

Date: Mar. 05, 2021, 3:04pm User: D. Sullivan
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STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	PAVEMENT WIDTH (LOG-LOG)
YELLOW RIBBON TRAIL	MAJOR COLLECTOR	35 MPH	835 LF	45 LF
THE DUKE DRIVE	COLLECTOR	35 MPH	840 LF	37 LF
JOHN WAYNE TRAIL	COLLECTOR	35 MPH	161 LF	37 LF
MCLINTOCK ROAD	COLLECTOR	35 MPH	414 LF	37 LF
YELLOW RIBBON TRAIL	COLLECTOR	35 MPH	875 LF	37 LF
BARBARY COAST LANE	LOCAL	25 MPH	2186 LF	30 LF
BARBARY COAST COVE	LOCAL	25 MPH	210 LF	30 LF
BLUE STEEL ROAD	LOCAL	25 MPH	807 LF	30 LF
BRANNIGAN DRIVE	LOCAL	25 MPH	1030 LF	30 LF
CAPTAIN DOOLEY LANE	LOCAL	25 MPH	459 LF	30 LF
COLONEL MCNALLY COVE	LOCAL	25 MPH	184 LF	30 LF

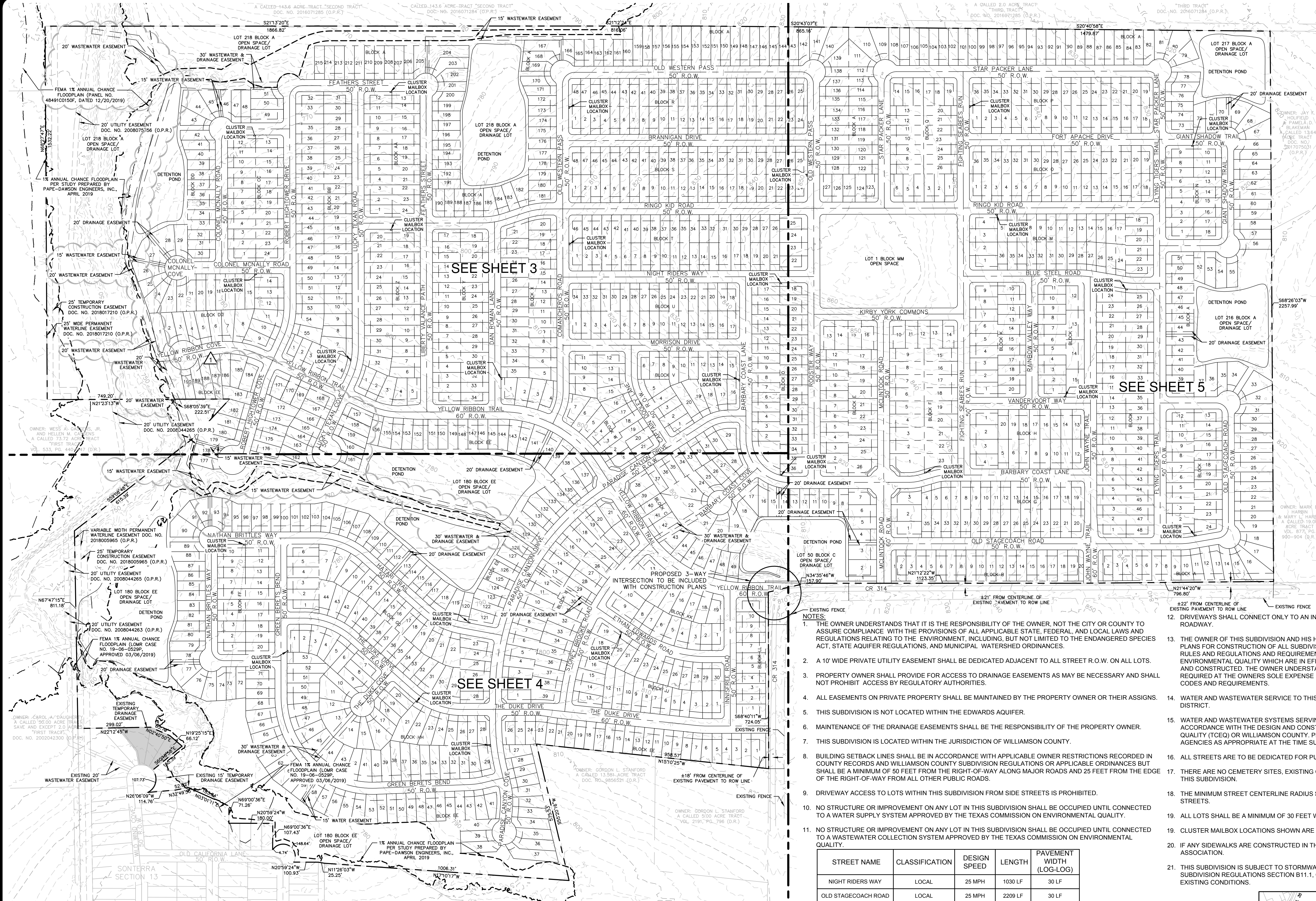
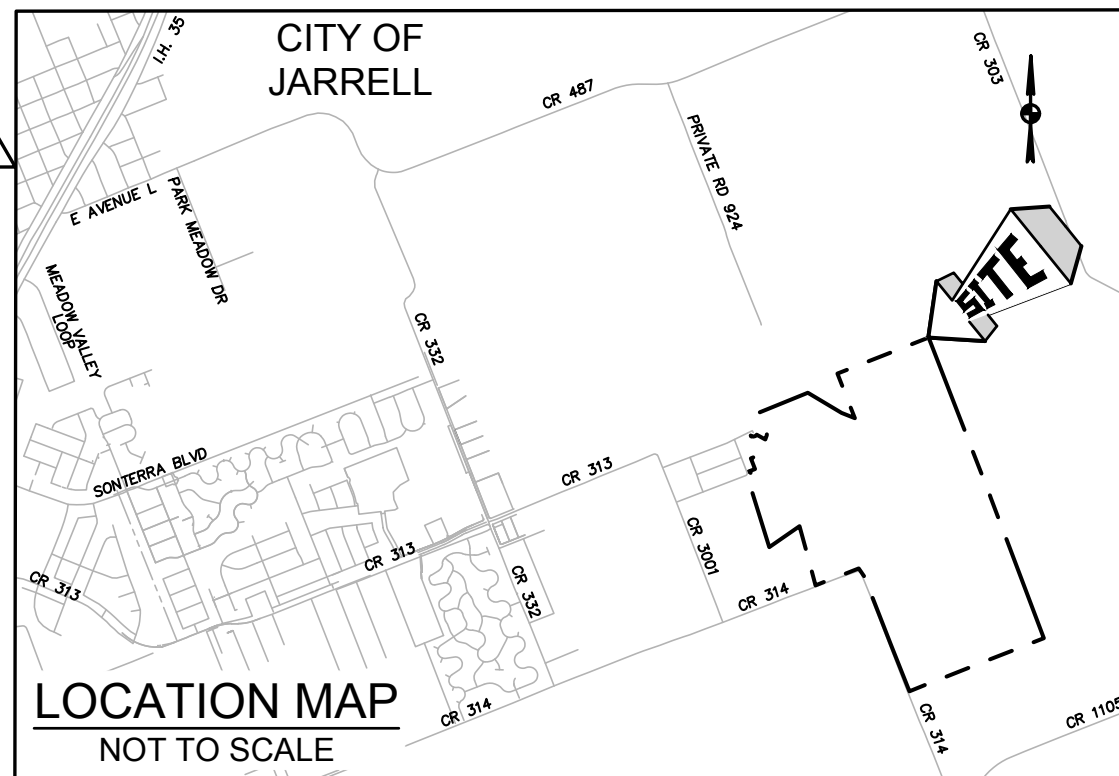
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	PAVEMENT WIDTH (LOG-LOG)
COLONEL MCNALLY ROAD	LOCAL	25 MPH	1108 LF	30 LF
COMANCHEROS ROAD	LOCAL	25 MPH	890 LF	30 LF
DAN ROMAN LANE	LOCAL	25 MPH	779 LF	30 LF
THE DUKE COVE	LOCAL	25 MPH	190 LF	30 LF
THE DUKE DRIVE	LOCAL	25 MPH	1287 LF	30 LF
ETHAN EDWARDS ROAD	LOCAL	25 MPH	601 LF	30 LF
FEATHERS STREET	LOCAL	25 MPH	1260 LF	30 LF
FIGHTING SEABEES RUN	LOCAL	25 MPH	1656 LF	30 LF
FLYING TIGERS TRAIL	LOCAL	25 MPH	1659 LF	30 LF
FORT APACHE DRIVE	LOCAL	25 MPH	805 LF	30 LF
GIANT SHADOW TRAIL	LOCAL	25 MPH	453 LF	30 LF

