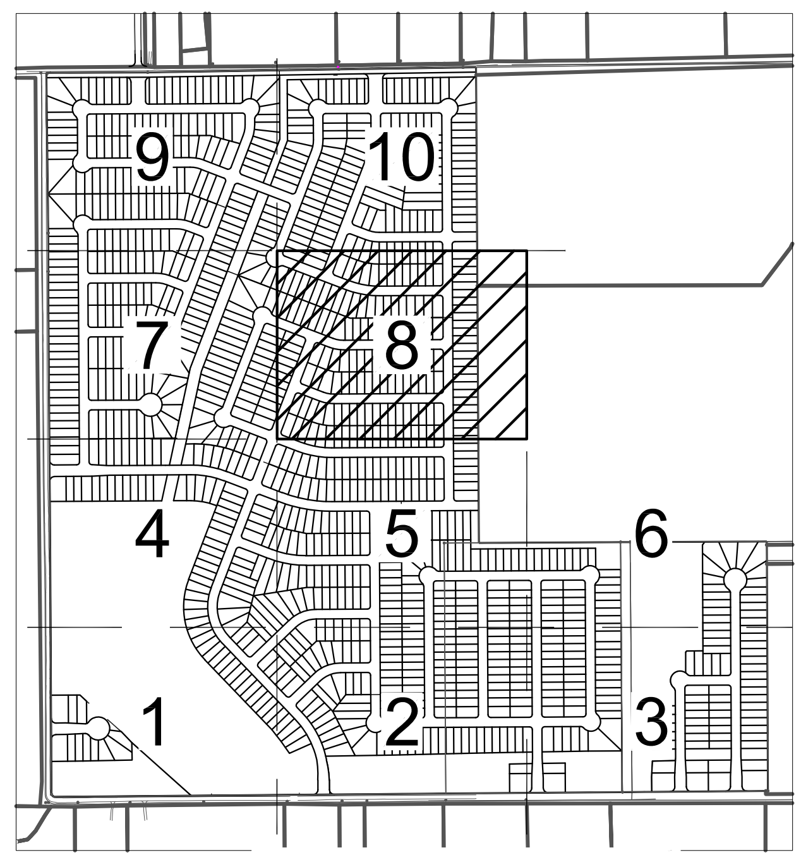
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LOCATION MAP
N.T.S.

LEGEND

━ ━ · ━	SUBJECT PROPERTY
━ ━ ━	PHASE LINES
───	PROPERTY LINES
───	EXIST. CONTOURS
– – –	PROP. 360 100 YR WSEL
───	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:

1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 8 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 08 PP PLOT DATE: 12/12/2019 3:31pm PLOTTED BY: leslie
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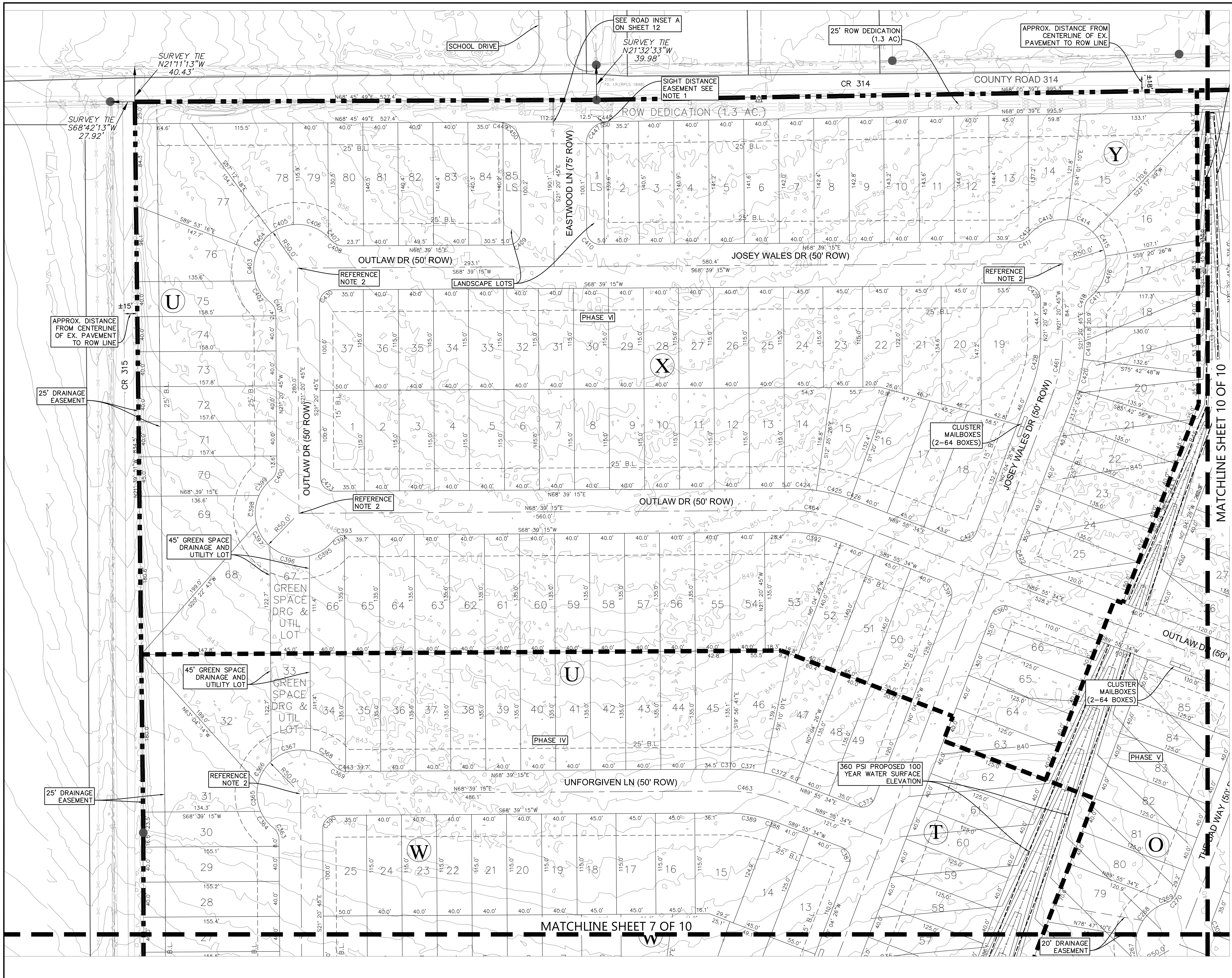
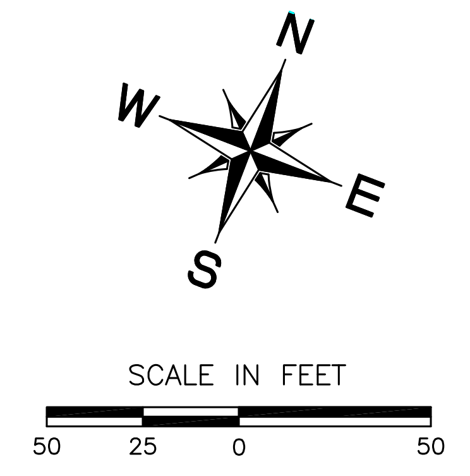

SCHOOL DRIVE
SEE ROAD INSET A ON SHEET 12
SURVEY TIE N21°11'13"W 40.43'
SURVEY TIE N21°32'33"W 39.98'
SURVEY TIE S68°42'13"W 27.92'
25' ROW DEDICATION (1.3 AC)
APPROX. DISTANCE FROM CENTERLINE OF EX. PAVEMENT TO ROW LINE
SIGHT DISTANCE EASEMENT SEE NOTE 1
CR 314
COUNTY ROAD 314
ROW DEDICATION (1.3 AC.)
N68° 45' 49"E 527.4'
N68° 05' 39"E 995.8'
EASTWOOD LN (75' ROW)
OUTLAW DR (50' ROW)
JOSEY WALES DR (50' ROW)
LANDSCAPE LOTS
REFERENCE NOTE 2
APPROX. DISTANCE FROM CENTERLINE OF EX. PAVEMENT TO ROW LINE
±15'
CR 315
25' DRAINAGE EASEMENT
PHASE VI
PHASE IV
PHASE V
U
X
Y
W
T
O
CLUSTER MAILBOXES (2-64 BOXES)
JOSEY WALES DR (50' ROW)
OUTLAW DR (50' ROW)
45' GREEN SPACE DRAINAGE AND UTILITY LOT
GREEN SPACE DRG & UTIL LOT
UNFORGIVEN LN (50' ROW)
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
20' DRAINAGE EASEMENT
MATCHLINE SHEET 7 OF 10
MATCHLINE SHEET 10 OF 10
25' B.L.


N
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SCALE IN FEET
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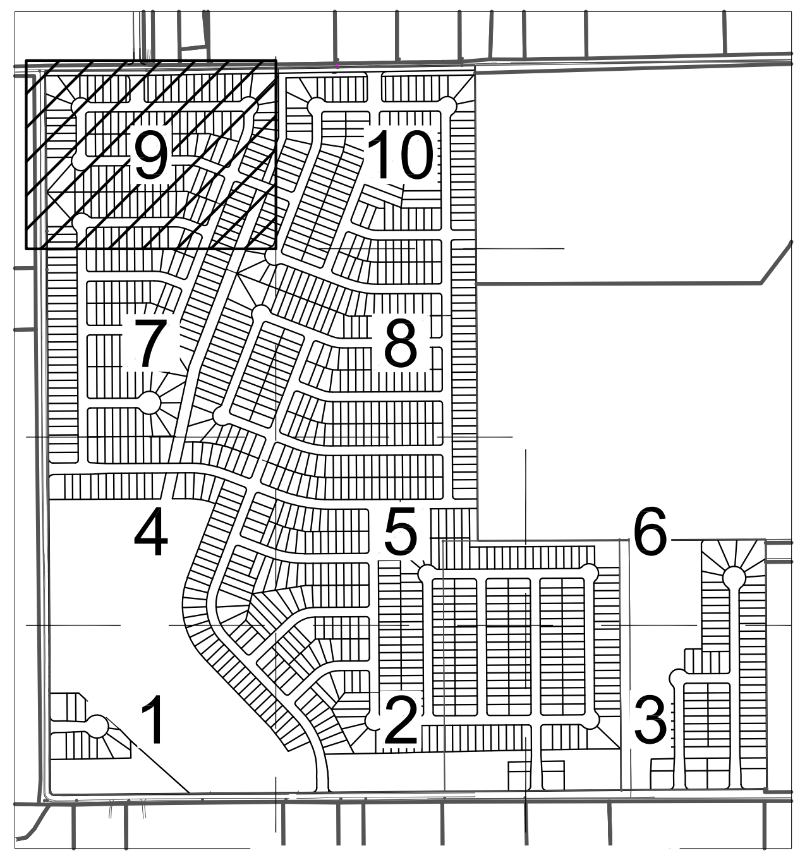
9
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2
3

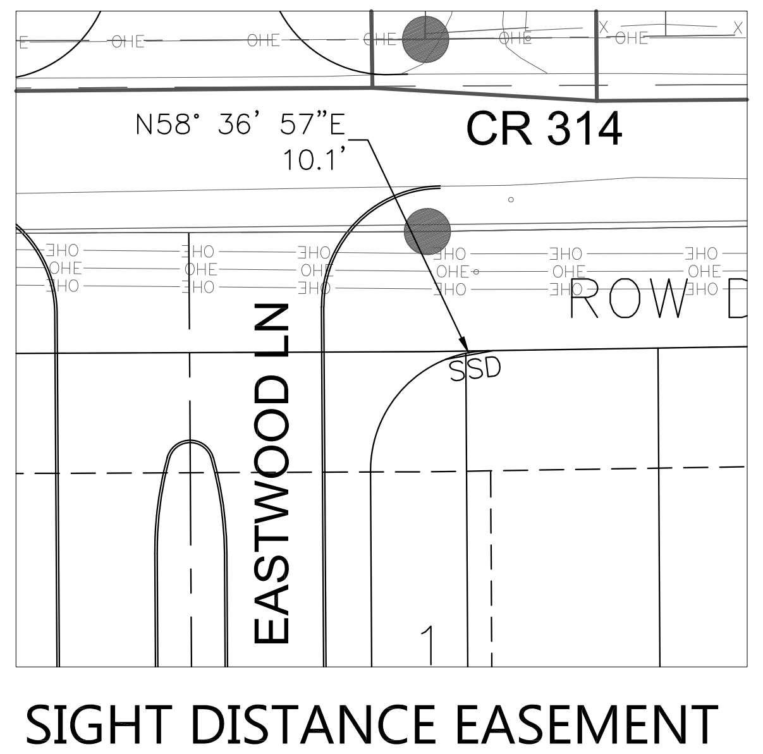
LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬	PHASE LINES
──	PROPERTY LINES
──	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
──	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.


CR 314
N58° 36' 57"E
10.1'
ROW
SSD
EASTWOOD LN
1

SIGHT DISTANCE EASEMENT

N.T.S.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

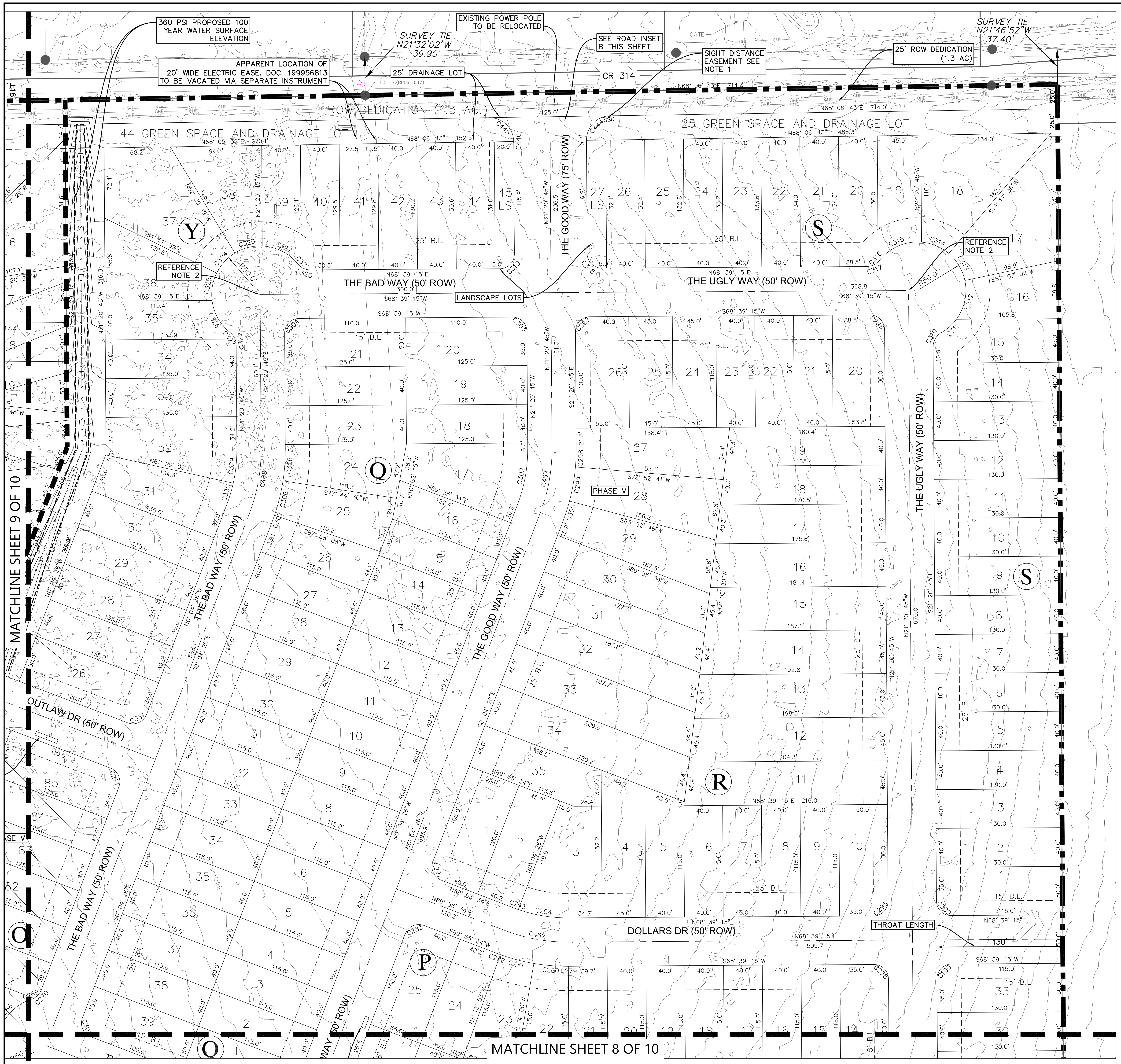
EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

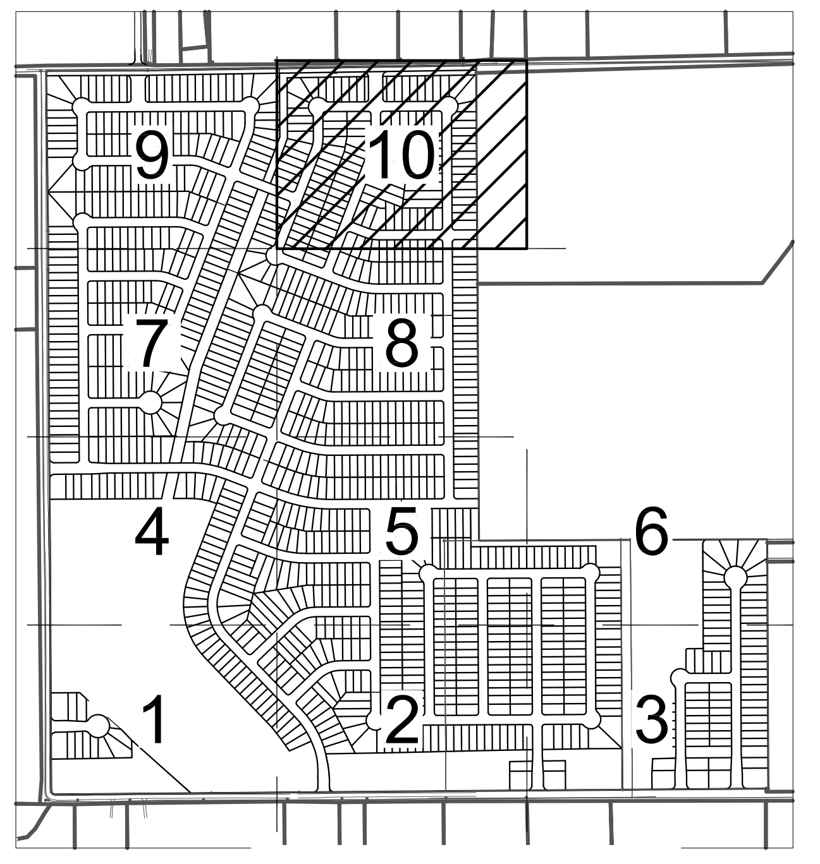
PRELIMINARY PLAT
(SHEET 9 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
11

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 09 PP PLOT DATE: 12/12/2019 3:33pm PLOTTED BY: leslie
XREFS: xgis x2436 xaerial xonsitetopo Section 9 _File Shift to LIDAR xsite Section 9 xsurvey_360psi IMAGES: SJF Sign.tif

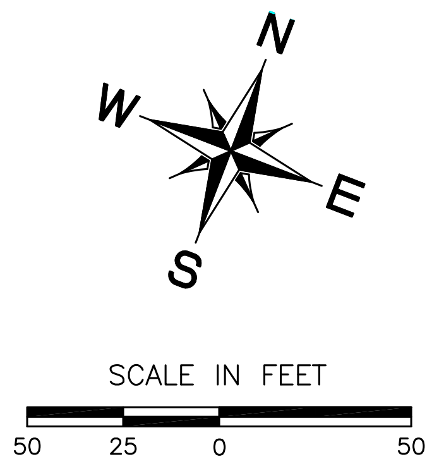

360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
SURVEY TIE N21°32'02"W 39.90'
EXISTING POWER POLE TO BE RELOCATED
SEE ROAD INSET B THIS SHEET
SIGHT DISTANCE EASEMENT SEE NOTE 1
SURVEY TIE N21°46'52"W 37.40'
25' ROW DEDICATION (1.3 AC)
APPARENT LOCATION OF 20' WIDE ELECTRIC EASE. DOC. 199956813 TO BE VACATED VIA SEPARATE INSTRUMENT
25' DRAINAGE LOT
CR 314
ROW DEDICATION (1.3 AC.)
44 GREEN SPACE AND DRAINAGE LOT
25 GREEN SPACE AND DRAINAGE LOT
THE GOOD WAY (75' ROW)
THE BAD WAY (50' ROW)
THE UGLY WAY (50' ROW)
THE GOOD WAY (50' ROW)
OUTLAW DR (50' ROW)
DOLLARS DR (50' ROW)
REFERENCE NOTE 2
LANDSCAPE LOTS
PHASE V
THROAT LENGTH
130'
Y
Q
S
R
P
O
45 LS
27 LS
MATCHLINE SHEET 9 OF 10
MATCHLINE SHEET 8 OF 10


9
10
7
8
4
5
6
1
2
3

LOCATION MAP

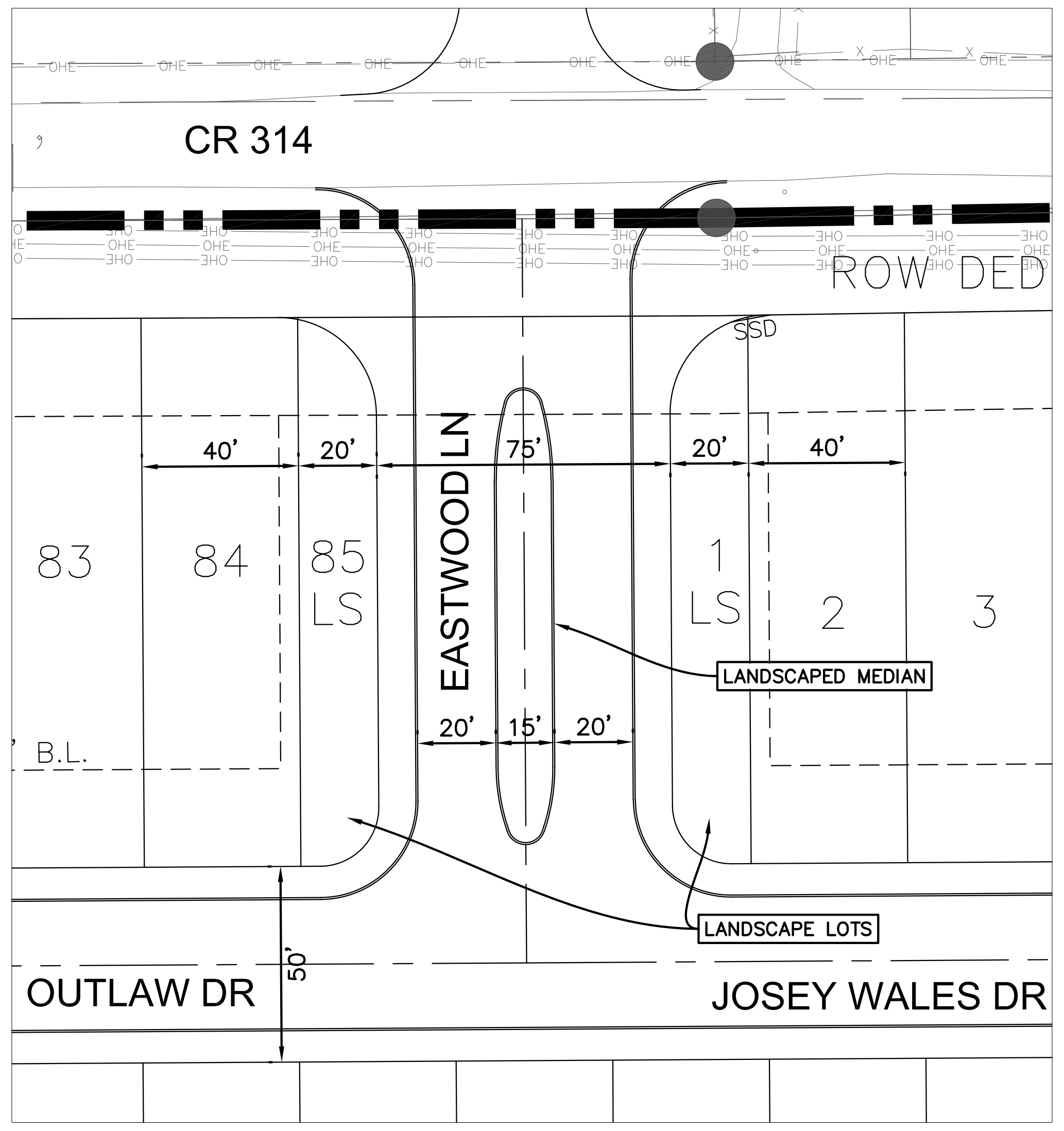
N.T.S.

NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK A, LOT 1; BLOCK E, LOT 1 AND 36; BLOCK F, LOT 50; BLOCK S, LOT 25; BLOCK Y, LOTS 1 AND 2; BLOCK Z, LOTS 2 AND 12; AND BLOCK AA LOT 53.
2. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 14 FOR ADDITIONAL AND DIMENSIONS.


