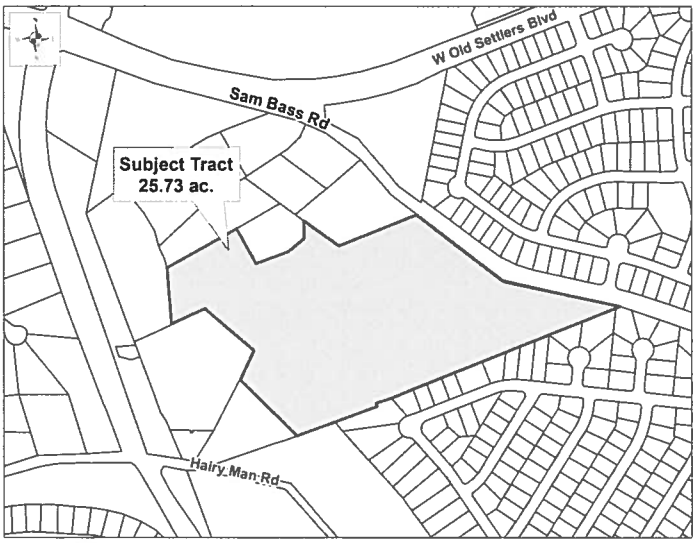
Item No. E5

Clear Creek Ranch
PRELIM PLAT PP1902-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat approval to create 1 development lot, 1 right-of-way lot and 1 special purpose lot

ZONING AT TIME OF APPLICATION: PUD No. 116

DESCRIPTION: 25.73 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Four Single-Family Dwellings and Undeveloped - Zoned PUD (Planned Unit Development) No. 116

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 116, which allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards.

ADJACENT LAND USE:

North: Place of Worship and Residences - Unzoned ETJ
South: Residences (Creekbend Neighborhood) - Zoned SF-2
East: Sam Bass Road Right-of-Way
West: Brushy Creek and Residences - Unzoned ETJ

PROPOSED LAND USE: Residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	1	25.01
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.57
Parkland:	0	0
Other:	1	0.15
TOTALS:	**3**	**25.73**

Owner:	**Agent:**
Vera Mae Smith Trust	Jamison Civil Engineering LLC
2511 Sam Bass Rd.	Stephen R. Jamison
Round Rock, TX 78681	13812 Research Blvd.
	Austin, TX 78750

Item No. E5

Clear Creek Ranch
PRELIMINARY PLAT PP1902-001

HISTORY: On September 27, 2018, the City Council approved annexation (AN1804-001) for the Clear Creek Tract, which is comprised of 25.73 acres. On October 25, 2018, the City Council approved the Clear Creek PUD (Planned Unit Development) No 116, which includes a Concept Plan and allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards. The PUD allows single family detached units on a common lot.

DATE OF REVIEW: April 3, 2019

LOCATION: Generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for residential purposes. The tract is zoned PUD No. 116 and allows only single family detached units on a common lot regulated by the TH (Townhouse) zoning district. The PUD requires masonry exterior finish for all units (excluding doors, windows, trim and accent features) with a minimum 75% masonry defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. The use of materials such as wood shingles or wood siding shall be limited to accent features.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan in PUD No. 116.

Traffic, Access and Roads: The subject tract will have two points of access on Sam Bass Road and final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary as the applicant will be dedicating right-of-way and adding turn lane improvements to Sam Bass Road.