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	PAVEMENT WIDTH (LOG-LOG)
GREEN BERETS BEND	LOCAL	25 MPH	1781 LF	30 LF
HATARI ROAD	LOCAL	25 MPH	1033 LF	30 LF
INNISFREE ROAD	LOCAL	25 MPH	561 LF	30 LF
JOHN WAYNE TRAIL	LOCAL	25 MPH	1096 LF	30 LF
KIRBY YORK COMMONS	LOCAL	25 MPH	614 LF	30 LF
LIBERTY VALANCE PATH	LOCAL	25 MPH	775 LF	30 LF
LUCKY TEXAN COVE	LOCAL	25 MPH	286 LF	30 LF
LUCKY TEXAN ROAD	LOCAL	25 MPH	1279 LF	30 LF
MCLINTOCK ROAD	LOCAL	25 MPH	690 LF	37 LF
MORRISON DRIVE	LOCAL	25 MPH	750 LF	30 LF
NATHAN BRITTLES WAY	LOCAL	25 MPH	1030 LF	30 LF

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	PAVEMENT WIDTH (LOG-LOG)
NIGHT RIDERS WAY	LOCAL	25 MPH	1030 LF	30 LF
OLD STAGECOACH ROAD	LOCAL	25 MPH	2209 LF	30 LF
PARADISE CANYON COVE	LOCAL	25 MPH	225 LF	30 LF
PARADISE CANYON DRIVE	LOCAL	25 MPH	2005 LF	30 LF
RAINBOW VALLEY WAY	LOCAL	25 MPH	522 LF	30 LF
RINGO KID ROAD	LOCAL	25 MPH	3297 LF	30 LF
ROBERT HIGHTOWER DRIVE	LOCAL	25 MPH	964 LF	30 LF
ROBERT HIGHTOWER COVE	LOCAL	25 MPH	472 LF	30 LF
ROOSTER WAY	LOCAL	25 MPH	1129 LF	30 LF
STAR PACKER LANE	LOCAL	25 MPH	1927 LF	30 LF
STONEBROOK ROAD	LOCAL	25 MPH	793 LF	30 LF
VANDERVOORT WAY	LOCAL	25 MPH	520 LF	30 LF
YELLOW RIBBON COVE	LOCAL	25 MPH	379 LF	30 LF
YELLOW RIBBON TRAIL	LOCAL	25 MPH	677 LF	30 LF

LAND USE SUMMARY	LOTS	ACRES
SINGLE FAMILY LOTS	1557 LOTS	192.59 AC
RIGHT-OF-WAY	-	56.32 AC
DRAINAGE/OPEN SPACE	5 LOTS	62.06 AC
OPEN SPACE	1 LOT	4.98 AC
LANDSCAPE	16 LOTS	0.41 AC
ROW RESERVE	5 LOTS	0.51 AC
TOTAL	-	316.87 AC

NOTE: ALL STREETS ARE CLASSIFIED AS PUBLIC AND URBAN.



LEGEND

- FEMA FLOODPLAIN ZONE "A" DEFINED AS: AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT (PANEL NO. 48491C0150F, DATED 12/20/2019 & LOMR CASE NO. 19-06-0529P, APPROVED 03/06/2019)
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., APRIL 2019

LEGAL DESCRIPTION:
316.87 ACRES OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT #580, THE WILLIAM BRYAN SURVEY, SECTION #13, ABSTRACT #108, AND THE WILLIAM ADAMS SURVEY, SECTION #18, ABSTRACT #34 WILLIAMSON COUNTY, TEXAS

OWNER / SUBDIVIDER:
RVEST LP/ COOL WATER PARTNERS, LP
3939 BEE CAVE RD.
BUILDING C-100
AUSTIN, TEXAS 78746
PHONE: (512) 368-4000
EMAIL: ATBILGER@CLOUD.COM

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
FAX: (512) 459-8867
EMAIL: MFISHER@PAPE-DAWSON.COM

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711

- NOTES:
- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE QUARRY REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
 - A 10' WIDE PRIVATE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER.
 - MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 - NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
 - NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
 - THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.
 - WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
 - ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
 - THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
 - THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET FOR LOCAL STREETS AND 450 FEET FOR COLLECTOR STREETS.
 - ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
 - CLUSTER MAILBOX LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
 - IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