N
E
S
W
SCALE IN FEET
50
25
0
50

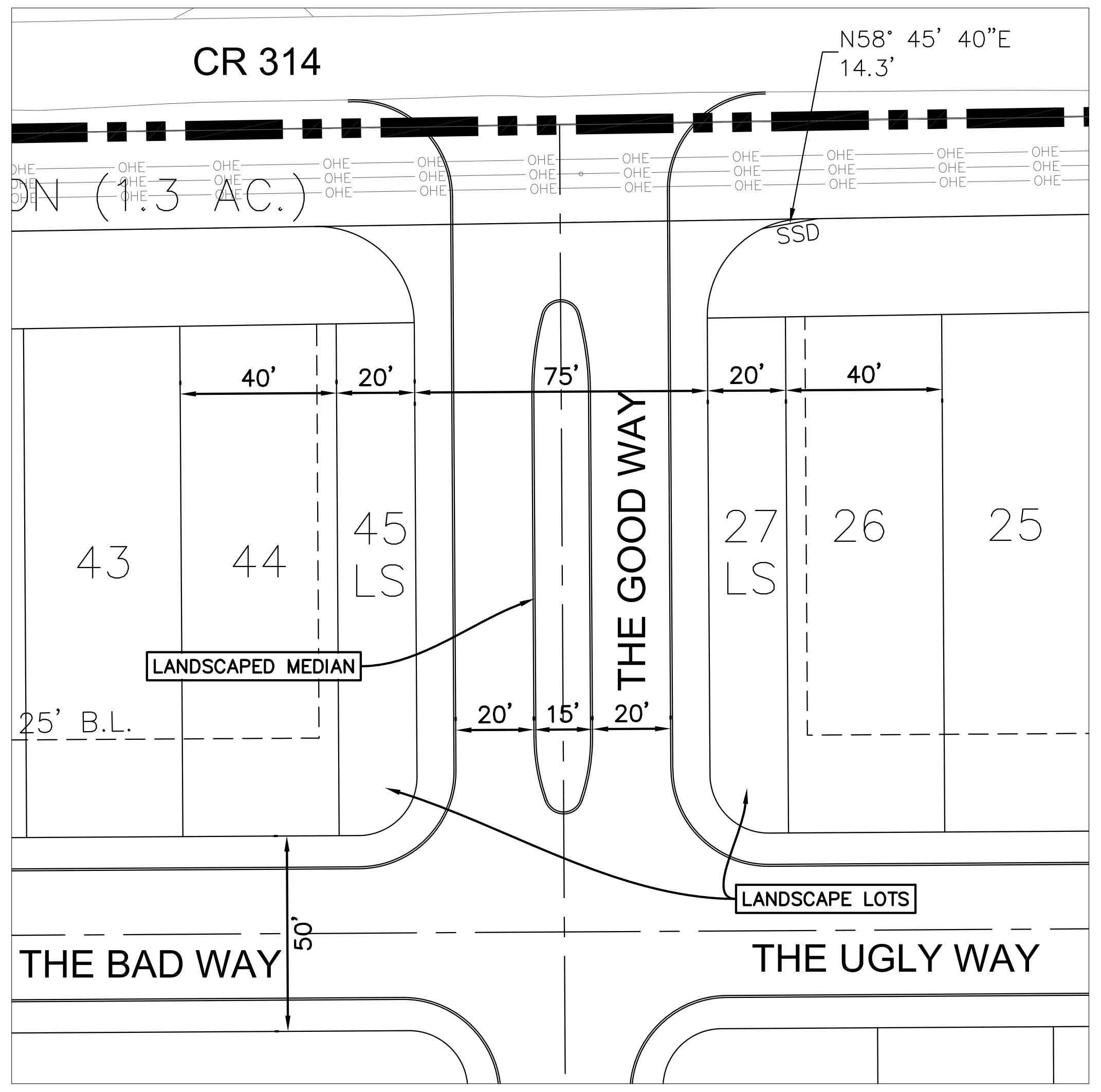
LEGEND

━ ━ · · ━	SUBJECT PROPERTY
━ ━ ━	PHASE LINES
───	PROPERTY LINES
───	EXIST. CONTOURS
─ ─ ─	PROP. 360 100 YR WSEL
───	EXIST. 360 100 YR WSEL
▨	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E


CR 314
ROW DED
SSD
40'
20'
75'
20'
40'
83
84
85 LS
EASTWOOD LN
1 LS
2
3
LANDSCAPED MEDIAN
20'
15'
20'
LANDSCAPE LOTS
OUTLAW DR
50'
JOSEY WALES DR

ROAD INSET A

N.T.S.


CR 314
N58° 45' 40"E 14.3'
ON (1.3 AC.)
SSD
40'
20'
75'
20'
40'
43
44
45 LS
THE GOOD WAY
27 LS
26
25
LANDSCAPED MEDIAN
25' B.L.
20'
15'
20'
LANDSCAPE LOTS
THE BAD WAY
50'
THE UGLY WAY

ROAD INSET B & SIGHT DISTANCE EASEMENT

N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 10 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
12

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 10 PP PLOT DATE: 12/12/2019 3:35pm PLOTTED BY: leslie
XREFS: xgis x2436 xaerial xonsitetopo Section 9 _File Shift to LIDAR xsite Section 9 xsurvey_360psi IMAGES: SJF Sign.tif

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	39.19	25.00	89.81	24.92	N23° 37’ 55”E	35.30
C2	14.80	16.50	51.39	7.94	N46° 58’ 02”W	14.31
C3	155.56	50.00	178.26	3286.30	N16° 28’ 04”E	99.99
C4	12.67	50.00	14.52	6.37	S67° 08’ 44”E	12.63
C5	14.80	16.50	51.39	7.94	S85° 34’ 50”E	14.31
C6	23.56	15.00	90.00	15.00	N23° 43’ 34”E	21.21
C7	2.10	16.50	7.28	1.05	N24° 54’ 49”W	2.09
C8	14.36	16.50	49.87	7.67	N53° 29’ 14”W	13.91
C9	37.13	60.00	35.46	19.18	N60° 41’ 32”W	36.54
C10	35.46	60.00	33.86	18.27	N26° 01’ 53”W	34.95
C11	28.58	60.00	27.29	14.56	N4° 32’ 39”E	28.31
C12	28.58	60.00	27.29	14.56	N31° 49’ 53”E	28.31
C13	28.58	60.00	27.29	14.56	N59° 07’ 08”E	28.31
C14	28.58	60.00	27.29	14.56	N86° 24’ 22”E	28.31
C15	28.58	60.00	27.29	14.56	S66° 18’ 24”E	28.31
C16	28.58	60.00	27.29	14.56	S39° 01’ 10”E	28.31
C17	44.39	60.00	42.39	23.26	S4° 10’ 56”E	43.38
C18	19.75	60.00	18.86	9.97	S26° 26’ 32”W	19.66
C19	16.46	16.50	57.15	8.99	S7° 17’ 59”W	15.78
C20	39.35	25.00	90.19	25.08	S66° 22’ 05”E	35.41
C21	39.19	25.00	89.81	24.92	N23° 37’ 55”E	35.30
C22	23.56	15.00	90.00	15.00	N66° 16’ 26”W	21.21
C23	23.56	15.00	90.00	15.00	S23° 43’ 34”W	21.21
C24	39.35	25.00	90.19	25.08	S66° 22’ 05”E	35.41
C25	39.32	25.00	90.12	25.05	S66° 24’ 17”E	35.39
C26	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C27	14.80	16.50	51.39	7.94	N85° 39’ 09”W	14.31
C28	29.61	50.00	33.93	15.25	N76° 55’ 26”W	29.18
C29	56.51	50.00	64.76	31.71	S53° 43’ 54”W	53.55
C30	28.56	50.00	32.72	14.68	S56° 22’ 15”E	28.17
C31	14.80	16.50	51.39	7.94	S47° 02’ 22”E	14.31
C32	0.96	16.50	3.35	0.48	S19° 40’ 23”E	0.96
C33	13.83	16.50	48.04	7.35	S6° 01’ 14”W	13.43
C34	33.75	50.00	38.68	17.55	S10° 42’ 04”W	33.12
C35	42.03	50.00	48.16	22.35	S32° 43’ 07”E	40.80
C36	15.43	50.00	17.68	7.78	S65° 38’ 14”E	15.37
C37	42.24	50.00	48.41	22.47	N81° 19’ 14”E	41.00
C38	34.78	50.00	39.85	18.12	N37° 11’ 32”E	34.08
C39	12.83	16.50	44.56	6.76	N39° 32’ 49”E	12.51
C40	1.97	16.50	6.83	0.98	N65° 14’ 25”E	1.97
C41	14.80	16.50	51.39	7.94	S85° 39’ 09”E	14.31
C42	24.27	50.00	27.81	12.38	S73° 51’ 49”E	24.03
C43	35.53	50.00	40.72	18.55	N71° 52’ 28”E	34.79
C44	28.45	50.00	32.60	14.62	N35° 12’ 59”E	28.07
C45	32.13	50.00	36.82	16.64	N0° 30’ 22”E	31.58
C46	47.85	50.00	54.83	25.93	N45° 19’ 07”W	46.04
C47	4.10	16.50	14.24	2.06	N65° 36’ 41”W	4.09
C48	10.70	16.50	37.14	5.54	N39° 55’ 05”W	10.51
C49	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C50	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C51	25.13	16.00	90.00	16.00	S23° 39’ 15”W	22.63
C52	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C53	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C54	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C55	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C56	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C57	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C58	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C59	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C60	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C61	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C62	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C63	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C64	39.22	25.00	89.88	24.95	N23° 35’ 46”E	35.32
C65	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C66	7.19	16.50	24.96	3.65	S56° 10’ 35”W	7.13
C67	7.61	16.50	26.43	3.87	S30° 28’ 59”W	7.54
C68	39.84	50.00	45.65	21.04	S40° 05’ 28”W	38.79
C69	43.47	50.00	49.82	23.22	S87° 49’ 26”W	42.12
C70	28.38	50.00	32.52	14.58	N51° 00’ 25”W	28.00
C71	35.28	50.00	40.42	18.41	N14° 32’ 05”W	34.55
C72	21.26	50.00	24.36	10.79	N17° 51’ 33”E	21.10
C73	14.80	16.50	51.39	7.94	N4° 20’ 51”E	14.31
C74	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C75	52.16	155.00	19.28	26.33	S59° 00’ 51”W	51.91
C76	65.46	155.00	24.20	33.23	S37° 16’ 31”W	64.98
C77	23.56	15.00	90.00	15.00	S19° 49’ 26”E	21.21
C78	35.86	495.00	4.15	17.94	S62° 44’ 55”E	35.85
C79	38.18	495.00	4.42	19.10	S58° 27’ 48”E	38.17
C80	38.18	495.00	4.42	19.10	S54° 02’ 38”E	38.17
C81	38.18	495.00	4.42	19.10	S49° 37’ 28”E	38.17
C82	38.18	495.00	4.42	19.10	S45° 12’ 18”E	38.17
C83	38.18	495.00	4.42	19.10	S40° 47’ 08”E	38.17
C84	35.36	495.00	4.09	17.69	S36° 31’ 46”E	35.35
C85	20.03	495.00	2.32	10.01	S33° 19’ 26”E	20.02
C86	106.06	517.25	11.75	53.22	S28° 51’ 02”E	105.88
C87	39.27	25.00	90.00	25.00	S66° 28’ 43”E	35.36
C88	39.27	25.00	90.00	25.00	N23° 31’ 17”E	35.36
C89	105.33	456.58	13.22	52.90	N23° 58’ 14”W	105.10
C90	90.25	445.00	11.62	45.28	N39° 11’ 33”W	90.10
C91	53.30	445.00	6.86	26.68	N48° 26’ 02”W	53.27
C92	53.30	445.00	6.86	26.68	N55° 17’ 47”W	53.27
C93	47.35	445.00	6.10	23.70	N61° 46’ 33”W	47.33
C94	16.62	275.00	3.46	8.31	N63° 05’ 34”W	16.61
C95	36.79	275.00	7.66	18.42	N57° 31’ 47”W	36.76
C96	36.79	275.00	7.66	18.42	N49° 51’ 55”W	36.76
C97	36.79	275.00	7.66	18.42	N42° 12’ 04”W	36.76
C98	36.79	275.00	7.66	18.42	N34° 32’ 13”W	36.76
C99	36.79	275.00	7.66	18.42	N26° 52’ 22”W	36.76
C100	36.79	275.00	7.66	18.42	N19° 12’ 30”W	36.76
C101	36.79	275.00	7.66	18.42	N11° 32’ 39”W	36.76
C102	36.66	275.00	7.64	18.36	N3° 53’ 35”W	36.63
C103	23.56	15.00	90.00	15.00	N45° 04’ 26”W	21.21
C104	39.81	475.00	4.80	19.92	S87° 31’ 31”W	39.80
C105	56.05	475.00	6.76	28.06	S81° 44’ 37”W	56.02
C106	56.05	475.00	6.76	28.06	S74° 58’ 56”W	56.02
C107	24.43	475.00	2.95	12.22	S70° 07’ 40”W	24.43
C108	17.49	340.00	2.95	8.75	N70° 07’ 40”E	17.49
C109	40.12	340.00	6.76	20.08	N74° 58’ 56”E	40.10
C110	40.12	340.00	6.76	20.08	N81° 44’ 37”E	40.10
C111	28.49	340.00	4.80	14.26	N87° 31’ 31”E	28.49
C112	53.32	400.00	7.64	26.70	S3° 53’ 35”E	53.28
C113	53.51	400.00	7.66	26.79	S11° 32’ 39”E	53.47
C114	53.51	400.00	7.66	26.79	S19° 12’ 30”E	53.47
C115	53.51	400.00	7.66	26.79	S26° 52’ 22”E	53.47
C116	53.51	400.00	7.66	26.79	S34° 32’ 13”E	53.47
C117	53.51	400.00	7.66	26.79	S42° 12’ 04”E	53.47
C118	53.51	400.00	7.66	26.79	S49° 51’ 55”E	53.47
C119	53.51	400.00	7.66	26.79	S57° 31’ 47”E	53.47
C120	24.17	400.00	3.46	12.09	S63° 05’ 34”E	24.17
C121	452.04	400.00	64.75	253.60	N32° 26’ 56”W	428.37
C122	23.56	15.00	90.00	15.00	N70° 10’ 34”E	21.21
C123	16.11	205.00	4.50	8.06	N27° 25’ 40”E	16.11
C124	35.97	205.00	10.05	18.03	N34° 42’ 20”E	35.92
C125	36.60	205.00	10.23	18.35	N44° 50’ 47”E	36.55
C126	36.34	205.00	10.16	18.22	N55° 02’ 24”E	36.30
C127	30.54	205.00	8.54	15.30	N64° 23’ 11”E	30.51
C128	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C129	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C130	117.62	155.00	43.48	61.80	S46° 54’ 54”W	114.82

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C131	23.56	15.00	90.00	15.00	S19° 49’ 26”E	21.21
C132	23.56	15.00	90.00	15.00	N70° 10’ 34”E	21.21
C133	33.27	205.00	9.30	16.67	N29° 49’ 30”E	33.23
C134	38.56	205.00	10.78	19.34	N39° 51’ 44”E	38.50
C135	37.49	205.00	10.48	18.80	N50° 29’ 22”E	37.43
C136	37.49	205.00	10.48	18.80	N60° 58’ 00”E	37.43
C137	8.76	205.00	2.45	4.38	N67° 25’ 47”E	8.76
C138	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C139	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C140	33.65	525.00	3.67	16.83	S70° 29’ 25”W	33.64
C141	43.06	525.00	4.70	21.54	S74° 40’ 34”W	43.05
C142	43.06	525.00	4.70	21.54	S79° 22’ 33”W	43.05
C143	43.66	525.00	4.76	21.84	S84° 06’ 29”W	43.65
C144	31.48	525.00	3.44	15.74	S88° 12’ 30”W	31.48
C145	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C146	94.20	225.00	23.99	47.80	S12° 04’ 03”E	93.51
C147	88.81	225.00	22.62	44.99	S35° 22’ 09”E	88.24
C148	71.26	225.00	18.15	35.93	S55° 45’ 02”E	70.96
C149	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C150	23.91	475.00	2.88	11.96	N88° 29’ 02”E	23.91
C151	52.73	475.00	6.36	26.39	N83° 51’ 40”E	52.71
C152	52.73	475.00	6.36	26.39	N77° 30’ 02”E	52.71
C153	46.97	475.00	5.67	23.51	N71° 29’ 14”E	46.95
C154	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C155	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C156	13.79	765.00	1.03	6.90	S69° 10’ 14”W	13.79
C157	38.84	765.00	2.91	19.42	S71° 08’ 28”W	38.83
C158	38.84	765.00	2.91	19.42	S74° 02’ 59”W	38.83
C159	38.84	765.00	2.91	19.42	S76° 57’ 30”W	38.83
C160	38.84	765.00	2.91	19.42	S79° 52’ 01”W	38.83
C161	38.84	765.00	2.91	19.42	S82° 46’ 32”W	38.83
C162	38.84	765.00	2.91	19.42	S85° 41’ 04”W	38.83
C163	37.22	765.00	2.79	18.61	S88° 31’ 56”W	37.21
C164	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C165	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C166	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C167	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C168	33.04	715.00	2.65	16.52	N88° 36’ 09”E	33.03
C169	53.31	715.00	4.27	26.67	N85° 08’ 34”E	53.30
C170	53.31	715.00	4.27	26.67	N80° 52’ 14”E	53.30
C171	47.40	715.00	3.80	23.71	N76° 50’ 07”E	47.39
C172	47.40	715.00	3.80	23.71	N73° 02’ 13”E	47.39
C173	31.00	715.00	2.48	15.50	N69° 53’ 45”E	30.99
C174	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C175	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C176	24.94	485.00	2.95	12.47	S70° 07’ 39”W	24.94
C177	42.90	485.00	5.07	21.47	S74° 08’ 06”W	42.89
C178	42.90	485.00	5.07	21.47	S79° 12’ 12”W	42.89
C179	42.90	485.00	5.07	21.47	S84° 16’ 18”W	42.89
C180	26.41	485.00	3.12	13.21	S88° 21’ 57”W	26.41
C181	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C182	27.72	600.00	2.65	13.86	S88° 36’ 09”W	27.72
C183	44.74	600.00	4.27	22.38	S85° 08’ 34”W	44.73
C184	44.74	600.00	4.27	22.38	S80° 52’ 14”W	44.73
C185	39.78	600.00	3.80	19.90	S76° 50’ 07”W	39.77
C186	39.78	600.00	3.80	19.90	S73° 02’ 13”W	39.77
C187	26.01	600.00	2.48	13.01	S69° 53’ 45”W	26.01
C188	30.86	600.00	2.95	15.43	N70° 07’ 39”E	30.85
C189	53.08	600.00	5.07	26.56	N74° 08’ 06”E	53.06
C190	53.08	600.00	5.07	26.56	N79° 12’ 12”E	53.06
C191	53.08	600.00	5.07	26.56	N84° 16’ 18”E	53.06
C192	32.67	600.00	3.12	16.34	N88° 21’ 57”E	32.67
C193	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C194	16.56	435.00	2.18	8.28	N88° 50’ 08”E	16.56
C195	56.12	435.00	7.39	28.10	N84° 02’ 58”E	56.08

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C196	53.71	435.00	7.07	26.89	N76° 48’ 59”E	53.67
C197	35.12	435.00	4.63	17.57	N70° 58’ 00”E	35.11
C198	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C199	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C200	38.05	205.00	10.64	19.08	S73° 58’ 19”W	38.00
C201	38.05	205.00	10.64	19.08	S84° 36’ 29”W	38.00
C202	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C203	39.96	320.00	7.16	20.01	S86° 20’ 54”W	39.94
C204	39.27	320.00	7.03	19.66	S79° 15’ 19”W	39.24
C205	39.57	320.00	7.09	19.81	S72° 11’ 49”W	39.55
C206	59.40	320.00	10.64	29.79	N73° 58’ 19”E	59.32
C207	59.40	320.00	10.64	29.79	N84° 36’ 29”E	59.32
C208	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C209	41.70	155.00	15.41	20.97	N82° 13’ 11”E	41.57
C210	15.85	155.00	5.86	7.93	N71° 35’ 01”E	15.84
C211	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C212	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C213	16.37	205.00	4.57	8.19	S70° 56’ 29”W	16.36
C214	40.26	205.00	11.25	20.20	S78° 51’ 18”W	40.20
C215	19.48	205.00	5.44	9.75	S87° 12’ 14”W	19.47
C216	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C217	23.56	15.00	90.00	15.00	N44° 55’ 34”E	21.21
C218	23.56	15.00	90.00	15.00	N45° 04’ 26”W	21.21
C219	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C220	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C221	14.57	525.00	1.59	7.29	N69° 26’ 57”E	14.57
C222	43.06	525.00	4.70	21.54	N72° 35’ 39”E	43.05
C223	43.06	525.00	4.70	21.54	N77° 17’ 38”E	43.05
C224	43.06	525.00	4.70	21.54	N81° 59’ 36”E	43.05
C225	43.06	525.00	4.70	21.54	N86° 41’ 35”E	43.05
C226	8.09	525.00	0.88	4.05	N89° 29’ 04”E	8.09
C227	23.56	15.00	90.00	15.00	N44° 55’ 34”E	21.21
C228	23.56	15.00	90.00	15.00	N45° 04’ 26”W	21.21
C229	17.07	610.00	1.60	8.54	S89° 07’ 27”W	17.07
C230	52.46	610.00	4.93	26.24	S85° 51’ 31”W	52.44
C231	52.39	610.00	4.92	26.21	S80° 56’ 05”W	52.37
C232	52.31	610.00	4.91	26.17	S76° 01’ 04”W	52.29
C233	38.00	610.00	3.57	19.00	N70° 26’ 19”E	37.99
C234	82.35	610.00	7.74	41.24	N76° 05’ 26”E	82.29
C235	45.43	610.00	4.27	22.73	N82° 05’ 31”E	45.42
C236	45.10	610.00	4.24	22.56	N86° 20’ 38”E	45.09
C237	15.59	610.00	1.46	7.79	N89° 11’ 38”E	15.59
C238	14.80	16.50	51.39	7.94	S64° 13’ 58”W	14.31
C239	24.27	50.00	27.81	12.38	S52° 26’ 37”W	24.03
C240	37.62	50.00	43.11	19.75	S87° 54’ 06”W	36.74
C241	28.59	50.00	32.76	14.70	N54° 09’ 47”W	28.20
C242	28.38	50.00	32.52	14.58	N21° 31’ 17”W	28.00
C243	49.37	50.00	56.57	26.91	N23° 01’ 33”E	47.39
C244	13.31	16.50	46.23	7.04	N28° 11’ 46”E	12.96
C245	1.48	16.50	5.15	0.74	N2° 30’ 10”E	1.48
C246	14.80	16.50	51.39	7.94	N25° 46’ 02”W	14.31
C247	6.74	50.00	7.72	3.38	N47° 35’ 55”W	6.74
C248	41.83	50.00	47.93	22.22	N19° 46’ 19”W	40.62
C249	29.86	50.00	34.21	15.39	N21° 17’ 58”E	29.42
C250	29.72	50.00	34.06	15.32	N55° 26’ 14”E	29.29
C251	60.08	50.00	68.84	34.26	S73° 06’ 34”E	56.53
C252	1.42	16.50	4.92	0.71	S41° 08’ 55”E	1.42
C253	13.38	16.50	46.46	7.08	S66° 50’ 31”E	13.02
C254	57.55	155.00	21.27	29.11	N79° 17’ 24”E	57.22
C255	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C256	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C257	20.30	485.00	2.40	10.15	S69° 51’ 11”W	20.30
C258	39.00	485.00	4.61	19.51	S73° 21’ 22”W	38.99
C259	39.00	485.00	4.61	19.51	S77° 57’ 48”W	38.99
C260	38.92	485.00	4.60	19.47	S82° 33’ 57”W	38.91

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C261	38.14	485.00	4.51	19.08	S87° 07’ 04”W	38.13
C262	4.70	485.00	0.56	2.35	S89° 38’ 54”W	4.70
C263	14.80	16.50	51.39	7.94	S64° 13’ 58”W	14.31
C264	12.67	50.00	14.52	6.37	S45° 47’ 52”W	12.63
C265	39.92	50.00	45.74	21.09	S75° 55’ 33”W	38.86
C266	30.71	50.00	35.19	15.86	N63° 36’ 32”W	30.23
C267	30.37	50.00	34.80	15.67	N28° 36’ 49”W	29.90
C268	54.56	50.00	62.53	30.36	N20° 02’ 58”E	51.90
C269	2.96	16.50	10.28	1.48	N46° 10’ 30”E	2.96
C270	11.84	16.50	41.11	6.19	N20° 28’ 54”E	11.59
C271	23.56	15.00	90.00	15.00	N45° 04’ 26”W	21.21
C272	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C273	52.68	435.00	6.94	26.37	N86° 27’ 23”E	52.65
C274	52.89	435.00	6.97	26.48	N79° 30’ 13”E	52.86
C275	52.89	435.00	6.97	26.48	N72° 32’ 13”E	52.86
C276	3.03	435.00	0.40	1.52	N68° 51’ 14”E	3.03
C277	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C278	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C279	0.40	205.00	0.11	0.20	S68° 42’ 33”W	0.40
C280	35.79	205.00	10.00	17.94	S73° 45’ 56”W	35.74
C281	35.79	205.00	10.00	17.94	S83° 46’ 04”W	35.74
C282	4.14	205.00	1.16	2.07	S89° 20’ 51”W	4.14
C283	23.56	15.00	90.00	15.00	S44° 55’ 34”W	21.21
C284	6.46	320.00	1.16	3.23	S89° 20’ 51”W	6.46
C285	55.86	320.00	10.00	28.00	S83° 46’ 04”W	55.79
C286	55.86	320.00	10.00	28.00	S73° 45’ 56”W	55.79
C287	0.62	320.00	0.11	0.31	S68° 42’ 33”W	0.62
C288	2.23	320.00	0.40	1.12	N68° 51’ 14”E	2.23
C289	38.91	320.00	6.97	19.48	N72° 32’ 13”E	38.88
C290	38.91	320.00	6.97	19.48	N79° 30’ 13”E	38.88
C291	38.76	320.00	6.94	19.40	N86° 27’ 23”E	38.73
C292	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C293	4.84	155.00	1.79	2.42	N89° 01’ 51”E	4.84
C294	52.70	155.00	19.48	26.61	N78° 23’ 42”E	52.45
C295	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C296	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C297	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C298	18.69	205.00	5.22	9.35	S18° 44’ 02”E	18.68
C299	35.79	205.00	10.00	17.94	S11° 07’ 15”E	35.74
C300	21.63	205.00	6.05	10.83	S3° 05’ 49”E	21.62
C301	23.56	15.00	90.00	15.00	N44° 55’ 34”E	21.21
C302	57.55	155.00	21.27	29.11	N10° 42’ 36”W	57.22
C303	23.56	15.00	90.00	15.00	N66° 20’ 45”W	21.21
C304	23.56	15.00	90.00	15.00	S23° 39’ 15”W	21.21
C305	32.51	205.00	9.09	16.29	S16° 48’ 08”E	32.48
C306	36.59	205.00	10.23	18.34	S7° 08’ 41”E	36.54
C307	7.00	205.00	1.96	3.50	S1° 03’ 09”E	7.00
C308	23.56	15.00	90.00	15.00	S45° 04’ 26”E	21.21
C309	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C310	17.54	16.50	60.90	9.70	S9° 06’ 11”W	16.72
C311	20.97	50.00	24.03	10.64	S27° 32’ 16”W	20.81
C312	42.24	50.00	48.41	22.47	S8° 40’ 46”E	41.00
C313	33.01	50.00	37.82	17.13	S51° 47’ 41”E	32.41
C314	30.91	50.00	35.42	15.97	S88° 25’ 04”E	30.42
C315	49.40	50.00	56.60	26.92	N45° 34’ 09”E	47.41
C316	2.06	16.50	7.16	1.03	N20° 50’ 57”E	2.06
C317	12.74	16.50	44.22	6.70	N46° 32’ 33”E	12.42
C318	23.56	15.00	90.00	15.00	S66° 20’ 45”E	21.21
C319	23.56	15.00	90.00	15.00	N23° 39’ 15”E	21.21
C320	10.08	16.50	34.99	5.20	N86° 08’ 56”E	9.92
C321	4.72	16.50	16.40	2.38	S68° 09’ 28”E	4.71
C322	42.34	50.00	48.52	22.53	S84° 13’ 10”E	41.09
C323	29.55	50.00	33.86	15.22	N54° 35’ 27”E	29.12
C324	28.38	50.00	32.52	14.58	N21° 24’ 05”E	28.00
C325	29.04	50.00	33.28	14.94	N11° 30’ 00”W	28.64

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT CURVE AND LINE TABLES
(SHEET 1 OF 2)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
13

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 11 PP PLOT DATE: 12/12/2019 3:38pm PLOTTED BY: leslie
XREFS: xgis x2436 xaerial xonsitetopo Section 9 _File Shift to LIDAR xsite Section 9 xsurvey_360psi IMAGES: SJF Sign.tif