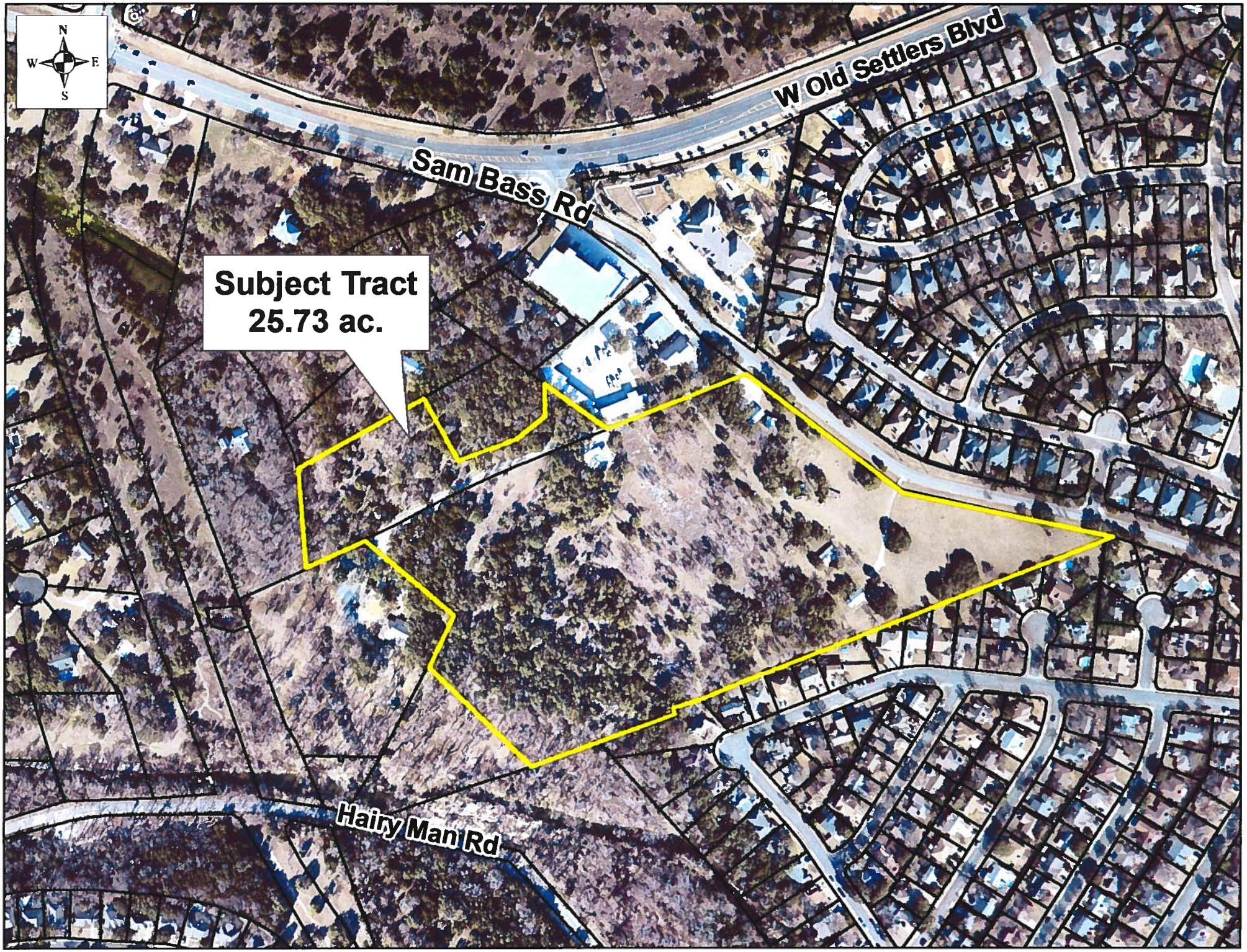
Water and Wastewater Service: Water and Wastewater service will be provided by the City of Round Rock. Water service will be provided by installing an off-site 12-inch water line within the southern right-of-way of Sam Bass Road, extending from the subject tract to the intersection of Sam Bass Road and Creek Bend Boulevard. Wastewater service will be obtained by connecting to the City's wastewater system from an existing 60-inch wastewater line in Hairy Man Road, just south of Brushy Creek.