DATE: 07/08/21
REVISION: ADDED ROBERT HIGHTOWER COVE: UPDATED WW EMT

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES. PIR T.E.P.A. 17.3.3(c)

COOL WATER
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT OVERALL
SHEET 1 OF 4

CITY NO. _____
JOB NO. 51006-02
DATE APR 2019
DESIGNER EV,SW
CHECKED JF DRAWN:EV,SW
SHEET 1 OF 4

OWNER: JAY E. HOFFMEIER & PAUL D. BLAKEMAN A CALLED 13.84 ACRE TRACT DOC. NO. 2017070531 (O.P.R.)

OWNER: MARK E. HARBIN & MARY M. HARBIN A CALLED 19.06 ACRE TRACT VOL. 877, PG. 900-904 (O.P.R.)

OWNER: GORDON L. STANFORD A CALLED 13.369 ACRE TRACT DOC. NO. 200504265 (O.P.R.)

OWNER: WESS A. GARDNER, JR. AND HELLEN A. GARDNER A CALLED 73.72 ACRE TRACT VOL. 533, PG. 440-441 (O.P.R.)

OWNER: CAROL A. DAUBERGER A CALLED 95.00 ACRE TRACT SAVE AND EXCEPT 2.0 ACRES "FIRST TRACT" DOC. NO. 2002042300 (O.P.R.)

OWNER: GORDON L. STANFORD A CALLED 13.369 ACRE TRACT DOC. NO. 200504265 (O.P.R.)

DATE: Mar 05, 2021, 3:04pm User: ID: S:\Users\...
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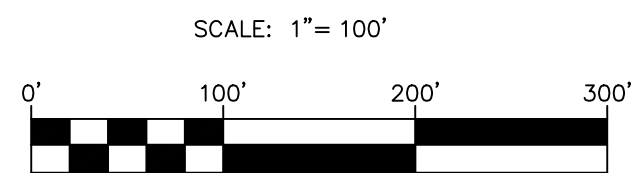


MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	090°00'00"	S66°19'49"E	70.71'	78.54'
C2	50.00'	090°00'00"	S66°19'49"E	70.71'	78.54'
C3	50.00'	090°00'00"	S23°40'11"W	70.71'	78.54'
C4	300.00'	018°29'28"	S30°34'33"E	96.40'	96.82'
C5	300.00'	018°29'28"	S30°34'33"E	96.40'	96.82'
C6	50.00'	090°00'00"	N66°19'49"W	70.71'	78.54'
C7	350.00'	037°51'39"	N15°23'30"W	227.09'	231.28'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C8	300.00'	024°52'09"	N81°06'16"E	129.19'	130.21'
C9	300.00'	025°07'16"	N81°13'49"E	130.48'	131.53'
C10	300.00'	024°52'09"	S08°53'44"E	129.19'	130.21'
C11	470.00'	057°08'43"	N07°14'33"E	449.58'	468.77'
C12	200.00'	025°58'49"	N81°37'05"E	89.63'	90.40'
C13	200.00'	032°51'17"	S52°14'33"W	113.12'	114.68'
C14	180.00'	032°51'17"	N37°45'27"W	101.81'	103.22'
C14	300.00'	009°02'13"	S89°01'13"W	47.27'	47.32'



LEGEND

FEMA FLOODPLAIN ZONE "A" DEFINED AS: AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT (PANEL NO. 48491C0150F, DATED 12/20/2019 & LOWR CASE NO. 19-06-0529P, APPROVED 03/06/2019)
1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., APRIL 2019