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C326	38.91	50.00	44.59	20.50	N50° 26' 13"W	37.94
C327	8.61	16.50	29.89	4.40	N57° 47' 09"W	8.51
C328	6.19	16.50	21.49	3.13	N32° 05' 33"W	6.15
C329	34.71	155.00	12.83	17.43	N14° 55' 48"W	34.64
C330	22.83	155.00	8.44	11.44	N4° 17' 39"W	22.81
C331	23.56	15.00	90.00	15.00	N44° 55' 34"E	21.21
C332	39.31	25.00	90.10	25.04	S23° 36' 21"W	35.39
C333	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C334	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C335	16.46	16.50	57.15	8.99	N82° 46' 21"W	15.78
C336	25.83	60.00	24.66	13.12	N66° 31' 47"W	25.63
C337	39.51	60.00	37.73	20.50	S82° 16' 21"W	38.80
C338	28.58	60.00	27.29	14.56	S49° 45' 44"W	28.31
C339	28.58	60.00	27.29	14.56	S22° 28' 30"W	28.31
C340	31.60	60.00	30.18	16.18	S6° 15' 26"E	31.24
C341	31.53	60.00	30.11	16.14	S36° 24' 03"E	31.17
C342	28.58	60.00	27.29	14.56	S65° 05' 57"E	28.31
C343	28.58	60.00	27.29	14.56	N87° 36' 49"E	28.31
C344	39.59	60.00	37.80	20.54	N55° 04' 10"E	38.87
C345	25.83	60.00	24.66	13.12	N23° 50' 16"E	25.63
C346	16.46	16.50	57.15	8.99	N40° 04' 50"E	15.78
C347	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C348	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C349	14.82	155.00	5.48	7.41	S71° 23' 34"W	14.81
C350	42.73	155.00	15.79	21.50	S82° 01' 44"W	42.59
C351	1.21	16.50	4.19	0.60	N87° 58' 51"W	1.21
C352	13.59	16.50	47.20	7.21	N62° 17' 15"W	13.21
C353	34.00	50.00	38.96	17.69	N58° 10' 07"W	33.35
C354	30.71	50.00	35.19	15.86	S84° 45' 19"W	30.23
C355	27.06	50.00	31.01	13.87	S51° 39' 19"W	26.73
C356	26.60	50.00	30.48	13.62	S20° 54' 27"W	26.29
C357	49.85	50.00	57.13	27.22	S22° 53' 52"E	47.81
C358	12.83	16.50	44.56	6.76	S29° 10' 52"E	12.51
C359	1.97	16.50	6.83	0.98	S3° 29' 16"E	1.97
C360	23.56	15.00	90.00	15.00	S44° 55' 34"W	21.21
C361	39.23	25.00	89.90	24.96	S66° 23' 39"E	35.33
C362	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C363	14.80	16.50	51.39	7.94	N47° 02' 22"W	14.31
C364	24.27	50.00	27.81	12.38	N58° 49' 42"W	24.03
C365	32.14	50.00	36.83	16.65	N26° 30' 41"W	31.59
C366	30.47	50.00	34.92	15.72	N9° 21' 33"E	30.00
C367	48.27	50.00	55.31	26.20	N54° 28' 18"E	46.41
C368	33.09	49.92	37.97	17.18	S78° 54' 58"E	32.49
C369	14.49	16.50	50.30	7.75	S85° 06' 36"E	14.03
C370	5.01	205.00	1.40	2.51	N69° 21' 17"E	5.01
C371	38.56	205.00	10.78	19.34	N75° 26' 39"E	38.50
C372	32.53	205.00	9.09	16.30	N85° 22' 46"E	32.50
C373	23.56	15.00	90.00	15.00	N44° 55' 34"E	21.21
C374	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C375	3.92	205.00	1.10	1.96	N69° 12' 06"E	3.92
C376	37.56	205.00	10.50	18.83	N74° 59' 54"E	37.51
C377	34.63	205.00	9.68	17.36	N85° 05' 12"E	34.59
C378	23.56	15.00	90.00	15.00	N44° 55' 34"E	21.21
C379	23.56	15.00	90.00	15.00	N45° 04' 26"W	21.21
C380	57.55	155.00	21.27	29.11	S79° 17' 24"W	57.22
C381	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C382	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C383	29.18	205.00	8.16	14.61	N72° 43' 54"E	29.15
C384	41.16	205.00	11.50	20.65	N82° 33' 40"E	41.09
C385	5.77	205.00	1.61	2.89	N89° 07' 10"E	5.77
C386	23.56	15.00	90.00	15.00	N44° 55' 34"E	21.21
C387	23.56	15.00	90.00	15.00	N45° 04' 26"W	21.21
C388	4.01	155.00	1.48	2.00	S89° 11' 08"W	4.01
C389	53.54	155.00	19.79	27.04	S78° 32' 59"W	53.27
C390	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C391	23.56	15.00	90.00	15.00	N45° 04' 26"W	21.21
C392	57.55	155.00	21.27	29.11	S79° 17' 24"W	57.22
C393	0.31	16.50	1.09	0.16	S68° 06' 41"W	0.31
C394	14.49	16.50	50.30	7.75	S42° 25' 05"W	14.03
C395	33.09	50.00	37.91	17.17	S36° 13' 28"W	32.49
C396	48.27	50.00	55.31	26.20	S82° 50' 11"W	46.41
C397	30.47	50.00	34.92	15.72	N52° 03' 03"W	30.00
C398	32.80	50.00	37.59	17.02	N15° 47' 54"W	32.22
C399	23.60	50.00	27.04	12.02	N16° 31' 07"E	23.38
C400	14.80	16.50	51.39	7.94	N4° 20' 51"E	14.31
C401	14.80	16.50	51.39	7.94	N47° 02' 22"W	14.31
C402	30.25	50.00	34.66	15.60	N55° 24' 10"W	29.79
C403	33.32	50.00	38.19	17.31	N18° 58' 49"W	32.71
C404	28.52	50.00	32.68	14.66	N16° 27' 13"E	28.14
C405	26.92	50.00	30.85	13.79	N48° 13' 08"E	26.60
C406	44.04	50.00	50.46	23.56	N88° 52' 25"E	42.63
C407	5.18	50.00	5.94	2.59	S62° 55' 38"E	5.18
C408	14.80	16.50	51.39	7.94	S85° 39' 09"E	14.31
C409	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C410	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C411	14.80	16.50	51.39	7.94	N42° 57' 38"E	14.31
C412	1.86	50.00	2.13	0.93	N18° 19' 51"E	1.86
C413	50.76	50.00	58.17	27.81	N48° 28' 45"E	48.61
C414	31.18	50.00	35.73	16.11	S84° 34' 20"E	30.68
C415	31.46	50.00	36.05	16.27	S48° 41' 03"E	30.94
C416	43.99	50.00	50.40	23.53	S5° 27' 28"E	42.58
C417	8.99	50.00	10.30	4.50	S24° 53' 33"W	8.97
C418	14.80	16.50	51.39	7.94	S4° 20' 51"W	14.31
C419	25.26	205.00	7.06	12.64	S17° 48' 59"E	25.24
C420	35.79	205.00	10.00	17.94	S9° 17' 08"E	35.74
C421	15.07	205.00	4.21	7.54	S2° 10' 45"E	15.06
C422	23.56	15.00	90.00	15.00	S45° 04' 26"E	21.21
C423	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C424	31.33	205.00	8.76	15.69	N73° 01' 54"E	31.30
C425	40.26	205.00	11.25	20.20	N83° 02' 09"E	40.20
C426	4.52	205.00	1.26	2.26	N89° 17' 39"E	4.52
C427	23.56	15.00	90.00	15.00	N44° 55' 34"E	21.21
C428	57.55	155.00	21.27	29.11	N10° 42' 36"W	57.22
C429	23.56	15.00	90.00	15.00	N66° 20' 45"W	21.21
C430	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C431	39.39	25.00	90.27	25.12	S23° 34' 13"W	35.44
C432	17.24	16.50	59.87	9.50	N84° 05' 08"W	16.47
C433	16.06	60.00	15.33	8.08	N61° 49' 02"W	16.01
C434	43.78	60.00	41.81	22.92	S89° 36' 38"W	42.82
C435	28.58	60.00	27.29	14.56	S55° 03' 43"W	28.31
C436	28.58	60.00	27.29	14.56	S27° 46' 29"W	28.31
C437	28.87	60.00	27.57	14.72	S0° 20' 49"W	28.59
C438	162.35	60.00	155.05	271.13	N89° 03' 41"E	117.16
C439	12.14	16.50	42.17	6.36	N32° 38' 36"E	11.87
C440	5.10	16.50	17.70	2.57	N62° 34' 47"E	5.08
C441	39.27	25.00	90.00	25.00	S66° 17' 40"E	35.36
C442	52.25	610.00	4.91	26.14	S71° 06' 28"W	52.23
C443	0.31	16.50	1.09	0.16	S69° 11' 48"W	0.31
C444	39.03	25.00	89.46	24.76	S23° 22' 59"W	35.19
C445	39.27	25.00	90.00	25.00	N66° 53' 17"W	35.36
C446	0.24	25.00	0.54	0.12	N21° 37' 01"W	0.24
C447	34.24	25.00	78.46	20.41	S17° 53' 08"W	31.62
C448	4.79	25.00	10.98	2.40	S62° 36' 20"W	4.78
C449	4.99	25.00	11.43	2.50	S74° 28' 38"W	4.98
C450	34.24	25.00	78.46	20.41	N60° 34' 39"W	31.62
C451	282.52	250.00	64.75	158.50	S32° 26' 56"E	267.73
C452	355.56	470.00	43.35	186.78	S43° 09' 05"E	347.14
C453	136.59	180.00	43.48	71.77	S46° 54' 54"W	133.34
C454	136.59	180.00	43.48	71.77	S46° 54' 54"W	133.34
C455	185.63	500.00	21.27	93.90	S79° 17' 24"W	184.57

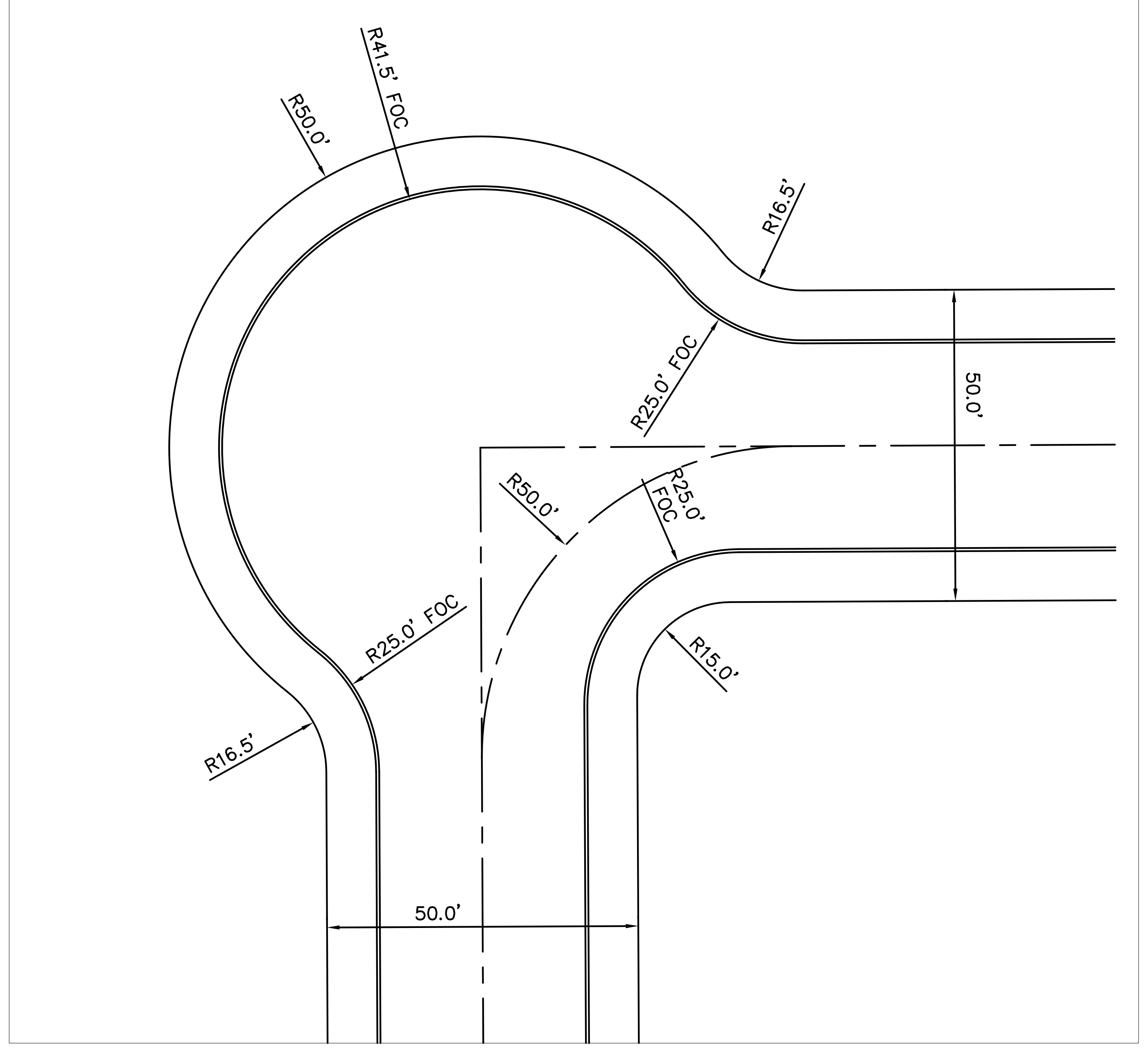
Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C456	185.63	500.00	21.27	93.90	N79° 17' 24"E	184.57
C457	274.74	740.00	21.27	138.97	N79° 17' 24"E	273.16
C458	66.83	180.00	21.27	33.80	S79° 17' 24"W	66.44
C459	66.83	180.00	21.27	33.80	N79° 17' 24"E	66.44
C460	170.78	460.00	21.27	86.39	N79° 17' 24"E	169.80
C461	66.83	180.00	21.27	33.80	N10° 42' 36"W	66.44
C462	66.83	180.00	21.27	33.80	N79° 17' 24"E	66.44
C463	66.83	180.00	21.27	33.80	N79° 17' 24"E	66.44
C464	66.83	180.00	21.27	33.80	N79° 17' 24"E	66.44
C465	66.83	180.00	21.27	33.80	N79° 17' 24"E	66.44
C466	66.83	180.00	21.27	33.80	N79° 17' 24"E	66.44
C467	66.83	180.00	21.27	33.80	N10° 42' 36"W	66.44
C468	66.83	180.00	21.27	33.80	S10° 42' 36"E	66.44
C470	170.78	460.00	21.27	86.39	N79° 17' 24"E	169.80
C471	53.55	50.00	61.36	29.66	S9° 19' 43"E	51.02

Line Table

Line #	Length	Direction
L1	7.7	N17° 15' 20"E
L2	10.8	N21° 20' 45"W
L3	2.4	S64° 49' 26"E
L4	1.0	S68° 39' 15"W
L5	3.3	S25° 10' 34"W
L6	2.8	N25° 10' 34"E
L7	4.9	S68° 39' 15"W
L8	2.5	S59° 58' 45"W
L9	4.9	N68° 39' 15"E
L10	3.0	S89° 58' 32"W
L11	4.5	N64° 49' 26"W
L12	0.1	N0° 04' 26"W
L13	11.6	S89° 55' 34"W
L14	0.1	S0° 04' 26"E
L15	11.6	N89° 55' 34"E
L16	20.9	S14° 31' 08"W

TYPICAL KNUCKLE OR 90° BEND



TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

PRELIMINARY PLAT CURVE AND LINE TABLES
(SHEET 2 OF 2)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
14

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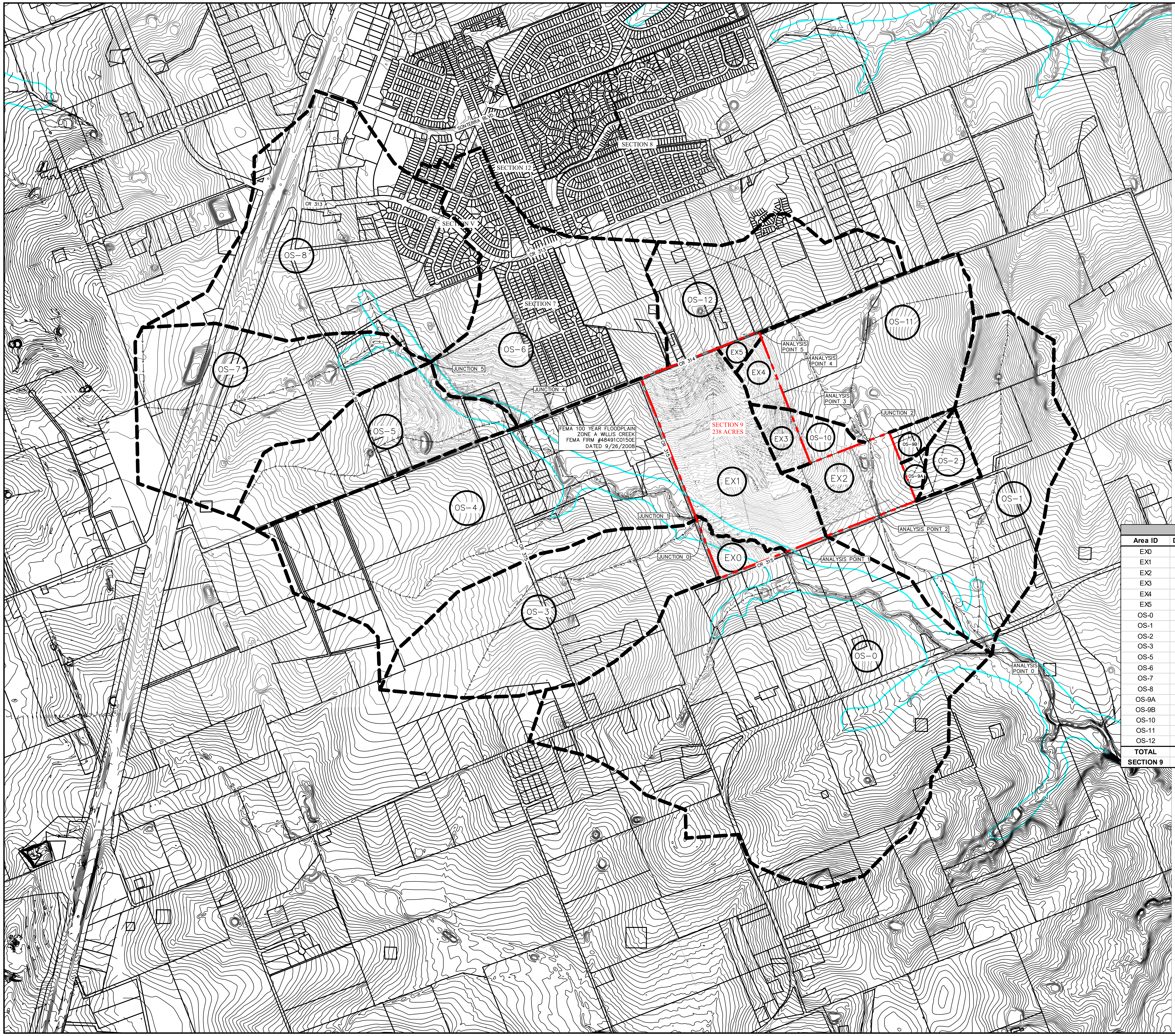
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OS-6
OS-5
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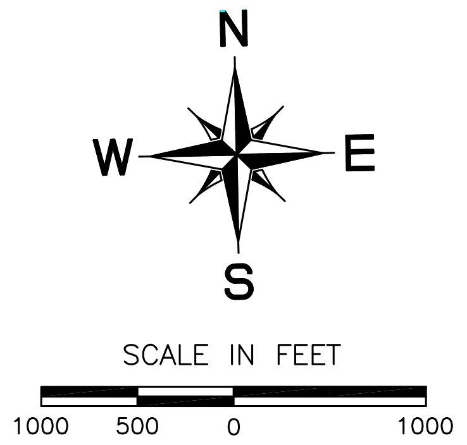
OS-3
OS-12
OS-11
OS-10
OS-9B
OS-9A
OS-2
OS-1
OS-0
EX0
EX1
EX2
EX3
EX4
EX5
SECTION 9
238 ACRES
FEMA 100 YEAR FLOODPLAIN
ZONE A WILLIS CREEK
FEMA FIRM #48491C0150E
DATED 9/26/2008
JUNCTION 0
JUNCTION 1
JUNCTION 2
JUNCTION 4
JUNCTION 5
ANALYSIS POINT 0
ANALYSIS POINT 1
ANALYSIS POINT 2
ANALYSIS POINT 3
ANALYSIS POINT 4
ANALYSIS POINT 5
CR 313
CR 314
CR 315
SONTERRA BLVD
SECTION 8
SECTION 12
SECTION V
SECTION 7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W
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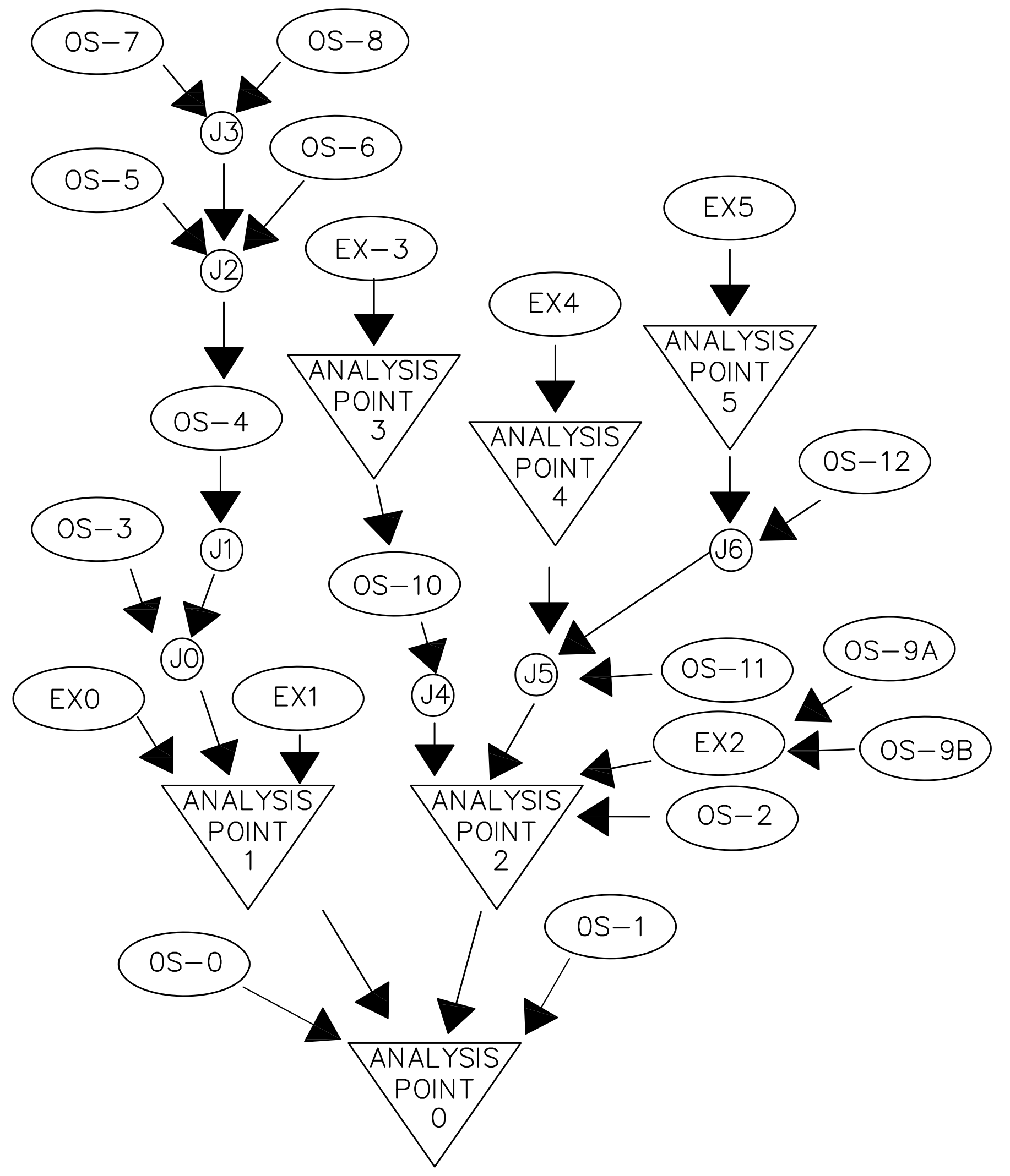
EXISTING CONDITIONS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OS-8
J3
OS-5
OS-6
J2
EX-3
EX5
EX4
ANALYSIS POINT 3
ANALYSIS POINT 5
OS-4
ANALYSIS POINT 4
OS-12
OS-3
J1
J6
OS-10
J0
OS-9A
EX0
EX1
J4
J5
OS-11
OS-9B
EX2
ANALYSIS POINT 1
ANALYSIS POINT 2
OS-2
OS-1
OS-0
ANALYSIS POINT 0

EXISTING CONDITIONS - SCS METHOD SUMMARY										
Area ID	**DA (ac.)**	**IC (ac.)**	**IC (%)**	**TOC (min.)**	**TOC (hr.)**	**CN**	**Q2**	**Q10**	**Q25**	**Q100**
EX0	14.1	-	0%	26	0.43	81.5	17	39	53	75
EX1	137.8	6.9	5%	46	0.77	82.3	129	301	403	572
EX2	52.0	-	0%	26	0.43	81.5	61	145	195	279
EX3	15.7	-	0%	22	0.37	83.5	22	50	66	93
EX4	13.9	-	0%	21	0.35	83.5	20	44	59	83
EX5	5.7	-	0%	18	0.30	83.5	9	20	27	38
OS-0	673.3	101.0	15%	63	1.06	84.0	563	1271	1687	2376
OS-1	251.9	37.8	15%	67	1.12	85.3	214	472	624	874
OS-2	21.3	2.1	10%	28	0.47	85.0	28	61	80	112
OS-3	241.8	48.4	20%	50	0.83	84.0	232	521	692	976
OS-5	139.0	27.8	20%	63	1.04	86.0	127	274	361	504
OS-6	270.0	121.5	45%	56	0.94	88.9	294	601	777	1068
OS-7	236.8	71.1	30%	69	1.16	87.2	212	449	587	816
OS-8	336.6	117.8	35%	56	0.93	88.3	361	748	970	1337
OS-9A	5.0	0.5	10%	22	0.37	85.0	7	16	21	30
OS-9B	10.3	1.0	10%	24	0.40	85.0	14	31	41	58
OS-10	13.7	1.4	10%	24	0.40	85.0	20	44	58	81
OS-11	185.4	27.8	15%	48	0.80	84.6	186	411	543	764
OS-12	155.0	54.3	35%	33	0.54	87.3	211	444	578	800
TOTAL	**3,165.4**	**493.7**	**16%**							
SECTION 9	**239.2**	**6.9**	**3%**							

NOTES:
1. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED AUGUST, OCTOBER, AND NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.
2. REFER TO THE ASSOCIATED SONTERRA WEST SECTION 9 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED APRIL 2019 BY 360 PROFESSIONAL SERVICES, INC. F4932).