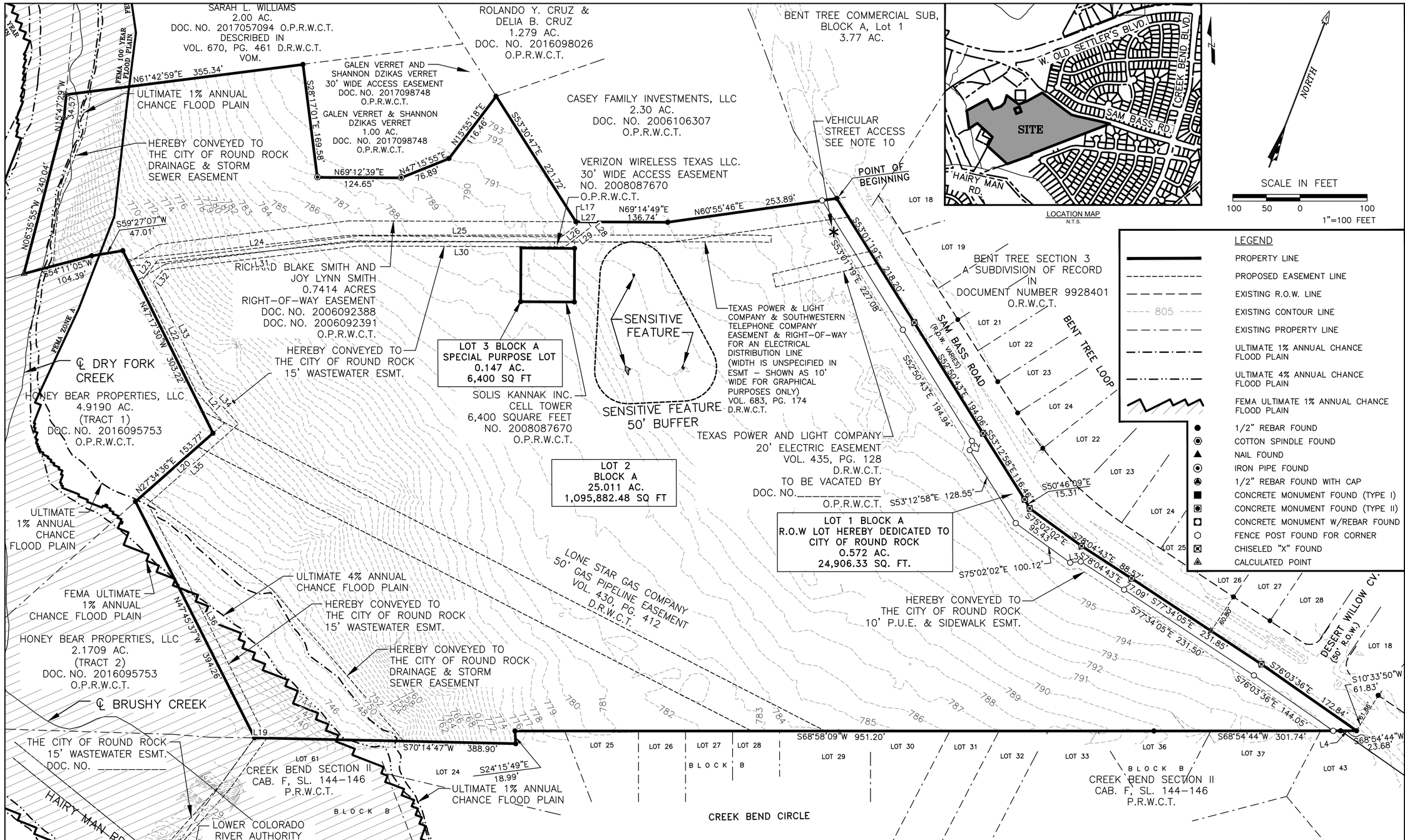
Drainage: A flood study (FLOOD1811-0005) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject tract is located within the Edwards Aquifer Recharge Zone and a portion is within the boundaries of the 100-year floodplain. The applicant is proposing both a water quality pond and a detention pond onsite.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise the note in Lot 1 to state "Right-of-way to be dedicated to the City of Round Rock."
2. Depict section line across Brushy Creek with notation of the Ultimate 1% WSE information for the locations as follows: at northern boundary, midpoint and at south boundary.
3. Depict easement lines enclosing the Ultimate 1% annual chance floodplain within boundary. Easement must be tied to boundary pins.
4. Remove term "lease" from Lot 3, Block "A".