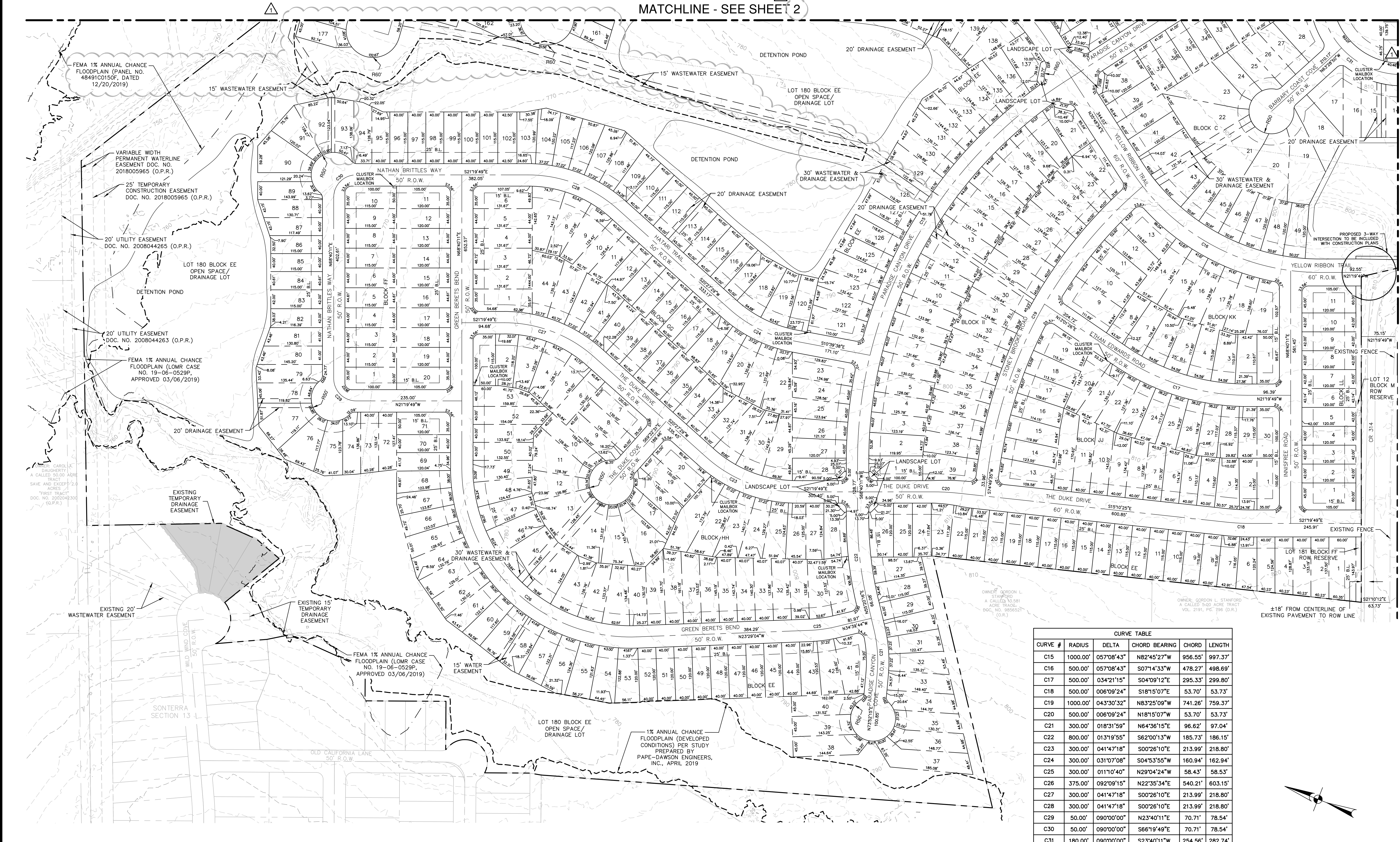
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOORE AVE., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-454-8711
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

COOL WATER
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
SHEET 2 OF 4

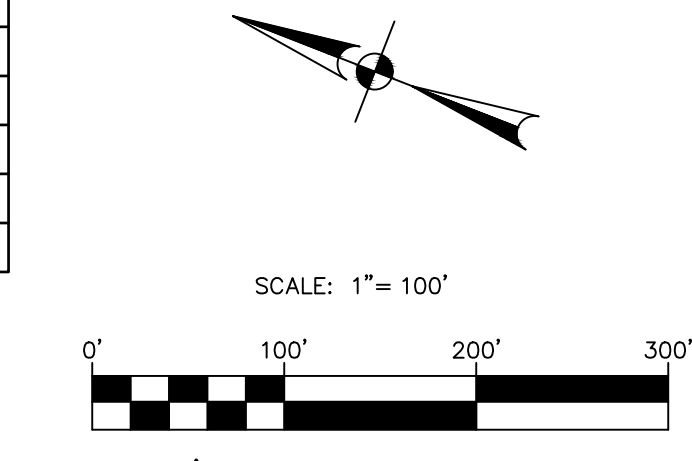
CITY NO. 51006-02
JOB NO. 51006-02
DATE APR 2019
DESIGNER EV,SW
CHECKED JF DRAWNEV,SW
SHEET 2 OF 4