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

OVERALL EXISTING DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
15

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\DAM.dwg LAYOUT: Exist PLOT DATE: 12/12/2019 4:05pm PLOTTED BY: leslie
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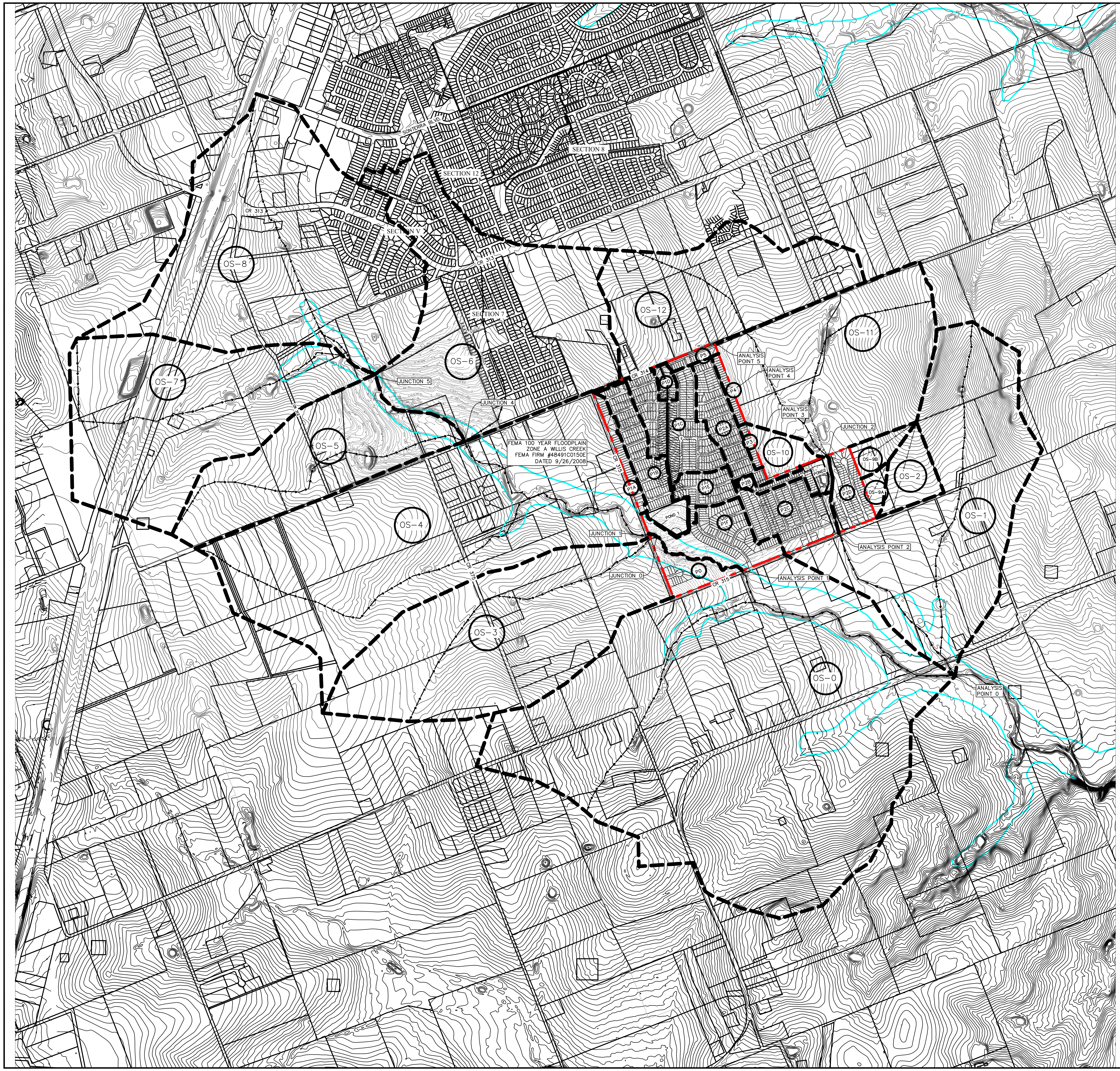
SONTERRA BLVD
SECTION 8
SECTION 12
CR 313
SECTION V
SECTION 7
CR 314
CR 315
OS-8
OS-12
OS-11
OS-6
OS-7
OS-5
OS-4
OS-10
OS-9B
OS-9A
OS-2
OS-1
OS-3
OS-0
JUNCTION 5
JUNCTION 4
JUNCTION 2
JUNCTION 1
JUNCTION 0
FEMA 100 YEAR FLOODPLAIN
ZONE A WILLIS CREEK
FEMA FIRM #48491C0150E
DATED 9/26/2008
ANALYSIS POINT 5
ANALYSIS POINT 4
ANALYSIS POINT 3
ANALYSIS POINT 2
ANALYSIS POINT 1
ANALYSIS POINT 0
POND 1
POND 2
P0
P1A
P1B
P1C
P1D
P1E
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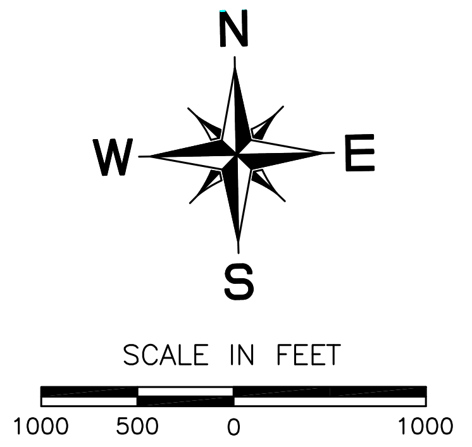
P3
P4
P5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SCALE IN FEET
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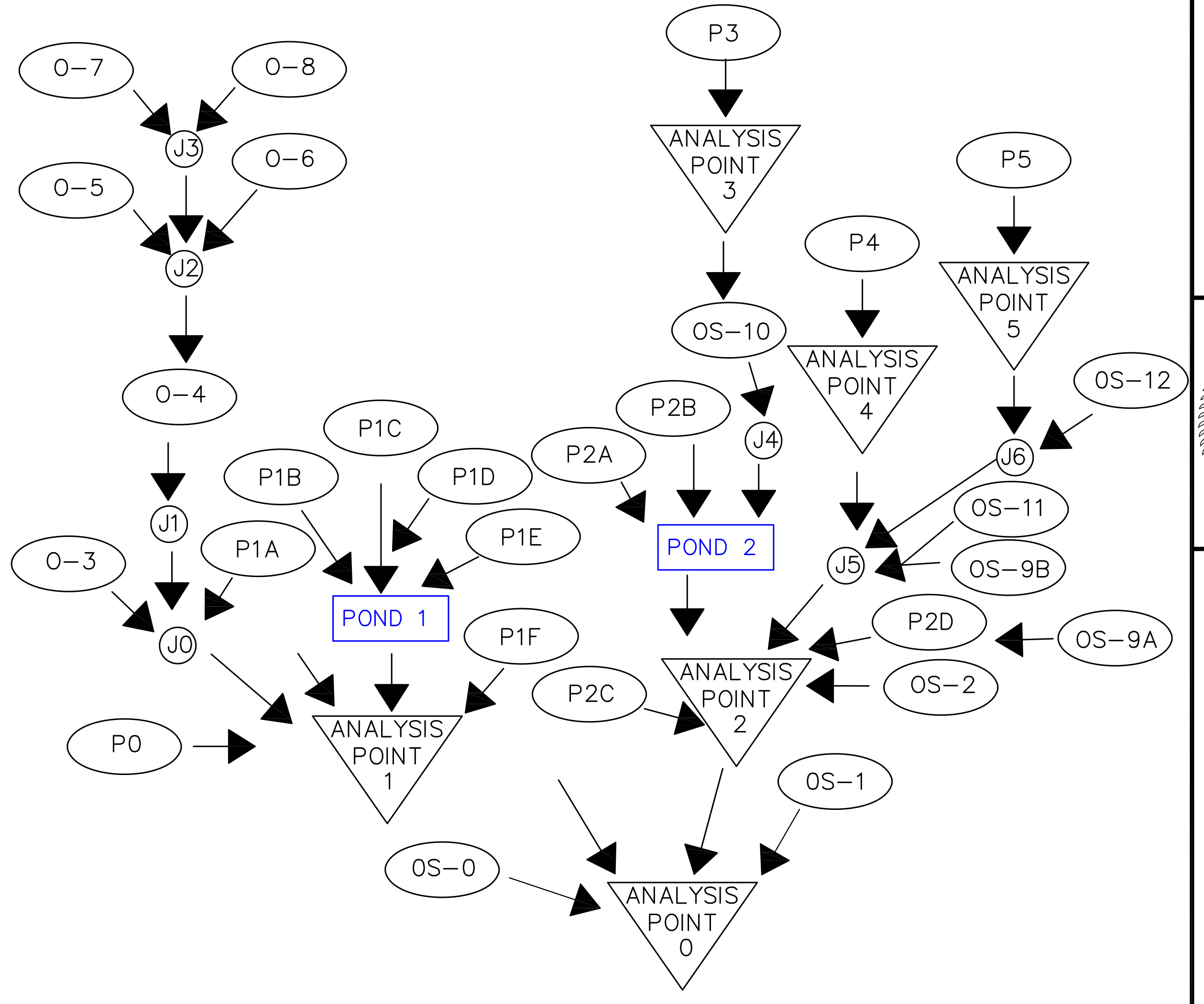
PROPOSED CONDITIONS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O-8
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J2
O-4
J1
O-3
J0
P0
P1A
P1B
P1C
P1D
P1E
P1F
POND 1
ANALYSIS POINT 1
P3
ANALYSIS POINT 3
OS-10
J4
P2A
P2B
POND 2
P2C
P2D
OS-9A
OS-2
ANALYSIS POINT 2
P4
ANALYSIS POINT 4
P5
ANALYSIS POINT 5
OS-12
J6
OS-11
J5
OS-9B
OS-1
OS-0
ANALYSIS POINT 0

PROPOSED CONDITIONS - SCS METHOD SUMMARY										
Area ID	**DA (ac.)**	**IC (ac.)**	**IC (%)**	**TOC (min.)**	**TOC (hr.)**	**CN**	**Q2**	**Q10**	**Q25**	**Q100**
P0	14.1	7.0	50%	22	0.37	87.5	22	47	61	85
P1A	7.7	3.8	50%	36	0.60	87.5	10	22	29	40
P1B	30.5	16.8	55%	31	0.52	88.6	43	90	116	160
P1C	40.4	24.2	60%	22	0.37	89.6	69	140	180	247
P1D	5.6	2.8	50%	18	0.30	86.6	10	21	28	39
P1E	13.5	7.4	55%	21	0.35	88.6	22	46	59	81
P1F	33.4	16.7	50%	35	0.59	86.6	42	89	117	162
P2A	24.8	14.9	60%	33	0.55	90.6	37	72	93	127
P2B	10.0	5.0	50%	24	0.40	88.4	14	29	38	52
P2C	32.1	17.7	55%	30	0.49	88.6	48	98	127	174
P2D	16.6	9.1	55%	24	0.40	89.9	29	58	75	102
P3	2.4	1.3	55%	23	0.39	89.9	3	7	9	12
P4	4.0	2.2	55%	23	0.39	89.9	7	14	18	24
P5	4.1	2.2	55%	25	0.42	89.9	7	13	17	24
TOTAL	**239.2**	**131.3**	**55%**							

NOTES:
1. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED AUGUST, OCTOBER, AND NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.
2. REFER TO THE ASSOCIATED SONTERRA WEST SECTION 9 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED APRIL 2019 BY 360 PROFESSIONAL SERVICES, INC. F4932).
3. ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

OVERALL PROPOSED DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
16

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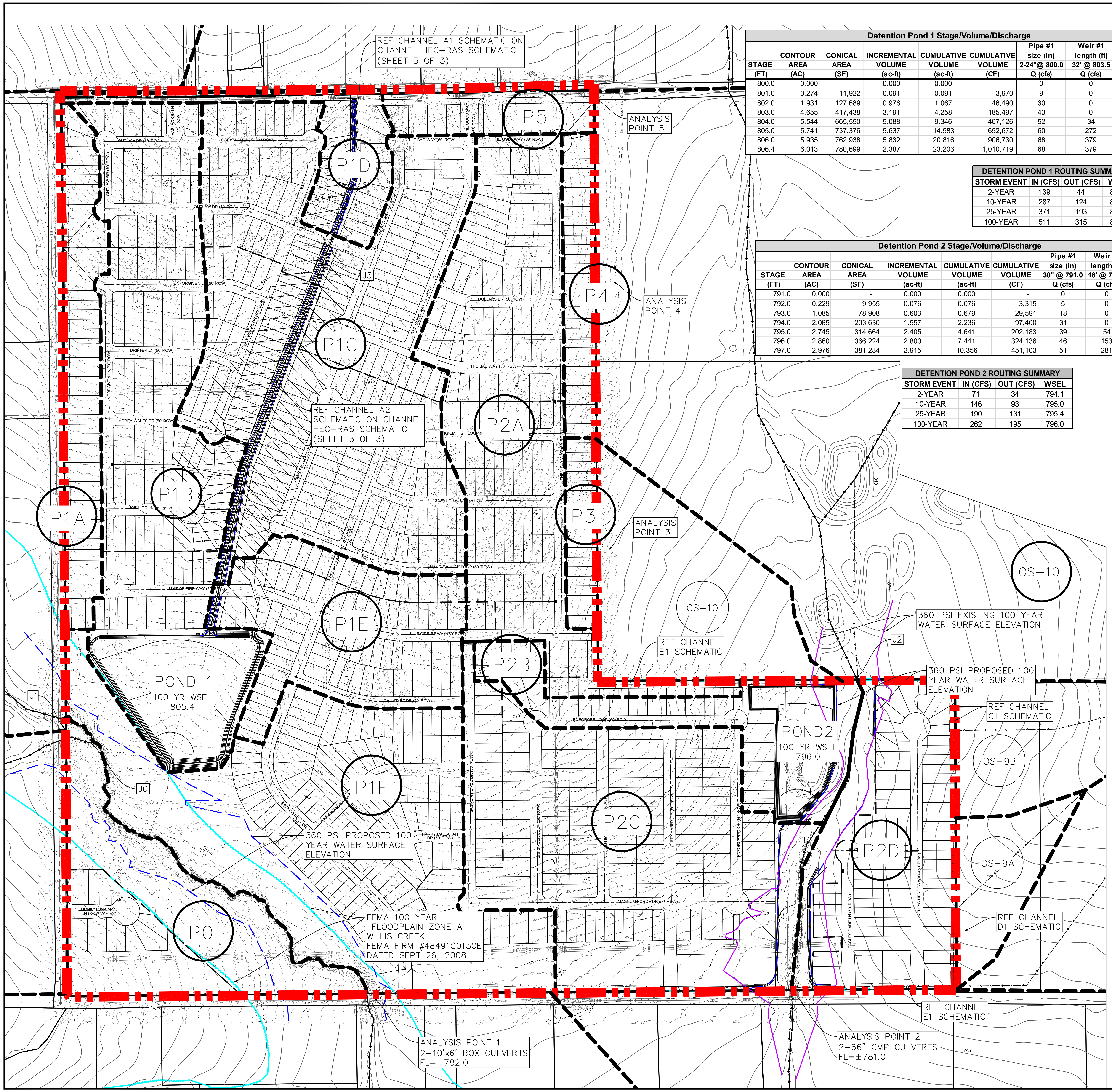
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ANALYSIS POINT 4
ANALYSIS POINT 3
P5
P1D
P4
P1C
P2A
P1B
P1A
P3
P1E
P2B
POND 1
100 YR WSEL
805.4
P1F
P2C
P2D
P0
POND2
100 YR WSEL
796.0
OS-10
OS-9B
OS-9A
J0
J1
J2
J3
REF CHANNEL A2 SCHEMATIC ON CHANNEL HEC-RAS SCHEMATIC (SHEET 3 OF 3)
REF CHANNEL B1 SCHEMATIC
REF CHANNEL C1 SCHEMATIC
REF CHANNEL D1 SCHEMATIC
REF CHANNEL E1 SCHEMATIC
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
ANALYSIS POINT 1 2-10'x6' BOX CULVERTS FL=±782.0
ANALYSIS POINT 2 2-66" CMP CULVERTS FL=±781.0
OUTLAW DR (50' ROW)
JOSEY WALES DR (50' ROW)
THE BAD WAY (50' ROW)
THE UGLY WAY (50' ROW)
UNFORGIVEN LN (50' ROW)
DOLLARS DR (50' ROW)
DIRTY HARRY
ROWDY YATES WAY (50' ROW)
JOE KIDD LN (50' ROW)
HANG EM HIGH LOOP (50' ROW)
LINE OF FIRE WAY (50' ROW)
GAUNTLET DR (50' ROW)
ENFORCER LOOP (50' ROW)
HARRY CALLAHAN DR (50' ROW)
HONKY TONK MAN LN (ROW VARIES)
MAGNUM FORCE DR (50' ROW)
KELLYS HEROES WAY (50' ROW)
EAGLES DARE LN (50' ROW)

Detention Pond 1 Stage/Volume/Discharge

STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Pipe #1 size (in) 2-24"@ 800.0 Q (cfs)	Weir #1 length (ft) 32' @ 803.5 Q (cfs)	TOTAL Q (cfs)
800.0	0.000	-	0.000	0.000	-	0	0	0
801.0	0.274	11,922	0.091	0.091	3,970	9	0	9
802.0	1.931	127,689	0.976	1.067	46,490	30	0	30
803.0	4.655	417,438	3.191	4.258	185,497	43	0	43
804.0	5.544	665,550	5.088	9.346	407,126	52	34	86
805.0	5.741	737,376	5.637	14.983	652,672	60	272	332
806.0	5.935	762,938	5.832	20.816	906,730	68	379	447
806.4	6.013	780,699	2.387	23.203	1,010,719	68	379	447

DETENTION POND 1 ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	139	44	803.2
10-YEAR	287	124	804.3
25-YEAR	371	193	804.7
100-YEAR	511	315	805.4

Detention Pond 2 Stage/Volume/Discharge

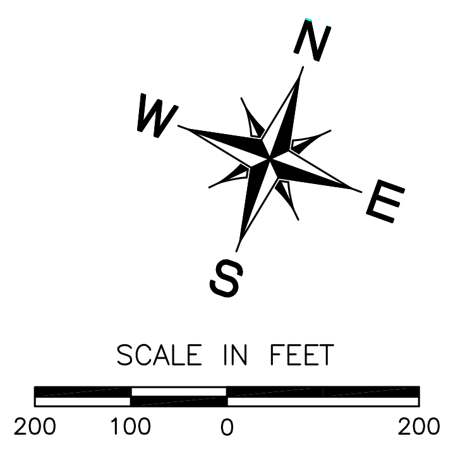
STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Pipe #1 size (in) 30" @ 791.0 Q (cfs)	Weir #1 length (ft) 18' @ 794.0 Q (cfs)	Orifice TOTAL Q (cfs)
791.0	0.000	-	0.000	0.000	-	0	0	0
792.0	0.229	9,955	0.076	0.076	3,315	5	0	5
793.0	1.085	78,908	0.603	0.679	29,591	18	0	18
794.0	2.085	203,630	1.557	2.236	97,400	31	0	31
795.0	2.745	314,664	2.405	4.641	202,183	39	54	93
796.0	2.860	366,224	2.800	7.441	324,136	46	153	198
797.0	2.976	381,284	2.915	10.356	451,103	51	281	332

DETENTION POND 2 ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	71	34	794.1
10-YEAR	146	93	795.0
25-YEAR	190	131	795.4
100-YEAR	262	195	796.0

LEGEND

- ▬ · ▬ SUBJECT PROPERTY
- — — PHASE LINES
- —— PROPERTY LINES
- —— EXIST. CONTOURS
- — — PROPOSED 360 100 YR WSEL
- ～～ FEMA 100 YEAR FLOODPLAIN
- —— EXISTING 360 100 YR WSEL


N
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S
W
SCALE IN FEET
200
100
0
200

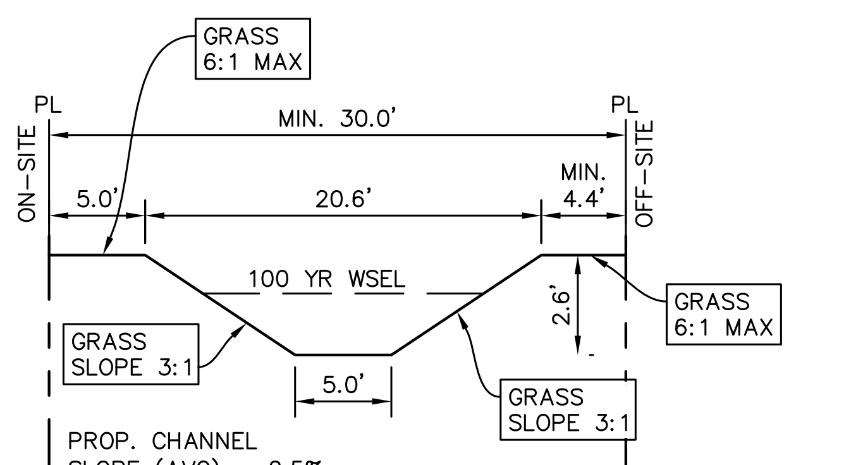
PROPOSED CONDITIONS - SCS METHOD SUMMARY

Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	CN	Q2	Q10	Q25	Q100
P0	14.1	7.0	50%	22	0.37	87.5	22	47	61	85
P1A	7.7	3.8	50%	36	0.60	87.5	10	22	29	40
P1B	30.5	16.8	55%	31	0.52	88.6	43	90	116	160
P1C	40.4	24.2	60%	22	0.37	89.6	69	140	180	247
P1D	5.6	2.8	50%	18	0.30	86.6	10	21	28	39
P1E	13.5	7.4	55%	21	0.35	88.6	22	46	59	81
P1F	33.4	16.7	50%	35	0.59	86.6	42	89	117	162
P2A	24.8	14.9	60%	33	0.55	90.6	37	72	93	127
P2B	10.0	5.0	50%	24	0.40	88.4	14	29	38	52
P2C	32.1	17.7	55%	30	0.49	88.6	48	98	127	174
P2D	16.6	9.1	55%	24	0.40	89.9	29	58	75	102
P3	2.4	1.3	55%	23	0.39	89.9	3	7	9	12
P4	4.0	2.2	55%	23	0.39	89.9	7	14	18	24
P5	4.1	2.2	55%	25	0.42	89.9	7	13	17	24
TOTAL	**239.2**	**131.3**	**55%**							

ANALYSIS POINT FLOW DISCARGE (CFS) - 2 PONDS

NODE	2 YR (EX)	2 YR (PR)	10 YR (EX)	10 YR (PR)	25 YR (EX)	25 YR (PR)	100 YR (EX)	100 YR (PR)
AP 0	2,297	2,282	5,343	5,301	7,158	7,130	10,180	10,177
AP 1	1,395	1,382	3,115	3,081	4,130	4,095	5,824	5,782
AP 2	478	474	1,089	1,074	1,450	1,435	2,052	2,037
AP 3	22	3	50	7	66	9	93	12
AP 4	20	7	44	14	59	18	83	24
AP 5	9	7	20	13	27	17	38	24
J0	1,328	1,333	2,926	2,938	3,866	3,882	5,430	5,453
J1	1,159	1,159	2,524	2,524	3,320	3,320	4,642	4,642
J2	392	382	873	845	1,156	1,118	1,625	1,571
J3	N/A	79	N/A	93	N/A	208	N/A	285

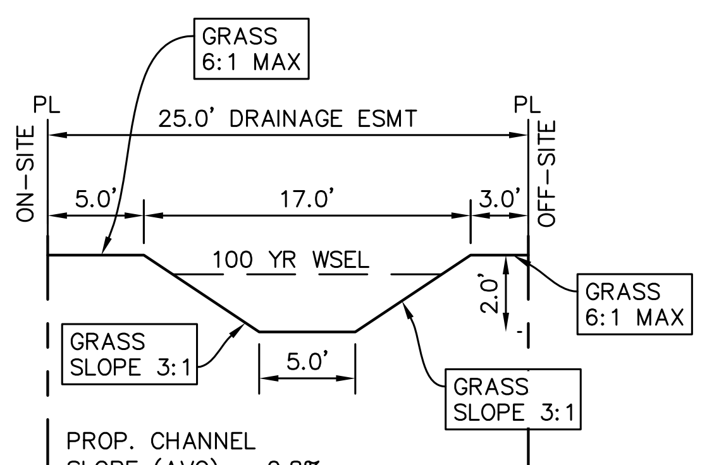
CHANNEL B1 SCHEMATIC


GRASS 6:1 MAX
PL
PL
ON-SITE
OFF-SITE
MIN. 30.0'
5.0'
20.6'
MIN. 4.4'
100 YR WSEL
2.6'
GRASS 6:1 MAX
GRASS SLOPE 3:1
5.0'
GRASS SLOPE 3:1

PROP. CHANNEL
SLOPE (AVG) = 2.5%
n = 0.03

PROP (P2A):
Q_{100} = 127 cfs
V_{100} = 8.0 fps
$d(avg.)_{100}$ = 1.6 ft
Freeboard(req) = 1.0 ft
Freeboard(prov) = 1.0 ft

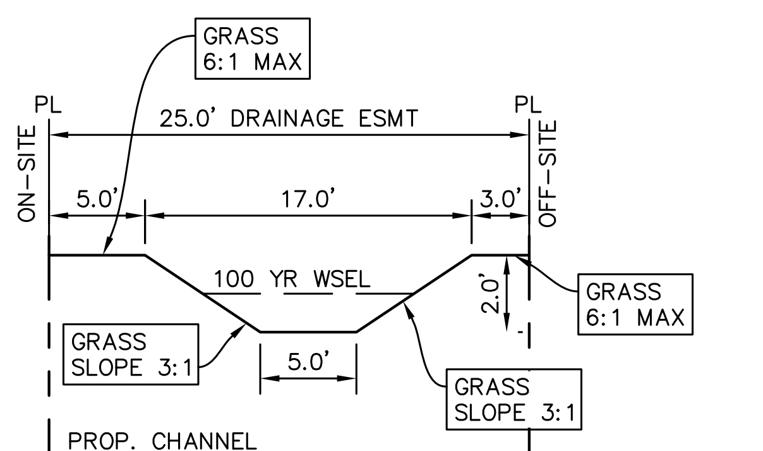
CHANNEL C1 SCHEMATIC


GRASS 6:1 MAX
PL
PL
ON-SITE
OFF-SITE
25.0' DRAINAGE ESMT
5.0'
17.0'
3.0'
100 YR WSEL
2.0'
GRASS 6:1 MAX
GRASS SLOPE 3:1
5.0'
GRASS SLOPE 3:1

PROP. CHANNEL
SLOPE (AVG) = 0.8%
n = 0.03

PROP (OS-9B):
Q_{100} = 58 cfs
V_{100} = 4.3 fps
$d(avg.)_{100}$ = 1.5 ft
Freeboard(req) = 0.3 ft
Freeboard(prov) = 0.5 ft

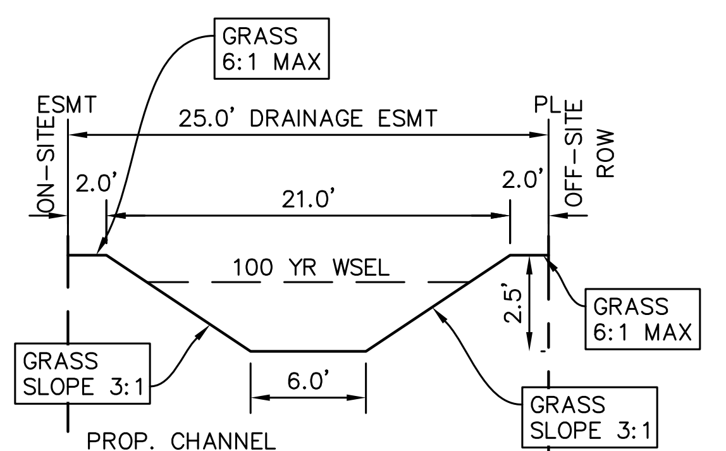
CHANNEL D1 SCHEMATIC


GRASS 6:1 MAX
PL
PL
ON-SITE
OFF-SITE
25.0' DRAINAGE ESMT
5.0'
17.0'
3.0'
100 YR WSEL
2.0'
GRASS 6:1 MAX
GRASS SLOPE 3:1
5.0'
GRASS SLOPE 3:1