N
W
E
S
W Old Settlers Blvd
Sam Bass Rd
Subject Tract
25.73 ac.
Hairy Man Rd



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N60°55'46"E	21.88'
[[L1]]	N63°46'42"E	
L2	N08°01'55"W	14.09'
L3	N62°52'57"E	15.87'
L4	N68°54'44"E	34.84'
{{L4}}	S70°36'32"W	
L5	N69°23'14"E	79.89'
{{L5}}	N69°01'45"E	80.00'
L6	S20°48'06"E	79.80'
{{L6}}	S20°50'15E	80.00'
L7	S69°14'26"W	80.05'
{{L7}}	S69°01'45"W	80.00'
L8	N20°41'22"W	80.00'
{{L8}}	N20°50'15"W	80.00'

OWNER: BROHN HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE: 25.73 ACRES
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: FEBRUARY 05, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW: APRIL 3, 2019
ACREAGE BY LOT TYPE: DEVELOPMENT: 25.011 AC.; RIGHT-OF-WAY 0.572 AC.;
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 1 LOT; RIGHT-OF-WAY: 1 LOT;
SPECIAL PURPOSE: 1 LOT; 0.147 AC.;
SURVEYOR: BASELINE LAND SURVEYORS, INC.
ENGINEER: JAMISON CIVIL ENGINEERING LLC
BENCHMARK INFORMATION: BM#1: "X" SET IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PALO DURO LOOP AND TAWAKONI DRIVE. ELEVATION: 787.69'.
BM#2: CITY OF ROUND ROCK BRASS DISK LOCATED ON THE SOUTHEAST CORNER OF A CONCRETE STORMSEWER INLET IN THE EAST CURB LINE OF TAWAKONI DRIVE, APPROXIMATELY 75 FEET FROM THE SOUTHEASTERLY INTERSECTION OF WINNSBORO COVE AND TAWAKONI DRIVE.
ELEVATION:783.19' (DATUM:NAVD 88)

SURVEYOR'S CERTIFICATION:

THAT I, RONNIE WALLACE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Robert Glen Maloy 03/28/19
ROBERT GLEN MALOY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6028
BASELINE LAND SURVEYORS, INC.
8000 ANDERSON SQUARE RD., SUITE 101 AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100

STATE OF TEXAS REGISTERED ROBERT GLEN MALOY 6028 PROFESSIONAL LAND SURVEYOR

PP1902-001

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- 805 EXISTING CONTOUR LINE
- EXISTING PROPERTY LINE
- ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOOD PLAIN
- FEMA ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
- 1/2" REBAR FOUND
- COTTON SPINDLE FOUND
- NAIL FOUND
- IRON PIPE FOUND
- 1/2" REBAR FOUND WITH CAP
- CONCRETE MONUMENT FOUND (TYPE I)
- CONCRETE MONUMENT FOUND (TYPE II)
- CONCRETE MONUMENT W/REBAR FOUND
- FENCE POST FOUND FOR CORNER
- CHISELED "X" FOUND
- CALCULATED POINT

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

PRELIMINARY PLAT
CLEAR CREEK RANCH

The seal appearing on this document was authorized by Stephen Ray Jamison on 03/28, 2019

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\CLEAR CREEK RANCH\DWG\PLANS\PRELIM PLAT\PRELIM PLAT_XFEF 032819.DWG			
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Scale (Hor.): 1"=100'	Scale (Vert.):		
Date: 3/28/2019	Checked By:	Drawn By:	
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			

SHEET
1 of 2

METES AND BOUNDS DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF THE REMAINDER OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the northeast corner of said 23.75 acre tract, being the southeast corner of a 2.30 acre tract of land conveyed to Casey Family Investments, LLC by instrument of record in Document Number 2006106307 of the Official Public Records of Williamson County, Texas and also being in the west right-of-way line of Sam Bass Road (R.O.W. varies);

THENCE along the east line of the 23.75 acre tract and said west right-of-way line of Sam Bass Road the following eight (8) courses:

1. South 53°01'19" East a distance of 218.20 feet to a fence post;

2. South 52°50'43" East a distance of 194.06 feet to a fence post;

3. South 53°12'58" East a distance of 116.46 feet to a fence post;

4. South 50°46'09" East a distance of 15.31 feet to a fence post;

5. South 75°02'02" East a distance of 95.43 feet to a fence post;

6. South 78°04'43" East a distance of 88.57 feet to a fence post;

7. South 77°34'05" East a distance of 231.85 feet to a fence post;

8. South 76°03'36" East a distance of 172.84 feet to a 1/2" rebar found with cap stamped "LANDESIGN" for the southeast corner of the 25.73 acre tract;

THENCE South 68°54'44" West (record: South 70°36'32" West), along the south line of the 23.75 acre tract and the west right-of-way of Sam Bass Road, passing at a distance of 23.68 feet a 1/2" rebar found for the northeast corner of Lot 43, Block B, Creek Bend Section II; a subdivision of record in Cabinet F, Slides 144-146 of the Plat Records of Williamson County, Texas and continuing along the south line of the 23.75 acre tract and the north line of said Block B, Creek Bend Section II for a total distance of 301.74 feet (record: 301.23 feet) to a 1/2" rebar found with cap stamped LANDESIGN";

THENCE along the south line of the 23.75 acre tract and the north line of Block B, Creek Bend Section II the following three (3) courses:

1. South 68°58'09" West a distance of 951.20 feet (record: South 70°42'21" West a distance of 950.96 feet) to a 1/2" rebar found with cap stamped "LANDESIGN";

2. South 24°15'49" East a distance of 18.99 feet (record: South 22°41'51" East a distance of 18.75 feet) to a 1/2" rebar found;

3. South 70°14'47" West (record: South 71°42'00" West) a distance of 388.90 feet to a 1/2" rebar found for the southwest corner of the 23.75 acre tract, being the southeast corner of a 2.1709 acre tract of land conveyed to Honey Bear Properties, LLC by instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 2 therein;

THENCE North 47°45'37" West (record: North 44°51'03" West), along the west line of the 23.75 acre tract and the east line of said 2.1709 acre tract a distance of 394.26 feet (record: 394.94 feet) to a 1/2" rebar found for the northeast corner of the 2.1709 acre tract, being in the south line of a 4.9190 tract of land conveyed to Honey Bear Properties, LLC by said instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 1 therein;

THENCE along the west line of the 23.75 acre tract and the east line of said 4.9190 acre tract the following two (2) courses:

1. North 27°34'36" East (record: North 30°07'00" East) a distance of 153.77 feet to a 5/8" rebar found;

2. North 47°17'30" West a distance of 303.22 feet (record: North 44°32'57" West a distance of 303.13 feet) to a 5/8" rebar found for the northwest corner of the 23.75 acre tract, being the northeast corner of the 4.9190 acre tract and being in the south line of said remainder of a 4.01 acre tract; from which a 1/2" rebar found with cap stamped "LANDESIGN" for an angle point in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears North 59°27'07" East (record: North 62°12 East) a distance of 61.58 feet;

THENCE along the south line of the remainder of a 4.01 acre tract and the north line of the 4.9190 acre tract the following two (2) courses:

1. South 59°27'07" West (record: South 62°12' West) a distance of 47.01 feet to a 1/2" rebar found;

2. South 54°11'05" West a distance of 104.39 feet (record: South 56°55' West a distance of 105.85 feet) to a calculated point in a branch of Brushy Creek for the southwest corner of the remainder of a 4.01 acre tract, being the southeast corner of a 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and Sally S. Fisher by instrument of record in Volume 668, Page 657 of the Deed Records of Williamson County, Texas;

THENCE upstream with said branch of Brushy Creek, being the west line of the remainder of a 4.01 acre tract and the east line of said 4.05 acre tract the following two (2) courses:

1. North 06°35'55" West a distance of 240.04 feet (record: North 03°52' West a distance of 243.96 feet) to a calculated point;

2. North 15°47'29" West a distance of 34.57 feet (record: North 12°55' West a distance of 34.40 feet) to a calculated point for the northwest corner of the remainder of a 4.01 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Sarah L. Williams by instrument of record in Document Number 2017057094 of the Official Public Records of Williamson County, Texas and described in Volume 670, Page 461 of the Deed Records of Williamson County, Texas;