NO.	REVISION	DATE
1	ADDED ROBERT HIGHTOWER	07/08/21
2	COVE: UPDATED WW ESMT	

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CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	1000.00'	057°08'43"	N82°45'27"W	956.55'
C16	500.00'	057°08'43"	S07°14'33"W	478.27'
C17	500.00'	034°21'15"	S04°09'12"E	295.33'
C18	500.00'	006°09'24"	S18°15'07"E	53.70'
C19	1000.00'	043°30'32"	N83°25'09"W	741.26'
C20	500.00'	006°09'24"	N18°15'07"W	53.70'
C21	300.00'	018°31'59"	N64°36'15"E	96.62'
C22	800.00'	013°19'55"	S62°00'13"W	185.73'
C23	300.00'	041°47'18"	S00°26'10"E	213.99'
C24	300.00'	031°07'08"	S04°53'55"W	160.94'
C25	300.00'	011°10'40"	N29°04'24"W	58.43'
C26	375.00'	092°09'15"	N22°35'34"E	540.21'
C27	300.00'	041°47'18"	S00°26'10"E	213.99'
C28	300.00'	041°47'18"	S00°26'10"E	213.99'
C29	50.00'	090°00'00"	N23°40'11"E	70.71'
C30	50.00'	090°00'00"	S66°19'49"E	70.71'
C31	180.00'	090°00'00"	S23°40'11"W	254.56'



LEGEND
FEMA FLOODPLAIN ZONE "A" DEFINED AS: AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT (PANEL NO. 48491C0150F, DATED 12/20/2019 & LOMR CASE NO. 19-06-0529P, APPROVED 03/06/2019)
1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., APRIL 2019

MATCHLINE - SEE SHEET 4

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-454-8711
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

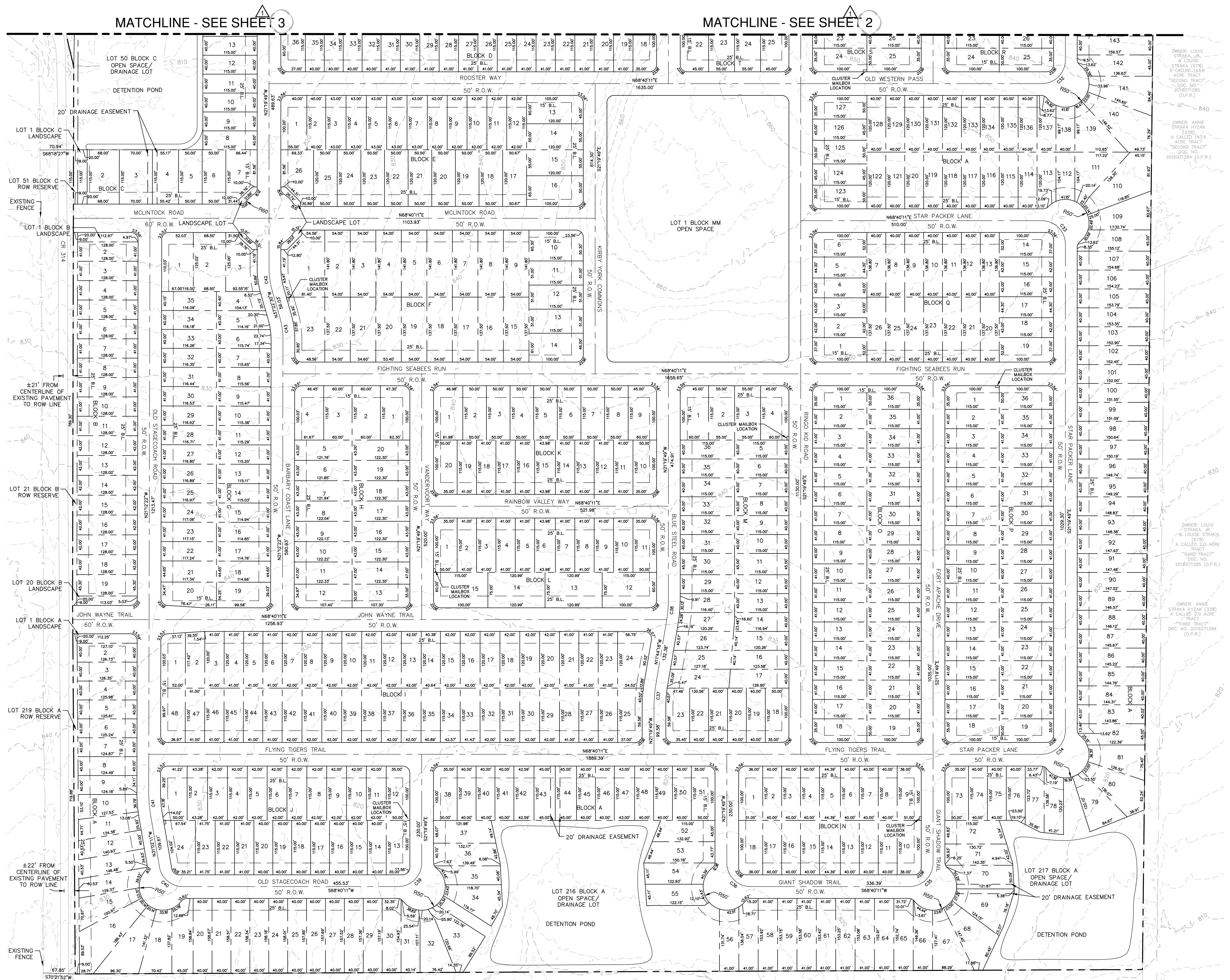
COOL WATER
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
SHEET 3 OF 4