PROP. CHANNEL
SLOPE (AVG) = 1.0%
n = 0.03

PROP (OS-9A):
Q_{100} = 30 cfs
V_{100} = 3.9 fps
$d(avg.)_{100}$ = 1.0 ft
Freeboard(req) = 0.2 ft
Freeboard(prov) = 1.0 ft

CHANNEL E1 SCHEMATIC


GRASS 6:1 MAX
ESMT
PL
ON-SITE
OFF-SITE
ROW
25.0' DRAINAGE ESMT
2.0'
21.0'
2.0'
100 YR WSEL
2.5'
GRASS 6:1 MAX
GRASS SLOPE 3:1
6.0'
GRASS SLOPE 3:1

PROP. CHANNEL
SLOPE (AVG) = 1.5%
n = 0.03

PROP (OS-9A + OS-2):
Q_{100} = 142 cfs
V_{100} = 6.8 fps
$d(avg.)_{100}$ = 1.8 ft
Freeboard(req) = 0.7 ft
Freeboard(prov) = 0.7 ft

NOTES:

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2. REFER TO THE ASSOCIATED SONTERRA WEST SECTION 9 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED APRIL 2019 BY 360 PROFESSIONAL SERVICES, INC. F4932).
3. ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

ON-SITE DRAINAGE

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
17

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\DAM.dwg LAYOUT: On Site PLOT DATE: 12/12/2019 4:03pm PLOTTED BY: leslie
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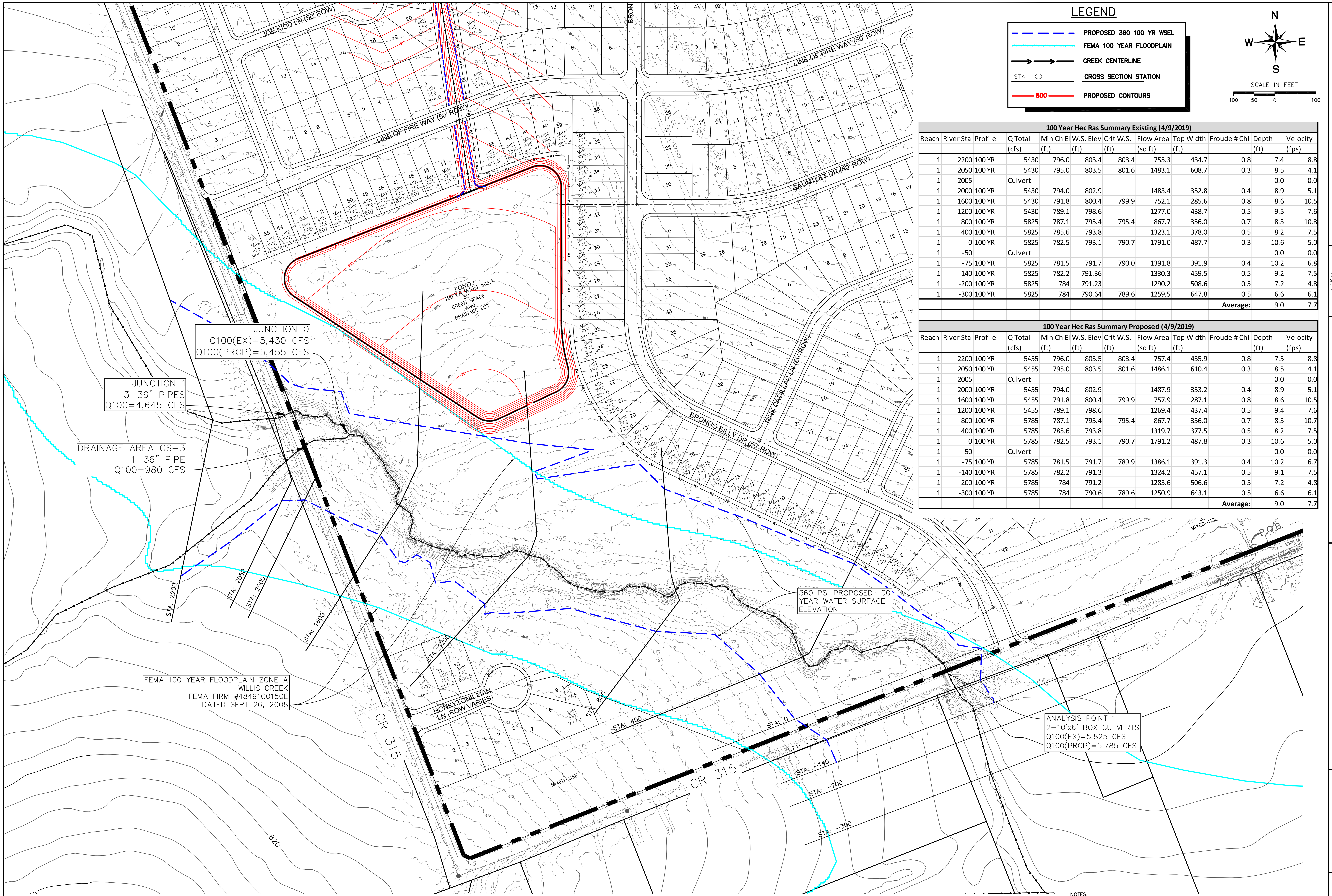
JOE KIDD LN (50' ROW)
LINE OF FIRE WAY (50' ROW)
GAUNTLET DR (50' ROW)
PINK CADILLAC LN (50' ROW)
BRONCO BILLY DR (50' ROW)
HONKYTONK MAN LN (ROW VARIES)
CR 315
POND 1
100 YR WSEL 805.4
50
GREEN SPACE AND DRAINAGE LOT
JUNCTION 0
Q100(EX)=5,430 CFS
Q100(PROP)=5,455 CFS
JUNCTION 1
3–36" PIPES
Q100=4,645 CFS
DRAINAGE AREA OS–3
1–36" PIPE
Q100=980 CFS
FEMA 100 YEAR FLOODPLAIN ZONE A
WILLIS CREEK
FEMA FIRM #48491C0150E
DATED SEPT 26, 2008
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
ANALYSIS POINT 1
2–10'x6' BOX CULVERTS
Q100(EX)=5,825 CFS
Q100(PROP)=5,785 CFS
STA: 2200
STA: 2050
STA: 2000
STA: 1600
STA: 1200
STA: 800
STA: 400
STA: 0
STA: -75
STA: -140
STA: -200
STA: -300
MIXED–USE
P.O.B.
820

LEGEND

– – – –	PROPOSED 360 100 YR WSEL
———	FEMA 100 YEAR FLOODPLAIN
→→—	CREEK CENTERLINE
STA: 100	CROSS SECTION STATION
—800—	PROPOSED CONTOURS

N
W E
S

SCALE IN FEET
100 50 0 100

100 Year Hec Ras Summary Existing (4/9/2019)											
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (fps)
1	2200	100 YR	5430	796.0	803.4	803.4	755.3	434.7	0.8	7.4	8.8
1	2050	100 YR	5430	795.0	803.5	801.6	1483.1	608.7	0.3	8.5	4.1
1	2005		Culvert							0.0	0.0
1	2000	100 YR	5430	794.0	802.9		1483.4	352.8	0.4	8.9	5.1
1	1600	100 YR	5430	791.8	800.4	799.9	752.1	285.6	0.8	8.6	10.5
1	1200	100 YR	5430	789.1	798.6		1277.0	438.7	0.5	9.5	7.6
1	800	100 YR	5825	787.1	795.4	795.4	867.7	356.0	0.7	8.3	10.8
1	400	100 YR	5825	785.6	793.8		1323.1	378.0	0.5	8.2	7.5
1	0	100 YR	5825	782.5	793.1	790.7	1791.0	487.7	0.3	10.6	5.0
1	-50		Culvert							0.0	0.0
1	-75	100 YR	5825	781.5	791.7	790.0	1391.8	391.9	0.4	10.2	6.8
1	-140	100 YR	5825	782.2	791.36		1330.3	459.5	0.5	9.2	7.5
1	-200	100 YR	5825	784	791.23		1290.2	508.6	0.5	7.2	4.8
1	-300	100 YR	5825	784	790.64	789.6	1259.5	647.8	0.5	6.6	6.1
									Average:	9.0	7.7

100 Year Hec Ras Summary Proposed (4/9/2019)											
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (fps)
1	2200	100 YR	5455	796.0	803.5	803.4	757.4	435.9	0.8	7.5	8.8
1	2050	100 YR	5455	795.0	803.5	801.6	1486.1	610.4	0.3	8.5	4.1
1	2005		Culvert							0.0	0.0
1	2000	100 YR	5455	794.0	802.9		1487.9	353.2	0.4	8.9	5.1
1	1600	100 YR	5455	791.8	800.4	799.9	757.9	287.1	0.8	8.6	10.5
1	1200	100 YR	5455	789.1	798.6		1269.4	437.4	0.5	9.4	7.6
1	800	100 YR	5785	787.1	795.4	795.4	867.7	356.0	0.7	8.3	10.7
1	400	100 YR	5785	785.6	793.8		1319.7	377.5	0.5	8.2	7.5
1	0	100 YR	5785	782.5	793.1	790.7	1791.2	487.8	0.3	10.6	5.0
1	-50		Culvert							0.0	0.0
1	-75	100 YR	5785	781.5	791.7	789.9	1386.1	391.3	0.4	10.2	6.7
1	-140	100 YR	5785	782.2	791.3		1324.2	457.1	0.5	9.1	7.5
1	-200	100 YR	5785	784	791.2		1283.6	506.6	0.5	7.2	4.8
1	-300	100 YR	5785	784	790.6	789.6	1250.9	643.1	0.5	6.6	6.1
									Average:	9.0	7.7

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2. REFER TO THE ASSOCIATED SONTERRA WEST SECTION 9 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED MARCH 2019 BY 360 PROFESSIONAL SERVICES, INC. F4932).
3. ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

CHANNEL HEC-RAS
SCHEMATIC
(SHEET 1 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
18

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\HEC RAS.dwg LAYOUT: HEC RAS PLOT DATE: 12/12/2019 4:01pm PLOTTED BY: leslie
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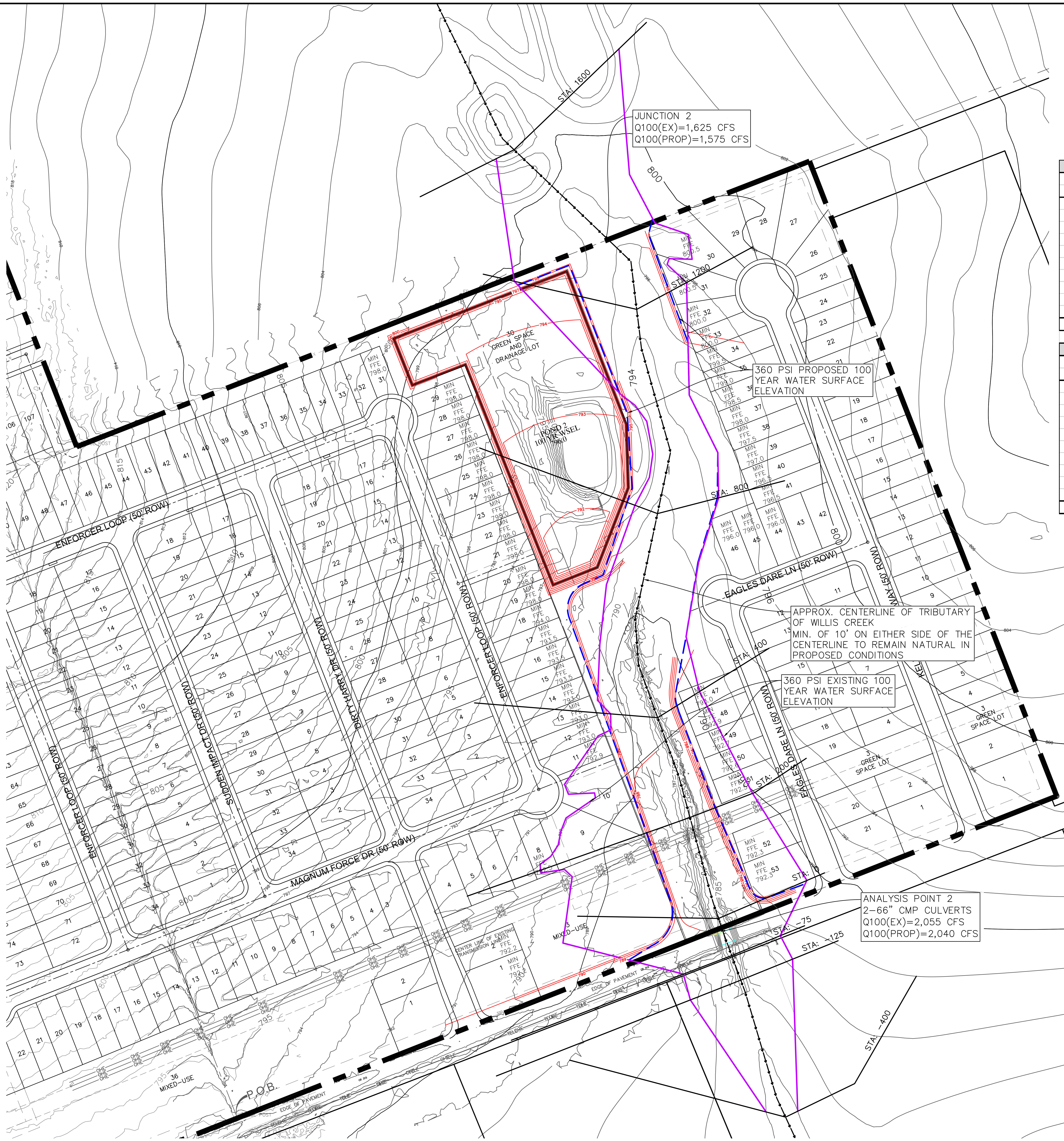

JUNCTION 2
Q100(EX)=1,625 CFS
Q100(PROP)=1,575 CFS

360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION

APPROX. CENTERLINE OF TRIBUTARY OF WILLIS CREEK
MIN. OF 10' ON EITHER SIDE OF THE CENTERLINE TO REMAIN NATURAL IN PROPOSED CONDITIONS

360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION

ANALYSIS POINT 2
2–66" CMP CULVERTS
Q100(EX)=2,055 CFS
Q100(PROP)=2,040 CFS

LEGEND

STA: 100	CROSS SECTION STATION
800	PROPOSED CONTOURS

- PROPOSED 360 100 YR WSEL
- EXISTING 360 100 YR WSEL
- CREEK CENTERLINE

N W E S

SCALE IN FEET
100 50 0 100

100 Year Hec Ras Summary Existing (4/9/2019)												
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (ft/s)	Freeboard Req (ft)
1	1600	100 YR	1625	797.8	800.6	800.6	278.1	217.1	0.8	2.8	7.2	0.8
1	1200	100 YR	1625	794.8	797.9		439.9	309.3	0.5	3.1	4.4	0.3
1	800	100 YR	1625	791.8	794.6		270.1	162.2	0.7	2.8	6.9	0.7
1	400	100 YR	2055	784.9	790.3	790.2	308.1	156.8	0.7	5.4	8.8	1.2
1	200	100 YR	2055	783.8	789.8		643.4	421.4	0.4	6.0	4.7	0.3
1	0	100 YR	2055	781.6	789.5	787.0	782.1	455.1	0.3	7.9	4.2	0.3
1	-70		Culvert							0.0	0.0	
1	-75	100 YR	2055	780.8	785.7	785.7	176.2	195.6	1.0	4.9	11.7	
1	-125	100 YR	2055	780.5	785.9	784.9	531.0	307.6	0.5	5.4	5.7	
1	-400	100 YR	2055	780.0	784.0	783.8	366.2	238.7	0.7			
									Average:	**4.7**	**6.0**	**0.6**

100 Year Hec Ras Summary Proposed (4/9/2019)												
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (ft/s)	Freeboard Req (ft)
1	1600	100 Yr	1575	797.8	800.6	800.6	268.2	214.8	0.8	2.8	7.2	0.8
1	1200	100 Yr	1575	794.8	798.1	797.3	385.8	287.4	0.5	3.3	4.3	0.3
1	800	100 Yr	1575	791.8	794.4	794.4	230.1	376.1	0.9	2.6	7.8	0.9
1	400	100 Yr	2040	784.9	790.9		401.6	151.7	0.5	6.0	6.2	0.6
1	200	100 Yr	2040	783.8	790.4		486.0	166.0	0.4	6.6	4.9	0.4
1	0	100 Yr	2040	781.6	790.2	787.0	690.4	193.8	0.2	8.6	3.8	0.2
1	-70		Culvert							0.0	0.0	
1	-75	100 Yr	2040	780.8	785.7	785.7	175.1	195.1	1.0	4.9	11.7	
1	-125	100 Yr	2040	780.5	785.9	784.9	527.7	306.1	0.5	5.4	5.7	
1	-400	100 Yr	2040	780.0	784.0	783.8	364.1	237.9	0.7			
									Average:	**5.0**	**5.7**	**0.5**

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12/12/2019

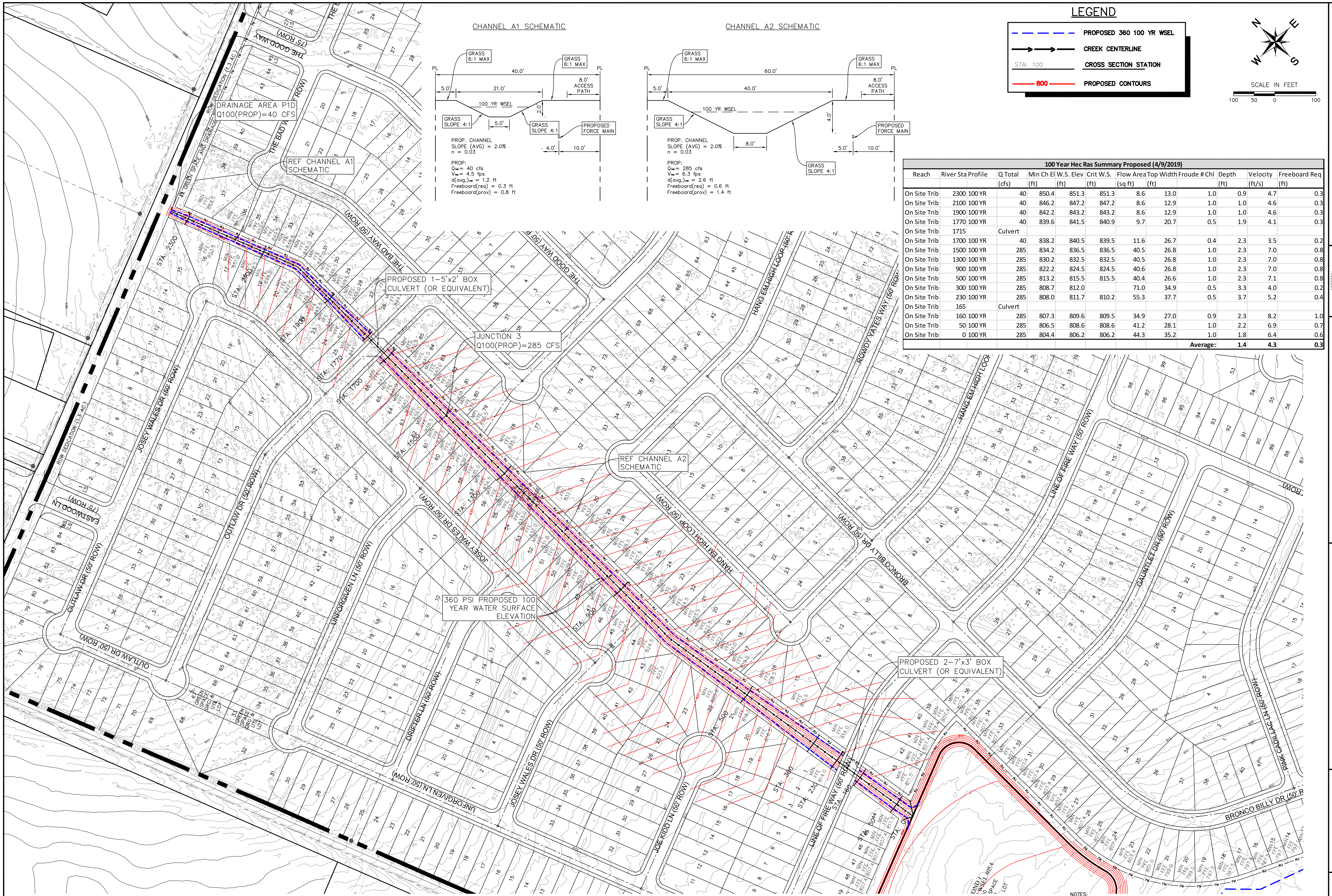
EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

CHANNEL HEC-RAS
SCHEMATIC
(SHEET 2 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
19

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\HEC RAS.dwg LAYOUT: HEC RAS E Trib PLOT DATE: 12/12/2019 4:01pm PLOTTED BY: leslie
XREFS: xgis x2436 xaerial xonsitetopo Section 9 _File Shift to LIDAR xsite Section 9 IMAGES: SJF Sign.tif


CHANNEL A1 SCHEMATIC
GRASS 6:1 MAX
GRASS 6:1 MAX
PL
40.0'
PL
5.0'
21.0'
8.0' ACCESS PATH
100 YR WSEL
2.0'
GRASS SLOPE 4:1
5.0'
GRASS SLOPE 4:1
PROPOSED FORCE MAIN
4.0'
10.0'
PROP. CHANNEL
SLOPE (AVG) = 2.0%
n = 0.03
PROP:
Q100 = 40 cfs
V100 = 4.5 fps
d(avg.)100 = 1.2 ft
Freeboard(req) = 0.3 ft
Freeboard(prov) = 0.8 ft
CHANNEL A2 SCHEMATIC
GRASS 6:1 MAX
GRASS 6:1 MAX
PL
60.0'
PL
5.0'
40.0'
8.0' ACCESS PATH
100 YR WSEL
4.0'
GRASS SLOPE 4:1
8.0'
GRASS SLOPE 4:1
PROPOSED FORCE MAIN
5.0'
10.0'
PROP. CHANNEL
SLOPE (AVG) = 2.0%
n = 0.03
PROP:
Q100 = 285 cfs
V100 = 6.3 fps
d(avg.)100 = 2.6 ft
Freeboard(req) = 0.6 ft
Freeboard(prov) = 1.4 ft
DRAINAGE AREA P1D
Q100(PROP)=40 CFS
REF CHANNEL A1 SCHEMATIC
PROPOSED 1-5'x2' BOX CULVERT (OR EQUIVALENT)
JUNCTION 3
Q100(PROP)=285 CFS
REF CHANNEL A2 SCHEMATIC
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
PROPOSED 2-7'x3' BOX CULVERT (OR EQUIVALENT)
STA: 2300
STA: 2100
STA: 1900
STA: 1770
STA: 1700
STA: 1500
STA: 1300
STA: 900
STA: 500
STA: 300
STA: 230
STA: 160
STA: 50
STA: 0
THE GOOD WAY (75' ROW)
THE BAD WAY (50' ROW)
THE GOOD WAY (50' ROW)
ROW DEDICATION (1.3 AC)
GREEN SPACE AND DRAINAGE
JOSEY WALES DR (50' ROW)
OUTLAW DR (50' ROW)
EASTWOOD LN (75' ROW)
UNFORGIVEN LN (50' ROW)
DRIFTER LN (50' ROW)
JOE KIDD LN (50' ROW)
HANG EM HIGH LOOP (50' ROW)
ROWDY YATES WAY (50' ROW)
BRONCO BILLY DR (50' ROW)
LINE OF FIRE WAY (50' ROW)
GAUNTLET DR (50' ROW)
PINK CADILLAC LN (50' ROW)
GREEN SPACE DRG & LOT
MIN FFE

LEGEND

- PROPOSED 360 100 YR WSEL
- CREEK CENTERLINE
- STA: 100 — CROSS SECTION STATION
- 800 — PROPOSED CONTOURS

N E S W

SCALE IN FEET

100 50 0 100

100 Year Hec Ras Summary Proposed (4/9/2019)												
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (ft/s)	Freeboard Req (ft)
On Site Trib	2300	100 YR	40	850.4	851.3	851.3	8.6	13.0	1.0	0.9	4.7	0.3
On Site Trib	2100	100 YR	40	846.2	847.2	847.2	8.6	12.9	1.0	1.0	4.6	0.3
On Site Trib	1900	100 YR	40	842.2	843.2	843.2	8.6	12.9	1.0	1.0	4.6	0.3
On Site Trib	1770	100 YR	40	839.6	841.5	840.9	9.7	20.7	0.5	1.9	4.1	0.3
On Site Trib	1715		Culvert									
On Site Trib	1700	100 YR	40	838.2	840.5	839.5	11.6	26.7	0.4	2.3	3.5	0.2
On Site Trib	1500	100 YR	285	834.2	836.5	836.5	40.5	26.8	1.0	2.3	7.0	0.8
On Site Trib	1300	100 YR	285	830.2	832.5	832.5	40.5	26.8	1.0	2.3	7.0	0.8
On Site Trib	900	100 YR	285	822.2	824.5	824.5	40.6	26.8	1.0	2.3	7.0	0.8
On Site Trib	500	100 YR	285	813.2	815.5	815.5	40.4	26.6	1.0	2.3	7.1	0.8
On Site Trib	300	100 YR	285	808.7	812.0		71.0	34.9	0.5	3.3	4.0	0.2
On Site Trib	230	100 YR	285	808.0	811.7	810.2	55.3	37.7	0.5	3.7	5.2	0.4
On Site Trib	165		Culvert									
On Site Trib	160	100 YR	285	807.3	809.6	809.5	34.9	27.0	0.9	2.3	8.2	1.0
On Site Trib	50	100 YR	285	806.5	808.6	808.6	41.2	28.1	1.0	2.2	6.9	0.7
On Site Trib	0	100 YR	285	804.4	806.2	806.2	44.3	35.2	1.0	1.8	6.4	0.6
									Average:	**1.4**	**4.3**	**0.3**

NOTES:

1. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED AUGUST, OCTOBER, AND NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.
2. REFER TO THE ASSOCIATED SONTERRA WEST SECTION 9 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED MARCH 2019 BY 360 PROFESSIONAL SERVICES, INC. F4932).
3. ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

CHANNEL HEC-RAS
SCHEMATIC
(SHEET 3 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
20