THENCE North 61°42'59" East (record: North 64°28' East), along the north line of the remainder of a 4.01 acre tract and the south line of said 2.00 acre tract a distance of 355.34 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell" for the northwest corner of a 1.00 acre tract of land conveyed to Galen Verret and Shannon Dzikas Verret by instrument of record in Document Number 2017098748 of the Official Public Records of Williamson County, Texas ;

THENCE continuing along the north line through the remainder of a 4.01 acre tract and the west and south line of said 1.00 acre tract the following four (4) courses:

1. South 28°17'01" East a distance of 169.58 feet (record: South 28°35'29" East a distance of 169.54 feet) to a cotton spindle found;

2. North 69°14'17" East a distance of 124.65 feet (record: North 68°56'42" East a distance of 124.52 feet) to a cotton spindle found;

3. North 47°08'33" East a distance of 76.89 feet (record: North 46°51'32" East a distance of 76.90 feet) to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";

4. North 16°03'22" East a distance of 116.46 feet (record: North 15°44'06" East a distance of 116.16 feet) to a 1/2" rebar found for the northeast corner of the remainder of a 4.01 acre tract, being the southeast corner of the 1.00 acre tract and being the northwest corner of said 2.30 acre tract and also being the southwest corner of a 1.279 acre tract of land conveyed to Rolando Y. Cruz and Delia B. Cruz by instrument of record in Document Number 2016098026 of the Official Public Records of Williamson County, Texas.

THENCE South 53°26'13" East (record: South 50°43'30" East), along the east line of the 4.01 acre tract and the west line of the 2.30 acre tract a distance of 221.53 feet to a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the southeast corner of the 4.01 acre tract, being in the north line of the 23.75 acre tract and being the southwest corner of the 2.30 acre tract; from which a 1/2" rebar found in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears South 69°12'23" West a distance of 338.08 feet (record: South 71°59' West a distance of 338.36 feet;

THENCE along the north line of the 23.75 acre tract and the south line of the 2.30 acre tract the following two (2) courses:

1. North 69°14'49" East a distance of 136.74 feet (record: North 72°06'52" East a distance of 136.67 feet) to a 1/2" rebar found;

2. North 60°55'46" East a distance of 253.89 feet (record: North 63°46'42" East a distance of 253.99 feet to the POINT OF BEGINNING.

This tract contains 25.73 acres of land, more or less, out of the David Curry Survey, Abstract Number 130 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

GENERAL NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

2. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD EVENT. NO FENCES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE CITY LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

3. ALL FINISHED FLOOR ELEVATIONS SHALL BE TWO FOOT MINIMUM ABOVE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.

4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

7. A TEN FOOT PUE AND SIDEWALK EASEMENT ALONG STREET SIDE PROPERTY LINE OR AS DEPICTED IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

8. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.

9. THIS PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# 116 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 25th, 2018.

10. TWO POINTS OF VEHICULAR ACCESS WILL BE PROVIDED FOR PLATS CONTAINING MORE THAN 29 DWELLING UNITS.

ADJOINING PROPERTY OWNER INFORMATION

BENT TREE SECTION 2 BLOCK E

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	ANDREW D. RUTHERFORD	2018027104

BENT TREE SECTION 2 BLOCK H

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 22	BENT TREE LOOP	JAMES & DEBRA RUDD	2008033810
LOT 23	BENT TREE LOOP	CHARLES & JANEDIA CARAWAY	VOL. 2000 PG. 4769
LOT 24	BENT TREE LOOP	MARGARET A. MOORE	2004056051
LOT 25	BENT TREE LOOP	UNKNOWN	UNKNOWN
LOT 26	BENT TREE LOOP	PIERRE & STEPHANIE DEBAISIEUX	2014050996
LOT 27	BENT TREE LOOP	JULIE LEIGH WOODY	2015007881
LOT 28	BENT TREE LOOP	BRADLEY & JENNIFER ANDERSON	2015045234