NO.	REVISION	DATE
1	ADDED ROBERT HIGHTOWER	07/08/21
2	CODE: UPDATED WW ESM	

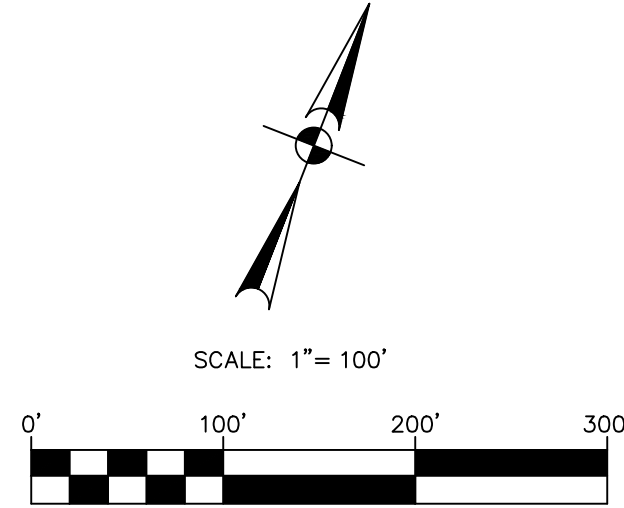
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CITY NO.	JOB NO.
	51006-02
DATE	APR 2019
DESIGNER	EV,SW
CHECKED	JF
DRAWN	NEV,SW
SHEET	3 OF 4

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CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C32	50.00'	090°00'00"	N23°40'11"E	70.71'	78.54'	
C33	50.00'	090°00'00"	N66°19'49"W	70.71'	78.54'	
C34	50.00'	090°00'00"	N23°40'11"E	70.71'	78.54'	
C35	50.00'	090°00'00"	S23°40'11"W	70.71'	78.54'	
C36	50.00'	090°00'00"	N66°19'49"W	70.71'	78.54'	
C37	300.00'	009°35'31"	N16°32'04"W	50.16'	50.22'	
C38	300.00'	009°35'31"	N16°32'04"W	50.16'	50.22'	
C39	500.00'	090°00'00"	S23°40'11"W	70.71'	78.54'	
C40	50.00'	080°17'38"	N71°11'00"W	64.47'	70.07'	
C41	300.00'	009°49'50"	N26°07'16"W	51.41'	51.47'	
C42	180.00'	016°02'41"	S29°21'09"E	50.24'	51.47'	
C43	180.00'	016°01'08"	N29°17'26"W	50.63'	50.80'	



LEGEND 

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1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., APRIL 2019

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TPE FIRM REGISTRATION 4470 | TPE FIRM REGISTRATION #1028601

COOL WATER
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT
SHEET 4 OF 4

CITY NO. _____
JOB NO. 51006-02
DATE APR 2019
DESIGNER EV,SW
CHECKED JF DRAWNEV,SV
SHEET 4 OF 4

N.O.	REVISION	DATE
1	SHEET NUMBERS UPDATED	01/08/21