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\HEC RAS.dwg LAYOUT: HEC RAS on-site PLOT DATE: 12/12/2019 4:00pm PLOTTED BY: leslie
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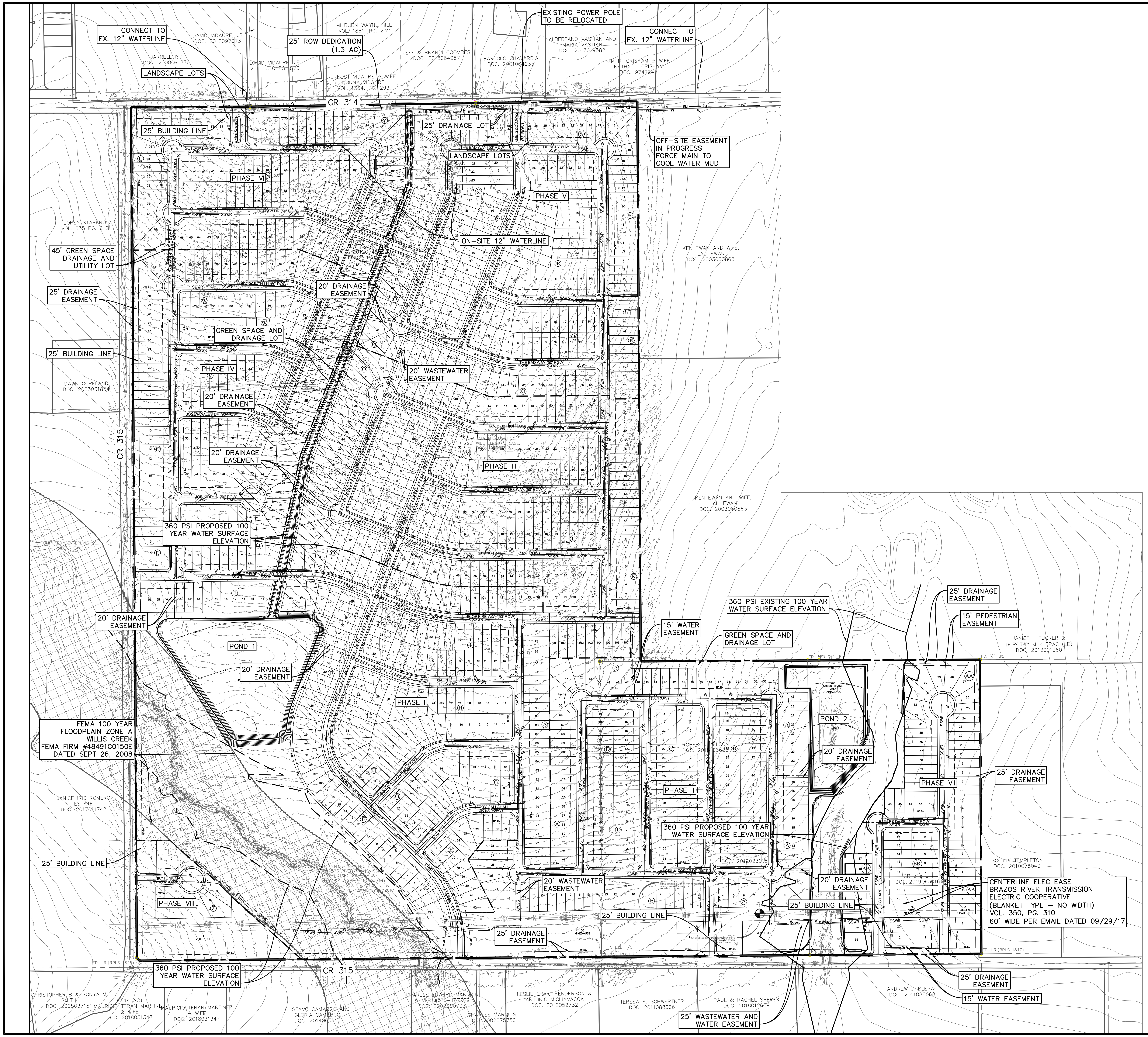
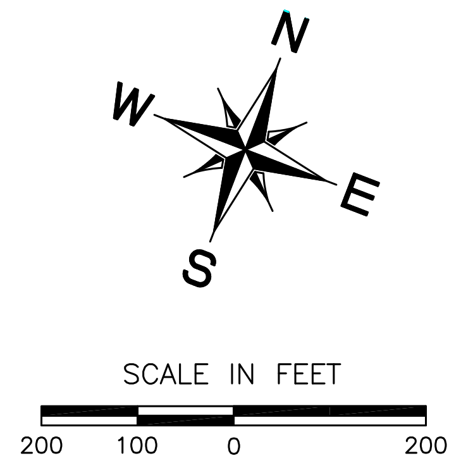

CONNECT TO EX. 12" WATERLINE
25' ROW DEDICATION (1.3 AC)
EXISTING POWER POLE TO BE RELOCATED
CONNECT TO EX. 12" WATERLINE
LANDSCAPE LOTS
25' BUILDING LINE
25' DRAINAGE LOT
LANDSCAPE LOTS
OFF-SITE EASEMENT IN PROGRESS FORCE MAIN TO COOL WATER MUD
CR 314
PHASE VI
PHASE V
ON-SITE 12" WATERLINE
45' GREEN SPACE DRAINAGE AND UTILITY LOT
25' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
GREEN SPACE AND DRAINAGE LOT
25' BUILDING LINE
20' WASTEWATER EASEMENT
PHASE IV
20' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
PHASE III
CR 315
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
20' DRAINAGE EASEMENT
POND 1
20' DRAINAGE EASEMENT
PHASE I
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
25' BUILDING LINE
PHASE VIII
20' WASTEWATER EASEMENT
25' BUILDING LINE
25' DRAINAGE EASEMENT
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
CR 315
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
15' WATER EASEMENT
GREEN SPACE AND DRAINAGE LOT
25' DRAINAGE EASEMENT
15' PEDESTRIAN EASEMENT
POND 2
20' DRAINAGE EASEMENT
PHASE II
PHASE VII
25' DRAINAGE EASEMENT
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
20' DRAINAGE EASEMENT
25' BUILDING LINE
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
25' DRAINAGE EASEMENT
15' WATER EASEMENT
25' WASTEWATER AND WATER EASEMENT
JARRELL ISD DOC. 2008091876
DAVID VIDAURE, JR DOC. 2012097073
DAVID VIDAURE, JR VOL. 1310 PG. 870
MILBURN WAYNE HILL VOL. 1861, PG. 232
ERNEST VIDAURE & WIFE DONNA VIDAURE VOL. 1364, PG. 293
JEFF & BRANDI COOMBES DOC. 2018064987
BARTOLO CHAVARRIA DOC. 2001064935
ALBERTANO VASTIAN AND MARIA VASTIAN DOC. 2017019582
JIM D. GRISHAM & WIFE KATHY L. GRISHAM DOC. 9747247
LOREY STABENO VOL. 635 PG. 612
DAWN COPELAND DOC. 2003031854
KEN EWAN AND WIFE, LALI EWAN DOC. 2003060863
KEN EWAN AND WIFE, LALI EWAN DOC. 2003060863
JANICE L TUCKER & DOROTHY M KLEPAC (LE) DOC. 2013001260
SCOTTY TEMPLETON DOC. 2010078040
JANICE IRIS ROMERO ESTATE DOC. 2017011742
CHRISTOPHER B & SONYA M SMITH DOC. 2005037181
MAURICIO TERAN MARTINEZ & WIFE DOC. 2018031347
MAURICIO TERAN MARTINEZ & WIFE DOC. 2018031347
GUSTAVO CAMARGO AND GLORIA CAMARGO DOC. 2014065140
CHARLES EDWARD MARQUIS & VLB #780-157329 DOC. 2002000703
CHARLES MARQUIS DOC. 2002075756
LESLIE CRAIG HENDERSON & ANTONIO MIGLIAVACCA DOC. 2012052732
TERESA A. SCHWERTNER DOC. 2011088666
PAUL & RACHEL SHEREK DOC. 2018012639
ANDREW J. KLEPAC DOC. 2011088668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SCALE IN FEET
200
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200

LEGEND

— - — - —	SUBJECT PROPERTY
— — — —	PHASE LINES
————	PROPERTY LINES
—— W —— W ——	PROP. WATER LINE
—— SSWR —— SSWR ——	PROP. WASTEWATER LINE
—— FM —— FM ——	PROP. FORCE MAIN LINE

NOTES:
1. STATIC PRESSURE:
   HGL = 1,033 FT-MSL
   HIGH AT ELEV 790' = 105 PSI
   LOW AT ELEV 860' = 75 PSI
   AT ELEV 836' = 85 PSI
2. NO MASTER PRV ALONG THE PROPOSED 12" LINE WILL BE INSTALLED. HOME PRVS REQUIRED ON ALL LOTS BELOW 835.

NOTES:
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360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

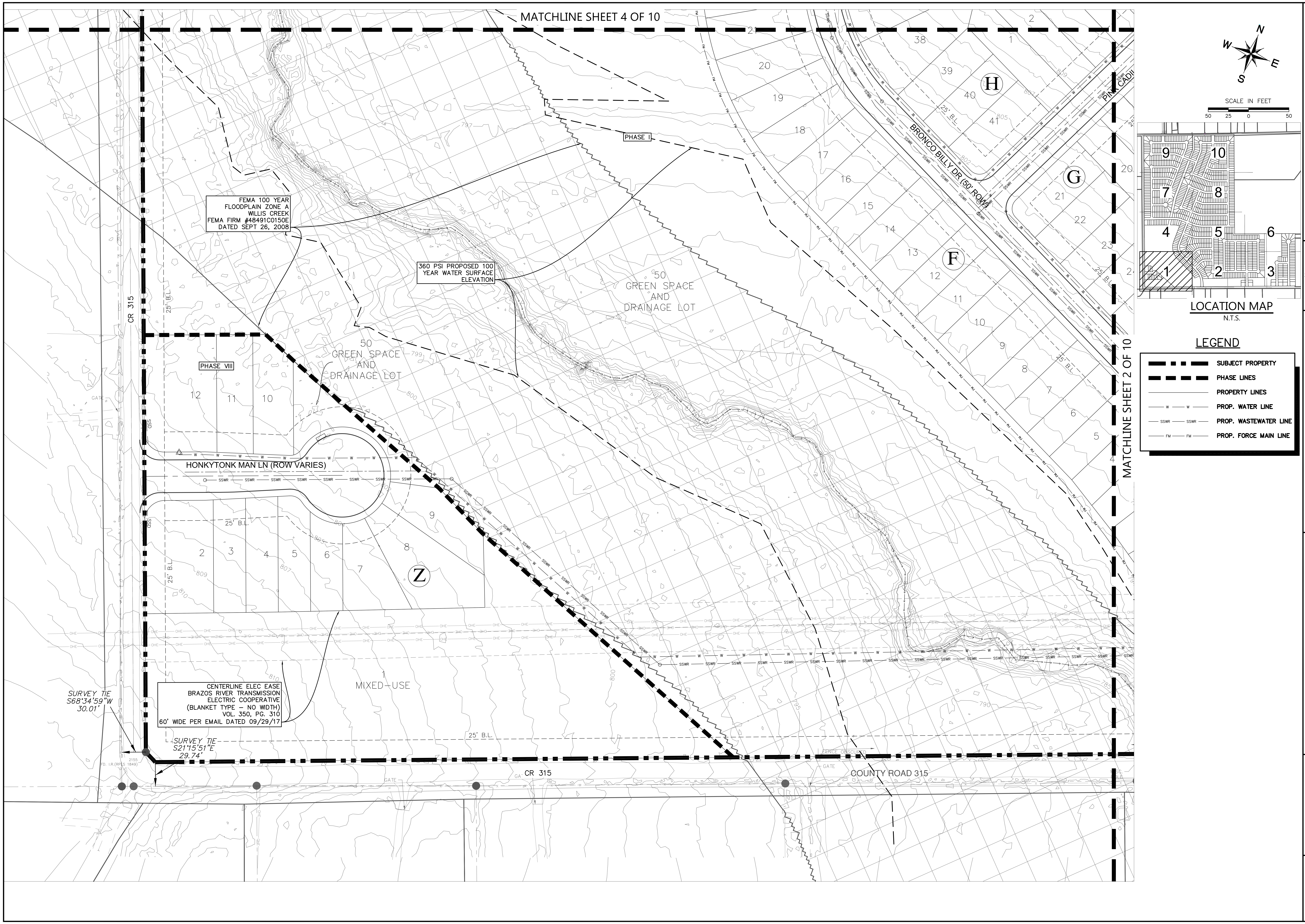
SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

OVERALL UTILITY LAYOUT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
21


MATCHLINE SHEET 4 OF 10
MATCHLINE SHEET 2 OF 10
N
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S
W
SCALE IN FEET
50 25 0 50
LOCATION MAP
N.T.S.
LEGEND
SUBJECT PROPERTY
PHASE LINES
PROPERTY LINES
PROP. WATER LINE
PROP. WASTEWATER LINE
PROP. FORCE MAIN LINE
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
PHASE I
PHASE VIII
50 GREEN SPACE AND DRAINAGE LOT
50 GREEN SPACE AND DRAINAGE LOT
1 MIXED-USE
HONKYTONK MAN LN (ROW VARIES)
BRONCO BILLY DR (50' ROW)
PIN CADI
CR 315
COUNTY ROAD 315
25' B.L.
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
SURVEY TIE S68°34'59"W 30.01'
SURVEY TIE S21°15'51"E 29.74'
GATE
FENCE
H
G
F
Z
SSWR
W
FM
OHE

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 1 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
22

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 01 UTIL PLOT DATE: 12/12/2019 3:42pm PLOTTED BY: leslie
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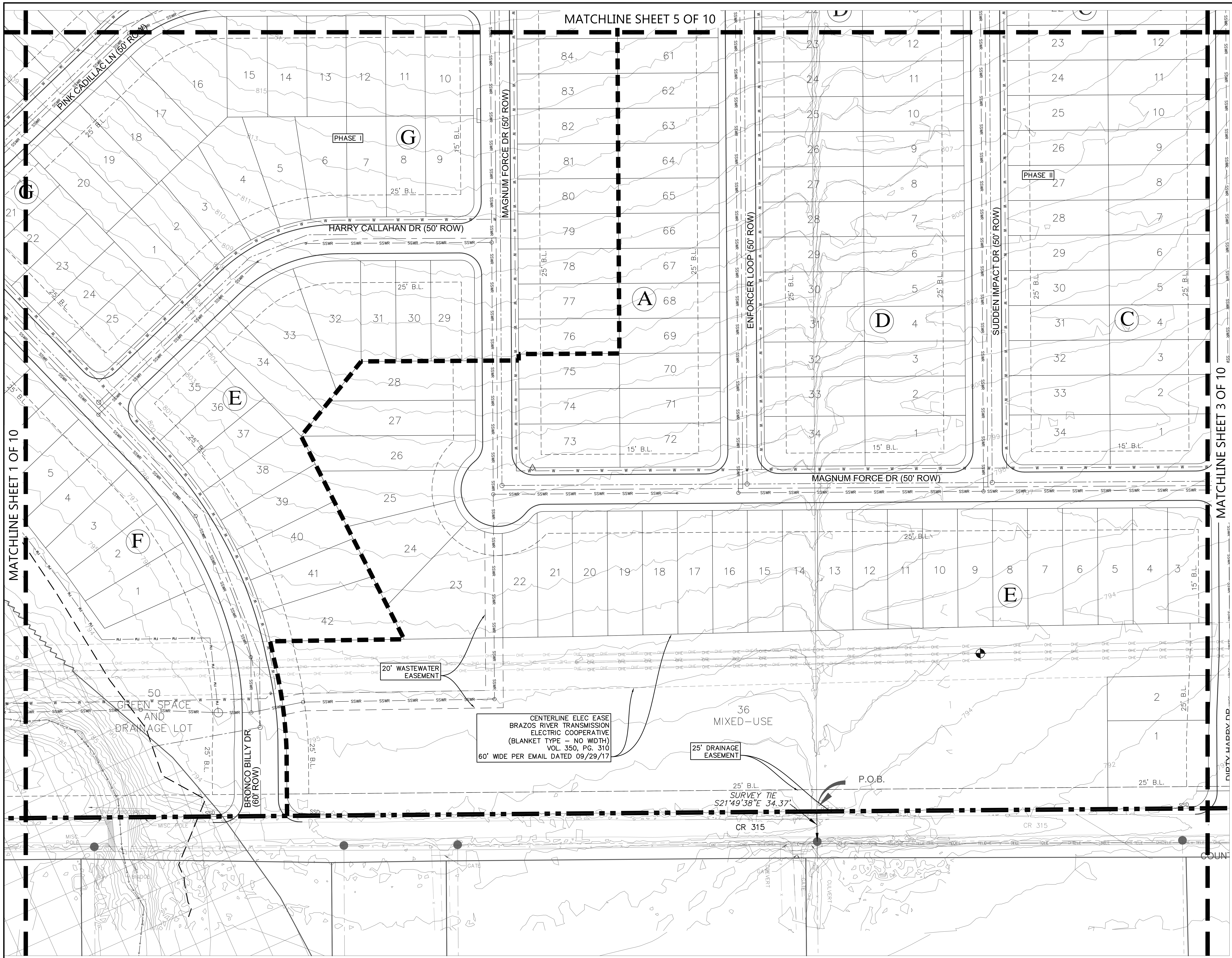
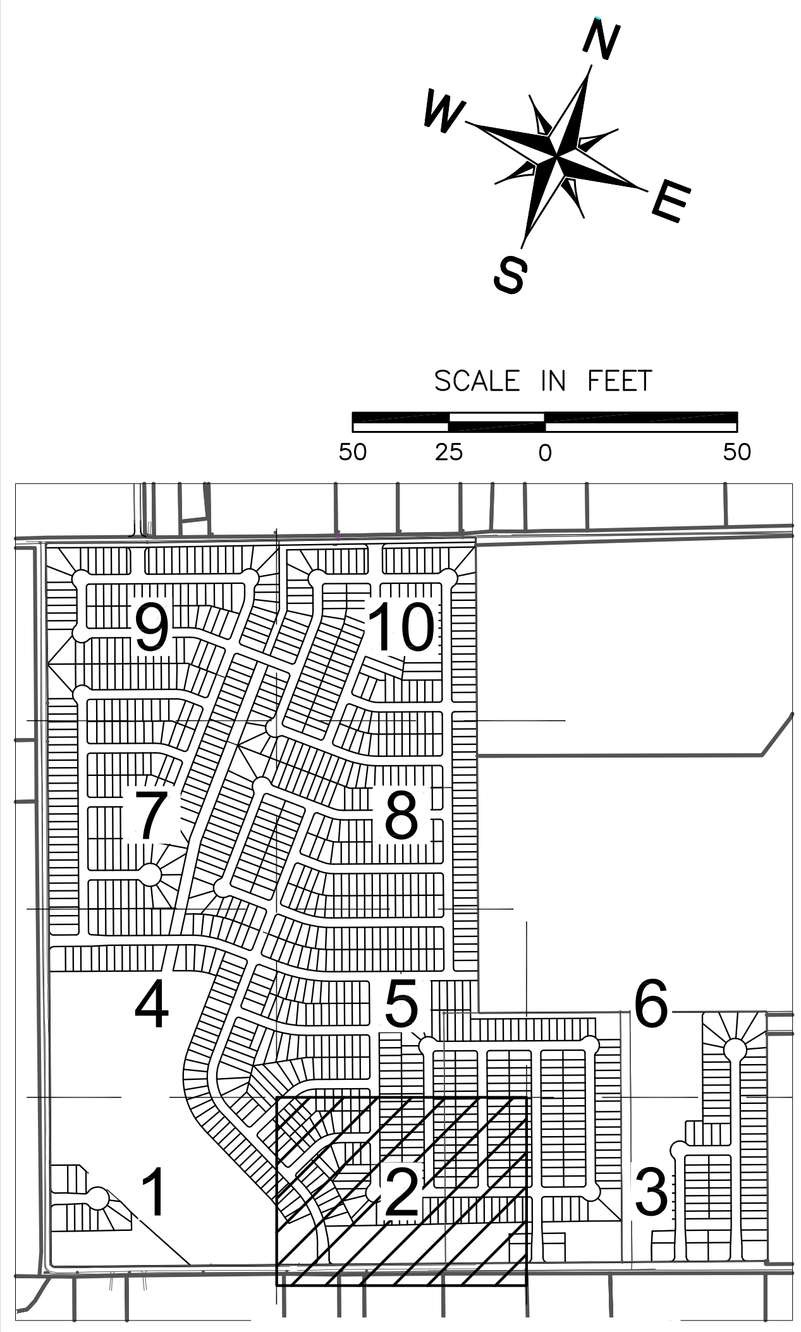

MATCHLINE SHEET 5 OF 10
MATCHLINE SHEET 1 OF 10
MATCHLINE SHEET 3 OF 10
PINK CADILLAC LN (50' ROW)
HARRY CALLAHAN DR (50' ROW)
MAGNUM FORCE DR (50' ROW)
ENFORCER LOOP (50' ROW)
SUDDEN IMPACT DR (50' ROW)
BRONCO BILLY DR (60' ROW)
DIRTY HARRY DR
CR 315
PHASE I
PHASE II
A
C
D
E
F
G
25' B.L.
15' B.L.
50
GREEN SPACE AND DRAINAGE LOT
36
MIXED-USE
20' WASTEWATER EASEMENT
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
25' DRAINAGE EASEMENT
P.O.B.
SURVEY TIE S21°49'38"E 34.37'
SSWR
W
OHE
CULVERT
GATE
BRIDGE
MISC. POLE
COUN


N
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W
SCALE IN FEET
50
25
0
50
1
2
3
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6
7
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9
10

LOCATION MAP
N.T.S.

LEGEND

▬ · ▬	SUBJECT PROPERTY
▬ ▬	PHASE LINES
―	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 2 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
23

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 02 UTIL PLOT DATE: 12/12/2019 3:43pm PLOTTED BY: leslie
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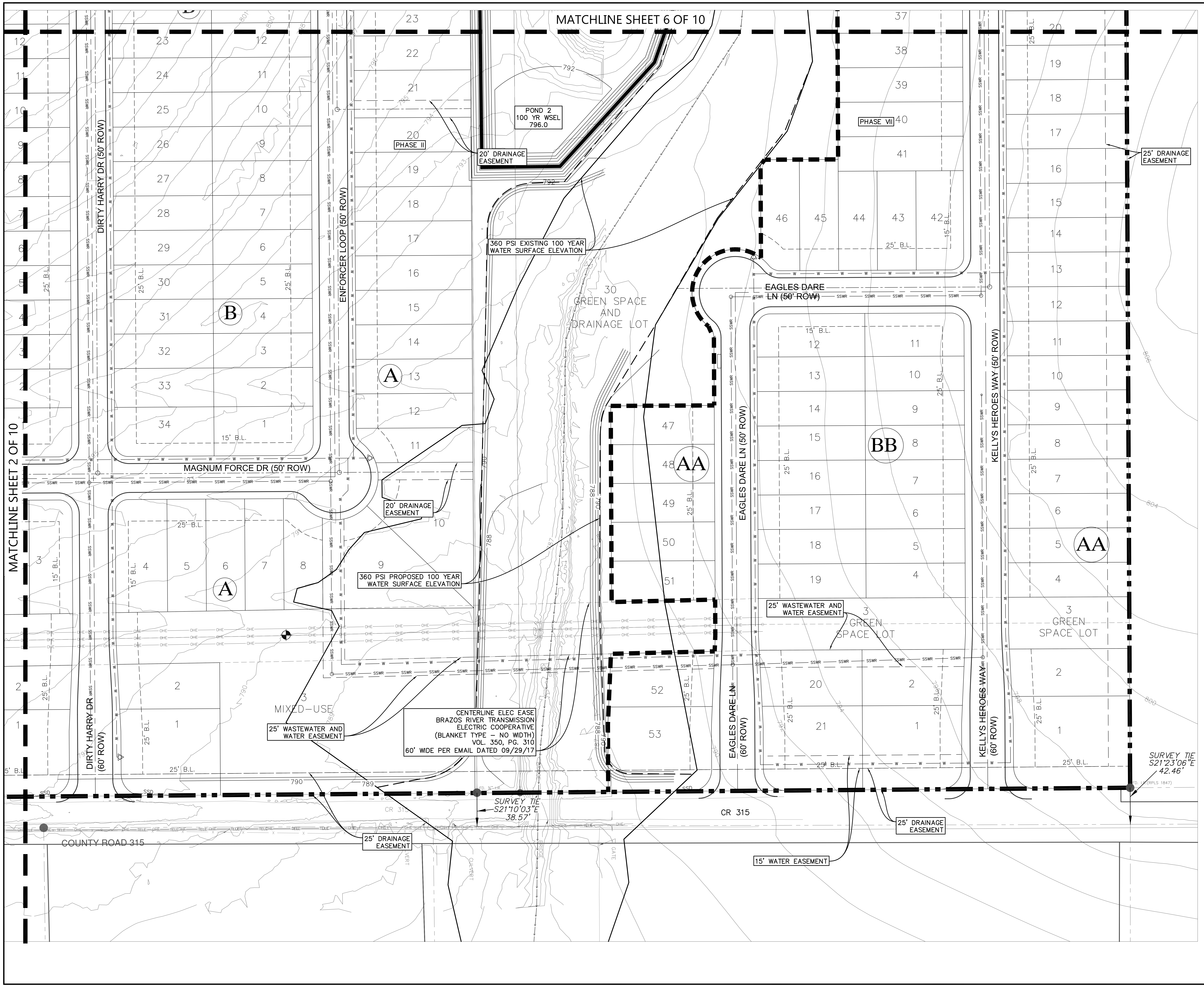
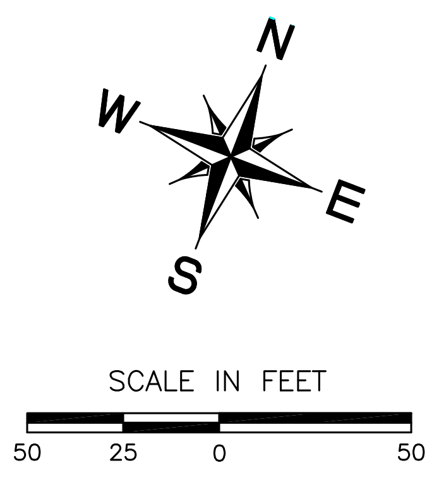

MATCHLINE SHEET 6 OF 10
MATCHLINE SHEET 2 OF 10
DIRTY HARRY DR (50' ROW)
ENFORCER LOOP (50' ROW)
MAGNUM FORCE DR (50' ROW)
DIRTY HARRY DR (60' ROW)
EAGLES DARE LN (50' ROW)
EAGLES DARE LN (60' ROW)
KELLYS HEROES WAY (50' ROW)
KELLYS HEROES WAY (60' ROW)
POND 2 100 YR WSEL 796.0
PHASE II
PHASE VII
20' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
30 GREEN SPACE AND DRAINAGE LOT
3 GREEN SPACE LOT
3 MIXED-USE
25' WASTEWATER AND WATER EASEMENT
CENTERLINE ELEC EASE BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE (BLANKET TYPE – NO WIDTH) VOL. 350, PG. 310 60' WIDE PER EMAIL DATED 09/29/17
15' WATER EASEMENT
SURVEY TIE S21°10'03"E 38.57'
SURVEY TIE S21°23'06"E 42.46'
FD. ½" I.R.
FD. I.R.(RPLS 1847)
CR 315
COUNTY ROAD 315
A
B
AA
BB
25' B.L.
15' B.L.
CULVERT
BRIDGE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SCALE IN FEET
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25
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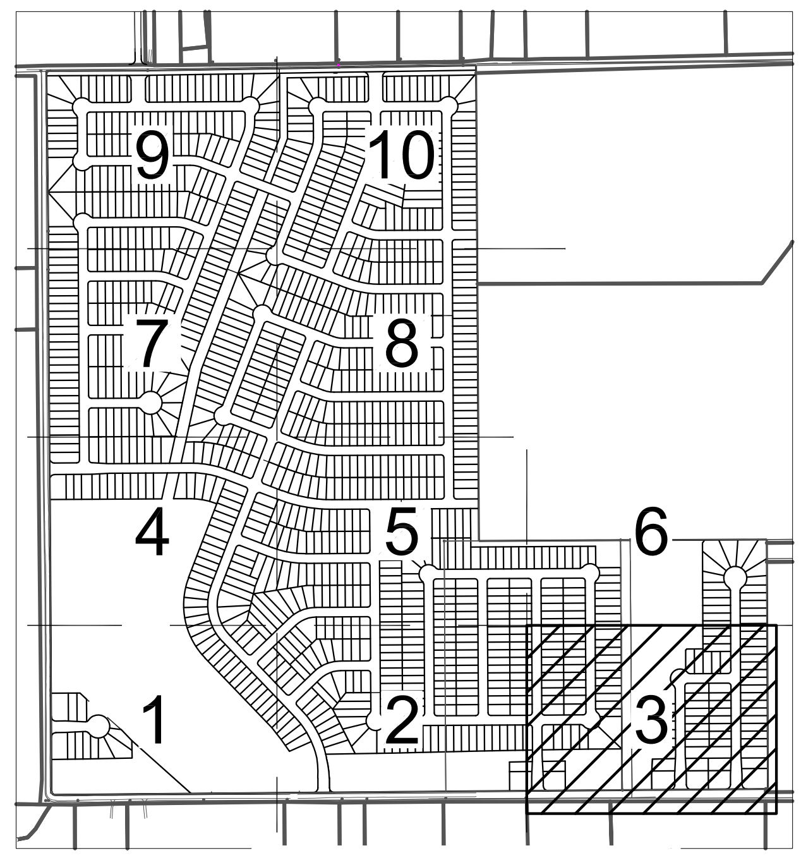
50


9
10
7
8
4
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3

LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
———	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 3 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
24

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 03 UTIL PLOT DATE: 12/12/2019 3:45pm PLOTTED BY: leslie
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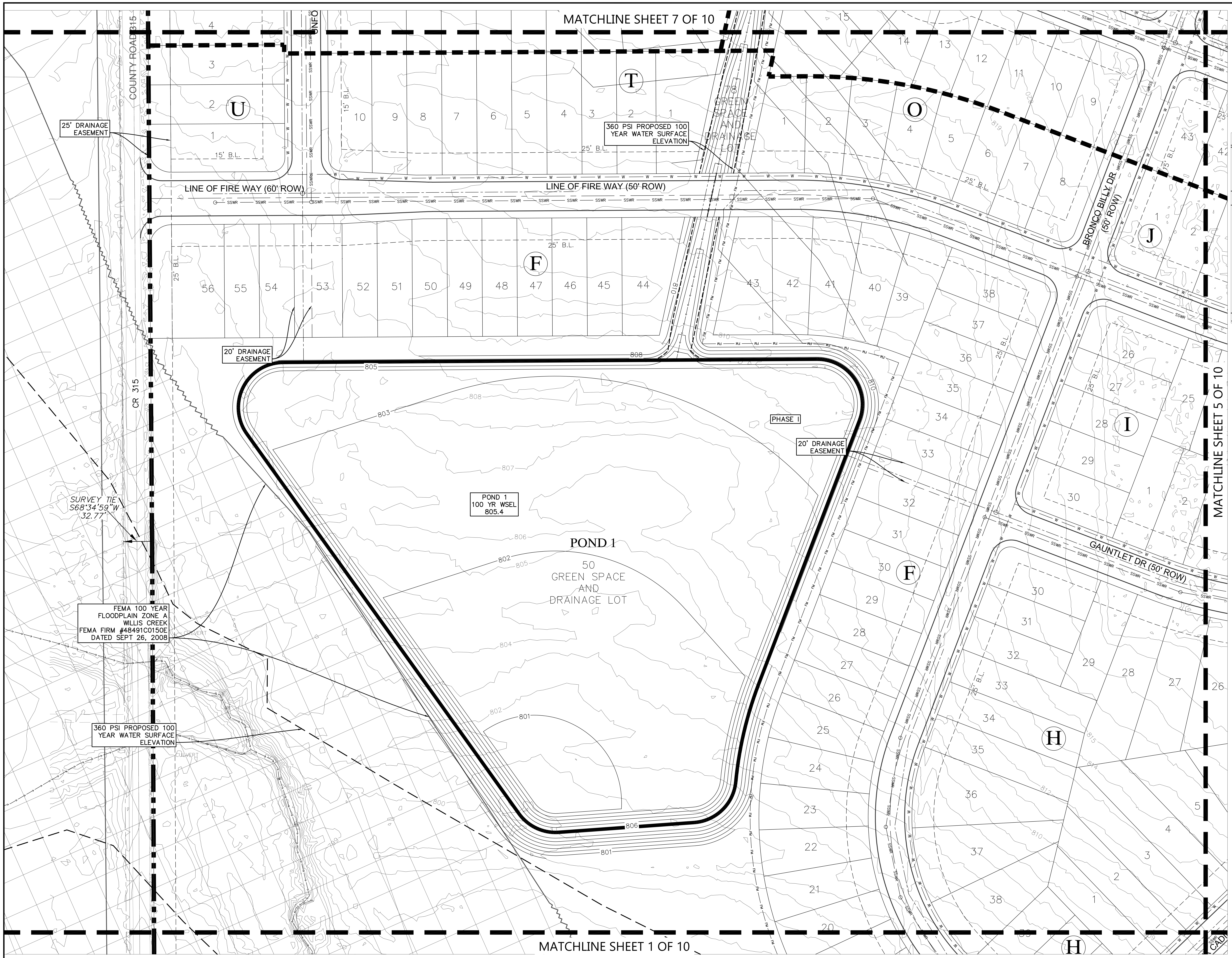
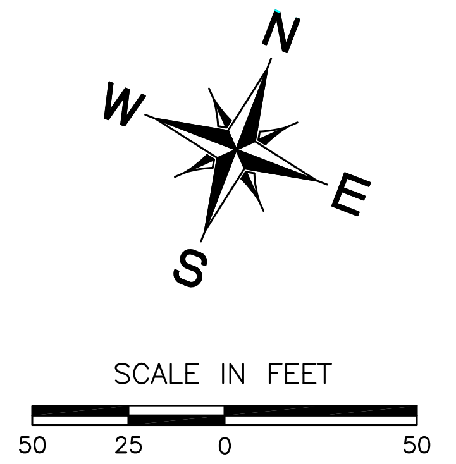

MATCHLINE SHEET 7 OF 10
MATCHLINE SHEET 1 OF 10
MATCHLINE SHEET 5 OF 10
COUNTY ROAD 315
CR 315
25' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
78 GREEN SPACE AND DRAINAGE LOT
LINE OF FIRE WAY (60' ROW)
LINE OF FIRE WAY (50' ROW)
BRONCO BILLY DR (50' ROW)
GAUNTLET DR (50' ROW)
15' B.L.
25' B.L.
SURVEY TIE S68°34'59"W 32.77'
FEMA 100 YEAR FLOODPLAIN ZONE A WILLIS CREEK FEMA FIRM #48491C0150E DATED SEPT 26, 2008
PHASE I
POND 1 100 YR WSEL 805.4
POND 1
50 GREEN SPACE AND DRAINAGE LOT
U
T
O
F
J
I
F
H
H
SSWR
W
FM
805
806
808
810
801
802
803
804
807


N
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S
W
SCALE IN FEET
50
25
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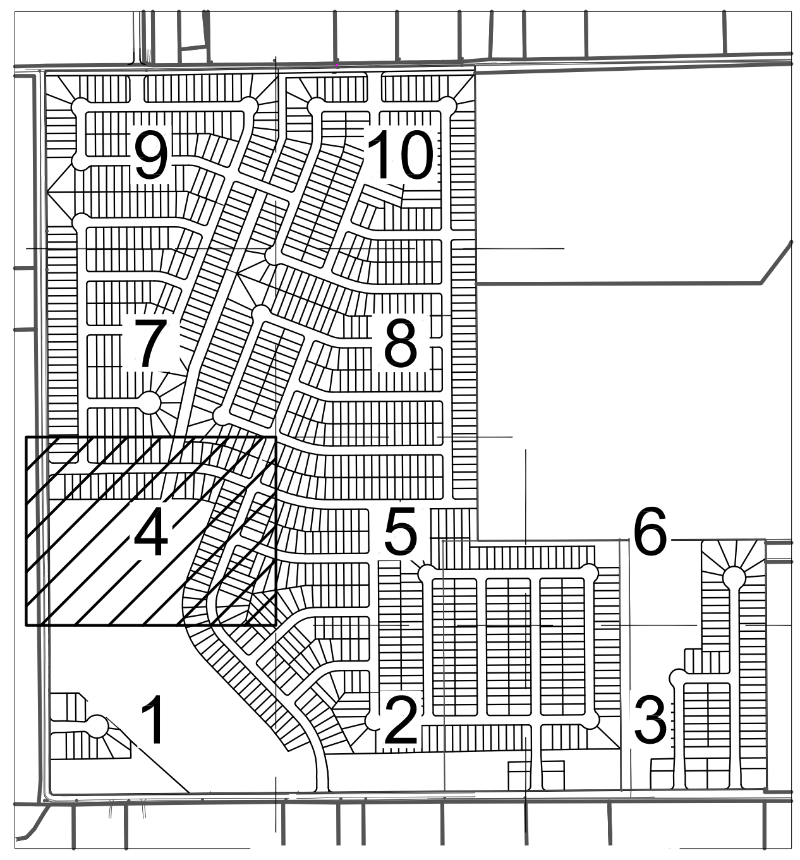
50


9
10
7
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LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
———	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

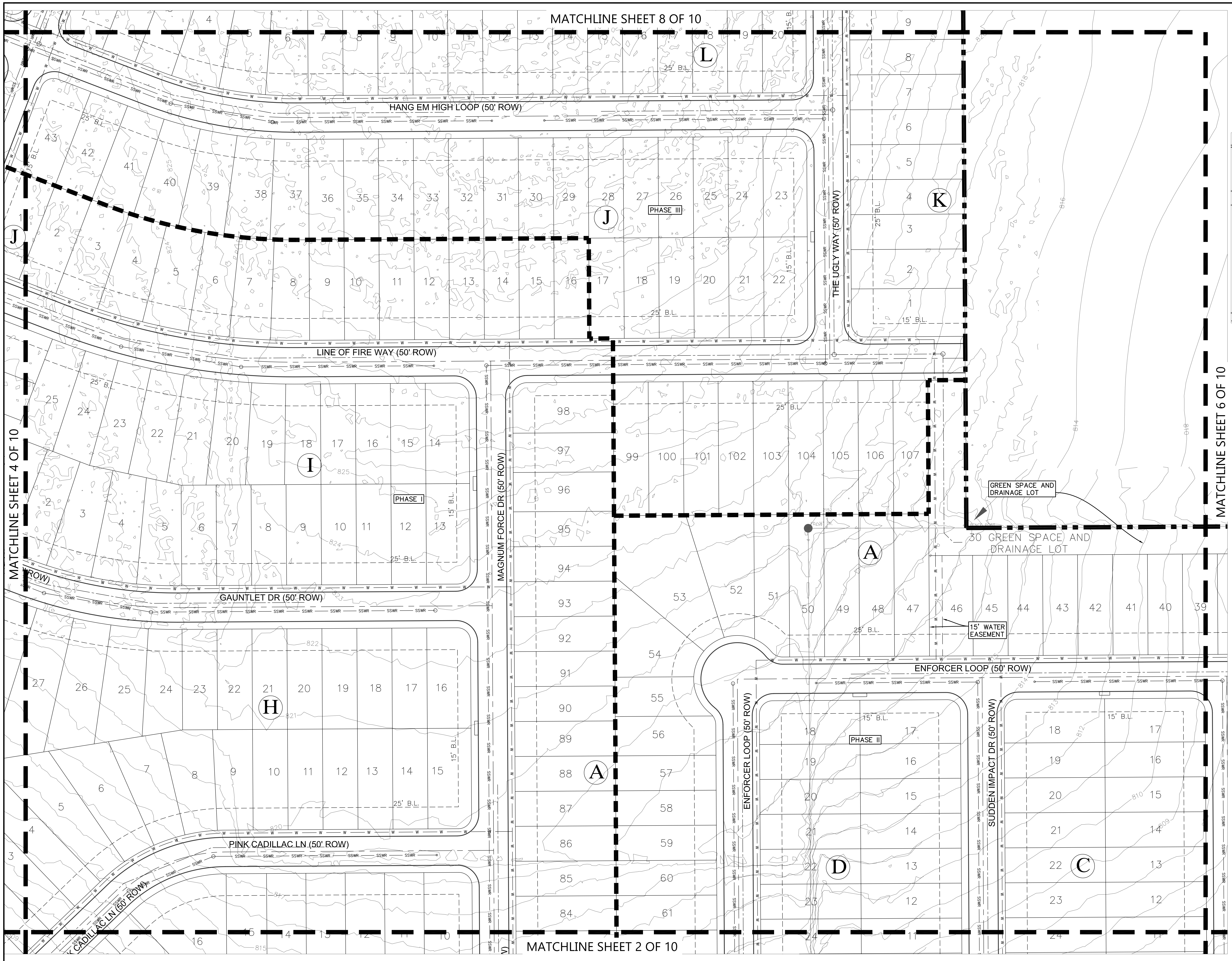
EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 4 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
25

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 04 UTIL PLOT DATE: 12/12/2019 3:46pm PLOTTED BY: leslie
XREFS: xgis x2436 xaerial xonsitetopo Section 9 _File Shift to LIDAR xsite Section 9 xsurvey_360psi IMAGES: SJF Sign.tif


MATCHLINE SHEET 8 OF 10
MATCHLINE SHEET 4 OF 10
MATCHLINE SHEET 6 OF 10
MATCHLINE SHEET 2 OF 10
HANG EM HIGH LOOP (50' ROW)
LINE OF FIRE WAY (50' ROW)
THE UGLY WAY (50' ROW)
MAGNUM FORCE DR (50' ROW)
GAUNTLET DR (50' ROW)
PINK CADILLAC LN (50' ROW)
ENFORCER LOOP (50' ROW)
SUDDEN IMPACT DR (50' ROW)
L
J
K
I
H
A
D
C
PHASE III
PHASE I
PHASE II
25' B.L.
15' B.L.
GREEN SPACE AND DRAINAGE LOT
30 GREEN SPACE AND DRAINAGE LOT
15' WATER EASEMENT
W
S
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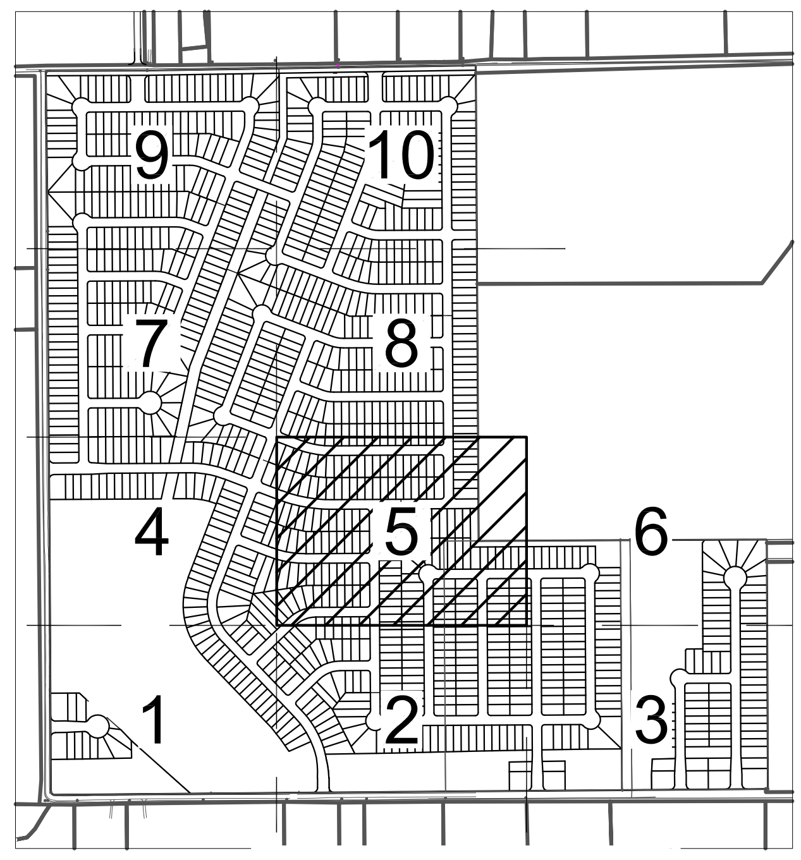
SCALE IN FEET
50 25 0 50


9
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LOCATION MAP
N.T.S.

LEGEND

▬ · ▬ · ▬	SUBJECT PROPERTY
▬ ▬ ▬	PHASE LINES
———	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

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P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

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84652
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EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 5 OF 10)

Scale: AS SHOWN
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Date: DECEMBER 2019
Project No.

SHEET
26

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 05 UTIL PLOT DATE: 12/12/2019 3:47pm PLOTTED BY: leslie
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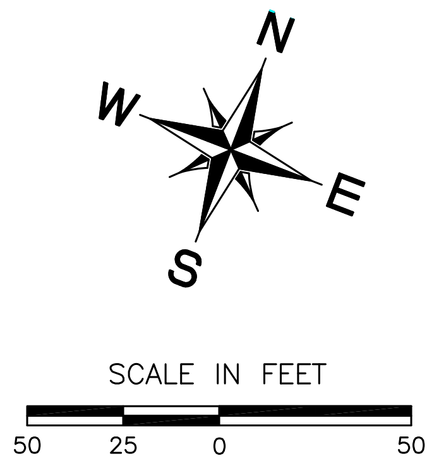
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SCALE IN FEET
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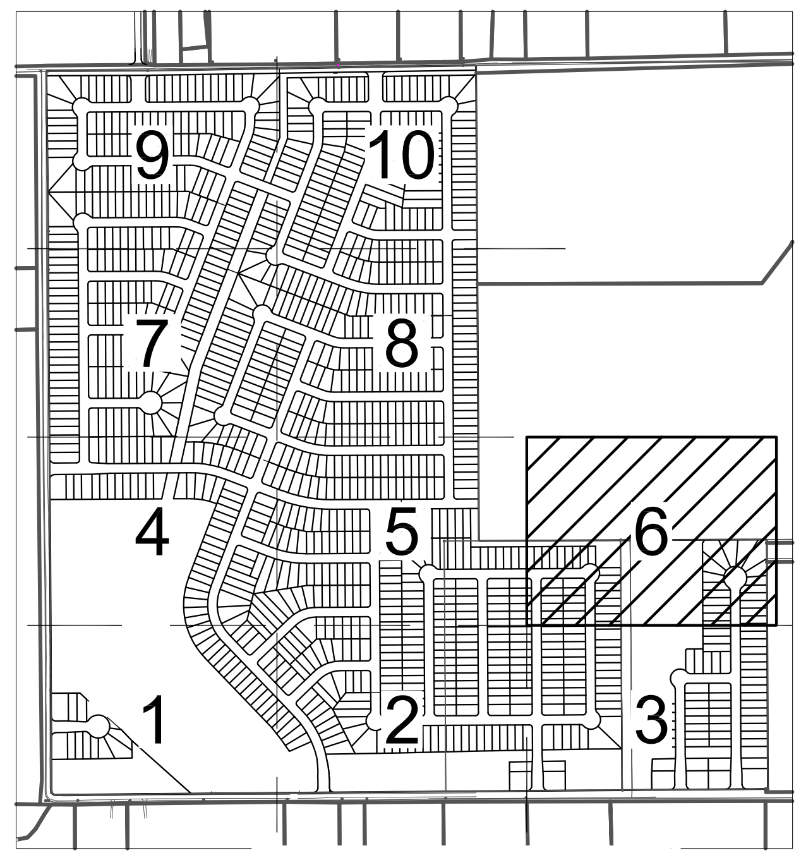
9
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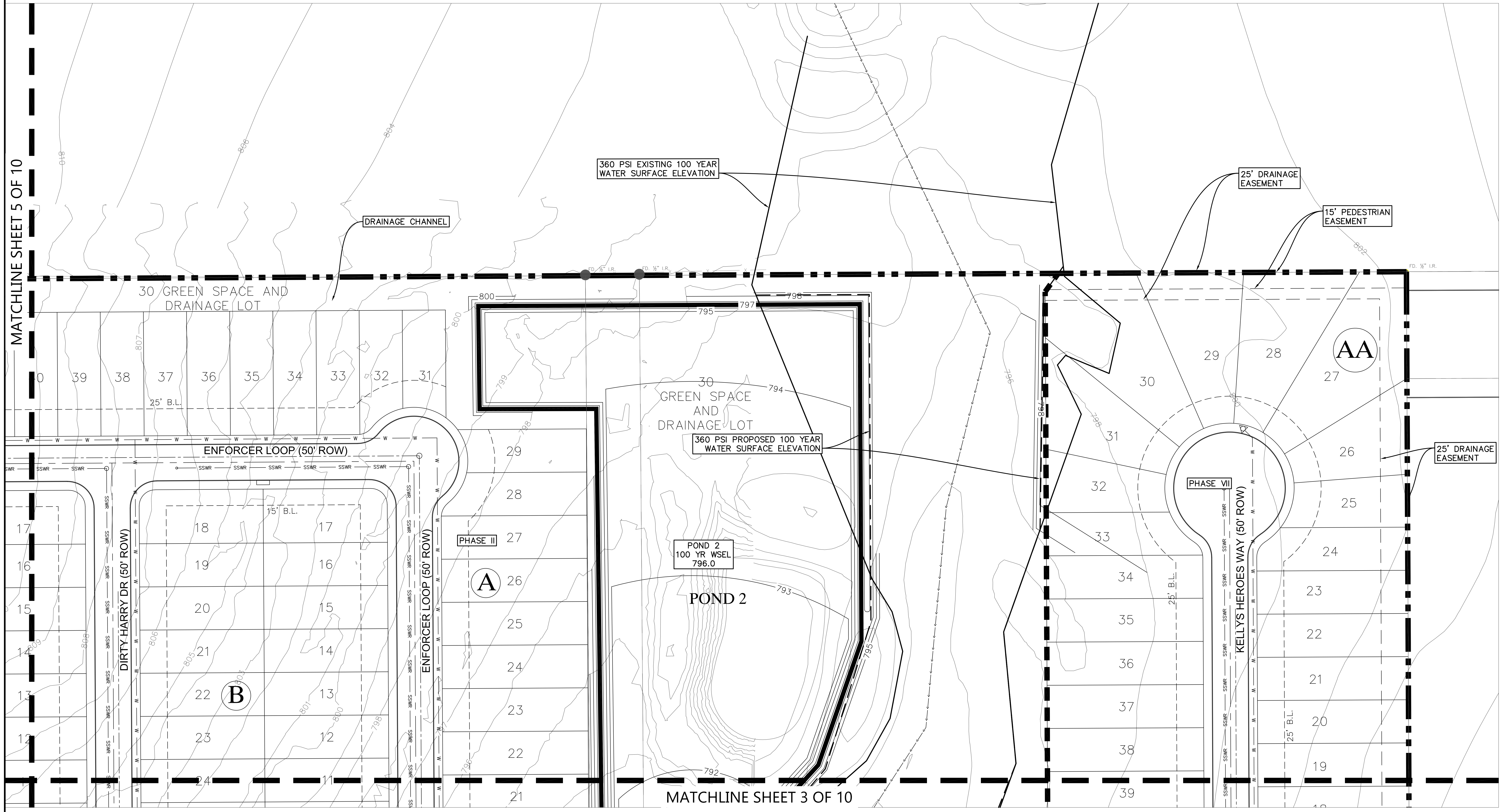
LOCATION MAP
N.T.S.

LEGEND

- SUBJECT PROPERTY
- PHASE LINES
- PROPERTY LINES
- W — W PROP. WATER LINE
- SSWR — SSWR PROP. WASTEWATER LINE
- FM — FM PROP. FORCE MAIN LINE


MATCHLINE SHEET 5 OF 10
MATCHLINE SHEET 3 OF 10
DRAINAGE CHANNEL
360 PSI EXISTING 100 YEAR WATER SURFACE ELEVATION
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
25' DRAINAGE EASEMENT
15' PEDESTRIAN EASEMENT
25' DRAINAGE EASEMENT
FD. ½" I.R.
FD. ½" I.R.
FD. ½" I.R.
30 GREEN SPACE AND DRAINAGE LOT
30 GREEN SPACE AND DRAINAGE LOT
POND 2 100 YR WSEL 796.0
POND 2
ENFORCER LOOP (50' ROW)
ENFORCER LOOP (50' ROW)
DIRTY HARRY DR (50' ROW)
KELLYS HEROES WAY (50' ROW)
PHASE II
PHASE VII
A
B
AA
25' B.L.
15' B.L.
25' B.L.
25' B.L.
39
38
37
36
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34
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19
39
800
797
798
795
794
793
792
799
796
810
808
806
804
802
807
805
803
801
W
SSWR
SSMH

UTILITY LAYOUT
(SHEET 6 OF 10)

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

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SCOTT J. FOSTER
84652
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12/12/2019

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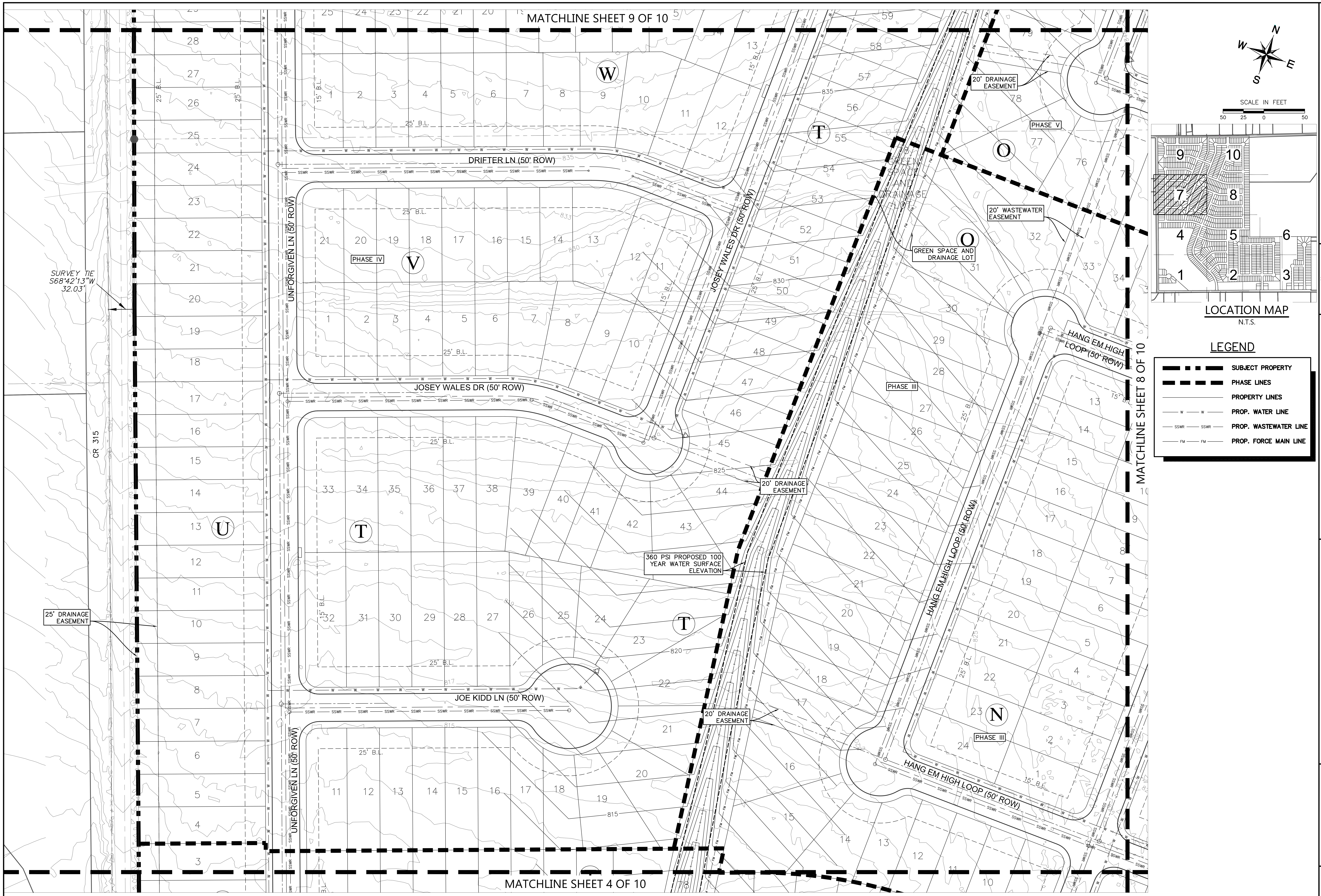
Date: DECEMBER 2019
Project No.

SHEET
27

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 06 UTIL PLOT DATE: 12/12/2019 3:49pm PLOTTED BY: leslie
XREFS: xgis x2436 xaerial xonsitetopo Section 9 _File Shift to LIDAR xsite Section 9 xsurvey_360psi IMAGES: SJF Sign.tif


MATCHLINE SHEET 9 OF 10
MATCHLINE SHEET 8 OF 10
MATCHLINE SHEET 4 OF 10
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SCALE IN FEET
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8
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LOCATION MAP
N.T.S.
LEGEND
SUBJECT PROPERTY
PHASE LINES
PROPERTY LINES
PROP. WATER LINE
PROP. WASTEWATER LINE
PROP. FORCE MAIN LINE
DRIFTER LN (50' ROW)
JOSEY WALES DR (50' ROW)
JOE KIDD LN (50' ROW)
UNFORGIVEN LN (50' ROW)
HANG EM HIGH LOOP (50' ROW)
CR 315
SURVEY TIE S68°42'13"W 32.03'
25' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
20' WASTEWATER EASEMENT
GREEN SPACE AND DRAINAGE LOT
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
PHASE III
PHASE IV
PHASE V
25' B.L.
15' B.L.
U
V
W
T
O
N

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P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

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SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 7 OF 10)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: DECEMBER 2019
Project No.

SHEET
28

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 07 UTIL PLOT DATE: 12/12/2019 3:51pm PLOTTED BY: leslie
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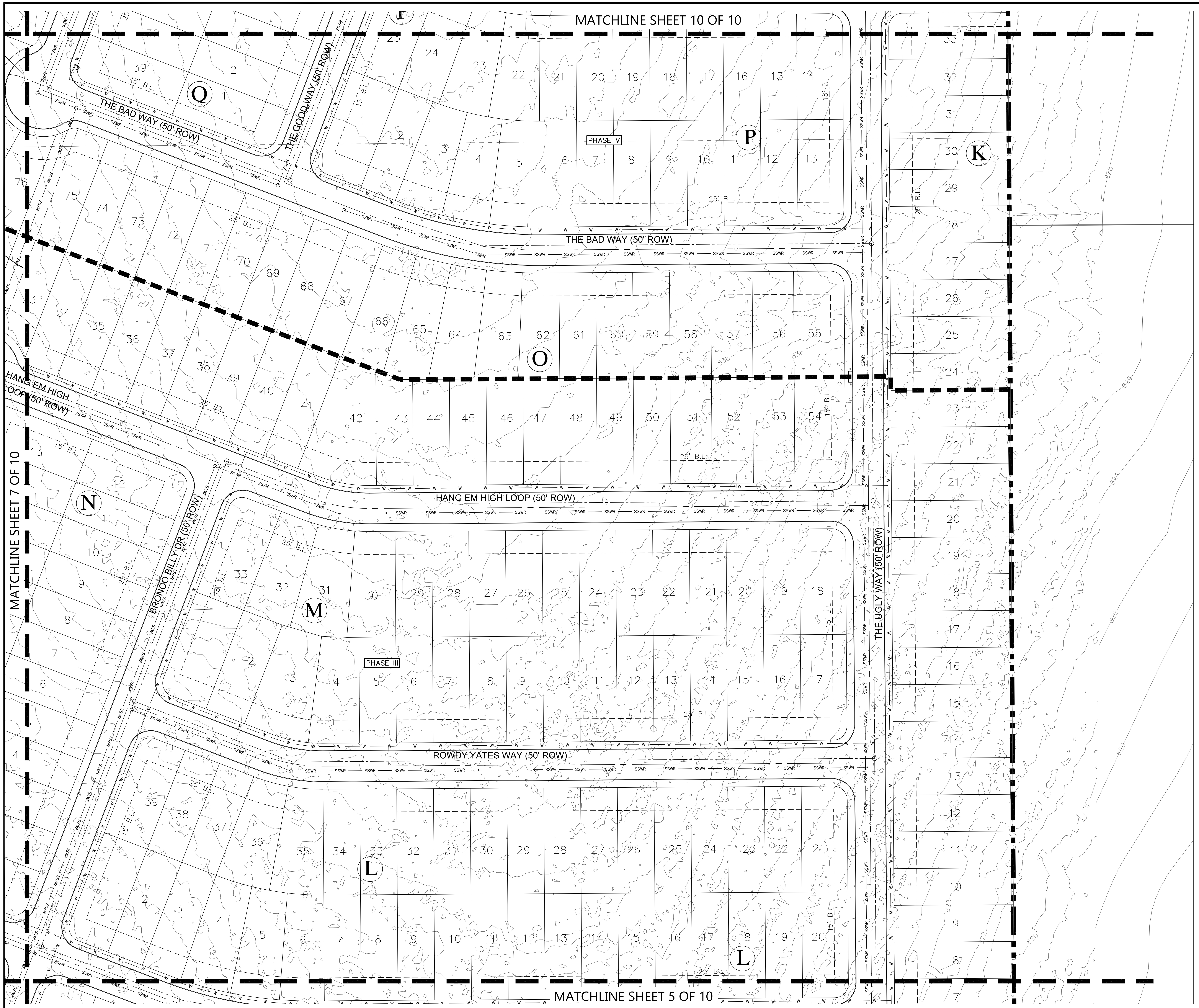
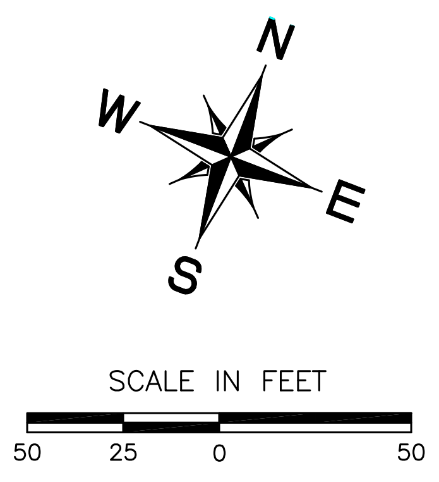

MATCHLINE SHEET 10 OF 10
MATCHLINE SHEET 7 OF 10
MATCHLINE SHEET 5 OF 10
THE BAD WAY (50' ROW)
THE GOOD WAY (50' ROW)
HANG EM HIGH LOOP (50' ROW)
BRONCO BILLY DR (50' ROW)
ROWDY YATES WAY (50' ROW)
THE UGLY WAY (50' ROW)
PHASE V
PHASE III
Q
P
O
N
M
L
K
25' B.L.
15' B.L.
SSWR
W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SCALE IN FEET
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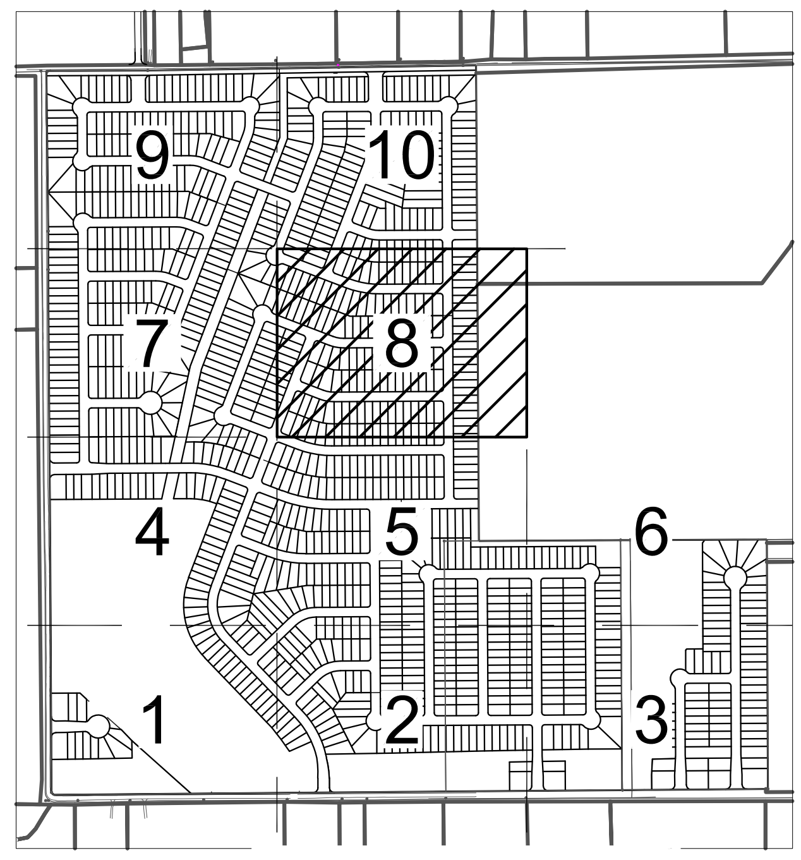
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LOCATION MAP

N.T.S.

LEGEND

▬ · ▬ · ▬	SUBJECT PROPERTY
▬ ▬ ▬	PHASE LINES
―――	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

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STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 8 OF 10)

Scale: AS SHOWN
Designed by:
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Date: DECEMBER 2019
Project No.

SHEET
29

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 08 UTIL PLOT DATE: 12/12/2019 3:51pm PLOTTED BY: leslie
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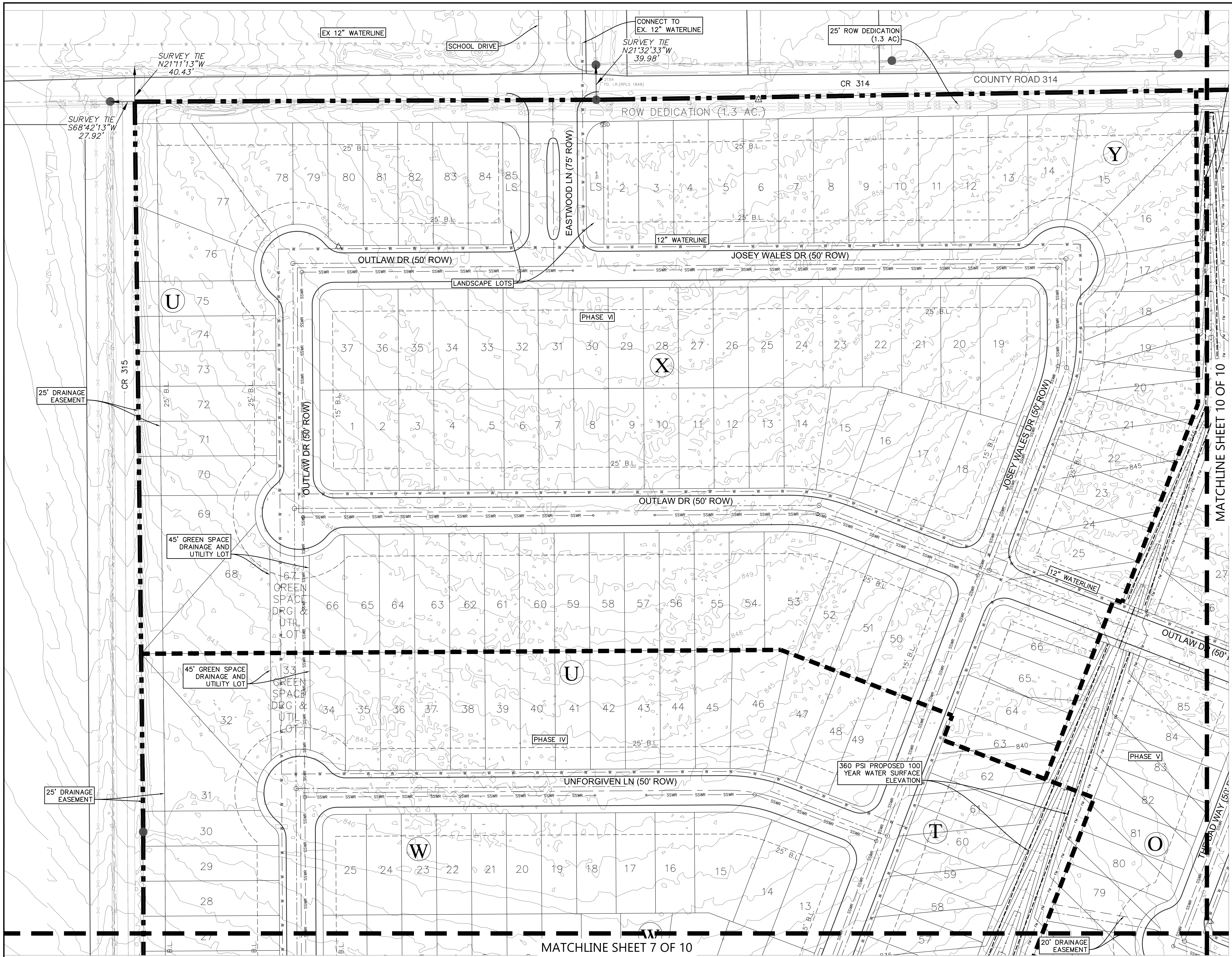
EX 12" WATERLINE
SCHOOL DRIVE
CONNECT TO EX. 12" WATERLINE
SURVEY TIE N21°32'33"W 39.98'
25' ROW DEDICATION (1.3 AC)
SURVEY TIE N21°11'13"W 40.43'
SURVEY TIE S68°42'13"W 27.92'
CR 314
COUNTY ROAD 314
ROW DEDICATION (1.3 AC.)
EASTWOOD LN (75' ROW)
12" WATERLINE
OUTLAW DR (50' ROW)
JOSEY WALES DR (50' ROW)
LANDSCAPE LOTS
PHASE VI
CR 315
25' DRAINAGE EASEMENT
OUTLAW DR (50' ROW)
JOSEY WALES DR (50' ROW)
45' GREEN SPACE DRAINAGE AND UTILITY LOT
67 GREEN SPACE DRG & UTIL LOT
33 GREEN SPACE DRG & UTIL LOT
12" WATERLINE
OUTLAW DR (50'
PHASE IV
PHASE V
UNFORGIVEN LN (50' ROW)
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
THE SAD WAY (50'
20' DRAINAGE EASEMENT
MATCHLINE SHEET 7 OF 10
MATCHLINE SHEET 10 OF 10
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25' B.L.
15' B.L.
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SCALE IN FEET
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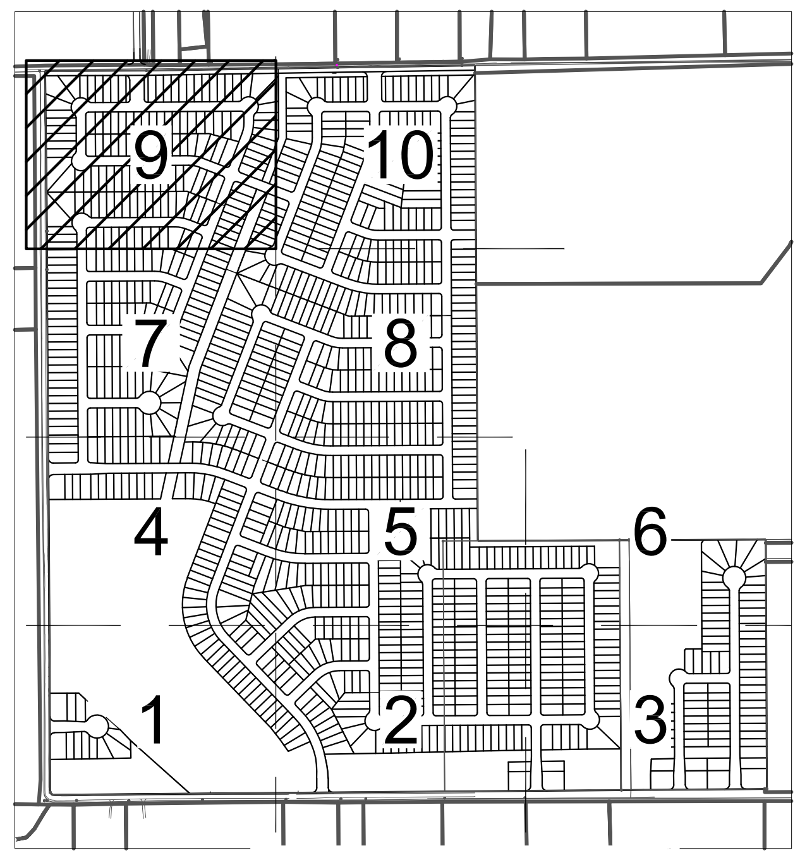
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LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▪ ▬	SUBJECT PROPERTY
▬ ▬ ▬ ▬	PHASE LINES
——	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

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SCOTT J. FOSTER
84652
12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST
SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 9 OF 10)

Scale: AS SHOWN
Designed by:
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Date: DECEMBER 2019
Project No.

SHEET
30

FILE: C:\Users\leslie\Documents\360PS\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 09 UTIL PLOT DATE: 12/12/2019 3:52pm PLOTTED BY: leslie
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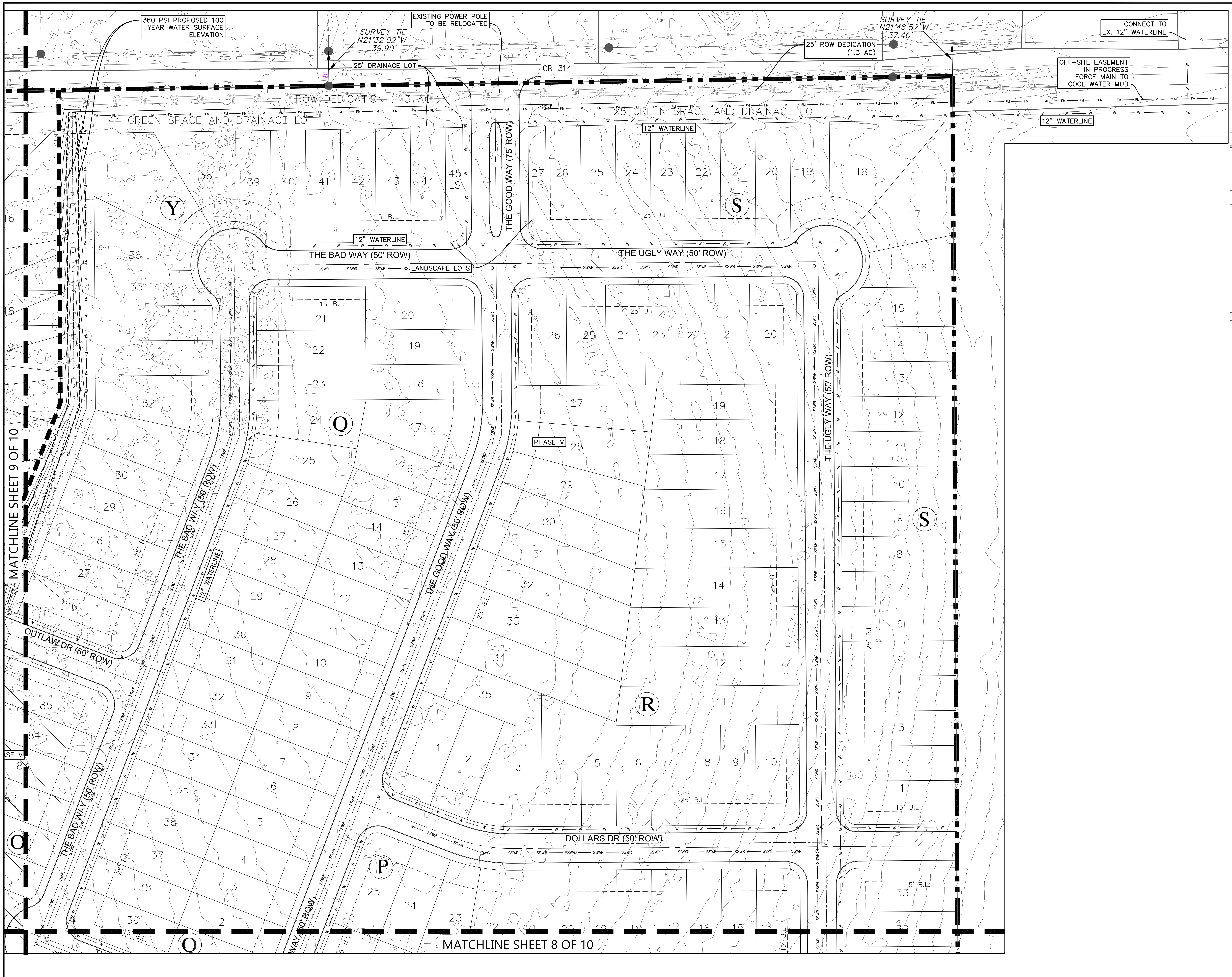
360 PSI PROPOSED 100 YEAR WATER SURFACE ELEVATION
SURVEY TIE N21°32'02"W 39.90'
EXISTING POWER POLE TO BE RELOCATED
25' DRAINAGE LOT
CR 314
25' ROW DEDICATION (1.3 AC)
SURVEY TIE N21°46'52"W 37.40'
CONNECT TO EX. 12" WATERLINE
OFF-SITE EASEMENT IN PROGRESS FORCE MAIN TO COOL WATER MUD
ROW DEDICATION (1.3 AC.)
44 GREEN SPACE AND DRAINAGE LOT
25 GREEN SPACE AND DRAINAGE LOT
12" WATERLINE
THE GOOD WAY (75' ROW)
THE BAD WAY (50' ROW)
THE UGLY WAY (50' ROW)
LANDSCAPE LOTS
THE GOOD WAY (50' ROW)
THE UGLY WAY (50' ROW)
OUTLAW DR (50' ROW)
DOLLARS DR (50' ROW)
PHASE V
25' B.L.
15' B.L.
45 LS
27 LS
Y
S
Q
R
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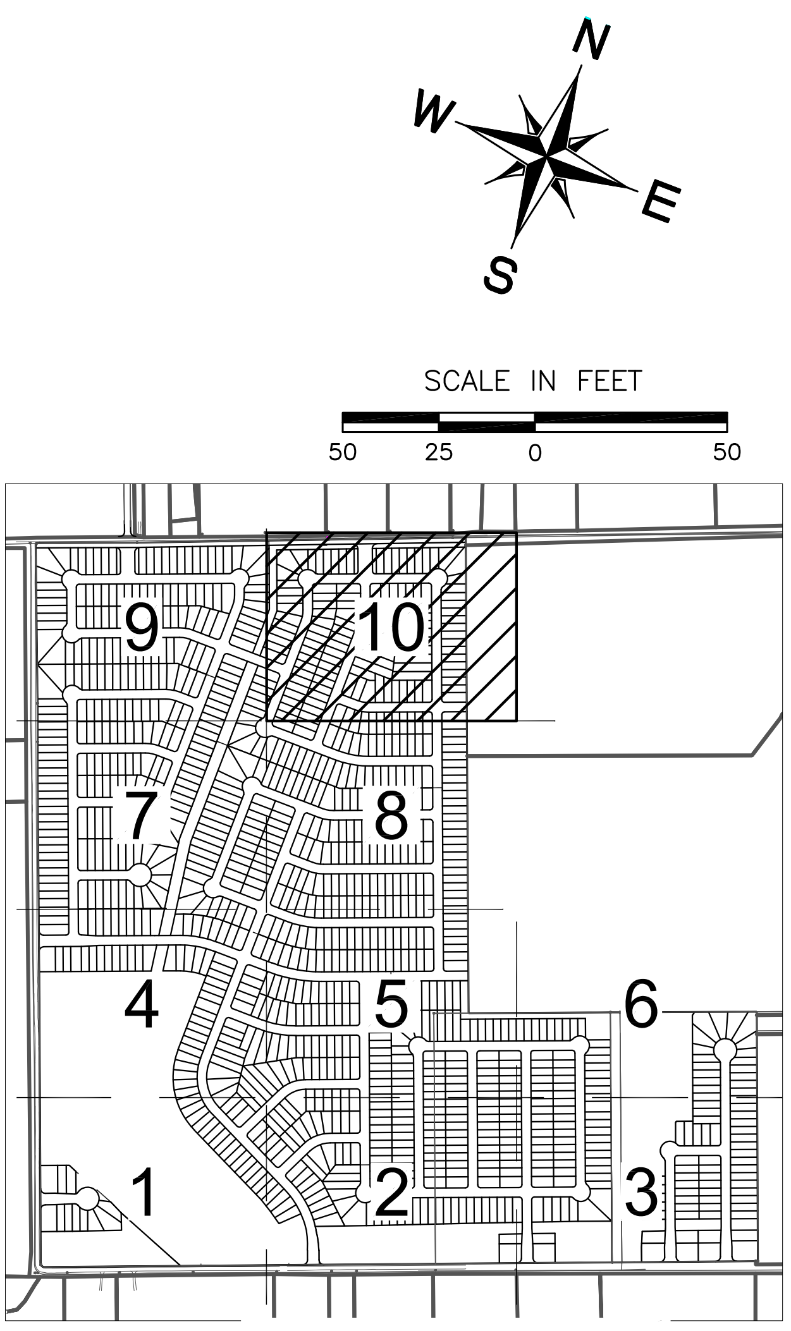
P
MATCHLINE SHEET 9 OF 10
MATCHLINE SHEET 8 OF 10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SCALE IN FEET
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LOCATION MAP

N.T.S.

LEGEND

━ ━ · · ━ ━	SUBJECT PROPERTY
━ ━ ━ ━	PHASE LINES
———	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— FM — FM —	PROP. FORCE MAIN LINE

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12/12/2019

EASTWOOD SUBDIVISION
(FORMERLY SONTERRA WEST SECTION 9)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 10 OF 10)

Scale: AS SHOWN
Designed by:
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Checked by:
Date: DECEMBER 2019
Project No.

SHEET

31

FILE: C:\Users\leslie\Documents\360PSI\Sonterra Development\Section 9\Cad\Exhibits\Section 9 Prelim Plat.dwg LAYOUT: 10 UTIL PLOT DATE: 12/12/2019 3:52pm PLOTTED BY: leslie
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