BENT TREE SECTION 3 BLOCK H

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	TREVOR & ELIZABETH STEWART	2014100677
LOT 19	BENT TREE LOOP	CASEY & BRANDON EDWARD COOK	2002000914
LOT 20	BENT TREE LOOP	ALAN & ROXANNE DAVENPORT	VOL. 2000 PG. 36010
LOT 21	BENT TREE LOOP	ALISON M. JONES	2018113980
LOT 22	BENT TREE LOOP	JULIE SMITH-CUNNINGHAM	2009000563
LOT 23	BENT TREE LOOP	KATHLEEN & PAUL PIMENTEL	2012097177
LOT 24	BENT TREE LOOP	MICHAEL M. GRINNEL	2010004050

CREEK BEND SECTION 2 BLOCK B

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 24	CREEK BEND CIRCLE	JOHN D. & SUSAN RABUSHKA	2017074664
LOT 25	CREEK BEND CIRCLE	DAVID M. & PATRICIA P. ASHLEY	VOL. 2605 PG. 588
LOT 26	CREEK BEND CIRCLE	JANIS M. KAWAMURA	VOL. 2654 PG. 314
LOT 27	CREEK BEND CIRCLE	PIERCE MANAGEMENT SOLUTIONS	2009039471
LOT 28	CREEK BEND CIRCLE	USA HOME TRADE LLC.	2016042769
LOT 29	CREEK BEND CIRCLE	DAPHINE SOMERS	2004061795
LOT 30	CREEK BEND CIRCLE	WILLIAM JAMES & MARY JOAN MOSELY	2005052535
LOT 31	CREEK BEND CIRCLE	PATRICIA R. WEINER	2013085044
LOT 32	CREEK BEND CIRCLE	VIRGINIA A. CHRISTY	2009060053
LOT 33	CREEK BEND CIRCLE	DERRICK & SANDRA N. GRANADOS	2015052881
LOT 35	BROKENSHOE COVE	SEAN & STEPHEN SLAWEK ROBERTSON	2010030401
LOT 36	BROKENSHOE COVE	PATRICIA M. & JERRY LOVE WESSON	2017028945
LOT 37	BROKENSHOE COVE	ROBERT & MARIE CLAIRE & JULIE MCKEON	2018056235
LOT 43	FOX FIRE COVE	DAVID & JENNIFER FOSTER	2017088755

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N60°55'46"E	21.88'
[[L1]]	N63°46'42"E	
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{[L5]}	N69°01'45"E	80.00'
L6	S20°48'06"E	79.80'
{[L6]}	S20°50'15E	80.00'
L7	S69°14'26"W	80.05'
{[L7]}	S69°01'45"W	80.00'
L8	N20°41'22"W	80.00'
{[L8]}	N20°50'15"W	80.00'
L9	S70°14'47"W	16.99'
L10	N27°34'36"E	176.14'
L11	N62°25'24"W	63.56'
L12	N47°17'30"W	183.29'
L13	N17°01'23"E	39.11'
L14	N62°01'23"E	300.09'
L15	N69°13'18"E	303.20'
L16	N31°38'34"E	30.28'
L17	N53°28'20"W	4.71'
L18	N69°14'49"E	17.83'
L19	S53°28'20"E	8.85'
L20	S31°38'34"W	49.16'
L21	S69°13'18"W	307.36'
L22	S62°01'23"W	292.94'
L23	S17°01'23"W	23.47'
L24	S47°17'30"E	171.87'
L25	S62°25'24"E	76.56'
L26	S27°34'36"W	179.56'
L27	S47°45'37"E	390.66'

PP1902-001

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

PRELIMINARY PLAT
CLEAR CREEK RANCH

The seal appearing on this document was authorized by Stephen Ray Jamison on 02/01/2019

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\CLEAR CREEK RANCH\DWG\PLANS\PRELIM PLAT\PRELIM PLAT.DWG
Job No.
Snapshot: PLAT
Scale (Hor.):
Scale (Vert.):
Date: 3/28/2019
Checked By:
Drawn By:
Revision 1:
Revision 2:
Revision 3:
Revision 4: